

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 m² (7,000 ft²)

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 56m² (600 ft²) 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 m² (645 ft²) 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 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 day of , 2024.

ADOPTED this day of , 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