

# Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on the Following dates:

**Thursday, January 28, 2021, commencing at 5:30 p.m.**

A public hearing will be held on the following proposed Bylaws and Permits pursuant to Sections 464, 466 and 499 of the Local Government Act.

**A. Official Community Plan Amendment Bylaw No. 1281, 2020; and, B. Zoning Amendment Bylaw No. 1282, 2020**

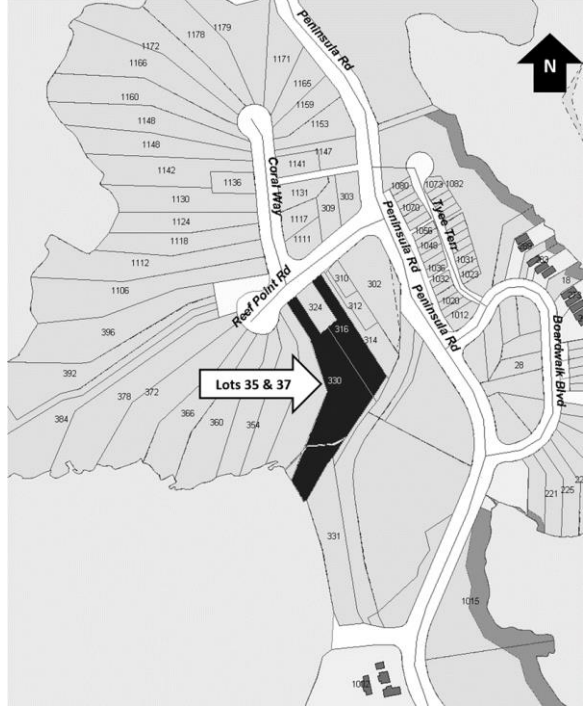
**Applicant:** 0933164 B.C. LTD., INC.NO. BC0933164, PO BOX 909, 1566 PENINSULA ROAD, UCLUELET, BC V0R 3A0

**Location:** 316 and 330 Reef Point Road, Ucluelet, BC V0R 3A0

**Legal Description:** Lot 37, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-271) and Lot 35, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-255).

**Purpose:**

- A. In general terms the purpose of Official Community Plan Amendment Bylaw No. 1281, 2020, is to:
  - i. amend Schedule 'A' (Proposed Land Use Designations) by changing the future land use designation of Lot 35 and 37 from **Residential-Single Family** to **Tourist Commercial**; and,
  - ii. amend Schedule 'C' (Development Permit Areas) by designating Lot 35 and Lot 37 to be within Development Permit Area #3 - Reef Point.
- B. In general terms the purpose of this Zoning Amendment Bylaw No. 1282, 2020, is to:
  - i. amend Schedule B (Zoning Bylaw) by adding the following secondary permitted use to section CS-5.3.1 Maximum Number in alphanumerical order, as follows:
    - "(2) Despite subsection (1) above, a **maximum of two (2) Accessory Residential Dwelling Units** are permitted on Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (316 Reef Point Road)".
  - ii. Amend Schedule A (Zoning Map) by changing the zoning designation of Lot 37 and Lot 35, from **R-1 Single Family Residential** to **CS-5 Tourist Commercial**.



**C. DEVELOPMENT VARIANCE PERMIT DVP20-06**

**Applicant:** LOUGHEED ENTERPRISES LTD., INC.NO. BC0998092, 102 2455 DOLLARTON HIGHWAY, NORTH VANCOUVER, BC, V7H 0A2; And, GO CABIN VACATION PROPERTY MANAGEMENT INC., INC.NO. BC0647673, 1566 PENINSULA ROAD, UCLUELET, BC, V0R 3A0; And, 0933164 B.C. LTD., INC.NO. 0933164.

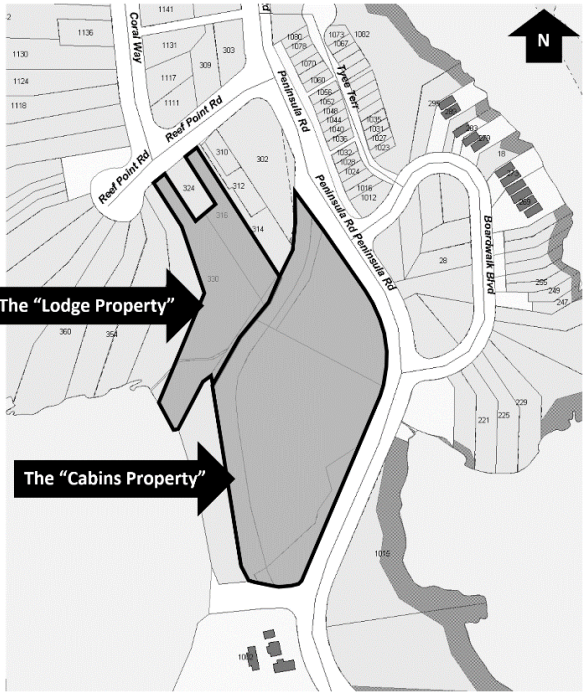
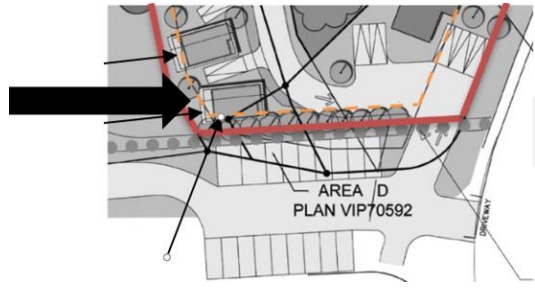
**Location:** 1083 Peninsula Road and 330 Reef Point Road, Ucluelet, BC V0R 3A0

