



PUBLIC HEARING
Tuesday, June 28, 2022 @ 5:30 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA

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1. LATE ITEMS	
1.1. Add the following correspondence items to Public Hearing Agenda Item 7.4 PUBLIC HEARING - OFFICIAL COMMUNITY PLAN BYLAW NO. 1306, 2022 - Related Written Correspondence received during Notice Period. Correspondence Received	3 - 11
1.2. Add the following correspondence items to Public Hearing Agenda Item 8.4 PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1309, 2022 - Related Written Correspondence received during Notice Period. Correspondence Received	13 - 14
1.3. Add the following correspondence items to Public Hearing Agenda Item 9.4 PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1312, 2022 - Related Written Correspondence received during Notice Period. Correspondence Received	15 - 33
1.4. Add the following correspondence items to PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1310, 2022 - Related Written Correspondence received during Notice Period. Correspondence Received - petition Correspondence Received	35 - 52

From: [REDACTED]
To: [REDACTED]
Subject: FW: OCP Bylaw Submission
Date: June 28, 2022 8:37:09 AM
Attachments: [OCP Ucluelet Council submission.pdf](#)

Hi Paula;
Please see the attached to replace John A's letter from yesterday, with his correct doodle included.
Thanks,
Bruce

From: L John Alexander [REDACTED] >
Sent: June 27, 2022 7:17 PM
To: Bruce Greig [REDACTED]
Cc: Guy Patterson <[REDACTED]>; Paul Barrett [REDACTED] >; Arthur Harrigan <[REDACTED]>
Subject: Re: OCP Bylaw Submission

[External]

Thanks Bruce.

I see that on the last page, my pen missed the "future Parks and Open Space" designation on the legend. A slight inaccuracy, but that is the one we say should not reference Francis Island. Sorry for the bad graphics/drawing.

L. John Alexander Cox Taylor
[26 Bastion Sq. Victoria, B.C. V8W 1H9](#)
Phone [250-388-4457](tel:250-388-4457), fax [250-382-4236](tel:250-382-4236)

COX TAYLOR has a COVID-19 VIRUS risk management plan in place. We are being vigilant about maintaining a safe workplace, and to keeping those we work with and for safe. Unvaccinated people should make arrangements to meet remotely, and not attend at our offices.

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On Jun 27, 2022, at 3:50 PM, L John Alexander <[REDACTED]> wrote:

Please see written submission addressed to Mayor and Council.

Please ensure these are included in the public Hearing submission package, and brought to the attention of the Mayor and Council.

Thank you.

L. John Alexander Cox Taylor

26 Bastion Sq. Victoria, B.C. V8W 1H9

Phone: [250-388-4457](tel:250-388-4457) fax: [250-382-4236](tel:250-382-4236)

E mail: [REDACTED]@

Assistant: [REDACTED]

We are a 100% fully-vaccinated workplace. If you are not fully vaccinated, I ask that you do not attend the office in-person.

This message may contain privileged and confidential information. No one other than the person or organization for whom it is intended is authorized to make any use of it. If this message is received by a person to whom it was not intended to be transmitted, no privilege is waived. If you have received this message in error, please return it to the sender marked "Wrong Address" using the reply function and delete all records of this message from your computer.

June 27, 2022

Mayor and Council, District of Ucluelet;**Re: District of Ucluelet Official Community Plan**

We understand the “new” OCP is on for public hearing on June 28.

As owners of Francis Island, we had an opportunity to review the proposed substantive changes proposed for the new bylaw, addressing substantive challenges to the previous bylaw regarding the designation of Francis Island as essentially a public asset.

While the proposed amendments set out in Mr. Greig’s staff report and contained in the draft bylaw address some of the concerns, our view is that the changes do not go far enough.

However, with some further amendment, and as we are proceeding with the building permit and development permit applications as previously discussed on the basis that the current zoning allows for the proposed buildings in the two building permit applications, and the development permit can be pursued prior to any substantial land alteration, we will not continue objection or challenge to the Bylaw.

Attached hereto are four pages from the existing bylaw that incorporate Mr. Greig’s proposed amendments and upon which we will comment.

The first issue is with respect to the designation of Francis Island as “Parks and Open Space” on Schedules A and C. The Parks and Open Space designation is described on page 48 of the OCP. We have circled the paragraph that addresses parks and open space designation across areas of private land. It is of concern.

Given the agreement that we are entitled to two building permits and to construct the dwellings as proposed which includes an entitlement to the issuance of a development permit for the corresponding land alteration, there is no need to designate the Island as “Parks and Open Space” nor does it fall within the lands referenced on page 48. This stand-alone parcel with no public access is not suitable to be categorized as an area where public use will be extracted in return for future development approvals. Consequently, that designation of the Island as Parks and Open Space on Schedules A and C should be eliminated.

Secondly, we enclose copies of page 75 of the OCP. It does show Mr. Greig’s proposed amendment. However, the paragraph requires further amendment. Two alternatives are presented.

Given that there are two building permit applications in process and permitted by zoning, there appears to be no planning or other rationale to the suggestion that only one single family residential dwelling without secondary suite, B&B etc. would be approved in the future. At least

Add the following correspondence items to Public Hearing Agenda Item 7.4...

for the life of the buildings, which objectively will outlast the life of this OCP, the passage does nothing but confuse the status of the Island.

If these further changes can be made, that is alteration or elimination of the paragraphs on page 75 and the removal of the designation of Francis Island as Parks and Open Space on the two Schedules, we acknowledge to council that we are satisfied with having been consulted and with respect to the content of the new bylaw.

Arthur Harrigan

Paul Barrett

On Behalf of 393013 B.C. Ltd. Francis Island

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

Parks and Open Space

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

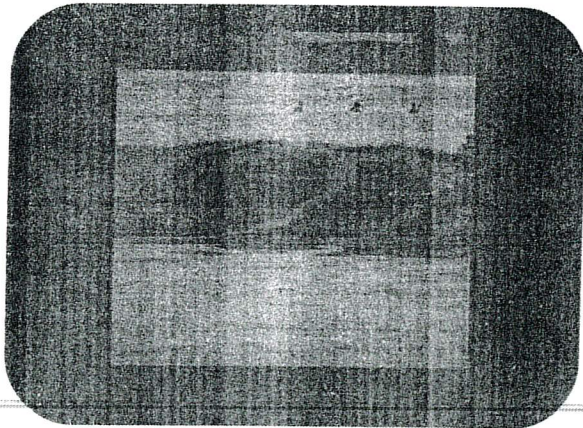
Note that the Schedule 'A Long-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

Single-Family Residential

This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

Policy 3.174 Hyphocus Island is currently zoned as Rural Residential. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



Policy 3.175 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations.

