REPORT TO COUNCIL

Council Meeting: July 28, 2026

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES **FILE NO:** 3360-20 RZ25-03

SUBJECT: ZONING AMENDMENT BYLAW NO. 1400, 2026 – 2015 BAY STREET **REPORT NO:** 26-87

ATTACHMENTS: APPENDIX A – BYLAW NO. 1400, 2026
APPENDIX B – APPLICATION

RECOMMENDATIONS:

1) **THAT** "Zoning Amendment Bylaw No. 1400, 2026" be read a first time.

2) **THAT** "Zoning Amendment Bylaw No. 1400, 2026" be read a second time.

3) **THAT** "Zoning Amendment Bylaw No. 1400, 2026" be advanced to a public hearing.

CAO'S COMMENTS:

The recommended zoning amendment aligns directly with Ucluelet's Official Community Plan and repurposes existing marine infrastructure.

BACKGROUND:

In June of 2020 the owner of 2015 Bay Street; Lot B, Plan VIP29748, District Lot 282, Clayoquot Land District (the **Upland Lot**) and the Water Lot DL2042 (the **Water lot**), applied for a comprehensive development over both the upland and water lots that included a Marina, Mobile Vending, public access, and two dwelling units for either residential and commercial tourist accommodation use. This application was given 3rd reading but for the reasons described in the application attached (**Appendix B)**, the applicant paused the application. On February 17, 2026, the applicant submitted a new zoning amendment and development permit application with a reduced scope that only encompassed the water lot.

Figure 1 – Subject Property

DISCUSSION:

This applicant is requesting a zoning bylaw amendment that would add a site-specific allowance for marina and residential use over the water lot (bold on **Figure 1**).

PROPOSED MARINA USE

The Marina use is defined by the zoning bylaw as follows:

> ***"Marina"*** *means the use of land, buildings or structures for the commercial or noncommercial moorage of watercraft, excluding permanent storage, and may include any or all of the following as accessory uses only:*
>
> *a) Sale or rental of watercraft,*
> *b) Marine-related charters and tours,*
> *c) Marine fueling station,*
> *d) Marine-related retail supplies and equipment,*
> *e) Boat Building and Repair,*
> *f) Restaurant,*
> *g) Bistro/Café,*
> *h) Marina management office,*
> *i) One Accessory Residential Dwelling Unit;*

The allowance of Marina use on the water lot would permit commercial or non-commercial moorage of watercraft and any or all the accessory uses listed above; subject to other relevant regulations such as parking and building requirements. Currently some of the docks and structures are positioned outside the lease area. The province is reviewing these structures, water access to the docks, and the uses contemplated in the application. If this bylaw attains 3rd reading, staff recommend that the bylaw be held till the province approves the contemplated uses, dock locations and water lease.

PROPOSED CARETAKER SUITE

The icehouse has not been in operation for many years, and various building improvements have been made to the existing building. Through talks with staff the applicant has been made aware of infractions and is actively looking to bring the desired uses and building into compliance. The applicant plans to convert the existing icehouse into a two-storey residential dwelling and office space with the living room and kitchen on the ground floor and a bedroom and office space on the second floor. Rough drawings have been supplied within the application package (Appendix B) with detailed drawings to be supplied at the building permit stage.

PARKING

The applicant has indicated 4 parking spaces. The zoning bylaw requires:

1	Space for the residential unit
1	Space for the office use.
2	Spaces for the marina use (1 per 4 boats)
4	Spaces required total

The parking proposed complies with the zoning bylaw requirements and will be reviewed further during the business licence process.

THE UPLAND LOT

Currently there is no development occurring within the upland lot other than an access lane for the water lot. The upland lot is not to be used for parking or storage.

OFFICIAL COMMUNITY PLAN

Within Ucluelet's Official Community Plan (OCP) Long-Range Land Use Plan (OCP-Schedule A) identifies the water lot as "*WL-Marine Tenure*". This OCP designation is described as follows:

> ***Water Lots***
> *This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A. Uses are subject to future review but may include docks,*

moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

As the description of the *Water Lot-Marine Tenure designation* includes marina uses which in turn includes a secondary accessory residential dwelling unit use, staff deem the proposal is consistent with the OCP.

FIRE PROTECTION

The marina use will be reviewed at time of business license by the fire department. The residential use will be reviewed at time of development and building permit. Relevant to this zoning amendment there is a fire hydrant within 100m from the farthest point of the subject docks.

