



**SPECIAL MEETING OF COUNCIL
Tuesday, May 4, 2021 @ 4:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Replace "Appendix A - Ucluelet OCP Amendment Bylaw No. 1292, 2021" to Legislation Item 8.1. "OCP and Zoning Amendments: CD-5A and CD-6 Areas to RU Residential" at page seven of the Agenda, with the following Appendix to that report: Appendix A - Bylaw No. 1292	3 - 4
1.2. Replace "Appendix B - Ucluelet Zoning Amendment Bylaw No. 1293, 2021" to Legislation Item 8.1. "OCP and Zoning Amendments: CD-5A and CD-6 Areas to RU Residential" at page nine of the Agenda, with the following Appendix to that report: Appendix B - Bylaw No. 1293	5 - 8

DISTRICT OF UCLUELET

Official Community Plan Amendment Bylaw No. 1292, 2021

A bylaw to amend the District of Ucluelet Official Community Plan
(Rural Land Use designation change – Signature Circle lands).

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. Text Amendments:

Schedule “1” of *District of Ucluelet Official Community Plan Bylaw No. 1140, 2011*, as amended, is hereby further amended by inserting the following policy in alphanumerical order within section 3 Land Use Policies:

“3.9(i)(10) Despite any other policies or designations in this OCP, the 30 strata lots known as Signature Circle, which were subdivided by the deposit of Strata Plan VIS6504, together with any common property shown in the strata plan, are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”.

2. Citation:

This bylaw may be cited as “District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021”.

READ A FIRST TIME this day of , 2021.

Considered in conjunction with the District of Ucluelet Financial Plan and Waste Management Plan under Section 477 of the *Local Government Act* this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “Official Community Plan Amendment Bylaw No. 1292, 2021”

Mayco Noël
Mayor

Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1293, 2021

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

(Zoning amendments to the RU zone - Rural Residential and areas of CD-5A and CD-6 zoned lands).

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. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A.** within the regulations for the RU Zone – RURAL RESIDENTIAL in Schedule B – The Zones by inserting the following in alphanumeric order:

RU.7.1 "Supplementary Regulations (Signature Circle):

In relation to Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District (the "Signature Circle Land"), the following regulations shall prevail, but otherwise the Signature Circle Land shall be subject to the regulations of this RU Zone, and any generally applicable provisions of this Bylaw:

- (1) The sole principal use shall be *Single Family Dwelling*;
- (2) *Home Occupation is permitted as a secondary use in conjunction with a principal permitted use*;
- (3) The following regulations shall apply:
 - (i) **Maximum Density:** 1 *single family dwelling per lot*
 - (ii) **Maximum Size (Gross Floor Area):**
 - (A) Principal Building: 100 m² (1,076 ft²)
 - (B) Accessory Buildings: 100 m² (1,076 ft²) combined total

(iii) The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)
(2) Accessory	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)

(iv) The minimum setback from the natural boundary of the sea for all buildings and structures is 30m (98 ft).”;

B. by deleting section CD-5A SubZone (Development Area #1) WYNDANSEA / SIGNATURE CIRCLE including the CD-5A SubZone Plan and Sections CD-5A.1 through CD-5A.7; and,

C. by deleting section CD-6 Zone – OLSEN BAY (Lot 5, Plan VIP75113) including the CD-6 Plan and Sections CD-6.2 through CD-6.7.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of the following parcels to “RU Zone - Rural Residential” as outlined in black on the map attached to this Bylaw as Appendix “A”:

Legal Description	PID	Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021”.

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021.”

Mayco Noël
Mayor

Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1292, 2021
(CD-5A and CD-6 lands rezoned to RU Rural Residential)

From: CD5-A and CD-6
To: RU

