

NOTICE OF FIRST READING

Zoning Amendment Bylaw

Pursuant to Section 467 of the *Local Government Act*, public notice is hereby given that the District of Ucluelet will consider first reading for *District of Ucluelet Zoning Amendment Bylaw No. 1369, 2024* during the **April 29, 2025, Regular Council Meeting, which commences at 4:00 PM**. This Regular Council Meeting will be held both in-person in the **George Fraser Community Room in the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C.** and electronically via the Zoom platform. The *Local Government Act* prohibits the District of Ucluelet from holding a Public Hearing for this Bylaw.



District of Ucluelet Zoning Amendment Bylaw No. 1369, 2025

Application Number: RZ24-15

Applicant: Duncan Wood

Location: 1351 Eber Road

Legal Description: PID 005569567, Lot 18, Block 1, Plan VIP9200, Section 21, Clayoquot Land District

The purpose of this proposed Bylaw, in general terms, is to amend *District of Ucluelet Zoning Bylaw No. 1160, 2013*, to increase the allowable floor area ratio (FAR) to 0.86 and lot coverage to 48.3%, as well as increase the allowable floor area for the secondary suite from 35% to 50% of the principal dwelling. The zoning bylaw amendments would address lawful non-conformities of the existing accessory building and enable construction of a new house using the footprint of the pre-existing house that stood on the property.

Attend in-person, by Zoom, or telephone:

Attend in-person

George Fraser Community Room in the Ucluelet Community Centre, 500 Matterson Drive, Ucluelet B.C.

Attend by Zoom or telephone

Information about attending electronically, including Zoom login details, is available at [Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings). Council Meetings are also live streamed on the District of Ucluelet's YouTube Channel.

For more information contact the Corporate Service Department at 250-726-7744.

Review related materials:

Copies of the proposed bylaw and associated materials may be inspected at the District of Ucluelet Office, 200 Main Street, Ucluelet B.C., during regular business hours (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays) and at [Ucluelet.ca/CommunityNotices](https://ucluelet.ca/CommunityNotices).

Questions?

Contact the District of Ucluelet Planning Department at 250-726-7744 or planning@ucluelet.ca.