

To: Mayor and Council
District of Ucluelet

Re: Application for Zoning Text Amendment – CS-1 Village Square Commercial Zone

Dear Mayor and Members of Council,

I am writing to respectfully request that Council support a Zoning Text Amendment to Section CS-1.1.4 of the District of Ucluelet Zoning Bylaw to include my property as a permitted Single Family Dwelling, consistent with the other long-established residential properties already identified within the CS-1 Village Square Commercial Zone.

Several years ago, the District undertook an amendment recognizing that a number of existing homes within the Village Square Commercial Zone should continue as legally conforming residential properties. As part of that process, neighbouring property owners organized a coordinated request for inclusion.

At that time, I advised the lead neighbour that I wished to participate. Unfortunately, I was in Ontario caring for my elderly father during the final stages of his life. My attention was understandably focused on my family, and I was unable to complete the follow-up necessary to ensure my property was included in the amendment.

As a result, my home was inadvertently omitted while many neighbouring homes received recognition as principal residential uses under Section CS-1.1.4.

Today, that omission has become a significant hardship.

I have accepted an offer to purchase my home; however, the purchaser has encountered serious difficulties obtaining both financing and residential insurance because the property remains commercially zoned, despite having long been used as a residence. The result is an unintended consequence that places my property at a disadvantage compared with neighbouring homes that Council has already determined should be recognized as residential.

This request is not intended to introduce a new land use or alter the character of the Village Square Commercial Zone. Rather, it seeks to complete the intent of the previous amendment by extending the same recognition to another long-established residential property that was unintentionally left out of the process.

Granting this amendment would:

- maintain consistency with Council's previous zoning decisions;
- recognize the longstanding residential nature of the property;
- eliminate an unintended inequity between neighbouring properties in the same zone; and
- allow the property to be financed and insured in a manner consistent with its actual use.

This amendment would not expand commercial or residential density, create additional development potential, or change the existing neighbourhood character. It would simply acknowledge the property's established residential use in the same manner as the surrounding homes already identified in Section CS-1.1.4 of the Zoning Bylaw.

I respectfully ask Council to support this application and direct staff to prepare the necessary Zoning Text Amendment to include my property within the list of properties permitted to use a Single Family Dwelling as a principal permitted use under the CS-1 Zone.

Thank you for your time and consideration. I would be pleased to answer any questions Council may have.

Respectfully submitted,