The Island is zoned as Rural Residential. Acknowledge the private ownership of Francis Island by permitting up to ^{Two} ~~one~~ single family residential dwellings ~~without secondary suite, B&B, vacation rental or tourist commercial uses.~~

| 1 option

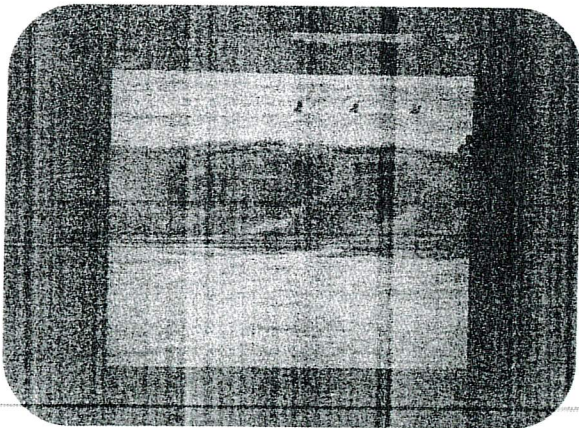
Encourage and explore means of preservation, and maximum tree retention, ~~with limited public access, including as an amenity for more intensive development of adjacent lands. Schedule A designates the long-range land use of the island as Parks and Open Space. This reflects that the District is open to discussions on potential acquisition of Francis Island for designation and preservation as park land.~~

Policy 3.176 The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

Policy 3.177 For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

Policy 3.174 Hyphocus Island is currently zoned as Rural Residential. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



Policy 3.175 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations.

~~The island is zoned as Rural Residential. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.~~

2nd Option

~~Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Schedule A designates the long-range land use of the Island as Parks and Open Space. This reflects that the District is open to discussions on potential acquisition of Francis Island for designation and preservation as park land.~~

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Policy 3.177 For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public open space



DISTRICT OF
UCLUELET

Official Community Plan

SCHEDULE 'A'
Long-Range Land Use Plan

- SF - Single Family Residential
- MF - Multi-Family Residential
- MH - Manufactured Home Park
- VS - Village Square Commercial
- NC - Neighbourhood Commercial
- SC - Service Commercial
- TC - Tourist Commercial/Residential
- IN - Industrial
- PI - Institutional
- P - Parks & Open Space
- P - Marine Conservation
- WL - Marine Tenure
- Areas for Future Comprehensive Planning
- Areas of Potential Future Growth
- District Boundary

Date: December 7, 2021

This map has been prepared for the use of the District of


















Add the following correspondence items to Public Hearing Agenda Item 7.4...




 DISTRICT OF
UCLUELET

Official Community Plan

SCHEDULE 'C'
Parks & Trails Network

-  Sidewalk - 2 Sides
-  Future Sidewalk - 2 Sides
-  Sidewalk - 1 Side
-  Future Sidewalk - 1 Side
-  Wild Pacific Trail
-  Future Wild Pacific Trail
-  Safe Harbour Trail
-  Future Safe Harbour Trail
-  Harbour Walk
-  Future Harbour Walk
-  Pedestrian Connectors
-  Key Active Transportation Generators
-  Park / Open Space
-  Future Park / Open Space
-  View Point
-  Future View Point
-  Future Park Facility

Date: December 6, 2021

This map has been prepared for the use of the District of

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: RE: Input on proposed development at 604 Rainforest Drive
Date: June 27, 2022 4:59:05 PM

[External]

ATTN: JOHN TOWGOOD, MUNICIPAL PLANNER

Hello,

I am writing in regards to the proposed development of 604 Rainforest Drive. While I appreciate the community's desire to find a long term solution for a medical clinic, this particular location is - in my opinion - inappropriate.

Firstly, this area is adjacent to a popular tourist attraction. Visitors walk the road in front of this address to connect Big Beach to the rest of the Wild Pacific Trail. Through hikers, I believe, would be appalled to see this "strip mall" style building along the route. Visitors to the Black Rock I'm sure would also find their "wilderness getaway" experience negatively impacted by the intrusion of this building that does not match the aesthetics of the surrounding area.

Secondly, and more importantly, despite what the report says, this area is not centrally located. Geographically it might appear close to other services, but in the context of our small community, it is far away from other services like the grocery store, post office and BC Service Centre. Currently, when residents are running errands, they travel to one geographically defined area (corner of Main and Peninsula) to find all that they need. If you put the clinic on Marine and Rainforest, you force people to now drive to a second location. That puts more cars on the road, which unnecessarily increases traffic in a residential neighbourhood and does not contribute to a "greener future" where people drive less and walk more.

As an aside, and might I add, I love our doctors - but they are always behind schedule. Currently, when you are told, "We are running 1 hour behind," patients can walk to get a coffee at Zoe's or pick up some groceries. You move the clinic to 604 Rainforest Drive, and now patients are stuck waiting in their cars, which will fill up that parking lot so fast (especially if other businesses are hoping to operate out of there) and force people to park on the road. There are no safe parking spaces currently along Rainforest or Marine, which will force people to park dangerously, or fill the lot at Big Beach or the Community Centre, both of which already have insufficient parking during peak tourist season. This may lead to the district to consider building more road parking on Rainforest or Marine. This will then lead to more trees being removed, thereby impacting the beauty of the neighbourhood, as well as the drainage.

Thirdly, as the report suggests, other property owners in the Rainforest neighbourhood who had the opportunity to build mixed use buildings, opted not to. To quote: "Since 2005, three of the four properties originally designated for mixed uses have had their zoning designation changed to single family and multifamily use." Why did they not move forward with mixed uses? Because it was determined that this area was better for single or multi family use. And while I agree that the community needs a clinic, it also needs more family housing. This property should not be used to build more resort/ rental properties even if it means finding a

different spot for the clinic.

Fourthly, this is a large building - 2x larger than what was originally allowed in the neighbourhood. Why does it need to be so large? If it must go up, keep to the original rules, construct a smaller building that reduces the number of resort spaces, without compromising the size of the clinic (If that is what we actually want from this development). The original setbacks must be honoured, and as much natural foliage should be maintained (Why do we need deciduous trees in planters, when we live in a coniferous rainforest?).

