



DISTRICT OF
UCLUELET

District of Ucluelet
Zoning Bylaw
No. 1160, 2013

Certified Bylaws included in Unofficial
Consolidated Zoning Bylaw Update

October 2017

Amending Bylaws:

BYLAW NUMBER	ADOPTION DATE	DESCRIPTION
1179	February 24, 2015	Rezone from CD-2A to VR-1 for Lot 4, District Lot 281, Plan VIP76214, PID 025-812-700
1180	April 14, 2015	Amends CD-3 to add single family dwelling as only permitted principal use for Lot 34, Plan VIP79602, PID 026-432-382
1188	March 22, 2016	Rezone from CD-3 to R-4 for Lot 29, Plan VIP79602, PID 026-432-331
1190	April 26, 2016	Rezone from CD-1 to VR-1 for Lot 5, Plan VIP76227, PID 025-814-460
1191	April 26, 2016	Remove multiple family residential uses to enable rezoning to GH for Lot 50, DL282, Plan VIP79602
1202	September 13, 2016	Rezone from CS-2 to R-2 for Lot 2, Block A, Plan VIP29119, PID 001-423-975
1203	March 28, 2017	Removes commercial and mixed commercial/residential use from the lands and rezones to R-2 for Lot 33, DL282, Plan
1208	November 22, 2016	Pocket Neighbourhood Residential definition added. Removal of Multiple Family Residential use from the lands and addition of Pocket Neighbourhood Residential as a principle permitted land use for Lot 2, Plan VIP80044, PID 026-514-702
1212	January 10, 2017	Rezone from R-2 to GH for Lot 6, Plan VIP76238, PID 025-815-083
1214	March 28, 2017	Rezone from CD-5C.1.1 to CD5C.1.4 for Lot 45, Plan VIP86134, PID 027-784-771

DISTRICT OF UCLUELET

Bylaw No. 1179, 2015

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 903 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of Lot 4, District Lot 281, Clayoquot District Plan VIP76214, PID 025-812-700, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CD-2A SubZone – District Lot 281 (Lot 1) to VR-1 Vacation Rental, Single Family Dwelling and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

READ A FIRST TIME this 13th day of January, 2015.

READ A SECOND TIME this 13th day of January, 2015.

PUBLIC HEARING held this 10th day of February, 2015.

READ A THIRD TIME this 10th day of February, 2015.

ADOPTED this 24th day of February, 2015.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1179, 2015."



Mayor
Dianne St. Jacques



CAO
Andrew Yeates

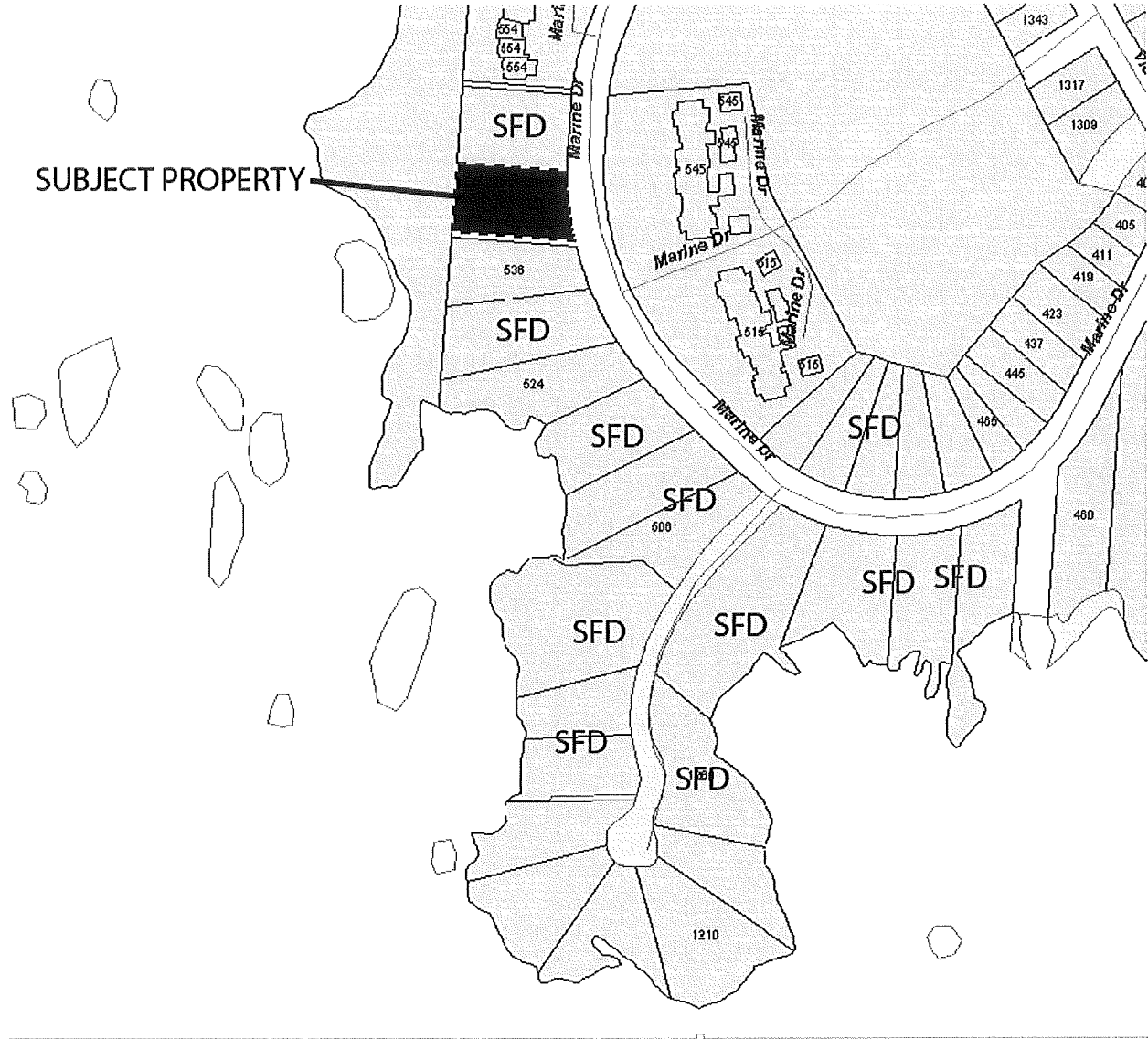
THE CORPORATE SEAL of the District of Ucluelet was hereto affixed in the presence of:



