



REPORT TO COUNCIL

Council Meeting: January 27, 2026
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES **FILE No:** 3360-20 RZ25-04
SUBJECT: ZONING AMENDMENT FOR 1797 RAINFOREST LANE **REPORT No:** 26-04
ATTACHMENT: APPENDIX A – APPLICATION

RECOMMENDATIONS:

THAT Council direct staff to give notice of first reading to District of Ucluelet Zoning Amendment Bylaw No. 1393, 2026.

CAO'S COMMENTS:

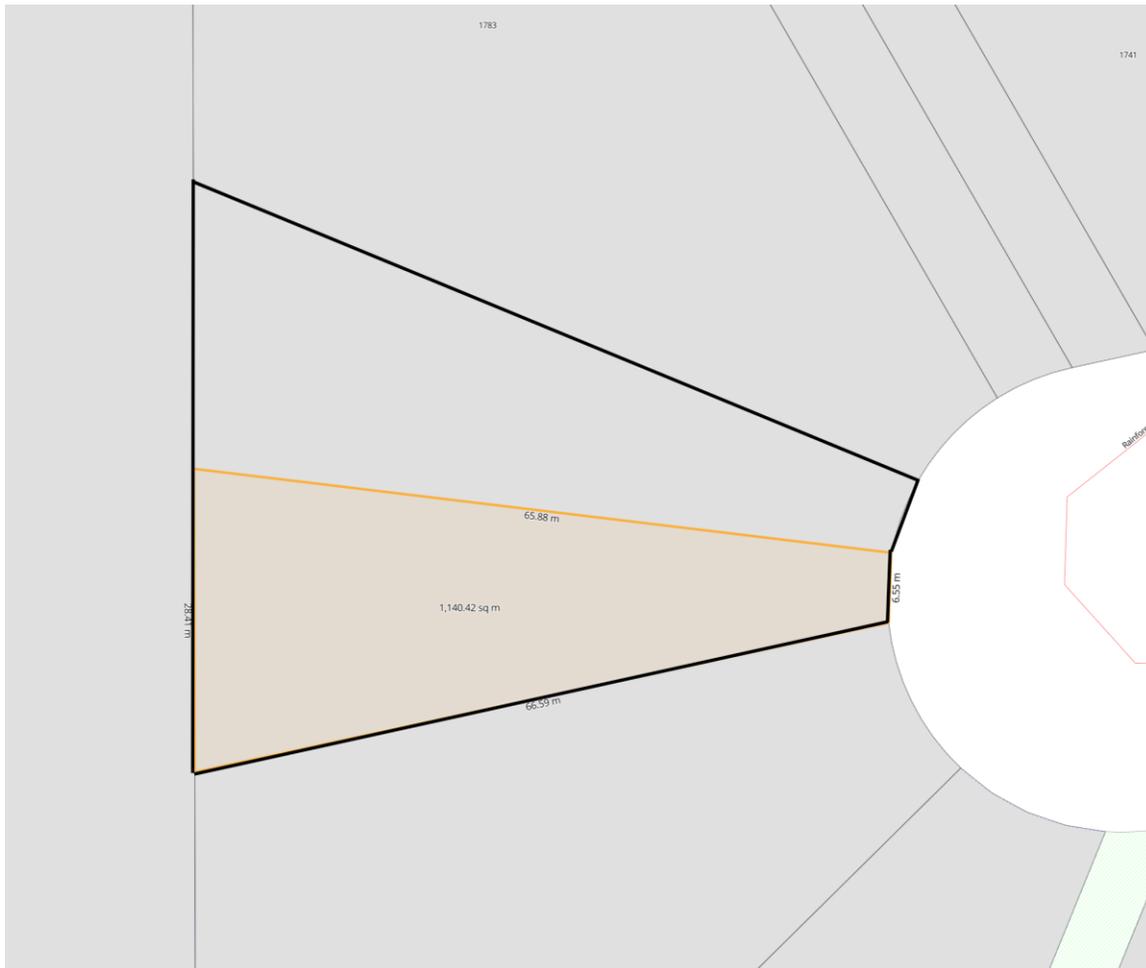
CAO concurs with the recommendations from the Director of Planning and Strategic Initiatives.