ENGINEERING

The proposed marina and caretaker suite space are currently on municipal services, and the proposed changes are not anticipated to increase servicing demands.

DEVELOPMENT PERMIT

The proposed water lot is within in the marine shoreline Development Permit Area (DPA) and form and character DPA for commercial marina use. These development permits will be reviewed, and potentially approved, by delegated authority if the subject zoning amendment is adopted.

BUILDING PERMIT

The existing icehouse building will be required to attain a building permit to recognize past and future works to create the caretaker suite within the existing icehouse as proposed. The building permit will require a structural review of the support pilings to ensure that the proposed dwelling will be safe to occupy.

SITE DISCLOSURE STATEMENT

The Province of BC requires that owners or applicants of all development and building permit applications complete a Site Disclosure Statement (SDS) and submit that statement to the municipality as part of the application. In the SDS submitted, the applicant indicated that the site has been used for an industrial type of use listed in the contaminated site regulation. After reviewing the SDS the zoning amendment should be considered exempt and can proceed without further action because the land is being used for industrial or commercial use and the

specified industrial or commercial use would continue to be authorized on the land if the zoning were approved.

ZONING AMENDMENT BYLAW NO. 1400, 2026

To facilitate the desired marina and residential use on the subject property, schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013 would be amended by adding the following subsection to the M-3 Zone (Marine Commercial) as follows:

> *"M-3.1.6 On Water Lot DL 2042 (2015 Bay Street), Marina and Residential uses are also a principle permitted uses specifically excluding formal liveaboard lease agreements."*

POLICY OR LEGISLATIVE IMPACTS

If Council grant first and second reading to Bylaw No.1400 and direct the bylaw to a public hearing, staff will complete the required statutory notification and schedule a date and time for the public hearing.

OPTIONS:

Council is requested to consider the following options regarding the zoning amendment for water lot DL2042:

Option 1: Give first and second reading to the bylaw then advance Bylaw No. 1400 to a public hearing (recommended)

Under this option, Council would give two readings of Zoning Amendment Bylaw No. 1400 and advance the bylaw to a public hearing, offering the public the opportunity to be heard on the proposed changes.

Option 2: Keep current zoning for the Subject Property in place

Council may choose to defeat or defer Bylaw No. 1400, thereby denying the applicant's request to change the Subject Property's zoning.

Option 3: Alternate Direction

Council can provide alternate direction to Staff.

SUMMARY:

An important attribute of Ucluelet's identity is its connection to water and its working harbour. The repurposing of the proposed icehouse supports the revitalization the harbours waterfront and helps facilitate the repurposing of this marine infrastructure.

Respectfully Submitted:	Tyler Brown, Director of Planning and Strategic Initiatives
Reviewed by:	N/A
Approved By:	Richard Harding, Chief Administrative Officer

DISTRICT OF
UCLUELET

BYLAW NO. 1400, 2026

ZONING AMENDMENT BYLAW

A BYLAW TO AMEND THE "DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO, 1160, 2013"

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet 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. TITLE:

This bylaw may be cited for all purposes as "*Zoning Amendment Bylaw No. 1400, 2026*".

2. TEXT AMENDMENT:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013,* as amended, is hereby further amended by adding the following subsection alphanumerically to the *M-3 Zone – Marine Commercial*, as follows:

"M-3.1.6 On Water Lot DL 2042 (2015 Bay Street), *Marina* and *Residential* uses are also a principle permitted uses specifically excluding formal liveaboard lease agreements."

3. SEVERABILITY

If any provision of this Bylaw is determined by a court of competent jurisdiction to be unlawful or unenforceable, that provision shall be severed from this Bylaw and shall not affect the validity of any remaining provision of this Bylaw.

READ A FIRST TIME this___ day of

READ A SECOND TIME this ____ day of

READ A THIRD TIME this _____ day of

ADOPTED this ____ day of

_____

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

Statement of Intent – 2015 Bay Street, Ucluelet BC

Introduction

This statement of intent is to support the application for the rezoning, building permitting to the existing foreshore lease #114427 at 2015 Bay Street District Lot 2042, Clayoquot Land District, License #114427.

