

# Welcome

## District of Ucluelet

### Zoning Bylaw Refresh Open House | February 23, 2026

The District of Ucluelet is updating its Zoning Bylaw to make it clearer, easier to understand, and better suited to the community's needs.

**As we make these improvements, we want to hear from you.** Your experiences living in Ucluelet—and your hopes for its future—will help shape the Zoning Bylaw Refresh and ensure it reflects what matters most to the people who live, work, and play here.

#### Share Your Thoughts

Provide feedback on the interactive boards, talk to a team member about your experiences, and learn more about the Bylaw Refresh.



#### Complete the Survey

Complete the survey about gentle density housing, short-term rentals, and multi-family pre-zoning.



**Scan the QR code to complete the survey.**

#### Need a paper copy of the survey?

*Ask one of our team members, and we'd be happy to assist you.*



# Zoning Bylaw Refresh

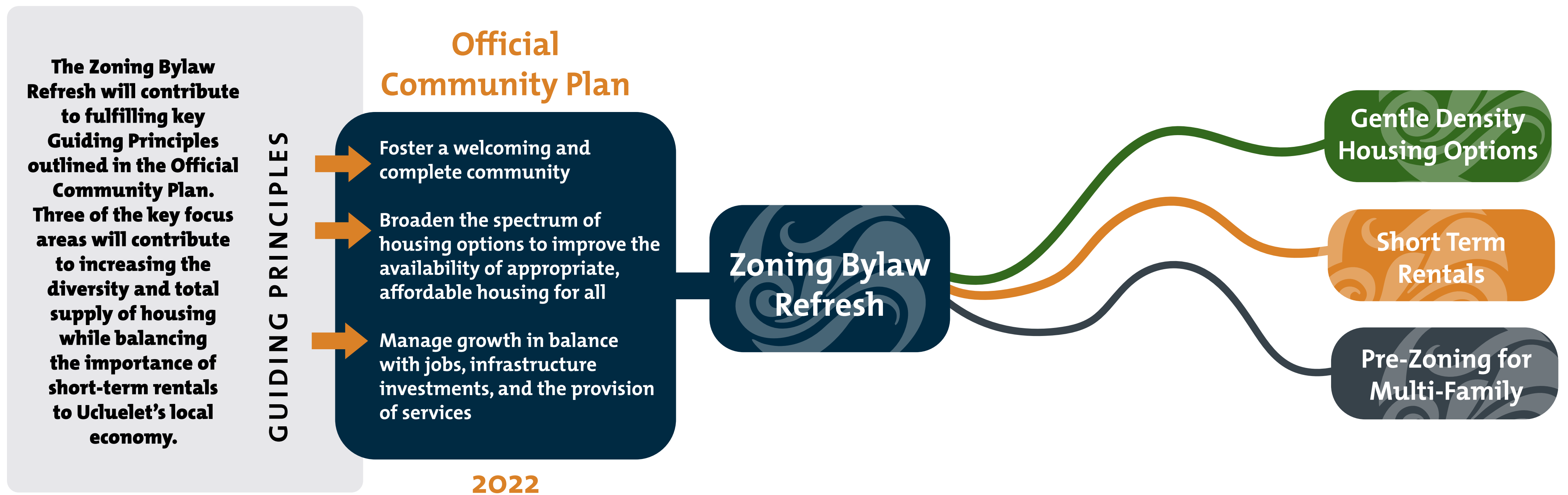
## What does the Zoning Bylaw Refresh include?

The Zoning Bylaw Refresh is a comprehensive review process that includes three sub-projects, each of which contributes to the overall review.

Gentle Density Housing Options

Short-term Rentals (STR)

Pre-zoning for Multi-Family Housing



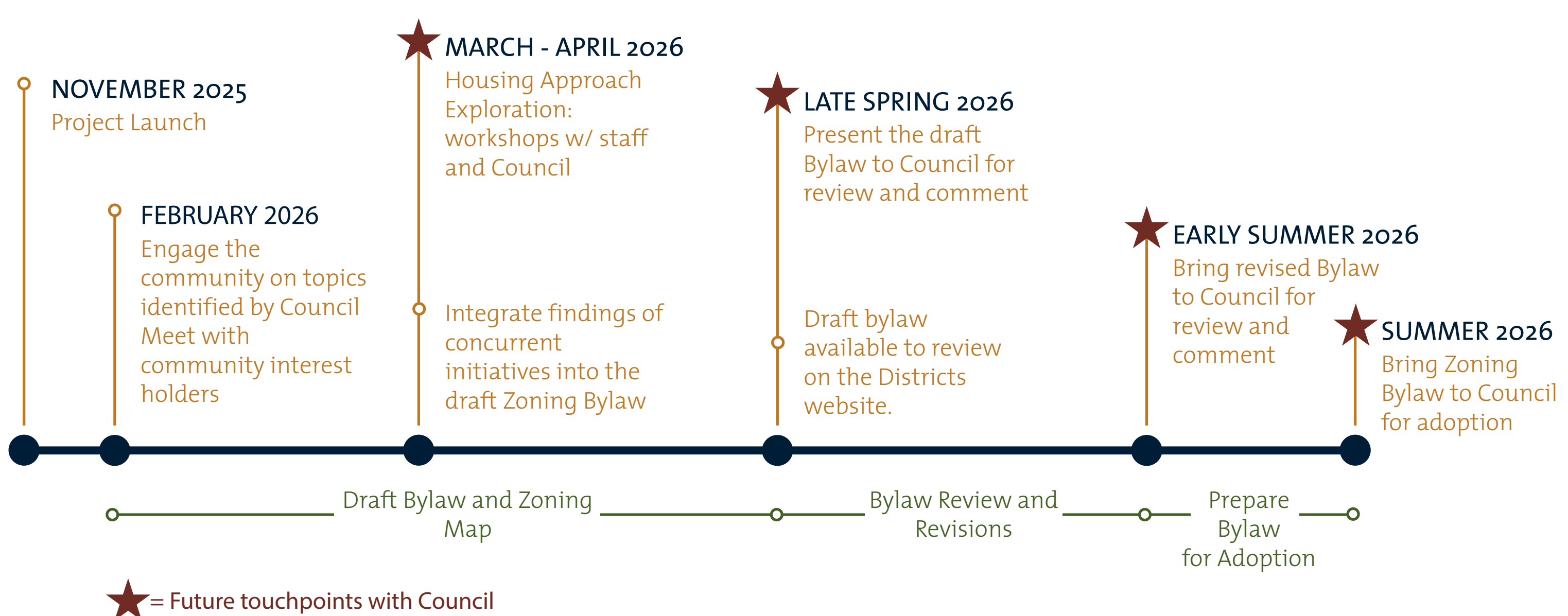
## Why does the Zoning Bylaw need refreshing?