Lastly, this area is used as a refuge by black bears and other large mammals (like raccoons, deer and wolves). The community Facebook group "Bears, Cougars, Wolves - Oh My!" and the Wildsafe BC website, consistently reports black bears on Rainforest Drive. If you construct a large multi-use building at 604 Rainforest Drive, bears - sorry to be blunt - will die. More people means more garbage. Even when stored to the best of our current abilities, large commercial bins will attract bears. Resort patrons will not discard their litter appropriately (we see this already at the Ucluelet marine). And bears will be in the area. They won't magically disappear when the building is finished. They will continue to follow the creek on the opposite side of the street to access Big Beach to search for important, high protein intertidal foods that they need to survive. Already this spring, I have witnessed 4 black bears over the span of several weeks (suggesting that this isn't the same bear seen over and over again) cross the street at this corner. More traffic on the road too because of this proposed building and its businesses? More chances for the bears to get hit. Like I said previously, more bears will die.

My suggestion, build a multi-family unit, maintaining as much of the current greenery as possible, and find a truly central location for the clinic and any of the other businesses that were hoping to make 604 Rainforest Drive its address. Keep it residential. Or, at the very least, keep it as small as possible.

Thank you.

Cheers,

Kelly Forbes
- Resident at 652 Rainforest Drive

From: [REDACTED]
To: [Info Ucluelet](#)
Cc: [Bruce Greig](#)
Subject: Minato Bay Open House Comment cards,
Date: June 24, 2022 12:33:34 PM
Attachments: [image001.png](#)
[Document.pdf](#)

[External]

Hi,

Please find attached the comment cards that we received from the Minato Bay Open house that we hosted back in May at the UCC. I am not sure if these are relevant for the Public hearing on Tuesday but thought that it was worth passing them onto the DOU regardless.

Thanks,



Chris Bozman

Saltwater Building Co
President

Phone: 604 848 4040

Email: Chris@bozman.ca

Po Box 221 Ucluelet BC
V0R 3A0

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Nicole Thompson [REDACTED]

COMMENTS

Thank you! I'm excited for this opportunity. Being a professional in town, this is welcomed! There are many of us looking for a home. We are invested in our jobs (educator) + hope that we (locals) have the opportunity first to purchase a home -- not end up in a bidding war to lose out against out of towners looking for their vacation rental. Will there be implementation for locals first?

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes
(12 yrs)

No

this is ~~not~~ not spelled correctly n

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Nicole Thompson [REDACTED]

COMMENTS

Thank you! I'm excited for this opportunity. Being a professional in town, this is welcomed! There are many of us looking for a home - we are invested in our jobs (educator) + hope that we (locals) have the opportunity first to purchase a home -- not end up in a bidding war to lose out against out of towners looking for their vacation rental. Will there be implementation for locals first?

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes
(12 yrs)

No

UCLULET
this is ~~UCLULET~~
not spelled correctly ^u

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Andrew Herridge

COMMENTS

Get it done ASAP!! would love to have a home
in my home'

Is there any thought about geothermal heating for
these home ... are we system for the whole development?!

Hope minato road is the only road, no need for a second
intersection, I agree

Please keep me in the loop, would be stoked for one
of the first homes available.

(optional) ARE YOU A RESIDENT OF UCLULET?

- Yes
- No

NAME Kerry Harwood 1136 Coral Way

COMMENTS

I look forward to seeing this project come to fruition with respect to the extra hard working members of our community, the people that have paved our road here, and the incredible land & water that makes this place one of the most unique places to live in the world. I look forward to seeing those with wealth to share and include the working middle class that we all may thrive together. If there was a way to help fund promote this project to allow ucluletans to create more balance in their work & play, please contact me @ [REDACTED] [REDACTED] Best wishes.

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes

No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Cindi Lewine

COMMENTS

In favour of new housing supply in our community!! Supply hasn't been re-calibrated in years - time to allow for development in a Planned & methodical way.

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME MIKE BRAY

COMMENTS

I love the idea of this project/development.
I would be concerned about the following items:
- density - can the water + sewer handle this
- nightly vs monthly suites (I don't believe it is one developers responsibility to solve all of the housing issues but should have the responsibility of ensuring it is helping with this issue and not furthering the problem. As much as this is a district problem, it should be part of the accountability for the developers.

I will be following as closely as I can :)

(optional) ARE YOU A RESIDENT OF UCLULET?

 Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Bailey Labrie 460 Realty

COMMENTS

The Minato Bay development
has my full support.

I hope to see the entire project
realized to its full potential.

This community will benefit by finally
being able to offer the members of this
community a chance to plant roots and
stay/invest in the town for many
years. It's a shame we lose so many
great community members because there is
very little stable housing option.

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME

Todd Smith

COMMENTS

More housing in Ukeel. The tsunami provisions for future scenarios are great & well-thought. I understand that the short-term ocean view rentals zoning is intended to partially-subsidize the market rentals. My fear is that this housing stock will be used as investment properties instead of creating homes for folks who are contributing within this community. That said, this is a net-positive investment & I understand there are trade offs necessary to make the business case work. Looking forward to seeing updates as this progresses.

(optional) ARE YOU A RESIDENT OF UCLULET?

 Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME SARAH BUTTERWORTH.

COMMENTS

I am supportive of the development proposed, particularly as it responds to the rental housing crisis that Ucluelet is in. Having moved to Ucluelet within the past year, I am newly, though acutely, aware of the challenges residents and temporary workers face in finding appropriate housing in the community.

(optional) ARE YOU A RESIDENT OF UCLULET?

- Yes
- No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME DOUG COLE

COMMENTS

I VOTE YES!

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes

 No
 ↑
 NOT EXACTLY

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Barb Beasley

COMMENTS

CONS

^{high footprint +}
This is a very high density development in an ecologically important + sensitive area of town.

The alteration of soils / terrain required to raise land to make it safe - above tsunami zone is not acceptable for the ecological community at the site

- 30 m buffer to mudflat is not sufficient for wildlife
- 10 m buffer around creek this close to ocean is not sufficient for salmon

PROS

Good to see ideas of affordable housing - but if doing so requires this amount of development over the area extending ~~to~~ below tsunami zone / so close to mudflats then it is not the right place!

Fine to develop in what is already higher terrain, well away from shore - with a much smaller footprint

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Don Ferris

COMMENTS

~~Like site!~~

Would be good if Trail was built early (prevent bushwalkers).

Highway crossing NB.
(Like the idea of moving it further north for better site sight lines).