BACKGROUND:

An application to subdivide 1997 Rainforest Lane; Lot 2, Plan VIP79602, District Lot 282, Clayoquot Land District (the “**Subject Property**”) was received in July of 2025. The subject property is currently vacant and is in its natural forested state. The subject property was created in 2005 as part of the Marine Drive Properties rainforest subdivision. This comprehensive development (**CD**) consisted of parks spaces, large lot single family, small lot single family multiple family, commercial and community care properties. Most of the properties in this CD area have been built out. Staff identified that a zoning amendment is required for the property to be subdivided.

DISCUSSION

In 2005 it was envisioned that the single-family dwelling property component of this CD area was to have a mix of lot sizes, with 16 properties sized between 645m² and 1,450m² (small lot) and 51 properties at 1,450m² or more (large lot). Since the original 2005 subdivision of the area, multiple zoning amendments have changed the land use of various properties. Commercial uses were changed to residential; the building form of the multiple family use changed to single small dwelling units within a building strata (Raincoats Commons) and a single lot was changed to the R-4 Zone to permit three small properties.



Proposed Subdivision site plan

The applicant is requesting a zoning amendment to allow the division the 2,280m² property into two smaller 1,140m² properties. This kind of small-scale density increase is often referred to as an “*Infill Development*”. The District’s official community plan has the following policies specifically relevant to infill development.

Affordable Housing Policies:

Policy 3.137 Encourage alternative housing options, including small lot subdivisions.

Policy 3.131 Short-term Housing Action Plan:

G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small properties, rental cottages, etc.)

Greenhouse Gas Targets

Policy 2.16 Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need For a car.

SERVICING

The scale of the proposed development is relatively small, and it is anticipated that there will not be a major impact to the existing offsite servicing infrastructure if the proposal proceeds. The applicant will be responsible for the completion of any engineering work to ensure services are available to any newly created parcel.

DRIVEWAY ACCESS

Currently there is one driveway access point to the property and there is limited space for a second driveway. If the proposed zoning amendment is adopted, the applicant will be required to create a shared access easement at time of subdivision.



Zoning Amendment

To facilitate the subdivision of the subject property, the Districts zoning bylaw would need to be amended by replacing subsection CD-3A.2.1 (1) (a) with the following clause:

“(a) 645 m² for a maximum of 20 properties.”

The proposed amendment above increases the maximum number of smaller properties from 16 to 20. It should be noted that this application only represents an increase of two smaller properties (19 and 20 below). The other two small properties (17 and 18 below) have already been created but were not accounted for in the maximum number of small lot totals.



CD-3 small lot location sketch

ANALYSIS OF OPTIONS:

A	Give notice of first reading to Bylaw No. 1393.	<u>Pros</u>	<ul style="list-style-type: none"> • Would allow a zoning amendment bylaw to proceed to allow the subdivision of 1797 Rainforest Lane. • Would create an infill parcel in an area with adequate servicing.
		<u>Cons</u>	<ul style="list-style-type: none"> • Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> • Would allow for the Bylaw to proceed and be considered by Council.
B	Abandon Bylaw No. 1393	<u>Pros</u>	<ul style="list-style-type: none"> • Unknown at this time
		<u>Cons</u>	<ul style="list-style-type: none"> • The smaller properties would not be created.
		<u>Implications</u>	<ul style="list-style-type: none"> • The application and bylaw would be abandoned.
		<u>Suggested Motion</u>	<ul style="list-style-type: none"> • No motion required
C	Amend Bylaw No. 1393 and/or other directions of Council	<u>Pros</u>	<ul style="list-style-type: none"> • Unknown at this time.
		<u>Cons</u>	<ul style="list-style-type: none"> • Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> • Would not allow the application to proceed at this time.
		<u>Suggested Motion</u>	<ul style="list-style-type: none"> • THAT Council directs staff to bring back District of Ucluelet Zoning Amendment Bylaw No. 1393, 2025, with the following amendments: [specify desired changes]. <i>Or</i> • That Council direct Staff to [specify desired changes and/or directions].