CAO
Andrew Yeates

SCHEDULE 'A'

Bylaw No. 1179, 2015



DISTRICT OF UCLUELET

Bylaw No. 1180, 2015

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 903 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of PID: 026-432-382 Lot 34, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the commercial and mixed commercial/ residential uses from the Lands and add single family dwelling as the only permitted principal land use;

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

1. The Zoning Bylaw is amended by deleting the Lot "34" reference for the Lands from the short legal descriptions under CD-3A.1. 4 and adding same to the short legal descriptions under Section CD-3A1.1, along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

"CD-3A.1 Permitted Uses:

CD-3A.1.1 The following uses are permitted on Lots 1-18, 20-28, 30-32, 34-49, all of Plan VIP79602, and Remainder Lot A Plan VIP17853, in the areas of the CD-3 Zone Plan labeled "Single Family Dwelling", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Bed and Breakfast*
 - (b) *Home Occupation*
 - (c) *Secondary Suite*

...

CD-3A.1.4 The following uses are permitted on Lots 19, 29 and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) *Office*
 - (b) *Retail*
 - (c) *Personal Services*
 - (d) *Daycare Centre*
 - (e) *Commercial Entertainment*
 - (f) *Recreational Services*
 - (g) *Community Use*

- (2) Secondary:
 - (a) *Mixed Commercial/Residential*
 - (b) *Mixed Commercial/Resort Condo*

2. Section CD-3A.2.1(1)(b) of the Zoning Bylaw is amended by increasing the number of lots in that minimum lot size category by one (1) such that the subsection reads as follows:

- “CD-3A.2.1 Minimum Lot Size:**
- (1) Single Family Dwelling:
 - (a) 645 m2 (6,940 ft2) for 16 small lots.
 - (b) 1,450 m2 (15,600 ft2) for maximum of 51 lots.”

3. Section CD-3A.3(4)(d) of the Zoning Bylaw is amended by deleting the 6 dwelling units assigned to the Lands as the *“Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:”* density, and replacing with a parenthetical annotation such that the subsection reads as follows:

- “CD-3A.3 Density:**
- CD-3A.3.1 Maximum Number:
- (1) Single Family Dwelling: 1 per lot
 - (2) Duplex Dwelling: 1 per lot
 - (3) Multiple Family Residential: 20 dwelling units per lot
 - (4) *Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:*
 - (a) 6 dwelling units on Lot 19, Plan VIP79602
 - (b) 12 dwelling units on Lot 29, Plan VIP79602
 - (c) 6 dwelling units on Lot 33, Plan VIP79602
 - (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]”*

4. Section CD-3A.4.1(1)(d) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

- “CD-3A.4 Maximum Size (Gross Floor Area):**
- CD-3A.4.1 Principal Building:
- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
 - (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
 - (b) 743.2 m2 (8,000 ft2) gross floor area combined on Lot 29, Plan VIP79602;
 - (c) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 33, Plan VIP79602;
 - (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]”*.

5. The preamble of the CD-3A SubZone is amended by adding the parenthetical comments at the end such that it reads as follows:

“2014 Update: Except for the potential to subdivide Lot 2, Plan VIP 80044 into two fee simple lots with Multiple Family Residential use, the original CD-3 Zone (now CD-3A SubZone) has been fully subdivided, as uses allocated, as shown below and described in this section (subject, however, to subsequent amendments).

6. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly, to replacing the “Commercial Residential CD-3A1.4” label and colour scheme from the Lands,

with the "single Family Dwelling CD3A.1.1" label and colour scheme, all while maintaining the Lands in the CD-3 Zone.

7. This bylaw may be cited as "Zoning Amendment Bylaw No. 1180, 2015".

READ A FIRST TIME this 24th day of February , 2015.

READ A SECOND TIME this 24th day of February , 2015.

PUBLIC HEARING held this 24th day of March , 2015.

READ A THIRD TIME this 24th day of March , 2015.

APPROVED IN ACCORDANCE WITH SECTION 52 OF THE TRANSPORTATION ACT
this 31 day of March , 2015.

ADOPTED this 14 day of April , 2015.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1180, 2015."



Mayor
Dianne St. Jacques



CAO
Andrew Yeates

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



CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1180, 2015



... 19920127090 PID: 026 422 359 Location: 812 RAINFOREST DR NAME: PICKLES LO [1 'Brock' selected]

DISTRICT OF UCLUELET

Bylaw No. 1183, 2015

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS an application has been made to amend the CS-7–Tourist Commercial & Residential zone to include "Personal Services" as a permitted use in section CS-7.1.1(1);

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

1. Section CS-7.1.1(1) of the Zoning Bylaw is amended by adding "Personal Services", such that the subsection of the Zoning Bylaw reads as follows:

CS-7.1 Permitted Uses:

CS-7.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

- (a) *Hotel*
- (b) *Motel*
- (c) *Resort Condo*
- (d) *Mixed Commercial/Residential*
- (e) *Mixed Commercial/Resort Condo*
- (f) *Boutique Retail*
- (g) *Convenience Store*
- (h) *Office*
- (i) *Bistro/Café*
- (j) *Art Gallery*
- (k) *Daycare Centre*
- (l) *Public Assembly*
- (m) *Personal Services*

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1183, 2015".

READ A FIRST TIME this 26th day of May, 2015.

READ A SECOND TIME this 26th day of May, 2015.

PUBLIC HEARING held this 14th day of July, 2015.

