

## DISTRICT OF UCLUELET

### District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026

A bylaw to amend the District of Ucluelet Official Community Plan  
(Hyphocus Island Lot 543 Comprehensive Development).

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**WHEREAS** Section 471 of the Local Government Act identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

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

#### 1. Text Amendments:

The “District of Ucluelet Official Community Plan Bylaw No. 1306, 2022”, as amended, is hereby further amended as follows:

- A. by deleting Policy 3.155; and,
- B. by deleting Policy 3.174 and inserting the following policy in alphanumerical order:

**“Policy 3.174** Hyphocus Island has important environmental and cultural value. A residential development of low-medium density has been permitted on the northern part of the island, carefully designed to avoid sensitive environmental areas, culturally significant areas, steep slopes, and mature trees. A 2-acre area to the north of the existing municipal sewage lagoons is ideal for the expansion of the District’s wastewater treatment plant.

The southern part of Hyphocus Island, currently zoned as low-density rural reserve, will remain as such until a comprehensive proposal is received for this area. At such time, areas designated as Parks & Open Space will be zoned and protected as parks, and areas designated as Tourist Commercial or Residential are to be assessed to determine if development is feasible. A development will be considered feasible if detailed environmental and cultural studies confirm minimal wildlife and biodiversity presence in the proposed development areas, and the proposed development is sensitively placed in the forest such that there is minimal disturbance to the area and all ecological function and attributes are retained.”

#### 2. Map Amendments:

The “District of Ucluelet Official Community Plan Bylaw No. 1306, 2022”, as amended, is hereby further amended as follows:

- A. Schedule 'A' Long Range Land Use Plan is hereby further amended by changing the designation of District Lot 543, Clayoquot Land District, Except Plan VIP19677, Native Island; Except shown outlined in red on PL VIP1377R, & EXC PT IN PL VIP41770 & VIP76238 (PID 000-828-891), shown shaded on the map attached to this Bylaw as Appendix "A", from Single Family Residential, Industrial, and Parks & Open Spaces to Single Family Residential, Parks & Open Spaces, and Public Institutional.
  
- B. Schedule 'C' Parks and Trails Network is hereby further amended by changing the parks and trails connectivity network in the area of District Lot 543, Clayoquot Land District, Except Plan VIP19677, Native Island; Except shown outlined in red on PL VIP1377R, & EXC PT IN PL VIP41770 & VIP76238 (PID 000-828-891), shown on the map attached to this Bylaw as Appendix "B".

**3. Citation:**

This bylaw may be cited as "District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026".

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

**Considered in conjunction with the District of Ucluelet Financial Plan and Waste Management Plan** under Section 477 of the *Local Government Act* 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 Official Community Plan Amendment Bylaw No. 1394, 2026”

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Marilyn McEwen  
Mayor

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Ed Chow  
Corporate Officer

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

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Ed Chow  
Corporate Officer

**Appendix 'A'**

**Official Community Plan Amendment Bylaw No. 1394, 2026**

*OCP Schedule 'A' Long Range Land Use Plan*  
Amendments in the area of District Lot 253 – Hyphocus Island:



## Appendix 'B'

### Official Community Plan Amendment Bylaw No. 1394, 2026

OCP Schedule 'C' Parks and Trails Network  
Amendments in the area of District Lot 253 – Hyphocus Island:

