

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>
---	----------------------------------

- ii. replace the row with the requirement for Duplex Dwelling with the following:

<i>Duplex Dwelling</i>	1 space per <i>dwelling unit</i>
------------------------	----------------------------------

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
<i>Accessory Residential Dwelling Unit</i>	6m	1.5m	1.2m

- 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
<i>Single Family Dwelling</i>	11m

2. Citation:

This bylaw may be cited as “*District of Ucluelet Zoning Amendment Bylaw No. 1346, 2024*”.

FIRST NOTIFICATION OF FIRST READING published this day of , 2024.

SECOND NOTIFICATION OF FIRST READING published this day of , 2024.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this ay of , 2024.

ADOPTED this day of , 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:

Duane Lawrence
Corporate Officer