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes

No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Barb Beasley

COMMENTS

This is a very high density development which will
have significant impact on wildlife habitat - not
~~likely~~ mitigated by

(optional) ARE YOU A RESIDENT OF UCLULET?

- Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME CHRISTOPHER WAUD

COMMENTS

would be interested in buying or
renting. [REDACTED]

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes

No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Marielle Proulx

COMMENTS

Happy to see a mix of housing options coming
to Ucluelet. ^{Very} Much needed.

(optional) ARE YOU A RESIDENT OF UCLULET?

- Yes No

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME Lou.

COMMENTS

I am so excited to see another affordable housing project in the works in Ukeel. I hope to buy a home here before having to leave the community due to lack of housing. It has been the largest stress since I moved to the West Coast of the Island years ago.

I can't wait to hear more about the project + prices for the homes available for purchase and I'm happy to see the green buffer space @ the waterfront & connection to the Wild Pacific trail.

(optional) ARE YOU A RESIDENT OF UCLULET? Looks awesome!

Yes

No

😊

May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

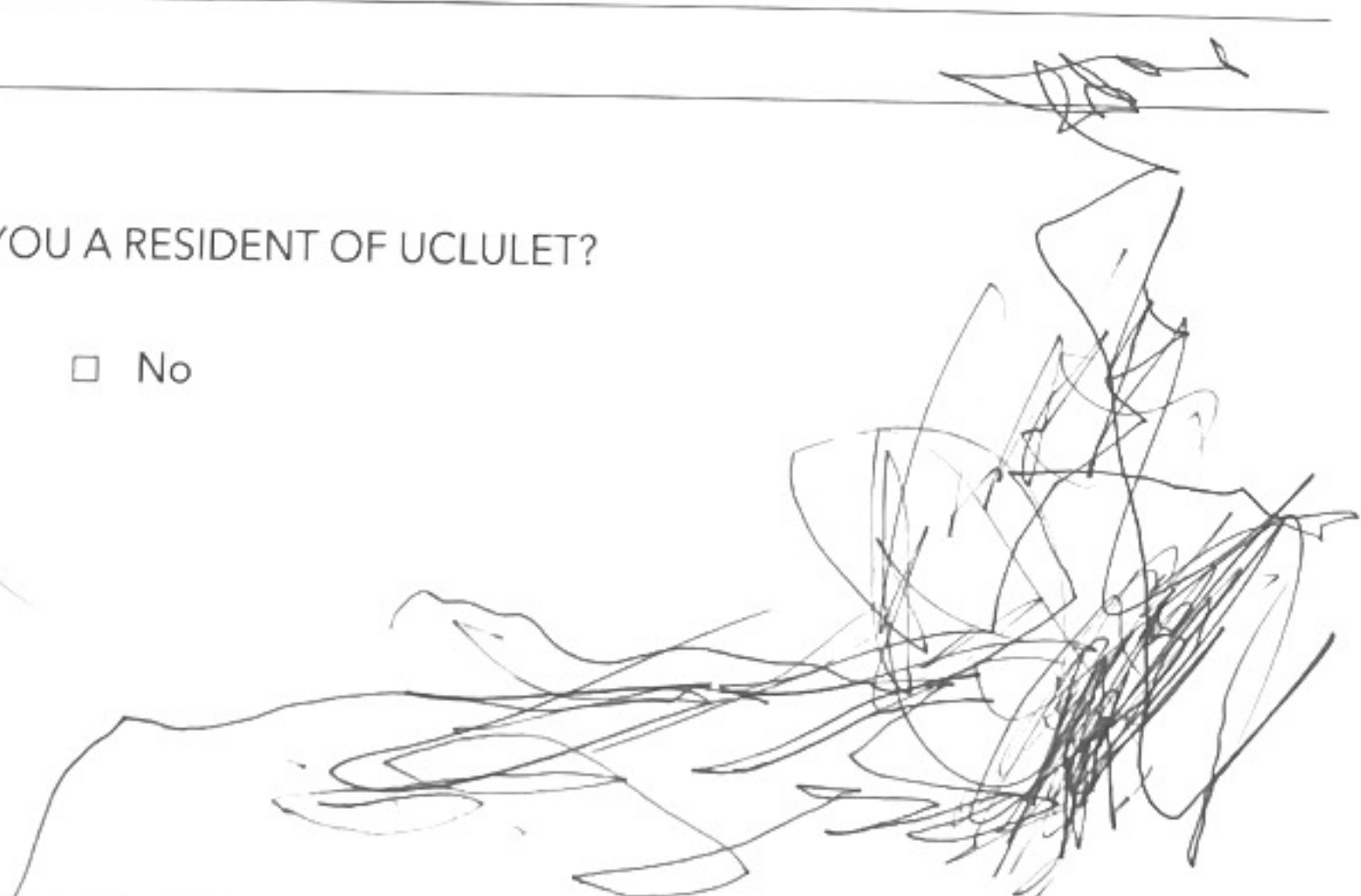
NAME ADELA FAWKES.

COMMENTS

The project looks beautiful. It will be amazing to have more housing options in Ucluelet.

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes No



May 18, 2022 - Open House

COMMENT FORM

221 Minato Rd, Ucluelet, BC

NAME JORDAN GOLDFARB

COMMENTS

More than anything, Ucluelet
Needs more housing opportunities.

This project allows for that. I'm
a hell yes!!

(optional) ARE YOU A RESIDENT OF UCLULET?

Yes

No

From: [REDACTED]
To: [Info Ucluelet](#)
Subject: Petition Submission of Comments on the Proposed Bylaw No. 1310 and Bylaw No. 1311 for Public Hearing Today
Date: June 28, 2022 7:07:23 AM
Attachments: [Petition_Against_Bylaw1310_1311.pdf](#)

[External]

Dear Mayor Noël and Members of Council,

We respectfully submit the attached Petition, names/signatures, and comments for the proposed Bylaw No 1310 and 1311. As of this writing, there are 122 signatures/names on the petition. As the Petition is live online, this number may continue to increase. Please acknowledge receipt by responding to his email. Thank you..

Kind Regards,
Paul Freimuth and Diana Uy

PETITION: Citizens of Ucluelet against proposed bylaw no. 1310 and 1311

Petition link/address: <https://chnng.it/PvH8MYsmMQ>

Names/Signatures: Pages 2-5

Comments on petition: Page 5

Paul Freimuth started this petition

We agree that affordable housing is a need in the community and agree that allowing carriage houses is an option and should be added to the uses currently allowed. However, we do not agree that the B&B option be taken away from current homeowners that are not currently operating a B&B. We also do not agree that it be taken away from current B&B operators should they decide to temporarily take a break from doing a B&B and not renew their licence for a year.