We're updating Ucluelet's Zoning Bylaw to make it much easier for everyone to read, understand, and use. The current bylaw was created in 2013, and a lot has changed in our community since then. This update is our chance to fix confusing sections, modernize the rules, and make sure the bylaw reflects what Ucluelet needs today and into the future.

Here are some of the ways we're improving the bylaw:

- **Clearer explanations:** We'll add illustrations and graphics to help explain terms and regulations.
- **Fewer, clearer zones:** Similar zones will be combined so the bylaw is shorter, easier to navigate, and zone intents are clear.
- **Simpler wording:** We're combining similar definitions to simplify them and reduce redundancies - for example, the bylaw currently has six different accommodation definitions!
- **A cleaner layout:** The updated bylaw will be reorganized using tables, better formatting, and hyperlinks so people can quickly find definitions and understand the rules that apply to them.
- This update is also an opportunity to address issues the community has raised over the years and make sure the bylaw supports Ucluelet's long term vision for growth and development.
- The work also helps meet commitments in the Housing Accelerator Fund Action Plan, which includes updating zoning as a key step.

## PROJECT PROCESS



# Regulatory Context

## What is a Zoning Bylaw?

A Zoning Bylaw regulates the use of land, buildings, and other structures in a community. They divide land into different areas, called zones. Zones outline a set of rules for how land may be used and developed (where applicable). This can include residential, commercial, and industrial zones, as well as zones for civic uses or parks and green space.



**Zoning bylaws regulate a number of items, including:**

**Use of land, buildings, and other structures.**



**We want to hear from you about...**

**Urban Agriculture**

*Board 4*

**Cannabis Retail**

*Board 9*

**Density, or the number of homes that can be built on a property**

**Minimum and maximum lot sizes**

**Siting of buildings and structures, including height and setbacks from property lines**

**Parking requirements for different types of uses, such as restaurants or apartments, including:**



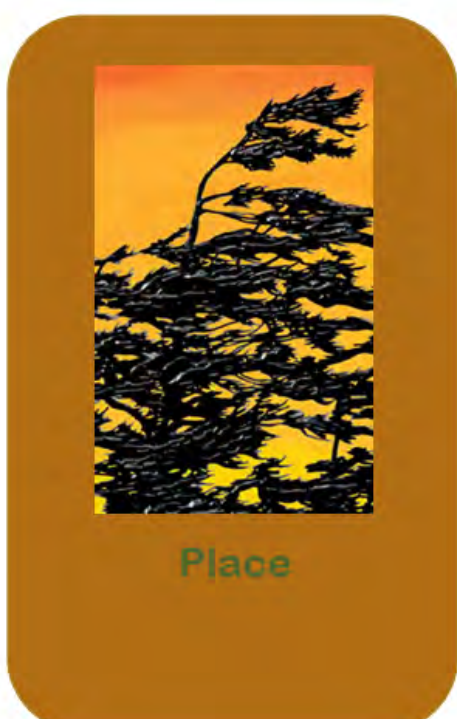
**We want to hear from you about...**

**Electric Vehicle Parking**

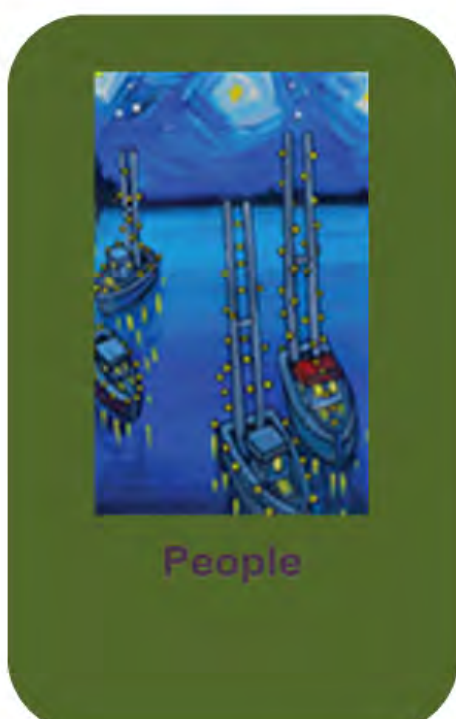
*Board 5*

**Bicycle Parking**

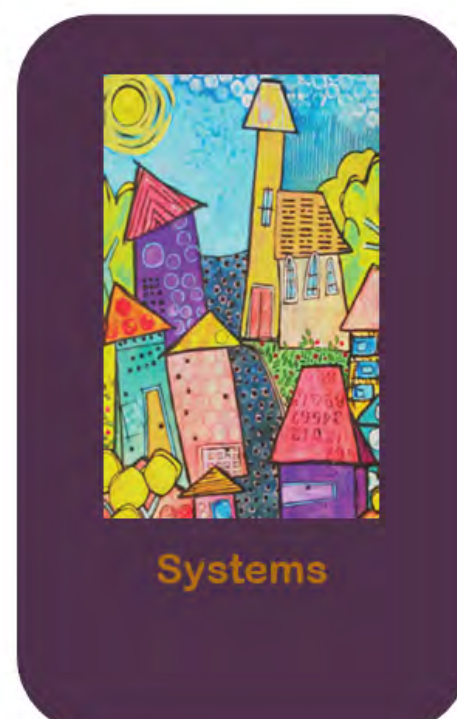
*Board 7*



Place



People



Systems



**Official Community Plan 2022**

Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1306, 2022

## What is the relationship between a Zoning Bylaw and an Official Community Plan?

The Official Community Plan (OCP) vision, goals, and land use policies are implemented by the zoning bylaw. The zones and zoning map that form part of the bylaw integrate the OCP's land use categories (referred to as land-use designations) at a greater level of detail. The OCP may stipulate a broad land-use designation such as industrial, whereas the zoning bylaw may have multiple industrial zones to reflect how industrial land is currently used in the community as well as the future vision for that type of use.

