

# Public Hearing Notice: Zoning Amendment Bylaws & Development Variance Permit

Pursuant to Section 464, 466 and 498 of the *Local Government Act*, public notice is hereby given that the District of Ucluelet will consider the following Zoning Amendment Bylaws and Development Variance Permit at a Public Hearing held in the **George Fraser Room** at the **Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C.**, on **February 15, 2024**, commencing at **4:00 p.m.**

This Public Hearing will be held as part of the Regular Council Meeting, held on the same date and time as stated above. Regular Council meetings are conducted in-person and using electronic or other communication facilities. Members of the public may attend the George Fraser Room to hear, or watch and hear, any electronic participation.

## District of Ucluelet Zoning Amendment Bylaw No. 1335, 2023

**Application Number:** RZ22-01

**Location:** 256 Matterson Drive

**Legal Description:** Lot 10, Clayoquot Land District, Plan VIP11923

**Purpose:** In general terms, the purpose of this bylaw is to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013, to change the zoning designation of the westernmost 9.59m wide portion of 256 Matterson Drive from *R-1 Single Family Residential* to *R-6 Infill Single Family Residential (R-6)* to facilitate changing the boundary between two existing parcels, and to allow a secondary suite or accessory dwelling unit as accessory uses within the new R-6 area.

## Development Variance Permit DVP23-12

**Application Number:** DVP23-12

**Location:** 256 Matterson Drive

**Legal Description:** Lot 10, Clayoquot Land District, Plan VIP11923

**Purpose:** In general terms, the proposed variance would permit a minimum lot frontage of 9.59m, whereas section R-6.2.4. of the Ucluelet Zoning Bylaw No. 1160, 2013, requires a minimum frontage of 10m.



## District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024

**Application Number:** RZ24-01

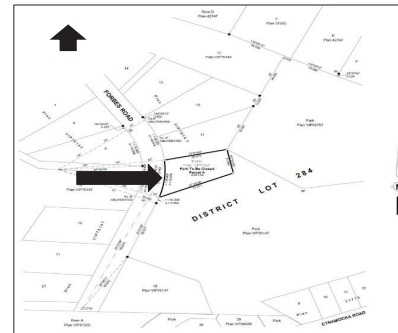
**Location:** 368 Forbes Road

**Legal Description:** Parcel A, Plan EPP132848, District Lot 284, Clayoquot District

**Purpose:** In general terms, the purpose of this bylaw is to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013, to change the zoning designation of a proposed new lot located on the north section of Tugwell Fields fronting Forbes Road from the *CD-1.14 "Park"* sub-zone designation (within the *CD-1 Eco-Industrial Park* zone) to the *P-1 Public Institutional* designation, with *Food Bank* to be a permitted principal use on the subject property.

The amendment bylaw would also add a new definition of *Food Bank* in the zoning bylaw as follows:

"Food Bank" means the use of buildings or lands for a non-profit organization that operates with the exclusive intent of feeding the hungry.



**Anyone** who believes these applications will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Public Hearing as follows:

**Participate by written submission:** All written submissions must include your name and street address. Any submissions dropped-off or mailed to the District Office, must be received before the start of the Regular Council Meeting.

**Drop-off at the District Office**  
200 Main Street  
Ucluelet B.C.

**Mail**  
District of Ucluelet  
P.O. Box 999, Ucluelet B.C. V0R 3A0

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

**Participate in-person, by Zoom or telephone:**

**In-person**  
George Fraser  
Room in the  
Ucluelet  
Community Centre,  
500 Matterson  
Drive, Ucluelet B.C.

**Zoom and Telephone**  
To participate by zoom or telephone please visit the District of Ucluelet web page:  
<https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings>  
For additional information on how to participate, please visit the District Office or contact the Corporate Services Department at 250-726-7744 or [jrotenberg@ucluelet.ca](mailto:jrotenberg@ucluelet.ca).

**Review the application:** The bylaw, permit and other relevant materials may be inspected at the District office at 200 Main Street from the date of this notice, until the Public Hearing, during regular office hours (Mon. – Fri., 8:30 a.m. - 4:00 p.m. excluding holidays). These materials will also be available at the Public Hearing.

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

**Privacy** Please note that the opinions you express orally and any presentations you submit to the District will be webcast live on Zoom and on YouTube, and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda or read into the record. The District of Ucluelet considers your address relevant to this matter and will disclose this personal information as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of the *Freedom of Information and Protection of Privacy Act*. Your personal phone number and email will not be disclosed.

If you have questions regarding the collection of your personal information, please contact: Joseph Rotenberg, Manager of Corporate Services, 200 Main Street, Ucluelet BC, V0R 3A0, P.O. Box 999, or email [jrotenberg@ucluelet.ca](mailto:jrotenberg@ucluelet.ca).