

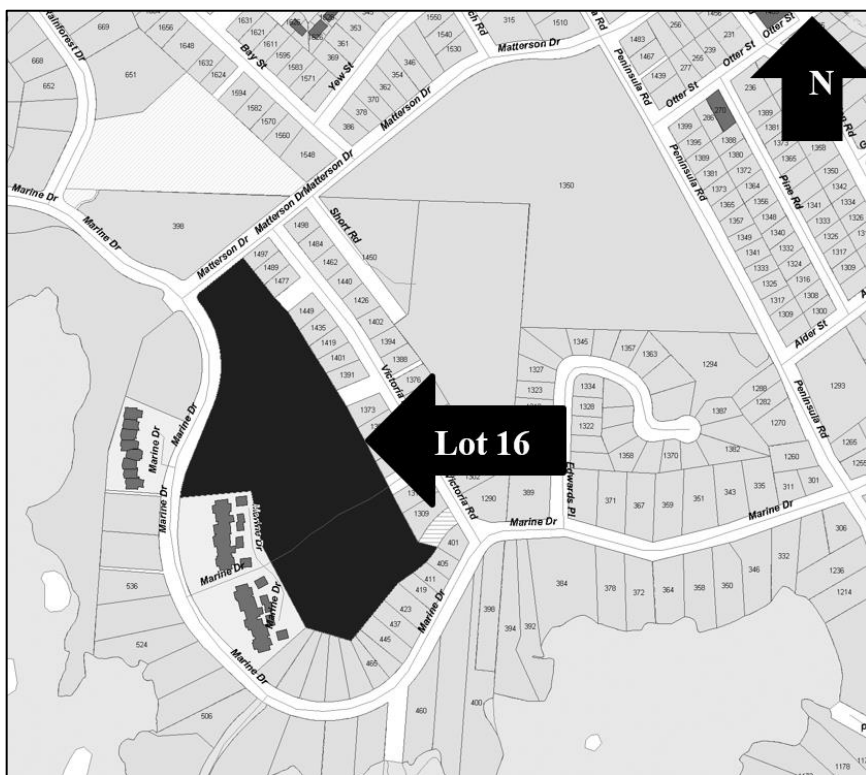
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held in the Main Hall in the Ucluelet Community Centre at 500 Matterson Drive, Ucluelet B.C., on **Tuesday, September 7th, 2021, commencing at 5:30 p.m.** on the following proposed Bylaw pursuant to Section 464 of the *Local Government Act*.

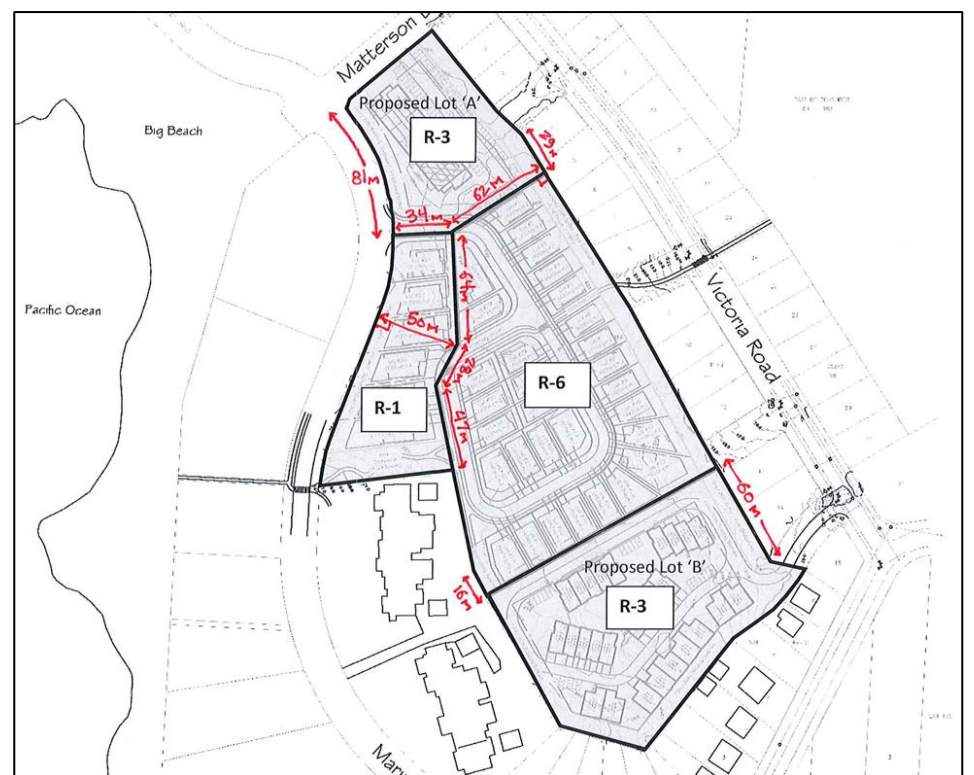
District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021

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 3-storey 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:

- adding "R-6" to the list of residential zones to which Section 306.3(7) applies (excluding uncovered patios from setbacks).
- 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).
- adding the following regulations that would apply specifically to the areas of Lot 16 proposed to be zoned R-3 High Density Residential:
 - 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;
 - the lot is exempt from the minimum on-site outdoor recreation space requirement typical for multiple family residential properties; and,
 - the maximum density is 48 units (83 units per hectare)";
 - 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;
 - on proposed Lot 'A' the maximum floor area of an individual multiple family dwelling unit shall be 77m² (825 ft²);
 - on Proposed lot 'B' (Townhome site) the maximum density is 28 units (20 units per hectare); and,
 - on proposed Lot 'B' the minimum setbacks for principal buildings from external lot lines shall be 15m.
- 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: 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. Submissions sent by email or dropped-off at the Public Hearing may be submitted until the hearing is closed. 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.
(there is a drop-box on site)

Drop-off at the Public Hearing
Main Hall, Ucluelet Community Centre
500 Matterson Drive
Ucluelet B.C.

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

Email
communityinput@ucluelet.ca

Attend In-Person, by Telephone or Using Zoom Online: **Attend In-person**
Main Hall, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet B.C.

If you do plan to attend in-person, we ask that you follow all current Provincial Health guidance and protocols. Seating is limited and COVID-19 protocols are in effect.

Attend by Telephone Through Zoom Webinar
One tap mobile:

- +17789072071,,82979149659#

Telephone:

- +1 778 907 2071
- Webinar ID: 829 7914 9659

International numbers available at:

<https://us02web.zoom.us/j/82979149659>

Attend Using Zoom Webinar Online

URL:

<https://us02web.zoom.us/j/82979149659>

For more information about how to participate via Zoom [visit https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings](https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings) or contact the Corporate Service Department at 250-726-7744 or jrotenberg@ucluelet.ca. Public Hearings are also livestreamed on the District of Ucluelet's YouTube Channel.

Review related materials:

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 B.C. (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays).

Questions?

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

Dated August 20, 2021: Ucluelet BC