



REPORT TO COUNCIL

Regular Meeting of Council: June 23, 2026

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES

FILE NO: 1855-04

SUBJECT: ZONING BYLAW REFRESH: DRAFT ZONING BYLAW

REPORT NO: 26-78

ATTACHMENTS: APPENDIX A – DRAFT ZONING BYLAW

APPENDIX B – WHAT WE LEARNED REPORT #1

APPENDIX C – WHAT WE LEARNED REPORT #2

RECOMMENDATIONS

1. **THAT** Council receive the draft Zoning Bylaw and associated Zoning Map (Attachment A), for future consideration of bylaw readings.

2. **THAT** Council direct staff to refer the draft Zoning Bylaw and associated Zoning Map to external agencies for review and comment, including:

- Alberni-Clayoquot Regional District (ACRD)
- Yuułuʔiłʔatḥ Government
- Island Health
- WildSafe BC
- Tourism Ucluelet
- Pacific Rim School District 70
- Utility Providers (BC Hydro and Telus)

PURPOSE:

This report presents the draft Zoning Bylaw and associated Zoning Map (Attachment A) to Council for future consideration of bylaw readings. The draft Zoning Bylaw includes all content required by the *Local Government Act*, including updated density permissions to accommodate the District's 20-year housing need and support the increased provision of housing. The report also provides an overview of the key changes being proposed, demonstrates how zoning regulations have been drafted to respond to feedback received from the community to date, and identifies additional opportunities for the public to provide feedback on the draft Zoning Bylaw.

CAO's COMMENTS:

The Zoning Bylaw Refresh represents a significant investment of time and effort by Council, Staff, and community participants. Over the years, concerns have been raised by Council, residents, members of the development community, and Staff regarding the District’s zoning bylaw, which has been widely viewed as complex, difficult to navigate, and challenging to administer.

The Zoning Bylaw Refresh project seeks to modernize, streamline, and simplify the District’s zoning regulations. The proposed draft reduces the total number of zones from 36 to 33 and incorporates interactive tables to consolidate repetitive provisions, improve readability, and enhance document navigation.

CAO supports Staff’s recommendation that Council receive the draft Zoning Bylaw and proceed with the referral and public consultation phase.

BACKGROUND:

In fall of 2025, Urban Systems was retained to advance time-sensitive actions identified in the District’s Housing Accelerator Fund (HAF) Action Plan to fulfill the terms of the District’s agreement with CMHC to maintain eligibility for HAF funding. After completing the HAF Action Plan tasks in December 2025, the project team commenced the comprehensive zoning bylaw review and update (Zoning Bylaw Refresh) – which is pivotal to meeting the District’s housing targets and improving the overall development application process.

The Zoning Bylaw Refresh was identified as a high priority project by staff and Council in response to frequent concerns expressed by the local development community, the continued need for the District to seek legal services for interpretation of the current bylaw, and frequent and/or repeat variance requests. The project also fulfills two of the strategic priorities identified in Council’s 2024-2027 Strategic Plan:

- Update Zoning to include prezoned areas for multi-family housing and rental housing (HA16); and
- Update Zoning bylaw to specify where short term vacation rentals are permitted (HA17).

The Zoning Bylaw Refresh includes both an overarching review and update of standard zoning provisions, as well as three concurrent subprojects providing targeted analysis regarding short-term rentals, gentle density, and multi-family pre-zoning. The project was formally introduced to the Committee of the Whole on January 28, 2026, where Council direction was sought on the three sub-projects as well as other key topics to explore further through community engagement. Subsequent checkpoints with Council are summarized in Table 1, below.

Date	Direction
January 28, 2026	Zoning Bylaw Refresh is introduced to Council, who provided direction to engage the community on gentle density options, multi-unit pre-zoning, and short-term

	rentals, as well as other key topics such as cannabis retail, urban agriculture, EV and bicycle parking, and on-site amenities for multi-unit development.
February 10, 2026	Council endorsed the Zoning Bylaw Refresh Communications and Engagement Strategy, which was included with the accompanying report to council.
March 31, 2026	Council received three staff reports detailing key insights from Phase 1 of engagement, gentle density options, and short-term rental options. During this meeting, Council provided direction to draft an updated zoning framework for the purposes of further public consultation.
May 19, 2026	Council received two staff reports detailing key insights from Phase 2 of engagement and findings from the multi-unit residential pre-zoning analysis. During this meeting, Council provided direction to incorporate pre-zoning provisions and revised regulations regarding multi-unit residential housing on select sites along Peninsula Road.

Table 1. Previous Council Direction Regarding the Zoning Bylaw Refresh

PURPOSE AND OBJECTIVES

The District's current Zoning Bylaw has been amended over 65 times since it was first adopted in 2013. The resulting bylaw, which comprises 36 complicated zones spanning 200+ pages, is lengthy and exceedingly complex. Accordingly, a significant aspect of the Zoning Bylaw Refresh has been to simplify regulations, consolidate redundant terms and defined uses, and collapse like-zones to create a new, user-friendly Zoning Bylaw that is easier to understand.

