



**COMMITTEE OF THE WHOLE  
Tuesday, August 10, 2021 @ 5:30 PM  
Main Hall, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA**

	Page
1. LATE ITEMS	
1.1. Add "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1284, 2021" as INTRO Item 7.2. <a href="#">Bylaw 1284</a>	3 - 7
1.2. Add "Lot 16 Marine Drive Late Correspondence" (last updated August 10, 2021 at 2:30 pm) as PUBLIC INPUT Item 8.2. <a href="#">Lot 16 - Correspondence 2021-08-10</a>	9 - 17



## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1284, 2021

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(Zoning amendments for the proposed development of Lot 16 Marine Dr).

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**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. By amending within Division 300 – General Prohibitions and Regulations, Section 306 Buildings & Structures – Setbacks and Siting, such that "R-6" is added to the list of residential zones to which Section 306.3(7) applies.
- B. By adding a new Residential zone, to Schedule B – The Zones that directly follows R-5 Zone – Compact Single Family Residential such that the new section reads as follows:

#### **"R-6 Zone – INFILL SINGLE FAMILY RESIDENTIAL**

*This Zone is intended for single family residential development providing for a mix of compact lots sizes and housing options, with additional accessory residential dwelling unit uses on the larger lots.*

#### **R-6.1 Permitted Uses**

R-6.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
  - (a) *Single Family Dwelling*
- (2) Secondary:
  - (a) *Home Occupation*
  - (b) The following additional *secondary permitted uses* are only permitted on lots of 480m<sup>2</sup> area or greater:

- (i) *Secondary Suite; or,*
- (ii) *Accessory Residential Dwelling Unit*

### **R-6.2 Lot Regulations**

R-6.2.1	Minimum Lot Size:	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )
R-6.2.2	Maximum Average Lot Size	480 m <sup>2</sup> (5,167 ft <sup>2</sup> )
R-6.2.3	Maximum Lot Size:	600 m <sup>2</sup> (6,458 ft <sup>2</sup> )
R-6.2.4	Minimum Lot Frontage:	10 m (33 ft)

### **R-6.3 Density:**

R-6.3.1	Maximum Floor Area Ratio:	0.35
R-6.3.2	Maximum Floor Area Ratio with <i>secondary suite</i> or <i>accessory residential dwelling unit</i>	0.5
R-6.3.3	Maximum Lot Coverage:	45%

### **R-6.4 Maximum Size (Gross Floor Area):**

R-6.4.1	Principal Building:	n/a
R-6.4.2	Accessory Buildings:	90 m <sup>2</sup> (968 ft <sup>2</sup> ) combined total

### **R-6.5 Maximum Height:**

R-6.5.1	Principal Buildings & Structures:	8.5 m (28 ft)
R-6.5.2	Accessory Buildings & Structures:	5.5 m (18 ft)
R-6.5.3	<i>Accessory Residential Dwelling Unit:</i>	7.5m (25 ft)

### **R-6.6 Minimum Setbacks:**

- R-6.6.1 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	3 m (9.8 ft)	3 m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)
(2) Garage face	6m (19.6 ft)	n/a	n/a	n/a
(3) Accessory		3m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)

- R-6.6.2 In addition, no *accessory building* may be located between the front face of the principal building and the street."

- C. By adding the following subsection to section R-3 in alphanumerical order, as follows:

**“R-3.8 Other Regulations**

R-3.8.1 Notwithstanding other regulations in this bylaw, on the R-3 zoned portions of the lands legally described as Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140: PID 025-812-823 (Lot 16 Marine Drive), the following regulations apply:

(1) on proposed Lot ‘A’ (Apartment site) subject to registration of a Housing Agreement to the satisfaction of the District restricting the use of multiple family residential dwelling units to rental tenancy and prohibiting strata conversion;

- a.) the lot is exempt from the minimum useable outdoor recreation space requirement found in the definition of *multiple family residential* in section 103;
- b.) the maximum density is 48 units (83 units per hectare); and,
- c.) the maximum height is 16m (52 ft)”;

(2) on proposed Lot ‘A’ the minimum setbacks for principal buildings from adjacent lot lines shall be as follows:

- a.) from Matterson Drive: 8m (26ft)
- b.) from Marine Drive: 10m (33 ft)
- c.) from all other lot lines: 6m (20 ft)

(3) on proposed Lot ‘A’ the maximum floor area of an individual multiple family dwelling unit is 77m<sup>2</sup> (825 ft<sup>2</sup>);

(4) on Proposed lot ‘B’ (Townhome site) the maximum density is 28 units (20 units per hectare);

(5) on proposed Lot ‘B’ the minimum setbacks for principal buildings from external lot lines shall be 10m (33 ft).”; and,

- D. By deleting subsection CD-2A.1.6 from the regulations under the CD-2 Zone – BIG BEACH.

