

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 Bylaws pursuant to Section 464 of the *Local Government Act*.

- A. District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021; and,
B. District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021.**

Subject Lands: The lands that are the subject of the proposed bylaws are shown outlined in a dashed black line in the sketch plan included with this notice, and the legal descriptions of the subject lands are included in the following table.

Legal Description	PID	Current Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6

- Purpose:**
- A.** In general terms the purpose of *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, is to amend Schedule 1 of *District of Ucluelet Official Community Plan Bylaw No. 1140, 2011*, by inserting the following policy in alphanumerical order within section 3 Land Use Policies:

“3.9(i)(10) Despite any other policies or designations in this OCP, the 30 strata lots known as Signature Circle, which were subdivided by the deposit of Strata Plan VIS6504, together with any common property shown in the strata plan, are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”; and,

- B.** In general terms the purpose of *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, is to:
- rezone the Subject Lands from their current CD-5A and CD-6 designations to **RU-Rural Residential**
 - add supplementary regulations specific to Strata Lots 1 through 30 Plan VIS6504, to define the principle use as *Single Family Dwelling* with a maximum density of 1 *Single Family Dwelling* per lot, a maximum gross floor area of 100m², and revise the setbacks including a minimum setback of 30m from the natural boundary of the sea.



For the full contents of the bylaws please see the website at the link below or contact the District office.

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> 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: Copies of the proposed Bylaws 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.