



REPORT TO COUNCIL

Council Meeting: November 12, 2024
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: MADDIE HAYNES, PLANNING ASSISTANT

FILE NO: 3360-20 RZ24-12 & 3090-20 DVP 24-09

**SUBJECT: ZONING AMENDMENT AND DEVELOPMENT VARIANCE PERMIT
AT 1983 ATHLONE ROAD**

REPORT NO: 24-115

ATTACHMENT(S): APPENDIX A - APPLICATION
APPENDIX B – ZONING AMENDMENT BYLAW NO. 1359, 2024
APPENDIX C – DEVELOPMENT VARIANCE PERMIT 24-09

RECOMMENDATION(S):

THAT Council, with regard to the proposed re-zoning, allow an ADU at 1983 Athlone Road:

1. Direct staff to give notice of first reading to *District of Ucluelet Zoning Amendment Bylaw No. 1359, 2024*.
2. Direct staff to give statutory notice to receive input on the Development Variance Permit 24-09.

BACKGROUND:

A re-zoning (REZ) application was received in August 2024, and a Development Variance Permit (DVP) application was received in October 2024 for the property located at 1983 Athlone Road (see **Figure 1**); PID 018515371, Lot 1, Plan VIP57627, District Lot 284, Clayoquot Land District (the “subject property”).

ZONING & LAND USE

The subject property is zoned for Vacation Rental (VR-1) use and is located within a neighbourhood of homes designated as Single Family Residential (R-1 and CD-1.1.1 zones). It is also directly adjacent to a District-owned property zoned Public Institutional (P-1). Currently, the property is developed as a Single-Family Dwelling (SFD).



Figure 1. Subject property

DISCUSSION:

REZONING

The applicant has applied for a zoning amendment to allow *Accessory Residential Dwelling Unit (ADU)* as a secondary permitted use on the property. The intent of the applicant is to construct the ADU to allow multi-generational family to reside on the property and provide live-in care for a family member. The applicant has provided further details within an intent letter (See **Appendix A**).

Within the *Official Community Plan Bylaw No. 1306, 2022*, the subject property is designated as Single-Family. The proposed rezoning application aligns with planned long-term use, as well as policies for infill housing within existing neighbourhoods (see [OCP Policy 3.131](#)).

Zoning Amendment Bylaw No. 1310, 2022, included an amendment to allow ADUs as a secondary permitted use in all single-family residential zones aside from R-5 (Compact Single-Family Residential). ADUs were not included within the R-5 zone (which applies only to the Lot 13 attainable housing development) due to small lot sizes. As *Bylaw No. 1310* focused on residential zones, the VR-1 zone was not included within this amendment. However, given that the VR-1 zone also allows SFD as a principal use, it would be supportable to allow for the proposed ADU use.

VARIANCE

The applicant is requesting a variance to reduce the allowable VR-1 front yard setback by 1.5 meters, from 7.5 meters to 6 meters. This aligns with similar setback distances as per the recently adopted *Zoning Amendment Bylaw No. 1346, 2024* made to align with the provincial SSMUH site standards. The proposal complies with all other ADU-specific (Section 408) and current VR-1 zoning provisions.

SERVICING

The applicant will be required to complete minor work to connect both water and sewer services to the new structure. However, no major upgrades or service extension are needed, as adequate water and sewer capacity is available at the site's frontage.

BUILDING

The subject building appears to be a two-storey, Part 9 dwelling for which a building permit under the current BC Building and Plumbing Code will be required.

FIRE SERVICES

The fire department does not have any immediate concerns with the application. The applicant is required to follow the District of Ucluelet's Fire Services Development Design Guidelines regarding accessory dwelling units.

ANALYSIS OF OPTIONS:

A	Give notice of first reading to Bylaw No. 1359, and direct staff to give statutory notice for DVP24-02	<u>Pros</u>	<ul style="list-style-type: none">Allows the applicant to construct housingProvides infill housing in existing residential neighbourhood
		<u>Cons</u>	<ul style="list-style-type: none">Unknown at this time
		<u>Implications</u>	<ul style="list-style-type: none">Would allow the application to proceed
B	Provide alternate direction	<u>Pros</u>	<ul style="list-style-type: none">Achieves the goals and objectives as identified by Council
		<u>Cons</u>	<ul style="list-style-type: none">Unknown at this time
		<u>Implications</u>	<ul style="list-style-type: none">Unknown at this time
		<u>Suggested Motion</u>	THAT Council (<i>provide alternate direction here</i>).
C	Reject the application	<u>Pros</u>	<ul style="list-style-type: none">Unknown at this time
		<u>Cons</u>	<ul style="list-style-type: none">Does not allow the applicant to construct housing
		<u>Implications</u>	<ul style="list-style-type: none">The application would not proceed
		<u>Suggested Motion</u>	<ul style="list-style-type: none">No motion required.

POLICY OR LEGISLATIVE IMPACTS:

This application impacts the *District of Ucluelet Zoning Bylaw No. 1160, 2013* by adding a text amendment to section VR-1.1.2 (see **Appendix B**) and variance of section VR-1.6.1(2)(a) (see **Appendix C**). This application is consistent with the *Official Community Plan* and the *Local Government Act*.

It is important to note that *Bill 44 – 2023 Housing Statutes (Residential Development) Amendment Act, 2023* amended Section 464.3 of the *Local Government Act*, and now states that:

“(3) A local government must not hold a public hearing on a proposed zoning bylaw if

(a) an official community plan is in effect for the area that is the subject of the zoning bylaw,

(b) the bylaw is consistent with the official community plan,

(c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and

(d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development,”

Where a public hearing would have previously been held, this legislative change prohibits a public hearing for *District of Ucluelet Zoning Amendment Bylaw No. 1342, 2024*.

NEXT STEPS:

If Council proceeds to the first reading of *District of Ucluelet Zoning Amendment Bylaw No. 1359, 2024* staff would undertake the necessary notifications to give notice of first reading of the bylaw, and also to enable public input on the accompanying Development Variance Permit. If the Bylaw is adopted, then subject to public input the Development Variance Permit 24-09 could then be approved by Council.

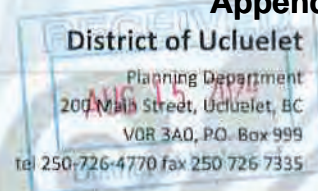
Respectfully Submitted:

Madeleine Haynes, Planning Assistant

Bruce Greig, Director of Community Planning

Duane Lawrence, Chief Administrative Officer

Development Application



Type of Application

An application is submitted for one or more of the following:

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Development Variance Permit |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Development Permit (no variances) | <input type="checkbox"/> Board of Variance |
| <input type="checkbox"/> Development Permit (with variances) | <input type="checkbox"/> Strata Conversion |
| <input type="checkbox"/> Development Permit Amendment | <input type="checkbox"/> Subdivision |

Description of Property

Civic Address (es): 1983 ATHLONE RD, UCLUELET, BC
 Legal Description: Lot 1 Plan VIP57627 Block _____ Section 21 DL _____

Applicant Information

Notice of Disclosure to Applicant(s): The following contact information will be available to the public and may be posted on the Districts' website to allow interested parties to contact you about this application.

Applicant name: CHANTALLE WILSON Company name: _____
 Mailing address: 1983 ATHLONE RD, UCLUELET, BC Postal Code: v0r3a0
 Tel : _____ Cell : _____
 Email : _____ Fax : _____

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant Signature: *Chantalle Wilson* Date: Aug. 15 / 24

Registered Owner(s)

List all registered owners. For strata properties, provide accompanying authorization from all strata owners (not just strata corp.). If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors".

Registered Owner (s) name: Victor Wilson, Susan Wilson, Chantalle Wilson
 Mailing address: 1983 ATHLONE RD, UCLUELET, BC, POBOX 1062 Postal Code: VOR3A0
 Tel : _____ Cell : _____
 Email : _____ Fax : _____

Freedom of Information and Protection of Privacy Act (FOIPPA): Personal information is collected, used and disclosed under the authority of the Local Government Act, and section 26 (c) of the FOIPPA. The information will be used for the purpose of processing this application.