The Zoning Bylaw Refresh has also provided an opportunity to address key challenges identified by community since the current bylaw was adopted in 2013, as well as improve alignment with the land use direction established in the District's Official Community Plan (OCP).

Additional objectives of the Zoning Bylaw Refresh are to proactively implement provisions which support gentle density in existing residential neighbourhoods and encourage additional multi-unit residential development by pre-zoning lands with sufficient area and infrastructure capacity.

COMMUNITY ENGAGEMENT

Community engagement initiatives for the Zoning Bylaw Refresh have been supported by the District's [Zoning Bylaw Refresh](#) webpage, which has acted as a central location for all project information, background materials, and updates. In early May, the District also launched a [Zoning Bylaw Refresh](#) project page via UkeeListens where community members can submit questions about the Zoning Bylaw Refresh to be answered publicly by Village staff.

Other opportunities for the community to participate in the Zoning Bylaw Refresh process include:

- Online Survey – February 5 to March 1, 2026
- In-Person Open House – February 23, 2026
- Development Community Roundtable – February 24, 2026
- Online Survey (Housing Review Focus) – May 4 to May 12, 2026

- In-Person Open Housing (Housing Review Focus) – May 5, 2026
- Online review of the draft Zoning Bylaw (including public Q&A board) – ongoing

Community members will also have an opportunity to provide feedback on the updated Zoning Bylaw during the Public Hearing that will be held following first and second reading. Detailed engagement results from the activities undertaken to date are included in Attachment B and Attachment C of this Report.

DISCUSSION: KEY CHANGES

The following sections provide an overview of key changes being proposed in the draft Zoning Bylaw (Attachment A); staff note that this is not an exhaustive discussion of all the proposed changes.

BYLAW FORMAT

The proposed Zoning Bylaw uses an updated, interactive format that collapses like-regulations (e.g., zones, permitted uses, density permissions, siting standards, etc.) into tables to shorten the document and improve the Bylaw’s overall readability and ease of use. As well, existing figures and maps have been reviewed, updated, and/or replaced throughout the Bylaw to aid with the interpretation of text regulations, while interactive features have been added to improve user navigation throughout the document, such as defined terms linked to their associated definitions (see Part 1 of Attachment A; note that the entire Zoning Bylaw will have this functionality when brought back to Council for consideration of bylaw readings) and a clickable content banner at the bottom of each page.

The new bylaw format helps to ensure that users review all parts of the Zoning Bylaw rather than just the development regulations specific to an individual zone, thus reducing the likelihood of “missing” regulations.

MODERNIZATION AND SIMPLIFICATION OF GENERAL AND USE-SPECIFIC REGULATIONS

Amenity Area Requirements for Residential Development *(Section 6.2 Amenity Areas)*

Amenity area regulations have been updated for the purpose of ensuring that future residential development supports a high standard of livability for its residents. For all forms of residential development, new amenity requirements include private amenity areas such as balconies, decks, or yards. In addition, all multi-unit residential development comprising ten or more units will now be required to provide shared outdoor amenity space (e.g., playgrounds, shared gardens, rooftop patios, etc.) while multi-unit residential development comprising fifty or more units will also be required to provide shared indoor amenities (e.g., communal kitchens and gathering spaces, recreation and fitness equipment/facilities, shared storage space for recreational equipment and associated end-of-trip facilities, etc.).

Cannabis Regulations

The current bylaw explicitly prohibits the production and sale of cannabis products District-wide, which means that potential cannabis retailers are required to apply for rezoning or a temporary

use permit to operate (the one existing cannabis retailer is permitted via temporary use permit). Since feedback received from the community regarding cannabis-related uses indicated mixed sentiment about the possibility of permitting cannabis retailers outright, the new Zoning Bylaw neither prohibits nor permits cannabis retail. As a result, future cannabis retailers will still be required to apply for rezoning or a temporary use permit – though there will no longer be a clear directive in the Bylaw for staff and/or Council to deny future applications.

Care Facilities

Existing definitions for care facilities (i.e., day care centre, community care facility, and support services housing) have been revised to better align with the *Community Care and Assisted Living Act*, the District's business licensing program, and Island Health's licensing process. Moreover, the Zoning Bylaw permits child care facilities, community care facilities, and supportive housing in all zones for the purpose of minimizing administrative hurdles associated with the provision of care facilities (and relying instead on the Health Authority's rigorous licensing process to determine where and how such facilities may be operated).

Landscaping and Screening Regulation (*Part 7 Landscaping and Screening*)

Prescriptive landscaping requirements (e.g., a minimum number of trees per dwelling unit, soft landscaping requirements along exterior property boundaries, etc.) have been introduced to:

- Support the retention and enhancement of the District's existing tree canopy;
- Soften the impact of residential infill within existing neighbourhoods; and
- Streamline the residential infill by offloading landscape requirements to the Building Permit that would typically be triggered through a Development Permit (pending concurrent amendment of the OCP).