The property is comprised of two adjacent lots herein referred to as the "Upland Lot" (2015 Bay Street, Lot B, DL282, Clayoquot District, Plan 29748 District Lot 2042), and the 'Water Lot" (District Lot 2042, Clayoquot Land District, License #114427). For certainty, at this time rezoning is not being sought for the 'Upland Lot' only the 'Water Lot'.

In 2020 the property owners initiated a rezoning process with the District of Ucluelet (District), to permit varied uses. However, owing to health issues the property owner paused the rezoning process and the application timed out. In the intervening time between the rezoning application timing out and present day the property owner has undertaken certain works to rehabilitate the dock/mooring structure and the historic ice plant and caretaker residence.

The District has indicated to the property owner the need to undertake the necessary permitting processes in order to conform to local and provincial regulations. At this time it is understood that in order to come into compliance the property owner must:

- Undertake and complete a new zoning amendment;
- Confirm intended uses are compliant with the foreshore lease with the province; and
- Pull/apply for building permits to address the rehabilitation works already completed.

Purpose

The purpose of this statement of intent is to initiate the zoning amendment process as detailed by the District in District of Ucluelet Zoning Bylaw No. 1160, 2013 for the 'Water Lot'

Current Use

The following table indicates the current uses of the property:

Water Lot	Upland Lot
• Moorage of personal watercraft for property owner and their guests • Caretaker residence	• Occasional parking by owner and their guests

Current Zoning

Current zoning of the parcel is identified in the following table:

Water Lot	Upland Lot
• CS-1 Village Square Commercial AND • M-3 Marine Commercial	• CS-1 Village Square Commercial

A consolidated selection of relevant permitted uses in the following zones include:

CS-1 Village Square Commercial	M-3 Marine Commercial
• Hotel	• Recreational services
• Mixed commercial/residential	• Marine Recreation
• Retail	• Water and air transportation
• Office	
• Commercial Recreation	

It is our understanding that the intended uses for the property are in alignment with the 2022 Official Community plan. Through informal consultations with adjacent neighbours and members of the community, there is a generally positive view towards the improvements done to the property and its intended future use.

Future Use

The following table indicates the desired future uses of the property:

Water Lot
• Caretaker residence • Moorage for personal watercraft for property owner and their guests • Commercial moorage for marine commercial operators • Parking for property owner and their guests, and commercial operators as necessary • Commercial office space (for operation of commercial moorage)

The intention of the property owner is to continue using the caretaker residence in the Water Lot for themselves to maintain the property. The use of housing for caretaker residences is permitted in the water lease obtained by the owners.

Marina use in the Water Lot is intended as short-term and long-term moorage for marine commercial operators, personal watercraft of the owner and their friends. The current dock structures total 295 feet in length. Based on an average boat length of 30 ft, the existing wharf structure can support approximately 8 boats.

Future Zoning

Based on the assessment of District of Ucluelet Zoning Bylaw No. 1160, 2013 we are requesting a text amendment to permit the following uses:

Water Lot
• Marina

Parking

Based on a review of Division 500 in the District of Ucluelet Zoning Bylaw No. 1160, 2013 the property owners are under the impression that 4 parking spaces satisfies the requirements as stated within. One parking space is required each for the caretaker residence and commercial office space, and a further two parking spaces are required to accommodate the moorage facilities as calculated earlier in this Statement of Intent.

Use	Number of Stalls Required (as stated in Division 500)	Number of stalls proposed
Caretaker Residence (1 unit)	1 space per dwelling unit	1
Commercial Office (432 gross square feet – 40.1 m2)	1 space per 40m2 of gross floor area	1
Marina	1 per 4 moorage berths	2
	Total	**4**

Alignment with Official Community Plan

The District of Ucluelet updated the Official Community Plan (OCP) in 2022 with official adoption on July 19, 2022. An important aspect for consideration of rezoning proposals is alignment of future intended uses with the OCP.

The following table identifies the OCP Designations for each parcel at 2015 Bay Street:

Water Lot
• WL – Marine Tenure
• TC – Tourism Commercial
• P – Parks & Open Space

With the works undertaken on the subject parcels and the discussion with District staff, it does not appear that an OCP amendment is required as the current and intended uses are aligned with the goals of the OCP.

Development Permit Areas

As identified in the 2022 OCP several Development Permits Areas (DPA), also apply to the parcel.

