

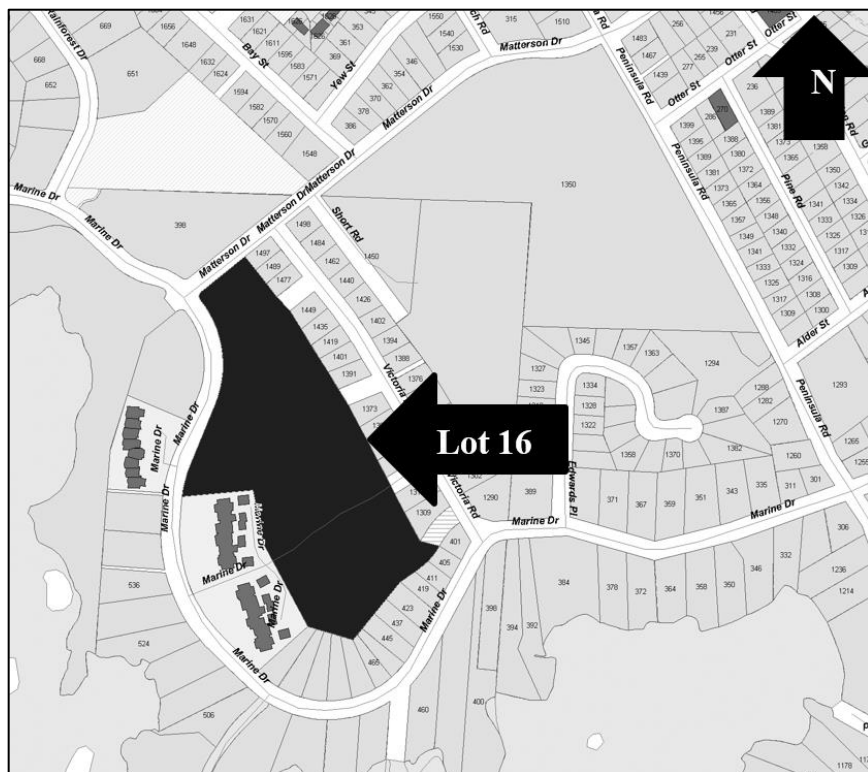
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing pursuant to Sections 464 and 466 of the Local Government Act will be held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on **Tuesday, June 8, 2021 Commencing at 5:30 p.m.**

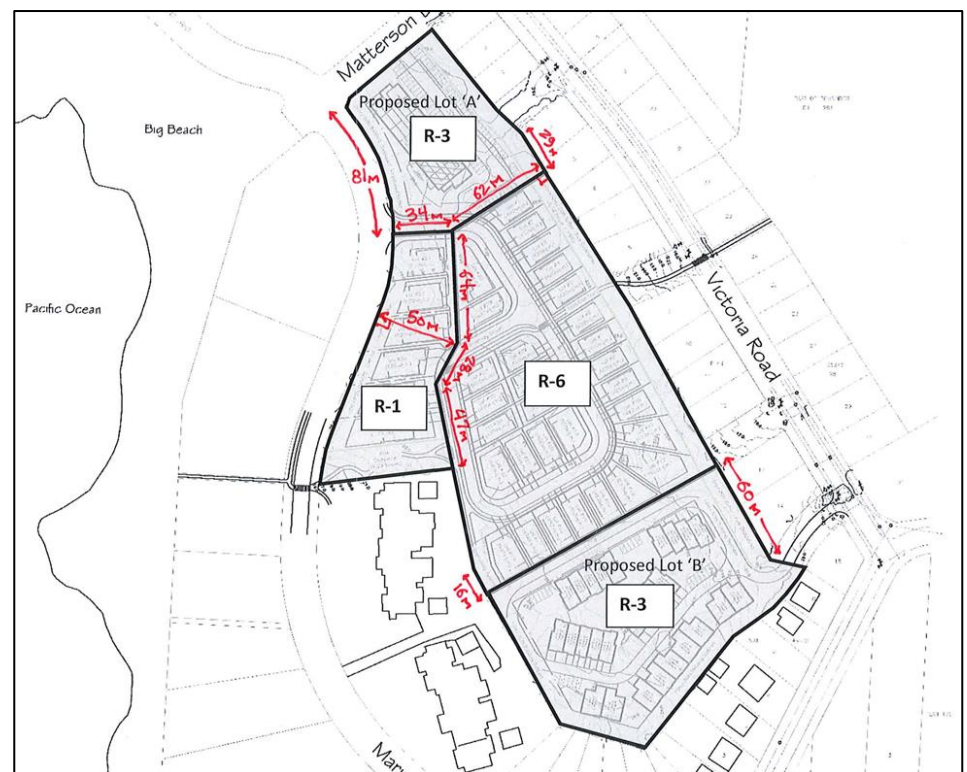
District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021

