

DISTRICT OF UCLUELET

PUBLIC HEARING

Minutes of the Public Hearing
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on September 9, 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
Abby Fortune, Director of Parks & Recreation
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. Zoning Bylaw No. 1160, 2013

Andrew Yeates, CAO, read Zoning Bylaw No. 1160, 2014

PH 1a. Written Submissions

- ❖ Smith, Charles - *supported Bylaw No. 1160, 2014 assuming following issues addressed: resort condo definition, items in sections 303.1, 305.1, 306.2, 401.5, CD-5 A thru C*
- ❖ Priestly, Lorne & Norma; 630492 BC Ltd - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*
- ❖ Savage, Dan; #105 - *supported Bylaw No. 1160, 2014 with regard to section CS5.1.2 allowing residential use of units in Strata Plan VIS4943 (Water's Edge)*
- ❖ Franiek, Chris; #300 5970 East Boulevard, Vancouver - *opposed Bylaw No. 1160, 2014 and supported Judy Gray's submission recommending holding off on changes pending a review and update of the OCP*
- ❖ McCombe, John & Valerie; 917 Matticks Wood Lane, Victoria - *supported Bylaw No. 1160, 2014 with regard to section CS5.1.2 allowing residential use of units in Strata Plan VIS4943 (Water's Edge)*
- ❖ Lee, Barbara & Harry; Seattle - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*
- ❖ Valle, Micol Dalla & Angus Adams - *opposed Bylaw No. 1160, 2014 and supported Judy Gray's submission recommending holding off on changes pending a review and update of the OCP*
- ❖ McLean, William Carver & Kimberley; Victoria - *supported Bylaw No. 1160, 2014 with regard to section CS5.1.2 allowing residential use of units in Strata Plan VIS4943 (Water's Edge)*
- ❖ Meyer, Lynda; 1971 Harbour Drive - *supported Bylaw No. 1160, 2014 with regard to section CS5.1.2 allowing residential use of units in Strata Plan VIS4943 (Water's Edge)*
- ❖ Arnet, Margaret - *supported Bylaw No. 1160, 2014 with regard to section CS5.1.2 allowing residential use of units in Strata Plan VIS4943 (Water's Edge)*
- ❖ Goddard, Mike & Maureen; Caledon, Ontario - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*
- ❖ Hunt, Ernie & Doreen - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*
- ❖ Lane, John & Rose Marie - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*

PUBLIC REPRESENTATIONS:

Mayor Irving asked a first time if there are any representations from the public regarding Bylaw No. 1160, 2013.

- ❖ Gray, Judy; 506 Marine Drive - *opposed Bylaw No. 1160, 2014 in favour of a review of the OCP prior to making substantive changes to Bylaw No. 1160, 2014*
- ❖ Atkinson, Joe & Carol; Water's Edge Strata President - *supported Bylaw No. 1160, 2014 with regard to addition of residential use added to CS-5 zone*

- ❖ Caswell, Eric; 166 Fraser Lane – *opposed Bylaw No. 1160, 2014 with regard to the thirty day restriction*
- ❖ Smyrichinsky, Darryl; 1153 Coral Way – *opposed Bylaw No. 1160, 2014*
- ❖ Glen, Adam; 545 Marine Drive – *opposed Bylaw No. 1160, 2014 with regard to the thirty day restriction*

Mayor Irving asked a second time if there are any representations from the public regarding Bylaw No. 1160, 2013.

- ❖ Smith, Charles; 925 West Georgia, Vancouver (representing Weyerhaeuser) – *commented that proposed changes will not allow resort condos to be built in the CD-5 zone, meaning there will be no more affordable housing, and that Section 401.5 needs to be reworded so this is clear. Requested a black line copy for the next revision if bylaw is rescinded*

Mayor Irving asked a third and final time if there are any representations from the public regarding Bylaw No. 1160, 2013.

There were no comments from the public.

Mayor Irving closed the Public Hearing for Zoning Amendment Bylaw No. 1160, 2013.

ADJOURNMENT:

Mayor Irving adjourned the Public Hearing at 7:45pm.

CERTIFIED A TRUE AND CORRECT COPY of
the Minutes of the Public Hearing held on
Tuesday, September 9, 2014 at 7:00 pm in the
George Fraser Community Room, 500 Matterson
Road, Ucluelet, BC.



Bill Irving
Mayor



Andrew Yeates
CAO