Owner Signature: *Chantalle Wilson* Date: Aug. 15 / 24

Office Use Only:

Folio No.: <u>186.006</u>	File No.: <u>R224-12</u>	Date: <u>AUG 15 / 24</u>	Receipt No.: <u>75445</u>	Fee: <u>\$1500.00</u>
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District of Ucluelet Planning Department
200 Main Street,
POBox 999,
Ucluelet, BC,
V0R3A0

Date: August 14 2024

Attn: Bruce Greig, Mayor and Council
Re: Zoning Amendment, 1983 Athlone Rd, Ucluelet, BC.
LOT 1, SECTION 21, CLAYOQUOT DISTRICT, PLAN VIP57627, PID 018-515-371
Zoning VR-1

Project Intent:

This application is to request a zoning amendment to allow the construction of an Accessory Dwelling Unit on a property with VR-1 zoning.

The intent is to use the ADU to allow our multi-generational family to live together on the property to provide affordable live in care for a family member who has suffered a stroke and requires a caregiver be present.

The advantage of the ADU is that the separation of the dwelling unit would be more conducive to quiet respite for recovery rather than a secondary suite attached to the main house.

Project Overview:

1983 Athlone Rd is a relatively large property with an existing single family residence located on the eastern property line with substantial remaining property. Currently zoned VR-1 there is an existing single nightly rental unit in the lower level of the home.

The location of the residential housing unit is located at the western end of the property.

The size of lot would allow for a unit of 90m² to be built with associated designated yard space as well as one parking space.

The plans adhere to all size, setback, height, FAR and lot coverage requirements.

Architecture:

The ADU has been designed to fit seamlessly into the neighbourhood borrowing materials and architectural style of neighbouring residences.

The building is tucked into the western portion of the property and would be accessed via the existing gravel road stubbing off the cul-de-sac at the top of Athlone Rd.

There is a substantial separation between the proposed structure and the existing residence and it is anticipated this would not appear as an over densification of the property and would not negatively impact the form and character of the neighbourhood.

In Conclusion:

We hope to have your support to allow us to build this much needed housing on our property for the care of a family member which otherwise would not be possible under the current zoning.

Sincerely

Victor, Susan, Thalia and Chantalle Wilson

1983 Athlone Rd
Uchuelet, BC
V0R3A0

Appendix A
Appendix A

ALL SURVEY INFORMATION IN THIS DRAWING IS FOR GENERAL PURPOSES ONLY. THIS INFORMATION IS NOT TO BE USED IN ANY LEGAL MANNER. THE ENGAGEMENT OF A BRITISH COLUMBIA LAND SURVEYOR (BCLS) WILL BE REQUIRED TO CONFIRM ALL LEGAL INFORMATION IF REQUIRED.

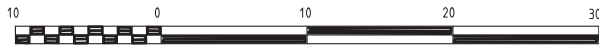
The following non-financial charges are shown on the current title and may affect the property
353611G - Right of Way
Parcel dimensions shown hereon are derived from Land Title Office records.

This sketch represents a site improvement survey and is not intended for the purposes of a survey/mortgage certificate.

Site Plan of:
Lot 1, District Lot 284,
Clayoquot District, Plan VIP57627

Parcel Identifier: 018-515-371
Civic address: 1983 Athlone Road, Ucluelet

SCALE - 1 : 500



All distances are in metres and decimals thereof

(plot on 8.5" x 11" sheet)

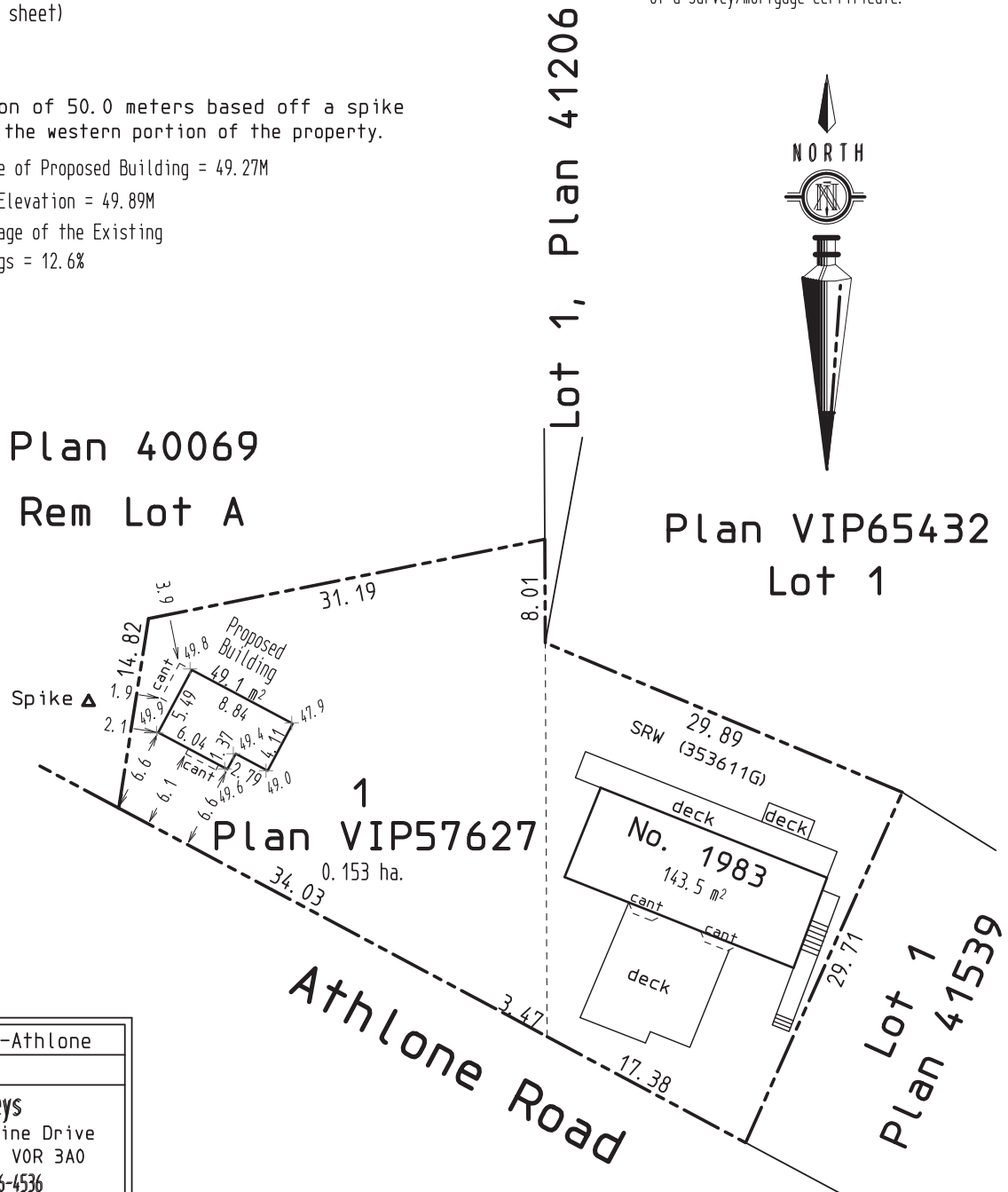
LEGEND

Assumed elevation of 50.0 meters based off a spike located just off the western portion of the property.

