

**DISTRICT OF UCLUELET**  
**MINUTES OF THE PUBLIC HEARING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, December 11, 2018 at 7:00 PM**

Present:       **Chair:**           Mayor Noël  
                  **Council:**       Councillors Cole, Hoar (arrived 7:01 PM), Kemps, and McEwen  
                  **Staff:**           Mark Boysen, Chief Administrative Officer  
                          Bruce Greig, Manager of Community Planning  
                          John Towgood, Planner 1  
                          Marlene Lagoa, Deputy Municipal Clerk

Regrets:

**1. CALL TO ORDER**

1.1 Mayor Noël called the meeting to order at 7:00 PM.

**2. ADDITIONS TO AGENDA**

- 2.1       1. Addition of new Agenda Item No. **6.4 Written Submissions for Bylaw No. 1239, 2018:**  
                  - Email: Stephanie Deering  
                  - Letter: Stephanie Deering
2. Renumbering of old Agenda Item **6.4 Public Representations for Bylaw No. 1239, 2018 to Agenda Item No. 6.5.**

**3. APPROVAL OF AGENDA**

**3.1 December 11, 2018 Public Hearing Agenda**

**2017-001**

Moved by Councillor Kemps, seconded by Councillor McEwen

*THAT Council approve the December 11, 2018 public hearing agenda as amended.*

CARRIED.

**4. EXPLANATION OF PUBLIC HEARING PROCESS**

**4.1 Rules Governing Public Hearing**

1. 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.

2. At a Public Hearing all persons who deem their interest in property affected by the proposed bylaws shall be afforded an opportunity to be heard on matters contained in the bylaw.
3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted.
4. 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 their regular meeting.
5. Following the Public Hearing, Council will not accept further communications or presentations from the public or the applicant respecting this bylaw.

## **5. NOTICE OF PUBLIC HEARING**

### 5.1 Notice

## **6. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING BYLAW AMENDMENT BYLAW NO. 1239, 2018**

### 6.1 Presentation of Bylaw No. 1239, 2018

- Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment to allow a combined residential/commercial use on the ground floor of a proposed mixed-use building located at 1672 Cedar Road.
- Mr. Greig presented site drawings to demonstrate the difference between the new proposal compared to the original development application approved in June.
- The zoning amendment only applies to the ground floor commercial unit which is looking to include residential use to create a mixed live-work unit.
- The minimum required commercial space will remain on the street frontage.
- Mr. Greig noted that copies of the OCP Bylaw and Zoning Bylaw are available at the hearing if people would like to see.

### 6.2 Reports and Materials for Bylaw No. 1239

### 6.3 Excerpts from Previous Council Meetings

### 6.4 Written Submissions for Bylaw No. 1239, 2018

- Email from Stephanie Deering
- Letter from Stephanie Deering

6.5 Public Representations for Bylaw No. 1239, 2018

S. Deering, lives next door to the property, asked if the applicant was in attendance as she wanted to meet them. Concerned with the cement wall, wants to protect the wall, and would like to know what is going to happen during construction. It's a concrete wall that's 10 feet high and was built without proper footings.

- Mr. Greig said they are aware of the wall and that a building permit will be required. He encouraged dialogue between the neighbours.

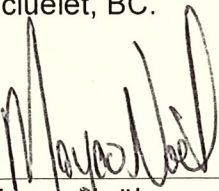
P. Timmermans, lives a block away from the site and is not a fan of the plan. The project is too big for the location. The site used to have a single house and at one point a restaurant. Parking was an issue when it was a restaurant. Does not agree with the building being up to the property line. There should be a setback to allow more parking. Does not believe the development will solve the housing solution as suites are not large enough to comfortably live in. Concerned it will become vacation rentals. Does not think zoning should allow the purchase of parking spaces as parking will be an issue for future generations.

S. Deering, thinks the building is well designed. She would like some flow for the front of the building and is therefore happy with the setback. Likes that the parking is at the back of the building. She questions the cement wall and the need to protect land. Wants to know how parking will look as she wants the design to be consistent from the street.

7. ADJOURNMENT

7.1 Mayor Noël declared the public hearing closed at 7:14 PM.

**CERTIFIED CORRECT:** Minutes of the Public Hearing Meeting held on Tuesday, December 11, 2018 at 7:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



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Mayco Noël  
Mayor



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Mark Boysen  
CAO