

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1386, 2025

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

(370 Yew Street, 1550 Larch Road, 1540 Larch Road, 362 Yew Street, 1530 Larch Rd, 354 Yew Street, 378 Yew Street, 386 Yew Street, 346 Yew Street, 338 Yew Street)

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. Map Amendment

Schedule A (Zoning Map) of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by changing the zoning designation for:

Lot 7, Plan VIP30080, District Lot 282, Clayoquot Land District;
Lot 8, Plan VIP30080, District Lot 282, Clayoquot Land District;
Lot 9, Plan VIP30080, District Lot 282, Clayoquot Land District;
Lot 14, Plan VIP27909, District Lot 282, Clayoquot Land District;
Lot 13, Plan VIP27909, District Lot 282, Clayoquot Land District;
Lot 12, Plan VIP27909, District Lot 282, Clayoquot Land District;
Lot 11, Plan VIP27909, District Lot 282, Clayoquot Land District;
Lot 10, Plan VIP27909, District Lot 282, Clayoquot Land District;
Lot 8, Plan VIP27909, District Lot 282, Clayoquot Land District; and
Lot 9, Plan VIP27909, District Lot 282, Clayoquot Land District

from R-1 Zone – SINGLE FAMILY RESIDENTIAL to R-2 Zone – MEDIUM DENSITY RESIDENTIAL.

2. Text Amendment

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by:

- a) Deleting the following from section 408.1(2): "7% of the lot area to a maximum of".
- b) Adding subsections (b) and (c) to section R-2.1.2 (2) as follows:
 "(b) *Secondary Suite*
 (c) *Accessory Residential Dwelling Unit*"
- c) Deleting section R-2.1.4 in its entirety.
- d) Amending section R-2.2.1 to read as follows: "Minimum Lot Size: 650 m² (7000 ft²)".
- e) Amending section R-2.2 to read as follows: "Lot Regulations for Subdivision".

- f) Deleting subsections (1), (2), and (3) from section R-2.2.1.
- g) Amending section R-2.2.2 to read as follows: "Minimum Lot Frontage: 18 m (60 ft)"
- h) Deleting subsections (1), (2), and (3) from section R-2.2.2.
- i) Deleting sections R-2.2.3 and R-2.2.4.
- j) Amending subsection (1) of section R-2.3.1, to read as follows: "Base density: 3 *dwelling units per lot* or 30 units / hectare *per lot*, whichever is greater.
- k) Amending subsection (2) of section R-2.3.1 to read as follows: "Bonus Density – Level 1: 4 *dwelling units per lot* or 40 units / hectare *per lot*, whichever is greater, on the provision of a minimum of 70% of the required off-street parking being provided underground or concealed within *buildings* on the lot.
- l) Replacing R-2.3.1(3) with the following: "Despite the above, four (4) units are permitted for a "Moderate Level Support Services Housing" development on PID: 002-407-299 Lot 11, District Lot 282, Clayoquot District, Plan 26711 (1686 Bay Street).
- m) Adding section R-2.3.1(4) as follows: "Despite the above, five (5) units are permitted located in one tri-plex building and one duplex building, for a "Moderate Level Support Services Housing" development on PID: 026-919-788, Lot 34 Section 21 Clayoquot District Plan VIP82303 (1300 Peninsula Road)."
- n) Amending section R-2.3.2 to read as follows: "Maximum Floor Area Ratio: 0.70"
- o) Deleting subsections (1), (2), and (3) from section R-2.3.2.
- p) Amending section R-2.3.3 to read as follows: "Maximum Lot Coverage: 40%"
- q) Deleting subsections (1), (2), and (3) from section R-2.3.3.
- r) Amending section R-2.4.1 to read as follows: "Accessory Buildings: 60 m² (645 ft²) combined total, not including *Accessory Residential Dwelling Units*"
- s) Deleting section R-2.4.2.
- t) Amending the title of section 2.5 from "Maximum Height" to "Height".
- u) Amending section R-2.5.1 to read as follows: "Maximum Height"
- v) Adding subsection (1) to section R-2.5.1 to read as follows: "Principal Buildings & Structures: 11 m".
- w) Amending subsection (2) of section R-2.5.1 to read as follows: "Accessory Buildings & Structures: 5.5 m (18 ft)
- x) Amending subsection (3) of section R-2.5.1 to read as follows: "Accessory Residential Dwelling Units: 8.0 m"
- y) Amending the minimum Side Yard – Interior Setback for Accessory buildings and structures as identified in cell (3)(c) of the table in section R-2.6.1 from "5 m (16.5 ft)" to "1.5 m (5 ft)".
- z) Amending the minimum Side Yard – Exterior Setback for Accessory buildings and structures as identified in cell (3)(d) of the table in section R-2.6.1 from "1.5 m (5 ft) to "5 m (5 ft)".
- aa) Adding "3.0 m (4ft)" to cell (4)(d), comprising the right-most and bottom-most cell of the table within section R-2.6.1.
- bb) Deleting section R-2.6.2 and renumbering subsequent sections accordingly.
- cc) Adding the following to comprise section R-2.6.3: "Despite the above, the minimum front and side yard setback may be reduced to 1.5m (5ft) and the minimum rear yard setback may be reduced to 3.0m (10ft) for a *Moderate Level Support Services*

Housing development on Lot 34, Section 21, Clayoquot District, Plan VIP82303, PID: 026-919-788 (1300 Peninsula Road)."

