



DISTRICT OF  
**UCLUELET**

**District of Ucluelet**  
**Zoning Bylaw**  
**No. 1160, 2013**

Certified Bylaws included in Unofficial  
Consolidated Zoning Bylaw Update

August 2024

## 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
1183	September 8, 2015	Adds 'Personal Services' as a permitted use to CS-7
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
1194	May 24, 2016	Microbrewery definition added to section 103. Microbrewery added as permitted principle use to CS-1.1
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
1216	May 9, 2017	Replaces the annotation at the bottom of Section 306.2



BYLAW NUMBER	ADOPTION DATE	DESCRIPTION
1219	February 13, 2018	CS-5 Reef Point smaller side yard setbacks recognised
1224	June 26, 2018	Amendment to CD-2B Subzone – Black Rock
1225	November 27, 2018	Amendment to CD-3B Subzone – District Lot 281 (Remainder)
1228	June 12, 2018	Clarification of definitions of cannabis sales and production
1233	August 7, 2018	New subsection R-1,7 added to R-1 Single Family Residential zone permitting a secondary suite use for Lot 1, Plan VIP86443, 1068 Helen Road
1234	September 25, 2018	New subsection 204 Temporary Use Permits
1239	January 8, 2018	Amends CS-1.1.3 to permit residential use on the first storey of buildings also containing commercial use
1241	May 28, 2019	Amendments to Vacation Rental VR-2
1244	November 24, 2019	Zoning map amendment to change the zoning designation of Lot B, District Lot 286, Clayoquot District, Plan VIP79908, 221 Minato Road from RU Rural Residential to CG Campground, GH Guest House and P-1 Public Institutional
1253	October 22, 2019	Rezone from CS-2 to R-2 for Lot 2, District Lot 282, Plan 33084, PID 000-226-467, 1557 Larch Road
1256	August 18, 2020	Definitions added to Section 103 for Camping Space, Camping Unit and Recreational Vehicle. New supplemental section adding 407 Campground. Additional requirements for campgrounds added to Section 505.1
1259	February 25, 2020	Amendment to add Accessory Residential Dwelling Unit as a permitted secondary use for Lot 13, Section 21, Clayoquot District, Plan VIP64737 (1178 Coral Way)
1261	February 25, 2020	Rezone 1639, 1641, 1671 and 1673 Holly Crescent from R-1 Single Family Residential to R-2 Medium Density Residential

BYLAW NUMBER	ADOPTION DATE	DESCRIPTION
1262	August 18, 2020	Rezone 2088 Peninsula Road from CS-2 Commercial to R-3 High Density Residential
1263	August 18, 2020	Amendment to add <i>Accessory Residential Dwelling Unit</i> as a secondary use to the principal <i>Single Family Dwelling</i> for Lot 16, District Lot 283, Clayoquot District, Plan VIP84686 (799 Marine Drive)
1267	January 26, 2021	Rezone Lot 8, District Lot 283, Clayoquot District, Plan VIP84686, PID 027-473-481, 796 Marine Drive, from CD-5E(VR-1) Vacation Rental to GH Guest House. Amend uses to permit <i>Secondary Suite</i> as a secondary use and prohibit <i>Guest House</i> as a principal use.
1269	April 28, 2020	Addition of R-5 - Compact Single-Family Residential Zone. Change zoning designation of Lot 13 Marine Drive from CD-5C.1.2 Affordable Housing to R-5 Compact Single Family Residential. Updated definition of Gross Floor Area. Add new zone R-5 to list of residential zones where Section 306.3(7) applies.
1282	August 17, 2021	Change the zoning designation of 316 and 330 Reef Point Road from R-1: Single Family Residential and GH: Guest House to CS-5: Tourist Commercial
1284	November 09, 2021	Zoning amendments for the proposed development of Lot 16 Marine Drive
1287	April 27, 2021	Areas used for parking may be excluded from gross floor area in the R-1: Single Family Residential zone
1291	June 15, 2021	Amendment to secondary uses permitted at 829 Rainforest Drive
1293	September 09, 2021	Zoning amendments to the RU: Rural Residential zone and to areas of CD-5A: Wyndandsea / Signature Circle and CD-6: Olsen Bay zoned lands
1299	January 25, 2022	Update to change maximum floor area ratio for 312 Pass of Melfort
1303	September 20, 2022	Update to permitted uses on Lot 17 District Lot 284 Clayoquot District Plan VIP76147 (354 Forbes Road)
1309	November 15, 2022	Zoning amendments to define and allow a Health Care Office in specific circumstances within the community

BYLAW NUMBER	ADOPTION DATE	DESCRIPTION
1310	September 06, 2022	Zoning amendments to replace <i>Bed &amp; Breakfast</i> with <i>Accessory Residential Dwelling Unit</i> uses in most residential zones
1312	January 10, 2023	Zoning amendments for the proposed development of 221 Minato Road – Lot B, Plan VIP79908 Clayoquot District, District Lot 286
1319	January 10, 2023	To update permitted uses and maximum floor area of Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District (1683 Larch Road)
1320	January 10, 2023	To update lot coverage area for Strata Lot 20, Section 1, Barclay District, Strata Plan VIS5896 (327 Pass of Melfort)
1324	March 14, 2023	Zoning amendment to allow for <i>Moderate Level Support Services Housing</i> development on Lot 34 Section 21 Clayoquot District Plan VIP82303 (1300 Peninsula Road)
1326	May 16, 2023	Addition of <i>Daycare Centre</i> use to CS-2 zone and a cleanup of Section 403 in regard to B&B uses
1327	May 16, 2023	To update definition and regulations for <i>Tourist Accommodation Suite</i> and permitted uses with respect to Lot 22, District Lot 282 Clayoquot Land District Plan VIP76147 (2108 Peninsula Road) designated as Industrial Residential – CD-1.1.5
1328	May 16, 2023	Rezoning of Lot 22 District Lot 282 Clayoquot Land District Plan VIP30931 (1633 Holly Crescent) from R-1 Single Family Residential to R-2 Medium Density Residential
1332	March 12, 2024	Changes to Maximum Allowable Floor Area Ratio and Lot Coverage for Lot 18, Plan VIP30931, District Lot 282, Clayoquot Land District (1626 Larch Road)
1335	27 February, 2024	Rezoning of westernmost 9.59 metres of Lot 10, Clayoquot Land District Plan VIP11923 (256 Matterson Drive) from R-1 Single Family Residential to R-6 Infill Single Family Residential
1336	16 April 2024	Amendments to Zoning Map and Bylaw to allow for Food Bank Use on Forbes Road

BYLAW NUMBER	ADOPTION DATE	DESCRIPTION
1341	11 June 2024	Lot size changes to CD-5C zone – OceanWest Phase 5
1342	09 July 2024	Zoning amendment for Lot 1, District Lot 282, Clayoquot Land District, Plan EPP124154 (1567 Imperial Lane)
1344	11 June 2024	Amendments to the regulation of <i>Bed and Breakfast</i> uses
1345	11 June 2024	Amendments to create a new R-1H Single-Family Residential Housing zone
1346	11 June 2024	Zoning amendments to bring the Ucluelet Zoning Bylaw into alignment with sections 481.3 and 582.1 of the <i>Local Government Act</i> relating to the provision of Small-Scale Multi-Unit Housing

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**DISTRICT OF UCLUELET**

**Bylaw No. 1179, 2015**

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

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**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

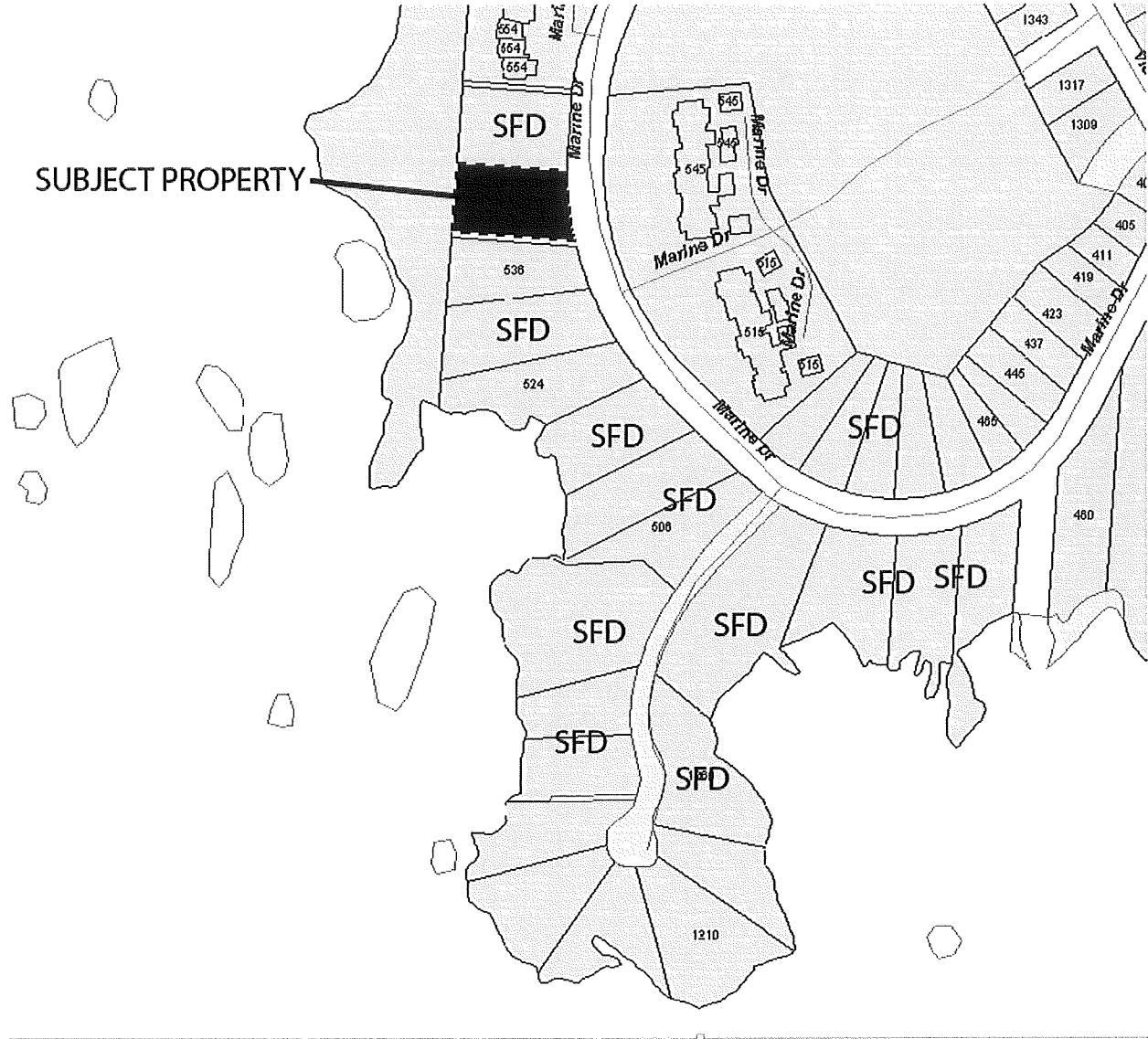
**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:



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".

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**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



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**DISTRICT OF UCLUELET**

**Bylaw No. 1183, 2015**

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

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**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.

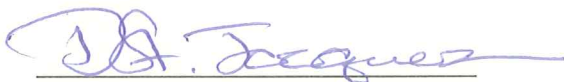
**READ A SECOND TIME** this 9th day of February, 2016.

**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



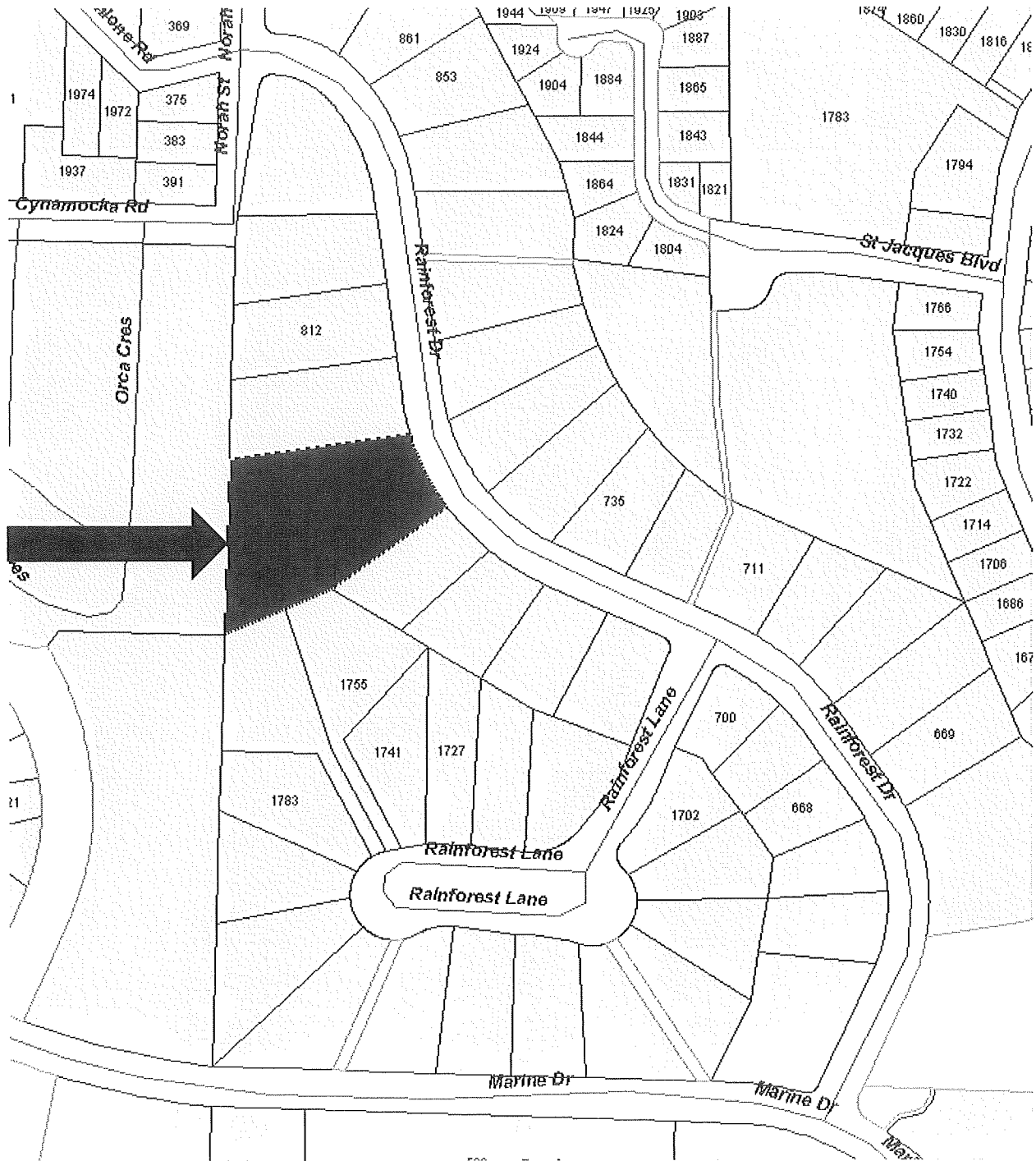
CAO  
Andrew Yeates

**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".

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**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



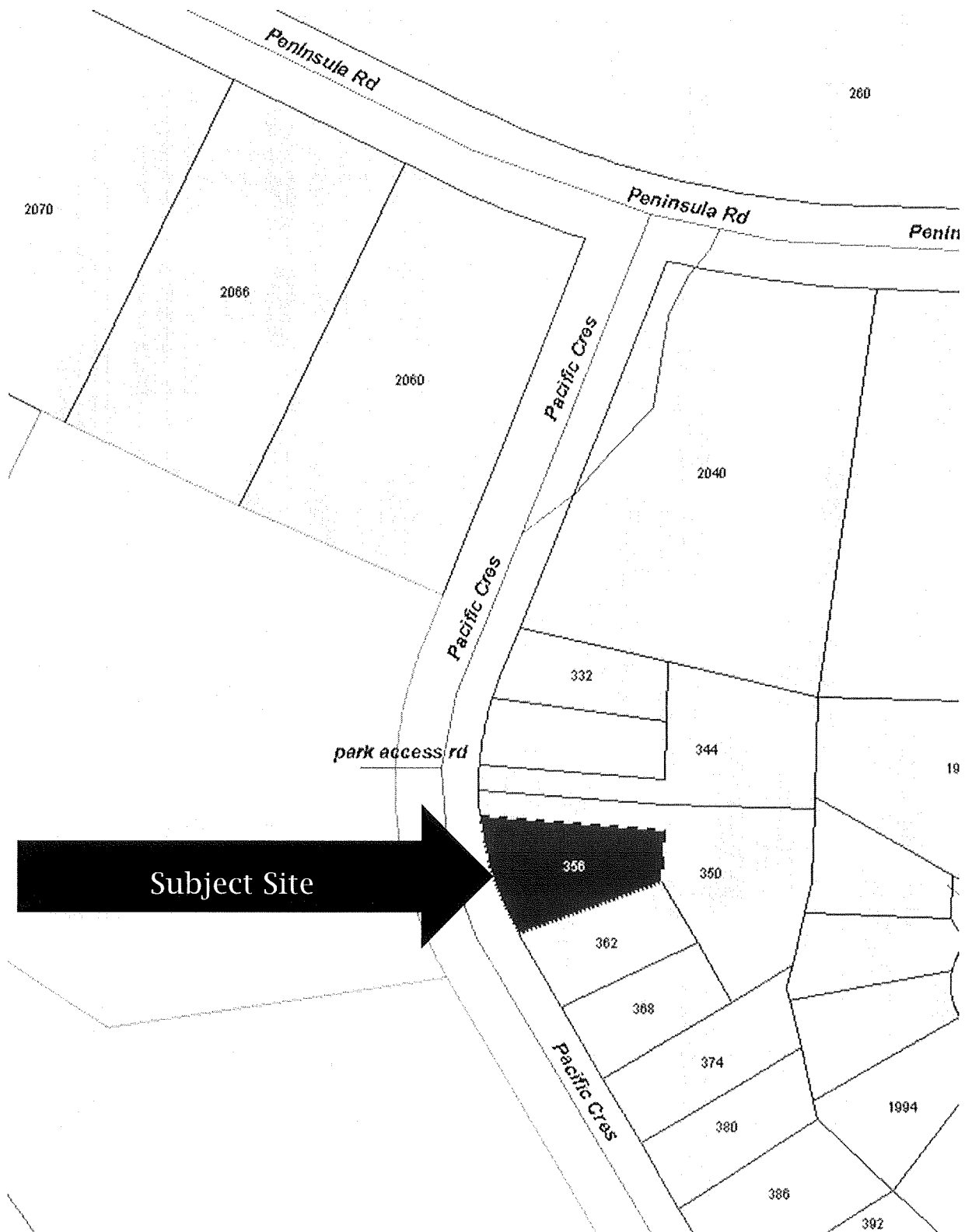
CAO  
Andrew Yeates

**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.

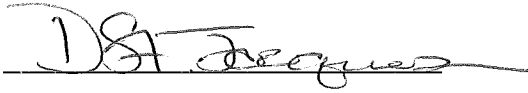
**READ A SECOND TIME** this 8th day of March, 2016.

**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



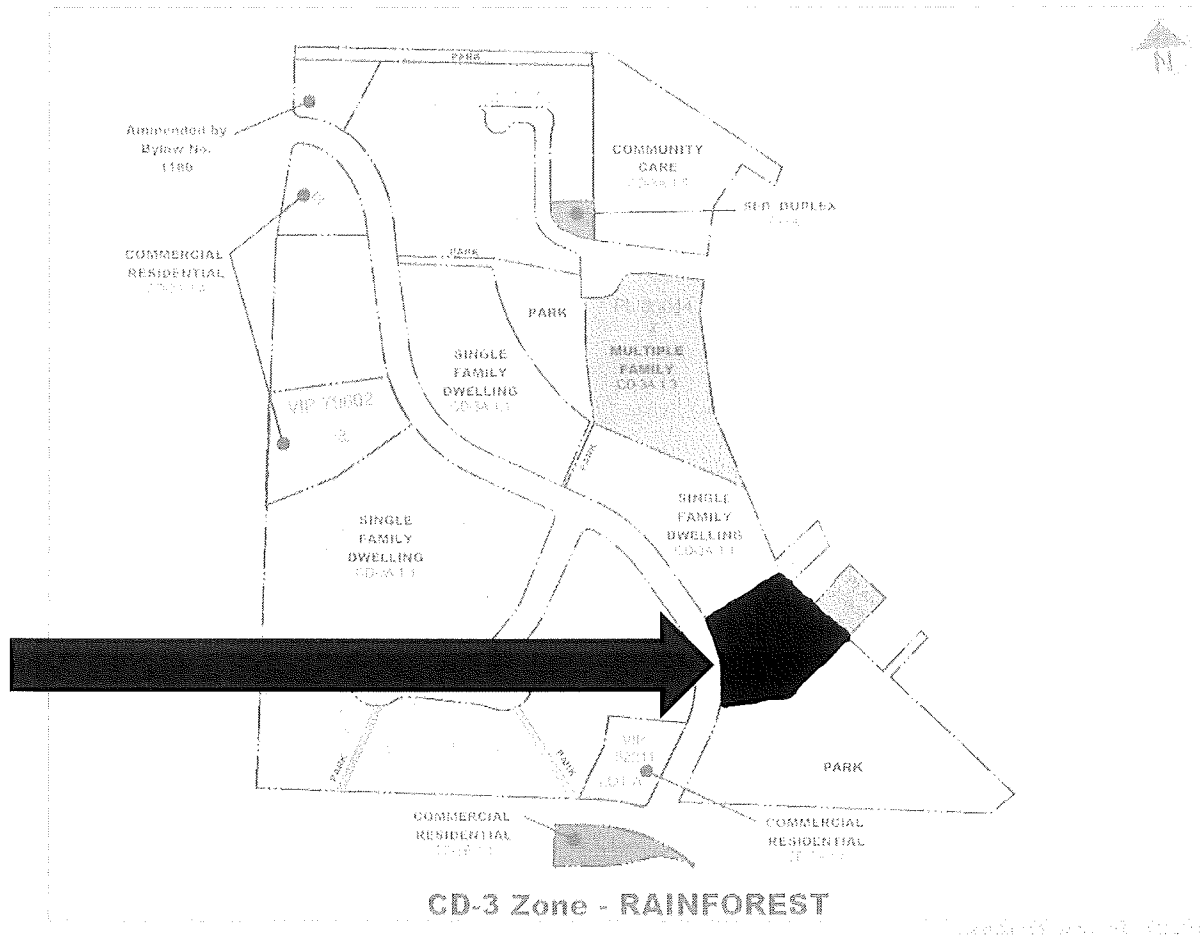
CAO  
Andrew Yeates

**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



SCHEDULE 'A'

Bylaw No. 1202, 2016



## 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



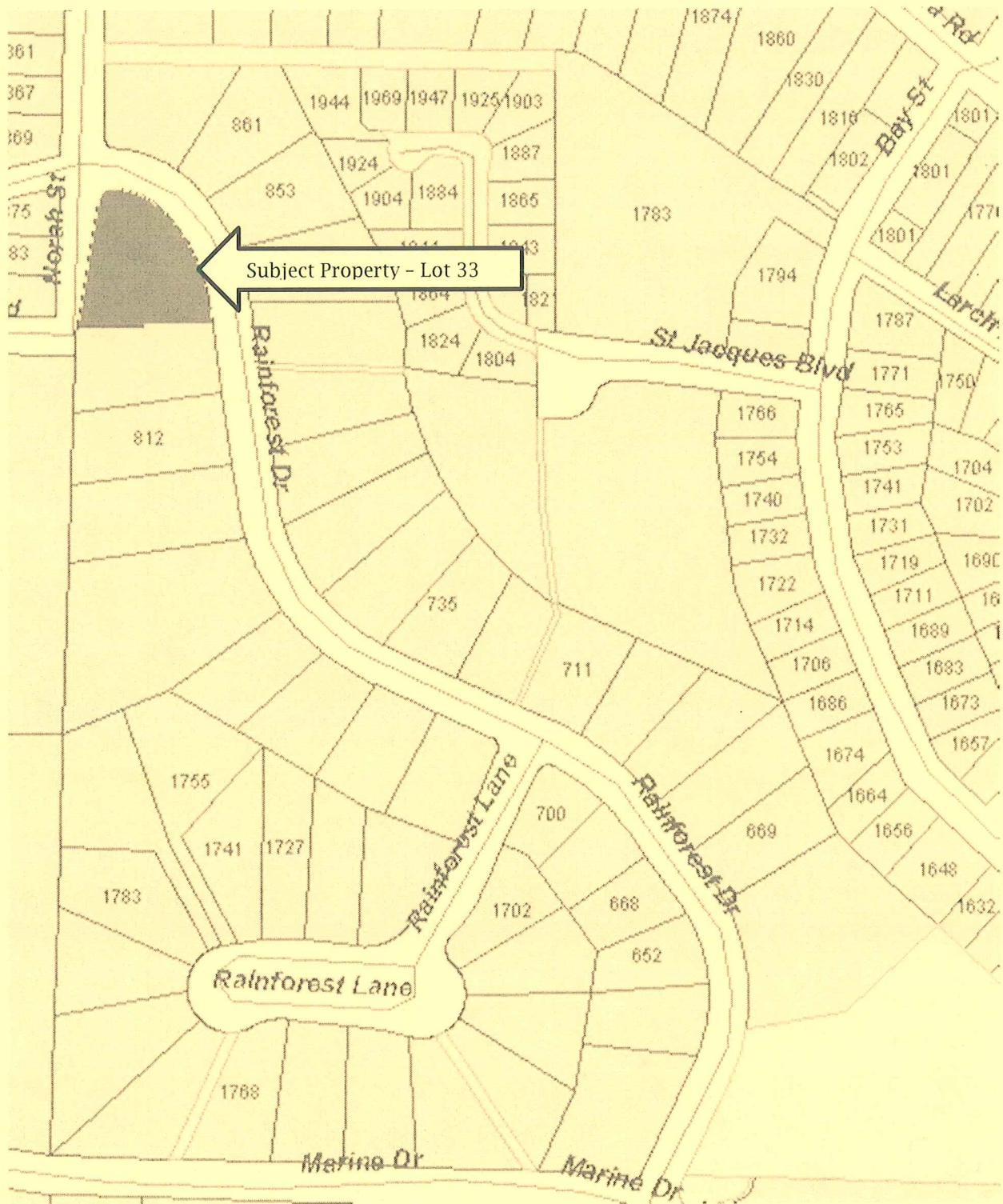
Corporate Officer  
Morgan Dosdall

**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 m<sup>2</sup> 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 m<sup>2</sup> (6,940 ft<sup>2</sup>) for 16 small lots.
  - (b) 1,450 m<sup>2</sup> (15,600 ft<sup>2</sup>) for maximum of 51 lots.
  - (2) Multiple Family Residential: 4,856 m<sup>2</sup> (1.2 acres)
  - (3) Mixed Commercial/Residential: 2,305 m<sup>2</sup> (24,800 ft<sup>2</sup>)
  - (4) Mixed Commercial/Resort Condo: 2,305 m<sup>2</sup> (24,800 ft<sup>2</sup>)
  - (5) Pocket Neighbourhood Residential: 8,093 m<sup>2</sup> (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 m<sup>2</sup> (6,000 ft<sup>2</sup>) gross floor area combined on Lot 19, Plan VIP79602;
  - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
  - (c) 557.4 m<sup>2</sup> (6,000 ft<sup>2</sup>) 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 m<sup>2</sup> (1507 ft<sup>2</sup>) 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 m<sup>2</sup> (645 ft<sup>2</sup>) combined total per lot