In general terms the purpose of this proposed Bylaw is to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "Zoning Bylaw") for a proposed development of a rental apartment, large-lot single family housing, small-lot single family housing and townhouses on the property described as **Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140 - PID 025-812-823 - ("Lot 16")** by:

1. adding "R-6" to the list of residential zones to which Section 306.3(7) applies (excluding uncovered patios from setbacks).
2. adding a new zone "R-6 Zone – INFILL SINGLE FAMILY RESIDENTIAL" intended for single family residential development providing for a mix of compact lots sizes and housing options, with additional accessory residential dwelling unit uses (suite or cottage) on lots larger than 480m² (to see the entirety of the regulations associated to the R-6 zone follow the directions as listed below).
3. adding the following regulations that would apply specifically to the areas of Lot 16 proposed to be zoned R-3 High Density Residential:
 - (1) on proposed Lot 'A' (Apartment site) subject to registration of a Housing Agreement to the satisfaction of the District restricting the use of multiple family residential dwelling units to rental tenancy and prohibiting strata conversion;
 - a.) the lot is exempt from the minimum on-site outdoor recreation space requirement typical for multiple family residential properties;
 - b.) the maximum density is 48 units (83 units per hectare); and,
 - c.) the maximum height is 16m (52 ft)";
 - (2) on proposed Lot 'A' the minimum setbacks for principal buildings from adjacent lot lines shall be 8m from Matterson Drive, 10m from Marine Drive and 6m from all other lot lines;
 - (3) on proposed Lot 'A' the maximum floor area of an individual multiple family dwelling unit shall be 77m² (825 ft²);
 - (4) on Proposed lot 'B' (Townhome site) the maximum density is 28 units (20 units per hectare); and,
 - (5) on proposed Lot 'B' the minimum setbacks for principal buildings from external lot lines shall be 10m.
4. by changing the zoning designation of **Lot 16** from CD-2 Zone (Big Beach), Subzone "CD-2A.1.6 Big Beach Estates", to areas designated as "R-1: Single Family Residential", "R-3: High Density Residential" and "R-6: Infill Single-Family Residential" as outlined in black on the proposed zoning map amendment below:



Subject property



Propose "Zoning Map" amendment

Anyone who believes this bylaw 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: Written submissions must be received before the start of the Public Hearing and include your name and street address. They are considered part of the public record pursuant to the Freedom of Information and Protection of Privacy Act.

Drop-off or Mail
Box 999 200 Main Street
Ucluelet, BC, VOR 3A0
(there is a drop-box on site)

Email
communityinput@ucluelet.ca

Attend the Public Hearing: Due to the COVID-19 Pandemic and to ensure physical distancing, the District of Ucluelet is offering an opportunity to participate by electronic means pursuant to Ministerial Order No. 192. Anyone who believes they are affected by the proposed bylaw will be given the **opportunity to be heard via Zoom**. The public hearing will also be livestreamed on the District of Ucluelet's YouTube Channel. Zoom meeting details are below. For more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings> or contact the Corporate Service Department at 250-726-7744 or jrotenberg@ucluelet.ca.

In-person
Due to the COVID-19 pandemic, in-person attendance is not permitted at this public hearing.

Via Zoom
Webinar ID: 823 9548 5323. Participant ID **Not** required.
Join from a PC, Mac, iPad, iPhone or Android device:

- URL: <https://us02web.zoom.us/j/82395485323>

Or iPhone one-tap:

- +17789072071,,82395485323# Canada

Or join by phone:

- Canada: +1 778 907 2071

International numbers available: <https://us02web.zoom.us/j/82395485323>

Review the application: The application, bylaw and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings>. Paper copies are available for inspection at the District of Ucluelet Office, 200 Main St., Ucluelet BC (Monday to Friday, 9:00 AM - 12:00 PM and 1:00 PM - 4:00 PM, excluding statutory holidays).

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