

**DISTRICT OF UCLUELET**

**PUBLIC HEARING**

Minutes of the Public Hearing  
held in the George Fraser Room, 500 Matterson Drive,  
Ucluelet, BC on August 12, 2014 at 7:00 pm

**COUNCIL PRESENT:**

Mayor Irving  
Councillor Corlazzoli  
Councillor Lyons  
Councillor Mole  
Councillor Oliwa

**STAFF PRESENT:**

Andrew Yeates, CAO  
Patricia Abdulla, Manager of Planning  
Barb Gudbranson, Recording Secretary

**CALL TO ORDER:**

Mayor Irving declared the Public Hearing open at 7:00 pm.

**PUBLIC HEARING PROCEDURE:**

Mayor Irving explained that the purpose of a Public Hearing is to hear representations from persons who deem their interest in property affected by the bylaws, as outlined in the Notices of the Public Hearing. Mayor Irving advised that the Notice of the Public Hearing has been advertised and is distributed to those present together with a copy of the rules that will govern the hearing. Council will listen to representations on the matter in the Notice of Public Hearing and may answer pertinent questions, but will not debate any issue. Council will not make any decision on any matter at the Hearing.

Rules Governing Public Hearings

- a) As provided for in the *Local Government Act*, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.
- b) At a Public Hearing, all persons who deem their interest in property affected by the proposed bylaw shall be afforded an opportunity to be heard on matters contained in the bylaw.
- c) The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaw as adopted.
- d) At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear representations, which will later be considered by the Council in a regular meeting.

**BYLAW:**

**PH 1. Official Community Plan Amendment Bylaw No. 1173, 2014**

Andrew Yeates, CAO, read OCP Amendment Bylaw No. 1173, 2014

**PH 1a. Written Submissions**

- ❖ ACRD – interests are unaffected by the proposed bylaw.
- ❖ District of Tofino – interests are unaffected by bylaw amendments.
- ❖ Sandra Leslie – residents of Cedar & Cypress Rd request residential use as a lawfully conforming use within CS-1 Zone.

**PUBLIC REPRESENTATIONS:**

Mayor Irving asked a first time if there are any representations from the public regarding Bylaw No. 1173, 2014.

*Sandra Leslie, 1785 Cypress Road – read submission letter to Council.*

Mayor Irving asked a second time if there are any representations from the public regarding Bylaw No. 1173, 2014.

*Stephanie Deering, 1656 Cedar Road - bought lot for dream restaurant, discovered lot is a heritage site and not for commercial use as bylaw won't allow, site should remain residential.*

Mayor Irving asked a third and final time if there are any representations from the public regarding Bylaw No. 1173, 2014.

*There were no comments from the public.*

Mayor Irving closed the Public Hearing for Zoning Amendment Bylaw No. 1173, 2014.

**BYLAW:**

**PH 2. Zoning Amendment Bylaw No. 1174, 2014**

Andrew Yeates, CAO, read Zoning Amendment Bylaw No. 1174, 2014

**PH 2a. Written Submissions**

- ❖ Sandra Leslie – residents of Cedar & Cypress Rd request residential use as a lawfully conforming use within CS-1 Zone.

**PUBLIC REPRESENTATIONS:**

Mayor Irving asked a first time if there are any representations from the public regarding Bylaw No. 1174, 2014.

*Robert Zurowski, 1752 Cypress Rd – requested Sandra Leslie's letter be incorporated into the Zoning Amendment Bylaw 1174, 2014 Public Hearing as well.*

Mayor Irving asked a second time if there are any representations from the public regarding Bylaw No. 1174, 2014.

*There were no comments from the public.*

Mayor Irving asked a third and final time if there are any representations from the public regarding Bylaw No. 1174, 2014.

*There were no comments from the public.*

**ADJOURNMENT:**

Mayor Irving closed the Public Hearing for Zoning Amendment Bylaw No. 1174, 2014.

Mayor Irving adjourned the Public Hearing at 7:17 pm.

**CERTIFIED A TRUE AND CORRECT COPY**  
of the Minutes of the Public Hearing held  
on Tuesday, August 12, 2014 at 7:00 pm in  
the George Fraser Community Room, 500  
Matterson Road, Ucluelet, BC.



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Bill Irving  
Mayor



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Andrew Yeates  
CAO