

Public Hearing Notice: Zoning Amendment Bylaws and Development Variance Permit

Pursuant to Section 498, 464, and 466 of the *Local Government Act*, public notice is hereby given that the District of Ucluelet will consider the following Zoning Amendment Bylaws and Development Variance Permit at a Public Hearing held at the **Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on December 13, 2022**, commencing at **5:00 p.m.**

District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022

Application Number: RZ22-02

Applicant: Icon Developments Ltd.

Location: 1683 Larch Road **Legal Description:** Lot B, District Lot 282, Clayoquot Land District, Plan VIP77503

Purpose: In general terms, the purpose of this bylaw is to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 by allowing a standalone Multiple Family Residential use to occur within the front half of the subject property plus Multiple Family Residential and Resort Condo uses only to occur within the rear half of the subject property. The proposed bylaw would also allow an increase to the maximum Floor Area Ratio from the 0.35 currently allowed to 0.616, for a proposed 8-unit condo and townhouse development.

Site Map



Development Variance Permit DVP22-07

Location: 1683 Larch Road **Legal Description:** Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District

Purpose: In general terms, the purpose of this application is to allow a minimum parking area maneuvering aisle width of 6m, whereas section 504.3 (1) of the Ucluelet Zoning Bylaw No. 1160, 2013, requires a minimum of 7.5m.

District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022

Application Number: RZ22-07

Applicant: Nicola Buston & Parker Jackson

Location: 327 Pass of Melfort **Legal Description:** Strata Lot 20, Section 1, Clayoquot Land District, Strata Plan VIS5896

Purpose: In general terms, the purpose of this application is to amend District of Ucluelet Zoning Bylaw No. 1160, 2013 by allowing a Floor Area Ratio of 0.51 whereas section R-4.3.2 (1) specifies a maximum Floor Area Ratio of 0.35, for a proposed 31m² (336 ft²) addition to the existing house on the subject property.

Site Map



Anyone who believes this application will affect their interests may make a written submission and/or 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. Any submissions dropped-off or mailed to the District office, must be received before the start 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.

Mail
District of Ucluelet
P.O. Box 999, Ucluelet B.C. VOR 3A0

Email
communityinput@ucluelet.ca

Attend the Public Hearing in-person or by Zoom: **Attend In-person**
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet B.C.

Attend by Zoom and Telephone
To attend by zoom or telephone please visit the upcoming public hearings and bylaw notice section of the District of Ucluelet web page:
<https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings>

If you plan to attend in-person, we ask that you follow all current [Provincial Health guidelines and protocols](#).

If you cannot access this web page or need more information on how to participate, please visit the District Office or contact the Corporate Services Department at 250-726-7744. Please also note that Public Hearings are also live streamed on the District of Ucluelet's YouTube Channel.

Review the application: The applications, bylaws, permit and other relevant materials may be inspected at the District of Ucluelet office at 200 Main Street from the date of this notice, until the Public Hearing, between regular office hours.

Questions? Contact the District of Ucluelet's Planning Department at 250-726-7744 or mwhitneybrown@ucluelet.ca