Should the Zoning Bylaw be adopted, amendments would be brought forward to the development permit areas established in the OCP, so development proposals for four or fewer dwelling units would not be required to provide a landscape security through the Development Permit process and instead would be subject only to the requirements of a Building Permit. This change adds a level of surety for property owners seeking to redevelop or add more dwelling units to a lot where there may be one or more dwelling units already.

In addition, existing regulations pertaining to screening, fences, and retaining walls have been clarified to ensure that incompatible lands uses are appropriately separated, screened, or otherwise transitioned. As well, impermeable surface maximums have been introduced for residential zones to support the retention of greenspaces while also improving on-site drainage and reducing surface run-off.

Mobile Vending

Mobile vending has been added as a permitted use in all zones where commercial uses are permitted, which includes most Mixed-Use, Industry, Marine, and Park and Public Use zones. It should be noted that this change does not eliminate the business licence requirement for any mobile vendor; rather, it enables mobile vendors to operate freely without needing to first obtain a temporary use permit that is tied to one specific location.

Parking and Loading Regulations *(Part 8 Parking and Loading)*

The Zoning Bylaw Refresh has provided an opportunity to simplify existing parking and loading requirements to make them easier for both staff and the public to understand and administer. Accordingly, the revised parking and loading regulations:

- Establish clear parking and loading requirements according to the updated use definitions;
- Reduce parking minimums for most permitted uses to align with the parking requirements of similar uses established across Vancouver Island;
- Clarify regulations for user-specific parking and loading types (e.g., modernizing barrier-free parking standards, establishing clear visitor parking requirements, differentiating standard and overside loading requirements);
- Introduce new for EV-prepared parking space requirements for new multi-unit residential, hotel, motel, and strata accommodation (resort condo) development; and
- Establish short- and long-term bicycle parking requirements for new multi-unit residential, mixed-use, and commercial development.

In addition, the existing option for cash-in-lieu of required parking has been removed from the Zoning Bylaw altogether to guarantee the provision of off-street parking spaces at their actual cost (at the time of development) rather than accepting an arbitrary dollar value per parking space that the District would be responsible for administering at a later date at a rate that may no longer be reflective of the true costs associated with providing off-street parking.

Service Stations

The Zoning Bylaw no longer permits service station uses outright in any zone; rather, it accommodates existing vehicular- and marine-fueling stations as site-specific use permissions. This approach protects existing operations while also ensuring that Council will have discretionary authority over new vehicular- and marine-fueling station development in the future.

Shipping Containers *(Section 6.1.2 Shipping Containers)*

The current bylaw is silent regarding the use of shipping containers. To ensure that shipping containers do not become an unsightly hazard, the Zoning Bylaw explicitly prohibits the use of a shipping container to store flammable, explosive, or otherwise hazardous materials. Also, shipping containers have been explicitly permitted in some residential zones, provided they are limited to a maximum of one per lot and are only located in a rear or interior side yard.

Urban Agriculture Regulations *(Section 6.9 Urban Agriculture)*

Zoning provisions for small-scale agricultural activities have been introduced for the purpose of advancing the District's goals related to food security while ensuring that such activities are conducted safely and in accordance with WildSafe BC principles. This includes clearly defining urban agriculture for the purpose of explicitly permitting it in all residential zones, as well as

establishing clear, enforceable regulations for various forms of urban agriculture (e.g., maximum number of female birds/prohibiting male birds, minimum setbacks for structures used to house bees and poultry, electric fencing requirements, etc.).

CHANGES TO THE ZONES

Reorganization by Zone Category

Under the new bylaw format, zone-specific provisions are now organized per zone category rather than by individual zone. Moreover, all existing zones have been reviewed, consolidated, and reorganized to better reflect existing uses, minimize redundancies, and improve alignment with the District's OCP Existing Land Use Map. As a result, the total number of zones and subzones have been reduced from 36 to 33 and 38 to 28, respectively, as reflected in Table 2, below. Changes to the zones have also been reflected in the new Zoning Map attached as Schedule A to the proposed Zoning Bylaw.

Current Zone Breakdown	Updated Zone Breakdown
Residential Zones (9)	Low-Density Residential Zones (5)
	Multi-Unit Residential Zones (4)
Special Use Zones (4)	Accommodation Zones (5)
Commercial Zones (7)	Mixed-Use Zones (3)
Industrial Zones (2)	Industrial Zones (2)
Institutional Zones (3)	Park and Public Use Zones (4)
Marine Zones (5)	Marine Zones (4)
Total (w/o CD Zones): 30	Total (w/o CD Zones): 27
Comprehensive Development Zones (6) <i>(comprised of 38 subzones)</i>	Comprehensive Development Zones (6) <i>(comprised of 28 subzones)</i>
Total: 36	Total: 33

Table 2. Breakdown of Existing and Proposed Zones by Category

The proposed Zoning Bylaw also establishes clear statements of intent for each zone for the purpose of supporting applicants, staff, and Council in navigating future development approval processes, particularly in relation to applications for rezoning.

