

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 and Development Variance Permit pursuant to Sections 464, 466 and 499 of the *Local Government Act*.

Ucluelet Zoning Amendment Bylaw No. 1248, 2019

In general terms the purpose of this proposed bylaw is to amend the Eco-Industrial Park CD-1 regulations within Schedule B of the Ucluelet Zoning Bylaw No. 1160, 2013, to allow *Commercial Tourist Accommodation* as a secondary use on the second and third levels, and *Staff Housing* on any level of an existing mixed-use building on the property at 354 Forbes Road (Lot 17, District Lot 284, Clayoquot District, Plan VIP76147).



Ucluelet Housing Agreement Bylaw No. 1249, 2019

In general terms the purpose of this proposed bylaw is to authorize the District of Ucluelet, pursuant to section 483 of the *Local Government Act*, to enter into a Housing Agreement with the owners of the property at 354 Forbes Road, Glenn and Dianna Kaczmar. In conjunction with the requested rezoning of the property, the owners are proposing that the lower level of the building at 354 Forbes Road be used for a minimum of six *Staff Housing* units; the proposed Housing Agreement would include an occupancy restriction and annual reporting mechanism to ensure the operation of the *Staff Housing* units as proposed.

Development Variance Permit No. 3090-20-DVP19-03

In addition to the above bylaws, the owners of the property at 354 Forbes Road have requested a Development Variance Permit to vary

the following aspects of the Eco-Industrial Park (CD-1) regulations within District of Ucluelet Zoning Bylaw No. 1150, 2013, to enable the owners to apply for the required Building Permit for the renovation of the existing building on the property to ensure it is safe for its intended use:

- i. reduce the side yard setback per CD-1.6.1(3) on the south side from a minimum of 5m to 1.22m;
- ii. reduce the rear yard setback per CD-1.6.1(3) from a minimum of 6m to 4.05m;
- iii. reduce the parking setback per 503.2(1) from a minimum of 3m to 1.5m, subject to the owner installing the proposed landscaped screening within the reduced setback area;
- iv. increase the permitted building height per CD-1.5.1(4) from a maximum of 12m to 12.95m; and,
- v. waive the requirement per 602.1(1) for screening of waste and recycling bins, located at the rear of the building;

Anyone who believes the proposed bylaws or Development Variance Permit 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, Development Variance Permit 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.