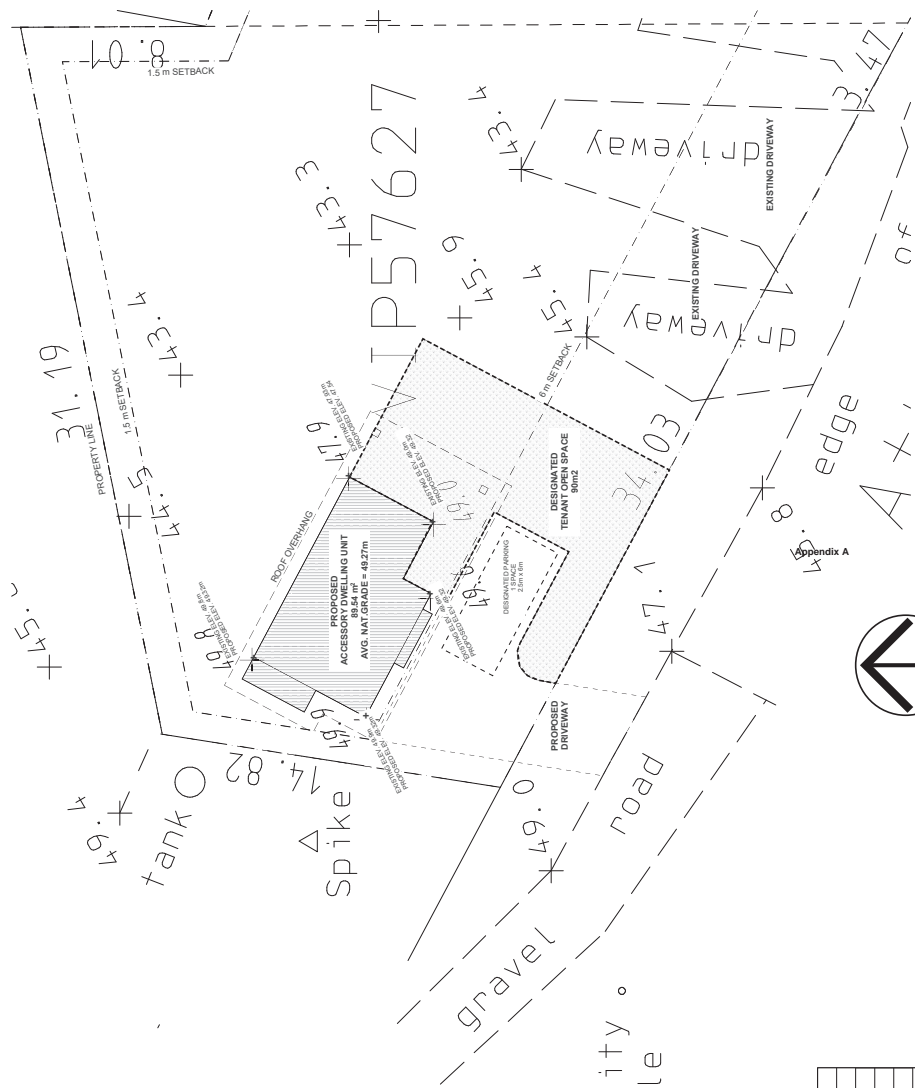
Average Natural Grade of Proposed Building = 49.27M

Proposed Main Floor Elevation = 49.89M

Percentage Lot Coverage of the Existing and Proposed Buildings = 12.6%



FILE: 254-Athlone
DWG/DATE: 2024-09-25
AG Surveys
545 - 110 Marine Drive
Ucluelet, BC V0R 3A0
phone (250) 266-4536



1 SITE PLAN
9:6 Scale: 1:100m

Site Plan of:
Clayoquot District, Plan VIP57627

Parcel Identifier: 08-515-371
Civic address: 1983 Athlone Road, Ucluelet

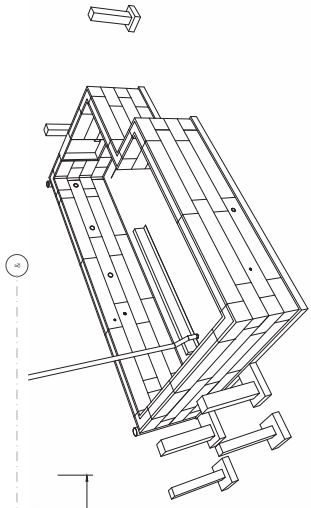
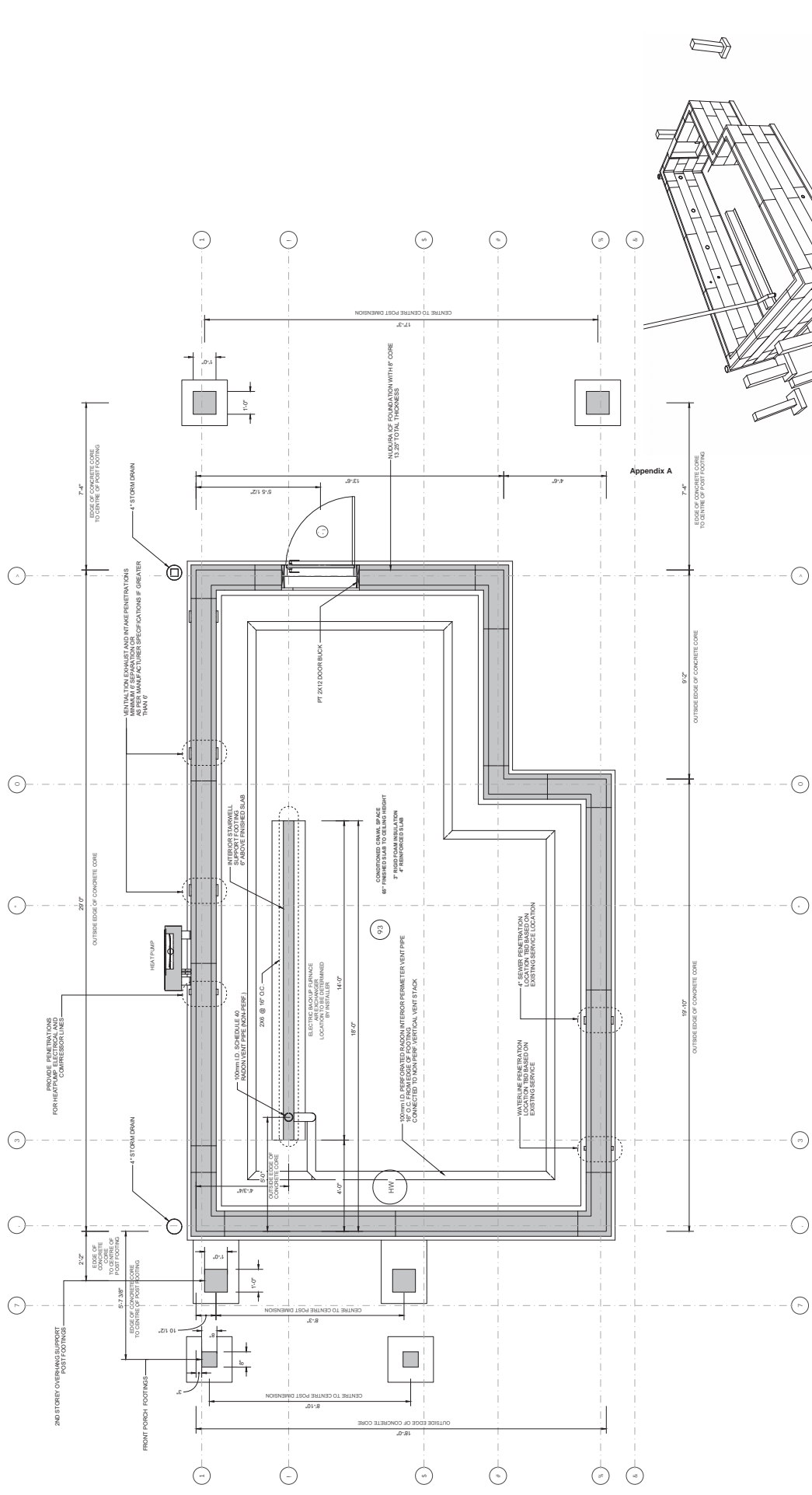
SCALE - 1:500

LEGEND
Assumed elevation of 50.0 meters based off a spike located just off the eastern portion of the property.
Proposed 10m Floor Elevation = 48.27m
Percentage for Coverage of the Existing and Proposed Buildings = 10%

FILE INFORMATION
Project: 1983 Athlone Road
Drawing: S15-01
Date: 09-26-24

NOTE: SETBACKS SHOWN FOR ADU ONLY
SINGLE FAMILY RESIDENCE SUBJECT TO SETBACKS DEFINED UNDER VR1 OF THE UCLUELET ZONING BY/LAW
ADU REQUIRES ZONING AMENDMENT