(2) Duplex Dwelling: 60 m<sup>2</sup> (645 ft<sup>2</sup>) combined total per lot

(3) Multiple Family Residential: 300m<sup>2</sup> (3,225ft<sup>2</sup>) combined total per lot

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

(5) Pocket Neighbourhood Residential: 300 m<sup>2</sup> (3,225 ft<sup>2</sup>) combined total per lot

(6) All other uses: 80 m<sup>2</sup> (861 ft<sup>2</sup>) 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

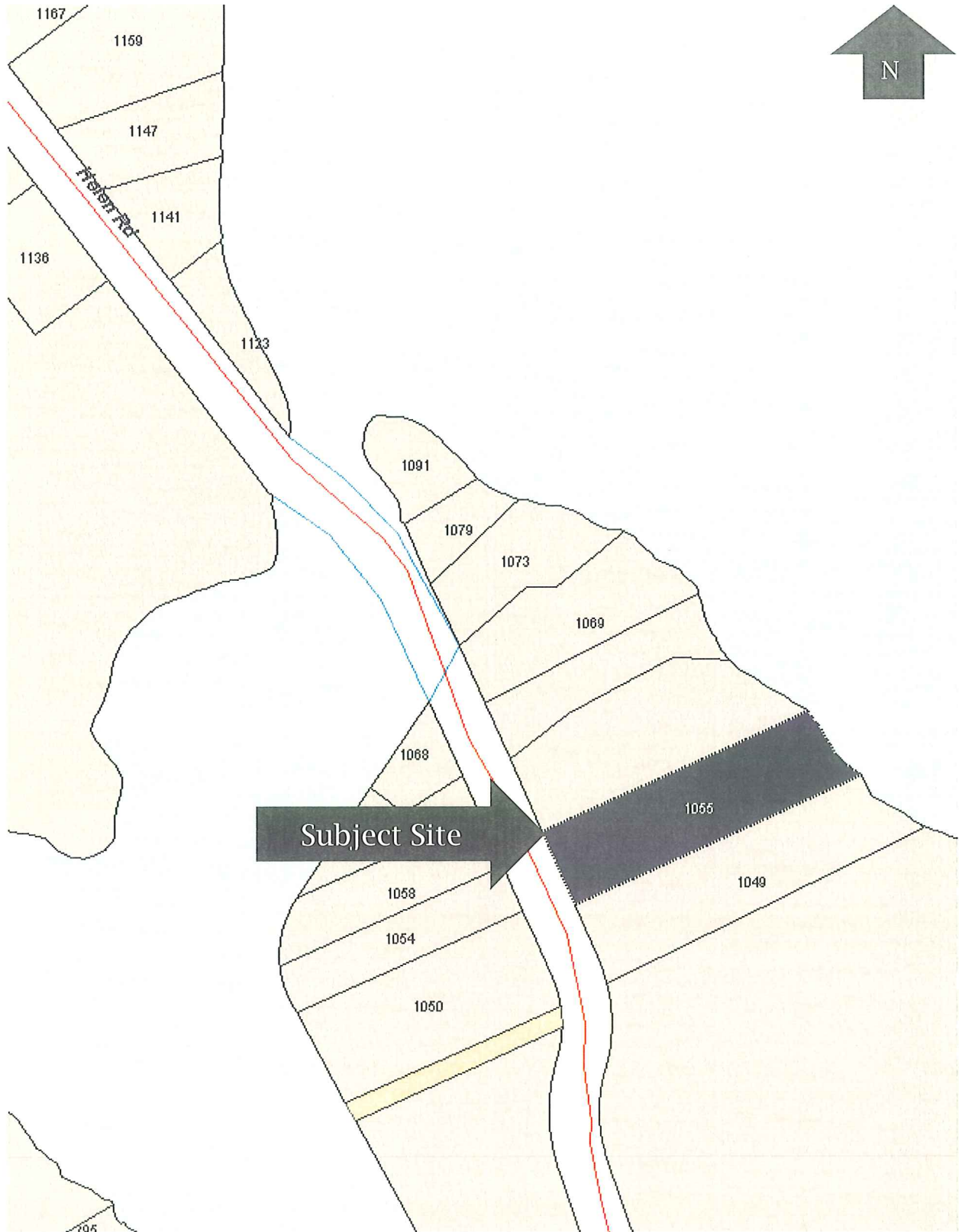
**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:



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:

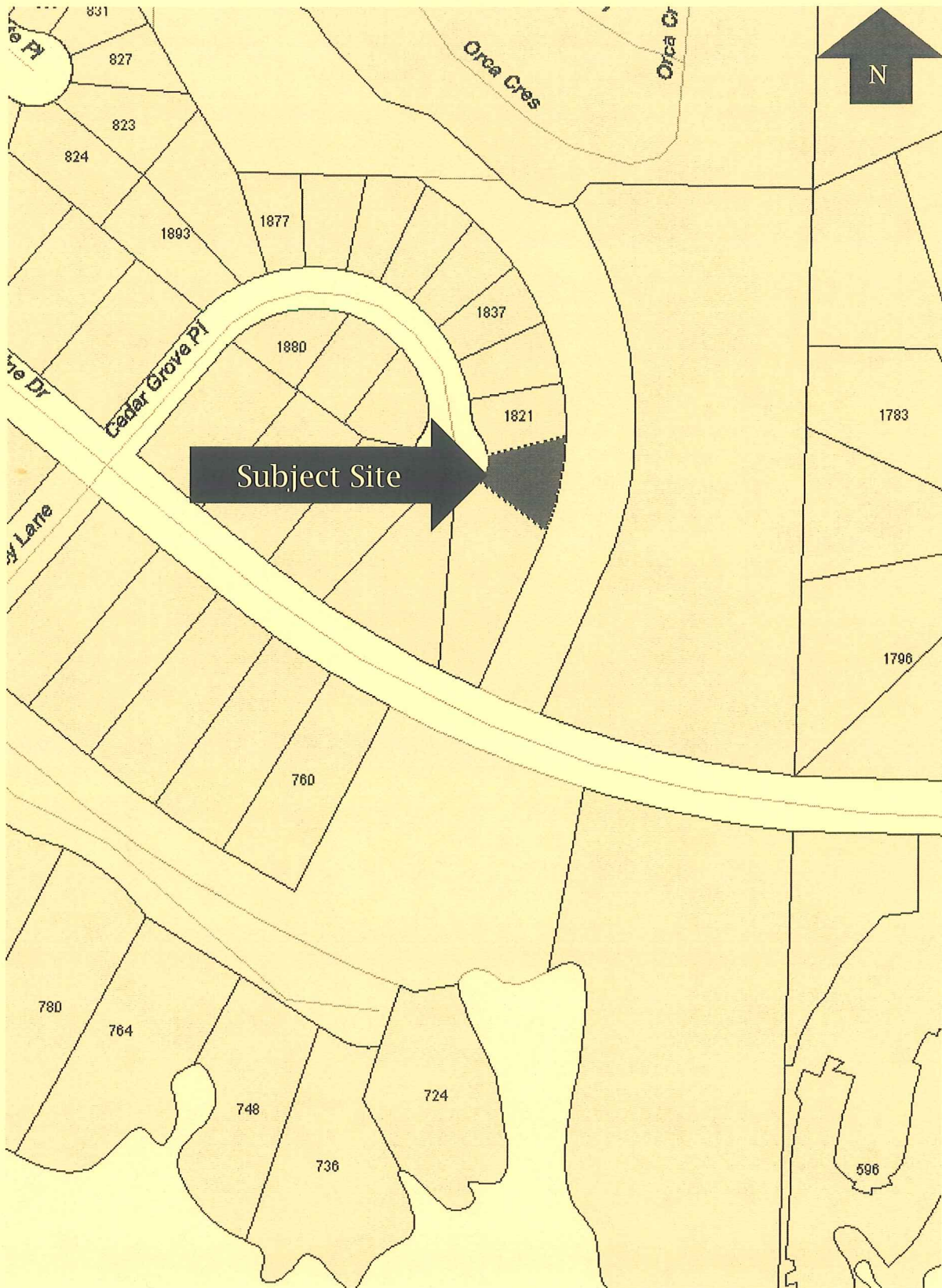


Corporate Officer  
Morgan Dossall



**SCHEDULE 'A'**

**Bylaw No. 1214, 2017**



**DISTRICT OF UCLUELET**

**Bylaw No. 1216, 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 Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") be amended by deleting the annotation at the bottom of Section 306.2 of the Zoning Bylaw and replacing it with an annotation such that this section reads as follows:

**306.2** In addition to minimum setback requirements of other parts of this Bylaw:

(1) No *building* or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged within

(a) 7.5 m (25 ft) on the upland side of the *natural boundary* of the ocean,

(b) 30 m (98.5 ft) of the *natural boundary* of any other natural *watercourse* or source of water supply,

except as expressly otherwise specified in a *Zone*, or in a registered covenant under section 219 of the Land Title Act in favour of the District or the Province.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1216, 2017".

**READ A FIRST TIME** this 11th day of APRIL, 2017

**READ A SECOND TIME** this 11th day of APRIL, 2017

**PUBLIC HEARING WAIVED** in accordance with *Local Government Act* 464(2).

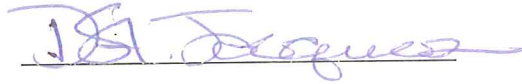
**READ A THIRD TIME** this 11th day of APRIL, 2017.

**THIRD READING RESCINDED** this 25th day of APRIL, 2017.

**READ A THIRD TIME** this 09th day of MAY, 2017.

**ADOPTED** this 09th day of MAY, 2017.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1216, 2017."



Mayor  
Dianne St. Jacques

---

Interim CAO  
Jeanette O'Connor

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

---

CAO

**DISTRICT OF UCLUELET**

**Bylaw No. 1219, 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** District Planning Staff have applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("Zoning Bylaw") to recognize the requirement for smaller side yard setbacks for the smaller strata lots created within the Reef Point area in the CS-5 Tourist Commercial Zone.

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

1. Section CS-5.6 of the Zoning Bylaw is amended by adding the following subsection:

CS-5.6.3 On the following properties the minimum interior side yard setback shall be reduced to 1.2m (4'); VIS4490 Lots 1-31; VIS5200 Lot B; VIS5496 Lot 3; VIS5583 Lot 1; VIS5843 Lots 1 and 2; VIS6122 Lots A and B; VIS6124 Lots A and B; VIS6125 Lots A and B; VIS6131 Lot 4; VIS6132 Lot 2; VIP66186 Lots 18, 20, and 22,

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1219, 2017".

**READ A FIRST TIME** this 14<sup>th</sup> day of **November**, 2017

**READ A SECOND TIME** this 14<sup>th</sup> day of **November**, 2017

**PUBLIC HEARING** this 23<sup>rd</sup> day of **January**, 2018

**READ A THIRD TIME** this 23<sup>rd</sup> day of **January**, 2018

**ADOPTED** this 13<sup>th</sup> day of **February**, 2018.



**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment  
Bylaw No. 1219, 2017."

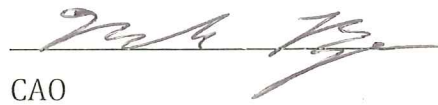


Mayor  
Dianne St. Jacques



CAO  
Mark Boysen

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



CAO  
Mark Boysen

## DISTRICT OF UCLUELET

### Bylaw No. 1224, 2018

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

---

**WHEREAS** the District of Ucluelet Planning Staff propose to amend the CD-2B Subzone – Black Rock, to clarify the density of staff housing and to create a specific staff housing parking requirement;

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

1. Remove the 2014 update from the header of the CD-2B Subzone.
2. Section CD-2B.1.1 of the Zoning Bylaw is amended by removing Staff Housing from the section description and removing the “Parking Lot” use, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.1.1 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Hotel”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

(1) Principal:

(a) Hotel

(2) Secondary:

(a) Accessory Residential Dwelling Unit

(b) Staff Housing

3. Section CD-2B.1.2 of the Zoning Bylaw is amended by removing the lot specific text and adding a staff housing specific use, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.1.2 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Staff Housing”:

(1) Principal:

(a) Staff Housing

4. Section CD-2B.2.1 of the Zoning Bylaw is amended by adding use specific lot sizes, such that the subsection of the Zoning Bylaw reads as follows:

CD-2B.2.1 Minimum Lot Size:

- (1) Hotel: 10,000 m<sup>2</sup> (2½ acres)
- (2) Staff Housing: 2,020m<sup>2</sup> (1/2 acre)

5. Section CD-2B.3 of the Zoning Bylaw is amended by changing the maximum number of hotel guest rooms or dwelling units from 150 to 140 and adding clause “(3) Staff Housing: 20 staff housing units”, such that the subsection of the Zoning Bylaw reads as follows:

**CD-2B.3 Density:**

CD-2B.3.1 Maximum Number:

- (1) *Hotel:* 140 *guest rooms or dwelling units*
- (2) *Accessory Residential Dwelling Unit:* 1 per lot (non-strata only)
- (3) *Staff Housing:* 20 *staff housing units*

6. Section 505.1 of the Zoning Bylaw is amended by isolating the staff housing component within the chart with a parking requirement of “1 space per staff housing unit,”, such that the two sections of the chart within subsection 505.1 of the Zoning Bylaw reads as follows:

<i>Multiple Family Residential (including Affordable Housing)</i>	1.5 spaces per <i>dwelling unit</i> , Plus 1 Visitor Parking Space per 5 <i>dwelling units</i>
<i>Staff Housing</i>	1 space per staff housing unit,

7. The CD-2 Zone submap is amended to indicate Lot 1, District Lot 281, Clayoquot District, Plan VIP85870 as “Staff Housing CD-2B1.2” as shown on Schedule “A”.
8. This bylaw may be cited as “Zoning Amendment Bylaw No. 1224, 2018”.

**READ A FIRST TIME** this **23rd** day of **January**, 2018.

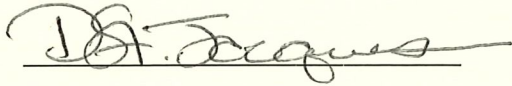
**READ A SECOND TIME** this **23rd** day of **January**, 2018.

**PUBLIC HEARING** held this **27th** day of **February**, 2018.

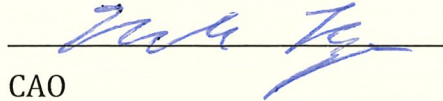
**READ A THIRD TIME** this **27th** day of **February**,

**ADOPTED** this **26th** day of **June**, 2018.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1224, 2018."

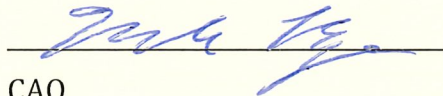


Mayor  
Dianne St. Jacques



CAO  
Mark Boysen

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

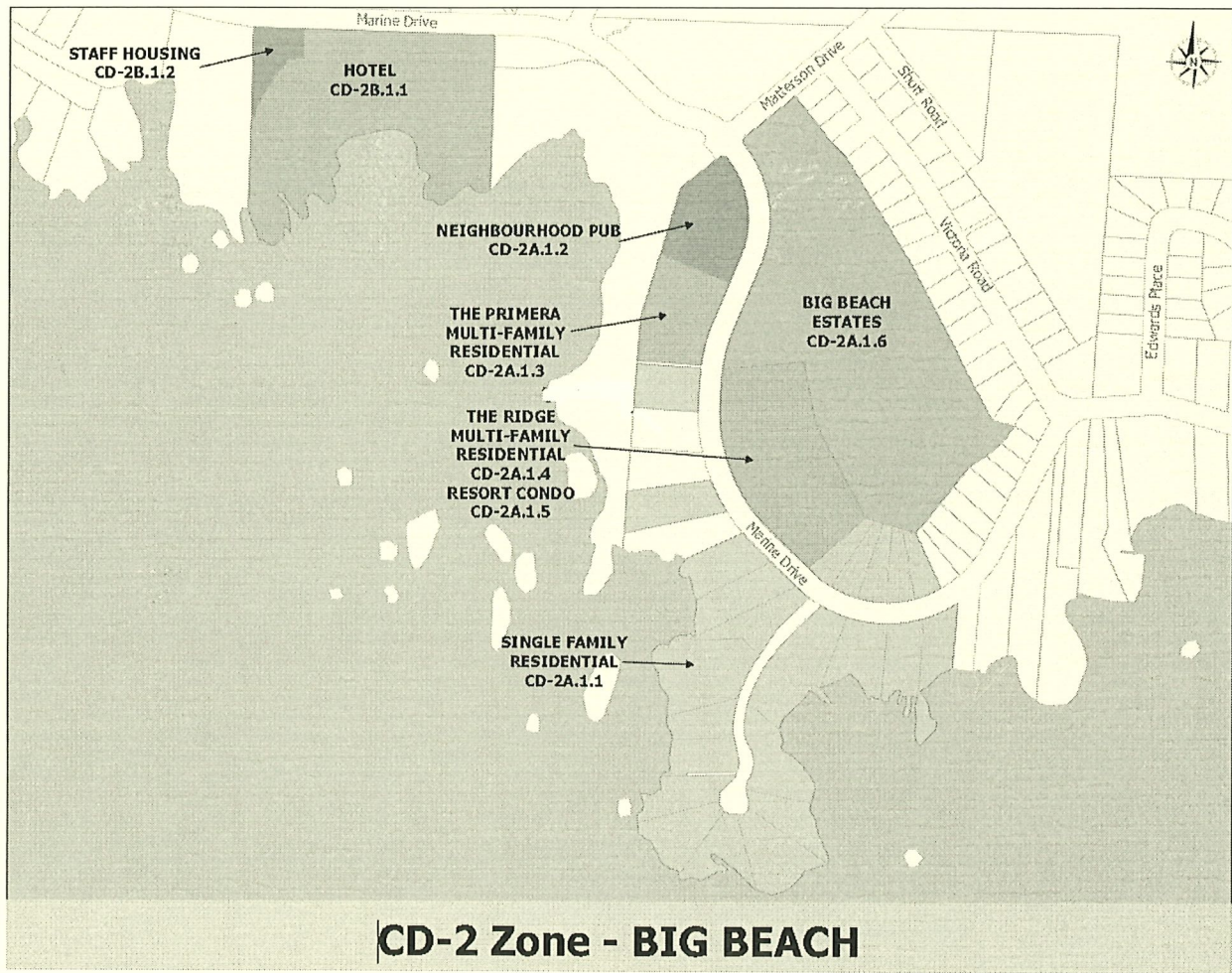


CAO  
Mark Boysen



# Schedule "A"

Bylaw No.1224, 2018



**DISTRICT OF UCLUELET**

**Bylaw No. 1225, 2018**

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

---

**WHEREAS** the Owner of PID: 026-908-719 Lot B, District Lot 281, Clayoquot District, Plan VIP82211 (the “**Lands**”), generally shown highlighted in black on Schedule ‘A’ attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the “**Zoning Bylaw**”) in order to increase the dwelling unit density from 3 units to 7 units and to allow for the multi-family residential use to occur on the ground floor.

**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 entire CD-3B Subzone and replacing it, such that this subsection reads as follows:

**CD-3B SubZone – DISTRICT LOT 281 (REMAINDER)**

**CD-3B.1 Permitted Uses:**

CD-3B.1.1 The following uses are permitted in the area of the CD-3 Zone Plan labeled “Commercial/ Residential CD-3B.1.1”, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
  - (a) *Multiple Family Residential*
  - (b) *Restaurant*
  - (c) *Bistro/Cafe*
  - (d) *Office*
  - (e) *Personal Services*
  - (f) *Daycare Centre*
- (2) Secondary:
  - (a) *Home Occupation*

**CD-3B.2 Lot Regulations**

CD-3B.2.1 Minimum Lot Size: 1,725 m<sup>2</sup> (18,550 ft<sup>2</sup>)

**CD-3B.3 Density:**

CD-3B.3.1 Maximum Density:

- (1) 7 *Multiple Family Residential* units per lot.



(2) 140 m<sup>2</sup> (1,500 ft<sup>2</sup>) of Commercial uses per lot that are otherwise permitted within the zone.

CD-3B.3.2 Maximum Floor Area Ratio: 0.50

CD-3B.3.3 Maximum Lot Coverage: 30%

**CD-3B.4 Maximum Size (Gross Floor Area):**

CD-3B.4.1 Accessory Buildings: 9 m<sup>2</sup> (97 ft<sup>2</sup>)

**CD-3B.5 Maximum Height:**

CD-3B.5.1 Principal Buildings & Structures: 9 m (30 ft)

CD-3B.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

**CD-3B.6 Minimum Setbacks:**

CD-3B.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	8 m (26 ft)	5 m (16.5 ft)	7.5 m (25 ft)	7.5 m (25 ft)

2. This bylaw may be cited as “Zoning Amendment Bylaw No. 1225, 2018”.

**READ A FIRST TIME** this 23<sup>rd</sup> day of **January**, 2018.

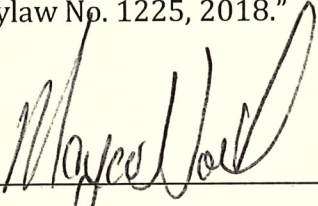
**READ A SECOND TIME** this 23<sup>rd</sup> day of **January**, 2018.


**PUBLIC HEARING** held this 27<sup>th</sup> day of **February**, 2018.

**READ A THIRD TIME** this 27<sup>th</sup> day of **February**, 2018.

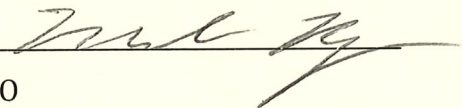
**ADOPTED** this 27<sup>th</sup> day of **November**, 2018.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1225, 2018."

  
\_\_\_\_\_  
Mayor  
Mayco Noël

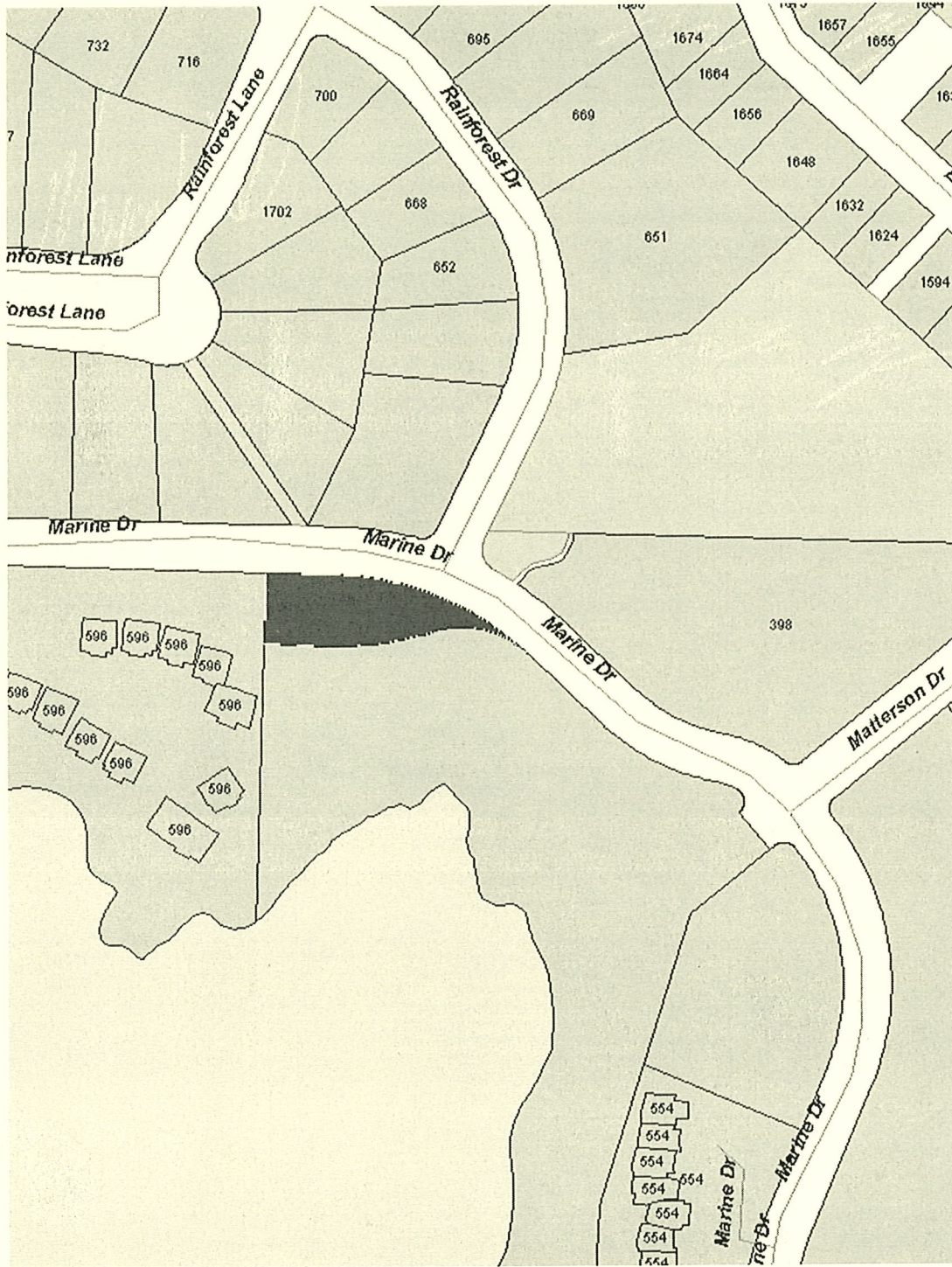
  
\_\_\_\_\_  
CAO  
Mark Boysen

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

  
\_\_\_\_\_  
CAO  
Mark Boysen



**SCHEDULE "A"**  
**Bylaw 1225, 2018**





**DISTRICT OF UCLUELET**

**Bylaw No. 1228, 2018**

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

---

**WHEREAS** the District of Ucluelet Council proposes to amend the definitions within the District of Ucluelet Zoning Bylaw No. 1160, 2013 to clarify the definition of cannabis sales and production;

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

District of Ucluelet Zoning Bylaw No. 1160, 2013 as amended is hereby further amended as follows:

1. By adding the following definition to Section 103.1, immediately following the definition of “Accessory Retail Sales and Administration Office”:

“**ACMPR**” means the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230 under the *Controlled Drugs and Substances Act*, S.C. 1996, c. 19, or successor legislation.

2. By adding the following definitions to Section 103.1, immediately following the definition of “Camping Space”:

“**Cannabis**” means any part of the cannabis plant, and includes its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch, and fiber derived from such stalks; and the roots or any part of the root of a cannabis plant.

“**Cannabis Sales**” means the retail or wholesale sale of *cannabis*, and includes an operation which provides referrals or facilitates access to *cannabis* not physically sold on the premises, but does not include:

- a) sales of *cannabis* by a British Columbia Registered Pharmacist in a British Columbia regulated Pharmacy; or
- b) authorized distribution by a Licenced Producer under Part 1 of the ACMPR by means other than retail sale.

