



AGENDA
Public Hearing
Tuesday, November 22, 2016
George Fraser Room, Ucluelet Community Centre, 7:00 PM

Page

1. CALL TO ORDER
2. EXPLANATION OF PUBLIC HEARING PROCESS
 - 2.1. **Call for Persons to Speak**

Rules Governing Public Hearing

 1. As provided for in the Local Government Act, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.
 2. At a Public Hearing all persons who deem their interest in property affected by the proposed bylaws shall be afforded an opportunity to be heard on matters contained in the bylaw.
 3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted.
 4. At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear representations, which will later be considered by the Council in the meeting.
3. BYLAWS AND RELATED REPORTS
 - 3.1. Official Community Plan Amendment Bylaw No. 1210, 2016 3 - 4
[Bylaw 1210 OCP](#)
 - 3.2. Written Submissions for Bylaw No. 1210, 2016
 - 3.3. Zoning Amendment Bylaw No. 1209, 2016 5 - 7
[Bylaw 1209 Zoning Amendment](#)
 - 3.4. Written Submissions for Bylaw No. 1209, 2016 9 - 13
[Comment Skirrow](#)
[Opposed Edwards](#)
[Opposed Edwards 2](#)
4. ADJOURNMENT

DISTRICT OF UCLUELET

Bylaw No. 1210, 2016

A bylaw to amend the "District of Ucluelet Official Community Plan Bylaw No. 1140, 2011".

WHEREAS Section 471 of the *Local Government Act* identifies the purposes of an Official Community Plan as "a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government", and the District has adopted an Official Community Plan;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

1. THAT the property with legal description of PID: 005-569-206 Lot 1, Plan VIP9200, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be redesignated from Residential – Single Family to Residential - Multi Family and the text and schedules of the District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 be amended accordingly.
2. This bylaw may be cited as "Official Community Plan Amendment Bylaw No. 1210, 2016".

READ A FIRST TIME this 25th day of October, 2016.

READ A SECOND TIME this 25th day of October, 2016.

Considered in conjunction with the District of Ucluelet Financial Plan and the Liquid Waste Management Plan under Section 477 of the *Local Government Act* this day of , 2016.

PUBLIC HEARING this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Official Community Plan Bylaw No. 1210, 2016."

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

THE CORPORATE SEAL of the District of Ucluelet was hereto affixed in the presence of:

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1210, 2016



DISTRICT OF UCLUELET

Bylaw No. 1209, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. That the sequential numbering within the R-2 Zone of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") be amended accordingly to correct a numbering error.
2. That the property with legal description of PID: 005-569-206 Lot 1, Plan VIP9200, District: 09 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R-1 Single Family Residential to R-2 Medium Density Residential Zoning and the Maps of the Zoning Bylaw be amended accordingly.
3. That Section R-2.1.1(1)(b)(i) of the Zoning Bylaw is amended by adding the lands, such that subsection of the zoning bylaw reads as follow:
 "(i) Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238 and PID: 005-569-206 Lot 1 of Plan VIP9200."
4. That Section R-2.2.1(2) of the Zoning Bylaw is amended by adding a minimum lot size that accommodates the lands, such that subsection of the zoning bylaw reads as follow:
 "Duplex Dwelling: 750m² (8,075 ft²), but 429m² (4617ft²) for a "Moderate Level Support Services Housing" development on PID: 005-569-206 Lot 1 of Plan VIP9200".
5. This bylaw may be cited as "Zoning Amendment Bylaw No. 1209, 2016".

READ A FIRST TIME this 25th of October, 2016.

READ A SECOND TIME this 25th of October, 2016.

PUBLIC HEARING this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1209, 2016.”

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

THE CORPORATE SEAL of the District of Ucluelet was hereto affixed in the presence of:

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1209, 2016



John Towgood

From: Gregory Skirrow <[REDACTED]>
Sent: November-11-16 2:36 PM
To: John Towgood
Subject: 1935 Helen Road

Follow Up Flag: Follow up
Flag Status: Completed

Since my property at 1385 Helen Road is the only developed property adjoining 1935 Helen Road, I must voice my concerns.

Since I am witness to activity on the property in question, it's obvious the zoning change is just a formality. A large amount of money has already been spent to convert the house into a multifamily dwelling. So rather than waste time in protest what I would like to see is that the owners of the property construct a fence between their property and mine. Then I will be content.

From: Lisbeth [REDACTED]
Sent: November-10-16 6:51 PM
To: John Towgood <JTowgood@ucluelet.ca>
Subject: Re: zoning for 1935 Helen

Hello John and thank you for your reply. I am not sure if I like this idea....selling it on supportive housing. I have a house across the street from me which rents both upper and lower levels... and let me tell you there have some very questionable persons living there over the years. Then I also have a single family house right next to me that rents the upstairs...and two dumps in the downstairs along with an illegal suite over the garage. Again very questionable renters over the years. I have seen this house go from a full on party house to a crack house....to another party house and personally I am sick and tired of this. Now 3 houses over from me...yet another multifamily dwelling of which is seems never to remain as just two...there always seems to be a variety of family coming and going. At least they are going through the correct process unlike the other homeowners around my property. Therefore I cannot support this rezoning.

Kind regards
Lisbeth Edwards

Hi John....I have had a discussion with my husband and he agrees with me on my **non support** of this rezoning. My mother in law who is away tending to my ailing father inlaw is also in opposition. If as you say you are allowed a main house and a suite then why does this not apply to this house? Then there are the parking issues! As you may or may not be aware Helen Rd is choked with vehicles. On a given Sunday morning walking my dog along Helen I have counted in excess of 25 vehicles parked between Garden St and Alder St....this is ONE BLOCK. Last year that area was so packed that trucks were parking along Helen below Jennifer and Sandy's (Matterson's) house which made it impossible to see traffic coming along the road from the direction of town. Very dangerous.

The area by 1395 is heavily used in the summer time, fisherman at 52 steps use that area for parking. Helen Rd is becoming ghettoized!

Please include this with my previous email to be read to council.

Regards

Lisbeth Edwards

1367 Helen