Low-Density Residential Zones (Part 9)

The current bylaw has eight separate low-density residential zones, plus additional low-density residential subzones embedded within current comprehensive development zones. To minimize redundancies, these zones were consolidated wherever the permitted uses, minimum setbacks, and height and lot coverage maximums were the same or similar. Accordingly, the proposed Zoning Bylaw includes just five Low-Density Residential zones:

- Neighbourhood Residential (LDR-1) – accommodates traditional low density residential development and limited temporary guest accommodation uses. This new zone comprises subzones embedded within the existing CD-1, CD-2A, and CD-3 zones.

- Small-Lot Infill (LDR-2) – accommodates small lot subdivisions comprised of single-detached dwellings. This new zone comprised lots in the existing R-5 and R-6 zones.
- Comprehensive Infill (LDR-3) – accommodates residential infill (gentle density) in existing neighbourhoods by permitting both small-lot subdivisions intended to accommodate single-detached dwellings or up to three or four dwelling units per lot depending on their configuration. The new zone applies to all lots previously in the R-1 and R-4 zones, as well as lots in the R-2 zone that are already developed with low-density residential uses. Additional discussion regarding the proposed gentle density approach, including supplementary regulations intended to mitigate community concerns, is included below.
- Large Lot Residential (LLR) – comprises all other low-density residential lots where infill is not feasible and/or desired. This updated zone replaces the existing RU zone.
- Mobile Home Residential (MHR) – accommodates the existing Mobile Home Park accessed via Cynamocka Road; this updated zone replaces the current MH zone.

Multi-Unit Residential Zones *(Part 10)*

Existing multi-unit residential zones have been reorganized into four distinct zones within their own “Multi-Unit Residential” zone category:

- Pocket Neighborhood Residential (MUR-1) – intended to accommodate building strata development comprised of ground-oriented housing forms and communal open space on larger lots. This new zone applies to one lot currently captured under a subzone embedded within the CD3 zone.
- Ground-Oriented Residential (MUR-2) – accommodates a mix of ground-oriented multi-unit housing forms such as duplexes and townhouses. This new zone predominantly comprises lots within the existing R-2 zone that have been developed with duplexes or other ground-oriented multi-unit housing forms.
- Multi-Unit Residential (MUR-3) – accommodates low-rise residential-only development in the form of three-storey townhouses and apartments. This new zone comprises lots within the existing R-3 zone as well as one property endorsed by Council for multi-unit residential pre-zoning at the May 19, 2026, Special Committee of the Whole Meeting (i.e., 1293 Peninsula Road).
- Community Care Residential (MUR-4) – intended to accommodate larger-scale community care facilities within established residential neighbourhoods. This new zone applies to one lot currently captured under a subzone embedded within the CD3 zone.

Accommodation Zones *(Part 11)*

Existing small- and large-scale accommodation zones now comprise their own “Accommodation” zone category for the purpose of clearly distinguishing commercial-scale guest accommodation from residential-scale guest accommodation, as described in Table 3, below.

Existing Zones	Proposed Zones
Vacation (VR-1)	Neighbourhood Accommodation (A-1) – this updated zone is intended to provide for temporary guest accommodation uses within traditional low-density housing forms.
Guest House (GH)	Guest House Accommodation (A-2) – this revised zone is intended to provide for temporary guest accommodation uses within traditional low density housing forms and detached guest cottages.
Hostel (HS)	Hostel Accommodation (A-3) – this updated zone is intended to support the provision of affordable temporary guest accommodations options in the form of hostels.
Tourist Commercial (CS-5)	Commercial Accommodation (A-4) – this new zone is intended to support the development of temporary guest accommodation and complementary commercial services for members of the travelling public in proper relationship to the District’s Village Square and scenic waterfront areas.
Tourist Commercial Waterfront (CS-6)	
Tourist Commercial & Residential (CS-7)	
Campground (CG)	Campground (A-5) – this updated zone is intended to accommodate the Ucluelet Campground.

Table 3. Breakdown of Proposed Accommodation Zones

Note that revised zones now captured under the new Accommodation Zones category have largely retained current permitted uses and development regulations (e.g., minimum setbacks, maximum heights, etc.).

Mixed-Use Zones (Part 12)

Existing mixed-use zones previously categorized as commercial zones (i.e., the CS-1 and CS-2 zones) now comprise their own “Mixed-Use” zone category for the purpose of clearly distinguishing the current and desired character of mixed-use development from other larger-scale forms of service commercial development. Moreover, lots selected for multi-unit pre-zoning (predominantly lots zoned under the existing Service Commercial (CS-2) zone) have been further broken out into two new mixed-use zones to better capture existing and desired uses along Peninsula Road. A description of each proposed Mixed-Use zone is included in Table 4, below.