“**Cannabis Production**” means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of Cannabis, including by one or more persons under one or more registrations under Part 2 of the ACMPR, but does not include:

- a) *Cannabis Sales*; or
- b) Non-commercial activities by a registrant or designated person under Part 2 of the ACMPR.

3. By deleting the current Section 303.3(6) and replacing with the following:  
“(6) *Cannabis Production* or *Cannabis Sales*, except as expressly permitted elsewhere in this Bylaw.”
4. This bylaw may be cited as “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1228, 2018”.

**READ A FIRST TIME** this 24<sup>th</sup> day of **April, 2018**.

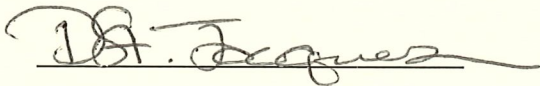
**READ A SECOND TIME** this 24<sup>th</sup> day of **April, 2018**.

**PUBLIC HEARING** held this 22<sup>nd</sup> day of **May, 2018**.

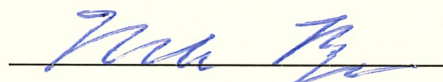
**READ A THIRD TIME** this 22<sup>nd</sup> day of **May, 2018**.

**ADOPTED** this 12<sup>th</sup> day of **June, 2018**.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1228, 2018.”

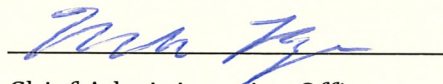


Mayor  
Dianne St. Jacques



Chief Administrative Officer  
Mark Boysen

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



Chief Administrative Officer  
Mark Boysen



**DISTRICT OF UCLUELET**

**Bylaw No. 1233, 2018**

A bylaw to amend the District of Ucluelet Zoning Bylaw (1068 Helen Road).

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160 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 District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding a new subsection R-1.7 to the R-1 Single Family Residential zone as follows:

**“R-1.7 Other Regulations:**

R-1.7.1 Notwithstanding other regulations in this bylaw, on the lands legally described as Lot 1, District Lot 543 Native Island, Clayoquot District, Plan VIP86443, P.I.D. 027-856-194 (1068 Helen Road), the following regulations apply:

(1) Maximum Floor Area Ratio: 0.43

(2) A *secondary suite* is a permitted use in a *single family dwelling* which also contains a Bed and Breakfast use.”

2. Citation:

This bylaw may be cited for all purposes as the “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1233, 2018”.

**READ A FIRST TIME** this 12<sup>th</sup> day of **June, 2018**.

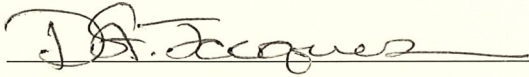
**READ A SECOND TIME** this 12<sup>th</sup> day of **June, 2018**.

**PUBLIC HEARING** held this 10<sup>th</sup> day of **July, 2018**.

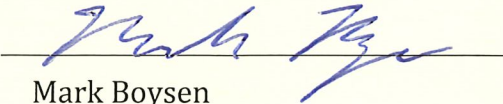
**READ A THIRD TIME** this 10<sup>th</sup> day of **July, 2018**.

**ADOPTED** this 7<sup>th</sup> day of **August, 2018**.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Bylaw  
Amendment Bylaw No. 1233, 2018."

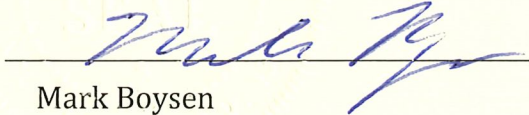


Dianne St. Jacques  
Mayor



Mark Boysen  
Corporate Officer

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



Mark Boysen  
Corporate Officer

## DISTRICT OF UCLUELET

### Bylaw No. 1234, 2018

A bylaw to amend the District of Ucluelet Zoning Bylaw (Temporary Use Permits).

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160 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:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- a) by adding a new subsection 204 Temporary Use Permits to Division 200 – Creation of Zoning Districts in appropriate numerical order:

#### **“204 Temporary Use Permits**

204.1 In accordance with Section 492 of the *Local Government Act*, all properties within the District of Ucluelet are designated as an area where Temporary Use Permits may be issued to allow for short-term land uses and development opportunities.

#### 204.2 Objectives

- (1) Provide flexibility to achieve short-term economic and social goals.
- (2) Ensure long-term public policy for the area is not changed.
- (3) Balance public and private interests.
- (4) Maintain a reasonable level of compatibility with surrounding development.

#### 204.3 Permit Guidelines

- (1) Permits can be issued for any period up to three years and could be considered for renewal once for any further period up to three years.
- (2) No public health and safety problems or environmental degradation shall be created.
- (3) Where warranted, environmental protection, post-development site restoration and nuisance abatement measures, including noise abatement, duration of operation hours and season, duration of permitted use, traffic management, parking, performance security, and establishing buffers and screens, may be required.”; and,



b) by adding the words “unless authorized by a Temporary Use Permit approved by the District Council” to the end of section 303.1(3).

**2. Citation:**

This bylaw may be cited for all purposes as the “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1234, 2018”.

**READ A FIRST TIME** this 26<sup>th</sup> day of **June, 2018**.

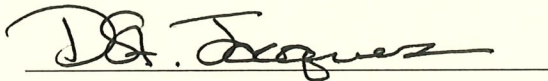
**READ A SECOND TIME** this 26<sup>th</sup> day of **June, 2018**.

**PUBLIC HEARING** held this 7<sup>th</sup> day of **August, 2018**.

**READ A THIRD TIME** this 7<sup>th</sup> day of **August, 2018**.

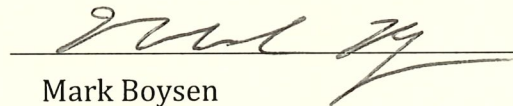
**ADOPTED** this 25<sup>th</sup> day of **September, 2018**.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1234, 2018.”



Dianne St. Jacques

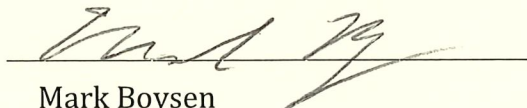
Mayor



Mark Boysen

Corporate Officer

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



Mark Boysen

Corporate Officer

**DISTRICT OF UCLUELET**

**Zoning Bylaw Amendment Bylaw No. 1239, 2018 (1672 Cedar Road)**

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

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160 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. That Section CS-1.1.3 of Zoning Bylaw 1160, 2013 (the "Zoning Bylaw") be amended by deleting and replacing this text such that this section reads as follows:

"CS-1.1.3 On the following properties, residential use is also permitted on the first storey provided the building or part thereof also contains commercial use(s) otherwise permitted in this Zone in accordance with the condition so noted below:

(1) PID 007-073-267 Lot 9, District Lot 282, Clayoquot District, Plan 1686 [286 Main Street], the exclusively commercial use on the majority of that first storey and fully occupying the front of the building.

(2) PID 005-117-861 Lot 13, District Lot 282, Clayoquot District, Plan 11055 [1766 Cypress Road], the exclusively commercial use measuring an area not less than 9.7 m<sup>2</sup> (11 ' x 9.5') at the front of the building.

(3) PID 006-167-926 Lot D, District Lot 282, Clayoquot District Plan VIP4011 [1672 Cedar Road], the exclusively commercial use measuring an area not less than 28m<sup>2</sup> (15 ' x 20') on the first storey at the front of the building.

2. This bylaw may be cited for all purposes as the "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1239, 2018.

**READ A FIRST TIME** this 13<sup>th</sup> day of **November, 2018.**

**READ A SECOND TIME** this 13<sup>th</sup> day of **November, 2018.**

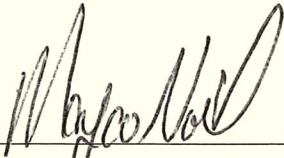

**PUBLIC HEARING** held this 11<sup>th</sup> day of **December, 2018.**

**READ A THIRD TIME** this 11<sup>th</sup> day of **December, 2018.**

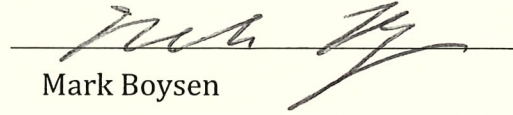
**ADOPTED** this 8<sup>th</sup> day of **January, 2018.**



**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Bylaw  
Amendment Bylaw No. 1239, 2018."



Mayco Noël  
Mayor



Mark Boysen  
Corporate Officer

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



Mark Boysen  
Corporate Officer

## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1241, 2019

A bylaw to amend the District of Ucluelet Zoning Bylaw (Vacation Rental VR-2).

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160 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:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

a. By deleting and replacing Section 406.1 (2), such that the section reads as follows:

(2) The “VR-2” designation permits the *commercial tourist accommodation* as:

(a) *accessory* to a permanent *residential* use and administered by the full-time and present resident.

(b) occupying the principle *dwelling* or a maximum of two (2) *secondary suites* or a combination of those dwelling units as long as one of the dwelling units within the principle building is occupied by a permanent and present *residential* use.

(c) in no case shall the *secondary suite* component of the principle building occupy less than fifteen percent (15%) of the principle building on the lot, and in no part of an accessory building.

(d) in no case shall the principle *dwelling* component of the principle building occupy less than sixty (60%) of the principle building on the lot, and in no part of an *accessory building*.

b. By deleting and replacing subsection (b) within the Section 103 Definition for secondary suite, such that the section reads as follows:

(b) in a building with a *Vacation Rental (VR-1)* or a *Vacation Rental (VR-2)* designation, means one or two separate *accessory dwelling units* used for either *residential* use or *commercial tourist accommodation* in accordance with Section 406 of this Bylaw;

2. This bylaw may be cited for all purposes as the “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1241, 2019.”

**READ A FIRST TIME** this 26<sup>th</sup> day of **March, 2019.**

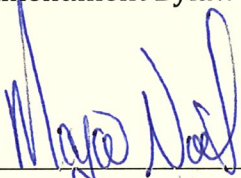
**READ A SECOND TIME** this 26<sup>th</sup> day of **March, 2019.**

**PUBLIC HEARING** held this 30<sup>th</sup> day of **April, 2019.**

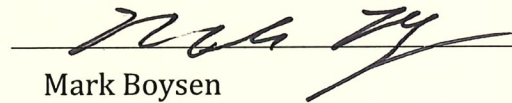
**READ A THIRD TIME** this 14<sup>th</sup> day of **May, 2019.**

**ADOPTED** this 28<sup>th</sup> day of **May, 2019.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1241, 2019."

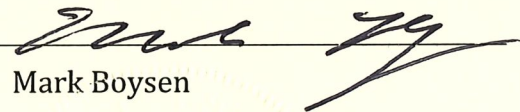


Mayco Noël  
Mayor

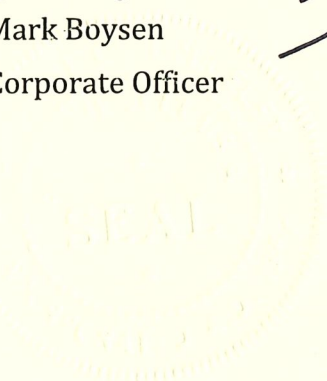


Mark Boysen  
Corporate Officer

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



Mark Boysen  
Corporate Officer





**DISTRICT OF UCLUELET**

**Zoning Bylaw Amendment Bylaw No. 1244, 2019**

A bylaw to amend the District of Ucluelet Zoning Bylaw (221 Minato Road).

---

**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. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road, PID 026-487-764), from "RU: Rural Residential" to areas designated as "CG: Campground", "GH: Guest House" and "P-1: Public Institutional" as outlined in black on the map attached to this Bylaw as Appendix "A".

2. This bylaw may be cited as "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1244, 2019".

**READ A FIRST TIME** this 8<sup>th</sup> day of October, 2019.

**READ A SECOND TIME** this 8<sup>th</sup> day of October, 2019.

**PUBLIC HEARING** held this 13<sup>th</sup> day of August, 2019.

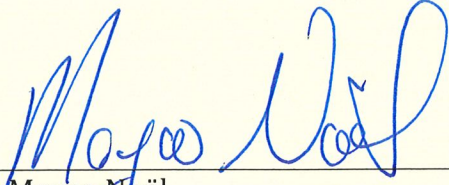
**READ A THIRD TIME** this 13<sup>th</sup> day of August, 2019.

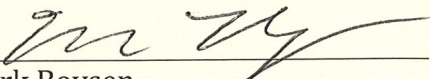
**ADOPTED** this 24<sup>th</sup> day of November, 2019.



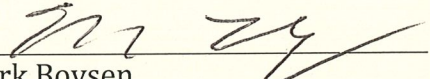


**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1253, 2019**

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

---

**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. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 2, District Lot 282, Clayoquot District, Plan 33084 (PID 000-226-467 at 1557 Larch Road), shown shaded on the map attached to this Bylaw as Appendix "A", from CS-2 Service Commercial to R-2 Medium Density Residential.

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019".

**READ A FIRST TIME** this 13<sup>th</sup> day of August, 2019.

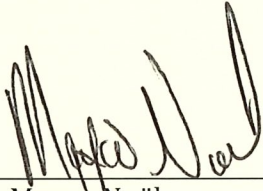
**READ A SECOND TIME** this 13<sup>th</sup> day of August, 2019.

**PUBLIC HEARING** held this 10<sup>th</sup> day of September, 2019.

**READ A THIRD TIME** this 18<sup>th</sup> day of September, 2019.

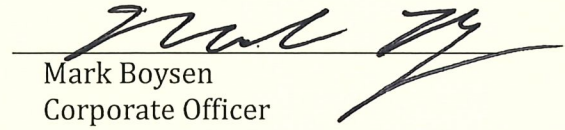
**ADOPTED** this 22<sup>nd</sup> day of October, 2019.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019."



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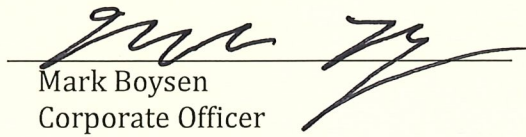
Mayco Noël  
Mayor



---

Mark Boysen  
Corporate Officer

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



---

Mark Boysen  
Corporate Officer







## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1256, 2019

A bylaw to amend the District of Ucluelet Zoning Bylaw (Campground).

---

**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. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By** adding the following definitions in alphabetical order within Division 100 – Enactment and Interpretation, Section 103 Definitions, such that the new definitions read as follows:

““Camping Space” means a measure of land that one camping unit will occupy.

“Camping Unit” means a tent, tent trailer, truck camper, travel trailer, fifth wheel, recreational vehicle, motor home and any other conveyance designed to travel on a publicly maintained road, which is constructed and intended or equipped to be used as non- residential, daily or short-term (not acceding 30 days) accommodation. Camping unit does not include park model trailers, park model mobile homes, or tiny homes sited on a permanent foundation.

“Recreational Vehicle (RV)” means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.”

- B. By** adding Section 407 numerically to Division 400 – Supplemental Regulations such that the new section reads as follows:

#### **“407 CAMPGROUND**

**407.1** Where a *Zone* specifically includes *Campground* as a permitted use, all the following conditions must be satisfied for the establishment and continued use and operation of the *Campground*:



- (1) The *campground* layout shall promote the conservation and management of habitat, wetlands, and steep slopes. The layout shall take advantage of existing clearings and open areas. The layout shall maintain and promote natural systems connectivity.
- (2) A naturally landscape buffer shall be located between each *camping space* with a minimum width of 2 m (6 ft).
- (3) Only one camping unit and parking associated with such unit shall be allowed in a single camping space.
- (4) No *camping units* shall be located elsewhere than in a *camping space*.
- (5) No buildings of any type are permitted on *camping spaces* and no additions to any RV, travel trailer, or other camping unit shall be permitted in any *camping spaces*.
- (6) Each *Camping space* is to be on a well-drained site that is at all times free of stagnant pools and is graded for rapid drainage.
- (7) Campground Washroom facilities:
  - (a) Campgrounds shall provide a minimum of one centrally located washroom facility.
  - (b) Washroom facility(s) for un-serviced Camping Spaces are to be equipped with a minimum of one (1) toilet and half (.5) a shower stall per five (5) Camping Spaces.
  - (c) Washroom facility(s) for fully serviced Camping Spaces (camping spaces equipped with a sewer and water connection) are to be equipped with a minimum of one (1) toilet and one half (.5) shower stall per eight (8) Camping Spaces.
  - (d) Each washroom facility must contain an accessible washroom in conformance with the BC Building Code.
- (8) Servicing:
  - (a) A potable water connection shall be provided in all recreational vehicle *camping spaces* and in centralized locations in all campgrounds.

- (b) A sanitary sewer connection shall be provided on 50% of recreational vehicle *camping spaces*.
  - (c) A centralized and winterized sewage disposal facility (dump station) shall be provided for the remainder of RV *camping spaces*. These facilities must be easily accessible and separated from the recreational vehicle stalls and any amenity spaces.
- (9) Each *camping space* shall have:
- (a) a clearly identifiable number and a permanent campground location map must be located at the entrance to the campground
  - (b) a camping area of grass or compacted gravel, which is otherwise well maintained.
  - (c) visible and clearly defined space boundaries marked on the ground by permanent flush stakes or markers.
- (10) The *campground* shall:
- (a) comply with all Provincial regulations relating to health, sanitation, fire, fire protection, and other matters.
  - (b) develop a fire safety plan that must include details on how to manage fire pits and campfires if permitted especially during provincial fire bans.
  - (c) have a Wildlife Attractant strategy with animal proof collection bins provided throughout the campground.
  - (d) ensure all lighting of internal roads and pedestrian paths are fully shielded fixtures that minimize glare in the nighttime environment in accordance with the International Dark Sky Association (IDA) standards and best practices.
- (11) Minimum road width requirements shall be as follows:
- (a) all two-lane access roads to and from a campground shall have a minimum width of 6.0 m.
  - (b) internal campground roads shall be one way, and shall have a minimum width of 3.66 m.



(c) dead end roadways shall have a hammerhead turnaround or cul-de-sac with a turning circle minimum radius of 12 m.

**407.2** For greater certainty, notwithstanding of provisions of this bylaw:

(1) No camping unit shall be permitted on any camping space continuously for a period of more than 30 days. No camping unit may reoccupy any camping space in the same campground for a period of not less than 60 days from the date of departure.

**407.3** Off-street parking must be provided in accordance with Section 505.1 of this Bylaw.”

**C.** By adding a new Campground zone, to Schedule B – The Zones that directly follows CS-7 Zone – Tourist Commercial & Residential such that the new section reads as follow:

“CG Zone – CAMPGROUND

*This Zone is intended for commercial use of campgrounds, with an accessory residential dwelling unit and accessory retail sales and administration, in accordance with the District’s related bylaws.*

**CG.1** Permitted Uses

CG.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

(a) *Campground*

(2) Secondary:

(a) *Accessory Residential Dwelling Unit*

(b) *Accessory Retail Sales and Administration Office*

**CG.2** Lot Regulations

CG.2.1 Minimum Lot Size: 6,070 m<sup>2</sup> (1.5 acres)

CG.2.2 Minimum Lot Frontage: 23 m (75 ft)

CG.2.3 Minimum *Camping Space* size: 90 m<sup>2</sup> (969 ft<sup>2</sup>)

CG.2.4 Minimum *Camping Space* Width: 6 m (20 ft)

CG.2.5 Minimum *Camping Space* Depth:

- (1) Tent - *Camping Space*: 11 m (36 ft)
- (2) *Recreational Vehicle - Camping Space*: 16 m (52 ft)

**CG.3 Density:**

- CG.3.1 Maximum Number:
  - (1) *Camping Space*: 10 spaces per acre
  - (2) *Accessory Residential Dwelling Unit*: 1 per lot
- CG.3.2 Maximum Floor Area Ratio: 0.023
- CG.3.3 Maximum Lot Coverage: 2.3%

**CG.4 Maximum Height:**

- CG.4.1 Principal Buildings & Structures: 7.5 m (25 ft)
- CG.4.2 Accessory Buildings & Structures: 7.5 m (25 ft)

**CG.5 Minimum Setbacks:**

- CG.5.1 Despite Section 306.1, the minimum setbacks listed in Section CG.5.2, below, shall also apply to *camping spaces*.
- CG.5.2 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively, of the *Campground*:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)

“

- D. By replacing the parking requirement in the chart found in Section 505.1 under “Campground” such that that chart category now reads as follows:

“1 space per *camping space* plus 1 space per 10 *camping spaces* for visitor parking “

- 2. This bylaw may be cited as “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1256, 2019”.

**READ A FIRST TIME** this 8<sup>th</sup> day of October, 2019.

**READ A SECOND TIME** this 8<sup>th</sup> day of October, 2019.

**SECOND READING RESCINDED** this 23<sup>rd</sup> day of June, 2020

**AMENDED** this 23<sup>rd</sup> day of June, 2020.

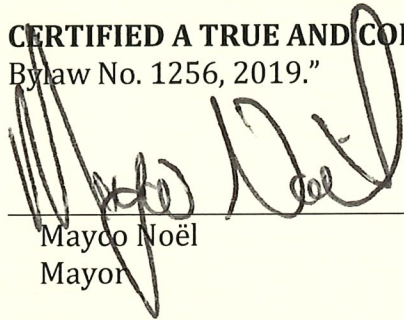
**READ A SECOND TIME AS AMENDED** this 23<sup>rd</sup> day of June, 2020.

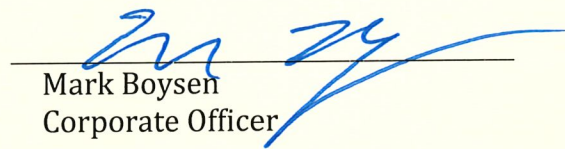
**PUBLIC HEARING** held this 13<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 13<sup>th</sup> day of August, 2020.

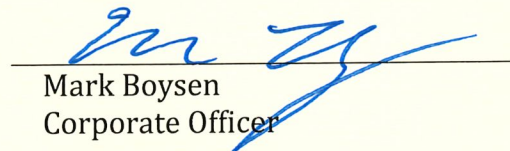
**ADOPTED** this 18<sup>th</sup> day of August, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer



**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1259, 2019**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(1178 Coral Way)

---

**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 as follows:

- a. by adding the following subsection (3) to section R-1.1.1 in alphanumerical order, as follows:

"(3) On the following properties *Accessory Residential Dwelling Unit* is also permitted as a secondary use to the principal *Single Family Dwelling*, located within a detached accessory building on the same property, provided that the *Single Family Dwelling* does not contain a *Secondary Suite* or *Bed and Breakfast*:

- (a) Lot 13, Section 21, Clayoquot District, Plan VIP64737 (1178 Coral Way)."

- b. by replacing subsection 401.3 with the following text:

"401.3 No *accessory building* or *accessory structure* may contain a *dwelling unit* or be used for the purposes of habitation, except for a *guest cottage* or *accessory residential dwelling unit* in a *Zone* that lists such as a permitted use."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1259, 2019".



**READ A FIRST TIME** this 10th day of December, 2019.

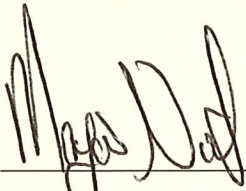
**READ A SECOND TIME** this 10th day of December, 2019.

**PUBLIC HEARING** held this 14<sup>th</sup> day of January, 2020.

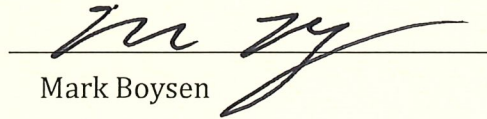
**READ A THIRD TIME** this 25<sup>th</sup> day of February, 2020.

**ADOPTED** this 25th day of February, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1259, 2019."

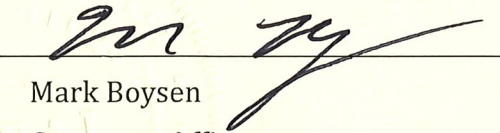


Maydo Noël  
Mayor



Mark Boysen  
Corporate Officer

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



Mark Boysen  
Corporate Officer

**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1261, 2020**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(1639, 1641, 1671 and 1673 Holly Crescent)

---

**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. Map Amendment:**

The following properties are to be rezoned from R-1 Zone-Single Family Residential to R-2 Zone-Medium Density Residential and the Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 is to be amended accordingly:

- a. 1671 and 1673 Holly Crescent (as shown highlighted as Property-1 on the Schedule 'A' attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).
- b. 1639 and 1641 Holly Crescent (as shown highlighted as Property-2 on the Schedule 'A' attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-029); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-045).

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

“(a) Despite the above, the minimum lot size is 734m2 (7,901ft2) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”

**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020”.

**READ A FIRST TIME** this 14<sup>th</sup> day of January, 2020.

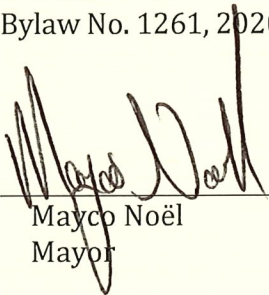
**READ A SECOND TIME** this 14<sup>th</sup> day of January, 2020.

**PUBLIC HEARING** held this 11<sup>th</sup> day of February, 2020.

**READ A THIRD TIME** this 25<sup>th</sup> day of February, 2020.


**ADOPTED** this 25<sup>th</sup> day of February, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020.”

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

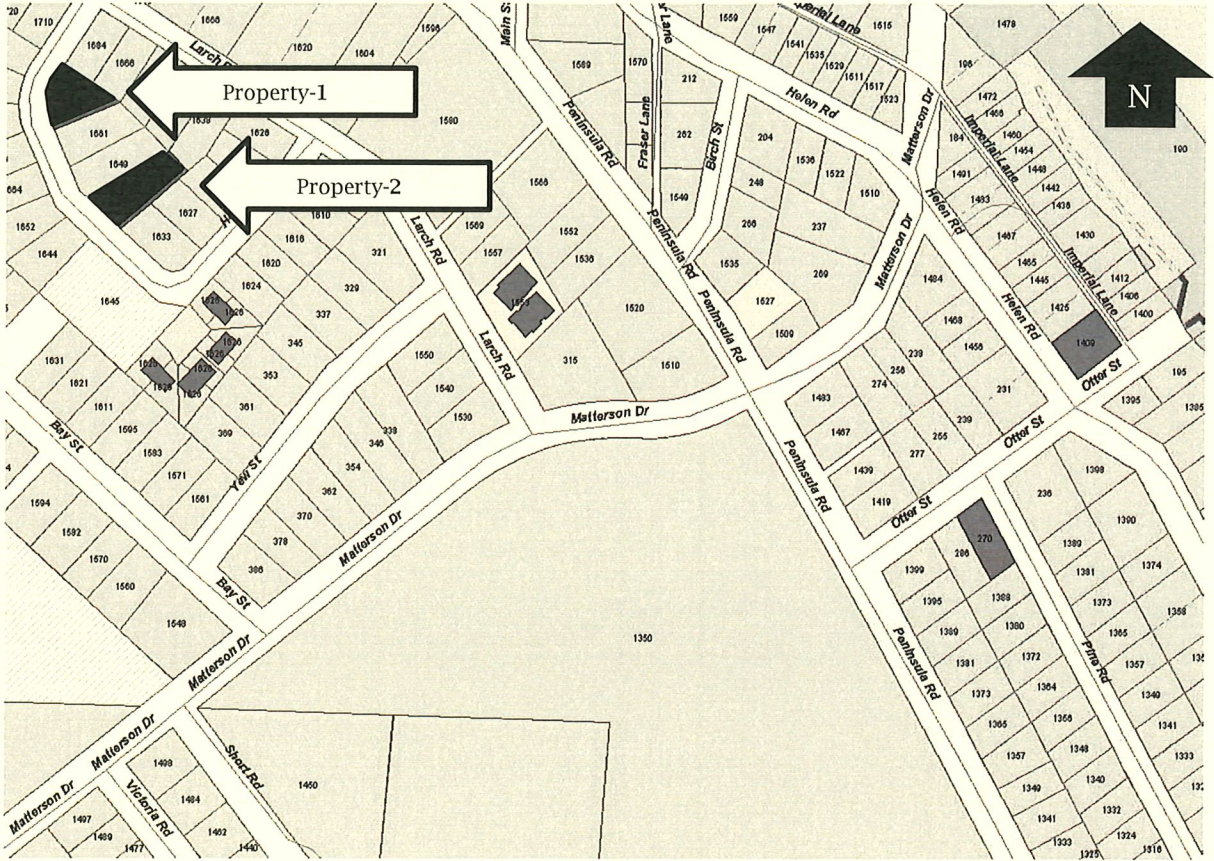
  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer



# SCHEDULE 'A'

## District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020

From: R-1 Single Family Residential  
To: R-2 Medium Density Residential





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1262, 2020**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(2088 Peninsula 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. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 8, District Lot 284, Clayoquot Land District, Plan VIP58757 [PID 018-743-668; 2088 Peninsula Road] shown shaded on the map attached to this Bylaw as Appendix "A", from CS-2 Zone-Service Commercial to R-3 Zone-High Density Residential.