POLICY OR LEGISLATIVE IMPACTS:

As this is a residential zoning amendment there will be no public hearing. The motion to give first reading will allow staff to give notice that first reading of the amendment bylaw is being considered.

NEXT STEPS:

If Council directs staff to give notice of first reading, that notice will be completed to fulfill the relevant legislative requirements

Respectfully Submitted: Tyler Brown, Director of Planning and Strategic Initiatives

Reviewed by:

Approved By: Richard Harding, Chief Administrative Officer

Statement of Intent

Subdivision of District Lot 282 at 1797 Rainforest Lane, Ucluelet, BC, V0R 3A0
Clayoquot District, Plan VIP79602, CD-3A.1.1

Introduction & Property Description

This Statement of Intent outlines the proposed subdivision of a property located at **1797 Rainforest Lane, Ucluelet, BC, V0R 3A0, Canada**, which is currently zoned “Single Family Residential CD-3A.1.1 (Lot 282) under the Ucluelet zoning bylaw. The property has an area of 0.54 acres.

With this letter, the owner would like to subdivide the subject property into two parcels, and this zoning amendment application is intended to facilitate the proposed subdivision.

Applicant Background

The owner’s name is Frederik Bergmann, a 39-year-old resident of Ucluelet. He has lived on the West Coast of Vancouver Island for over three years and is employed as a Skipper with the Whale Watching Company, Jamies in Ucluelet. Furthermore, he is the founder and operator of “Ukee Sauna Rentals,” a local business serving the community. As someone committed to making Ucluelet my long-term home, Frederik Bergmann is submitting this application to subdivide my property at 1797 Rainforest Lane.

Revised Development Vision

Initially, the plan included a secondary suite intended for short-term rental. However, after observing the impact of short-term rentals on the local housing market and community over the past several years, the owner has shifted his vision. He does not wish to contribute to the local housing shortage caused by short-term rentals but instead aims to provide a community benefit through infill housing, which creates space for additional housing without the need to disturb unaltered natural environments or extend servicing infrastructure.

Proposed Development

The owner proposes to subdivide the property into two lots:

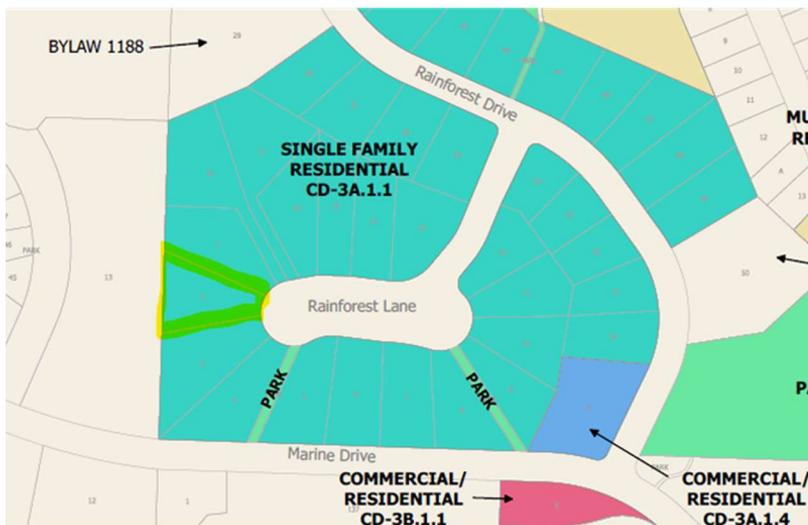
- **Lot sizes:** Approximately 0.34 acres (Lot 1) and 0.2 acres (Lot 2).
- **Access:** Shared driveway with full access to municipal water, sewer, and electricity services.

- **Pricing:** Estimated parcel prices between \$290,000 and \$320,000, providing affordable options for first-time homebuyers and young families.
- **Housing units:** The new configuration could accommodate two to three, possibly up to five occupants instead of only one, depending on final design.

Current and Proposed Zoning

The subject property is currently zoned as “Single-Family Residential CD-3A.1.1 (Lot 282)” under the Ucluelet zoning bylaw.

