



**REGULAR MEETING OF COUNCIL  
Tuesday, December 13, 2022 @ 5:00 PM  
Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA**

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1. LATE ITEMS	
1.1. Updated Letter of Intent - Appendix B to "Zoning Amendment for 2108 Peninsula Road" (Agenda Item 8.2.) <a href="#">Letter of Intent 2</a>	3 - 4



Dear District Staff and Council,

I am composing this letter to confirm my intentions to rezone my property to allow one guest suite as an allowable use. I have lived on the west coast between Tofino and Ucluelet for 12 years and have owned this property since 2014. Ucluelet is home and I intend to stay in the community for many years to come, I am currently building my forever home here. I have spent the better part of 2 years planning for this build and am now a year and a half into construction. I suspect I have another 2 years to completion. The house is a complicated timber frame design, and I am the only builder on site most days. With ever increasing construction costs and interest rates rising, the only way I can feasibly complete the build at this point is by building primarily myself, only subcontracting minimal trades. This is the current reality of being a median income earner and trying to afford to build in these economic times. I have been a salmon troller my whole life on this coast and have continued on with that career path. With ever changing income, fluctuating with the seasons, it's very difficult to plan financially. A guest suite would help substantially in stabilizing and justifying the build process to suit not only my interests, but also those of the community as a whole.

When designing this house I wanted to include a 500 sqft secondary suite in the basement which allows me to house a community member. This would create housing for my family upstairs, and long term stable housing for a community member in the lower basement suite. As someone who has lost stable housing rentals, this is very important to me to create this stable housing. The costs of building this long term rental suite have become substantial since originally budgeting years ago. Building and finishing out the 500sqft rental suite is now an estimated \$130,000. Originally I designed the house to include an additional 500 sqft area in the basement for future use as a workshop or STR. My hope and intentions at this stage is to use this space as a guest suite rental. The goal in this is to create a STR suite which enables me to afford to complete the original LTR and cover my added monthly mortgage expenses, thus I am seeking a re-zoning to allow the long term suite and guest suite. A TUP is an uncomfortable scenario for me, as it doesn't allow for sufficient financial planning for the long term, as my mortgage costs outlast any temporary use permit length. A TUP would help to cover these costs for the next 3-6 years; however knowing that it may not be renewed in the future would not assure me the stability to complete the Long Term Rental as currently planned. As the priority is to create a long term rental primarily, I am proposing that in order for me to be granted a business license for the guest suite, I must have occupancy in the long term suite. This guarantees a long term suite to be completed and added for the community. Without this re-zoning request granted, I likely will be forced to leave both basement suites unfinished, and use the entire basement as my cabinetmaking shop, and my partners jewelry studio. This would save me the huge expense in finishing two suites, and in building a separate shop/studio for these uses in the future. However, it would leave the community without additional housing, which I

truly wish to provide. I strongly feel the use of the STR will allow me to justify the expenditure in finishing both these basement suites and to stabilize the whole process. This proposed layout provides 80% of the house to be long term accommodation for my family (1400 sqft Upstairs), and a secondary suite (500sqft Basement) for a couple in the community, and 20% dedicated to short term use (500sqft Basement). I strongly believe this is the model that Ucluelet should be employing moving forward. Allowing one suite to be used as short term, but the majority dedicated to long term. This provides ample accommodation for community members, while also allowing community members/local home owners to benefit, and sustain themselves, from the influx of tourism we see on the coast. As the cost of construction is skyrocketing, and the prospects of starting a family are becoming more likely, this would be a huge help for my partner and I to afford to build a home, and work to create a community we can all be proud of.

Additional to the benefit of creating a long term housing unit, I wish to maintain the current industrial zoning as I would like to create economic growth within the community beyond tourism. With this proposed application, I would retain the possibility of creating a cabinet making shop to assist in further diversifying the economy of this community. This would be in the form of a small cabinet/furniture making woodshop, and a small jewelry making studio. These would be light duty industrial uses and impact would be very minimal. The property is an acre and is quite unique, both in layout and in location. I don't feel this is a negative precedent to set for the community, as this zoning is unique in its own circumstances, and is not duplicated throughout town. With the large property I am able to separate the house from a small workshop. Sandwiched between industrial/commercial properties I feel there is minimal impact in the proposed scenario on this property beyond what is currently allowed.

I greatly appreciate your consideration in my proposal. I'm aware this is a unique situation but I strongly feel there is ample benefit for the community in this proposal. Please reach out if you have further questions, [REDACTED]  
[REDACTED]

Be well, Shane Hilder.