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (i) directly below section R-3 .1.1 (1) (a), as follows:

"(i) Despite the definition of *Multiple Family Residential* in section 103 of this bylaw, on Lot 8, District Lot 284, Clayoquot Land District, Plan VIP58757, [PID 018-743-668; 2088 Peninsula Road] a *Multiple Family Residential* use may be in a *building* or group of *buildings* containing one or more *dwelling units* for *residential* use."

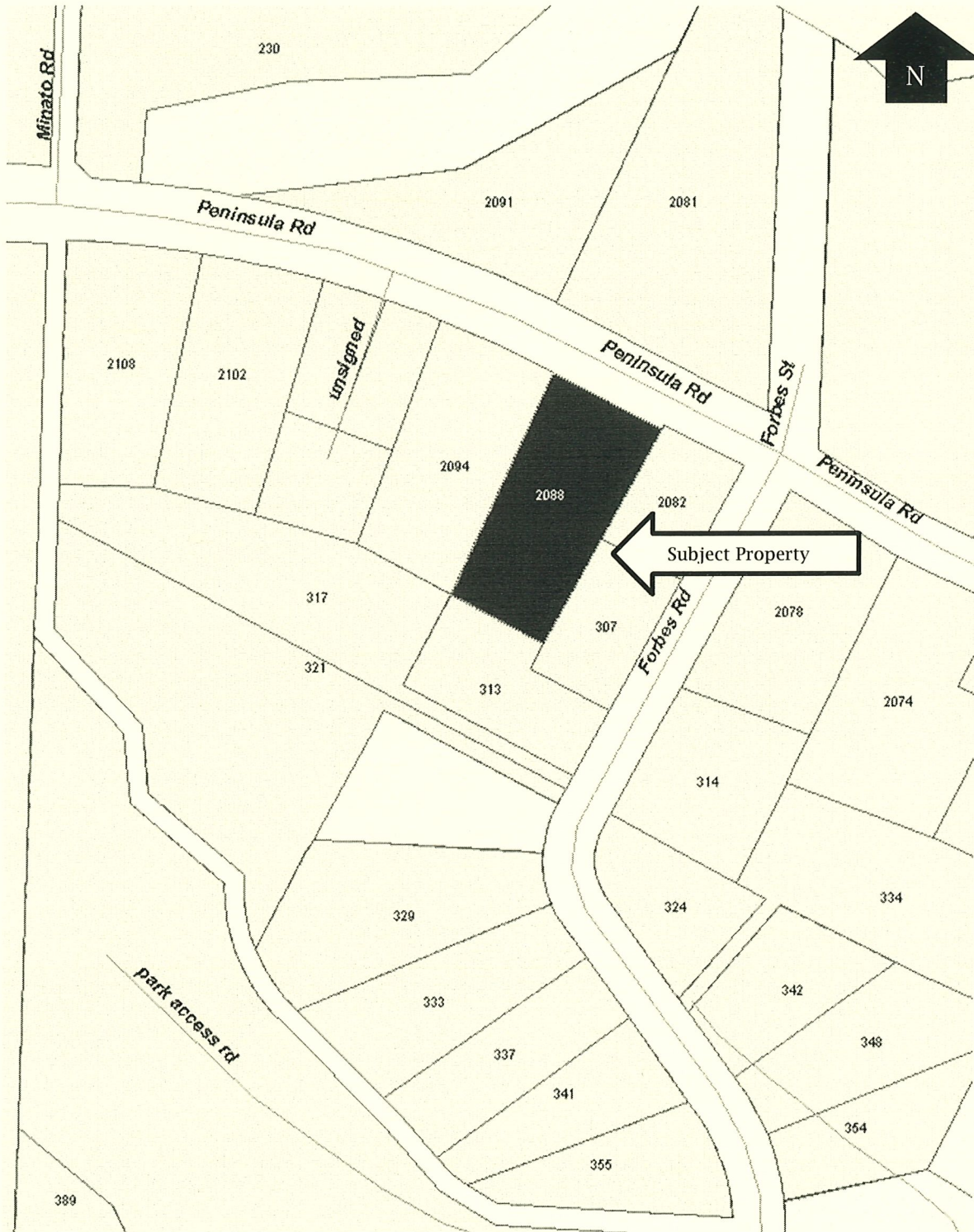
**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020".

APPENDIX 'A'

District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020

From: CS-2 Service Commercial  
To: R-3 High Density Residential





**READ A FIRST TIME** this 28<sup>th</sup> day of January, 2020.

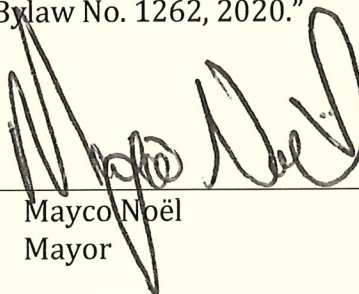
**READ A SECOND TIME** this 28<sup>th</sup> day of January, 2020.

**PUBLIC HEARING** held this 12<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 12<sup>th</sup> day of August, 2020.

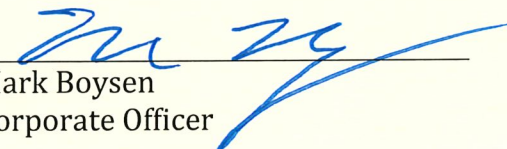
**ADOPTED** this 18<sup>th</sup> day of August, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1263, 2020**

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

(799 Marine Drive)

---

**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 the following subsection (3) to section CD-5C.1.1 in alphanumerical order, as follows:

"(3) On the following properties *Accessory Residential Dwelling Unit* is also permitted as a secondary use to the principal *Single Family Dwelling*, located within a detached accessory building on the same property, provided that the *Single Family Dwelling* does not contain a *Secondary Suite* or *Bed and Breakfast*:

(a) Lot 16, District Lot 283, Clayoquot District, Plan VIP84686 (799 Marine Drive)."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020".

**READ A FIRST TIME** this 23<sup>rd</sup> day of June, 2020.

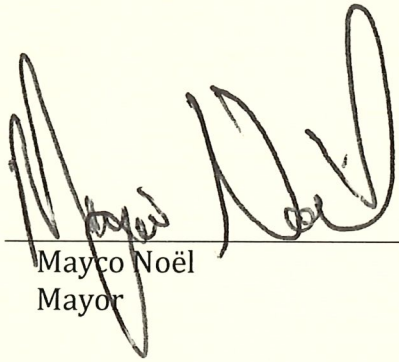
**READ A SECOND TIME** this 23<sup>rd</sup> day of June, 2020.

**PUBLIC HEARING** held this 12<sup>th</sup> day of August, 2020.

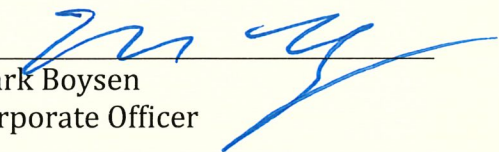
**READ A THIRD TIME** this 12<sup>th</sup> day of August, 2020.

**ADOPTED** this 18<sup>th</sup> day of August, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020."

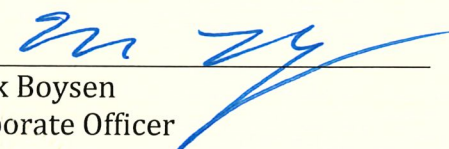


\_\_\_\_\_  
Mayco Noël  
Mayor



\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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



\_\_\_\_\_  
Mark Boysen  
Corporate Officer

## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1267, 2020

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(796 Marine Drive)

---

**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. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 8, District Lot 283, Clayoquot District, Plan VIP84686 [PID 027-473-481 at 796 Marine Drive], shown shaded on the map attached to this Bylaw as Appendix "A", from VR-1 Zone - Vacation Rental to GH Zone-Guest House.

#### 2. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- a. by adding the following subsection to section GH.1 in alphanumerical order, as follows:

"GH-1.2 Despite section GH.1.1 above, *Secondary Suite* is permitted as a secondary use and a *Guest House* is not permitted as a principle use on the following properties:

(a) PID 027-473-481, Lot 8, District Lot 283, Clayoquot District, Plan VIP84686 [796 Marine Drive]"

- b. by replacing subsection 405.2 (1) (c) with the following text:

"as accessory to a permanent residential use and administered by the full-time and present resident occupying the principal Single Family Dwelling or Guest House. "



**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020”.

**READ A FIRST TIME** this 23<sup>rd</sup> day of June, 2020.

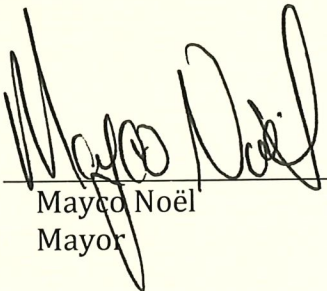
**READ A SECOND TIME** this 23<sup>rd</sup> day of June, 2020.

**PUBLIC HEARING** held this 13<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 13<sup>th</sup> day of August, 2020.

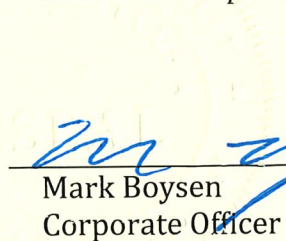
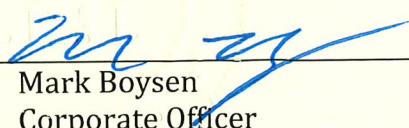
**ADOPTED** this 26<sup>th</sup> day of January, 2021.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020.”

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

  
  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

**Appendix 'A'**  
**Bylaw No. 1267, 2020**

**From: VR-1**  
**To: GH**





**DISTRICT OF UCLUELET**

**Zoning Bylaw Amendment Bylaw No. 1269, 2020**

A bylaw to amend the District of Ucluelet Zoning Bylaw  
(Lot 13 Marine Drive – new R-5 Compact Single-Family Residential Zone).

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**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By** replacing the definition of Gross Floor Area within Division 100 – Enactment and Interpretation, Section 103 Definitions, such that the new definition reads as follows:

“**Gross Floor Area**” means the total area of all floors of a *building(s)* or use within a *building* (as the case may be) on a *lot*, measured to the exterior walls of the *building*, specifically excluding only non-habitable portions of a *basement*.”

- B. By** amending within Division 300 – General Prohibitions and Regulations, Section 306 Buildings & Structures – Setbacks and Siting, such that “R-5” is added to the list of residential zones to which Section 306.3(7) applies.

- C. By** adding a new Residential zone, to Schedule B – The Zones that directly follows R-4 Zone – Small Lot Single Family Residential such that the new section reads as follows:

**“R-5 Zone – COMPACT SINGLE-FAMILY RESIDENTIAL**

*This Zone is intended for more affordable, compact single-family residential infill development with low-impact accessory uses.*

**R-5.1 Permitted Uses**

R-5.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:



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

**R-5.2 Lot Regulations**

- R-5.2.1 Minimum Lot Size: 150 m<sup>2</sup> (1,615 ft<sup>2</sup>)
- R-5.2.2 Minimum Lot Frontage: 7.5 m (25 ft)

**R-5.3 Density:**

- R-5.3.1 Maximum Floor Area Ratio: 0.5
- R-5.3.2 Maximum Lot Coverage: 50%

**R-5.4 Maximum Size (Gross Floor Area):**

- R-5.4.1 Principal Building: 140 m<sup>2</sup> (1,500 ft<sup>2</sup>)
- R-5.4.2 Accessory Buildings: 10 m<sup>2</sup> (107 ft<sup>2</sup>) combined total

**R-5.5 Maximum Height:**

- R-5.5.1 Principal Buildings & Structures: 5 m (16.4 ft)
- R-5.5.2 Accessory Buildings & Structures: 3.5 m (11.5 ft)

**R-5.6 Minimum Setbacks:**

R-5.6.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	3 m (9.8 ft)	3 m (9.8 ft)	1.2 m (4 ft)	3 m (9.8 ft)
(2) Accessory		0 m	0 m	0 m

R-5.6.2 In addition, no *accessory building* or access to a *parking space* may be located between the front face of the principal building and the street."

**2. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 13, District Lot 283, Clayoquot Land District, Plan VIP84686 [PID 027-473-538] shown shaded on the map attached to this Bylaw as Appendix "A", from CD-5 Zone FORMER WEYCO FOREST LANDS CD-5C SubZone (Development Area 3) OCEANWEST CD-5C.1.2 AFFORDABLE HOUSING to R-5 Zone – COMPACT SINGLE-FAMILY RESIDENTIAL.

3. **Citation:** This bylaw may be cited as "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1269, 2020".

**READ A FIRST TIME** this 17<sup>th</sup> day of March, 2020.

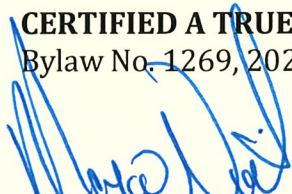
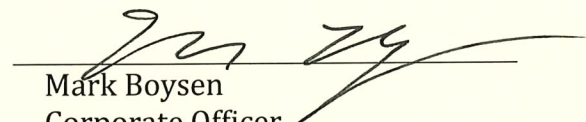
**READ A SECOND TIME** this 17<sup>th</sup> day of March, 2020.

**PUBLIC HEARING WAS WAIVED** on 17<sup>th</sup> day of March, 2020.

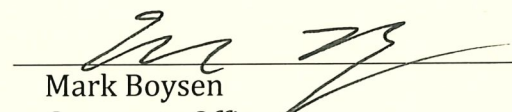
**READ A THIRD TIME** this 28<sup>th</sup> day of April, 2020.

**ADOPTED** this 28<sup>th</sup> day of April, 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1269, 2020."

  
\_\_\_\_\_  
Mayco Noël  
Mayor  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

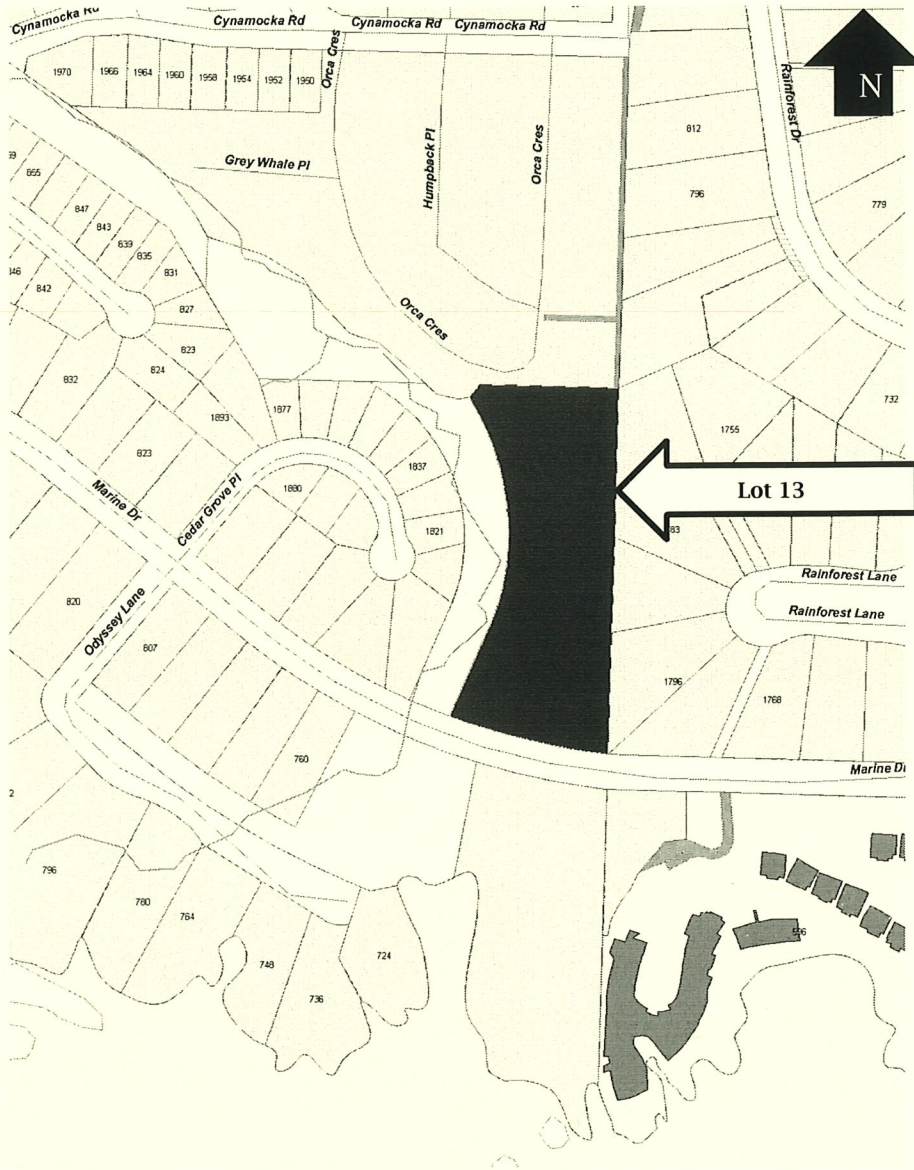
**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

  
\_\_\_\_\_  
Mark Boysen  
Corporate Officer

APPENDIX 'A'

District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1269, 2020

From: CD-5C.1.2 Affordable Housing  
To: R-5 Compact Single-Family Residential





## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1282, 2020

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(316 and 330 Reef Point Road, Zoning designation change from R-1 and GH to CS-5)

---

**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:

THAT Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary permitted use to section *CS-5.3.1 Maximum Number* in alphanumerical order, as follows:

"(2) Despite subsection (1) above, a maximum of two (2) *Accessory Residential Dwelling Units* are permitted on Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (316 Reef Point Road)"

#### 2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended:

- a. by changing the zoning designation of Lot 35, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-255), shown shaded and annotated on the map attached to this Bylaw as Appendix "A", from GH Guest House to CS-5 Tourist Commercial; and,
- b. by changing the zoning designation of Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-271) shown shaded and annotated on the map attached to this Bylaw as Appendix "A", from R-1 Single Family Residential to CS-5 Tourist Commercial.

#### 3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020".

**READ A FIRST TIME** this 15<sup>th</sup> day of December, 2020.

**READ A SECOND TIME** this 15<sup>th</sup> day of December, 2020.

**SECOND READING REPEALED** this 26<sup>th</sup> day of January, 2021.

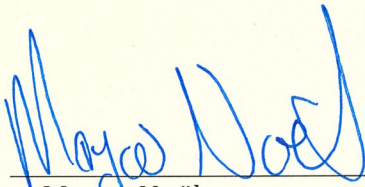
**READ A SECOND TIME AS AMENDED** this 26<sup>th</sup> day of January, 2021.

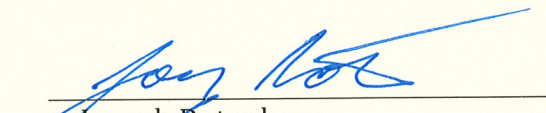
**PUBLIC HEARING** held this 8<sup>th</sup> day of April, 2021.

**READ A THIRD TIME** this 14<sup>th</sup> day of April, 2021.

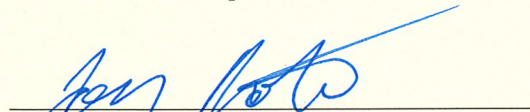
**ADOPTED** this 17<sup>th</sup> day of August, 2021.

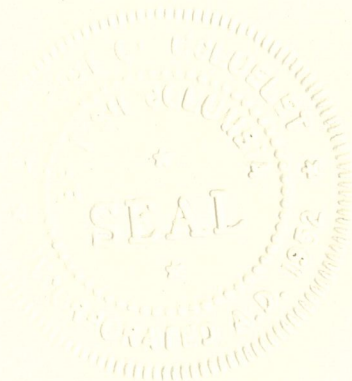
**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer

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

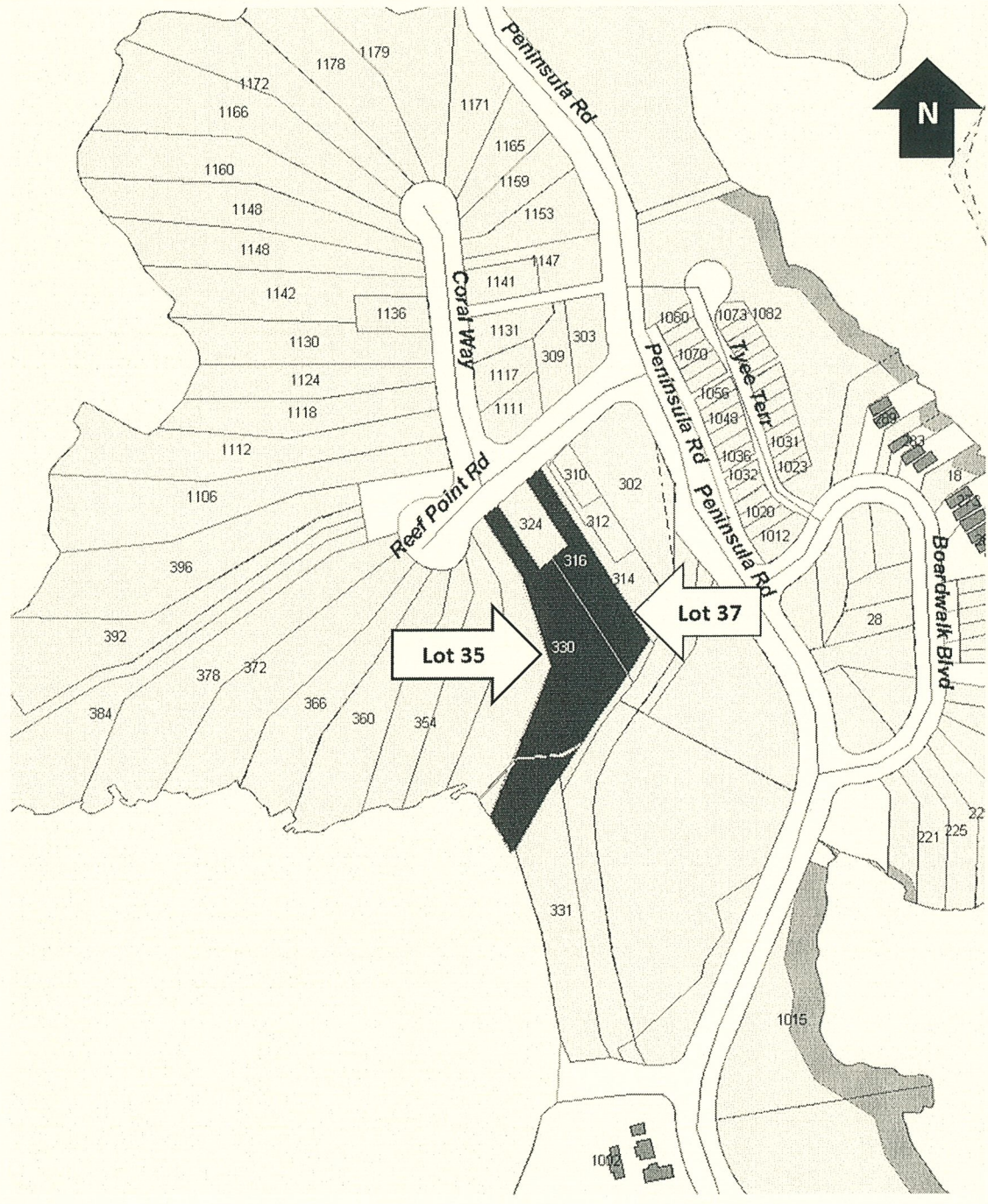
  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer





**Schedule 'A'**  
**District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020**

<p><u>Lot 35</u>          From: GH Guest House          To: CS-5 Tourist Commercial</p>	<p><u>Lot 37</u>          From: R-1 Single Family Residential          To: CS-5 Tourist Commercial</p>
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**DISTRICT OF UCLUELET**

**Zoning Bylaw Amendment Bylaw No. 1284, 2021**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(Zoning amendments for the proposed development of Lot 16 Marine Dr).

---

**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By amending within Division 300 – General Prohibitions and Regulations, Section 306 Buildings & Structures – Setbacks and Siting, such that “R-6” is added to the list of residential zones to which Section 306.3(7) applies.
- B. By adding a new Residential zone, to Schedule B – The Zones that directly follows R-5 Zone – Compact Single Family Residential such that the new section reads as follows:

**“R-6 Zone – INFILL SINGLE FAMILY RESIDENTIAL**

*This Zone is intended for single family residential development providing for a mix of compact lots sizes and housing options, with additional accessory residential dwelling unit uses on the larger lots.*

**R-6.1 Permitted Uses**

R-6.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
  - (a) *Single Family Dwelling*
- (2) Secondary:
  - (a) *Home Occupation*
  - (b) The following additional *secondary permitted uses* are only permitted on lots of 480m<sup>2</sup> area or greater:

- (i) *Secondary Suite; or,*
- (ii) *Accessory Residential Dwelling Unit*

**R-6.2 Lot Regulations**

- R-6.2.1 Minimum Lot Size: 360 m<sup>2</sup> (3,875 ft<sup>2</sup>)
- R-6.2.2 Maximum Average Lot Size 480 m<sup>2</sup> (5,167 ft<sup>2</sup>)
- R-6.2.3 Maximum Lot Size: 600 m<sup>2</sup> (6,458 ft<sup>2</sup>)
- R-6.2.4 Minimum Lot Frontage: 10 m (33 ft)

**R-6.3 Density:**

- R-6.3.1 Maximum Floor Area Ratio: 0.35
- R-6.3.2 Maximum Floor Area Ratio with *secondary suite*  
or *accessory residential dwelling unit* 0.5
- R-6.3.3 Maximum Lot Coverage: 45%

**R-6.4 Maximum Size (Gross Floor Area):**

- R-6.4.1 Principal Building: n/a
- R-6.4.2 Accessory Buildings: 90 m<sup>2</sup> (968 ft<sup>2</sup>) combined total

**R-6.5 Maximum Height:**

- R-6.5.1 Principal Buildings & Structures: 8.5 m (28 ft)
- R-6.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)
- R-6.5.3 *Accessory Residential Dwelling Unit:* 7.5m (25 ft)

**R-6.6 Minimum Setbacks:**

R-6.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	3 m (9.8 ft)	3 m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)
(2) Garage face	6m (19.6 ft)	n/a	n/a	n/a
(3) Accessory		3m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)

R-6.6.2 In addition, no *accessory building* may be located between the front face of the principal building and the street.”

