



REPORT TO COUNCIL

Council Meeting: February 10, 2026
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES **FILE NO:** 3360-20 RZ26-02
SUBJECT: ZONING AMENDMENT TO ALLOW HOME OCCUPATION TO CD-5C AND CD-5E **REPORT NO:** 25-12
ATTACHMENTS: APPENDIX A – APPLICATION
APPENDIX B – BYLAW NO. 1396, 2026

RECOMMENDATIONS :

- 1) THAT “District of Ucluelet Zoning Amendment Bylaw No. 1396, 2026” be read a first time.
- 2) THAT “District of Ucluelet Zoning Amendment Bylaw No. 1396, 2026” be read a second time.
- 3) THAT Council direct Staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1396, 2026.

CAO’S COMMENTS:

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

BACKGROUND:

An application was received by Weyerhaeuser Company Limited on November 18, 2025, to add Home Occupation to the lands within the CD-5C and CD5-E zones where Single Family Dwelling is listed as a principal use.

DISCUSSION

Home Occupation is defined as follows in the District of Ucluelet’s zoning bylaw:

“Home Occupation” means the accessory use of a residential dwelling unit for the purposes of a commercial occupation, profession or craft conducted by its fulltime resident, and in accordance with the regulations contained in Section 402 of this Bylaw;

The Home Occupation use is listed as a secondary use in almost every Single Family Dwelling zone. However, it is not listed as a secondary use in the CD-5C and CD-E zones. There appears to be no rationale in past reports as to why this secondary use was excluded from these zones and as there

are many benefits to the Home Occupation secondary use for low and medium density residential properties, the request would be beneficial to the community.

ZONING AMENDMENT

To facilitate the addition of the Home Occupation use is a simple text amendment as follows:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary uses alphanumerically:

- a. “CD-5C.1.1 (2) (d) Home Occupation”
- b. “CD-5E.1.1 (2) (b) Home Occupation”
- c. “CD-5E.1.2 (2) (b) Home Occupation”

The proposed amendment would affect the lands with a Single Family use in **Figure 1** below:

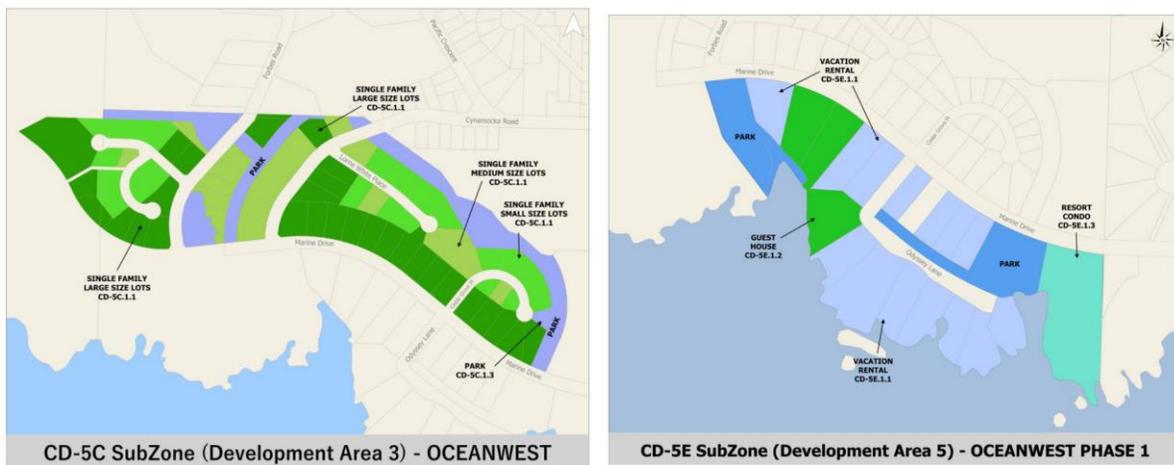


Figure 1 – CD-5C Subzone Map

ANALYSIS OF OPTIONS:

A	Give first and second reading to Bylaw No. 1396.	Pros	<ul style="list-style-type: none"> • Would allow Home Occupation as a secondary use within the CD-5C and CD-5E zones to proceed to a public hearing.
		Cons	<ul style="list-style-type: none"> • Unknown at this time.
		Implications	<ul style="list-style-type: none"> • Would allow for the Bylaw to proceed.
B	Abandon Bylaw No. 1396	Pros	<ul style="list-style-type: none"> • Unknown at this time
		Cons	<ul style="list-style-type: none"> • Home occupation uses would not be allowed in the CD-5C zone.