This bylaw permits the following uses in the areas of the CD-3 Zone Plan labeled “Single Family Dwelling”, but secondary permitted uses are only permitted in conjunction with a principal permitted use: (1) Principal: (a) Single Family Dwelling (2) Secondary: (a) Bed and Breakfast (b) Home Occupation (c) Secondary Suite. The lot is located in between other CD-3A.1.1 Single Family Residential. All these lots are developed.



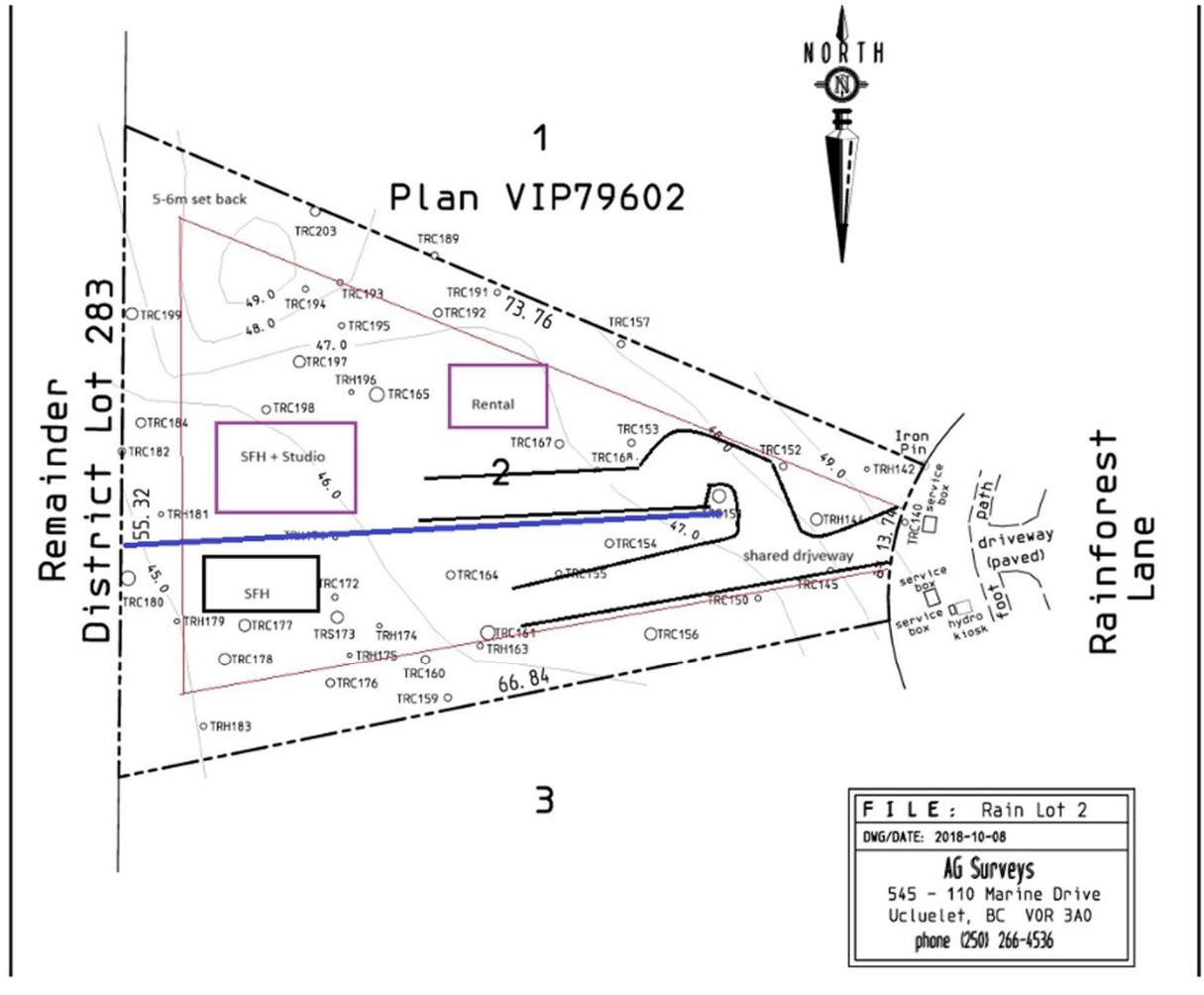
Flexibility and Openness to Collaboration

He is very flexible and open regarding the subdivision planning and is willing to discuss alternative options or modifications that may better align with community goals and planning authorities’ requirements. His intention is to work collaboratively to achieve a development outcome that benefits both the local community and respects the natural environment.

