

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1367, 2024

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013
(221 Minato Road – Comprehensive Development)"

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 deleting the existing section CD-6 Zone – MINATO ROAD.
- 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 including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes, some with vacation rental uses.

CD-6 Zone Plan (Development Areas):



CD-6.1 Definitions:

Despite definitions defined elsewhere in this bylaw, the following definitions shall apply to uses within the CD-6 zone:

“Height” means the shortest vertical distance from the average elevation of the finished grade, if homes are required to be sited above the Flood Construction Level (FCL) or above the Tsunami Risk Level (TRL), then the height is to be taken from the higher of the existing grade or the FCL or TRL.

“Single Family Waterfront”, means a detached *building* consisting of at least one dwelling that may be used for both *residential* and *vacation rental* use in a principal dwelling and/or secondary suite. While designed for single family occupation, the inclusion of at least one secondary suite permits *residential rental tenures* and *vacation rental* use.

“Vacation Rental”, means the use of an otherwise *residential* dwelling unit for *commercial tourist accommodation*.

CD-6.2 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
Lot 1 Part 1	Multiple Family	Apartment	Home Occupation Secondary Suite
Lot 1 Part 2	Multiple Family Vacation Rental	Apartment	Home Occupation Secondary Suite Vacation Rental
Lot 2	Rental Multiple Family	Apartment	Home Occupation
Lot 3	Single Family Waterfront Vacation Rental	House	Home Occupation Secondary Suite Vacation Rental
Lot 4	Permitted uses within CS-2 Zone – Service Commercial	Commercial/Retail	CS-2 Zone – Service Commercial Permitted Uses
Lot 5	Multiple Family	Apartment	Home Occupation Secondary Suite

CD-6.3 Lot Regulations:

CD-6.3.1 Minimum Lot Frontage is 10.0m.

CD-6.3.2 Minimum Lot Size:

Development Area	Principal Use	Minimum Lot Size
Lot 1	Multiple Family	300m2
Lot 2	Rental Multiple Family	16,000m2
Lot 3	Single Family Waterfront	500m2
Lot 4	Retail Trade & Services	2000m2
Lot 5	Multiple Family	300m2

CD-6.4 Density

CD-6.4.1 Maximum Density:

Development Area	Principal Use	Density (max # of buildings)	Density (max # of principal dwelling units)	Maximum number of secondary suites
Lot 1	Multiple Family Residential	18	75*	36
Lot 2	Rental Multiple Family	16	75	32
Lot 3	Single Family Waterfront	11	11	11
Lot 4	Retail Trade & Services	1	-	-
Lot 5	Multiple Family Residential	10	46	20
TOTAL		56	207	99

***Vacation Rental use on Lot 1 is capped at 46 units.**

CD-6.5 Maximum Size (Floor Area Ratio and Parcel Coverage):

Development Area	Land Use	Max FAR	Max Lot Coverage
Lot 1	Multi-family:	0.35	25%
Lot 1	Tourist Commercial:	0.45	30%
Lot 2	Multi-family:	0.40	25%
Lot 3	Single family TC:	0.25	20%
Lot 4	Retail Trade Services	0.50	30%
Lot 5	Multi-Family:	0.35	20%

CD-6.6 Maximum Size of Accessory Buildings

CD-6.6.1 on lots containing a *Single Family*: 30 m² (323 ft²) combined total.

CD-6.6.2 on lots containing a *Multiple Family or Rental Multiple Family*: 50 m² (538 ft²) combined total.

CD-6.6.3 on lots containing a *Commercial*: 100 m² (1077 ft²) combined total.

CD-6.7 Maximum Height

Development Area	Principal Use	Principal	Accessory
Lot 1	Multiple Family	9.5 m	5.5 m
Lot 2	Rental Multiple Family	9.5 m	5.5 m
Lot 3	Single Family Waterfront	12.6 m	5.5 m
Lot 4	Retail Trade & Services	12 m	5.5 m
Lot 5	Rental Multiple Family	9.5 m	5.5 m

CD-6.8 Minimum Setbacks:

For all buildings there is a lot line setback of 0.0m between strata lots phases.

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

Development Area	Principal Use	Front	Rear	Side Interior	Side Exterior	Phased Strata Lot Line
Minimum Setbacks						
Lots 1/2/5	Multiple Family	3.0 m	1.0 m	0.5 m	1.0 m	0.0 m
Lot 3	Single Family Waterfront	2.0 m	0.8 m	3.0 m	3.0 m	0.0 m
Lot 4	Retail Trade & Services	3.0 m	3.0 m	1.5 m	2.0 m	0.0 m

CD-6.9 Parking Requirements:

Despite the regulations in section 505.1 Minimum Parking Requirements, the following shall apply within the CD-6 zone:

For *Multiple Family* in Lots 1, 2 and 5: one space per *dwelling unit* plus one visitor space per multi-family *building*.

For Lot 3 Single Family Waterfront: 3 spaces per lot.

For Lot 4 Commercial: 15 spaces per lot.

2. Citation:

This bylaw may be cited as the “*District of Ucluelet Zoning Amendment Bylaw No. 1367, 2024*”.

READ A FIRST TIME this **19th** day of **December, 2024**.

READ A SECOND TIME this **19th** day of **December, 2024**.

PUBLIC HEARING held this **21st** day of **January, 2025**

READ A THIRD TIME this **28th** day of **January, 2025**.

SECOND READING RESCINDED this **24th** day of **June, 2025**.

THIRD READING RESCINDED this **24th** day of **June, 2025**.

READ A SECOND TIME AS AMENDED this day of , **2025.**

READ A THIRD TIME AS AMENDED this day of , **2025.**

ADOPTED this day of , **2025.**

CERTIFIED CORRECT; "District of Ucluelet Zoning Amendment Bylaw No. 1367, 2024".

Marilyn McEwen
Mayor

Corporate Officer

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

Corporate Officer