Different from carriage houses, B&B is defined as a room in a house without a kitchen. This type of room is not suitable for long term family rental. The building code for secondary suites is very different than for B&B rooms and upgrades required for secondary suites rely on significant investment to convert or create. We believe residents should have the option of having a B&B and/or monthly rental/carriage house. In our opinion, the proposed bylaw removing the B&B option will make it harder for middle class families to move to Ucluelet and result in more wealthy non-resident house owners who do not require rental income as a mortgage helper as they will not have to compete with families that do for bidding on properties.

The proposed Bylaw allows current existing B&B operators including B&B owners that do not reside in the community to keep their current property use and B&B zoning as long as they continue to renew their business licence every year. The proposed subject bylaw will remove the allowed B&B use in the zoning for citizens that live in their homes but do not currently operate a B&B because of various reasons such as family obligations (children / elderly parent care), Covid 19 pandemic, etc. It will also change the allowed use for the owners that are in the process of construction and not yet ready to register their B&B. Some principal property owners purchased their homes based on the option to operate a B&B as a retirement mortgage helper later in life after living and working in Ucluelet full time for decades. It is unfair to remove the allowed use from homeowners and even more unfair to remove the said use from one group but allow it for another group (provided they continue to renew their business licence year after year regardless of use) when all have purchased or built based on the allowed use. Allowed use at purchase or build should not be taken away, especially for principal resident homeowners.

Economists and experts are stating that we are globally entering a recession. Being able to operate a B&B room when times get tough can mean being able to keep ones home or not. With this new proposed Bylaw, homeowners that lose their B&B option can apply for a Rezoning or Temporary Use Permit, which is a long and expensive process without guarantee of approval and cause further hardship for people that are applying for the possibility of having a feasible mortgage helper in order to be able to hang on to their home in the first place.

Affordable housing is a global issue and the proposed bylaw is not going to solve the affordable housing matter in Ucluelet. There are few opportunities to create carriage houses on most of the single-family homes that are in the community. Lot line setbacks, fire separation, costs, and building code makes building or converting to accommodate carriage home requirements not possible or affordable. Considering the mortgage rate of 5 percent at time of this writing, the cost of constructing a livable 500 square foot space (small one bedroom one bathroom carriage house) would be around \$225,000 at \$450 a square foot (current going rate) would need to fetch a rental amount of \$2380.23 a month to pay itself off in 10 years just to cover the mortgage, not including maintenance and upkeep costs. This isn't a realistic affordable housing option for the average home owner.

We propose giving community homeowners more options instead of less. We feel that it is better to allow all existing R1 the option of long-term rentals, carriage houses, and B&Bs rather than having only one option. We are not opposed to strict enforcement of existing bylaws including bylaws against illegal rental operations. We feel that a way to increase housing affordability in our community is to increase options that principal homeowners have in order to help meet the increasing demand and cost of ownership.

	Name	Signed On
1	Paul Freimuth	2022-06-18
2	Diana Uy	2022-06-18
3	Evan HAUSER	2022-06-18
4	Judy Gray	2022-06-18
5	Peter Raab	2022-06-18
6	Bailey Labrie	2022-06-18
7	Livio Porcellato	2022-06-18
8	Teg Ryan	2022-06-18
9	Gillian Montgomery	2022-06-18
10	Kelly Simonson	2022-06-18
11	Adeline courser	2022-06-18
12	Deborah McMillan	2022-06-18
13	Jay Rosene	2022-06-18
14	Moira Jackson	2022-06-18
15	Faye Kennington	2022-06-18
16	Natalie Quilty	2022-06-19
17	Chris Jagers	2022-06-19
18	Ed Quilty	2022-06-19
19	Markus McRurie	2022-06-19
20	Jay Feaver	2022-06-19
21	Marleen Ootjers	2022-06-19
22	Lenore Black	2022-06-19
23	Flickerine Stevens	2022-06-19
24	Rusty Ockenden	2022-06-19
25	Mason Carr	2022-06-19
26	Illia Ocean	2022-06-19
27	Holly LeFevre	2022-06-19
28	Jeannette Garcia	2022-06-19
29	Nelly Heyduck	2022-06-19
30	Kirk Garcia	2022-06-19
31	Jens Heyduck	2022-06-19
32	Amy Cameron	2022-06-19
33	William Creviet	2022-06-19
34	Melissa Payne	2022-06-19
35	jackie bruenger	2022-06-19
36	Brian Dobbin	2022-06-19
37	Scott Reed	2022-06-19
38	Bryce Reed	2022-06-19
39	jocelan maccke	2022-06-20
40	Laurie Filgiano	2022-06-20

	Name	Signed On
41	Robert Castiday	2022-06-20
42	Mira Ocean	2022-06-20
43	Lydia Karpenko	2022-06-20
44	Brittany Neadow	2022-06-20
45	Lindsey Black	2022-06-20
46	Marina NW	2022-06-20
47	Rosanna Cholak	2022-06-20
48	Bryce Stewart	2022-06-20
49	Abby W	2022-06-20
50	Rachael Montgomery	2022-06-21
51	Jamie Carson	2022-06-21
52	Ian Kennington	2022-06-21
53	Ruben Dias	2022-06-21
54	Nancy Dias	2022-06-21
55	Kerry Kelm	2022-06-21
56	Cj Schmidt	2022-06-21
57	Ralph Sale	2022-06-21
58	Trish Widdershoven	2022-06-21
59	Frank Bertoni	2022-06-21
60	charles nuccio	2022-06-21
61	Dawn Cortes	2022-06-21
62	Jess Arthurs	2022-06-21
63	Rebecca Kobetitch	2022-06-21
64	Heather Fraser	2022-06-21
65	Jackie Holliday	2022-06-21
66	Shawn Anderson	2022-06-21
67	Marc Fuller	2022-06-21
68	Maren Carson	2022-06-21
69	Tammy Lowry	2022-06-21
70	Katharine Fleming	2022-06-21
71	Andrea Murray	2022-06-22
72	Lianne Henderson	2022-06-22
73	Caitlin Pitre	2022-06-22
74	lynette dawson	2022-06-22
75	Elaine Woo	2022-06-22
76	Shawna Flynn	2022-06-22
77	Matthew Harbidge	2022-06-22
78	Kerry Anderson	2022-06-22
79	Arya Touserani	2022-06-22
80	Linda Bennett	2022-06-22