Existing Zones	Proposed Zones
Village Square Commercial (CS-1)	Village Square Mixed-Use (VMU) – this updated zone is intended to accommodate a mix of residential, commercial, institutional, and temporary guest accommodation uses that support vibrant, pedestrian-oriented development in the District’s Village Square.
Service Commercial (CS-2)	Peninsula Road Mixed-Use (VMU) – this new zone is intended to serve as a transition between the Village Square and surrounding residential neighbourhoods through the provision of low-rise mixed-use development on sites endorsed by Council for mixed-use pre-zoning at the May 19, 2026, Special Committee of the Whole Meeting. Additional discussion regarding proposed zoning provisions for these pre-zoned sites is included below.

Existing Zones	Proposed Zones
	Corridor Mixed-Use (CMU) – this updated zone is intended to accommodate a range of essential community services and residential, commercial, institutional, and temporary guest accommodation uses on sites along the District’s main corridor.

Table 4. Breakdown of Existing and Proposed Mixed-Use Zones

Note that existing development regulations (e.g., minimum setbacks, maximum heights, etc.) have been retained for all three proposed Mixed-Use zones.

Industry Zones (Part 13)

Review of the current bylaw’s two existing industrial zones identified misalignment between existing zoning regulations, the District’s long-term vision for its employment lands (as established in their OCP Land Use Map), and the current uses occurring on industrial-zoned lands. As such, these zones have been revised and recaptured within a new “Industry” zone category for the purpose of clearly differentiating larger-scale service commercial and land-based heavy industry uses from similar, yet smaller-scale or marine-based uses typically found in the Mixed-Use or Marine zones:

- Service Industry (I-1) – updated zone replaces the existing I-2 zone for the purpose of accommodating currently essential community services; applicable to the Windsor Plywood and Co-op General Store sites only.
- Industrial (I-2) – updated zone replaces the existing I-1 zone for the purpose of accommodating lands currently used for heavy land-based industrial uses.

Note that existing development regulations (e.g., minimum setbacks, maximum heights, etc.) have been retained for both proposed Industry zones.

Marine Zones (Part 14)

The five existing marine zones have been reorganized and updated to better reflect the existing and desired nature of uses on and adjacent to the sea. The resulting zones, captured under a distinct “Marine” zone category, are described in Table 5, below:

Existing	Proposed Zones
Marine Recreation & Protection (M-5)	Open Water (M-1) – this new zone is intended to provide for the use of intertidal areas and the open ocean for both recreational purposes and the navigation of commercial and recreational vessels.
Community Dock Marine (M-2)	Community Dock (M-2) – this updated zone is intended to accommodate docks and boat launches that are open to the public.
Small Craft Harbour Marine (M-1)	Marina (M-3) – this updated zone is intended to accommodate marinas and marina-related commercial uses both above and below the natural boundary.

Existing	Proposed Zones
Marine Commercial (M-3)	Harbour Industry (M-4) – this new zone is intended to accommodate marine industry-related uses both above and below the natural boundary.
Marine Industrial (M-4)	

Table 5. Breakdown of Existing and Proposed Marine Zones

Note that where applicable, the revised Marine zones include specific regulations for uses occurring either above or below the natural boundary.

Park and Public Use Zones (Part 15)

Existing institutional zones (i.e., P-1, P-2, and P-3) have been reviewed and reorganized to create four distinct “Park and Public Use” zones for the purpose of clearly separating uses intended to serve the whole community from other non-residential zone types, as described in Table 6, below.

Proposed Zone	Description
Natural Parks and Greenways (PU-1)	This zone is intended to preserve and protect areas that provide significant biodiversity and ecosystem services.
Community Parks and Open Space (PU-2)	This zone is intended to designate lands for the preservation and enhancement of the District’s park and open space assets while providing for a range of low impact recreational uses.
Civic Facilities and Public Space (PU-3)	This zone is intended to accommodate a range of civic uses.
Utilities and Services (PU-4)	This zone is intended to accommodate emergency services operations and public or private utilities.

Table 6. Breakdown of Proposed Park and Public Use Zones

Comprehensive Development Zones (Part 16)

Zoning regulations applicable to existing Comprehensive Development zones, except where discussed above, remain largely untouched to ensure that development standards remain in alignment with the Comprehensive Development Agreement(s) and/or covenants registered on title. Despite this, language used throughout the Comprehensive Development zones has been updated to reflect new and/or updated definitions, and existing development regulations have been translated into the new zone format to ensure consistency throughout the Bylaw.

ZONING BYLAW REFRESH SUB-PROJECTS

In addition to the key changes described above, the proposed Zoning Bylaw also includes new and/or updated provisions intended to address feedback received from the community that is specific to the gentle density housing options, multi-family pre-zoning analysis, and short-term rental review companion projects. Detailed community engagement findings are included in Attachments B and C of this report.