# Urban Agriculture

**Urban Agriculture is the small-scale growing of crops or production of farm products within an urban or suburban environment, and may include community gardens, the keeping of bees and/or poultry. Future zoning provisions will incorporate wildlife awareness principles as necessary.**

## What is currently in the Zoning Bylaw?

The existing zoning bylaw doesn't consider urban agriculture.

## How does this align with the Community Vision?

Official Community Plan:

- Guiding principle: Embrace the challenge of addressing the causes and impacts of climate change
- Objective 3Q: Residents have access to healthy food and opportunities to grow, harvest and buy local food.

## What are the benefits of Urban Agriculture?

### Food security

- Growing food locally helps improve access to fresh, healthy food and reduces reliance on long supply chains, making communities more resilient to disruptions.

### Community connection

- Urban agriculture creates shared spaces where neighbours can connect, learn, and work together, strengthening social ties and fostering a sense of belonging.

### Climate adaptation

- Local food production can reduce transportation emissions, support biodiversity, improve soil health, and help communities adapt to climate impacts through greener, more resilient neighbourhoods.



## What types of Urban Agriculture might be appropriate for Ucluelet?

**Various urban agriculture uses under consideration would be limited to appropriate property types with suitable site conditions and surrounding context.**

**Using the dots provided, select all that apply.**

### Community Gardens



### Beekeeping



### Poultry

*(backyard chickens, quail, ducks, etc.)*



### Small Livestock

*(backyard rabbits, pigs, goats)*



### Greenhouses



### Farm Stands



### Rooftop Gardens



### Other

*Use the sticky notes provided to share your thoughts.*

# Electric Vehicle (EV) Parking

## “EV-Ready” Parking

EV-Ready parking refers to parking spaces equipped with the necessary electrical infrastructure to support future installation of electric vehicle charging equipment. When required at the onset of new development, EV-readiness can reduce long-term costs for property owners by preventing the need for expensive infrastructure retrofits in the future.

## EV Charging Stations

EV charging stations refers to parking spaces designated for use by electric vehicles, equipped with EV-charging infrastructure of varying power levels and may be intended for private, shared, or public use. These stations can be located on private property or in public spaces and are designed to support and encourage the use of electric vehicles.



### What is currently in the Zoning Bylaw?

The existing zoning bylaw doesn't consider electric vehicle parking.

### How does this align with the Community Vision?

Official Community Plan:

Guiding principles:

- Increase transportation choice and reduce automobile trips.
- Embrace the challenge of addressing the causes and impacts of climate change.
- Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.
- Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.
- Policy 2.15 Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.
- Policy 2.20 Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.
- Policy 2.108 Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian, and bicycle facilities as part of all new development projects.
- Policy 2.119 Include electric vehicle charging facilities at municipal parking lots, where feasible.
- Policy 3.105 Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

# Electric Vehicle (EV) Parking

## EV-Ready Requirements for New Development

The District is considering requiring that parking spaces for new development be “EV-Ready”.

**What level of connectedness do you think should be required for the following property types:**

*Using the dots provided, select all that apply.*



	<b>Low-Density Residential Uses</b> <i>Single detached or duplex dwellings, as well as any secondary suites or detached secondary dwellings.</i>	<b>Short-term Rental</b> <i>A residential dwelling used to provide temporary guest accommodation to the travelling public.</i>	<b>Apartment</b> <i>Buildings containing five or more individual dwelling units.</i>	<b>Hotels and Resorts</b> <i>Commercial-scale buildings divided into ten or more rooms/suites that are used to provide temporary guest accommodation to the travelling public.</i>	<b>Major Employers</b> <i>New industrial, commercial, and insitutional developments.</i>
 EV-ready parking stalls					
 On-site charging for residents or tenants				<b>Not Applicable</b>	<b>Not Applicable</b>
 Visitor and public charging spaces	<b>Not Applicable</b>				
 Accessible and well-designed charging locations	<b>Not Applicable</b>	<b>Not Applicable</b>			

# Bicycle Parking & End-of-Trip Facilities

## Bicycle Parking & End of Trip Facilities

Adequate bicycle storage is a key component of active transportation infrastructure, supporting safe, convenient, and secure bicycle use for a range of trip types and durations.

In addition to making cycling more convenient for long-term residents, cycling infrastructure makes a positive contribution to the local tourism economy by providing a fun and convenient option to get around without the need to worry about finding a parking space.

### Short-Term Bicycle Parking

Bike racks sited near the main entrance of the premises they serve, provided for use by cyclists who typically stay for less than 2 hours.



### Long-Term Bicycle Parking

Bike racks that are easy to access for a range of users and located in a covered, secured area; provided for cyclists staying for greater than 2 hours and includes EV bicycle charging.



### End-of-Trip Facilities

Amenities necessary to support active commuters at the end of their trip, including but not limited to lockers, changerooms, washrooms, and shower facilities, bicycle repair space, and bicycle wash stations.



## What is currently in the Zoning Bylaw?

The current Zoning Bylaw does not include considerations for bicycle parking or end-of-trip facilities.

## How does this align with the Community Vision?

Official Community Plan:

Guiding Principles:

- Increase transportation choice and reduce automobile trips
- Embrace the challenge of addressing the causes and impacts of climate change
- Policy 2.19 Encourage pedestrian and bicycle facilities as part of all new development projects.
- Policy 2.20 Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences
- Policy 2.30 Encourage adequate, secure bicycle parking facilities at major destinations within the District.
- Policy 2.108 Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.
- Policy 2.113 Ensure adequate, secure bicycle parking facilities at major destinations within the District.
- Policy 4.5 Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

# Bicycle Parking & End-of-Trip Facilities

**What additional cycling amenities would encourage you to bike more often?**

*(e.g., EV bike charging, bike repair stations, air pumps, lighting, weather protection, etc.)*

*Use the sticky notes provided to share your thoughts.*

**What cycling infrastructure and amenities could be provided at workplaces to make it easier to bike to work?**

*(Bike lockers, showers, change rooms, etc.) This would only apply to new builds.*

*Use the sticky notes provided to share your thoughts.*



# Cannabis Retail

Thoughtful zoning bylaws play a vital role in supporting local economic growth by creating clear, fair pathways for diverse businesses, including new and emerging industries, to operate and contribute to our community.