	Name	Signed On
81	Marie Daniels	2022-06-23
82	Jason Saari	2022-06-23
83	Erika Nissen	2022-06-23
84	shelly t	2022-06-23
85	D Fraser	2022-06-23
86	Kayla Walton	2022-06-23
87	Rob Waters	2022-06-23
88	Barbara Waters	2022-06-23
89	Nicole Doiron	2022-06-24
90	Ben Beens	2022-06-24
91	Macayla Friesen	2022-06-24
92	Kimberley Jackson	2022-06-24
93	Tristan Gaudet	2022-06-24
94	Mandi Gaudet	2022-06-24
95	Zachary Guimond	2022-06-24
96	Kayla Tyance	2022-06-24
97	Sarah Lanteigne	2022-06-24
98	Tammy DeMerchant	2022-06-25
99	Ian Harten	2022-06-25
100	Amanda Bussey	2022-06-25
101	Nicole Bussey	2022-06-25
102	Abhishek Sa	2022-06-25
103	Danielle Dievert	2022-06-25
104	Zuriel Levites	2022-06-25
105	Jess Bennett	2022-06-25
106	ya Ma	2022-06-25
107	Haley Maebelle	2022-06-25
108	emma gudmundson	2022-06-26
109	Eden Giavedoni	2022-06-26
110	Madeline Giavedoni	2022-06-26
111	Tanya Nestoruk	2022-06-26
112	Ellie Farzaman	2022-06-26
113	Andy Wu	2022-06-26
114	Madeline Christie	2022-06-26
115	Jeff Samson	2022-06-26
116	Kevin Murphy	2022-06-26
117	MariePier Gentes	2022-06-26
118	Jolene Settee	2022-06-26
119	Alex Johnson	2022-06-26
120	Tracy Oveisi	2022-06-27

	Name	Signed On
121	Tina Schneider	2022-06-27
122	Bella Story-taku19	2022-06-27

Reasons for Signing:

Name: Jeannette Garcia; Date: 2022-06-19

"I do not agree with this change. Individual property owners should not be held responsible for the housing crisis in Ucluelet. This will create a lack of flexibility for home owners and adversely affect property values by discouraging people from continuing to call Ucluelet home as well as discourage new citizens from making Ucluelet home. Ucluelet already has very strict zoning rules to curb it from becoming out of hand but this goes too far. We have this zoning already and taking the option away from property owners is wrong. Especially when we've paid property taxes for years to be able to have a B&B if we so chose. This seems like a way for the district to make their lives easier but is not in the best interest of it's paying residents."

Name: Lindsey Black; Date: 2022-06-20

"Taking the original zoning away from a property and changing while giving residents little notice on something that will likely affect their property value in the future seems unfair and sets a poor precedent. This change will not increase the long term rental pool. Higher density and allowing both STR and LTR on the same property will."

Name: Jamie Carson; Date: 2022-06-21

"I do not agree with this new bylaw"

Name: Ralph Sale; Date: 2022-06-22

"The largest industry in Ucluelet is tourism over 80%. At least 26% of that is spent on Accommodation. The principal residence bnb create jobs, long term jobs., That come with a place to live. According to the city's information there are now about a hundred bnb's, and if this trend continues there would be 600. There was a comparison made by city staff that this would be the size of black rock. For every bnb comes a job and with that job comes a place to live. This is like shutting down a pulp mill. How many jobs does black Rock have that come with accommodation? Most of the people that own in Black Rock don't live here. That is money gone from the community. Also look at what it takes to build the Black Rock versus 600 bnb's. This is a huge number and probably 10 years of work for the local construction industry."

Name: Kimberley Jackson; Date: 2022-06-24

"Grand sweeping changes like this often have negative, and unintended consequences. This proposal has the potential to seriously impact the financial well being of many long-standing residents and integrated, contributing community members. Instead of targeting existing community members, other innovations solutions are available to address the housing issue, which will not cause harm to one person, or another. More thought, time, and research is needed before implementing these changes."

Name: Ellie Farzamian; Date: 2022-06-26

"I do not agree with proposed bylaw"

Monica Whitney-Brown

From: Info Ucluelet
Sent: June 24, 2022 8:10 AM
To: Monica Whitney-Brown
Subject: FW: 2022 06 29 Special Agenda / Zoning Amendment Bylaw No. 1311

-----Original Message-----

From: M H [REDACTED] >
Sent: June 23, 2022 8:03 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: 2022 06 29 Special Agenda / Zoning Amendment Bylaw No. 1311

[External]

Hello Council,

I have a question regarding the Bylaw change for Air BnB approvals.

My application ended up on Appendix C (page 248 of the Special Agenda). Appendix C is described as: "demonstrating general suitability but no real evidence of prior commitment or investment in the establishment of a Air BnB".

I did purchase a large amount of items to run the suite of my home as an Air BnB prior to the announcement of the Bylaw change. I have receipts for those purchases which were made on April 23rd.

I'd like to add those to my application.

Nowhere was it mentioned that "evidence of prior commitment" will be considered in my application, otherwise I would have added them in the first place.

Who should I contact in order to attach those receipts to my application?

My application is for 1877 Cedar Grove Pl.

Best,

Marten Heidemeyer

Monica Whitney-Brown

From: Info Ucluelet
Sent: June 27, 2022 8:28 AM
To: Monica Whitney-Brown
Subject: FW: Bylaw amendment 1310

From: Protected <[REDACTED]>
Sent: June 25, 2022 9:35 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Bylaw amendment 1310

[External]

Good day!

We are writing to express our support for amendment bylaw 1310.

The proposed changes are overdue and absolutely necessary if we want to begin to address the housing crisis in Ucluelet.

If we want to have a functioning and thriving community and economy we have to move beyond the status quo and make some concrete changes.

The proposed changes are in line with what has already been done in many large and small communities across Canada.

Our only hope is that there will be a streamlined process to seek a variance from some of the more minor technical regulations necessary to build / modify an existing structure to create housing. For example, we built a new storage shed in our backyard last year. The offset from the side of our property line is approximately 5 feet. As written, the new bylaw would requires a 3 meter offset for an ADU. Before committing to spending several thousand dollars more to covert the structure to a rental unit, we would need a variance of some kind.