2) 18' @ 1ST I	18' @ 1ST I	345 > 41 : 50
< 0' @ < 6P	(18	709
> 145' @ 771" 8906, 73: P	81.8	709
10718771" 8906, 73: P	1 % 1 8	709
5601.4189" 08906, 73: P	1 1 1	709
0C601.4189" 08906, 73: P	UM	UM
46834B017@0P	%N	709
	1) 8111 & NJ	
- R - : :) D(# + . . . R) R) 1		
19685/441P	# 8&8ST 1 8	
15" 8/441P	# (8ST 1 8	
6467/87" - P	O % # ST 1 81% & NJ	709
0C 96.5@8109" 0530P	1 1 * S&ST 1 8115 INJ	
6467/8.53/ . . . 5@0C:96.5@89>" P	S * * S&ST 1 811 (NJ	709
= R) D(B) DC1	9: EF	%'
= R) . . . + #BEC1	96GD	%'



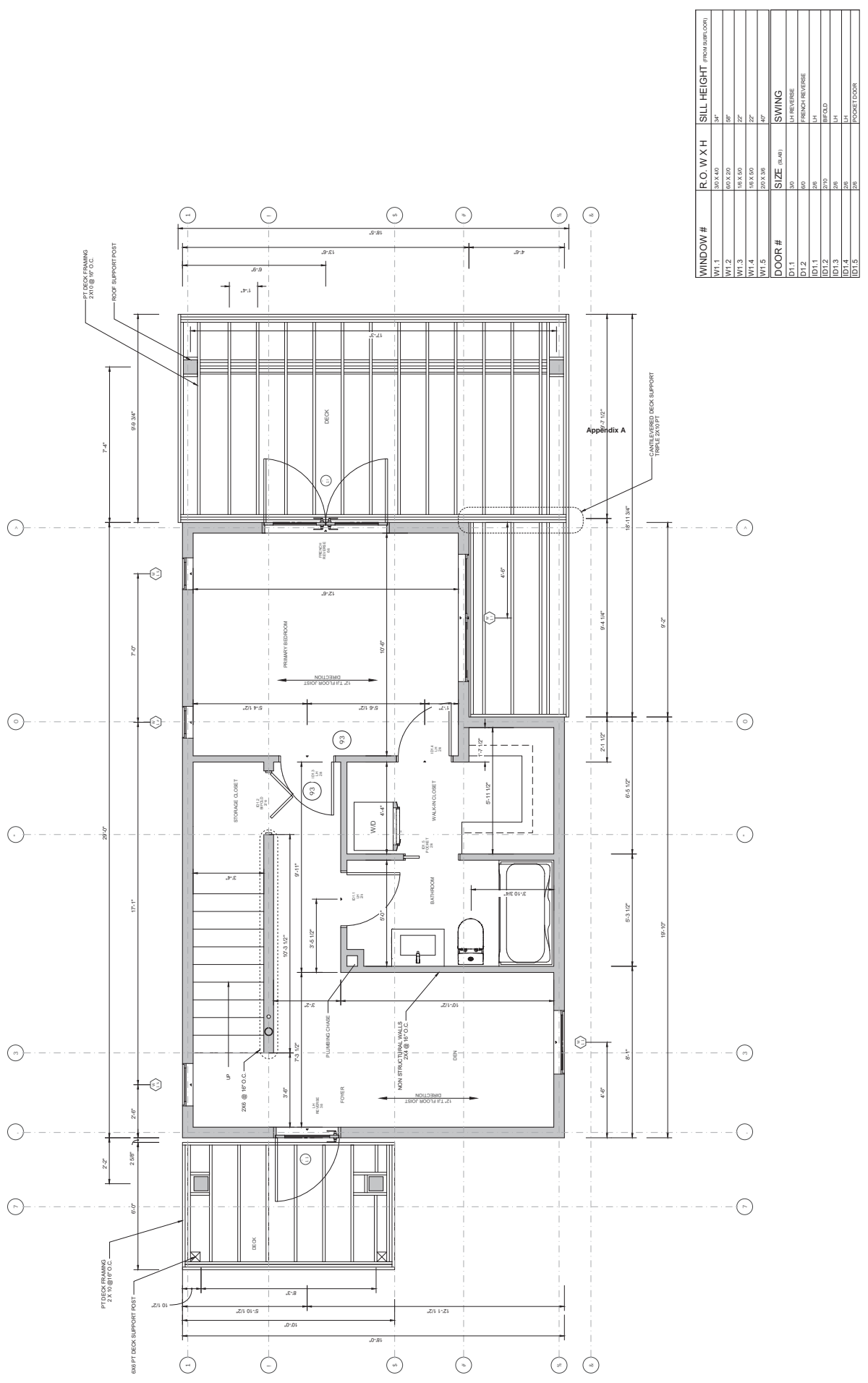
Appendix A

DOOR #	SIZE (x H)	SWING
D0.1	10'0"	RH REVERSE CUSTOM HEIGHT



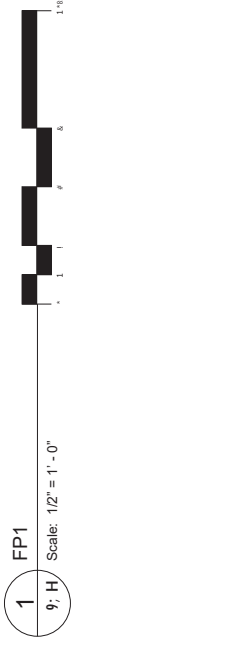
NOTES:
DIMENSIONS FROM OUTSIDE EDGE OF 8" CONCRETE CORE
FOOTING DIMENSIONS AND STRUCTURAL HARDWARE
SPECIFICATIONS BY OTHERS
CONTRACTOR TO VERIFY CORNERS AND SETBACKS WITH
SURVEYOR PRIOR TO FOUNDATION PLACEMENT