There are extensive federal and provincial legislation and regulations for cannabis producers, processors, and retailers.

## What is currently in the Zoning Bylaw?

Ucluelet's Zoning Bylaw prohibits retail cannabis sales in all zones. However, there is one establishment operating with a Temporary Use Permit.

## Should cannabis retail be permitted broadly in commercial zones?

NO



YES



## If YES, are there any conditions or parameters that should apply?

*Share your thoughts using the sticky notes provided.*

# Gentle Density

## What is Gentle Density?

Gentle density refers to the integration of small scale, multi-unit housing options in established neighbourhoods. Gentle density housing can provide more housing options between single-detached dwellings and apartment buildings in existing communities while maintaining their character.

Some common gentle density housing forms include:



**ACCESSORY DWELLING UNIT**



**SMALL LOT SINGLE-DETACHED**



**MULTIPLE DETACHED DWELLINGS**



**DUPLEX**



**TRIPLEX/FOURPLEX/HOUSEPLEX**

## What is permitted in the Zoning Bylaw now?

Many existing residential neighbourhoods in Ucluelet are in the R-1 Zone - Single Family Residential. A maximum of three units comprised of a single family dwelling, secondary suite, and accessory residential dwelling unit (AKA coach house, garden suite, carriage house) are currently permitted. There is consideration for permitting more building forms in existing neighbourhoods.