- C. By adding the following subsection to section R-3 in alphanumerical order, as follows:

**“R-3.8 Other Regulations**

R-3.8.1 Notwithstanding other regulations in this bylaw, on the R-3 zoned portions of the lands legally described as Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140: PID 025-812-823 (Lot 16 Marine Drive), the following regulations apply:

(1) on proposed Lot ‘A’ (Apartment site) subject to registration of a Housing Agreement to the satisfaction of the District restricting the use of multiple family residential dwelling units to rental tenancy and prohibiting strata conversion;

a.) the lot is exempt from the minimum useable outdoor recreation space requirement found in the definition of *multiple family residential* in section 103; and,

b.) the maximum density is 48 units (83 units per hectare).”;

(2) on proposed Lot ‘A’ the minimum setbacks for principal buildings from adjacent lot lines shall be as follows:

a.) from Matterson Drive: 8m (26ft)

b.) from Marine Drive: 10m (33 ft)

c.) from all other lot lines: 6m (20 ft)

(3) on proposed Lot ‘A’ the maximum floor area of an individual multiple family dwelling unit is 77m<sup>2</sup> (825 ft<sup>2</sup>);

(4) on Proposed lot ‘B’ (Townhome site) the maximum density is 28 units (20 units per hectare);

(5) on proposed Lot ‘B’ the minimum setbacks for principal buildings from external lot lines shall be 15m (49ft).”; and,

- D. By deleting subsection CD-2A.1.6 from the regulations under the CD-2 Zone – BIG BEACH.



## **2. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140 (PID 025-812-823) from CD-2 Zone (Big Beach), Subzone "CD-2A.1.6 Big Beach Estates", to areas designated as "R-1: Single Family Residential", "R-3: High Density Residential" and "R-6: Infill Single-Family Residential" as outlined in black on the map attached to this Bylaw as Appendix "A".

## **3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021".

**READ A FIRST TIME** this **23rd** day of **March**, 2021.

**READ A SECOND TIME** this **23rd** day of **March**, 2021.

**PUBLIC HEARING** held this **8th** day of **June**, 2021.

**SECOND READING RESCINDED** this **17th** day of **August**, 2021.

**AMENDED** this **17th** day of **August**, 2021.

**READ A SECOND TIME AS AMENDED** this **17th** day of **August**, 2021.

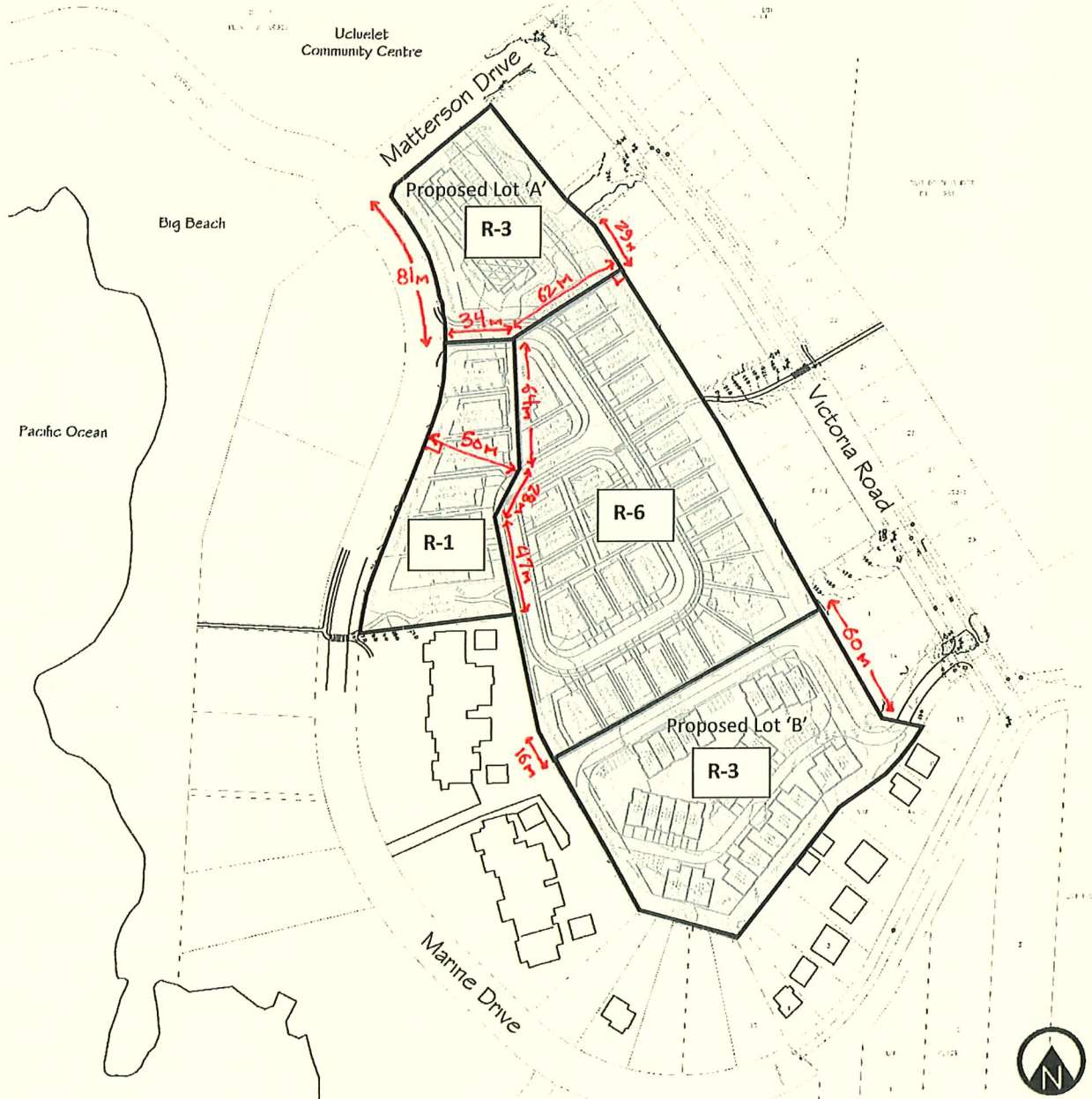
**PUBLIC HEARING** held this **7th** day of **September**, 2021.

**READ A THIRD TIME** this **21st** day of **September**, 2021.

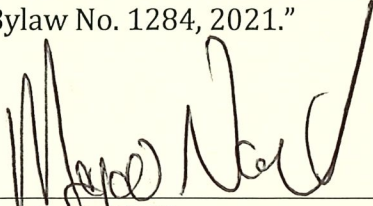
**ADOPTED** this **9th** day of **November**, 2021.

**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021**  
(Lot 16 Marine Drive)

**From:** CD-2A.1.6 Big Beach Estates  
**To:** R-1 (Single Family Residential);  
R-3 (High Density Residential); and  
R-6 (Infill Single-Family Residential) as shown:

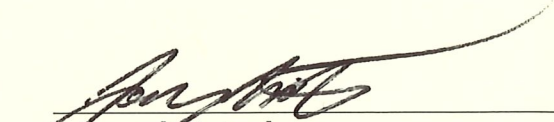


**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021."



---


Mayco Noël  
Mayor



---

Joseph Rotenberg  
Corporate Officer

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



---

Joseph Rotenberg  
Corporate Officer





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1287, 2021**

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

(Areas used for parking may be excluded from *gross floor area* in the R-1 Zone)

---

**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:**

THAT Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsection to section **R-1.3 Density** in alphanumerical order, as follows:

"R-1.3.2(a) Notwithstanding the Density Regulations in Section 304.2, on lots within the R-1 zone, up to 56m<sup>2</sup> (600 ft<sup>2</sup>) of building area designated and used solely for the parking or temporary storage of private vehicles may be excluded from the *gross floor area* used in the calculation of *floor area ratio*."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1287, 2021".

**READ A FIRST TIME** this 9<sup>th</sup> day of March , 2021.

**Amended** this 9<sup>th</sup> day of March , 2021.

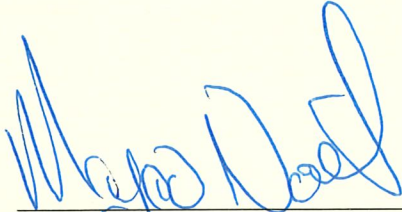
**READ A SECOND TIME as amended** this 9<sup>th</sup> day of March, 2021.

**PUBLIC HEARING** held this 8<sup>th</sup> day of April, 2021.

**READ A THIRD TIME** this 14<sup>th</sup> day of April, 2021.

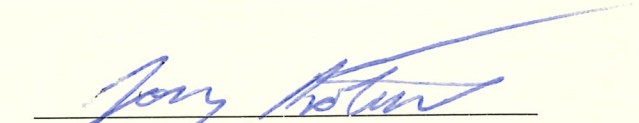
**ADOPTED** this 27<sup>th</sup> day of April, 2021.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1287, 2021."



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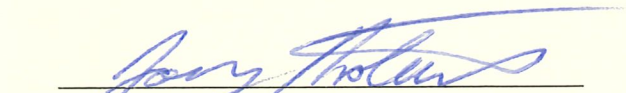
Mayco Noël  
Mayor



---

Joseph Rotenberg  
Corporate Officer

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



---

Joseph Rotenberg  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1291, 2021**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(829 Rainforest Drive)

---

**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 the following subsection (3) to section CD-3A.1.1 in alphanumerical order, as follows:

"(3) On Lot 38, District Lot 282, Clayoquot District, Plan VIP79602 (829 Rainforest Drive), *Accessory Residential Dwelling Unit* is also permitted as a secondary use to the principal *Single Family Dwelling*, located within a detached accessory building on the same property, provided that the *Single Family Dwelling* does not contain a *Secondary Suite* or a *Bed and Breakfast*."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1291, 2021".



**READ A FIRST TIME** this 27<sup>th</sup> day of April, 2021.

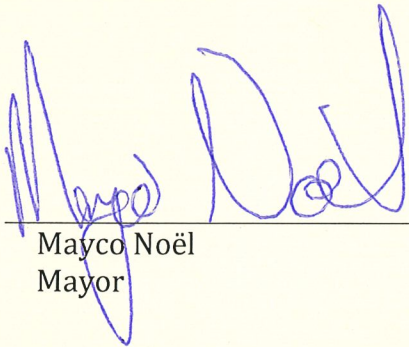
**READ A SECOND TIME** this 27<sup>th</sup> day of April, 2021.

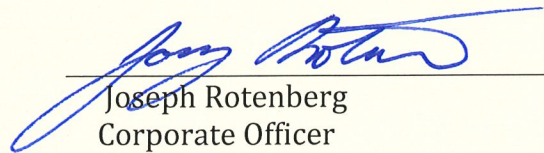
**PUBLIC HEARING** this 8<sup>th</sup> day of June, 2021.

**READ A THIRD TIME** this 15<sup>th</sup> day of June, 2021.

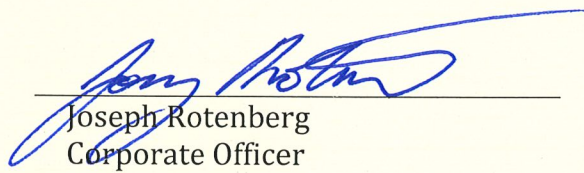
**ADOPTED** this 29<sup>th</sup> day of June, 2021.

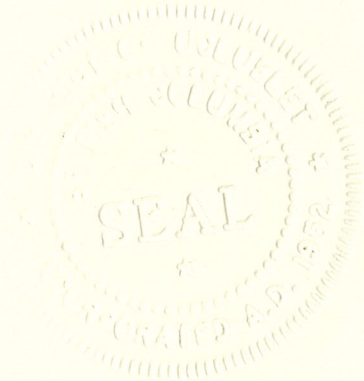
**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1291, 2021."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer

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

  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1293, 2021**

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

(Zoning amendments to the RU zone - Rural Residential and areas of CD-5A and CD-6 zoned lands).

---

**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. within the regulations for the RU Zone – RURAL RESIDENTIAL in Schedule B – The Zones by inserting the following in alphanumerical order:

**RU.7.1 "Supplementary Regulations (Signature Circle):**

In relation to Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District (the "Signature Circle Land"), the following regulations shall prevail, but otherwise the Signature Circle Land shall be subject to the regulations of this RU Zone, and any generally applicable provisions of this Bylaw:

- (1) The sole principal use shall be *Single Family Dwelling*;
- (2) *Home Occupation* is permitted as a secondary use in conjunction with a principal permitted use;
- (3) The following regulations shall apply:
  - (i) **Maximum Density:** 1 single family dwelling per lot
  - (ii) **Maximum Size (Gross Floor Area):**
    - (A) Principal Building: 100 m<sup>2</sup> (1,076 ft<sup>2</sup>)
    - (B) Accessory Buildings: 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) combined total



(iii) The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)
(2) Accessory	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)

(iv) The minimum setback from the natural boundary of the sea for all buildings and structures is 30m (98 ft).”;

B. by deleting section CD-5A SubZone (Development Area #1) WYNDANSEA / SIGNATURE CIRCLE including the CD-5A SubZone Plan and Sections CD-5A.1 through CD-5A.7; and,

C. by deleting section CD-6 Zone - OLSEN BAY (Lot 5, Plan VIP75113) including the CD-6 Plan and Sections CD-6.2 through CD-6.7.

## 2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of the following parcels to “RU Zone - Rural Residential” as outlined in black on the map attached to this Bylaw as Appendix “A”:

Legal Description	PID	Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6



**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021".

**READ A FIRST TIME** this 4<sup>th</sup> day of **May**, 2021.

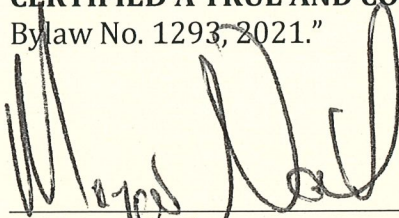
**READ A SECOND TIME** this 17<sup>th</sup> day of **August**, 2021.

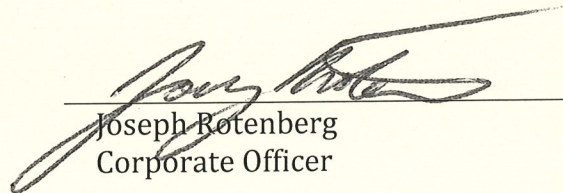
**PUBLIC HEARING** held this 7<sup>th</sup> day of **September**, 2021.

**READ A THIRD TIME** this 9<sup>th</sup> day of **September**, 2021.

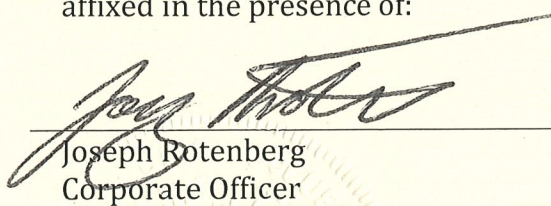
**ADOPTED** this 9<sup>th</sup> day of **September**, 2021.

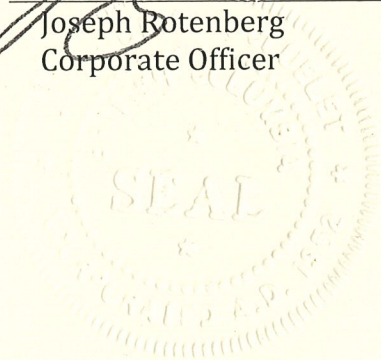
**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer

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

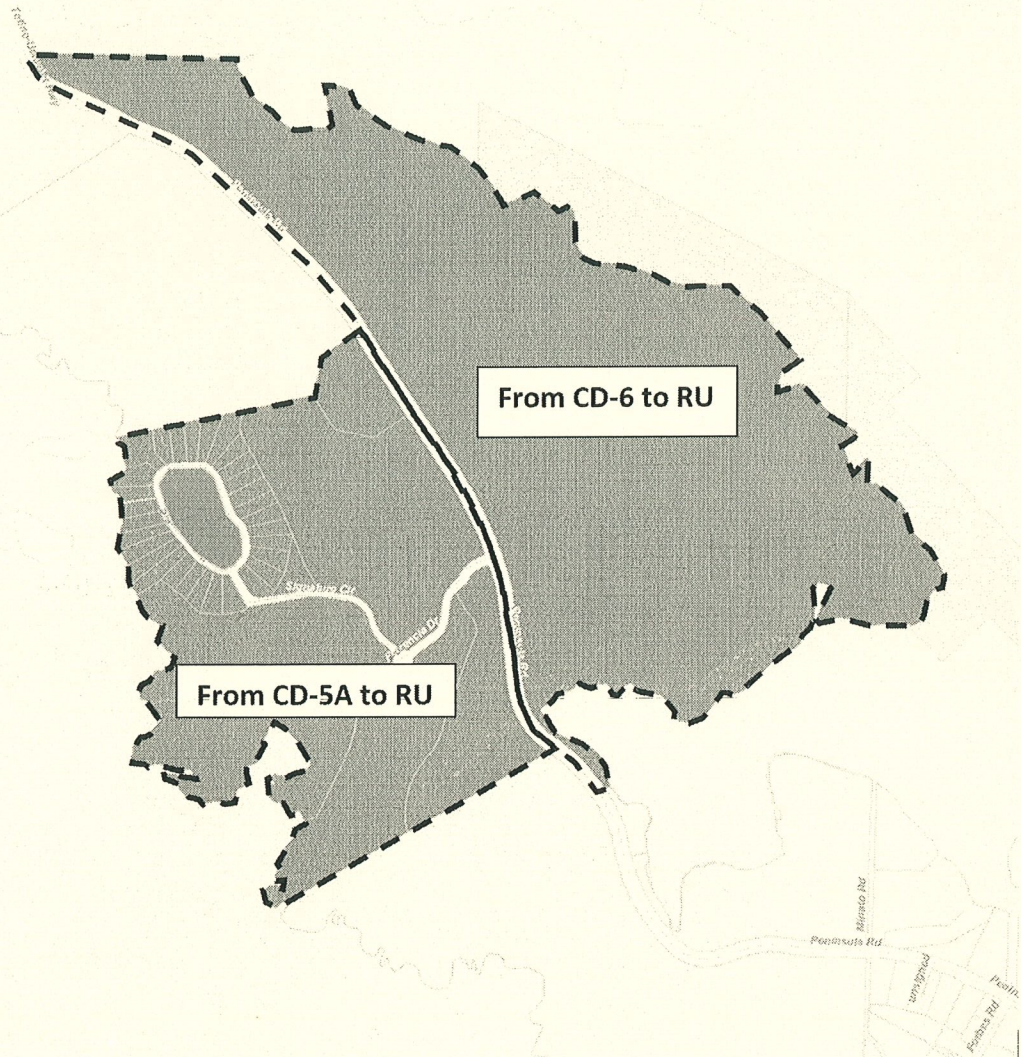
  
\_\_\_\_\_  
Joseph Rotenberg  
Corporate Officer





**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021**  
(CD-5A and CD-6 lands rezoned to RU Rural Residential)

**From: CD5-A and CD-6**  
**To: RU**



## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1299, 2021

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

(312 Pass of Melfort)

---

**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:

A. Removing Lot 3 from section R-4.3.2 (1) so that this section reads as follows:

"(1) 0.35 for lands legally described as Strata Lots 2, 4-9, 13-15, 18, 20, 22, 24 and 25, all of Section 1, Barclay District, Strata Plan VIS5896;"

B. adding the following subsection (6) to section R-4.3.2 in alphanumerical order, as follows:

"(6) 0.375 for lands legally described as Strata Lot 3, Section 1, Barclay District, Strata Plan VIS5896."

#### 2. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1299, 2021".



**READ A FIRST TIME** this 26<sup>th</sup> day of **October, 2021.**

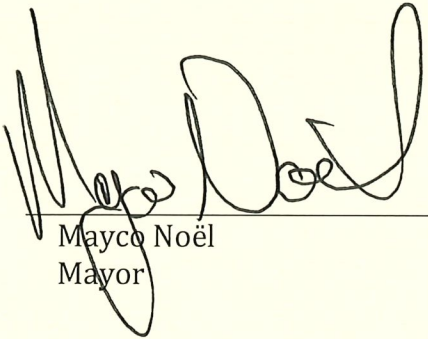
**READ A SECOND TIME** this 26<sup>th</sup> day of **October, 2021.**

**PUBLIC HEARING** this 14<sup>th</sup> day of **December, 2021.**

**READ A THIRD TIME** this 25<sup>th</sup> day of **January, 2022.**


**ADOPTED** this 25<sup>th</sup> day of **January, 2022.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1299, 2021."



---


Mayco Noël  
Mayor



---

Paula Mason  
Deputy Corporate Officer

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



---

Paula Mason  
Deputy Corporate Officer

**DISTRICT OF UCLUELET**

**Zoning Bylaw Amendment Bylaw No. 1303, 2022**

A bylaw to amend the District of Ucluelet Zoning Bylaw (354 Forbes Road).

---

**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. Text and Map Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsection (3) to section CD-1.1.3 in alphanumeric order, as follows:

“(3) On Lot 17 District Lot 284 Clayoquot District Plan VIP76147 (PID: 025-926-811, 354 Forbes Road) the following uses are permitted:

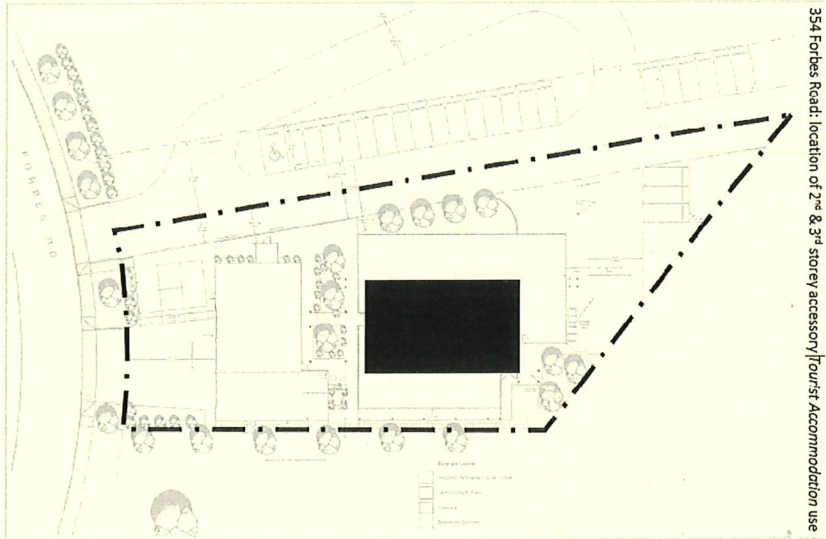
Principal Uses:

- (a) *Recreational Services* limited to marine-related guiding, tours or charters;
- (b) *Light Industry*;
- (c) *Staff Housing*, subject to the terms of a Housing Agreement with the District pursuant to section 483 of the *Local Government Act*;

Accessory Uses:

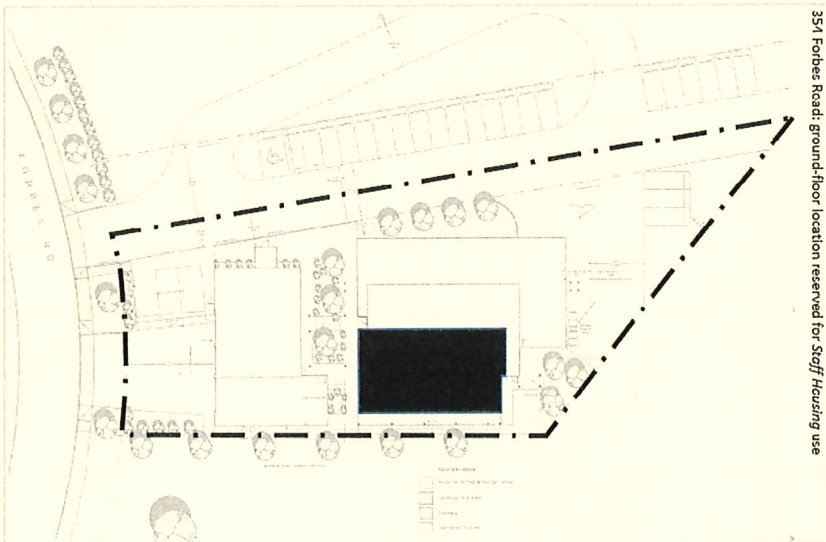
- (a) *Single-Family Residential*;

(b) *Commercial Tourist Accommodation* is permitted as an accessory use on the second and third levels of a mixed-use building on the area of the Lot shaded in black on the site plan below, so long as marine-related *Recreational Services* is active as the principal use of the property:



Limitation on ground-floor use of the rear of the property, adjacent to park:

(a) The ground-floor area of the Lot shaded in black on the site plan below may only be used for *Staff Housing*, or left vacant:



## 2. Citation

This bylaw may be cited as “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1303, 2022”.



**READ A FIRST TIME** this 14<sup>th</sup> day of **June, 2022.**

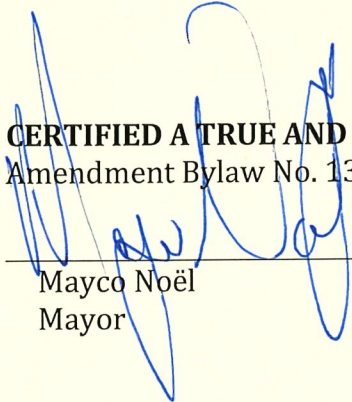
**READ A SECOND TIME** this 14<sup>th</sup> day of **June, 2022.**

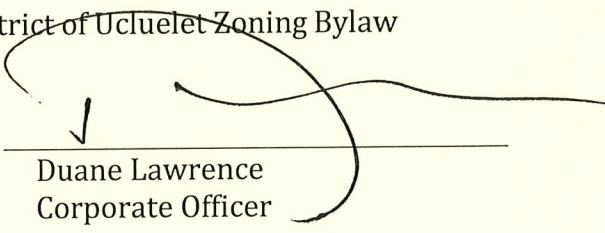
**PUBLIC HEARING** held this 23<sup>rd</sup> day of **August, 2022.**

**READ A THIRD TIME** this 20<sup>th</sup> day of **September, 2022.**

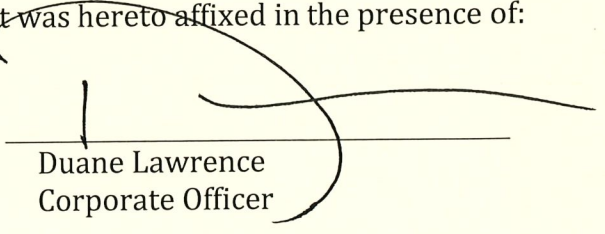
**ADOPTED** this 20<sup>th</sup> day of **September, 2022.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1303, 2022."