Gentle Density Housing

The proposed Zoning Bylaw includes a new comprehensive infill zone (LDR-3) that accommodates a wider range of small-scale, multi-unit housing forms such as single detached dwellings with suites and coach houses, duplexes with suites, or triplexes. While the community has expressed consistent support for allowing these housing typologies in existing neighbourhoods, residents also identified availability of off-street parking, loss of trees and greenspace, privacy, and degradation of neighbourhood character as key concerns related to gentle density. To mitigate these concerns, the Zoning Bylaw also includes the following general and use-specific regulations intended to supplement the new LDR-3 zone, as summarized in Table 7 below.

Concern	Existing Regulation(s)	Proposed Regulation(s)
Parking Availability	2.0 parking spaces for single-detached dwellings	1.5 parking spaces per principal dwelling unit, regardless of housing form
	2.0 parking spaces for duplexes	
	1.5 parking spaces (per dwelling unit) for multi-unit residential buildings	
	1.0 parking space per secondary suite	1.0 parking space per secondary dwelling unit
	1.0 space parking space per coach house	
Trees and Greenspace	n/a	A minimum of one tree per dwelling unit.
		Minimum front and exterior side yard landscaping requirements (up to 3.0 metres)
		Minimum 45% pervious surface area.
Privacy	Minimum screening requirements (e.g., a fence or hedge) along shared property lines.	
Neighbourhood Character	Permitted housing forms are limited to single detached dwellings, secondary suites, and/or coach houses.	Permitted housing forms are expanded to include duplexes with secondary suites (a maximum of four dwelling units per lot) and triplexes (a maximum of three dwelling units per lot), as well as single detached dwellings, secondary suites, and coach houses.

Table 7. Supplementary Regulations for “Gentle Density” Development

An illustration of how the above provisions might be implemented on a typical residential lot is included in Figure 1 below.

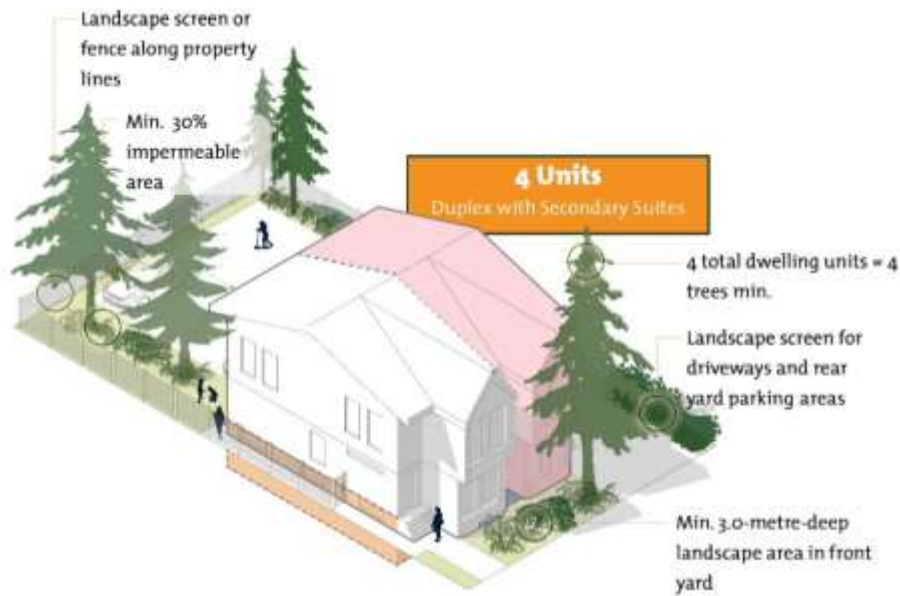


Figure 1 .Example Development per the Proposed Comprehensive Infill (LDR-3) Zone

Multi-Unit Pre-Zoning

The proposed Zoning Bylaw includes revised density and use permissions in select areas of the community for the purpose of expediting new housing supply. Sites endorsed by Council for multi-unit residential and/or mixed-use pre-zoning have been captured under the proposed Multi-Unit Residential (MUR-3) and Peninsula Mixed-Use (PMU) zones, respectively (see **Error! Reference source not found.**).

Development standards applicable to the single lot proposed for multi-unit residential pre-zoning (via the proposed MUR-3 zone) support residential intended to increase the District's supply of diverse and attainable housing.

Development standards applicable to lots in the proposed PMU zone are intended to promote (re)development that complements adjacent uses while serving as a gradual transition between the Village Square and surrounding residential areas. Such provisions include:

- prohibiting dwelling and/or strata accommodation units on the first storey when located within the half of the lot that is closest to Peninsula Road;
- permitting dwelling and/or strata accommodation units on the first storey when located within the half of the lot that is furthest from Peninsula Road; and
- restricting the maximum height and number of storeys to 11.0 metres and three, respectively, except where a fourth storey (maximum height of 15.0 metres) is comprised of residential uses (non-strata accommodation units) only.