**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 Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140 (PID 025-812-823) from CD-2 Zone (Big Beach), Subzone "CD-2A.1.6 Big Beach Estates", to areas designated as "R-1: Single Family Residential", "R-3: High Density Residential" and "R-6: Infill Single-Family Residential" as outlined in black on the map attached to this Bylaw as Appendix "A".

**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021".

**READ A FIRST TIME** this **23rd** day of **March**, 2021.

**READ A SECOND TIME** this **23rd** day of **March**, 2021.

**PUBLIC HEARING** held this **8th** day of **June**, 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. 1284, 2021."

\_\_\_\_\_  
Mayco Noël  
Mayor

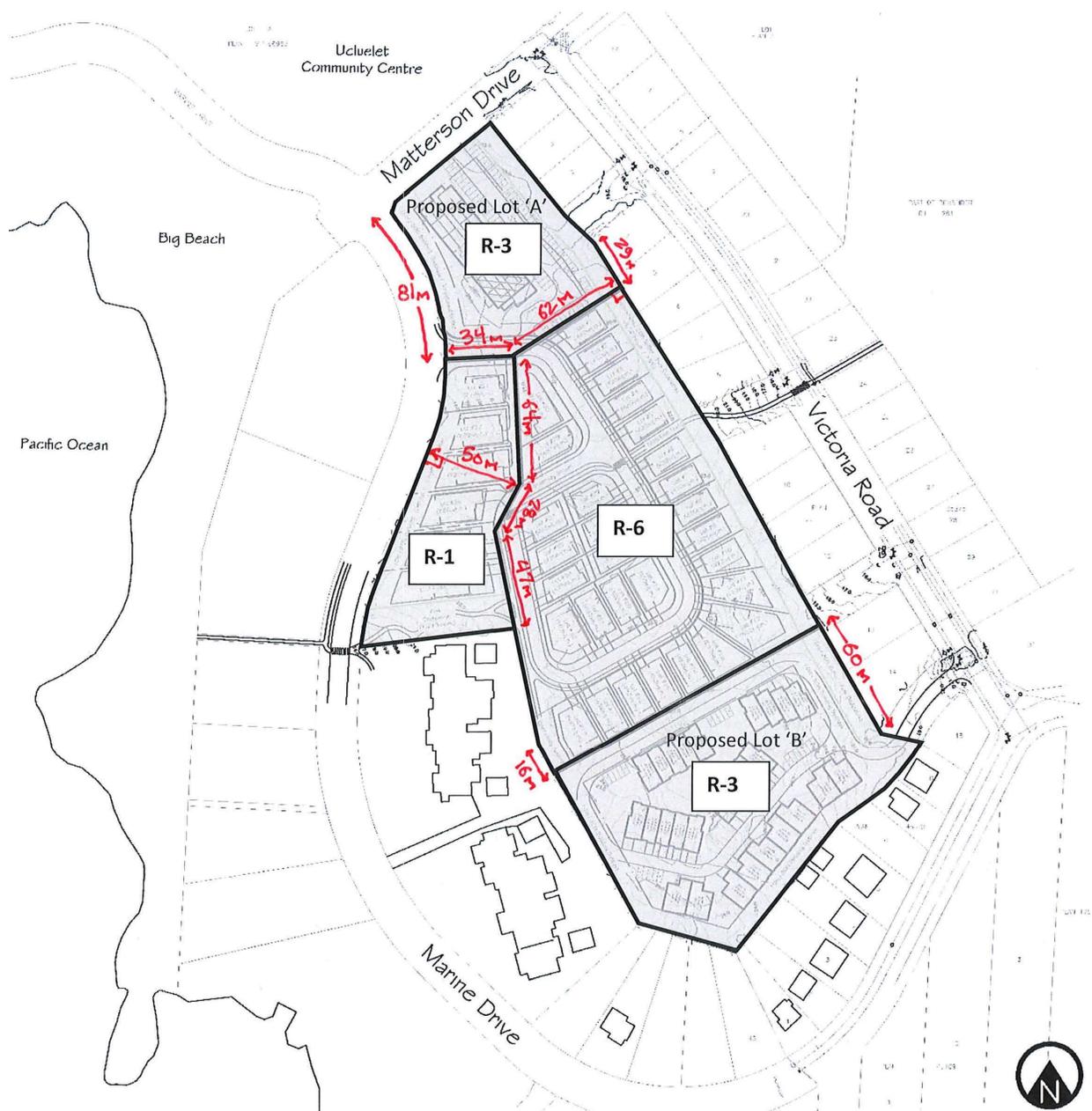
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer

**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. 1284, 2021 (Lot 16 Marine Drive)

**From:** CD-2A.1.6 Big Beach Estates  
**To:** R-1 (Single Family Residential);  
R-3 (High Density Residential); and,  
R-6 (Infill Single-Family Residential) as shown:





**LOT 16 Marine Drive Late Correspondence**

	Page
1. LATE CORRESPONDENCE TO COUNCIL REGARDING LOT 16 MARINE DRIVE	
1.1 Correspondence received after August 5, 2021, and before August 10, 2021 (last updated 2021-08-10 at 2:30 pm).	3 - 9
<a href="#">2021-08-08 Klimek</a>	
<a href="#">2021-08-10 F. Kennington</a>	
<a href="#">2021-08-10 L. Kennington</a>	
<a href="#">2021-08-10 Oliwa</a>	



**From:** [Magda Ilcewicz](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** Lot 16 proposal  
**Date:** August 8, 2021 7:06:22 PM

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[External]

Hello,

I have reviewed the development proposal for the lot 16 , Marine Drive. I am concerned that for such a large density area , I understand up to 300 people, I cannot find a designated area for recreational outdoor use space including a playground. Perhaps I missed it on the plans. I will not be able to attend the meeting but I would appreciate any comments regarding this issue.

Kind regards,  
Magda Klimek, 1363 Edwards place



**Joseph Rotenberg**

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**From:** Faye Kennington [REDACTED]  
**Sent:** August 9, 2021 12:37 PM  
**To:** Community Input Mailbox  
**Subject:** Lot - 16 - We Need Those Apartments

[External]

Dear Council,

It's no secret we have a housing problem in Ucluelet. Many good, local families and business owners struggle to find secure housing. With the cost of building, we need to look at doing things differently than in the past.

Choosing to build higher density housing is a logical choice, especially when the property is located within walking distance to our village's amenities.

With regard to lot 16, I think we are fortunate that a developer is interested in building a much-needed apartment building for our community. I would love to see more housing options, such as this, available. The proposal seems reasonable and is overall a huge investment in Ucluelet.

Lot 16 is not in my back yard. I live adjacently and my "commute" will be slightly impacted by the traffic it creates. It's worth it to give people places to live.

I have nothing to gain from the approval of this project other than new neighbours with secure housing.

Best Regards,

Faye Kennington  
1339 Edwards Place  
Ucluelet BC. V0R 3A0







District of Ucluelet  
200 Main Street, PO Box 999  
Ucluelet, BC VOR 3A0

Re: Lot 16 Marine Drive Development, Zoning Amendment Bylaw No. 1284, 2021

Council and Mayor:

Thank you for the opportunity to provide comments regarding the Lot 16 Marine Drive Development proposal and associated Zoning Amendment Bylaw No. 1284, 2021.

I would like to start with the general statement that I am all for additional housing opportunities, I don't believe that Ucluelet would be worse off with all this new housing and do support higher density such as in-fill development. I have read almost everything I can find on your website including the written submissions. I understand many of the comments in those letters, all legitimate, concerns, questions and solutions. Sadly, very little can be applied to this development in short order.

My concern with this proposal is that the community simply has not had the time, direction, or support to do the work that is required to help the district put policy and bylaws in place that will then guide this and future development.

The district embarked (2016) on a very lengthy and costly OCP review/update. If the OCP had been completed, Council could then roll up their sleeves and draft/implement many of the new policies and create lasting bylaws. The new regulatory documents are necessary to staff giving them the tools they need to take the guesswork out of these proposals.

One example of these technical tools planning staff need can be found by referring to Tofino's Subdivision and Development Bylaw. It is a very clear document that addresses many of the technical questions we are hearing from local residents. The questions about affordability, non-market housing, land contributions, community land trusts, housing authorities, would be addressed in any similar bylaw that does not currently exist for Ucluelet.

Yes, Ucluelet needs more housing, but we do NOT need the same old same old, which without all the background work completed is exactly what this project will be. To be completely clear, the work that needs to be completed is NOT by the developer. The work that needs to be done is done by the community and municipality together. The developer has provided everything and more that they are required to provide. They have done their work.

Thank you,

Respectfully submitted  
Randy Oliwa  
1150 Rupert Road  
Ucluelet BC  
VOR-3A0