**Legal Description:**

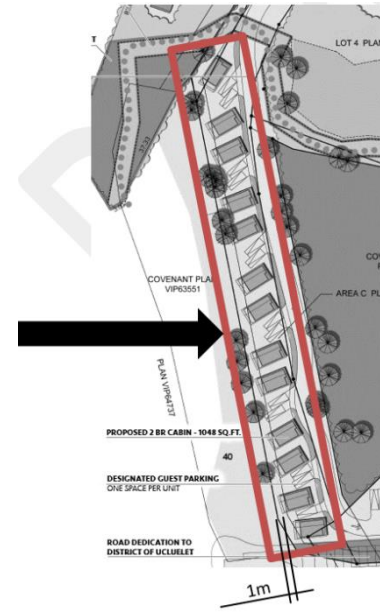
- a) Lot 1, Plan VIP66548, Section 21, Clayoquot Land District, Except Plan VIP70592.
- b) Plan VIP70592, Section 21, Clayoquot Land District, that part shown as area B.
- c) Lot C, Plan VIP70592, Section 21, Clayoquot Land District, shown as area C Plan VIP70592.
- d) Lot D, Plan VIP70592, Section 21, Clayoquot Land District, that part of sec 21 Id 09 shown as area D on pl vip70592.
- e) Lot 3 and 4, Plan VIP67274, Section 21, Clayoquot Land District.
- f) Lot 4, Plan VIP67274, Section 21, Clayoquot Land District.
- g) Section 21, Clayoquot Land District, that part incl within Plan VIP69014, adjacent & fronting Lot 1 Plan VIP66186, lying N of a line & said line produced & extended from the SW boundary of said Lot 1 having a bearing of 295 degrees 40'23".
- h) Plan VIP69014, Section 21, Clayoquot Land District, that part adjacent to & fronting lot 35 pl VIP64737, lying S of a line & said line produced & extended from the mostly NE boundary of said Lot 35 having a bearing of 145 degrees 00'00".
- i) Section 21, Clayoquot land district, that part incl within pl VIP69014 adjacent & fronting Lot 37 Plan VIP64737, lying S of a line produced & extended from the NE boundary of said lot 37 having a bearing of 145 degrees 00'00" & lying M of a line produced & extended from the mostly SW boundary of said lot 37 having a bearing of 145 degree. (collectively, the **"Cabins Property"**); and,
- j) 316 & 330 Reef Point Road, Lots 35 & 37, Section 21, Clayoquot Land District, Plan VIP64737 (collectively, the **"Lodge Property"**).

**Purpose** In general terms this Permit authorizes the following variances to Ucluelet Zoning Bylaw No. 1160, 2013:

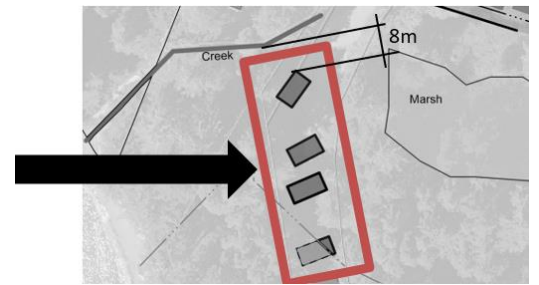
- a) The southernmost cabin will require a minimum exterior side yard setback of 2m, whereas section CS-5.6.1 (1) (d) requires 6m;

- b) Multiple cabins along the old Peninsula Road will require a minimum rear yard setback of 1m, whereas section CS-5.6.1 (1) (b) requires 3m;



- c) Four of the proposed cabins to the north will require an 8m setback from the natural boundary of this creek, whereas section 306.2 (1) (b) requires 30m; and,



- d) The existing southernmost cabin requires an 8m minimum setback and the existing main building requires a 15m minimum setback to the natural boundary of this creek, whereas section 306.2 (1) (b) requires 30m.



Anyone who believes these bylaws or variances 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, V0R 3A0  
(there is a drop-box on site)

**Email**  
[communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)

**Attend the Public Hearing:** Due to the COVID-19 Pandemic, and in accordance with Ministerial Order 192, this public hearing will be conducted virtually. Anyone who believe they are affected by the proposed bylaws and variances 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 and for more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings>

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

**Via Zoom**  
Webinar ID: 858 1642 0825. Participant **ID Not** required.

Join from a PC, Mac, iPad, iPhone or Android device:

- URL: <https://us02web.zoom.us/j/85816420825>

Or join by phone:

- Canada: +1 778 907 2071
- International numbers available: <https://us02web.zoom.us/j/85816420825>

**Review the application:** The application, bylaws, permits and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings>. Paper copies may be requested by phoning 250-726-7744 or by email to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca). COVID-19 protocols apply to all pick-ups.

**Questions?** Contact the District of Ucluelet Planning Department at 250-726-7744 or [jtowgood@ucluelet.ca](mailto:jtowgood@ucluelet.ca).