READ A THIRD TIME this 14th day of July, 2015.

APPROVED IN ACCORDANCE WITH SECTION 52 OF THE TRANSPORTATION ACT
this 22nd day of June, 2015.

ADOPTED this 8th day of September, 2015.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment
Bylaw No. 1183, 2015."



Mayor
Dianne St. Jacques



CAO
Andrew Yeates

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



CAO
Andrew Yeates

DISTRICT OF UCLUELET

Bylaw No. 1188, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 903 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of PID: 026-432-331 Lot 29, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the commercial and mixed commercial/ residential uses from the Lands and rezone the lands to R-4 Small Lot Single Family

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

1. The Zoning Bylaw is amended by deleting the Lot "29" reference for the Lands from the short legal descriptions under CD-3A.1. 4 along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

"CD-3A.1.4 The following uses are permitted on Lots 19 and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Office
 - (b) *Retail*
 - (c) *Personal Services*
 - (d) *Daycare Centre*
 - (e) *Commercial Entertainment*
 - (f) *Recreational Services*
 - (g) *Community Use*
- (2) Secondary:
 - (a) Mixed Commercial/Residential
 - (b) Mixed Commercial/Resort Condo"

2. Section CD-3A.3(4)(b) of the Zoning Bylaw is amended by deleting the 12 dwelling units assigned to the Lands as the "*Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:" density, and replacing with a parenthetical annotation such that the subsection reads as follows:

"CD-3A.3 Density:
CD-3A.3.1 Maximum Number:

- (1) Single Family Dwelling: 1 per lot
- (2) Duplex Dwelling: 1 per lot
- (3) Multiple Family Residential: 20 dwelling units per lot

(4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

- (a) 6 dwelling units on Lot 19, Plan VIP79602
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 6 dwelling units on Lot 33, Plan VIP79602
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]*"

3. Section CD-3A.4.1(1)(b) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

"CD-3A.4 Maximum Size (Gross Floor Area):

CD-3A.4.1 Principal Building:

(1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:

- (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 33, Plan VIP79602;
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]*".

4. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.

5. This bylaw may be cited as "Zoning Amendment Bylaw No. 1188, 2016".

READ A FIRST TIME this 9th day of February, 2016.

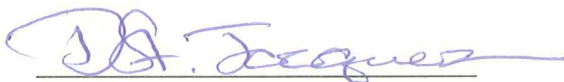
READ A SECOND TIME this 9th day of February, 2016.

PUBLIC HEARING held this 8th day of March, 2016.

READ A THIRD TIME this 8th day of March, 2016.

ADOPTED this 22nd day of March, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1188, 2016."