9.3 INTERCONNECTED SMOKE CARBON MONOXIDE
DETECTOR

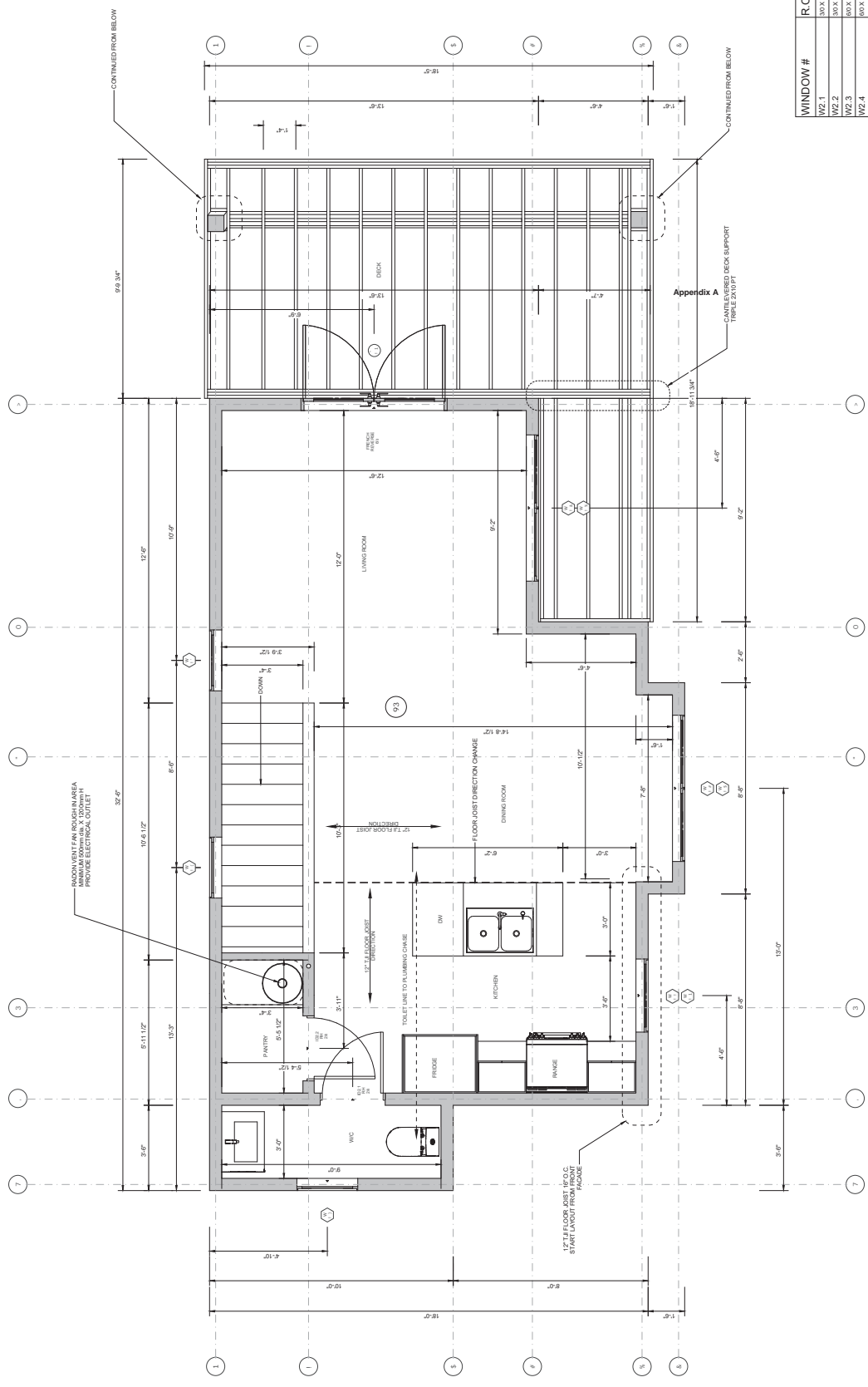


WINDOW #	R.O. W X H	SILL HEIGHT (FROM SUBFLOOR)
W1.1	101 X 4.0	34"
W1.2	101 X 2.0	86"
W1.3	115 X 5.0	22"
W1.4	115 X 5.0	22"
W1.5	201 X 3.8	40"

DOOR #	SIZE (S.W.)	SWING
D1.1	36"	R-REVERSE
D1.2	36"	R-REVERSE
D1.3	36"	R-REVERSE
D1.4	36"	R-REVERSE
D1.5	36"	R-REVERSE
D1.6	36"	R-REVERSE
D1.7	36"	R-REVERSE
D1.8	36"	R-REVERSE
D1.9	36"	R-REVERSE
D1.10	36"	R-REVERSE
D1.11	36"	R-REVERSE
D1.12	36"	R-REVERSE
D1.13	36"	R-REVERSE
D1.14	36"	R-REVERSE
D1.15	36"	R-REVERSE
D1.16	36"	R-REVERSE
D1.17	36"	R-REVERSE
D1.18	36"	R-REVERSE
D1.19	36"	R-REVERSE
D1.20	36"	R-REVERSE
D1.21	36"	R-REVERSE
D1.22	36"	R-REVERSE
D1.23	36"	R-REVERSE
D1.24	36"	R-REVERSE
D1.25	36"	R-REVERSE
D1.26	36"	R-REVERSE
D1.27	36"	R-REVERSE
D1.28	36"	R-REVERSE
D1.29	36"	R-REVERSE
D1.30	36"	R-REVERSE
D1.31	36"	R-REVERSE
D1.32	36"	R-REVERSE
D1.33	36"	R-REVERSE
D1.34	36"	R-REVERSE
D1.35	36"	R-REVERSE
D1.36	36"	R-REVERSE
D1.37	36"	R-REVERSE
D1.38	36"	R-REVERSE
D1.39	36"	R-REVERSE
D1.40	36"	R-REVERSE
D1.41	36"	R-REVERSE
D1.42	36"	R-REVERSE
D1.43	36"	R-REVERSE
D1.44	36"	R-REVERSE
D1.45	36"	R-REVERSE
D1.46	36"	R-REVERSE
D1.47	36"	R-REVERSE
D1.48	36"	R-REVERSE
D1.49	36"	R-REVERSE
D1.50	36"	R-REVERSE
D1.51	36"	R-REVERSE
D1.52	36"	R-REVERSE
D1.53	36"	R-REVERSE
D1.54	36"	R-REVERSE
D1.55	36"	R-REVERSE
D1.56	36"	R-REVERSE
D1.57	36"	R-REVERSE
D1.58	36"	R-REVERSE
D1.59	36"	R-REVERSE
D1.60	36"	R-REVERSE
D1.61	36"	R-REVERSE
D1.62	36"	R-REVERSE
D1.63	36"	R-REVERSE
D1.64	36"	R-REVERSE
D1.65	36"	R-REVERSE
D1.66	36"	R-REVERSE
D1.67	36"	R-REVERSE
D1.68	36"	R-REVERSE
D1.69	36"	R-REVERSE
D1.70	36"	R-REVERSE
D1.71	36"	R-REVERSE
D1.72	36"	R-REVERSE
D1.73	36"	R-REVERSE
D1.74	36"	R-REVERSE
D1.75	36"	R-REVERSE
D1.76	36"	R-REVERSE
D1.77	36"	R-REVERSE
D1.78	36"	R-REVERSE
D1.79	36"	R-REVERSE
D1.80	36"	R-REVERSE
D1.81	36"	R-REVERSE
D1.82	36"	R-REVERSE
D1.83	36"	R-REVERSE
D1.84	36"	R-REVERSE
D1.85	36"	R-REVERSE
D1.86	36"	R-REVERSE
D1.87	36"	R-REVERSE
D1.88	36"	R-REVERSE
D1.89	36"	R-REVERSE
D1.90	36"	R-REVERSE
D1.91	36"	R-REVERSE
D1.92	36"	R-REVERSE
D1.93	36"	R-REVERSE
D1.94	36"	R-REVERSE
D1.95	36"	R-REVERSE
D1.96	36"	R-REVERSE
D1.97	36"	R-REVERSE
D1.98	36"	R-REVERSE
D1.99	36"	R-REVERSE
D1.100	36"	R-REVERSE



NOTES:
 DIMENSIONS INCLUDE EXTERIOR SHEATHING
 INTERIOR WALLS MEASURED FROM TO FRAMING
 INTERCONNECTED SMOKE CARBON MONOXIDE
 DETECTOR



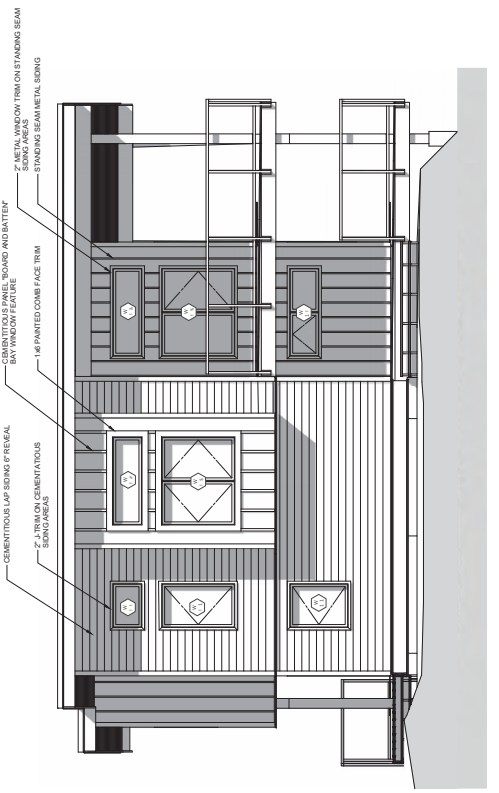
WINDOW #	RO. W X H	SILL HEIGHT	FROM FINISH FLOOR
W2.1	30' X 5.00	18"	
W2.2	30' X 2.00	94"	
W2.3	30' X 5.00	18"	
W2.4	30' X 2.00	94"	
W2.5	30' X 5.00	18"	
W2.6	30' X 2.00	94"	
W2.7	30' X 5.00	18"	
W2.8	30' X 2.00	94"	
W2.9	28' X 4.00	34"	

DOOR #	SIZE	(S. 44)	SWING
D2.1	6'0"		FRENCH REVERSE
D2.2	6'0"		RH
D2.3	6'0"		RH

1 FP2
 9:7
 Scale: 1/2" = 1'-0"

NOTES:
 DIMENSIONS INCLUDE EXTERIOR SHEATHING
 INTERIOR WALLS MEASURED FROM TO FRAMING
 923 INTERCONNECTED SMOKE/CARBON MONOXIDE
 DETECTOR