  
\_\_\_\_\_  
Mayco Noël  
Mayor

  
\_\_\_\_\_  
Duane Lawrence  
Corporate Officer

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

  
\_\_\_\_\_  
Duane Lawrence  
Corporate Officer







## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1309, 2022

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

(Zoning amendments to define and allow a Health Care Office in specific circumstances within the community).

---

**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

**A.** Within section 103 Definitions, add the following definition in alphabetical order:

“**Health Care Office**” means use of a building or buildings by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists.”

**B.** Within section 103 Definitions, replace the definition of “*Personal Services*” with the following:

“**Personal Services**” means the use of a *building* for the provision of professional or personal services, with or without the *accessory* sale of goods, wares, merchandise, articles, or things directly related to such services, and includes a barber shop, beauty salon and aesthetics, health care office, tattoo parlour, shoe repair shop, dry cleaning shop, and launderette, specifically excluding *financial institutions, commercial entertainment and offices.*”



- C. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, replace subsection CD-3A.1.4 with the following text:

“CD-3A.1.4 The following uses are permitted on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled “Commercial/ Residential” (604 Rainforest Drive), but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

- (a) Health Care Office, with accessory retail sales and administration
- (b) Community Use
- (c) Daycare Centre
- (d) Emergency Services
- (e) Public Assembly
- (f) Personal Services
- (g) Studio
- (h) Multiple Family Residential

(2) Secondary:

- (a) Mixed Commercial/Residential
- (b) Mixed Commercial/Resort Condo
  - (i) Despite the definition of Resort Condo in section 103 of this bylaw, on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive) the commercial tourist accommodation uses of a Mixed Commercial/Resort Condo building are only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area of 700m<sup>2</sup> or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m<sup>2</sup>”

- D. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, subsection CD-3A.4 Maximum Size (Gross Floor Area), subsection CD-3A.4.1 Principal Building, replace subsection (1) with the following text:

“(1) on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive):

- (i) Mixed Commercial/Residential, Mixed Commercial/Resort Condo & Multiple Family Residential: 1450m<sup>2</sup> (15,603 ft<sup>2</sup>) gross floor area combined.
- (ii) All other uses: 557m<sup>2</sup> (6,000ft<sup>2</sup>) gross floor area combined.”

**Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022".

**READ A FIRST TIME** this 31<sup>st</sup> day of **May, 2022.**

**READ A SECOND TIME** this 31<sup>st</sup> day of **May, 2022.**

**PUBLIC HEARING** held this 28<sup>th</sup> day of **June, 2022.**

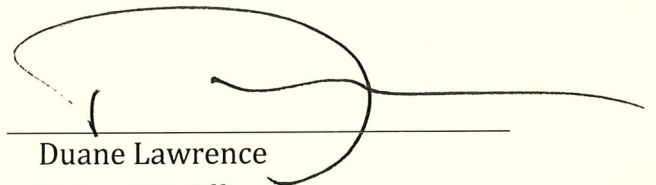
**READ A THIRD TIME** this 29<sup>th</sup> day of **June, 2022.**

**ADOPTED** this 15<sup>th</sup> day of **November, 2022.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022."

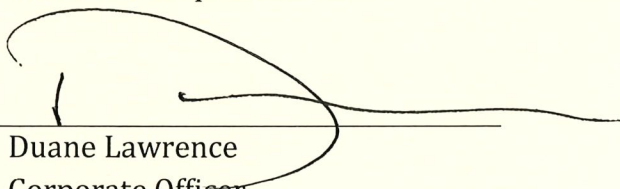


Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

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



Duane Lawrence  
Corporate Officer



## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1310, 2022

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

(Zoning amendments to replace *Bed & Breakfast* with *Accessory Residential Dwelling Unit* uses in most residential zones).

---

**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. Text Amendments:

Schedule "B" of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By replacing within Division 100 – Enactment and Interpretation, Section 103 Definitions the definition of *Accessory Residential Dwelling Unit* so that the new definition reads as follows:

**"Accessory Residential Dwelling Unit"** ("ADU") means one *accessory building* used as a *dwelling unit* for *residential* purposes only, accessory to a *single family dwelling* on the same *lot*, and may be occupied by the property owners, their family members, caretakers, *residential rental tenure* tenants or non-paying guests."

- B. By adding within Division 100 – Enactment and Interpretation, Section 103 Definitions the following in alphabetical order:

**"Principal Residence – Non-Property Owner"** means the dwelling where an individual lives, makes their home, and conducts their daily affairs including, without limitation, paying bills and receiving mail and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licences, personal identification, vehicle registration and utility bills;

**"Principal Residence – Property Owner"** means the dwelling where an individual lives and is the property where the person claims the provincial home owner grant;



C. By amending Division 400 – Supplemental Regulations to make the following changes:

i. within Section 401 - Accessory Buildings and Structures by adding in alphanumerical order a new subsection 401.4(2)(c) containing the following:

“(c) an *accessory residential dwelling unit* in a Zone that lists such as a permitted use.”

ii. within Section 401 - Accessory Buildings and Structures by adding in alphanumerical order a new subsection 401.4(3) containing the following:

“(3) an *accessory residential dwelling unit* in a Zone that lists such as a permitted use.”

iii. by replacing Section 404 - Bed & Breakfasts with the following:

#### **“404 BED & BREAKFASTS**

**404.1** One *bed and breakfast* use is permitted within a *single family dwelling* if all the following conditions are satisfied for the establishment and continued use and operation of the *bed and breakfast*:

(1) *Bed and Breakfasts* are only permitted:

(a) in the Zones where *single family dwelling* is listed as a *principal permitted use* and *bed and breakfast* is identified as a *secondary permitted use*;

(b) *accessory* to a permanent *residential* use and must be administered by an occupant of the *single family dwelling* for whom the *single family dwelling* is their *principal residence*;

(c) within one *single family dwelling* per lot; and

(d) within a *building* and on a *lot* that does not include a *Daycare Centre* or a *Community Care Facility*.

(2) A maximum of three (3) guest rooms may be used for the *bed and breakfast* with a maximum occupancy of two (2) guests per room.

(3) The gross floor area devoted to the *bed and breakfast* use must not exceed 35% of the habitable area of the *single family dwelling* in which it is located.

(4) The area designated for *Bed and Breakfast* use (including *guest rooms* and any common room provided outside of the *residential* occupant’s personal area) must not contain the following:

- (a) Cooking facilities or appliances, with the exception of a microwave, toaster, kettle and/or coffee maker;
  - (b) 220-volt supply which could be used for larger appliances;
  - (c) Refrigerators in excess of 5.0 cubic feet capacity.
- (5) A valid District of Ucluelet Business Licence is required in order to register a *bed and breakfast*.
  - (6) Off-street parking must be provided in accordance with Division 500.
  - (7) Consistent with a traditional bed and breakfast use a *bed and breakfast* use must include a minimum service of a continental breakfast.
  - (8) A *bed and breakfast* use must be accessed from the main entry of the home in which it operates, and cannot operate remotely utilizing coded entry locks and/or key lock boxes.
  - (9) Any exterior door to rooms used for *bed and breakfast* uses must not be utilized as the principal entrance and exit to the *bed and breakfast* use.
  - (10) A *bed and breakfast* use is an integral part of the home and must not have a separated or locked-off common area.

**404.2** For greater certainty, notwithstanding other provisions of this Bylaw, *Bed and Breakfasts*:

- (1) must not be combined with *Guest House, Vacation Rentals, Resort Condo* or other *commercial tourist accommodation*;
- (2) must not be combined with *Guest Cottage* use unless *guest cottage* is a specifically permitted use for the *Zone* in which the *Bed & Breakfast* is located; and
- (3) must not be combined with or located, in whole or in part, in a *duplex, multiple family residential building, mixed commercial/residential building, or mixed industrial/residential building*;
- (4) must not be located in an *accessory residential dwelling unit*, in a *secondary suite* or in the area of a *single family dwelling* which was formerly a *secondary suite*."

- iv. within Section 405 – Guest Houses and Guest Cottages by deleting "*accessory residential dwelling unit*" from subsection 405.3(3); and,
- v. by adding a new Section 408 – Accessory Residential Dwelling Units in alphanumerical order containing the following:

**"408 ACCESSORY RESIDENTIAL DWELLING UNIT (ADU)**



408.1 Where a Zone specifically includes an *Accessory Residential Dwelling Unit* as a permitted secondary use, one *Accessory Residential Dwelling Unit* use is permitted if all the following conditions are satisfied for the establishment and continued use of the *Accessory Residential Dwelling Unit*.

- (1) *Accessory Residential Dwelling Units* are only permitted in the Zones where *single family dwelling* is listed as a *principal permitted use* and *Accessory Residential Dwelling Unit* is identified as a *secondary permitted use*.
- (2) The *gross floor area* of the *Accessory Residential Dwelling Unit* must not exceed 7% of the lot area to a maximum of 90 m<sup>2</sup>.
- (3) The *gross floor area* of the *Accessory Residential Dwelling Unit* can be excluded from the calculation of maximum size for accessory buildings in the regulations specific to each zone.
- (4) A minimum outdoor space equal to the gross floor area of the *Accessory Residential Dwelling Unit* shall be provided as a dedicated space for use by residents of the *Accessory Residential Dwelling Unit*.
- (5) An *Accessory Residential Dwelling Unit* must not have more than 2 bedrooms.
- (6) A clear pathway with a minimum width of 1.0m shall be provided from the sidewalk or street to the front door of the *Accessory Residential Dwelling Unit*.
- (7) Cantilevered balconies are not permitted on the interior side or rear faces of an *Accessory Residential Dwelling Unit*.
- (8) An *Accessory Residential Dwelling Unit* is only permitted where the owner of the lot has registered a covenant under section 219 of the *Land Title Act* against the title of the lot, in favour of the District of Ucluelet and satisfactory in its form and priority of registration, providing that the *Accessory Residential Dwelling Unit* must not be subdivided from the lot containing the principal building, whether pursuant to the Strata Property Act, the Land Title Act, or otherwise.
- (9) Off-street parking must be provided in accordance with Division 500.



(10) An *Accessory Residential Dwelling Unit* must be located a minimum of 3m from any lot line and a minimum 4m from the principal dwelling.

(11) Despite subsection (1) *Accessory Residential Dwelling Units* are also permitted in some Industrial and Commercial zones according to the regulations of those zones.

408.2 In addition to minimum height requirements of other parts of this bylaw:

(1) For an *Accessory Residential Dwelling Unit* whose roof pitch is equal to or greater than 3:12, the maximum height shall not exceed 4.2m.

(2) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the maximum height shall not exceed 3.75m.

(3) The height of an *Accessory Residential Dwelling Unit* may be increased by 0.3m vertical distance for every 0.6m increase in excess of the minimum setbacks established by this bylaw, to a maximum height of 6.5m.

(4) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the area of a second floor shall be no greater than 60% of the total floor area beneath it.

408.3 For greater certainty, notwithstanding other provisions of this Bylaw, an *Accessory Residential Dwelling Unit* :

(1) Must not contain a *home occupation* if the principal *single family dwelling* contains a *home occupation*.

(2) Must not contain any type of *commercial tourist accommodation* use.

(3) Must not be established or operate in addition to the maximum number of *dwelling units* in the form of *Guest Cottages* on a property in the GH – Guest House zone.”

D. By amending Division 500 – Off-Street Parking to make the following changes:

i. within Section 504 – Off-Street Parking Design Standards by adding in alphanumerical order a new subsection 504.7 containing the following:

“504.7 Off-street parking areas on a lot serving Single Family Dwelling, Duplex Dwelling, Secondary Suite, Accessory Dwelling Unit and/or Bed & Breakfast uses shall be accessed by no more than two driveways from a public road with a maximum total combined driveway crossing width at property line of 7m, except for a corner lot which may be accessed by no more than one driveway from each of the fronting and flanking streets, with maximum driveway crossing widths at property line of 7m and 3m, respectively.”

E. By inserting “*Accessory Residential Dwelling Unit*” as a permitted secondary use into the list of permitted uses in the following subsections within the Zones:

- i. R-1.1.1.1(2)(d) [R-1 Single Family Residential]
- ii. R-2.1.1(2)(d) [R-2 Medium Density Residential]
- iii. R-4.1.1(2)(d) [R-4 Small Lot Single Family Residential]
- iv. RU-1.1(2)(e) [RU Rural Residential]
- v. GH-1.1(2)(b) [GH Guest House]
- vi. CD-1.1.1(2)(d) [CD-1 Eco-Industrial Park]
- vii. CD-2A.1.1(2)(d) [CD-2A Big Beach - District Lot 281]
- viii. CD-3A.1.1(2)(d) [CD-3A Rainforest - District Lot 282]
- ix. CD-5B.1.1(2)(d) [CD-5B Former Weyco Forest Lands – Development Area #2 Central Park]
- x. CD-5C.1.1(2)(c) [CD-5C Former Weyco Forest Lands – Development Area #3 Ocean West]

F. By deleting subsection R-1.1.1(3);

G. By deleting subsection CD-3A.1.1(3); and,

H. By deleting subsection 403.1(5).

## 2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022”.

**READ A FIRST TIME** this 31<sup>st</sup> day of **May, 2022**.

**READ A SECOND TIME** this 31<sup>st</sup> day of **May, 2022**.

**PUBLIC HEARING** held this 28<sup>th</sup> day of **June, 2022**.

**SECOND READING RESCINDED** this 2<sup>nd</sup> day of **August, 2022**.



**AMENDED** this 2<sup>nd</sup> day of **August, 2022.**

**READ A SECOND TIME AS AMENDED** this 2<sup>nd</sup> day of **August, 2022.**

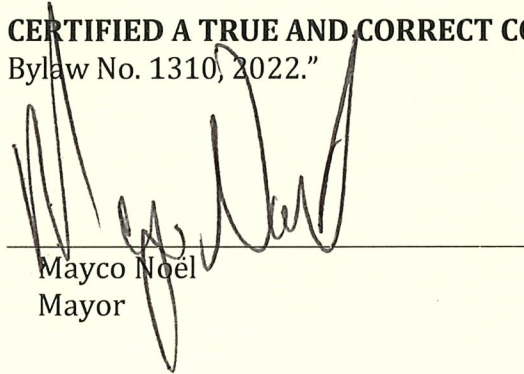
**PUBLIC HEARING** held this 23<sup>rd</sup> day of **August, 2022.**

**AMENDED** this 6<sup>th</sup> day of **September, 2022.**

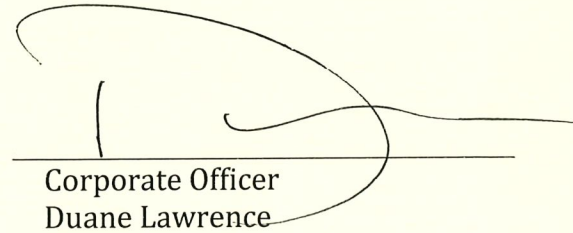
**READ A THIRD TIME** this 6<sup>th</sup> day of **September, 2022.**

**ADOPTED** this 6<sup>th</sup> day of **September, 2022.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022."

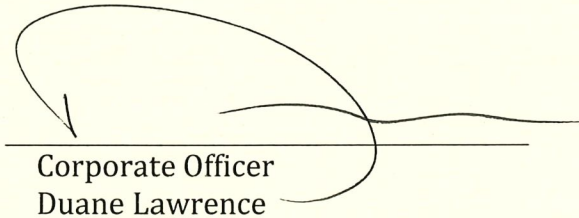


\_\_\_\_\_  
Mayco Noel  
Mayor



\_\_\_\_\_  
Corporate Officer  
Duane Lawrence

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



\_\_\_\_\_  
Corporate Officer  
Duane Lawrence





## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1312, 2022

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

(Zoning amendments for the proposed development of 221 Minato Road – Lot B, Plan VIP79908 Clayoquot District, District Lot 286 ).

---

**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. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A.** By adding within Division 100 – Enactment and Interpretation, Section 103 definitions, such that a new definitions are added in alphabetical order reading as follows:

**"Residential Rental Tenure"** means the occupation of a *dwelling unit* for *residential* purposes under a tenancy agreement according to the *Residential Tenancy Act* for a period of at least 4 months, and excludes occupation of a dwelling by the owner.

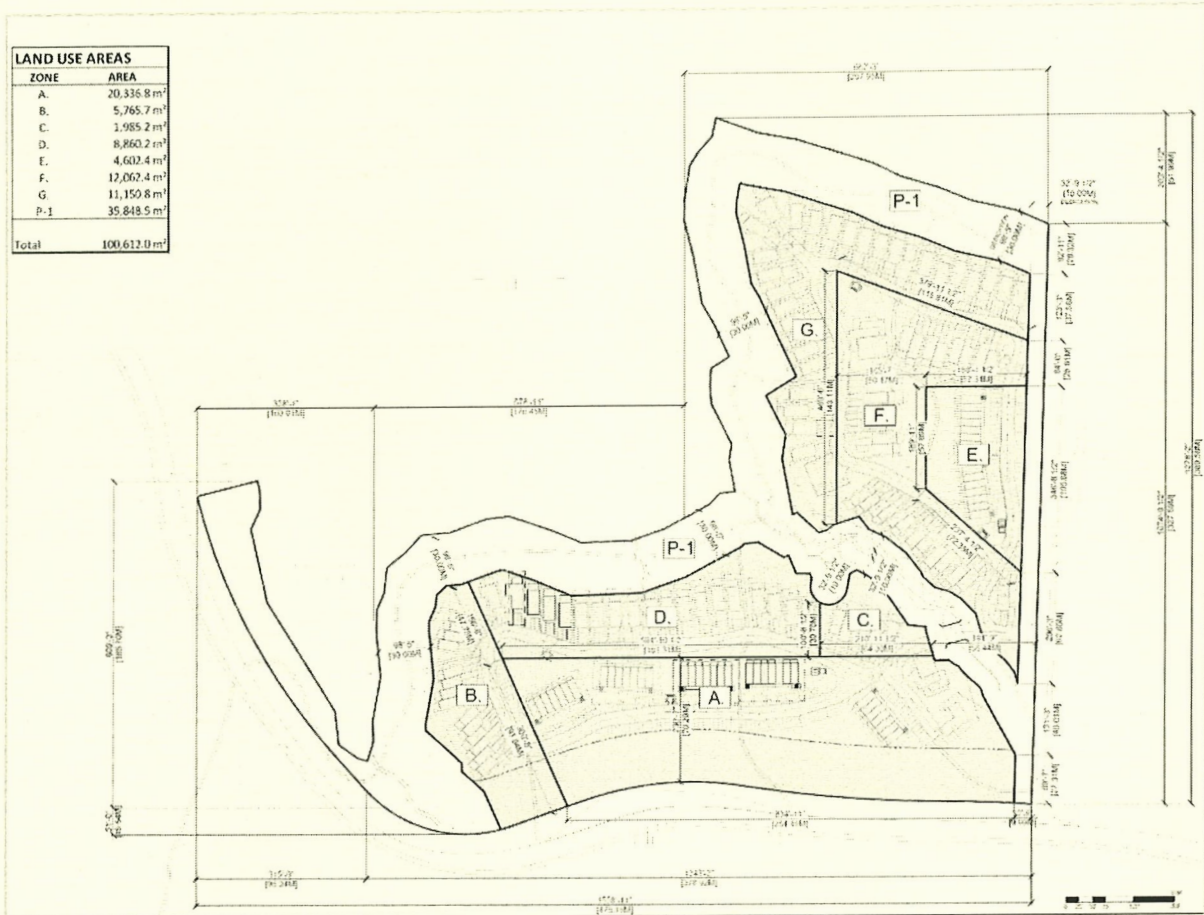
**"Rental Multiple Family"** means a *building*, or a group of *buildings* on the same *lot*, each containing three or more *dwelling units* for *residential* use only under a long-term *residential rental tenure*.

- B.** By adding a new Comprehensive Development zone, to Schedule B – The Zones that directly follows CD-5 Zone – FORMER WEYCO FOREST LANDS such that the new section reads as follows:

#### **"CD-6 Zone – MINATO ROAD**

*This Zone is intended for the development of a mix of multi-family and single-family residential development providing for a mix of sizes, types and tenures including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes.*

**CD-6 Zone Plan (Development Areas):**



**CD-6.1 Permitted Uses**

The following uses are permitted within the corresponding Development Areas shown in the CD-6 Zone Plan, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

Development Area	Principal Use	Building Form	Secondary Uses
A	Rental Multiple Family	apartment	home occupation
B	Multiple Family	townhouse	home occupation
C	Single Family or Duplex		home occupation
D	Single Family		secondary suite
			home occupation
E	Rental Multiple Family	apartment	home occupation
F	Single Family or Duplex	townhouse	home occupation
	Multiple Family		
G	Single Family	house	secondary suite
			home occupation

**CD-6.2 Lot Regulations**

CD-6.2.1 Minimum Lot Frontage: 7.5 m (25 ft)



**CD-6.3 Density:**

Development Area	Principal Use	Density (max. # dwelling units)
A	Rental Multiple Family	70
B	Multiple Family	28
C	Single Family or Duplex	5
D	Single Family	19
E	Rental Multiple Family	28
F	Single Family or Duplex	22
	Multiple Family	12
G	Single Family	28

CD-6.3.1 For clarity the maximum number of principal *dwelling units* in table CD-6.3 does not count *secondary suites* in areas “D” and “G”.

**CD-6.4 Maximum Size (Gross Floor Area):**

Development Area	Principal Use	Maximum Gross Floor Area
A	Rental Multiple Family	average 65m <sup>2</sup> (700ft <sup>2</sup> )/unit
B	Multiple Family	average 84m <sup>2</sup> (900ft <sup>2</sup> )/unit
C	Single Family or Duplex	average 144m <sup>2</sup> (1,550ft <sup>2</sup> )/unit
D	Single Family	172m <sup>2</sup> (1,850ft <sup>2</sup> )/unit
E	Rental Multiple Family	average 65m <sup>2</sup> (700ft <sup>2</sup> )/unit
F	Single Family or Duplex	average 144m <sup>2</sup> (1,550ft <sup>2</sup> )/unit
	Multiple Family	average 84m <sup>2</sup> (900ft <sup>2</sup> )/unit
G	Single Family	172m <sup>2</sup> (1,850ft <sup>2</sup> )/unit

**CD-6.5 Maximum Size of Accessory Buildings:**

CD-6.5.1 on *lots* containing a *Single Family* or *Duplex* dwelling: 30 m<sup>2</sup> (323 ft<sup>2</sup>) combined total.

CD-6.5.2 on *lots* containing *Multiple Family* or *Rental Multiple Family* buildings: 50m<sup>2</sup> (538 ft<sup>2</sup>) combined total.

**CD-6.6 Maximum Height:**

Development Area	Principal Use	Max. Height	
		principal	accessory
A	Rental Multiple Family	11m	5.5m
B	Multiple Family	11m	5.5m
C	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
D	Single Family	8.5m	5.5m
E	Rental Multiple Family	11m	5.5m
F	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
	Multiple Family	11m	5.5m
G	Single Family	8.5m	5.5m

**CD-6.7 Minimum Setbacks:**

CD-6.7.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

Development Area	Principal Use	Setbacks			
		front	rear	side interior	side exterior
A	Rental Multiple Family	7.5m	6m	5m	5m
B	Multiple Family	7.5m	6m	5m	5m
C	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
D	Single Family	7.5m	6m	1.5m	5m
E	Rental Multiple Family	7.5m	6m	5m	5m
F	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
	Multiple Family	7.5m	6m	5m	5m
G	Single Family	7.5m	6m	1.5m	5m

**2. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of areas of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road: PID 026-487-764), from “GH: Guest House” and “CG: Campground”, to areas designated as “P-1: Public Institutional” and “CD-6: Comprehensive Development 6 Zone – MINATO ROAD” as outlined in black on the map attached to this Bylaw as Appendix “A”.

**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022".

**READ A FIRST TIME** this 7<sup>th</sup> day of **June**, 2022.

**READ A SECOND TIME** this 7<sup>th</sup> day of **June**, 2022.

**PUBLIC HEARING** held this 28<sup>th</sup> day of **June**, 2022.

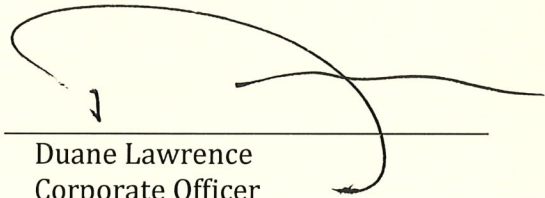
**READ A THIRD TIME** this 29<sup>th</sup> day of **June**, 2022.

**ADOPTED** this **January 10<sup>th</sup>** day of **January**, 2023.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022."

