

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on **Tuesday April 30, 2019**, commencing at **6:00 p.m.** on the following proposed Bylaws to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "**Zoning Bylaw**") pursuant to Sections 464 and 466 of the Local Government Act.

Ucluelet Zoning Amendment Bylaw No. 1241, 2019

In general terms the purpose of this proposed bylaw is to amend the Zoning Bylaw to remove the standalone short-term rental element within a *Vacation Rental (VR-2)* use by requiring that a minimum of 15% of the principle building has a residential component as follows:

1. Delete and replace Section 406.1 (2), such that the section reads as follows:
 - (2) The "VR-2" designation permits the *commercial tourist accommodation* as:
 - (a) *accessory* to a permanent *residential* use and administered by the full-time and present resident.
 - (b) occupying the principle *dwelling* or a maximum of two (2) *secondary suites* or a combination of those dwelling units as long as one of the dwelling units within the principle building is occupied by a permanent and present *residential* use.
 - (c) in no case shall the *secondary suite* component of the principle building occupy less than fifteen percent (15%) of the principle building on the lot, and in no part of an accessory building.
 - (d) in no case shall the principle *dwelling* component of the principle building occupy less than sixty (60%) of the principle building on the lot, and in no part of an *accessory building*.
2. By deleting and replacing subsection (b) within the Section 103 Definition for *secondary suite*, such that the section reads as follows:
 - (b) in a building with a *Vacation Rental (VR-1)* or a *Vacation Rental (VR-2)* designation, means one or two separate *accessory dwelling units* used for either *residential* use or *commercial tourist accommodation* in accordance with Section 406 of this Bylaw;

Ucluelet Zoning Amendment Bylaw No. 1242, 2019

In general terms the purpose of this proposed bylaw is to amend the Zoning Bylaw to add the *Vacation Rental (VR-2)* use (as amended by Ucluelet Zoning Amendment Bylaw No. 1241, 2019) to the property at 506 Marine Drive as follows:

1. Amend the Text and Map of Schedule B of the District of Ucluelet Zoning Bylaw by adding the following section CD-2A.1.7 in alphanumerical order, as follows:

"CD-2A.1.7 The following uses are permitted on Lot 2, District Lot 281, Clayoquot District, Plan VIP80321 (PID 026-566-435, 506 Marine Drive):

- (1) Principal:
 - (a) *Single Family Dwelling*
 - (b) *Vacation Rental (VR-2)*
- (2) Secondary:
 - (a) *Home Occupation*
 - (b) *Secondary Suite*



Anyone who believes the proposed bylaws will affect their interests will be given an opportunity to be heard at the public hearing. Inquiries, comments and concerns may also be directed to the District of Ucluelet's Planning Department by telephone at 250-726-7744 or email: jtowgood@ucluelet.ca. Written submissions may be mailed to the District of Ucluelet, P.O. Box 999, Ucluelet B.C., V0R 3A0, or faxed to 250-726-7335 but must be received before the commencement of the Public Hearing. Submissions received after the Public Hearing can not be accepted. Written submissions must include your name and street address and will be considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*. A copy of the proposed bylaws and other relevant information may be inspected at the District of Ucluelet office at 200 Main Street from the date of this notice until the public hearing, between the hours of 8:30 a.m. to 4:00 p.m. weekdays except statutory holidays.