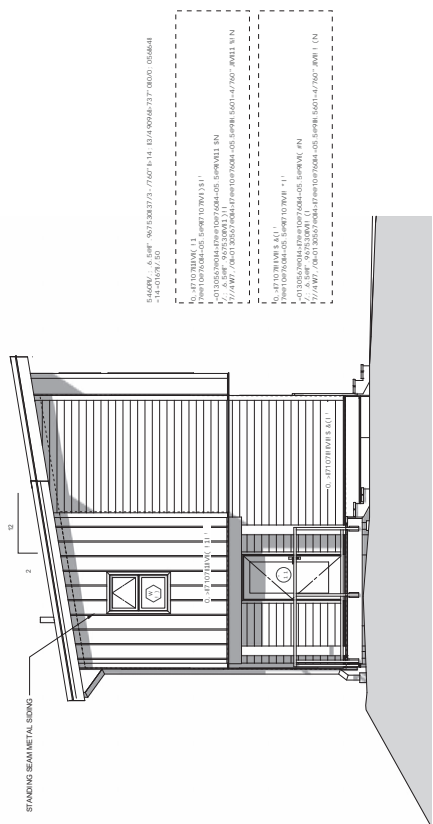




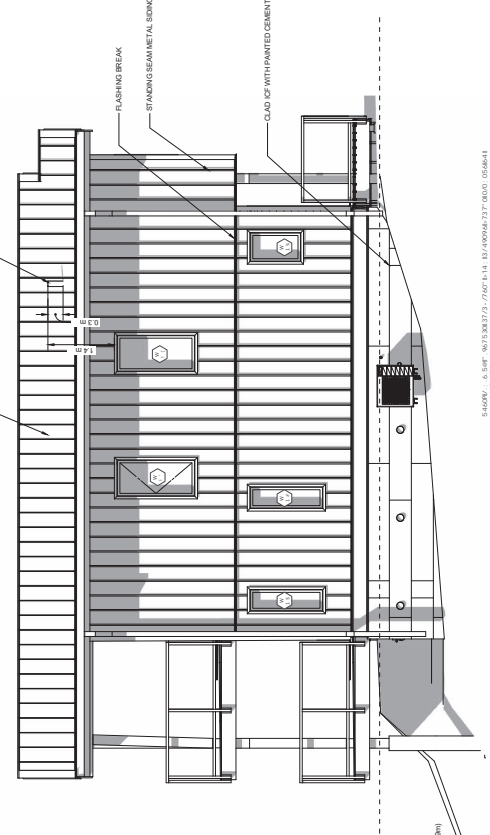
1 ELEVATION 1 (FRONT)
 9; F Scale: 1/4" = 1'-0"



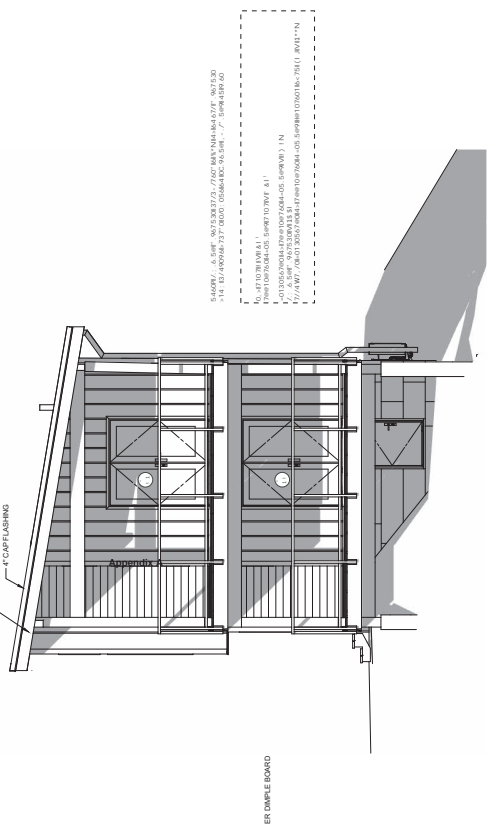
2 ELEVATION 2 (SIDE)
 9; F Scale: 1/4" = 1'-0"



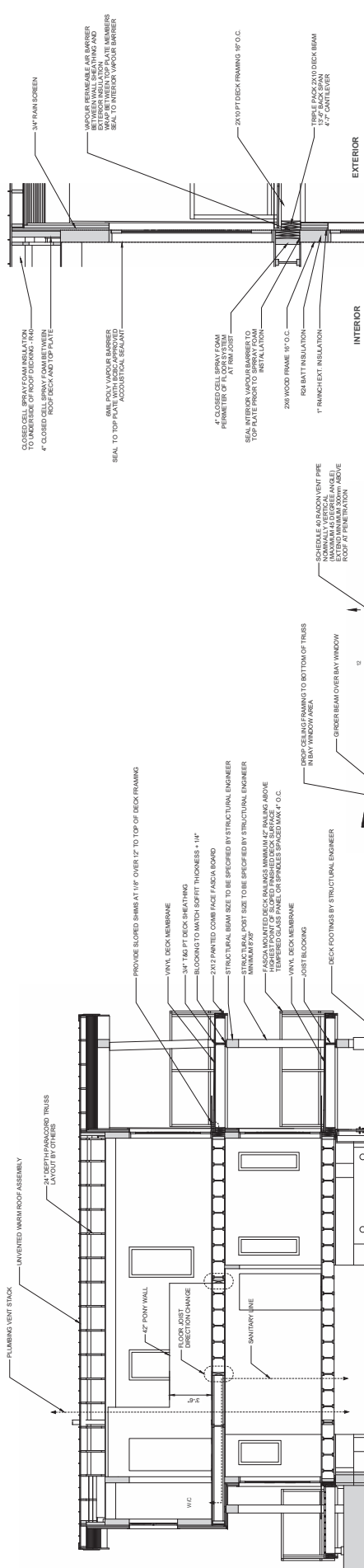
3 ELEVATION 3 (REAR)
 9; F Scale: 1/4" = 1'-0"



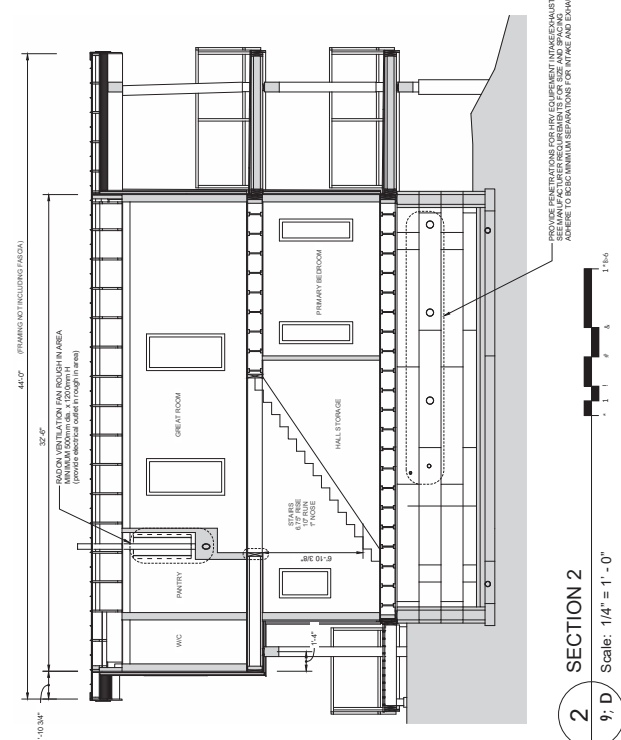
4 ELEVATION 4 (SIDE)
 9; F Scale: 1/4" = 1'-0"