**TRIPLEX/FOURPLEX/  
HOUSEPLEX**



**SMALL-SCALE TOWNHOUSE**

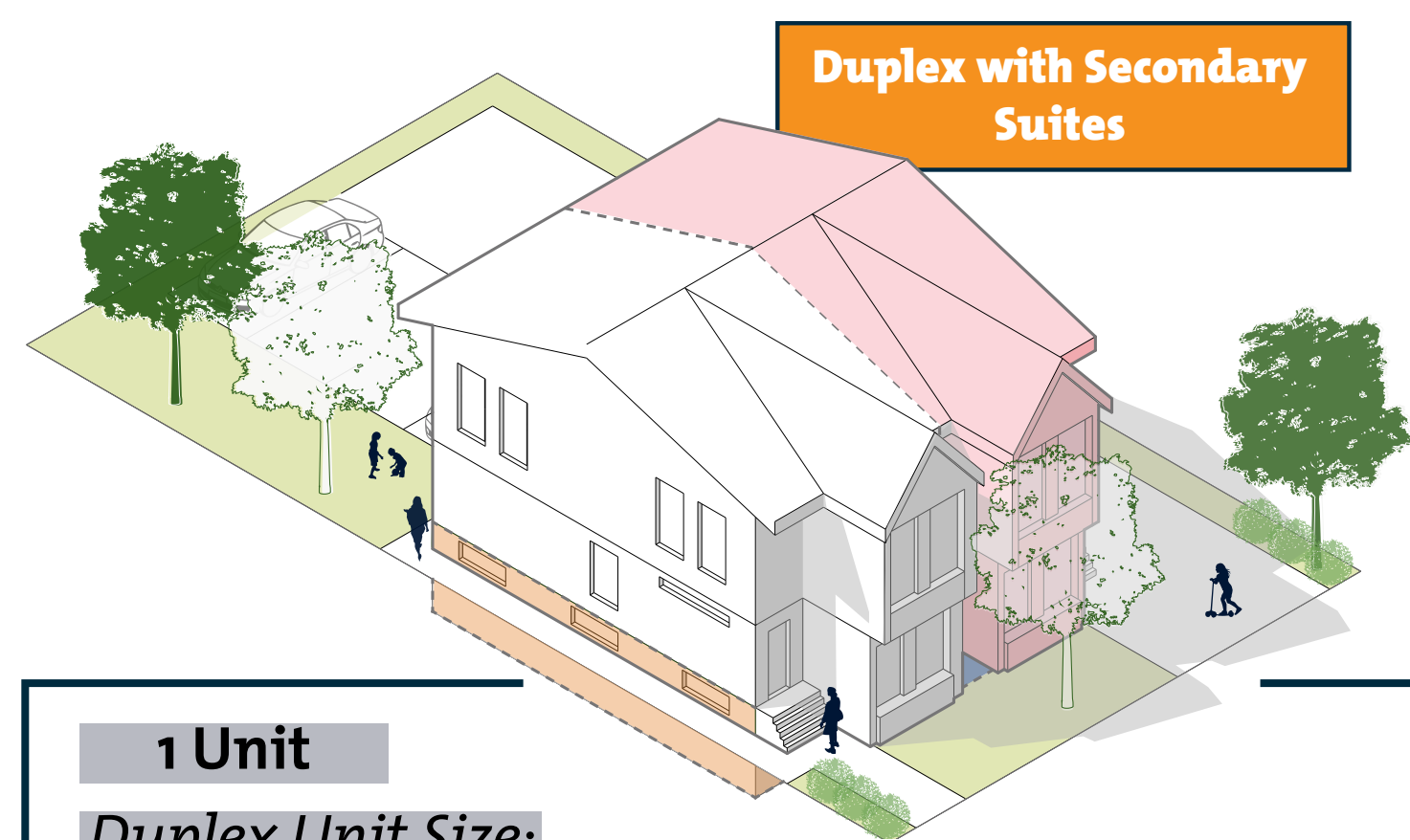


# Gentle Density

## What gentle density options would you support in Ucluelet's existing neighbourhoods?

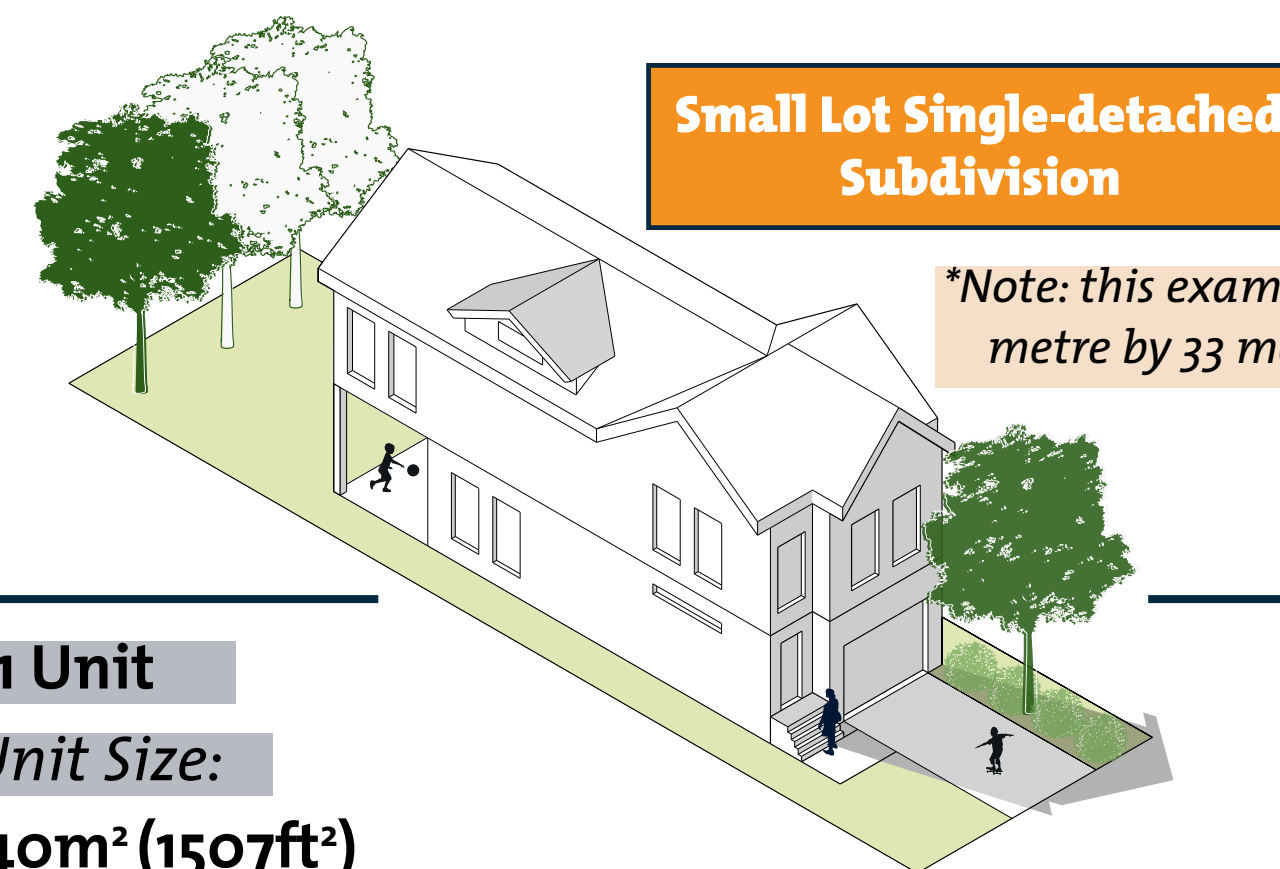
Gentle density concepts are scaled drawings on an 18 metre wide by 33 metre deep lot (a common lot size in Ucluelet), with 35-45% lot coverage, and 1 parking stall per dwelling unit), to demonstrate realistic scenarios.

Using the dots provided, select all that apply.



Duplex with Secondary Suites

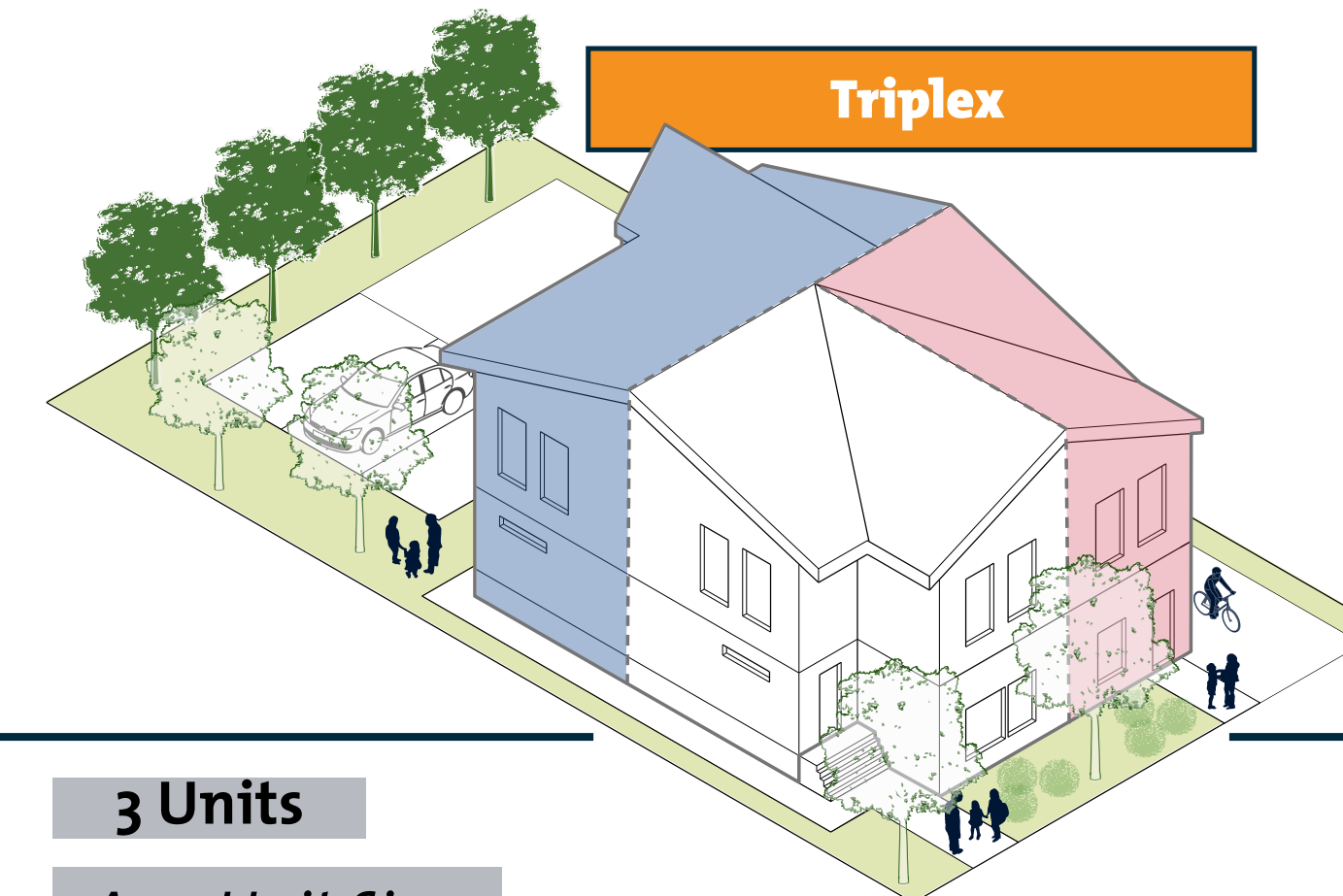
1 Unit  
Duplex Unit Size:  
125m<sup>2</sup> (1900 ft<sup>2</sup>)  
Suite Unit Size:  
88<sup>2</sup> (950 ft<sup>2</sup>)