Mayor
Dianne St. Jacques



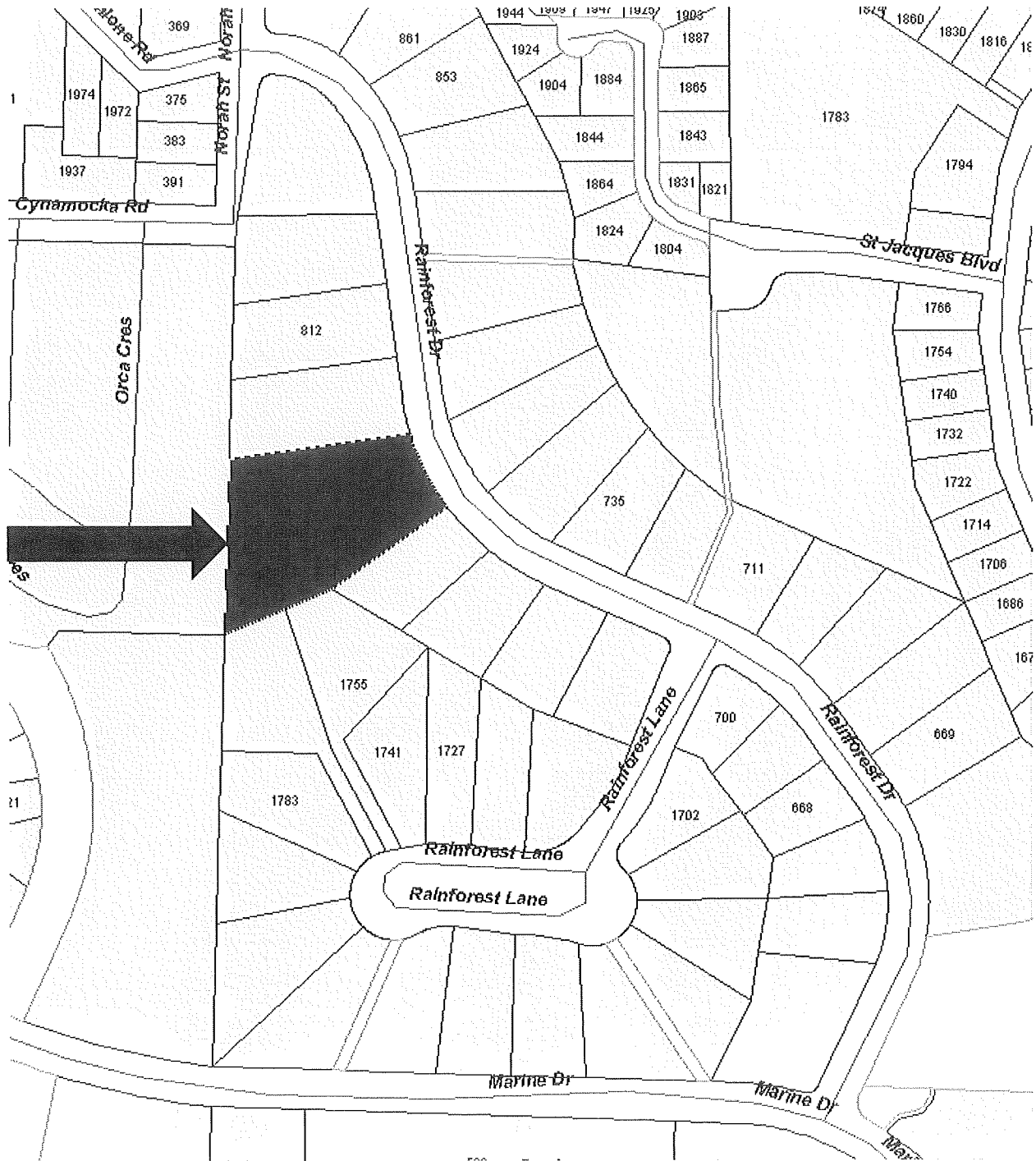
CAO
Andrew Yeates

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



CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1188, 2016



DISTRICT OF UCLUELET

Bylaw No. 1190, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of P.I.D. 025-814-460, Lot 5, Plan VIP76227, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CD-1 Single Family Residential to VR-1 Vacation Rental, Single Family Dwelling and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

READ A FIRST TIME this 8th day of March, 2016.

READ A SECOND TIME this 8th day of March, 2016.

PUBLIC HEARING held this 12th day of April, 2016.

READ A THIRD TIME this 12th day of April, 2016.

ADOPTED this 26th day of April, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1190, 2016."



Mayor
Dianne St. Jacques



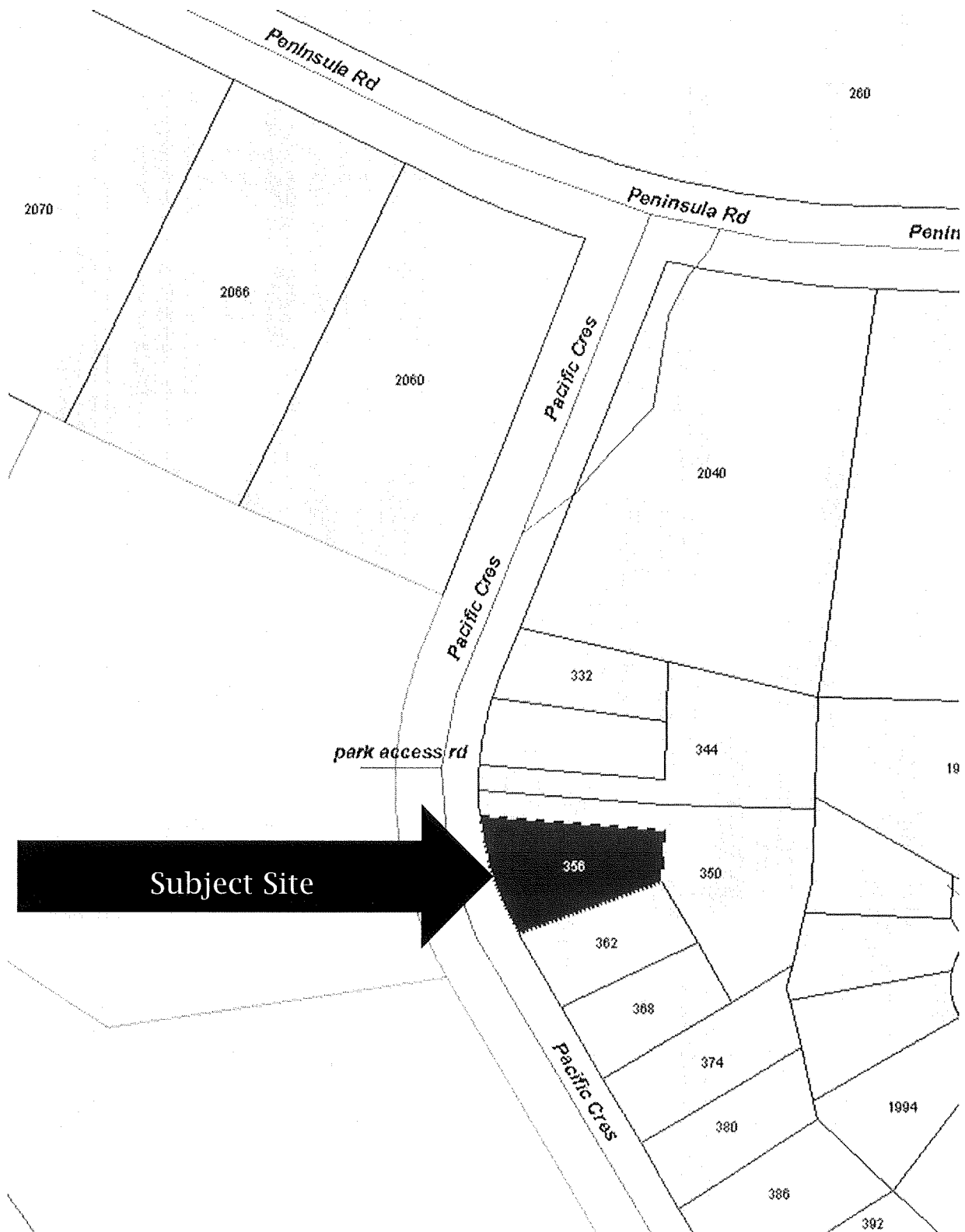
CAO
Andrew Yeates

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



CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1190, 2016



DISTRICT OF UCLUELET

Bylaw No. 1191, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of Lot 50, District 09, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the multiple family residential uses from the Lands and rezone the lands to GH Guest House;

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

1. The Zoning Bylaw is amended by deleting the Lot "50" reference for the Lands from the short legal descriptions under CD-3A.1.3 along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

CD-3A.1.3 The following uses are permitted on Lot 2, Plan VIP8044, in the areas of the CD-3 Zone Plan labeled "Multiple Family", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Multiple Family Residential
- (2) Secondary:
 - (a) Home Occupation

2. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.
3. This bylaw may be cited as "Zoning Amendment Bylaw No. 1191, 2016".

READ A FIRST TIME this 8th day of March, 2016.