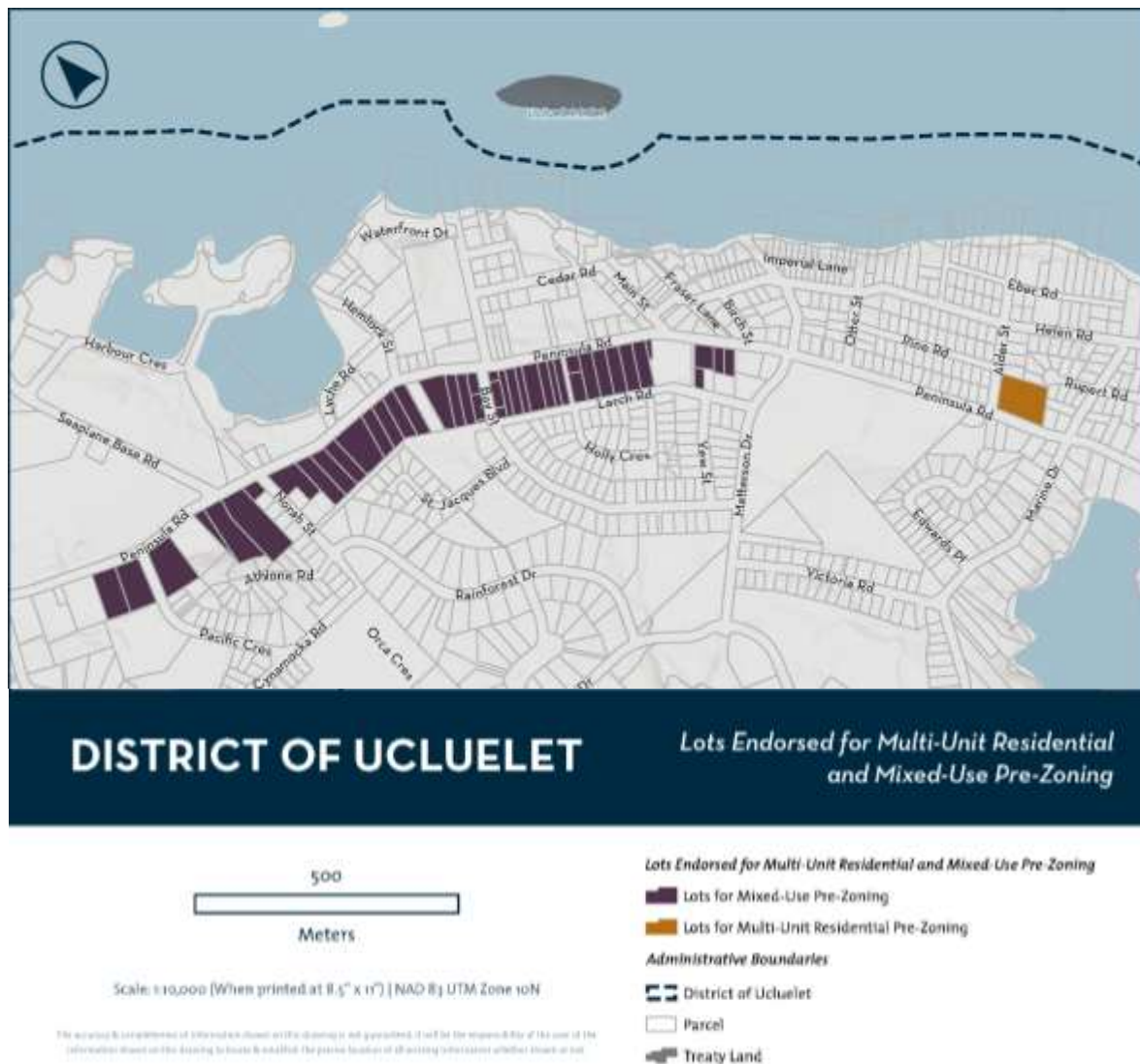


Figure 2. Proposed Sites for Multi-Unit Residential and Mixed-Use Pre-Zoning

Note that the Windsor Plywood and Co-op General Store sites have not been included for pre-zoning, as the continued operation of both is essential for the community.

Short-Term Rentals

The proposed Zoning Bylaw includes an updated short-term rental framework intended to balance the potential benefits and impacts of short-term rentals while incorporating community feedback received through the Short-Term Rental Review sub-project. For example, existing definitions (i.e., bed and breakfast, commercial tourist accommodation, guest cottage, guest house, guest room, resort condo, tourist accommodation suite, and vacation rental) have been consolidated, removed, and/or revised to better align with those included in the *Short-Term Rental Accommodations Act*:

- **Temporary Guest Accommodation** means the provision of overnight accommodation for paying guests, transient visitors, tourists, and other such vacationers, for periods not exceeding 90 consecutive days.
- **Guest House Accommodation** means the use of sleeping units within a principal dwelling unit to provide temporary guest accommodation, and may include the provision of meals.
- **Strata Accommodation** means a building or group of buildings divided into self-contained sleeping units that include cooking facilities, used either as dwelling units or as temporary guest accommodation.
- **Vacation Rental Accommodation** means the use of an entire dwelling unit for temporary guest accommodation.
- **Guest Cottage** means a self-contained sleeping unit and associated cooking facilities that is detached from and clearly secondary to a principal residential building on the same lot, used as temporary guest accommodation.