If the requirements are not flexible enough we believe many potential rental units will not be realized and the benefit of the new bylaw will be significantly reduced. Adherence to building code / safety etc is obviously non-negotiable but common sense flexibility with other requirements should be in place to maximize the success of this initiative.

Regards,
 Earl & Rhonda Allen
 255 Otter Street,
 Ucluelet

a lot of potential units will

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Regarding Bylaw 1310 & Bylaw 1311
Date: June 28, 2022 8:14:50 AM

-----Original Message-----

From: Jessica Rutherford <[REDACTED]>
Sent: June 27, 2022 9:46 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Regarding Bylaw 1310 & Bylaw 1311

[External]

Hello Ucluelet Council

I am emailing today to address the inequities in the proposed restrictions for Air B&B and the Accessible Resident dwelling Units.

Although I completely understand the current housing crisis, and commend council on trying to address this. However, The current proposed changes to Bylaw 1310 & 1311 is clearly inequitable. I can't help but think this is gear to only benefits the property owners with large lots and bigger wallets. This is not and equal or equitable solution, yet appear to benefit the property owners that can't afford to build a secondary unit. The rich property owners will benefit and the people who need it most, have to share their space with long term renters. I don't see the fairness in this solution.

As a recent property owner, (condo type situation) who just finished renovations and would like to have the opportunity to do nightly rental, but does not have the land or means to build an ADU, and does not want to rent long term, as we live here most of the year, this proposed solution is unjust. Nightly rentals are a means to assist folks like us who are just getting by, to get a small income to help with the burden of a mortgage.

I trust Ucluelet council will look at this from a different lens, as and create a more fair and equitable solution.

Thank you.

Jessica

Sent from my iPhone

Paula Mason

From: Info Ucluelet
Sent: June 28, 2022 11:50 AM
To: Management Group
Cc: Paula Mason
Subject: FW: Bylaw 1310 and 1311 feedback

For you!

From: Paula de Jong <[REDACTED]>
Sent: June 28, 2022 11:36 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Bylaw 1310 and 1311 feedback

[External]

Good Afternoon,

I completely understand and agree with councils urgency and need to address the following issues

-
-
- **Prioritize long-term residential housing**
-
-
-
- **Slow and contain the proliferation of short-term vacation rentals within residential neighbourhoods**
-
-
- **Create opportunities for more diverse and new forms of housing, with a priority on more affordable forms of housing**
-
-
-
- **Create opportunities for the development of new rental housing.**
-

However, I don't believe that taking the B&B designation away from all single-family residential zones is the correct approach and urge more time and consideration into these bylaw amendments. While we are part of the overlay and will be able to keep operating our b&b as long as we pay our business license fees, I wanted to express our concerns for the bylaw amendments.

We currently operate a B&B with a long term tenant manager and plan to move to Ucluelet full time in the future, once our jobs permit. Operating a b&b within our home is part of our future retirement plan, and if done properly should be an allowed activity for single family residential property owners. The b&b is a much needed

mortgage helper in times of increasing interest rates and inflation. It also allows us to offer our long term rental unit at a discounted affordable rate in exchange for the caretaking and management role.

Council presented an image of a floor plan that included 3 hotel style B&B rooms attached to a dwelling unit. I agree that this is a stretch on what the B&B use is meant for and should be addressed through new building permit applications.

I'm concerned that in the short term, these amendments will have the opposite effect as owners rush to be included in the overlay. Rather than a blanket removal, I urge council to consider adding more flexibility in zoning for creative long term rental options with laneway homes, tiny homes and RV pads, while controlling new builds or renovations that are developing their properties to be a single dwelling with multiple hotel rooms through the building permit application process.

Thank you for your time and consideration in this matter,

Paula de Jong - 405 Marine Drive

Paula Mason

From: Danielle Dievert <[REDACTED]>
Sent: June 28, 2022 12:41 PM
To: Community Input Mailbox; Info Ucluelet
Cc: [REDACTED]
Subject: Bylaw 1310 and 1311

[External]

Hi,

I wanted to voice some concerns about bylaw 1310 and 1311. We are lucky to live in such a beautiful province where people want to live and travel. I totally understand the housing crisis in ucluelet as, in general, BC is seeing this in many towns and cities. Something has to be done for the locals. Having said that, I know there is also a shortage of rental locations in ucluelet and tofino as many friends try to rent here over the summer and are unable to. Getting camping spots over the summer is almost impossible for anyone that isn't booking many months in advance. The housing, rentals, and camping are all low compared to the demand.

I can understand the want to add more long term rentals to the market. However, I don't believe this is the correct approach. Taking away from locals who have purchased their lot specifically for the zoning can hurt them in numerous ways including:

- Loss in market value for the zoning change. They purchased the lot specifically for the zoning not only has financial loss but emotional distress and suffering.
- Feasibility for financing the property is greatly reduced from removing the b&b mortgage helper from the property. This could result in us being unable to build and live in our house here in ucluelet pushing more locals out of town from unaffordability.
- Operating b&b within our home is part of our retirement plan, and if done properly should be allowed activity for the property owners.
- Small lots in R4 cannot add the auxiliary ADU building. There is just not enough space for two livable buildings.
- Small lots in R4 have a tiny allowed GFA which does not provide a large enough space for a long term rental suite and a large enough main residence.
- Having a long term tenant does not allow the owner to have family and friends stay in the unit. With R4 zoning, the GFA is so small that additional spare rooms cannot be built so they have to rely on using the b&b to have family stay.
- Long term suites cost more to build then b&bs for the full kitchen and floor space putting more financial risk on the owner
- Applying for b&b during the permit process adds a lot more time and money to the building permit process increasing the financial risk to the owner.
- People will continue to request the variance for the b&b which will result in significant additional work for the municipality to review and assess. This will be more costly to the municipality and overload the already overloaded jobs

As you can see, there are many reasons that this bylaw does not help the land owners/ locals of ucluelet.

What can be done to help the locals are to:

- Request more from the developers that are building in this town. Request more money put towards the community. This can be put towards more affordable housing or adding camping/ long term RV rental locations.

- Require developers to put at least 25% of their properties into affordable homes/units.
- Push for affordable rent controlled or purchase price controlled condominiums. Condos require smaller floor prints and can house many families. See WHA (whistler Housing Authority) for examples.
- Give tax rebates to people who rent to long term tenants in secondary suites.
- Increase the GFA for residential zones, especially R4, to allow more secondary suites to be built to increase the density of tenants/renters on properties.
- Allow more tiny homes, van dwellers to rent on properties.
- Add more long term van / RV rental areas. More affordable for locals and low cost to the community.