Subdivision Option 1:

Southern Lot: The newly created southern lot would become a vacant parcel suitable for infill housing development.

Northern Lot: The newly created northern lot would become the owner's residence. The plan is to build a single-family dwelling with an attached long term rental suite. As well as a secondary long term rental building (2-bedroom house).



Rationale for Development

It is Frederik's firm belief that subdivisions designed to provide permanent housing for Ucluelet residents are crucial to meeting local housing demands. After having listed the property for sale for over one year, he made a deliberate decision not to sell to absentee owners likely to convert the lot into a vacation home or short-term rental. This decision reflects the commitment to fostering housing solutions that serve the community's long-term interests.

Financial Considerations and Necessity of Subdivision

Considering current economic challenges—most notably rising inflation and increased construction costs—the financial burden of developing the entire lot as a single residence is prohibitive. The proposed subdivision is therefore essential to securing the financial feasibility of this project, enabling him to proceed with a development that offers affordable housing options for Ucluelet residents.

Commitment to Long-Term Rental Housing

An integral component of this proposal is the inclusion of at least one long-term rental unit within my portion of the development. Whether through the construction of a larger multi-unit dwelling or two separate residences, Frederik is committed to increasing the availability of sustainable, long-term rental housing in Ucluelet.

Subdivision Infrastructure and Compliance

Access to the newly created lots will be provided via a shared driveway, and each parcel will have connection to municipal water, sewer, and electrical services. The proposal fully complies with all applicable zoning bylaws and regulations.

Environmental Considerations and Mitigation Measures

Environmental stewardship will be a priority throughout the development process. The subdivision design seeks to minimize impacts on drainage, native vegetation, and local wildlife. The owner is committed to preserving a significant number of mature trees, particularly those contributing to local green spaces and community parkland. All construction and land alteration activities will adhere strictly to municipal environmental protection guidelines.

Conclusion

In conclusion, this subdivision proposal is a necessary and responsible response to Ucluelet's housing challenges. It aims to provide affordable, family-oriented residential lots intended for long-term occupancy, rather than short-term or absentee ownership. The project's financial feasibility depends on subdivision, which aligns with zoning requirements and municipal guidelines while emphasizing environmental conservation. The inclusion of long-term rental units further enhances the project's value to the community.

Frederik respectfully requests your favorable consideration of this application. He is eager to proceed with a development that supports Ucluelet's growth and sustains the integrity of its natural environment.

Site Plan of:
Lot 2, District Lot 282,
Clayoquot District, Plan VIP79602

Parcel Identifier: 026-432-064

SCALE - 1 : 5 0 0



All distances are in metres and decimals thereof

(plot on 8.5" x 11" sheet)