As well, the following regulations have been integrated throughout the Use-Specific Regulations (Attachment A, Section 6.8.2 Accommodation Home Occupations), Low-Density Residential zones, Accommodation zones, and applicable Comprehensive Development zones for the purpose of clarifying where and how short-term rental uses are permitted throughout the District:

- All short-term rental uses are only permitted on lots with a principal resident living on site;
- Vacation rental accommodation (and *not* bed and breakfasts, guest house accommodations, or guest cottages) is now permitted in Low-Density Residential zones, provided it is operated out of a secondary dwelling and not a principal dwelling (i.e., a secondary suite or coach house only);
- A maximum of one dwelling unit may be used as vacation rental accommodation per lot (except for in specific Accommodation zones);
- Existing “bed and breakfasts” have been captured within the Use-Specific Regulations for the purpose of ensuring that they remain legal despite the definition for “bed and breakfast” being removed altogether from the Bylaw; and
- Long-term residential uses are now permitted within strata accommodation units (previously “resort condos”).

At the December 9, 2026 meeting, Council passed the following motion:

THAT Council direct staff to ensure that clause 404.2 (4) in the District of Ucluelet Zoning Bylaw No. 1160, 2013; “that Bed and Breakfasts must not be located in an accessory residential dwelling unit, in a secondary suite or in the area of a single family dwelling which was formerly a secondary suite”; be

explicitly reviewed, analyzed, and considered for amendment as part of the ongoing Comprehensive Zoning Bylaw Review process.

Following Council's direction at the December 9, 2026 meeting, the restriction prohibiting Bed and Breakfasts from operating within secondary suites, accessory dwellings, or former secondary suites (clause 404.2 (4) of Zoning Bylaw No. 1160, 2013) was explicitly reviewed and analyzed. This consideration informed the engagement options subsequently presented to the community during the public review process. Ultimately, in response to Council's direction and community feedback, the updated Zoning Bylaw has been drafted to remove this restrictive provision entirely, allowing for greater flexibility across accommodation types.

OPTIONS:

Option 1: Proceed with Referrals (recommended)

This allows the Comprehensive Zoning Bylaw Review to proceed efficiently into the external agency review phase. It honors the community feedback collected to date and incorporates past Council directions, including the resolution of the historical restriction on Bed and Breakfasts within secondary suites

Option 2: Proceed with Referrals Subject to Immediate Revisions

This option allows Council to make immediate course corrections to the draft based on final internal review before external agencies provide their analysis.

Example motions:

THAT Council direct staff to revise the draft Zoning Bylaw and associated Zoning Map as follows, for consideration of 1st and 2nd reading at a future meeting of Council:

- Place holder text [Council to insert explicit policy direction]

THAT Council direct staff to defer referral of the draft Zoning Bylaw and associated Zoning Map to external agencies for review and comment.

Option 3: Defer Referrals Pending External Review Adjustments

This would pause the timeline of the Zoning Bylaw Refresh project. This may be utilized if Council feels significant internal alignment or legislative adjustments are required before seeking feedback from regional governments, first nations, or utility providers

Example motion:

THAT Council receive the draft Zoning Bylaw and associated Zoning Map, and refer the documents back to staff for further review and amendment with the following specific direction:

- Place holder text [Council to insert explicit policy direction]

SUMMARY:

This report presents the comprehensive draft of the updated District of Ucluelet Zoning Bylaw and its associated Zoning Map for Council's initial review and external agency referral. Triggered by timelines in the Housing Accelerator Fund (HAF) Action Plan and Council's 2024–2027 Strategic Plan, the "Zoning Bylaw Refresh" project aims to modernize and simplify the District's zoning regulations. The proposed draft condenses the total number of zones from 36 down to 33, utilizing interactive tables to consolidate redundant definitions and improve document navigation.

The revised framework introduces key programmatic updates that directly reflect previous community engagement and Council directives. Notably, the draft establishes a new "Comprehensive Infill" zone (LDR-3) to support gentle density—such as duplexes and triplexes—backed by supplementary rules governing parking minimums, tree canopy retention, and permeable surfaces to protect neighborhood character. Additionally, it maps out targeted multi-unit and mixed-use pre-zoning along Peninsula Road to accelerate attainable housing supply, implements an updated short-term rental structure, and removes a historical restriction that previously banned Bed and Breakfasts from operating within secondary suites.

If Council approves the primary recommendations, staff will refer the draft to external jurisdictions (including the Alberni-Clayoquot Regional District and the Yuułuʔiłʔatḥ Government). Should Council advance the draft Zoning Bylaw and direct staff to proceed with external agency referrals, a finalized, formal bylaw package will be brought back to a future regular meeting of Council for formal First and Second Readings. At that stage, in accordance with the *Local Government Act* requirements, staff will present Council with structural options regarding the scheduling and timing of the statutory Public Hearing.

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

Reviewed by: N/A

Approved By: Richard Harding, Chief Administrative Officer