



REGULAR MEETING OF COUNCIL
Tuesday, May 14, 2024 4:00 PM
Electronically (via Zoom) and in the George Fraser Community Room in the
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet

LATE AGENDA

This meeting is conducted both in-person in the George Fraser Community Room and electronically through Zoom.

Visit [Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings)

for Zoom login details, links to the livestream on YouTube and other information about Council meetings.

Members of the public may attend the George Fraser Community Room in the Ucluelet Community Centre to hear, or watch and hear, this meeting including any electronic participation.

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	1. LATE ITEMS	
3 - 5	1.1. Correspondence Related to Bylaws - Item 6.4 Zoning Amendments - B&B Regulation and new R1-H Zone 2024-05-13 Support for Bylaws 1344 and 1345 2024-05-14 Bylaws 1344 and 1345	
7 - 10	1.2. Revised Appendix A to Item 6.3 - Zoning Amendments - Small-Scale Multi-unit Housing Appendix A - Draft Bylaw No. 1346 - Revised	

From: [Charley Ballantyne](#)
To: [Info Ucluelet](#)
Subject: Support for Bylaws 1344 & 1345
Date: May 13, 2024 11:20:33 PM

[External]

Dear Mayor and Council,

I am writing to express my support for bylaw amendments 1344 and 1345 presented by Bruce Grieg.

Bylaw 1310, though well-intentioned, disproportionately impacts young local homeowners, potentially costing us tens to hundreds of thousands of dollars in renovations and lost revenue, while doing little to increase the stock of affordable housing in our community. Tourism is our town's main source of income, and any bylaw that harms locals while allowing corporations and out-of-town investors to profit from short-term rental (STR) accommodation businesses is counterproductive.

We need a replacement for this law that enables the young families who attended the April 16th meeting to continue operating legal STR suites in their homes, while effectively addressing the real issues affecting housing affordability in our community.

Council must also recognize that the pressures of living in a seasonal community are largely exacerbated by seasonal residents seeking summer accommodation. Any effective strategy for addressing housing affordability must consider this and address it separately from issues related to long-term local accommodation.

I urge the council to consider the motions presented by Bruce Grieg to protect local families while also limiting the future proliferation of STR units over long-term accommodation.

Thank you,

Charley

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Charley Ballantyne

[Redacted signature block]

From: [Sean Galla](#)
To: [Info Ucluelet](#)
Cc: [Marilyn McEwen \(Ucluelet Mayor\)](#); [Shawn Anderson \(Ucluelet Council\)](#); [Jennifer Hoar \(Ucluelet Council\)](#); [Ian Kennington \(Ucluelet Council\)](#); [Mark Maftai \(Ucluelet Council\)](#)
Subject: Bylaws 1344 and 1345
Date: May 14, 2024 10:38:19 AM

[External]

Dear Mayor and Council,

We are supportive of the proposed bylaws 1344 and 1345.

Of the 49 STRs affected by the "non-conforming status" from bylaw 1310, only a handful would list on the market as long-term rentals. The majority of these handful of units would be unaffordable for the majority of people looking for long-term rentals. Shutting down these STRs will not fix the housing problem in Ucluelet.

While research shows that STRs do affect local housing in general, it isn't clear on how much Ucluelet's housing troubles are being affected by these 49 units.

Accordingly, hurting 49 young families who contribute significantly to the local economy and community at large is not a fair solution.

More housing and limiting future STR licenses have been the solution in many smaller tourism-driven towns like ours.

Looking forward to the council meeting,

~Sean & Katie
1994 Athlone Rd.

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1346, 2024

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

(Zoning amendments to bring the Ucluelet Zoning Bylaw into alignment with sections 481.3 and 582.1 of the *Local Government Act* relating to the provision of Small-Scale Multi-Unit Housing).

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

WHEREAS Sections 481.3 and 582.1 of the *Local Government Act* require municipalities to align their zoning regulations with the *Provincial Policy Manual and Site Standards* for the provision of Small-Scale Multi-Unit Housing;

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 Division 400 Supplemental Regulations section 408 Accessory Residential Dwelling Unit (ADU), make the following changes:

i. replace subsection 408.1(10) with the following:

“(10) An *Accessory Residential Dwelling Unit* must be located a minimum of 4m from the principal dwelling.”

ii. replace subsection 408.2 with the following:

“408.2 Notwithstanding the maximum height specified in other sections of this bylaw, the maximum height for an *accessory building* containing an *Accessory Residential Dwelling Unit* is 8.0m.”

B. within Division 500 Off-Street Parking and Off-Street Loading section 505 Off-Street Parking Requirements, make the following changes within the table in Section 505.1:

- i. after the row including the requirement for *Secondary Suite*, add the following:

<i>Single-Family Dwelling plus Secondary Suite and/or Accessory Residential Dwelling Unit</i>	1 space per <i>dwelling unit</i>
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- ii. replace the row with the requirement for Duplex Dwelling with the following:

<i>Duplex Dwelling</i>	1 space per <i>dwelling unit</i>
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C. within Schedule B – The Zones, make the following changes:

- i. under the regulations for the R-6 Zone – Infill Single-Family Residential, section R-6.1 Permitted Uses, replace subsection R-6.1.1(2) with the following:

“(2) Secondary:

- (a) either a *Secondary Suite* or an *Accessory Residential Dwelling Unit*
- (b) *Home Occupation*”

- ii. by amending the table of minimum setbacks within the following subsections within the Zones:

- a. R-1.6.1 [R-1 Single Family Residential]
- b. R-2.5.1 [R-2 Medium Density Residential]
- c. R-4.6.1 [R-4 Small Lot Single Family Residential]
- d. GH-6.1 [GH Guest House]

to add the following row defining minimum setbacks for accessory buildings containing an *Accessory Residential Dwelling Unit*, at the end of each table:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback
<i>Accessory Residential Dwelling Unit</i>	6m	1.5m	1.2m

- iii. by amending the maximum height regulation within the following subsections within the Zones:

- a. R-1.5.1 [R-1 Single Family Residential]

- b. R-2.4.1(1) [R-2 Medium Density Residential]
- c. R-4.5.1 [R-4 Small Lot Single Family Residential]
- d. R-6.5.1 [Infill Single-Family Residential]
- e. GH-5.1 [GH Guest House]
- f. VR-1.5.1 [VR-1 Vacation Rental]
- g. CD-1.5.1(1) [CD-1 Eco-Industrial Park]
- h. CD-2A.5.1(1) [CD-2A District Lot 281]
- i. CD-3A.5.1(1) [CD-3A District Lot 282]
- j. CD-5B.5.1(1) [CD-5B Central Park]
- k. CD-5C.6.1(1) [CD-5C Area #3 OceanWest]
- l. CD-5E.5.1(1) [CD-5E Area #5 OceanWest]
- m. CD-5E.5.1(2) [CD-5E Area #5 OceanWest]

to replace the maximum height for a principal building containing a *single family dwelling* as follows:

	Maximum Height
<i>Single Family Dwelling</i>	11m

2. Citation:

This bylaw may be cited as “*District of Ucluelet Zoning Amendment Bylaw No. 1346, 2024*”.

FIRST NOTIFICATION OF FIRST READING published this day of , 2024.

SECOND NOTIFICATION OF FIRST READING published this day of , 2024.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this ay of , 2024.

ADOPTED this day of , 2024.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1346, 2024.”

Marilyn McEwen
Mayor

Duane Lawrence
Corporate Officer

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

Duane Lawrence
Corporate Officer