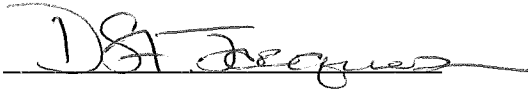
READ A SECOND TIME this 8th day of March, 2016.

PUBLIC HEARING held this 12th day of April, 2016.

READ A THIRD TIME this 12th day of April, 2016.

ADOPTED this 26th day of April, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1191, 2016."



Mayor
Dianne St. Jacques



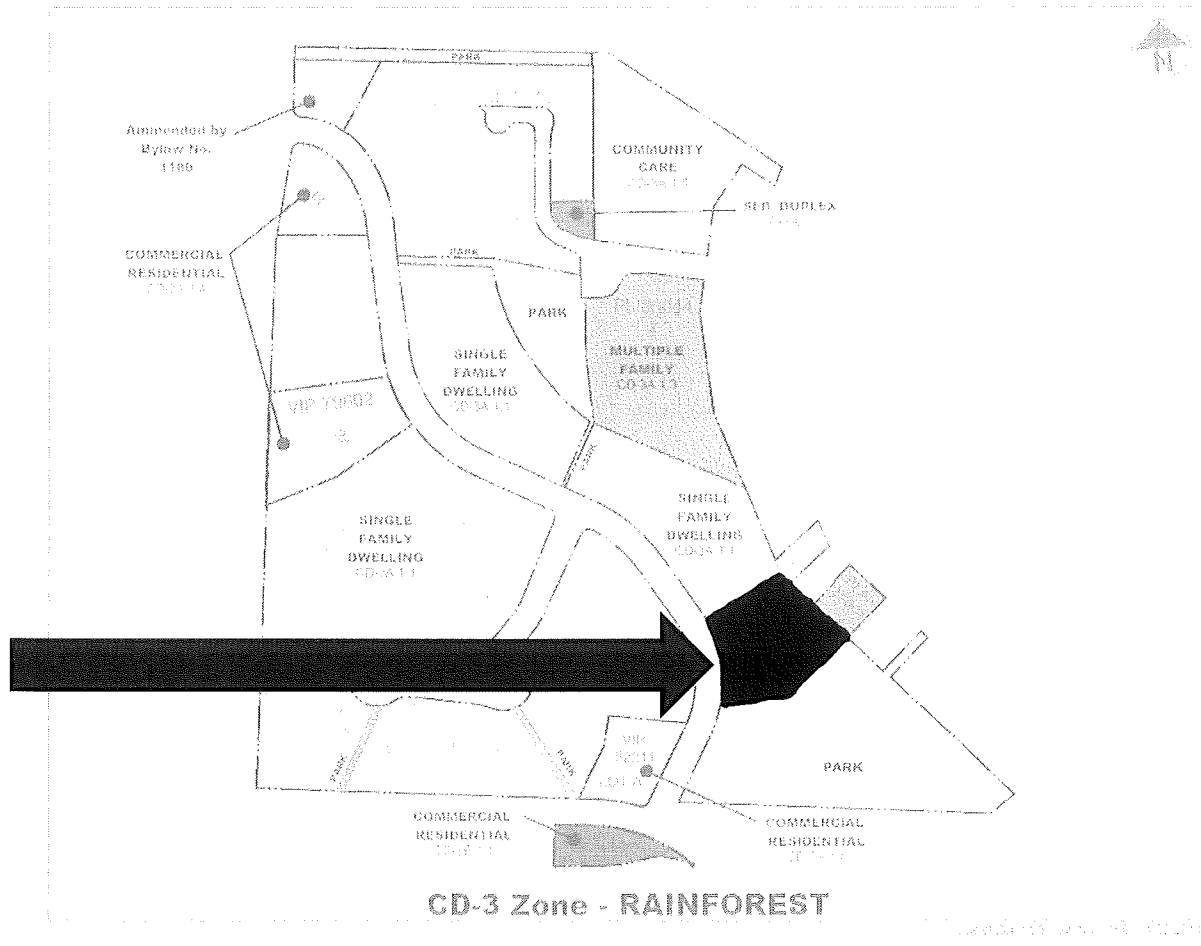
CAO
Andrew Yeates

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



CAO
Andrew Yeates

SCHEDULE "A"
Bylaw 1191, 2016



DISTRICT OF UCLUELET

Bylaw No. 1194, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

THAT Zoning Bylaw 1160, 2013 be amended as follows:

1. That the following is added to Section 103 - Definitions:

"Microbrewery" means a Neighbourhood Pub that manufactures up to 6,000 hectolitres of beer per year for on-site consumption and for sale on-site or to an off-site licensed establishment and/or liquor store within the local distribution area.

2. That the following is added to Section CS-1.1 Permitted Uses:

CS-1.1.5 PID 006-240-852, Lot A, Plan VIP3550, District: 09 [1601 Peninsula Road], Microbrewery is also permitted as a principle use.

READ A FIRST TIME this 12th day of April, 2016.

READ A SECOND TIME 12th day of April, 2016.

PUBLIC HEARING held this 10th day of May, 2016.

READ A THIRD TIME this 10th day of May, 2016.

ADOPTED this 24th day of May, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1194, 2016."



Mayor
Dianne St. Jacques



CAO
Andrew Yeates

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

A handwritten signature in black ink, appearing to read "A. Yeates", is written over a horizontal line.

CAO
Andrew Yeates

DISTRICT OF UCLUELET

Bylaw No. 1202, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of P.I.D. 001-423-975 Lot: 2, Block: A Plan: VIP29119, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CS-2 Service Commercial to R-2 Medium Density Residential and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1202, 2016".

READ A FIRST TIME this 12th day of **JULY**, 2016.

READ A SECOND TIME this 12th day of **JULY**, 2016.

PUBLIC HEARING this 9th day of **AUGUST**, 2016.

READ A THIRD TIME this 9th day of **AUGUST**, 2016.

ADOPTED this 13th day of **SEPTEMBER**, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1202, 2016."