What we can't do is take away what locals have purchased for their dream home in ucluelet or increase the workload for the municipality. It is hard enough for people to afford land and houses and then to take away a large aspect that makes it feasible is disheartening. We need to increase the locations that are affordable for the locals. Since we cannot increase the size of the town, we can increase the density. Allow more GFA, more suites, more allowable RV/Van dwellers to rent.

I really hope that this bylaw does not get passed by the council and other steps are taken towards helping the housing crisis in ucluelet.

Warm Regards,
Danielle Dievert
329 Pass of Melfort

Paula Mason

From: Jeannette & Chris Garcia <[REDACTED]>
Sent: June 28, 2022 12:59 PM
To: Community Input Mailbox
Subject: Public Hearing

[External]

Re: Bylaw Amendment 1310, 2022 Housing vs B&B's

We strongly oppose this Bylaw to change from the current zoning allowing B&B's in residential properties. Property owners should not be held responsible for the current housing crisis that the district of Ucluelet has failed to act on with any sense of urgency. This is low hanging fruit and an easy way out. Energy needs to be focused in another direction where a viable impact can be made.

Thank you,
Chris and Jeannette Garcia

Paula Mason

From: Arnaud Dagenais [REDACTED]
Sent: June 28, 2022 2:23 PM
To: Community Input Mailbox
Subject: Public Hearing

[External]

To whom it may concern,

In response to the zoning amendment and development permit for 604 Rainforest Drive

As citizens of Rainforest Drive, please hear our concerns in regards to the proposed planning of the 604 Rainforest Drive project.

We already find Rainforest Drive to be seeing too much traffic for what it is, being a small winding residential road that many young families call home. We find that the proposed project would increase the traffic even more, making it less safe to raise a family.

We find the proposed plan to be unrealistic regarding their dedicated one parking spot per unit on the townhouses. In the scenario of plan A, I'm assuming the units would allow up to six guests, meaning up to three cars per unit where only one would be provided. Even if it is welcoming only four guests, the vast majority of those will show up with two vehicles (by experience, we own a two bedroom rental property on Boardwalk blvd) In the scenario of plan B, most families nowadays own two vehicles. We simply cannot wrap our minds around having only one parking spot per unit. There is nowhere to park on Rainforest Drive nor on Marine Drive, meaning the overflow would be heading towards the already very busy big beach parking lot.

We find the selling argument of this project is to include a medical clinic at the ground floor, but as far as we know the Ukee clinic is shortly going to shut down because it is simply too expensive to run. The issue is not real estate in this case, but rather the cost of operation. We doubt having a new unit for the clinic would bring the cost down.

While we understand some projects require increase in allowable gross floor area, increasing by 2.6 times the allowable gross floor area is nothing short of shocking. We find the trade for a clinic space that might be forced to close in two years for a humongous hotel-like building is not a fair one.

Finally, we find the beauty and peaceful aspect of Rainforest Drive would be absolutely compromised if such a project was to be allowed.

Thank you for considering our opinion at the time of your decision.

Sincerely,
Arnaud Dagenais and Sabrina Girard

Sent from my iPhone

Paula Mason

From: Hailey Till [REDACTED]
Sent: June 28, 2022 3:37 PM
To: Info Ucluelet
Subject: Zoning bylaw changes 1310 and 1311 - r1 bnb

[External]

Dear council,

I'm writing today as a locally employed, homeowner who doesn't support the bylaw changes 1310 and 1311. My partner has been in the community working for locally owned businesses since 2006, teachings surf lessons, working at the local store, and volunteering. We moved to Ucluelet in 2015 and bought our home with long term plans knowing the allowed zoning for bnb could help our family financially in the future.

We have done long term rentals multiple times, and now house my disabled mother, and brother who works as a full time cook at a local restaurant. It now feels like we're being punished for having done long term housing the last 7 years instead of bnb. If the district believes this bnb zoning is the problem then why are they rewarding those who have been doing it for so long already by grandfathering them in?.

When we purchased our home it came with the zoning to allow a bnb. We purchased this home with long term plans, we chose it over other homes knowing we had this zoning and the opportunity to support ourselves in our old age, along with put our children through post secondary, and pay for an old age home for my mother. Allowing some families to have the opportunity to make drastically more money is essentially securing a higher quality of life for one group and taking it away from another. **We all bought our properties with this zoning and should all have the opportunity to retain it and use it.**

I agree that bnbs in homes should only be allowed when there is a primary resident also living on the property, be it a long term tenant or the homeowner. I also believe home owners who are operating bnbs should be employed in the community, or had been prior to retirement.

In the last 20 years multiple large condo buildings (Moorage, The Ridge, and Primera) have been approved and built, majority of which are occupied by short term vacation rentals, only a small fraction are lived in by primary residents or rented out long term. Why haven't any large condo buildings been built that are for long term use only? Why are self contained condos being built for the main purpose of vacation rental? Why do new neighborhoods get built with short term rental zoning? Why is the district and council taking away the privilege of bnb for local residents who reside in their home and work in the community? Perhaps the district should remove the vacation rental status of these large condo buildings rather than bnb zoning of local primary residents. This would free up much more long term housing and not take away from local primary residents having the opportunity to make income from the home they dwell in. Homeowners who dwell in their home should have the right to decide how they use it, especially when they were sold the home with this usage. **Too many buildings and condos in this town are used solely as vacation rentals without any full time residents living in the home,** nor providing staff housing. This is where the district needs to focus their energy. Not on primary local residents private homes. Many of who work at local businesses, such as the local schools, hospital, retail, black rock, the Ucluelet district, coop, restaurants, and many other local employers.

Another positive change would be allowing people to do both long term and short term rentals as well as reside in the home as a primary resident. Having a bnb would help subsidize the cost of also having a long term rental, or long term rental carriage house. Homeowners would actually be able to afford the build of a carriage house if they also had a bnb. The cost of building is substantial and building a carriage house without subsidizing part of the cost wont create long term affordable rentals.

This zoning change essentially punishes the homeowners who have done long term rental instead of bnb in their home. It's taking away value from their home along with the opportunity to benefit and provide their families with a higher quality of life.

Please reconsider this change for the sake of many local home owners who bought their homes under the fact they could **bnb part of their home** to help cover the costs of living in the community.

Thank you.
Hailey Till