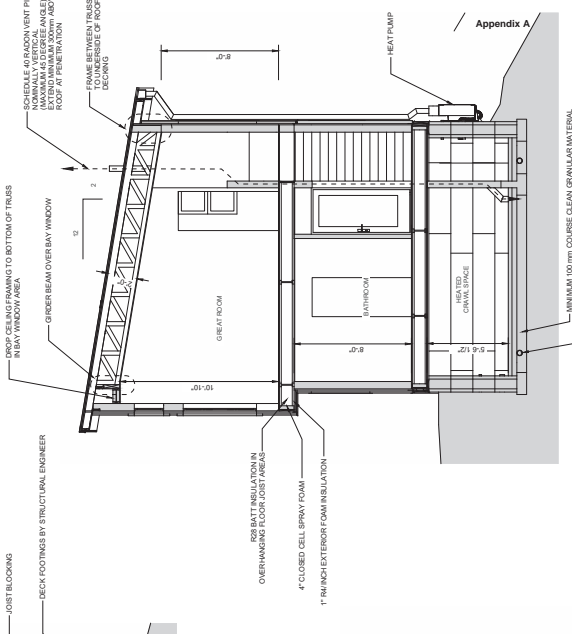
2.5m or above not used above
 FINISHED FLOOR (RIM)
 27mm or 1" F
 FINISHED FLOOR (2.5m)
 0.65m above not used above
 FINISHED FLOOR (RIM)
 1.5m below not used above
 EXTERNAL BRACE FINISHED SLAB (47.5m)
 1.75m below not used above
 FOUNDATION FLOOR LEVEL (47.27m)



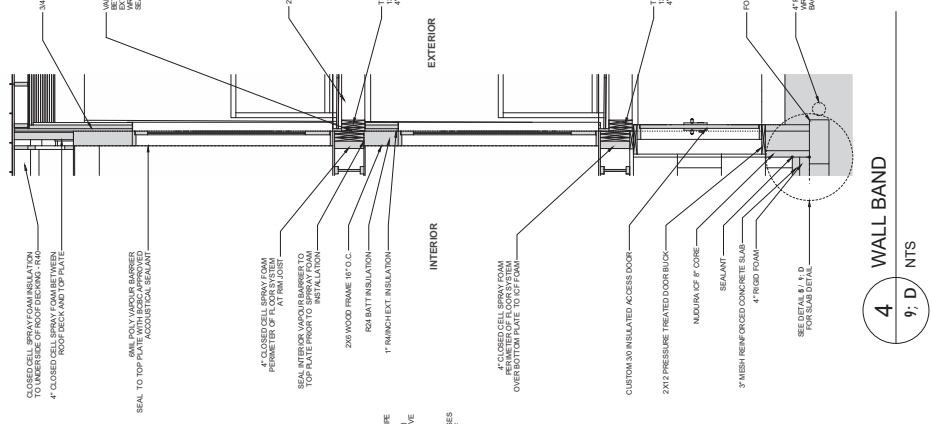
1 SECTION 1
9; D Scale: 1/4" = 1'-0"



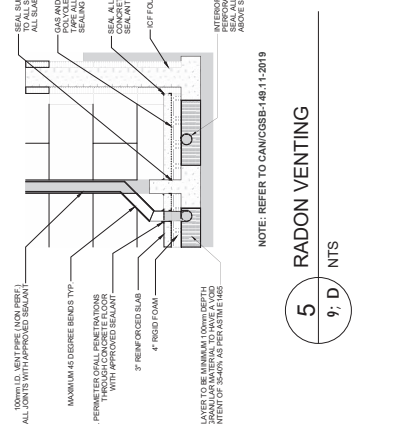
2 SECTION 2
9; D Scale: 1/4" = 1'-0"



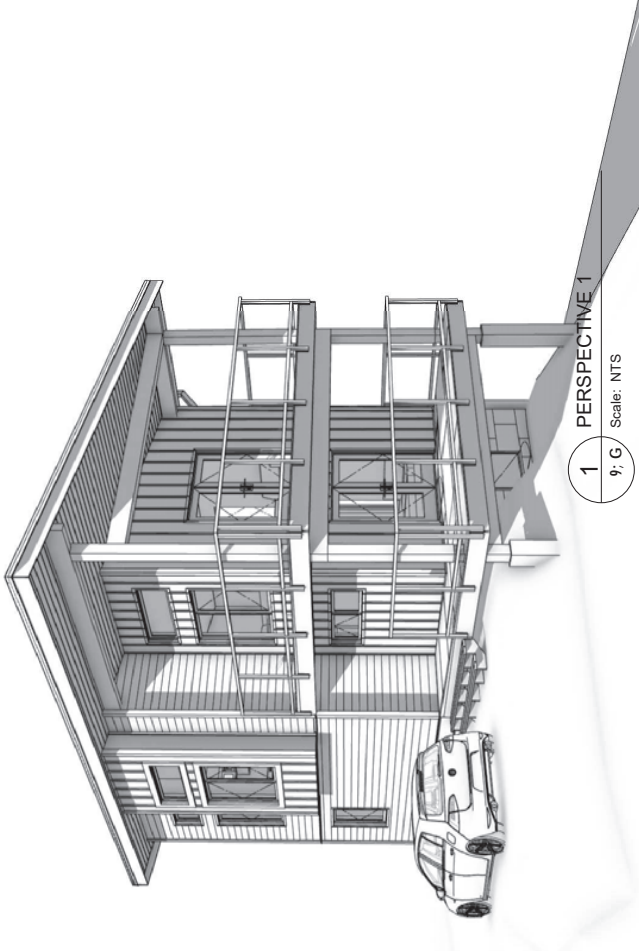
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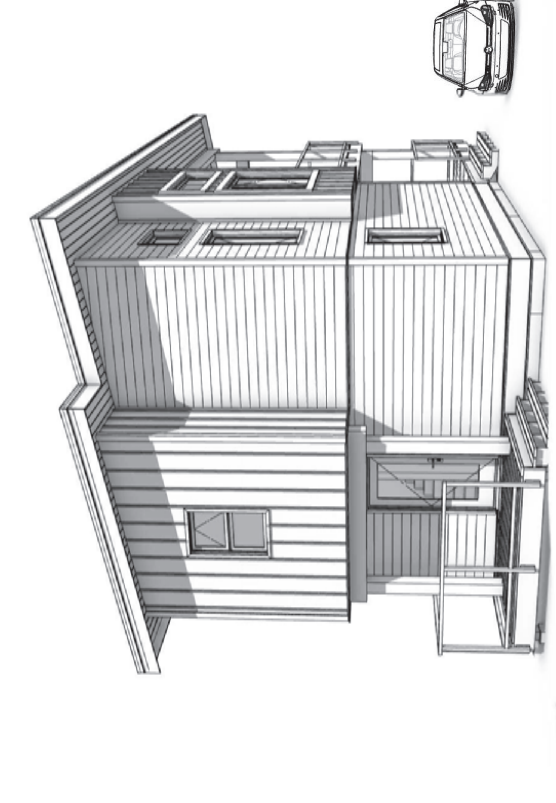
4 WALL BAND
9; D NTS