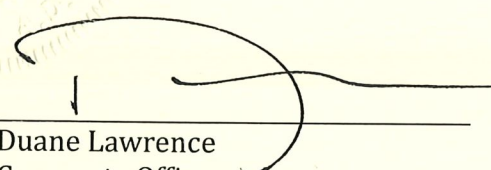
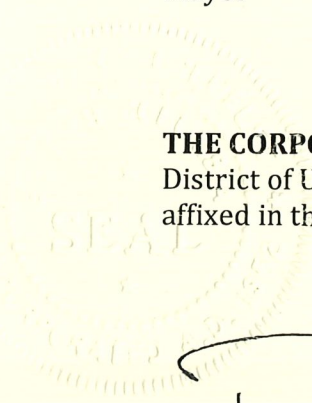


\_\_\_\_\_  
Marilyn McEwen  
Mayor



\_\_\_\_\_  
Duane Lawrence  
Corporate Officer

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



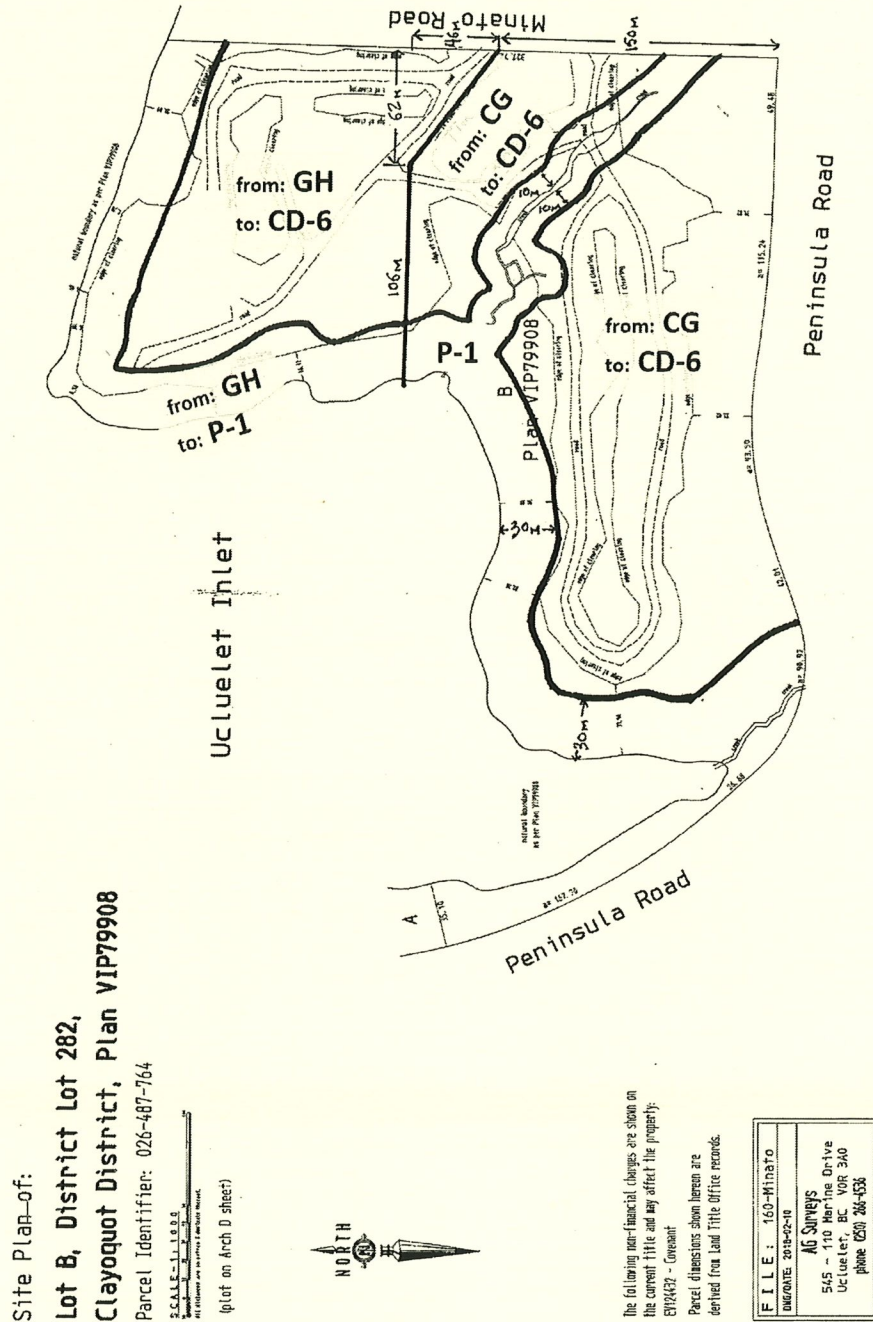
\_\_\_\_\_  
Duane Lawrence  
Corporate Officer



**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022  
(CD-6 Zone -Minato Road)**

**From:** GH (Guest House); and,  
CG (Campground)

**To:** P-1 (Public Institutional); and,  
CD-6 (CD-6 Minato Road); as shown:



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1319, 2022**

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

(1683 Larch Road)

---

**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. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsections to the CS-2 Zone – Service Commercial in alphanumerical order, as follows:

- A. "CS-2.1.3 Despite other sections of this bylaw, PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District [1683 LARCH RD], Multiple Family Residential is the only permitted principal use within the front half of the property and the only permitted principal uses within the rear half of the property are Multiple Family Residential and Resort Condo.
- B. CS-2.3.4 Despite other sections of this bylaw, PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District [1683 LARCH RD], may have a Maximum Floor Area Ratio of 0.616."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022".

**READ A FIRST TIME** this 15<sup>th</sup> day of **November, 2022**.

**READ A SECOND TIME** this 15<sup>th</sup> day of **November, 2022**.

**PUBLIC HEARING** held this 13<sup>th</sup> day of **December, 2022**.

**READ A THIRD TIME** this 10<sup>th</sup> day of **January, 2023**.

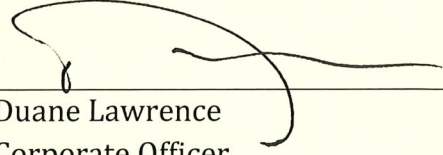
**ADOPTED** this 10<sup>th</sup> day of **January, 2023**.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022."



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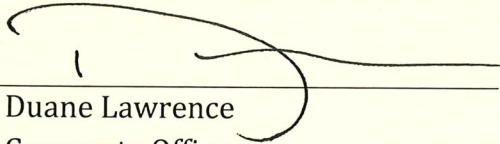
Marilyn McEwen  
Mayor



---

Duane Lawrence  
Corporate Officer

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



---

Duane Lawrence  
Corporate Officer





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1320, 2022**

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

(327 Pass of Melfort)

---

**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:

A. Removing Lot 20 from section R-4.3.2 (1) so that this section reads as follows:

"(1) 0.35 for lands legally described as Strata Lots 2, 4-9, 13-15, 18, 22, 24 and 25, all of Section 1, Barclay District, Strata Plan VIS5896; "

B. adding the following subsection (7) to section R-4.3.2 in alphanumerical order, as follows:

"(7) 0.51 for lands legally described as Strata Lot 20, Section 1, Barclay District, Strata Plan VIS5896."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022".

**READ A FIRST TIME** this 15<sup>th</sup> day of **November, 2022.**

**READ A SECOND TIME** this 15<sup>th</sup> day of **November, 2022.**

**PUBLIC HEARING** this 13<sup>th</sup> day of **December, 2022.**

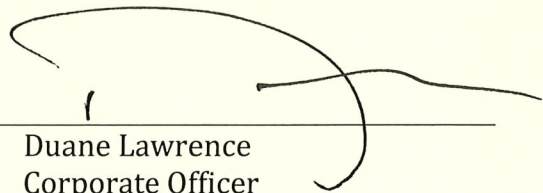
**READ A THIRD TIME** this 10<sup>th</sup> day of **January, 2023.**

**ADOPTED** this this 10<sup>th</sup> day of **January, 2023.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022."

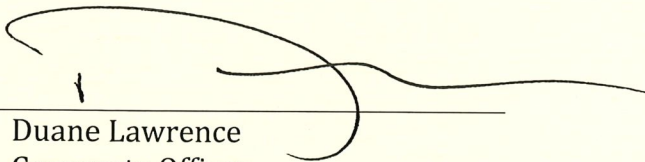


Marilyn McEwan  
Mayor



Duane Lawrence  
Corporate Officer

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



Duane Lawrence  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1324, 2023**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(1300 Peninsula 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 (the "Zoning Bylaw"), is hereby further amended by:

- A. adding the following subsection (d) to section R-2.2.1 (3) in alphanumerical order as follows:

"(d) Despite the above, five (5) units are permitted, located in one tri-plex building and one duplex building, for a "Moderate Level Support Services Housing" development on PID: 026-919-788, Lot 34 Section 21 Clayoquot District Plan VIP82303 (1300 Peninsula Road)."

- B. adding the following subsection (R-2.5.4) to section R-2.5 in alphanumerical order as follows:

"R-2.5.4 Despite the above, the minimum front and side yard setback may be reduced to 1.5m (5ft.) and the minimum rear yard setback may be reduced to 3.0m (10ft.) for a *Moderate Level Support Services Housing* development on Lot 34, Section 21, Clayoquot District, Plan VIP82303, PID: 026-919-788 (1300 Peninsula Road)."

**2. Map Amendment**

Schedule A - Zoning Map of the Zoning Bylaw, is hereby further amended by changing the zoning designation of Lot 34, Section 21, Clayoquot District, Plan VIP82303, PID: 026-919-788 (1300 Peninsula Road), as highlighted in black on Schedule A attached to and forming part of this bylaw, from R-1 Zone-Single Family Residential to R-2 Medium Density Residential.



**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1324, 2023".

**READ A FIRST TIME** this 9<sup>th</sup> day of **February, 2023.**

**READ A SECOND TIME** this 9<sup>th</sup> day of **February, 2023.**

**PUBLIC HEARING** this 14<sup>th</sup> day of **March, 2023.**

**READ A THIRD TIME** this 14<sup>th</sup> day of **March, 2023.**

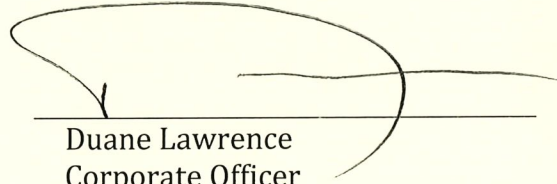
**ADOPTED** this 14<sup>th</sup> day of **March, 2023.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1324, 2023."



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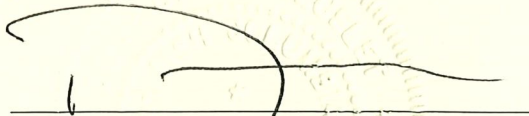
Marilyn McEwan  
Mayor



---

Duane Lawrence  
Corporate Officer

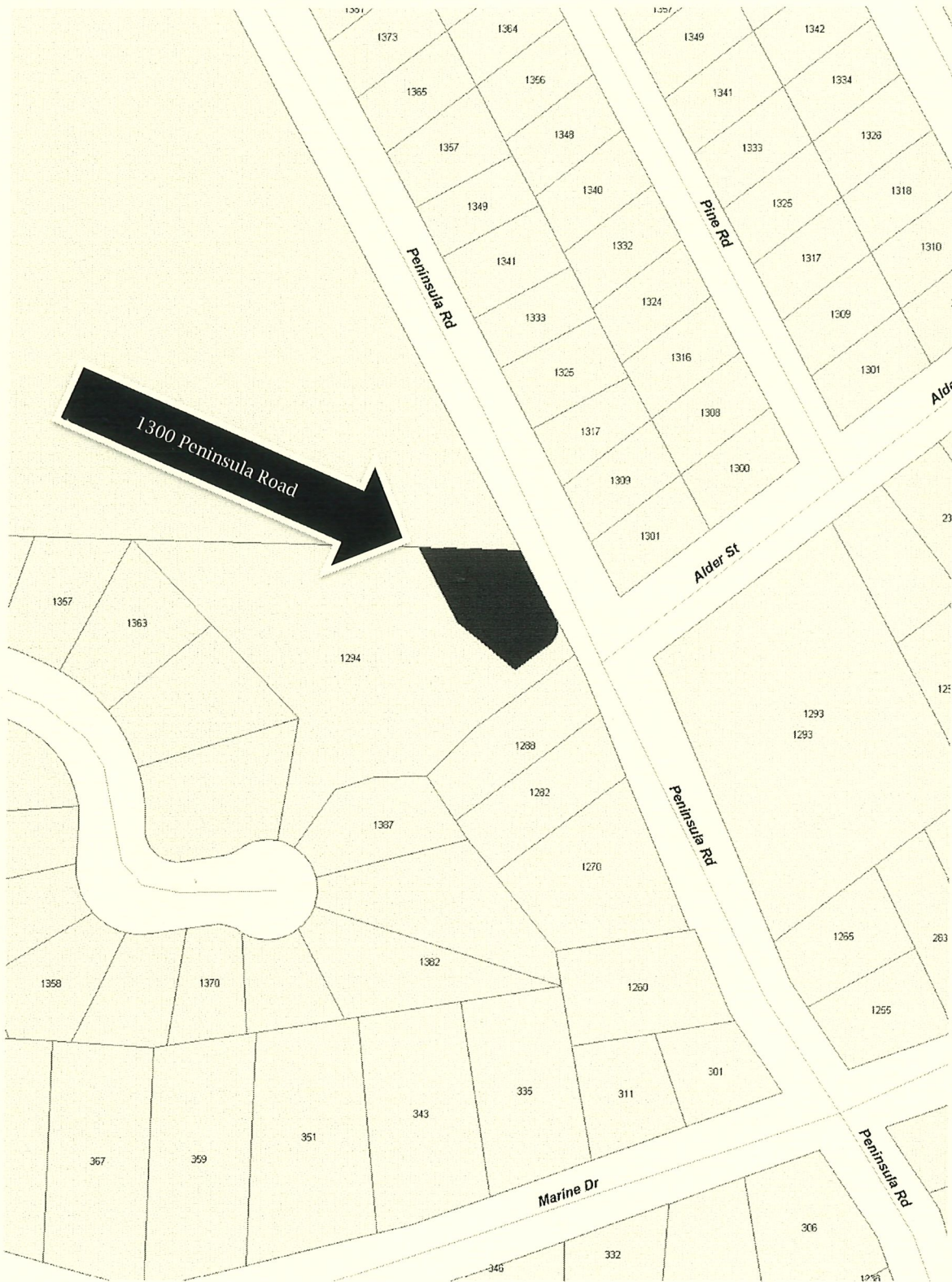
**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:



---

Duane Lawrence  
Corporate Officer

# Schedule A





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1326, 2023**

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

(Addition of *Daycare Center* use to the CS-2 zone and a cleanup of Section 403 in regards to B&B use )

---

**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:

- A. adding the following subsection (p) to section CS-2.1.1(1) in alphanumerical order as follows:

"(p) *Daycare Centre.*"

- B. Replacing subsection 403.2 (2) with the following:

"(2) must not be established or operate in a *single family dwelling* that is being used as a *Guest House.*"

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1326, 2023".

**READ A FIRST TIME** this 25<sup>th</sup> day of **April, 2023.**

**READ A SECOND TIME** this 25<sup>th</sup> day of **April, 2023.**

**PUBLIC HEARING** this 16<sup>th</sup> day of **May, 2023.**

**READ A THIRD TIME** this 16<sup>th</sup> day of **May, 2023.**

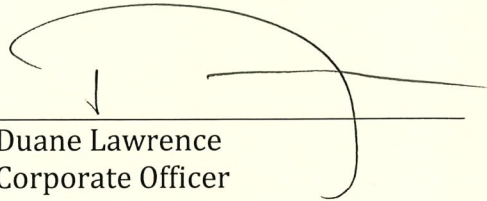
**ADOPTED** this 16<sup>th</sup> day of **May, 2023.**



**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1326, 2023."

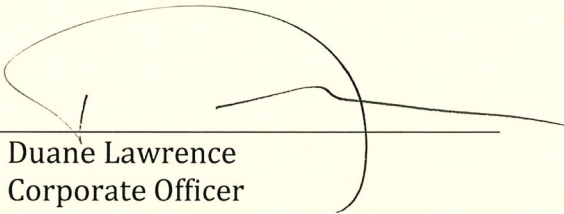


Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

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



Duane Lawrence  
Corporate Officer



## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1327, 2023

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(2108 Peninsula 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:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By adding within Division 100 - Enactment and Interpretation, Section 103 definitions, such that a new definition is added in alphabetical order reading as follows:

**"Tourist Accommodation Suite** means the accessory use of a portion of a single family dwelling where a single bedroom is used as a guest room, provided in accordance with Section 409 of this Bylaw;

- B. By adding Section 409 numerically to Division 400 – Supplemental Regulations such that the new section reads as follows:

**"409 TOURIST ACCOMMODATION SUITE**

409.1 One *tourist accommodation suite* use is permitted within a *single family dwelling* if all the following conditions are satisfied for the establishment and continued use and operation of the *tourist accommodation suite*:

- 1) *Tourist Accommodation Suites* are only permitted:
  - a) In the Zones where *single family dwelling* is listed as a *principal permitted use* and *tourist accommodation suite* is identified as a *secondary permitted use*;
  - b) *accessory* to a permanent *residential* use and must be administered by an occupant of the *single family dwelling* for whom the *single family dwelling* is their *principal residence*;
  - c) occupying a maximum of one *tourist accommodation suite* as long as the *principal dwelling* and a minimum of one (1) *secondary suite* in the *single-family dwelling* are occupied by permanent and present residential uses; and
  - d) within one *single family dwelling* per lot.
- 2) A maximum of one (1) guest room may be used for *the tourist accommodation suite* with a maximum of two (2) guests per room.



- 3) The gross floor area devoted to the *tourist accommodation suite* use must not exceed 20% of the habitable area of the *single family dwelling* in which it is located, or a maximum of 45 m<sup>2</sup>, whichever is less.
- 4) The area designated for *tourist accommodation suite* use (including guest room and any common room provided outside of the *residential* occupant's personal area) must not contain the following.
  - a) Cooking facilities or appliances, with the exception of a microwave, toaster, kettle and/or coffee maker;
  - b) 220-volt supply which could be used for larger appliances;
  - c) Refrigerators in excess of 5.0 cubic feet capacity
- 5) A valid District of Ucluelet Business License is required in order to register a *tourist accommodation suite*.
- 6) Off-street parking must be provided in accordance with Division 500.

409.2 For greater certainty, notwithstanding other provisions of this Bylaw, *Tourist Accommodation Suites*:

- 1) must not be located in an *accessory residential dwelling unit*, in a *secondary suite* or in the area of a *single family dwelling* which was formerly a *secondary suite*."

- C. By adding a parking requirement category in the chart found in Section 505.1 immediately following "*Guest Cottage*" such that the chart now reads as follows:

"

<i>Tourist Accommodation Suite</i>	1 space per suite
------------------------------------	-------------------

"

- D. By designating Lot 22, District Lot 282, Clayoquot Land District, Plan VIP76147 (PID: 025-926-861 at 2108 Peninsula Road), shown shaded on the map attached to this Bylaw as Appendix "A", on the Comprehensive Development ("CD-1 Zone Eco-Industrial Park") subzone plan as "Industrial Residential - CD-1.1.5".

- E. By adding the following subsection (5) to Section CD-1.1 Permitted Uses that directly follows Subsection CD-1.4 as follows:

"(5) On Lot 22 District Lot 282 Clayoquot Land District Plan VIP76147 (PID: 025926861at 2108 Peninsula Road) the following uses are permitted in the area labeled "Industrial Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use.

(1) Principal Uses:

- a) *Single Family Dwelling*
- b) *Light Industry*
- c) *Service Industry*



d) *Wood Processing*

(2) Secondary Uses:

e) *Accessory Residential Dwelling Unit*

f) *Accessory Retail Sales and Administration Office*

g) *Secondary Suite*

h) *Tourist Accommodation Suite*"

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1327, 2023".

**READ A FIRST TIME** this 11<sup>th</sup> day of **April, 2023.**

**READ A SECOND TIME** this 11<sup>th</sup> day of **April, 2023.**

**PUBLIC HEARING** this 16<sup>th</sup> day of **May, 2023.**

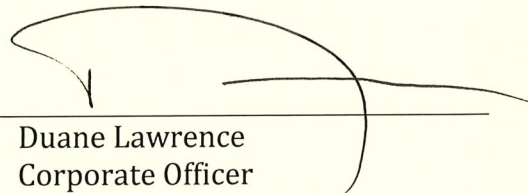
**READ A THIRD TIME** this 16<sup>th</sup> day of **May, 2023.**

**ADOPTED** this 16<sup>th</sup> day of **May, 2023.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1327, 2023."

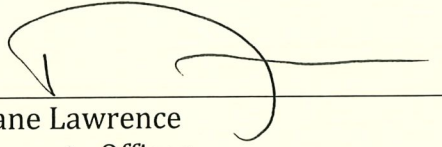


Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

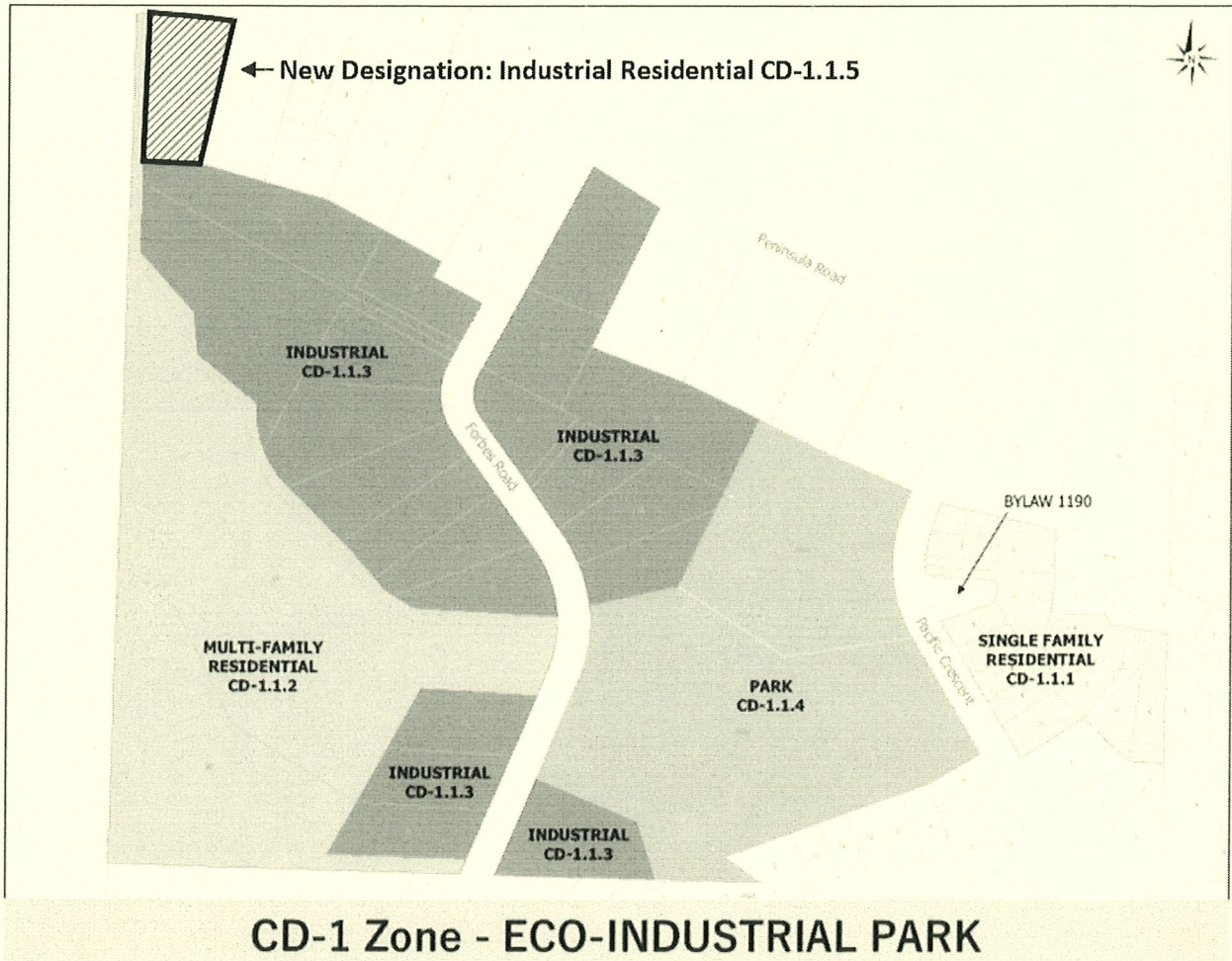
**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

A handwritten signature in black ink, consisting of a large, sweeping loop followed by a horizontal line extending to the right.

---

Duane Lawrence  
Corporate Officer

APPENDIX A





**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1328, 2023**

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

(R-2 Zone - 1633 Holly Crescent)

---

**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. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 22 District Lot 282 Clayoquot Land District Plan VIP30931 (PID: 001-197-843 at 1633 Holly Crescent), shown shaded on the map attached to this Bylaw as Appendix "A", from R-1 Single Family Residential to R-2 Medium Density Residential.

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by replacing section R-2 – Medium Density Residential as follows:

**"R-2 Zone – MEDIUM DENSITY RESIDENTIAL**

**R-2.1 Permitted Uses:**

R-2.1.1 The following uses are permitted, 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
  - d. Accessory Residential Dwelling Unit

R-2.1.2 The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- 1) Principal:
  - a. Duplex Dwelling
  - b. Multiple Family Residential

- i. Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238.

- 2) Secondary:
  - a. Home Occupation

R-2.1.3 The following uses are permitted, with no secondary permitted uses:

- 1) Principal:
  - a. Moderate Level Support Services Housing

R-2.1.4 Notwithstanding other regulations in this bylaw, on the lands legally described as Lot 22 District Lot 282 Clayoquot Land District Plan VIP30931 (PID: 001-197-843, 1633 Holly Crescent) only the following uses are permitted but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- 1) Principal:
  - a) Duplex Dwelling
- 2) Secondary Uses:
  - a) One secondary suite in conjunction with each Duplex dwelling unit
  - b) Home occupation

## **R-2.2 Lot Regulations:**

R-2.2.1 Minimum Lot Size:

- 1) Single Family Dwelling: 650 m<sup>2</sup> (7,000 ft<sup>2</sup>)
- 2) Duplex Dwelling: 750 m<sup>2</sup> (8,075 ft<sup>2</sup>)
  - a. Despite the above, the minimum lot size is 734 m<sup>2</sup> (7,901 ft<sup>2</sup>) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:
    - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
    - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282). [Zoning Amendment Bylaw No. 1261, 2020]
- 3) Multiple Family Residential: 1,000 m<sup>2</sup> (¼ acre), but 878 m<sup>2</sup> for a “Moderate Level Support Services Housing” development on PID: 002-407-299 Lot 11, District Lot 282, Clayoquot District, Plan 26711 (1686 Bay Street).

R-2.2.2 Minimum Lot Frontage:

- 1) Single Family Dwelling: 18 m (60 ft)
- 2) Duplex Dwelling: 20 m (66 ft)
- 3) Multiple Family Residential: 23 m (75 ft)

R-2.2.3 Minimum Lot Width: N/A

R-2.2.4 Minimum Lot Depth: N/A



**R-2.3 Density:**

R-2.3.1 Maximum Density:

- 1) Single Family Dwelling: 1 per lot, or
- 2) Duplex Dwelling: 1 per lot, or
- 3) Multiple Family Residential
  - a) Base Density: 30 units/hectare per lot
  - b) Bonus Density – Level 1: 40 units/ hectare per lot on the provision of minimum 70% of the required off-street parking being provided underground or concealed within the building on the lot.
  - c) Despite the above, four (4) units are permitted for a “Moderate Level Support Services Housing” development on PID: 002-407-299 Lot 11, District Lot 282, Clayoquot District, Plan 26711 (1686 Bay Street).

R-2.3.2 Maximum Floor Area Ratio:

- 1) Single Family Dwelling: 0.50
- 2) Duplex Dwelling: 0.70
- 3) Multiple Family Residential: 0.70

R-2.3.3 Maximum Lot Coverage:

- 1) Single Family Dwelling: 35%
- 2) Duplex Dwelling: 35%
- 3) Multiple Family Residential: 40%

**R-2.4 Maximum Size (Gross Floor Area):**

R-2.4.1 Principal Building: N/A

R-2.4.2 Accessory Buildings: 60 m2 (645 ft2) combined total

**R-2.5 Maximum Height:**

R-2.5.1 Principal Buildings & Structures:

- 1) Single Family Dwelling: 8.5 m (28 ft) or 2 ½ storey
- 2) Duplex Dwelling: 8.5 m (28 ft) or 2 ½ storey
- 3) Multiple Family Residential: 11 m (36 ft) or 3 storey

R-2.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

**R-2.6 Minimum Setbacks:**

R-2.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines*(s), respectively:

	a) Front Yard Setback	b) Rear Yard Setback	c) Side yard – Interior Setback	d) Side yard – Interior Setback
1) Principal SFD/ Duplex	7.5 m (25 ft)	6 m (20 ft)	1.5 m (5 ft)	5 m (16.5 ft)
2) Principal Other	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
3) Accessory	7.5 m (25 ft)	1.5 m (5 ft)	5 m (16.5 ft)	1.5 m (5 ft)



R-2.6.2 In addition, for *single family dwelling* and *duplex dwellings*, the side yards combined must not be less than 20% of the lot width.