Small Lot Single-detached Subdivision

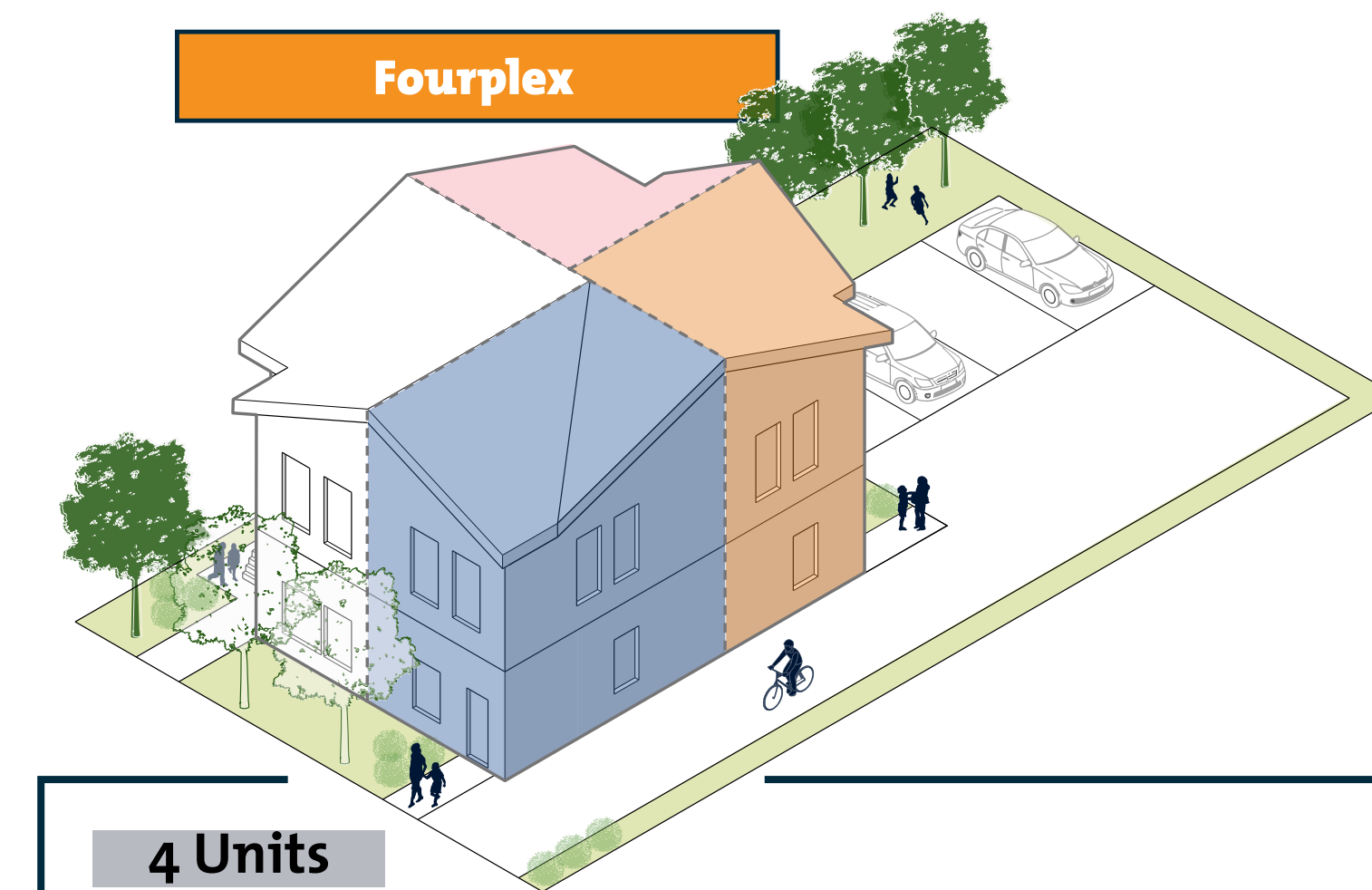
\*Note: this example shows a 9 metre by 33 metre lot size