Mayor
Dianne St. Jacques



CAO
Andrew Yeates

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



CAO
Andrew Yeates

DISTRICT OF UCLUELET

Bylaw No. 1203, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of Lot 33, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the commercial and mixed commercial/ residential uses from the Lands and rezone the lands to R-2 Medium Density Residential.

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

1. Section CD-3A.1.4 of the Zoning Bylaw is amended by deleting the Lot "33" reference for the Lands from the short legal descriptions along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

"CD-3A.1.4 The following uses are permitted on Lot 19, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Office
 - (b) Retail
 - (c) Personal Services
 - (d) Daycare Centre
 - (e) Commercial Entertainment
 - (f) Recreational Services
 - (g) Community Use
- (2) Secondary:
 - (a) Mixed Commercial/Residential
 - (b) Mixed Commercial/Resort Condo"

2. Section CD-3A.3(4)(b) of the Zoning Bylaw is amended by deleting the 6 dwelling units assigned to the Lands as the "*Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:" density, and replacing with a parenthetical annotation such that the subsection reads as follows:

"CD-3A.3 Density:

CD-3A.3.1 Maximum Number:

- | | |
|----------------------------------|---------------------------|
| (1) Single Family Dwelling: | 1 per lot |
| (2) Duplex Dwelling: | 1 per lot |
| (3) Multiple Family Residential: | 20 dwelling units per lot |

(4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

- (a) 6 dwelling units on Lot 19, Plan VIP79602
- (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
- (c) [Deleted by Zoning Amendment Bylaw No. 1203, 2016]
- (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]

3. Section CD-3A.4.1(1)(b) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

“CD-3A.4 Maximum Size (Gross Floor Area):

CD-3A.4.1 Principal Building:

- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
 - (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
 - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
 - (c) [Deleted by Zoning Amendment Bylaw No. 1203, 2016]
 - (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]

4. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.

5. This bylaw may be cited as “Zoning Amendment Bylaw No. 1203, 2016”.

READ A FIRST TIME this 12th day of July, 2016.

READ A SECOND TIME this 12th day of July, 2016.

PUBLIC HEARING this 9th day of August, 2016.

READ A THIRD TIME this 9th day of August, 2016.

ADOPTED this 28th day of March, 2017.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1203, 2016.”



Mayor
Dianne St. Jacques



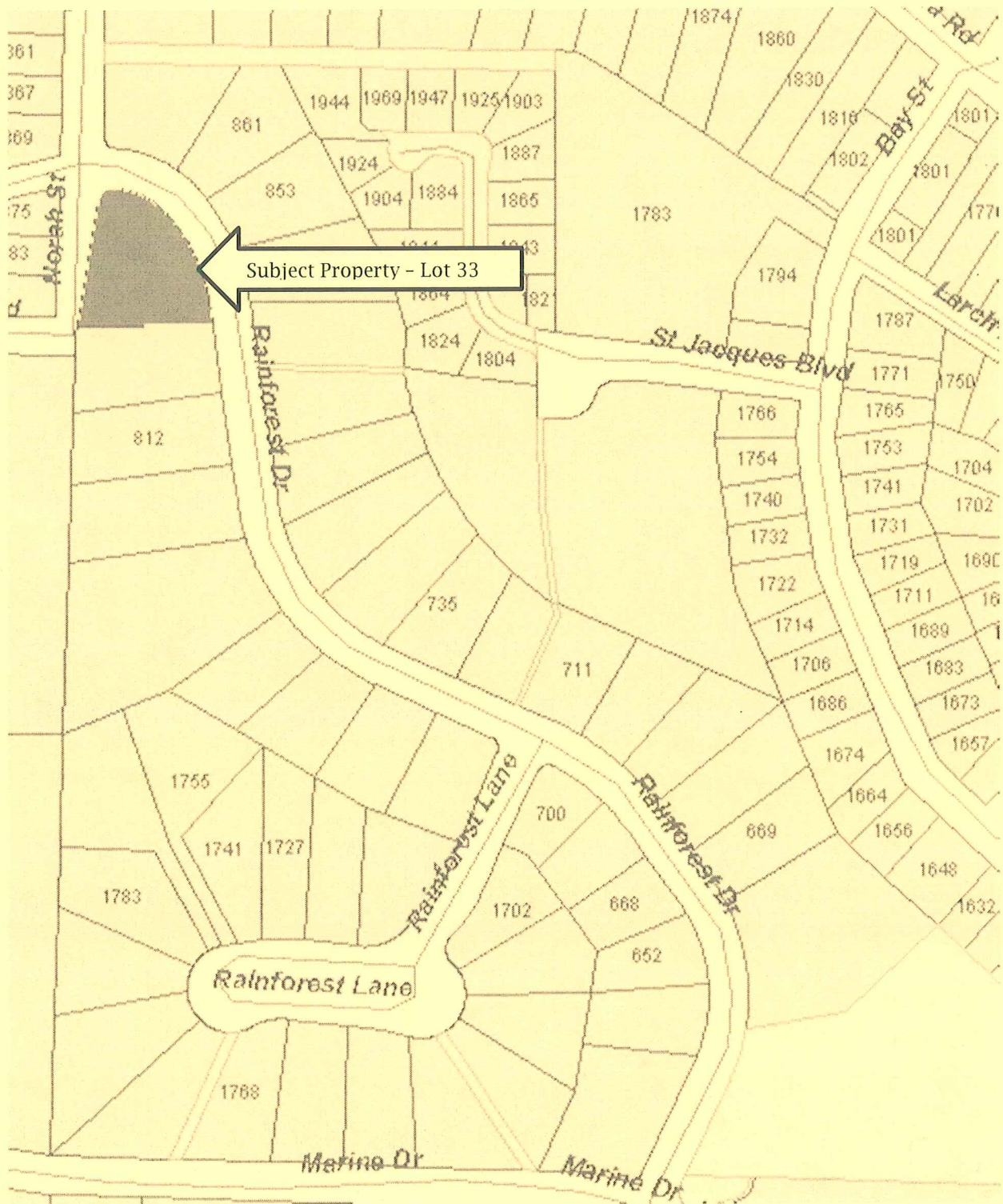
Corporate Officer
Morgan Dosdall

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



Corporate Officer
Morgan Dosdall

SCHEDULE "A"
Bylaw 1203, 2016



DISTRICT OF UCLUELET

Bylaw No. 1208, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

NOW THEREFORE the owner of P.I.D. 026-514-702, Lot: 2, Plan: VIP 80044, District: 09 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw 1160, 2013 ("**Zoning Bylaw**") in order to remove the Multiple Family Residential use from the lands and define and add Pocket Neighbourhood Residential use as a permitted principle land use;

