

# NOTICE OF PUBLIC HEARING



Pursuant to Section 464 and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held during the **January 21, 2025, Special Council Meeting, which commences at 4:00 PM**. This Special Council Meeting will be held both in-person, in the **George Fraser Community Room in the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C.** and electronically via the Zoom platform. This Public Hearing is for Council to receive public input on *District of Ucluelet Official Community Plan Bylaw No. 1366, 2024*, *District of Ucluelet Zoning Amendment Bylaw No. 1367, 2024*, and *District of Ucluelet Housing Agreement Bylaw No. 1368, 2024*.

**Application Number:** RZ24-13

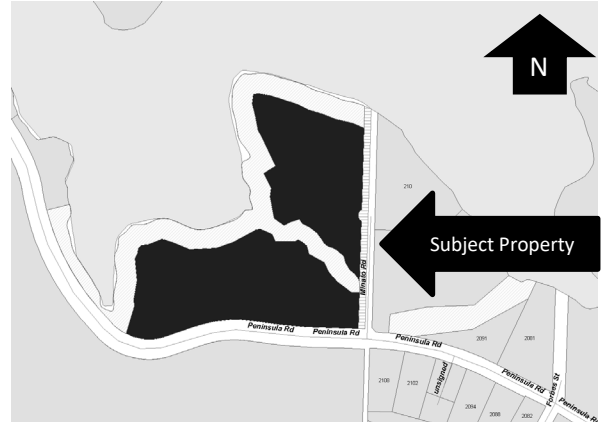
**Applicant:** Joshua Hunt - ERIF Sustainable Solutions Inc. BC1319635

**Location:** 221 Minato Road

**Legal Description:** Lot 1, Plan EPP129243, District Lot 286, Clayoquot Land District, PID 032135084

**Application:**

A proposed subdivision and mixed development of Market Housing, Attainable & Affordable Housing, Commercial Tourist Accommodation & Service Commercial uses – 251 Units total.



## Official Community Plan Amendment Bylaw No. 1366, 2024

**Summary:** The purpose of this proposed bylaw, in general terms, is to amend the *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, (OCP) to change the Long-Range Land Use Plan Schedule A of the OCP to permit the requested Multi-Family Residential, Tourist Commercial / Residential, and Service Commercial uses on the subject property. A policy amendment would also create an exception for the proposed development from complying with a number of policies and Development Permit guidelines in the OCP.

## Zoning Amendment Bylaw No. 1367, 2024

**Summary:** The purpose of this proposed bylaw, in general terms, is to amend the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, to replace the existing site-specific CD-6 Comprehensive Development Zone regulations with new regulations to match the current development proposal for Multi-Family, Rental Multi-Family, Single Family Waterfront, Vacation Rental and Service Commercial uses.

## Housing Agreement Bylaw No. 1368, 2024

**Summary:** The purpose of this proposed bylaw, in general terms, is to authorize the District to enter into an Attainable Ownership Housing Agreement and a Rental Housing Agreement for the multi-family residential units that could be developed on the proposed Lots 1 and 2, respectively.

**Anyone may make a written submission and will be given an opportunity to be heard at the Public Hearing as follows:**

**Participate by written submission:** All written submissions must include your name and street address and should reference the application number in the subject line. Any submission dropped-off at the District Office or mailed must be received by 4:00 pm on the day of the Public Hearing. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

**Drop-off at the District Office**  
200 Main Street,  
Ucluelet B.C.

**Drop-off at the Public Hearing**  
George Fraser Community Room,  
Ucluelet Community Centre, 500  
Matterson Drive, Ucluelet B.C.

**Mail**  
District of Ucluelet  
P.O. Box 999  
Ucluelet B.C.  
V0R 3A0

**Email**  
[communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)

**Participate in-person, by Zoom, or telephone:**

**Participate in-person**  
George Fraser Community  
Room in the Ucluelet  
Community Centre, 500  
Matterson Drive, Ucluelet B.C.

**Participate by Zoom or telephone**  
Information about participating electronically, including Zoom login details, is available at [Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings) and [Ucluelet.ca/PublicHearings](https://ucluelet.ca/PublicHearings). Council Meetings are also live streamed on the District of Ucluelet's YouTube Channel.

**Review related materials:**

Copies of the proposed Bylaws and the public hearing information package may be inspected at the District of Ucluelet Office, 200 Main Street, Ucluelet B.C., during regular business hours (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays) and online at [Ucluelet.ca/PublicHearings](https://ucluelet.ca/PublicHearings).

**Questions?**

Contact the District of Ucluelet Planning Department at 250-726-7744 or [planning@ucluelet.ca](mailto:planning@ucluelet.ca).

**Privacy disclaimer**

Public Hearings are webcast live and a recording is available on the District's YouTube channel. Correspondence you submit, including name and address, will form part of the public record, and will be published on the District's website or read into the record. The District considers your name and address relevant to this matter and will disclose this personal information as it informs Council's consideration of your opinion in relation to the subject property. However, your phone number and email address will not be disclosed.

Personal information is collected by the District under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing. Please direct any questions about personal information to District's Privacy Officer by telephone: (250) 726-7744, email: [jrotenberg@ucluelet.ca](mailto:jrotenberg@ucluelet.ca), or mail: P.O. Box 999, Ucluelet, BC, V0R 3A0.