3. Citation

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1386, 2025".

READ A FIRST TIME this th day of , 202X.

READ A SECOND TIME this th day of , 202X.

READ A THIRD TIME this th day of , 202X.

ADOPTED this th day of , 202X.

CERTIFIED CORRECT; "District of Ucluelet Zoning Amendment Bylaw No. 1386, 2025".

Marilyn McEwen
Mayor

Ed Chow
Corporate Officer

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

Ed Chow
Corporate Officer

Appendix A

District of Ucluelet Zoning Amendment Bylaw No. 1386, 2025



DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1387, 2025

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. Text Amendment

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by:

- a) Deleting the following from section 406.1(1)(a): "occupying at least sixty percent (60%) of the principal *building*".
- b) In section 406.1(1)(b), replacing "*secondary suites*" with "*dwelling units*".
- c) Deleting subsection (c) from section 406.1(1) and adjusting list punctuation accordingly.
- d) Adding the following to section 406.2(1) after the words "*single family dwelling*": ", *accessory residential dwelling units*".
- e) Amending section 408.3(2) to read as follows: "Must not contain any type of *commercial tourist accommodation* use, except in the VR-1 Zone – Vacation Rental (VR-1) zone."
- f) Adding subsection (d) to section VR-1.1.1(2) as follows: "(d) *Accessory Residential Dwelling Unit*".
- g) In section VR-1.3.1(2), replacing "*2 secondary suites*" with "*1 secondary suite*".
- h) Adding subsection (3) to section VR-1.3.1 as follows: "(c) *1 Accessory Residential Dwelling Unit*".
- i) Replacing the existing section VR-1.4.1 with the current section VR-1.4.2.
- j) Adding section VR-1.5.3 as follows: "*Accessory Residential Dwelling Unit*: 8.0 m (26 ft)"
- k) Adding a third row to the table in section VR-1.6.1 as follows:

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(3) <i>Accessory Residential Dwelling Unit</i>	6 m (20 ft)	1.5 m (5 ft)	1.2 m (4 ft)	3.0 m (10 ft)
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- l) Deleting section VR-1.6.2

2. Citation

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1387, 2025".

READ A FIRST TIME this th day of , 202X.

READ A SECOND TIME this th day of , 202X.

READ A THIRD TIME this th day of , 202X.

ADOPTED this th day of , 202X.

CERTIFIED CORRECT; "District of Ucluelet Zoning Amendment Bylaw No. 1387, 2025".

Marilyn McEwen
Mayor

Ed Chow
Corporate Officer

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

Ed Chow
Corporate Officer

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1388, 2025

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

(1332 Eber Road, 1398 Helen Road, 1450 Short Road)

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. Map Amendment

Schedule A (Zoning Map) of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by changing the zoning designation of the following parcels from R-2 Zone – Medium Density Residential to R-2-R – Medium Density Residential:

- Lot 15, Block 1, Plan VIP9200, Section 21, Clayoquot Land District (1332 Eber Road)
- Lot 14, Block 1, Plan VIP9200, Section 21, Clayoquot Land District, Pleasant View Apts (1332 Eber Road)
- Lot 3, Block 2, Plan VIP9200, Section 21, Clayoquot Land District, AMD (DD 324619I) (1398 Helen Road)
- Lot 1, Plan VIP34390, District Lot 281, Clayoquot Land District (1450 Short Road)

2. Text Amendment

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by adding section R-2.1.4 as follows: "Uses permitted in the R-2 Zone are also permitted in the R-2-R sub-zone provided that *Multiple Family Residential* uses with more than 5 *dwelling units* on a parcel are *Rental Multiple Family*."

3. Citation

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1388, 2025".

READ A FIRST TIME this th day of , 202X.

READ A SECOND TIME this th day of , 202X.

READ A THIRD TIME this th day of , 202X.

ADOPTED this th day of , 202X.

CERTIFIED CORRECT; "District of Ucluelet Zoning Amendment Bylaw No. 1388, 2025".

Marilyn McEwen
Mayor

Ed Chow
Corporate Officer

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

Ed Chow
Corporate Officer

Appendix A

District of Ucluelet Zoning Amendment Bylaw No. 1388, 2025