R-2.6.3 In addition, all *accessory buildings* and *structures* must be located:

- 1) to the rear of the front face of the principal building, and
- 2) at least 3 m (10 ft) from the principal building(s)."

**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1328, 2023".

**READ A FIRST TIME** this 25<sup>th</sup> day of **April, 2023**.

**READ A SECOND TIME** this 25<sup>th</sup> day of **April, 2023**.

**PUBLIC HEARING** this 16<sup>th</sup> day of **May, 2023**.

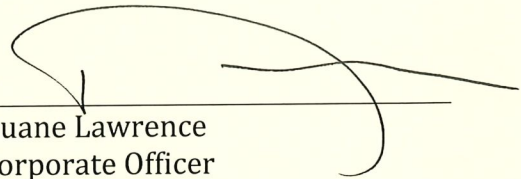
**READ A THIRD TIME** this 16<sup>th</sup> day of **May, 2023**.

**ADOPTED** this 16<sup>th</sup> day of **May, 2023**.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1328, 2023."

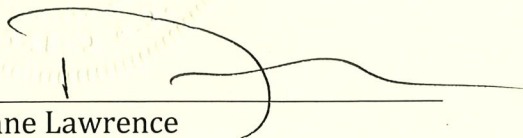


Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

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



Duane Lawrence  
Corporate Officer

# Schedule A to District of Ucluelet Zoning Amendment Bylaw No. 1328, 2023

From: R-1 zone Single-Family Residential  
To: R-2 zone Medium Density Residential



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1332, 2024**

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

(1626 Larch 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:

- A. adding the following subsection (2) to section R-1.7 in alphanumerical order, as follows:

“R-1.7.2 Notwithstanding other regulations in this bylaw, on the lands legally described as Lot 18, Plan VIP30931, District Lot 282, Clayoquot Land District, PID 001197835 (1626 Larch Road) the following regulations apply:

- 1) Maximum allowable Floor Area Ratio: 0.42
- 2) Maximum allowable Lot Coverage: 44%

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1332, 2024”.



**FIRST NOTIFICATION OF FIRST READING** published this **28<sup>th</sup>** day of **February, 2024.**

**SECOND NOTIFICATION OF FIRST READING** published this **6<sup>th</sup>** day of **March, 2024.**

**READ A FIRST TIME** this **12<sup>th</sup>** day of **March, 2024.**

**READ A SECOND TIME** this **12<sup>th</sup>** day of **March, 2024.**

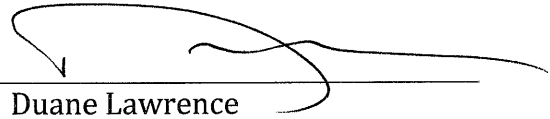
**READ A THIRD TIME** this **12<sup>th</sup>** day of **March, 2024.**

**ADOPTED** this **12<sup>th</sup>** day of **March, 2024.**

**CERTIFIED CORRECT:** "District of Ucluelet Zoning Amendment Bylaw No. 1332, 2023."



\_\_\_\_\_  
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

## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1335, 2023

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

(R-6 Zone – 256 Matterson Drive)

---

**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. Map Amendment:

Schedule A (Zoning Map) of *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by changing the zoning designation of the westernmost 9.59 metres of Lot 10, Clayoquot Land District Plan VIP11923 (PID: 000-510-599 at 256 Matterson Drive), shown shaded on the map attached to this Bylaw as Appendix "A", from R-1 Single Family Residential to R-6 Infill Single-Family Residential.

#### 2. Text Amendment:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by adding the following subsection (R-6.7) to Section R-6 (Infill Single-Family Residential) that directly follows Subsection R-6.6 as follows:

“R-6.7 Other Regulations:

R-6.7.1 Notwithstanding other regulations in this bylaw, on the lands legally described as the westernmost 9.59 metres of Lot 10, Clayoquot Land District Plan VIP11923, PID: 000-510-599 (256 Matterson Drive), the following regulations apply:

(1) The following additional secondary uses are permitted:

- i. *Secondary Suite; or,*
- ii. *Accessory Residential Dwelling Unit”*

#### 3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1335, 2023”.

**READ A FIRST TIME** this 10<sup>th</sup> day of **October, 2023.**

**READ A SECOND TIME** this 10<sup>th</sup> day of **October, 2023.**

**PUBLIC HEARING** this 15<sup>th</sup> day of **February, 2024.**

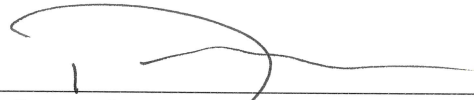
**READ A THIRD TIME** this 27<sup>th</sup> day of **February, 2024.**

**ADOPTED** this 27<sup>th</sup> day of **February, 2024.**

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1335, 2023."



\_\_\_\_\_  
Marilyn McEwen  
Mayor



\_\_\_\_\_  
Duane Lawrence  
Corporate Officer


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

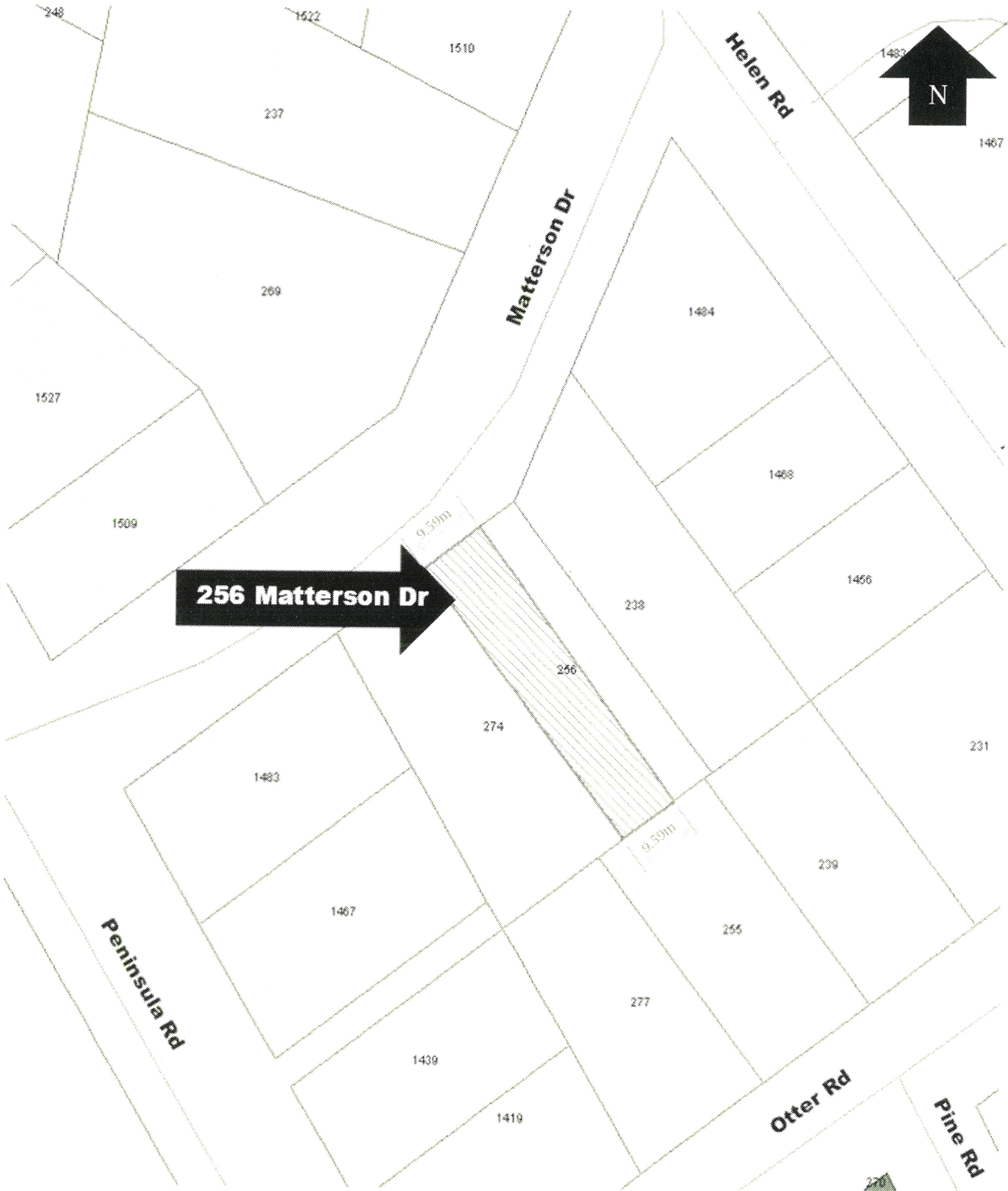


\_\_\_\_\_  
Duane Lawrence  
Corporate Officer



**Appendix A to District of Ucluelet Zoning Amendment Bylaw No. 1335, 2023**

 = from: R-1 zone Single-Family Residential  
To: R-6 zone Infill Single-Family Residential



**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1336, 2024**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(Forbes Road - Food Bank)

---

**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. Map Amendment:**

Schedule A (**Zoning Map**) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of PARCEL A, PLAN EPP132848, DISTRICT LOT 284, CLAYOQUOT DISTRICT, shown outlined in heavy black on the map attached to this Bylaw as **Appendix “A”**, from CD-1.1.4 to P-1 Zone–Public Institutional.

**2. Text Amendment:**

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by:

- a. adding the following definition to section 103 Definitions in alphanumerical order, 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;”

- b. adding the following subsection to section “P-1.1 Permitted uses” in alphanumerical order, as follows:

“P-1.1.2 Notwithstanding other regulations in this bylaw, on the lands legally described PARCEL A, PLAN EPP132848, DISTRICT LOT 284, CLAYOQUOT DISTRICT, *Food Bank* (for clarity, specifically excluding a free store or thrift store) is a permitted principal use.”

**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024”.

**READ A FIRST TIME** this 23<sup>rd</sup> day of **January, 2024**.


**READ A SECOND TIME** this 23<sup>rd</sup> day of **January, 2024**.

**PUBLIC HEARING** this 15<sup>th</sup> day of **February, 2024**.

**READ A THIRD TIME** this 16<sup>th</sup> day of **April, 2024**.


**ADOPTED** this 16<sup>th</sup> day of **April, 2024**.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1336, 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





## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1341, 2024

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(Weyerhaeuser – OceanWest phase 5 - lot size changes to CD-5C zone)

---

**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:

- a. deleting Section CD-5C.1.2;
- b. replace the CD-5C Subzone (Development Area 3) – Oceanwest Subzone map with the subzone map attached as **Schedule A** of this bylaw;
- c. replacing Subsection CD-5C.2.1 (1) (a), as follows:  
“(a) 405 m<sup>2</sup> (4360 ft<sup>2</sup>) but less than 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>) for at least 40 lots but not exceeding 50 *lots*”
- d. replacing Subsection CD-5C.2.1 (1) (b), as follows:  
“(b) 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>) but less than 1,393.5 m<sup>2</sup> (15,000 ft<sup>2</sup>) for at least 10 lots but not exceeding 21 *lots*”
- e. replacing Subsection CD-5C.2.1 (1) (c), as follows:  
“(c) 1,393.5 m<sup>2</sup> (15,000 ft<sup>2</sup>) for at least 55 lots but not exceeding 64 *lots*”
- f. replacing Subsection CD-5C.2.2 (1) (a), as follows:  
“(a) 10 m (33 ft) for *lots* less than 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>)”
- g. replacing Subsection CD-5C.2.2 (1) (b), as follows:

“(b) 21.3 m (70 ft) for lots equal to or exceeding 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>) but less than 1,393.5 m<sup>2</sup> (15,000 ft<sup>2</sup>);”

h. replacing Subsection CD-5C.4.1 (1) (a), as follows:

“(a) 40% for lots less than 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>)”

i. replacing Subsection CD-5C.4.1 (1) (b), as follows:

“(b) 25% for lots equal to or exceeding 650.3 m<sup>2</sup> (7,000 ft<sup>2</sup>)”

## 2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1341, 2024”.

**FIRST NOTIFICATION OF FIRST READING** published this **29th** day of **May**, 2024.

**SECOND NOTIFICATION OF FIRST READING** published this **5th** day of **June**, 2024.

**READ A FIRST TIME** this **11th** day of **June**, 2024.

**READ A SECOND TIME** this **11th** day of **June**, 2024.

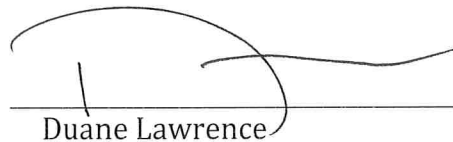
**READ A THIRD TIME** this **11th** day of **June**, 2024.

**ADOPTED** this **11th** day of **June**, 2024.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1341, 2024.”



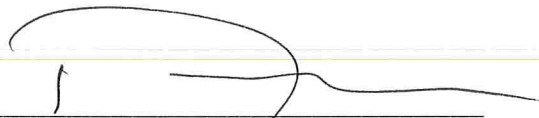
Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

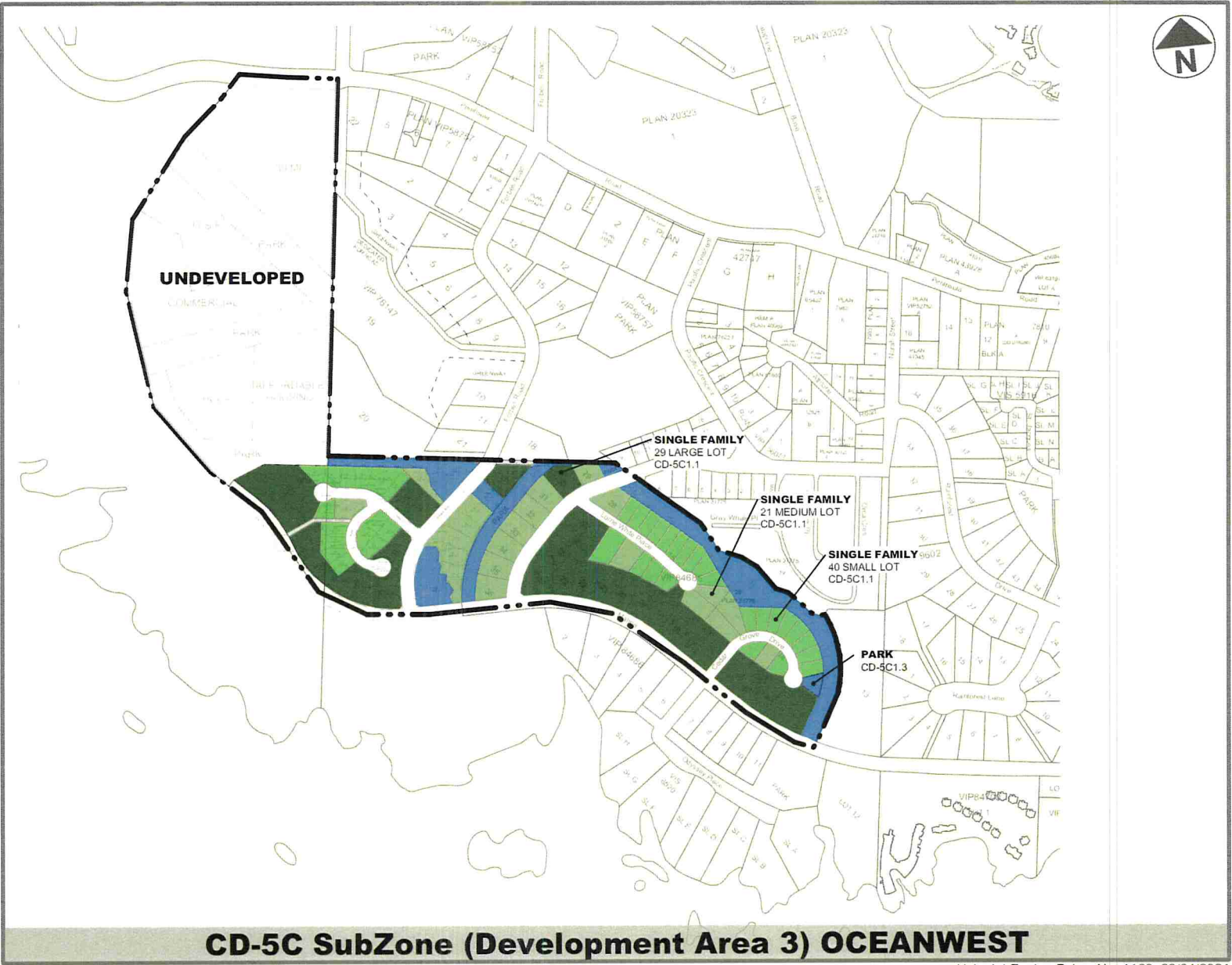


**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

A handwritten signature in black ink, consisting of a large, sweeping loop followed by a horizontal line and a short tail.

---

Duane Lawrence  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1342, 2024**

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

(1567 Imperial Lane)

---

**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:

- A. adding the following subsection (10) to section CS-1.1.4 in alphanumerical order, as follows:

“(10) PID: 031-828-345, Lot 1, District Lot 282, Clayoquot Land District, Plan EPP124154”

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1342, 2024”.



**FIRST NOTIFICATION OF FIRST READING** published this **26** day of **June, 2024**.

**SECOND NOTIFICATION OF FIRST READING** published this **3** day of **July, 2024**.

**READ A FIRST TIME** this **9** day of **July, 2024**.

**READ A SECOND TIME** this **9** day of **July, 2024**.

**READ A THIRD TIME** this **9** day of **July, 2024**.

**ADOPTED** this **9** day of **July, 2024**.

**CERTIFIED CORRECT:** "District of Ucluelet Zoning Amendment Bylaw No. 1342, 2023."

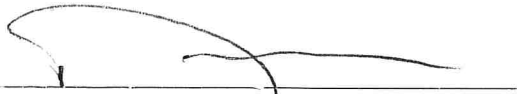


\_\_\_\_\_  
Marilyn McEwen  
Mayor



\_\_\_\_\_  
Duane Lawrence  
Corporate Officer

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



\_\_\_\_\_  
Duane Lawrence  
Corporate Officer

**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1344, 2024**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(Amendments to the regulation of *Bed and Breakfast* uses).

---

**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. by deleting subsection 404.1(7);
- B. by deleting subsection 404.1(8);
- C. by deleting subsection 404.1(9); and,
- D. by deleting subsection 404.1(10).

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1344, 2024”.

**READ A FIRST TIME** this **14<sup>th</sup>** day of **May, 2024**.

**READ A SECOND TIME** this **14<sup>th</sup>** day of **May, 2024**.

**PUBLIC HEARING** held this **11<sup>th</sup>** day of **June, 2024**.

**READ A THIRD TIME** this **11<sup>th</sup>** day of **June, 2024**.

**ADOPTED** this **11<sup>th</sup>** day of **June, 2024**.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1344, 2024."

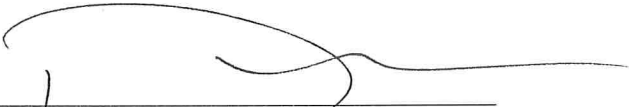


Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer

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



Duane Lawrence  
Corporate Officer



**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1345, 2024**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(Amendments to create a new R-1H Single-Family Residential Housing zone).

---

**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. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding a new Residential zone, to Schedule B – The Zones that directly follows R-1 Zone – Single Family Residential such that the new section reads as follows:

**“R-1H Zone - SINGLE FAMILY RESIDENTIAL HOUSING**

*This Zone is intended for traditional low-density single-family residential development, with accessory residential uses and no short-term vacation rentals.*

**R-1H.1 Permitted Uses**

R-1H.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
  - (a) *Single Family Dwelling*
- (2) Secondary:
  - (a) *Secondary Suite*
  - (b) *Accessory Residential Dwelling Unit*
  - (c) *Home Occupation*

**R-1H.2 Lot Regulations**

R-1H.2.1 Minimum Lot Size: 650 m<sup>2</sup> (7,000 ft<sup>2</sup>)

R-1H.2.2 Minimum Lot Frontage: 18 m (60 ft)

R-1H.2.3 Minimum Lot Width: N/A

R-1H.2.4 Minimum Lot Depth: N/A

**R-1H.3 Density:**

R-1H.3.1 Maximum Density: 1 *single family dwelling per lot*

R-1H.3.2 Maximum Floor Area Ratio: 0.35

(d) Notwithstanding the Density Regulations in Section 304.2, on lots within the R-1H zone, up to 56m<sup>2</sup> (600 ft<sup>2</sup>) of building area designated and used solely for the parking or temporary storage of private vehicles may be excluded from the *gross floor area* used in the calculation of *floor area ratio*.

R-1H.3.3 Maximum Lot Coverage: 35%

**R-1H.4 Maximum Size (Gross Floor Area):**

R-1H.4.1 Principal Building: N/A

R-1H.4.2 Accessory Buildings: 60 m<sup>2</sup> (645 ft<sup>2</sup>) combined total

**R-1H.5 Maximum Height:**

R-1H.5.1 Principal Buildings & Structures: 11 m (36 ft) or 3 storeys

R-1H.5.2 Accessory Residential Dwelling: 8.0m (26 ft) or 2 storeys

R-1H.5.3 Accessory Buildings & Structures: 5.5 m (18 ft)

**R-1H.6 Minimum Setbacks:**

R-1.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	6 m (20 ft)	6 m (20 ft)	1.5 m (5 ft)	5 m (16.5 ft)
(2) ADU	6 m (20 ft)	1.5m (5 ft)	1.2m (4 ft)	5 m (16.5 ft)
(3) Accessory	6 m (20 ft)	1.5 m (5 ft)	1.5 m (5 ft)	5 m (16.5 ft)

R-1.6.2 In addition, the *side yards* combined must not be less than 20% of the *lot width*."

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1345, 2024”.

**FIRST NOTIFICATION OF FIRST READING** published this **29<sup>th</sup>** day of **May**, 2024.

**SECOND NOTIFICATION OF FIRST READING** published this **5<sup>th</sup>** day of **June**, 2024.

**READ A FIRST TIME** this **11<sup>th</sup>** day of **June**, 2024.

**READ A SECOND TIME** this **11<sup>th</sup>** day of **June**, 2024.

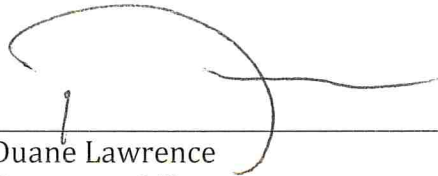
**READ A THIRD TIME** this **11<sup>th</sup>** day of **June**, 2024.

**ADOPTED** this **11<sup>th</sup>** day of **June**, 2024.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1345, 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



**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1346, 2024**

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

(Zoning amendments to bring the Ucluelet Zoning Bylaw into alignment with sections 481.3 and 582.1 of the *Local Government Act* relating to the provision of Small-Scale Multi-Unit Housing).

---

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

**WHEREAS** Sections 481.3 and 582.1 of the *Local Government Act* require municipalities to align their zoning regulations with the *Provincial Policy Manual and Site Standards* for the provision of Small-Scale Multi-Unit Housing;

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

**1. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. within Division 400 Supplemental Regulations section 408 Accessory Residential Dwelling Unit (ADU), make the following changes:
  - i. replace subsection 408.1(10) with the following:

“(10) An *Accessory Residential Dwelling Unit* must be located a minimum of 4m from the principal dwelling.”
  - ii. replace subsection 408.2 with the following:

“408.2 Notwithstanding the maximum height specified in other sections of this bylaw, the maximum height for an *accessory building* containing an *Accessory Residential Dwelling Unit* is 8.0m.”
  
- B. within Division 500 Off-Street Parking and Off-Street Loading section 505 Off-Street Parking Requirements, make the following changes within the table in Section 505.1:

- i. after the row including the requirement for *Secondary Suite*, add the following:

<i>Single-Family Dwelling plus Secondary Suite and/or Accessory Residential Dwelling Unit</i>	1 space per <i>dwelling unit</i>
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- ii. replace the row with the requirement for Duplex Dwelling with the following:

<i>Duplex Dwelling</i>	1 space per <i>dwelling unit</i>
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C. within Schedule B – The Zones, make the following changes:

- i. under the regulations for the R-6 Zone – Infill Single-Family Residential, section R-6.1 Permitted Uses, replace subsection R-6.1.1(2) with the following:

“(2) Secondary:

- (a) either a *Secondary Suite* or an *Accessory Residential Dwelling Unit*
- (b) *Home Occupation*”

- ii. by amending the table of minimum setbacks within the following subsections within the Zones:

- a. R-1.6.1 [R-1 Single Family Residential]
- b. R-2.5.1 [R-2 Medium Density Residential]
- c. R-4.6.1 [R-4 Small Lot Single Family Residential]
- d. GH-6.1 [GH Guest House]

to add the following row defining minimum setbacks for accessory buildings containing an *Accessory Residential Dwelling Unit*, at the end of each table:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback
<b><i>Accessory Residential Dwelling Unit</i></b>	<b>6m</b>	<b>1.5m</b>	<b>1.2m</b>

- iii. by amending the maximum height regulation within the following subsections within the Zones:

- a. R-1.5.1 [R-1 Single Family Residential]
- b. R-2.4.1(1) [R-2 Medium Density Residential]
- c. R-4.5.1 [R-4 Small Lot Single Family Residential]
- d. R-6.5.1 [Infill Single-Family Residential]
- e. GH-5.1 [GH Guest House]

- f. VR-1.5.1 [VR-1 Vacation Rental]
- g. CD-1.5.1(1) [CD-1 Eco-Industrial Park]
- h. CD-2A.5.1(1) [CD-2A District Lot 281]
- i. CD-3A.5.1(1) [CD-3A District Lot 282]
- j. CD-5B.5.1(1) [CD-5B Central Park]
- k. CD-5C.6.1(1) [CD-5C Area #3 OceanWest]
- l. CD-5E.5.1(1) [CD-5E Area #5 OceanWest]
- m. CD-5E.5.1(2) [CD-5E Area #5 OceanWest]

to replace the maximum height for a principal building containing a *single family dwelling* as follows:

	Maximum Height
<b><i>Single Family Dwelling</i></b>	<b>11m</b>

**2. Citation:**

This bylaw may be cited as “*District of Ucluelet Zoning Amendment Bylaw No. 1346, 2024*”.

- FIRST NOTIFICATION OF FIRST READING** published this **29th** day of **May, 2024**.
- SECOND NOTIFICATION OF FIRST READING** published this **5th** day of **June, 2024**.
- READ A FIRST TIME** this **11th** day of **June, 2024**.
- READ A SECOND TIME** this **11th** day of **June, 2024**.
- READ A THIRD TIME** this **11th** day of **June, 2024**.
- ADOPTED** this **11th** day of **June, 2024**.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1346, 2024.”



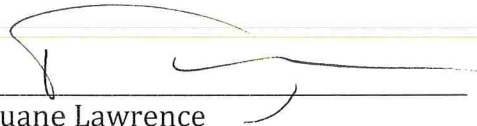
Marilyn McEwen  
Mayor



Duane Lawrence  
Corporate Officer



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

A handwritten signature in black ink, appearing to read 'Duane Lawrence', is written over a horizontal line.

Duane Lawrence  
Corporate Officer