



**Minute Excerpts from the  
June 25, 2024, Regular Council Meeting**

**2. LATE ITEMS**

**2.1 Additional Public Hearing Written Submissions Related to Bylaw Nos. 1337, 2024 and 1322, 2024**

**5. PUBLIC HEARINGS**

**5.1 District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024, and District of Ucluelet Zoning Amendment Bylaw No. 1322, 2024**

The Mayor outlined the rules of the public hearing. Staff provided information about participating in the hearing in-person or electronically.

The Mayor opened the public hearing at 4:06 PM.

**5.2 Proposed Bylaws & Related Information**

The Director of Community Planning outlined the purpose of the subject bylaws in general terms.

**5.3 Related Written Correspondence Received During the Notice Period**

The Mayor noted the written correspondence about the subject bylaws on the agenda, including the late item. The following summarizes that correspondence:

- Patricia Sieber, Carl Sieber, and Silva Johnson (Helen Road) wrote in opposition to the development. They raised concerns with increased density, Helen Road's capacity for increased traffic, the Causeway's narrow road width, and the potential precedent approving this development could set. They further outlined difficulties associated with widening the road but acknowledged the need for housing in Ucluelet.
- Lindsey Black (Helen Road), wrote in opposition to the subject bylaws and noted the development would not be consistent with Policy 3.155 of the Official Community Plan. Ms. Black further noted concerns with pedestrian safety, increased density, and the development's impact on the area's natural state.

- Shirley and Keith Martin (Helen Road), wrote in opposition to the development. They cited concerns with the density of the development and increased traffic.
- Benoît Sandjian (Helen Road), outlined a number of questions related to the development. The questions relate to parking, the housing capacity of each dwelling unit, affordability, vegetation retention, and impact on land values.
- Jennifer Yakimishyn and Darren Salisbury (Helen Road), wrote in opposition to the development. They raised concerns related to density, traffic, and the narrow width of the Causeway.
- Leanne Pelosi (Helen Road), wrote in opposition to the development and noted concerns related to density, ecological impact, and pedestrian safety.
- Kristen O'Keefe (Rupert Road), wrote in opposition to the development and noted concerns related to density, ecological impact, pedestrian safety, and issues with emergency vehicle access to Helen Road.
- Tracy Eeftink (Helen Road), wrote in opposition to the development. She cited concerns related to density and setting a precedent for future development approvals in the neighbourhood.
- Christine Skucas (Helen Road), wrote in opposition to the development and cited concerns related to density, traffic, road widths, and community impact.

#### **5.4 Applicant Presentation**

The Mayor invited the applicant to present. The applicant did not present.

#### **5.5 Public Input**

The Mayor called three times for public input.

Patricia Sieber (Helen Road), spoke in opposition to the development. She noted her letter and concerns related to setting a precedent for future development on Hyphocus, road capacity/infrastructure, and increased traffic.

Christine Skucas (Helen Road), spoke in opposition to the development. She noted concerns with the roads capacity for increased traffic, the density of the development, and setting a precedent for future growth.

The public hearing was closed at 4:16 PM.

**7. BYLAWS**

**7.2 Rezoning and OCP Amendment for 1061 Helen Road**

***Anneliese Neweduk, Planner***

Bruce Greig, Director of Community Planning, presented this report.

Mr. Greig, addressed Council questions related to parking requirements, floor area ratio, and setbacks.

Council discussed the development and noted public input in opposition.

2024.2209.REGULAR

*IT WAS MOVED AND SECONDED:*

**THAT** Council give third reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024.

DEFEATED.