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

1. That the Zoning Bylaw is amended by adding the following definition to Section 103 – Definitions:

"Pocket Neighbourhood Residential" means a multiple family residential development in which four or more small *Single Family Dwellings* are grouped around a shared central common green space, connected by walkways, served by shared parking areas and includes a minimum useable outdoor recreation/ amenity space of 20 m² per bedroom:

2. The Zoning Bylaw is amend by adding "Pocket Neighbourhood Residential" to Section CD-3A.1.3 (1), along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

CD-3A.1.3 The following use is permitted on Lot 2, Plan VIP80044, in the areas of the CD-3 Zone Plan labeled "Multiple Family", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

(1) Principal:

- (a) Multiple Family Residential
- (b) Pocket Neighbourhood Residential

(2) Secondary:

- (a) Home Occupation

3. Section CD-3A.2.1 of the Zoning Bylaw is amended adding a minimum lot size for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.2.1 Minimum Lot Size:

- (1) Single Family Dwelling:

- (a) 645 m² (6,940 ft²) for 16 small lots.
 - (b) 1,450 m² (15,600 ft²) for maximum of 51 lots.
 - (2) Multiple Family Residential: 4,856 m² (1.2 acres)
 - (3) Mixed Commercial/Residential: 2,305 m² (24,800 ft²)
 - (4) Mixed Commercial/Resort Condo: 2,305 m² (24,800 ft²)
 - (5) Pocket Neighbourhood Residential: 8,093 m² (2.0 acres)
4. Section CD-3A.2.2 of the Zoning Bylaw is amended adding a minimum lot frontage for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.2.2 Minimum Lot Frontage:

- (1) Single Family Dwelling: 18 m (60 ft)
 - (2) Duplex Dwelling: 18 m (60 ft)
 - (3) Multiple Family Residential: 23 m (75 ft)
 - (4) Pocket Neighbourhood Residential: 23 m (75 ft)
5. Section CD-3A.3.1 of the Zoning Bylaw is amended adding a maximum number of units for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.3.1 Maximum Number:

- (1) Single Family Dwelling: 1 per lot
 - (2) Duplex Dwelling: 1 per lot
 - (3) Multiple Family Residential: 20 dwelling units per lot
 - (4) Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial /Resort Condo combined:
 - (a) 6 dwelling units on Lot 19, Plan VIP79602
 - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
 - (c) 6 dwelling units on Lot 33, Plan VIP79602
 - (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]
 - (5) Pocket Neighbourhood Residential: 30 dwelling units per lot
6. Section CD-3A.4.1 of the Zoning Bylaw is amended adding a maximum size (gross floor area) of the individual units for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.4.1 Principal Building:

- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
 - (a) 557.4 m² (6,000 ft²) gross floor area combined on Lot 19, Plan VIP79602;
 - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
 - (c) 557.4 m² (6,000 ft²) gross floor area combined on Lot 33, Plan VIP79602;
 - (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]
- (2) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]

(3) Pocket Neighbourhood Residential: 140 m² (1507 ft²) per individual dwelling unit.

(4) All other uses: N/A

7. Section CD-3A.4.2 of the Zoning Bylaw is amended adding a maximum combined area of accessory buildings for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.4.2 Accessory Buildings:

(1) Single Family Dwelling: 60 m² (645 ft²) combined total per lot

(2) Duplex Dwelling: 60 m² (645 ft²) combined total per lot

(3) Multiple Family Residential: 300m² (3,225ft²) combined total per lot

(4) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]

(5) Pocket Neighbourhood Residential: 300 m² (3,225 ft²) combined total per lot

(6) All other uses: 80 m² (861 ft²) combined total per lot

8. Section CD-3A.5.1 of the Zoning Bylaw is amended adding a maximum principle building height for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.5.1 Principal Buildings & Structures:

(1) Single Family Dwelling: 9 m (30 ft) or 2 ½ storey

(2) Duplex Dwelling: 9 m (30 ft) or 2 ½ storey

(3) Multiple Family Residential: 11 m (36 ft) or 3 storey

(4) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]

(5) Pocket Neighbourhood Residential: 8 m (26 ft) or 2 storey

(6) All other uses: 10 m (33 ft)

9. Section CD-3A.6.1(4) of the Zoning Bylaw is amended adding Pocket Neighbourhood Residential to the Multiple Family Residential setback section such that the subsection reads as follows:

(4) Multiple Family Residential / Pocket Neighbourhood Residential:

(i) Principal 6 m (20 ft) 6 m (20 ft) 6 m (20 ft) 6 m (20 ft)

(ii) Accessory 7.5 m (25 ft) 5 m (16.5 ft) 5 m (16.5 ft) 5 m (16.5 ft)

(iii) In addition, for principal building, 15 m (50 ft) minimum yard setback applies to all lot lines abutting Marine Drive.

10. This bylaw may be cited as "Zoning Amendment Bylaw No. 1208, 2016".

READ A FIRST TIME this 13th day of September, 2016.

READ A SECOND TIME this 13th day of September, 2016.

RESCINDED AND READ A SECOND TIME, as amended, this 11th day of October, 2016.