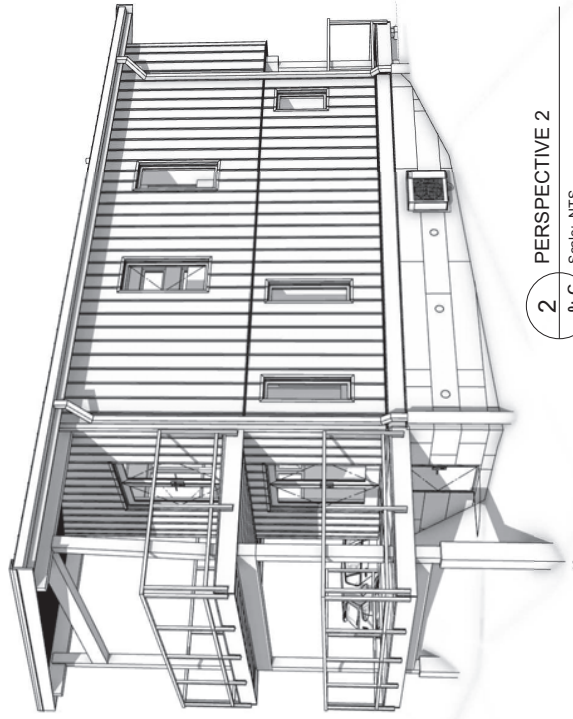
5 RADON VENTING
9; D NTS



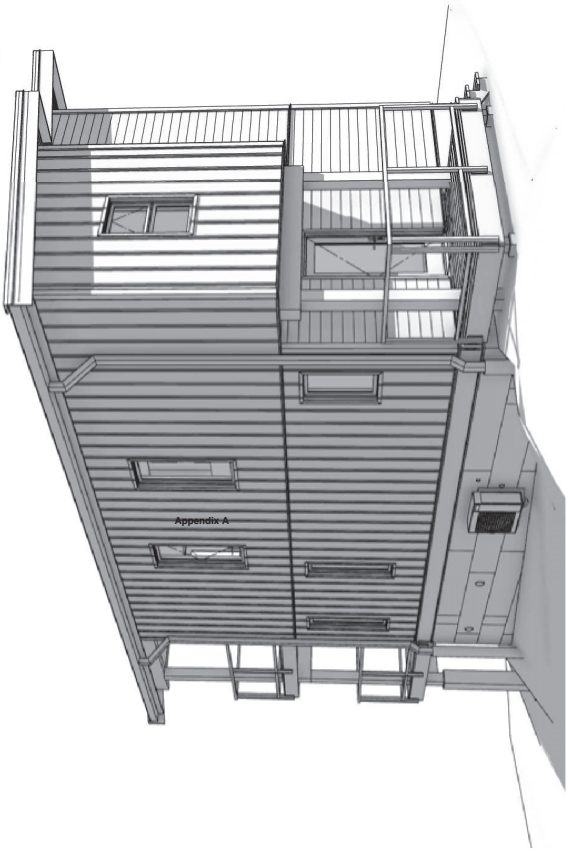
1 PERSPECTIVE 1
9; G Scale: NTS



3 PERSPECTIVE 3
9; G Scale: NTS



2 PERSPECTIVE 2
9; G Scale: NTS



4 PERSPECTIVE 4
9; G Scale: NTS

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1359, 2024

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(1983 Athlone Road)

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

1. Text Amendment:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by adding a new subsection alphanumerically to the Vacation Rental (VR-1) zone such that the new section reads as follows:

“VR-1.1.2 Despite section VR-1.1.1 (2) above, *Accessory Residential Dwelling Unit* is permitted as a secondary use on the following lot:

(1) PID 018-515-371, Lot 1, District Lot 284, Clayoquot District, Plan VIP57627 [1983 Athlone Road]”

2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1359, 2024”.

FIRST NOTIFICATION OF FIRST READING published this day of , 2024.

SECOND NOTIFICATION OF FIRST READING published this day of , 2024.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

CERTIFIED CORRECT: "District of Ucluelet Zoning Amendment Bylaw No. 1359, 2024."

Marilyn McEwen
Mayor

Duane Lawrence
Corporate Officer

THE CORPORATE SEAL of the
District of Ucluelet was hereto
affixed in the presence of:

Duane Lawrence
Corporate Officer

DEVELOPMENT VARIANCE PERMIT DVP24-09

Pursuant to section 498 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Variance Permit is issued to:

Victor Wilson, Susan Wilson and Chantalle Holden (the “Owners”)

2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

1983 Athlone Road; PID 018515371, Lot 1, Plan VIP57627, District Lot 284, Clayoquot Land District (the “Land”)

3. The work authorized by this Permit may only be carried out:

a. in compliance with the requirements of the *District of Ucluelet Zoning Bylaw No. 1160, 2013* (“zoning bylaw”), except where specifically varied or supplemented by this development variance permit and,

b. in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.

4. This permit authorizes the following variances to *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as identified on **Schedule A**:

1. A Front Yard Setback of 6m whereas section VR-1.6.1(2)(a) of the zoning bylaw indicates a minimum of 7.5m.

5. The above variance is granted for the proposed Accessory Dwelling Unit (ADU) as shown on **Schedule A**. Should the buildings be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning bylaw requirements in effect at the time shall apply.

6. The Owner shall substantially commence the development within 24 months of the date of issuance, after which this permit shall be null and void.

7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.

8. This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the th day of , 2024.

ISSUED the th day of , 2024.

Bruce Greig
Director of Community Planning

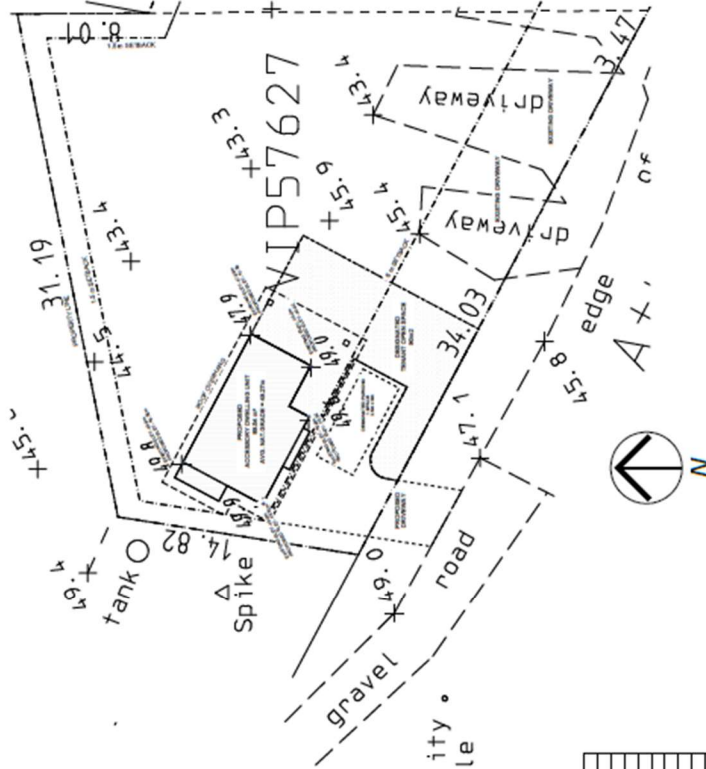
SCHEDULE A

DESIGN CENTRE
RESIDENTIAL & RESORT
PLANNING & DESIGN
1270 BURNHAMTHORPE RD. #202
SCARBOROUGH, ONTARIO M1V 2Y9

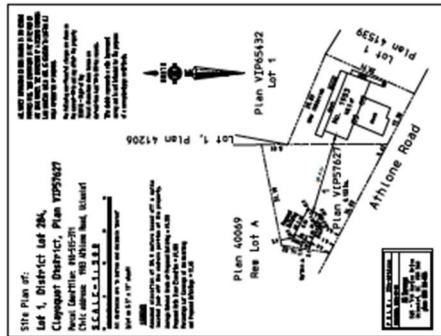
CLIENT: CHANTALLE WILSON
PROJECT: 12001 THORNE RD
DRAWN BY: [Name]

Site Plan

A.01



1 SITE PLAN
A.01 Scale: 1:100m



NOTE: SETBACKS SHOWN FOR ADU ONLY
SINGLE FAMILY RESIDENCE SUBJECT TO SETBACKS DEFINED UNDER V11 OF THE UCLUELET ZONING BYLAW

ZONING INFORMATION:	
LOCAL DESCRIPTION	083 ATHLONE RD
LOT	LOT 1, SECTION 21, CLAYCOOT DISTRICT, PLAN V1P 57627, PID 018-515-275
ZONING	R1 (REQUIRES ZONING AMENDMENT)
LOT AREA	808.94 m ²
HEIGHT/SETBACK REQUIREMENTS: (ADU)	
HEIGHT:	EXISTING PROPOSED CONCERNING
FRONT YARD SETBACK:	6m 2.53m YES
REAR YARD SETBACK:	6m 6m YES
INTERIOR SIDE SETBACK:	1.5m 20m YES
EXTERIOR SIDE SETBACK:	1.2m 1.2m YES
LOT COVERAGE:	100% 40% YES
PROPOSED FLOOR AREA:	
1ST FLOOR:	44.66 sq.m
2ND FLOOR:	44.88 sq.m
TOTAL ADU:	89.54 sq.m (11.0%)
EXISTING RESIDENCE:	803.18 sq.m (98.9%)
TOTAL INCLUDING EXISTING SFD:	892.72 sq.m (110.0%)
FAR ADU (.07):	.056
FAR TOTAL (.3):	.187