

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1395, 2026

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

(Hyphocus Island - District Lot 543 Comprehensive Development)

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 a new zoning designation directly following the *R-6 Zone – Infill Single Family Dwelling Residential* such that the new section reads as follows:

"R-7 Zone - SINGLE FAMILY RESIDENTIAL / TOURIST ACCOMMODATION

This Zone is intended for traditional low density single family residential development, with accessory uses including Vacation Rental, Home Occupation, Secondary Suite and Accessory Residential Dwelling Unit

R-7.1 Permitted Uses

R-7.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Vacation Rental (VR-1)*
 - (b) *Home Occupation*
 - (c) *Secondary Suite*
 - (d) *Accessory Residential Dwelling Unit*

R-7.1.2 If multiple *dwelling units* occur within a property, a *residential* use must occur within the unit that has the greatest *Gross Floor Area*.

R-7.2 Lot Regulations

R-7.2.1 Minimum Lot Size: 650 m²

R-7.2.2 Minimum Lot Frontage: 18 m

R-7.3 Density:

R-7.3.1 Maximum Density:

- (1) 1 *Single Family Dwelling* per lot
- (2) 1 *Secondary Suite* per *Single Family Dwelling*
- (3) 1 *Accessory Residential Dwelling Unit* per lot

R-7.3.2 Maximum Floor Area Ratio: 0.35

R-7.3.3 Maximum Lot Coverage: 35%

R-7.4 Maximum Size (Gross Floor Area):

R-7.4.1 Accessory Buildings: 60 m² combined total

R-7.5 Maximum Height:

R-7.5.1 Principal Buildings & Structures: 11m

R-7.5.2 Accessory Buildings & Structures: 5.5 m

R-7.5.3 Accessory Residential Dwelling Unit: 8m

R-7.6 Minimum Setbacks:

R-7.6.1 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	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m	6 m	1.5 m	5 m
(2) Accessory	7.5 m	1.5 m	1.5 m	5 m
(3) Accessory Residential Dwelling Unit	6m	1.5m	1.2m	

2. Map Amendment:

Schedule A (Zoning Map) of *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by changing the zoning designation for District Lot 543, Clayoquot Land District, except Plan VIP19677, Native Island, and except part shown outlined in red on PL VIP41770 & VIP76238 (PID: 000-828-891), shown outlined on the map attached to this Bylaw as **Appendix 'A'**, from RU Rural Residential to R-7 Single Family Residential / Tourist Accommodation, R-6 Infill Single Family Residential, and P-1 Public Institutional.

3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1395, 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. 1395, 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

Appendix 'A'

District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026