PUBLIC HEARING this 25th day of October, 2016.

READ A THIRD TIME this 25th day of October, 2016.

RESCINDED, RECONSIDERED, AND READ A THIRD TIME this 8th day of November, 2016.

ADOPTED this 22 day of November, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1208, 2016."



Mayor
Dianne St. Jacques



Corporate Officer
Morgan Dossall

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



Corporate Officer
Morgan Dossall

SCHEDULE 'A'

Bylaw No. 1208, 2016



DISTRICT OF UCLUELET

Bylaw No. 1212, 2016

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of P.I.D. 025-815-083, Lot: 6, Plan: VIP76238, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R-2 Zone - Medium Density Residential to GH Zone - Guest House and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1212, 2016".

READ A FIRST TIME this 8th day of November, 2016.

READ A SECOND TIME this 8th day of November, 2016.

PUBLIC HEARING this 13th day of December, 2016.

READ A THIRD TIME this 13th day of December, 2016.

ADOPTED this 10th day of January, 2017.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1212, 2016."



Mayor
Dianne St. Jacques



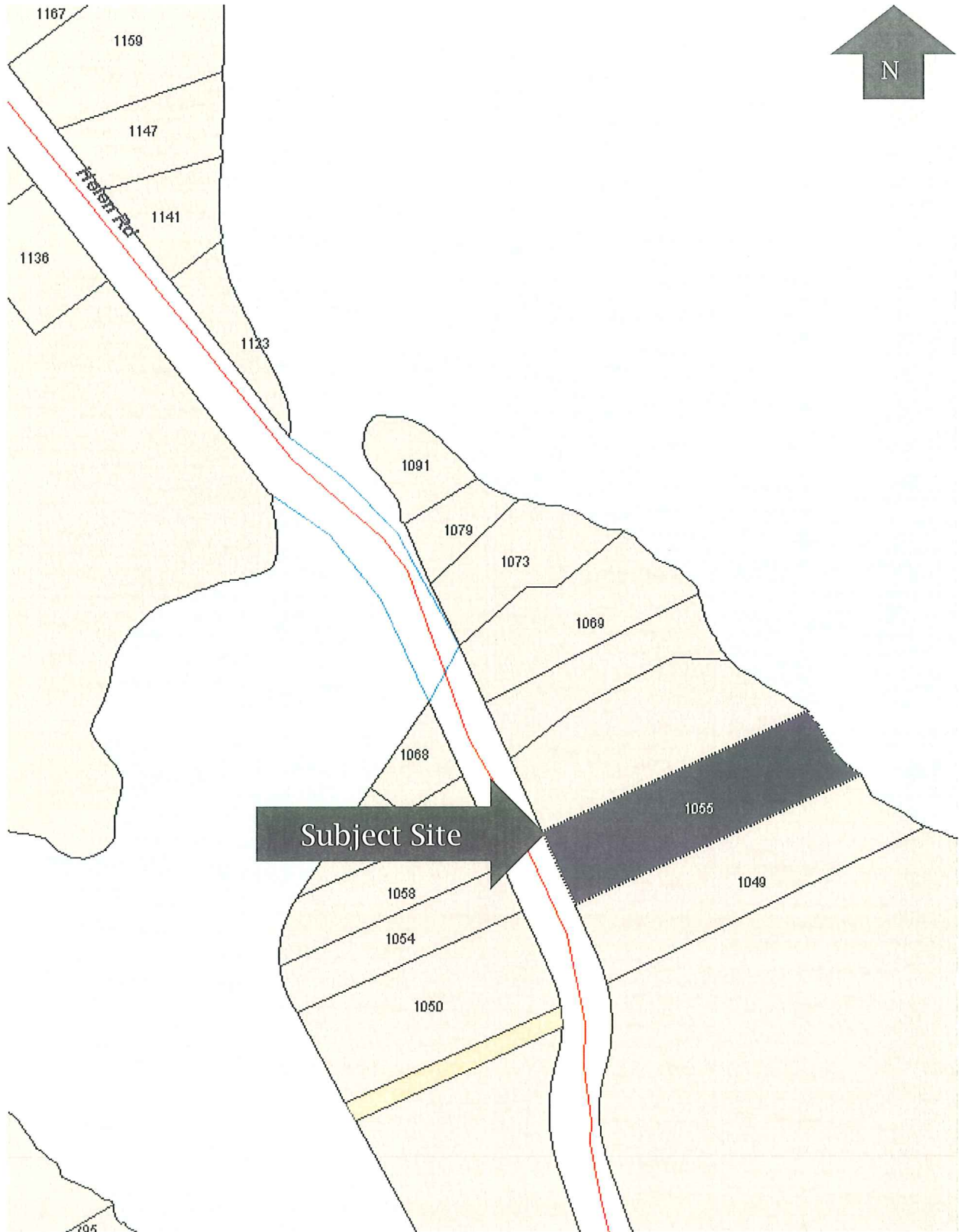
CAO
Andrew Yeates

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



CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1212, 2016



DISTRICT OF UCLUELET

Bylaw No. 1214, 2017

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of P.I.D. 027-784-771, Lot: 45, Plan: VIP86134, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CD-5C.1.1 - Single Family Residential to CD5C.1.4 - Park and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.
2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1214, 2017".

READ A FIRST TIME this 14th day of March, 2017.

READ A SECOND TIME this 14th day of March, 2017.

PUBLIC HEARING WAIVED pursuant to Section 464 (2) of the *Local Government Act*.

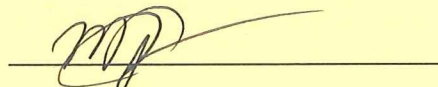
READ A THIRD TIME this 14th day of March, 2017.

ADOPTED this 28th day of March, 2017.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1214, 2017."



Mayor
Dianne St. Jacques



Corporate Officer
Morgan Dossall

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



Corporate Officer
Morgan Dossall

SCHEDULE 'A'

Bylaw No. 1214, 2017

