

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1382, 2025

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Neighbourhood Pub Lot)

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, is amended as follows:

- A. by removing the following sub-subsections from Schedule B;
 - a. CD-2A.1.2
 - b. CD-2A.2.1 (4)
 - c. CD-2A.3.1 (4)
 - d. CD-2A.3.2 (3)
 - e. CD-2A.3.3 (3)
 - f. CD-2A.4.1 (1)
 - g. CD-2A.4.2 (3)
 - h. CD-2A.5.1 (2)
 - i. CD-2A.6.1 (4)
- B. by adding a new sub section to Schedule B directly following the CD2B Sub Zone – Black Rock subsection such that the new section reads as follows:

“CD-2C SubZone – Neighbourhood Pub

CD-2C.1 Permitted Uses:

CD-2C.1.1 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Rental Multiple Family”:

- (1) Principal:
 - (a) *Rental Multiple Family*;

CD-2C.1.2 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Resort Condo”:

- (1) Principal:
 - (a) *Resort Condo*;

CD-2C.1.3 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Hotel”:

(1) Principal:

(a) *Hotel*;

CD-2C.1.4 The following uses are permitted, in the area of the CD-2 Zone Plan labeled “Neighbourhood Pub”:

(1) Principal:

(a) *Neighbourhood Pub*;

(b) *Restaurant*;

(c) *Bistro/Café*;

(d) *Boutique Retail*;

CD-2C.2 Lot Regulations

CD-2C.2.1 Minimum Lot Size: 900 m²

CD-2C.2.2 Minimum Lot Frontage: 10 m

CD-2C.3 Density:

CD-2C.3.1 Maximum Number:

(1) *Hotel*: 12 guest rooms or dwelling units

(2) *Resort Condo*: 5 dwelling Units

(3) *Rental Multiple Family*: 12 dwelling Units

CD-2C.3.2 Notwithstanding the definition for *Resort Condo* located in Division 100, section 103 Definitions, *Resort Condo* dwelling units may also contain a *residential* use.

CD-2C.3.3 Notwithstanding the definition located in Division 100, section 103 Definitions, a *Hotel* use is not required to function collectively from an on-site office and staffed lobby.

CD-2C.3.4 Maximum *Floor Area Ratio*: 0.82

CD-2C.3.5 Maximum *Lot Coverage*: 65%

CD-2C.4 Maximum Height:

CD-2C.4.1 Principal Buildings & Structures: 12.5 m

CD-2C.4.2 *Accessory Buildings* & Structures: 5 m (16 ft)

CD-2C.5 Minimum Setbacks:

CD-2C.5.1 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 (Adjacent to Park)	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m	0.0 m	7.5m	7.5 m

CD-2C.5.2 Notwithstanding section CD2C.5.1 above, all internal lot lines within the CD-2C SubZone to have a minimum *setback of 0.0m.*”

2. Map Amendment

Schedule B of District of Ucluelet Zoning Bylaw No. 1160, 2013 is further amended by changing the zoning designation for Lot 1, District Lot 281, Clayoquot District, Plan VIP76214 [PID 025-812-670], from “Neighbourhood Pub CD-2A.1.2”, to the following designations, as shown on the map attached to this amending bylaw as Appendix A (the “Map”):

- a. The area labeled “Proposed Lot 1” on the Map, is designated “Rental Multiple Family CD-2C.1.1”;
- b. The area labeled “Proposed Lot 2” on the Map is designated “Resort Condo CD-2C.1.2”;
- c. The area labeled “Proposed Lot 3” on the Map is designated “Hotel CD-2C.1.3”;
- d. The area labeled “Proposed Lot 4” on the Map is designated “Neighbourhood Pub CD-2C.1.4”;
- e. The area labeled “Proposed Park Addition” on the Map is removed from the Comprehensive Development (“CD-2 Zone”) Plan and is designated “P-1 Zone – Public Institutional” on Schedule A - Zoning Map of the District of Ucluelet.

3. Citation:

This bylaw may be known and cited for all purposes as the “District of Ucluelet Zoning Amendment Bylaw No. 1382, 2025”.

READ A FIRST TIME this 9th day of **December, 2025**.

READ A SECOND TIME this 9th day of **December, 2025**.

PUBLIC HEARING held 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. 1382, 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