	<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	<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. 1396, 2026, 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:

The Bylaw would proceed to a Public Hearing.

NEXT STEPS:

If Council directs staff to give notice for a public hearing to be held on Bylaw No. 1396, staff will complete the legislatively required notifications and set a date and time for a public hearing.

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

Reviewed by:

Approved By: Richard Harding, Chief Administrative Officer

December 9, 2025

0716-004

District of Ucluelet
Box 999, 200 Main Street
Ucluelet, BC V0R 3A0

Attention: Tyler Brown, Director of Planning and Strategic Initiatives

**RE: Oceanwest Development
Zoning Text Amendment**

Please find attached the following documents to support our zoning text amendment application for the Oceanwest Development.

Zoning Text Amendment Application:

- Signed application form
- Planning rationale letter
- Application checklist

The application fees will be submitted separately.

Should you require any additional information, please do not hesitate to contact the undersigned.

Yours truly,

Newcastle Engineering Ltd.



Nathan Trobridge, P.Eng.

District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0



November 18, 2025

RE: ZONING BYLAW TEXT AMENDMENT TO CD-5 ZONE FOR HOME OCCUPATION USE

On behalf of Newcastle Engineering Ltd. I am providing this planning rationale for the inclusion of *Home Occupation* as an accessory use in the CD-5 Zone (AKA the Former Weyco Forest Lands) within Zoning Bylaw No. 1160, 2013. The CD-5 Zone is divided into five (5) development areas (A through E). In the areas where *Single Family Dwelling* is a permitted Principal Use *Home Occupation* is proposed as a Secondary Use.

In the Zoning Bylaw the definition for home-based business is:

“Home Occupation” means the accessory use of a residential dwelling unit for the purposes of a commercial occupation, profession or craft conducted by its full-time resident, and in accordance with the regulations contained in Section 402 of this Bylaw.

Section 402 Home Occupations in the Zoning Bylaw is clear in 402.1(2) that single family dwellings can only have one home occupation per lot in either the principal dwelling unit or the secondary suite. 402.1(3) prohibits home occupation in a guest house, guest cottage, vacation rental, resort condo or other commercial tourist accommodation. A Master Development Agreement (MDA) further guides the site regulations, however, there is no language in the MDA that impacts the provision of *Home Occupation* as a permitted secondary use.

The proposed text amendment will not require text edits beyond the addition of *Home Occupation* to the areas where *Single Family Dwelling* is permitted as each area has the following preamble for permitted uses: *“The following uses are permitted but secondary permitted uses are only permitted in conjunction with a principal permitted use.”* For instance, *Staff Housing* and *Affordable Housing* are permitted Principal Uses, with definitions, so even if a single detached building was developed for the purpose of staff housing it cannot contain a *Home Occupation* because it is not considered a *Single Family*

Dwelling. Enforcement of the regulations in Section 402 will occur through the District of Ucluelet Business License requirements. This should not put extra administrative burden on the District staff, as the number of Single *Family Dwellings* permitted is limited to 304 lots in the MDA, not every lot will have a home-based business, and *Home Occupation* is permitted across all other Single Family Residential zones in Ucluelet already.

The proposed text amendment is in alignment with District regulations and will allow future residents of the *Single Family Dwellings* greater employment flexibility and encourage a more robust local economy. If further planning analysis is required, please reach out to the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Teunesha Evertse", written in a cursive style.

Teunesha Evertse RPP MCIP

Principal, Westplan Consulting Group
Ltd.

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1396, 2026

A Bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.

(Text Amendment to add Home Occupation as a secondary use to the CD-5C and CD-5E Zone)

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

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary uses alphanumerically:

- a. “CD-5C.1.1 (2) (d) Home Occupation”
- b. “CD-5E.1.1 (2) (b) Home Occupation”
- c. “CD-5E.1.2 (2) (b) Home Occupation”

2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1396, 2026”.

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

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

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. 1396, 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