

## 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).

---

**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