1 Unit  
Unit Size:  
140m<sup>2</sup> (1507ft<sup>2</sup>)



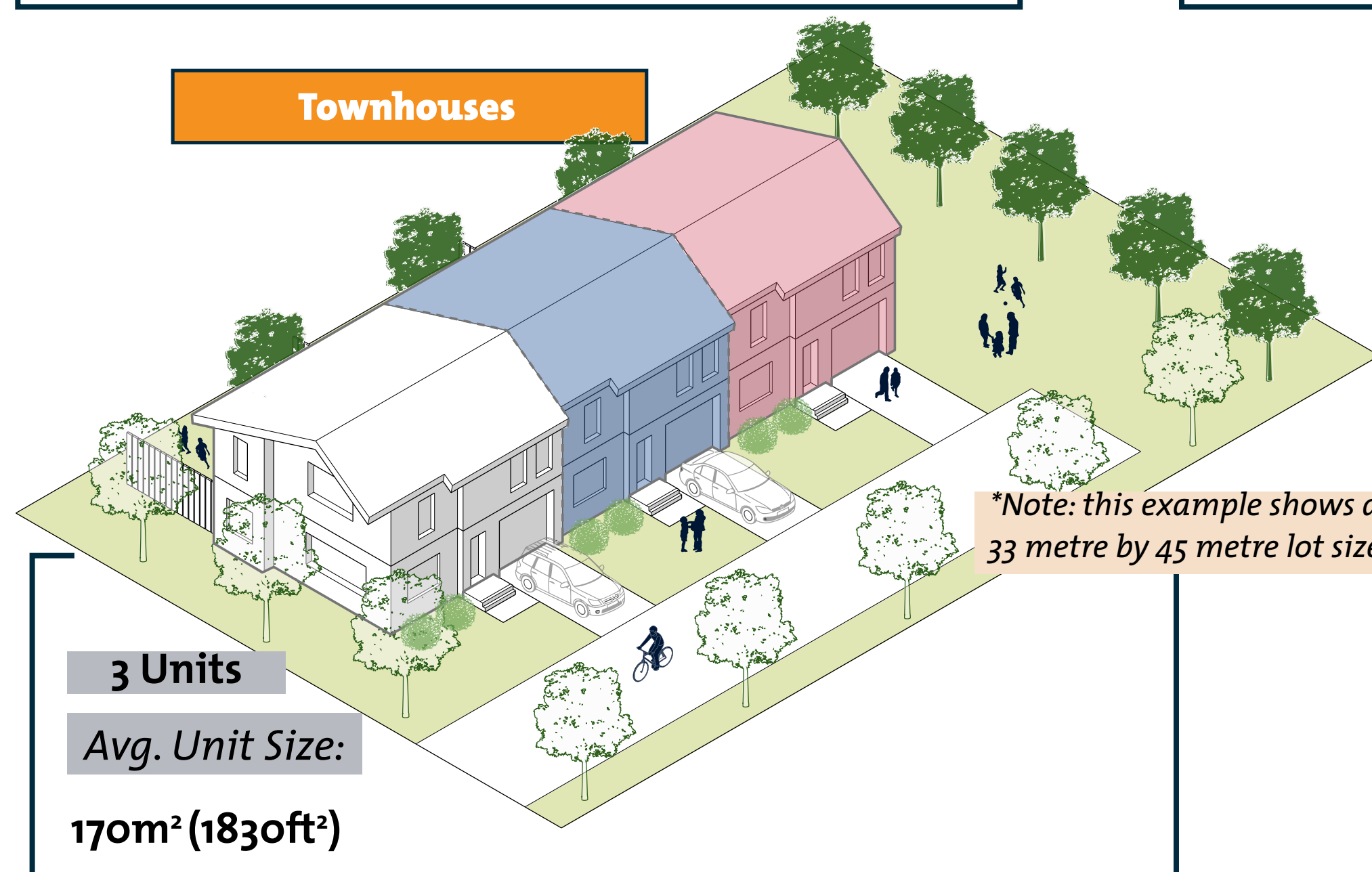
Triplex

3 Units  
Avg. Unit Size:  
120m<sup>2</sup> (1293ft<sup>2</sup>)



Fourplex

4 Units  
Avg. Unit Size:  
84m<sup>2</sup> (904ft<sup>2</sup>)



Townhouses

\*Note: this example shows a 33 metre by 45 metre lot size

3 Units  
Avg. Unit Size:  
170m<sup>2</sup> (1830ft<sup>2</sup>)

## What matters most to you when considering gentle density in existing Ucluelet neighbourhoods?

Share your thoughts using the sticky notes provided.



# Gentle Density

**Do you think gentle density housing could provide new opportunities in Ucluelet?**

*If so, please let us know with a sticky note below.*



**Do you have concerns about gentle density housing in existing neighbourhoods?**

*If so, please let us know with a sticky note below.*



# Short-Term Rentals

As a Resort Municipality, Ucluelet's local economy relies heavily on short-term rental units. Short-term rentals can also affect the pricing and availability of long-term housing units, which can make it challenging for locals to find and afford housing, and challenging for the employees that businesses, non-profits, and government organizations rely on to find appropriate housing.

**The Zoning Bylaw Refresh provides an opportunity to engage the community on short-term rentals and refine the regulatory framework accordingly.** The goal of these refinements is to achieve a balance between supporting the needs of a Resort Municipality that relies on tourist accommodation, while mitigating impacts to long-term residents and the supply of long-term housing. This project also aims to maintain existing permissions that may have influenced residents' housing decisions, such as those that rely on a short-term rental suite to afford their mortgage.

## What is a Short-Term Rental?

A short-term rental is a dwelling unit that is rented for a period of 90 days or less.

## Provincial Legislation

- In October 2023, the province passed the Short Term Accommodation Act (the Act).
- Along with the Act came requirements for most municipalities in BC to more closely regulate short term rentals to maximize the availability of long-term housing. This included the Principal Residence Requirement.
- The provincial Principal Residence Requirement limits short-term rentals to the host's principal residence plus one secondary suite or accessory dwelling unit on the same property.
- Resort Municipalities, including Ucluelet, are exempt from the Principal Residence Requirement, though they can choose to implement it if desired, or only to implement in certain areas or circumstances.

- Less longer-term housing available.
- Increased property values (challenge for those hoping to enter the market)
- Potential erosion of neighbourhood feel.
- Higher potential for noise complaints and other forms of disruption.
- Businesses, non-profits, government organizations can't secure staff due to price and/or availability of long-term housing.
- Goods and services may need to increase in price to pay employees enough to afford higher housing costs.

### Community Impacts

*Housing availability, neighbourhood character, infrastructure demands.*



### Community Benefits

*Tourism accommodation, revenue opportunities.*

- Larger customer base for local businesses.
- Mortgage helpers.
- Tax revenue.
- More options for visitors.
- Support for the tourism industry.
- Increased property values (opportunity for those already in the market).
- For developers, increased land values make it more challenging to develop residential-only units.

# Short-Term Rentals



## What should be prioritized for short-term rentals?

*Using the dots provided, select all that apply.*

Permitting <b>one short-term rental unit</b> on single-detached or gentle density parcels in existing neighbourhoods.	Permitting <b>two short-term rental units</b> on single-detached or gentle density parcels in existing neighbourhoods.	The Principal Residence Requirement in existing neighbourhoods (at least one unit on a parcel is someone's principal residence)	Maintaining a safe, quiet, neighbourhood feel in existing neighbourhoods.
Creating a safe, quiet, neighbourhood feel in newly developing areas.	Avoiding the use of existing single-detached parcels being used solely as short-term rental properties without long-term residents.	Supporting future short-term rental development outside of existing neighbourhoods.	Encouraging some new development in the village core to have residential-only units. (I.e., not allowing STRs)
Maintaining choice for property owners in which unit on a property they choose to occupy (e.g. property owner lives in secondary suite and utilizes main house as short-term rental).	Other		

# Multi-Family Residential Pre-Zoning

**Multi-unit housing refers to buildings with multiple attached primary dwelling units, such as townhouses and apartment buildings.**

With the goal of increasing the pace of new housing development in appropriate locations, the Zoning Bylaw Refresh will consider opportunities to “pre zone” land that is already designated Multi-Family Residential or Village Square Commercial in the OCP.