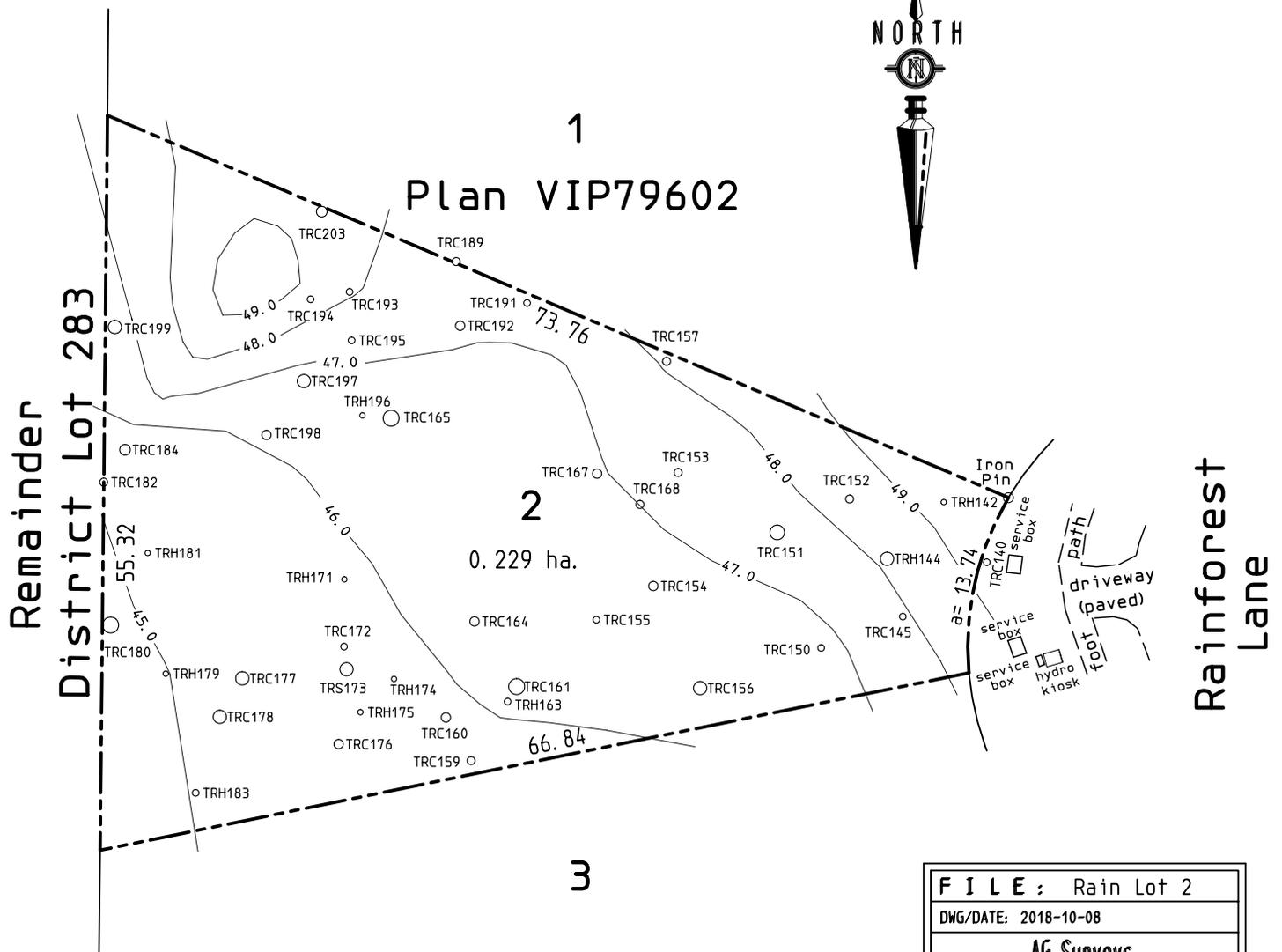
LEGEND

Elevations are on an assumed datum of 50 meters based off an Iron Pin. Tree bases and canopies approximately to scale. Contours are descriptive and are accurate to +/- 1/2 meter contour interval. **Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.**

- TRC ○ - denotes cedar tree
- TRH ○ - denotes hemlock tree
- TRS ○ - denotes spruce tree

The following non-financial changes are shown on the current title and may affect the property:
 EX119961 - Statutory Building Scheme

Parcel dimensions shown hereon are derived from Land Title Office records.



FILE : Rain Lot 2
DWG/DATE: 2018-10-08
AG Surveys 545 - 110 Marine Drive Ucluelet, BC V0R 3A0 phone (250) 266-4536

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1393, 2026

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".
(1797 Rainforest Lane)

WHEREAS the District of Ucluelet Council 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

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

A. By replacing subsection CD-3A.2.1 (1) (a) with the following:

"(a) 645 m² for a maximum of 20 lots."

2. Citation:

This bylaw may be known and cited for all purposes as the "District of Ucluelet Zoning Amendment Bylaw No. 1393, 2026".

READ A FIRST TIME this ** day of ***, 2026.

READ A SECOND TIME this ** day of ***, 2026.

READ A THIRD TIME this ** day of ***, 2026.

ADOPTED this ** day of ***, 2026.

CERTIFIED CORRECT; "District of Ucluelet Zoning Amendment Bylaw No. 1393, 2026".

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