## What is Pre-Zoning?

The OCP provides the long-term land use vision for the community, whereas the Zoning Bylaw outlines how land can be used today. As in most communities, there is land currently identified in the OCP for future multi-family residential and mixed-use development; however, zoning regulations applicable to these areas limit development to smaller, lower density building forms and/or altogether different land uses.

In a typical development process, a developer would apply to the District to “rezone” land before they could submit a building permit application.

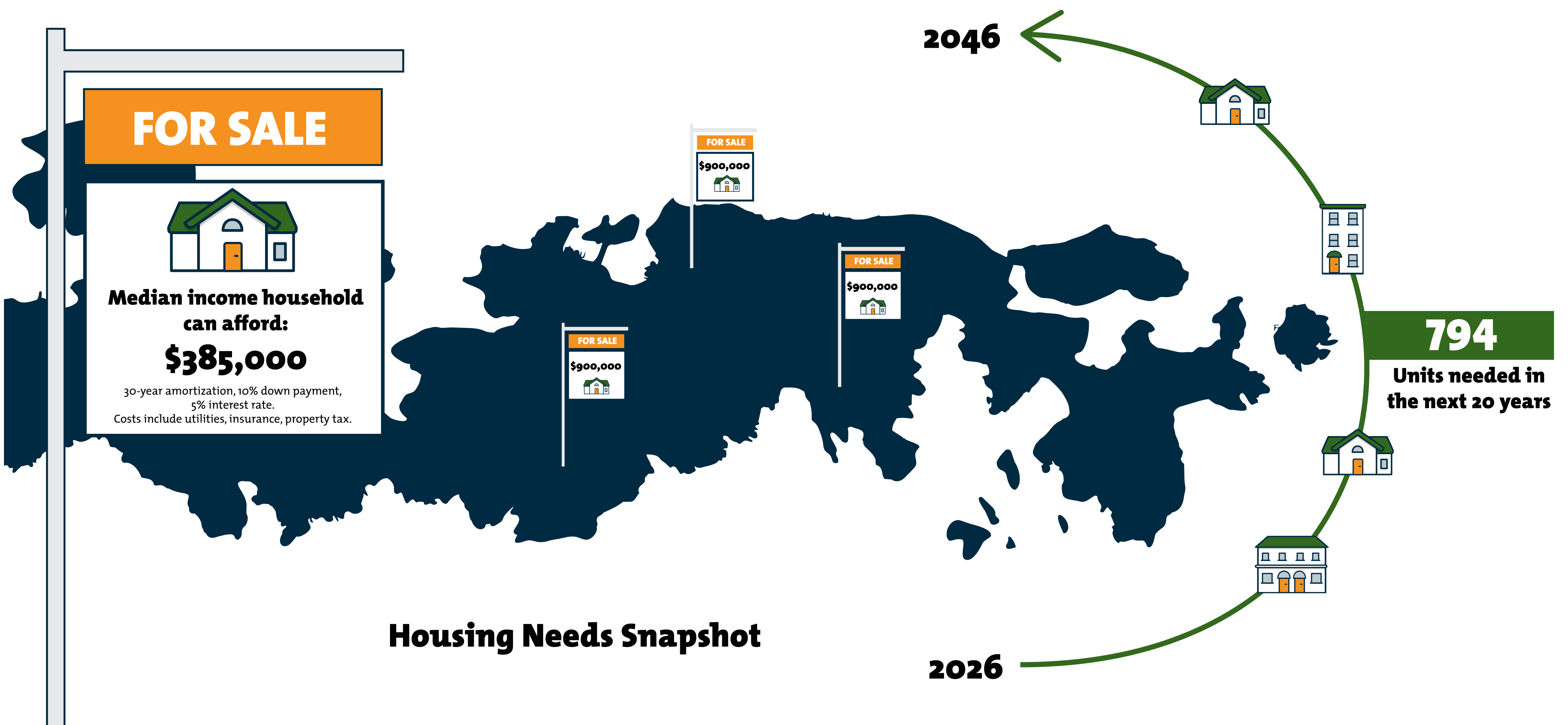
Pre zoning makes the development process faster and more predictable for projects that already align with the Official Community Plan, and where the infrastructure requirements can be identified. This can help speed up the supply of new housing.

## What is it used for?

- Encouraging multi-family housing in appropriate areas.
- Providing clarity for developers and the community.

## Benefits

- Faster supply of new housing.
- More predictable outcomes.
- Supports housing goals identified in Housing Needs Report.



# Multi-Family Residential Pre-Zoning

Identifying sites for multi-family pre-zoning requires thoughtful consideration of key variables. Place a dot on the variables that you think are most important:

**Using the dots provided, select all that apply.**

<p><b>Convenient access to services and amenities</b> <i>(e.g. grocery store, childcare, schools, pharmacy)</i></p>	<p><b>Convenient access to public transit</b></p>	<p><b>Infrastructure capacity</b></p>
<p><b>Compatibility of the multi-family building within the surrounding context</b></p>	<p><b>Likely to redevelop, based on:</b> Ratio of improvement value to land value, lot area, building age, and assessed land value per square metre.</p>	<p><b>Other</b></p>

Though analysis of the above variables is anticipated to identify sites concentrated in Ucluelet’s core, there may also be development opportunities on vacant sites. on the edges of the developed areas of Ucluelet.

**Using the dots provided, place a dot on the areas you think should be prioritized for multi-family pre-zoning.**

<p><b>Multi-family pre-zoning in the core area of Ucluelet, close to services, amenities and public transit.</b></p>	<p><b>Multi-family pre-zoning on the edges of Ucluelet, further from services and amenities, but with less visual impacts on Ucluelet’s core area.</b></p>	<p><b>A mixture of multi-family pre-zoning within the core area and on the edges of the developed areas of Ucluelet.</b></p>