The following table identifies the relevant DPA's for the parcel:

Waterlot
• 30m Marine Shoreline Development Permits Area
• DPA I – Village Square
• Hazard Conditions (small portion in the intertidal zone)

Other

The property owners are aware that parking and storage are not permissible principal uses of the upland lot. The owners are committed to undergoing landscaping efforts where possible to assist with the revitalization of the Village Square – supporting the enhancement of the character within the community's core area.

SITE PLAN

March 20, 2025

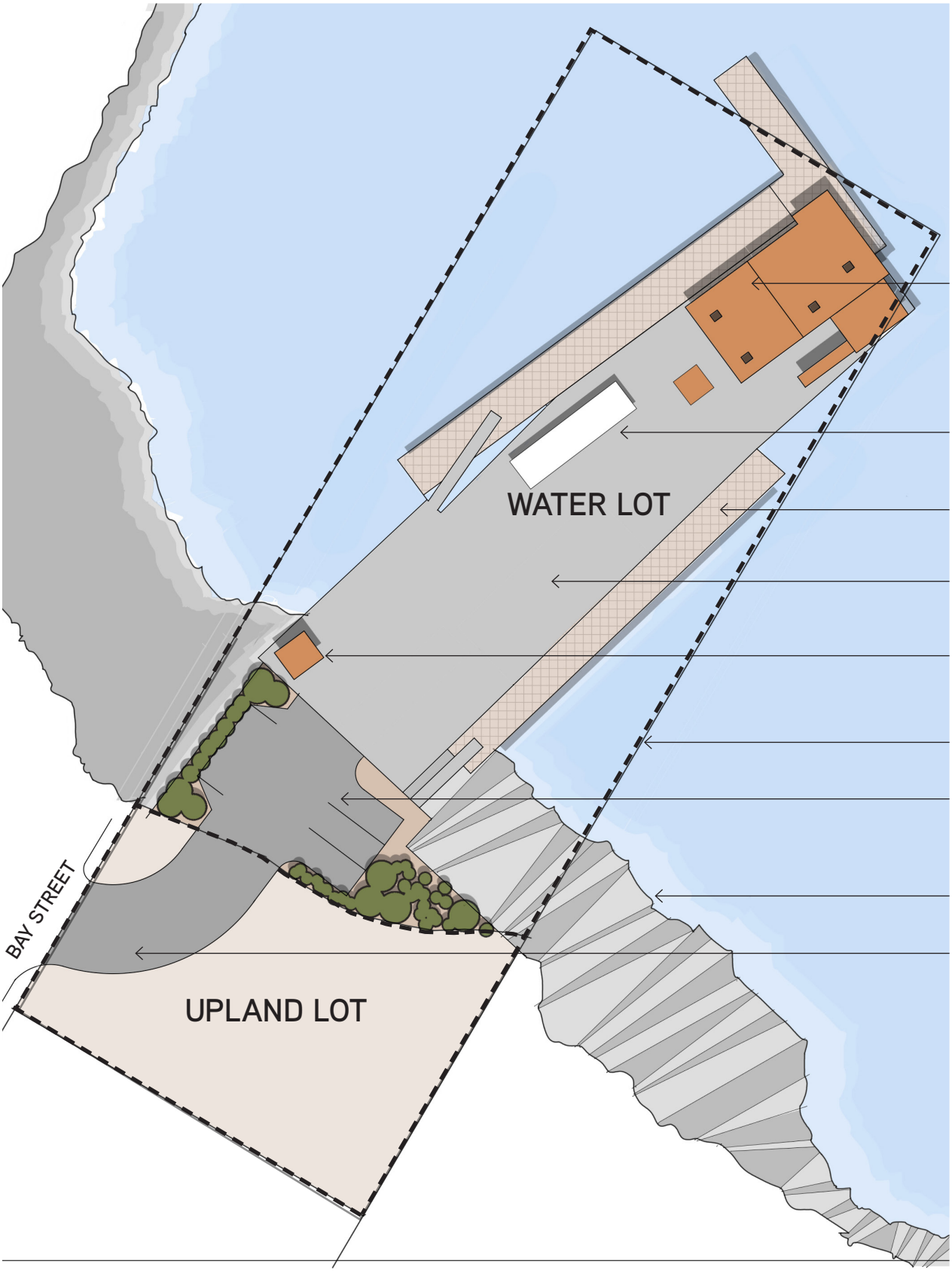
2015 BAY STREET
UCLUELET, BC

EXISTING CONDITIONS

DISCOVERY CONSULTING

NOTE: CONCEPTUAL DESIGN; FINAL DESIGN LAYOUT TO BE CONFIRMED BY LEGAL SURVEY

L-01



SITE PLAN

March 20, 2025

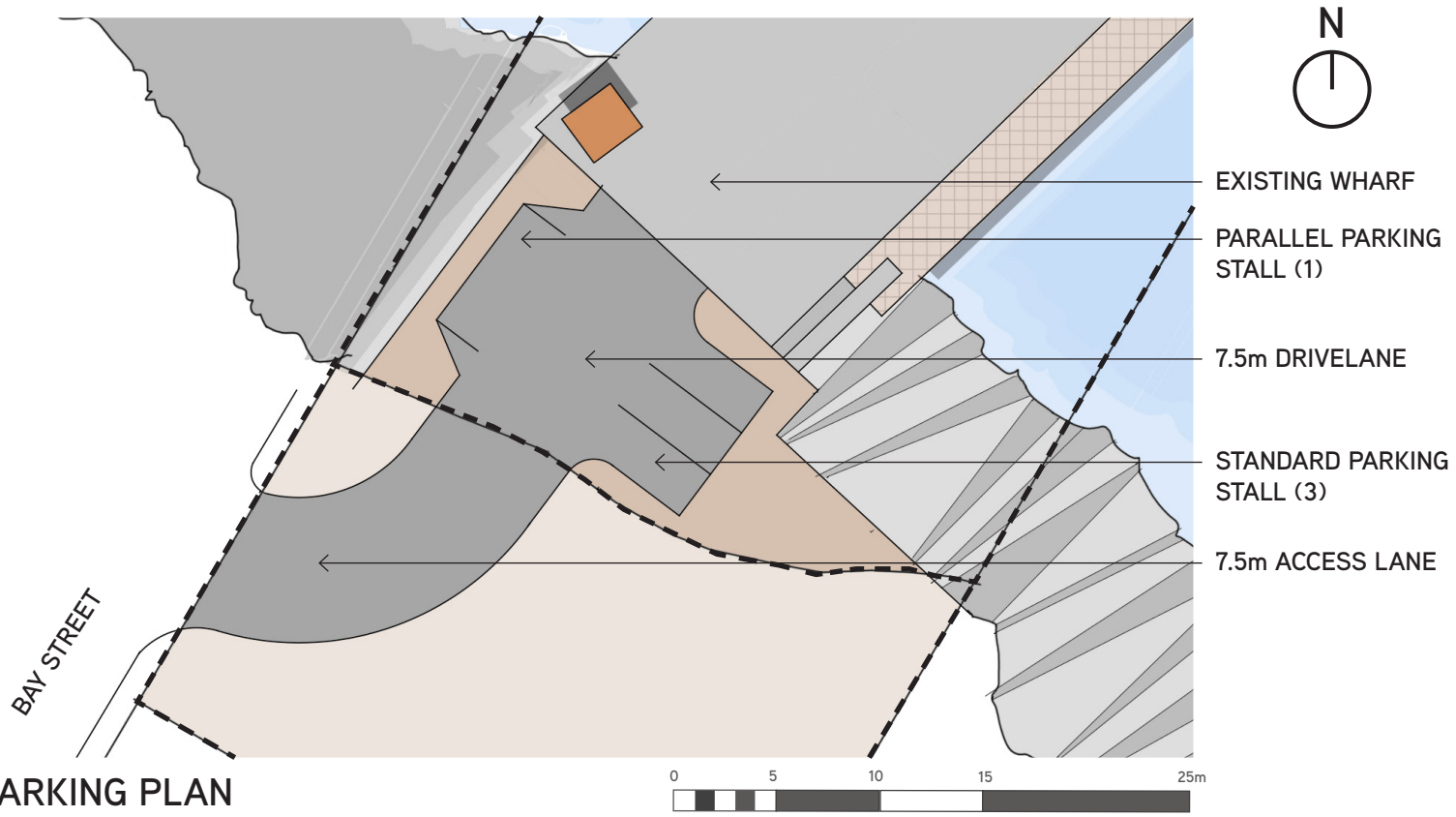
2015 BAY STREET
UCLUELET, BC

OVERALL SITE PLAN

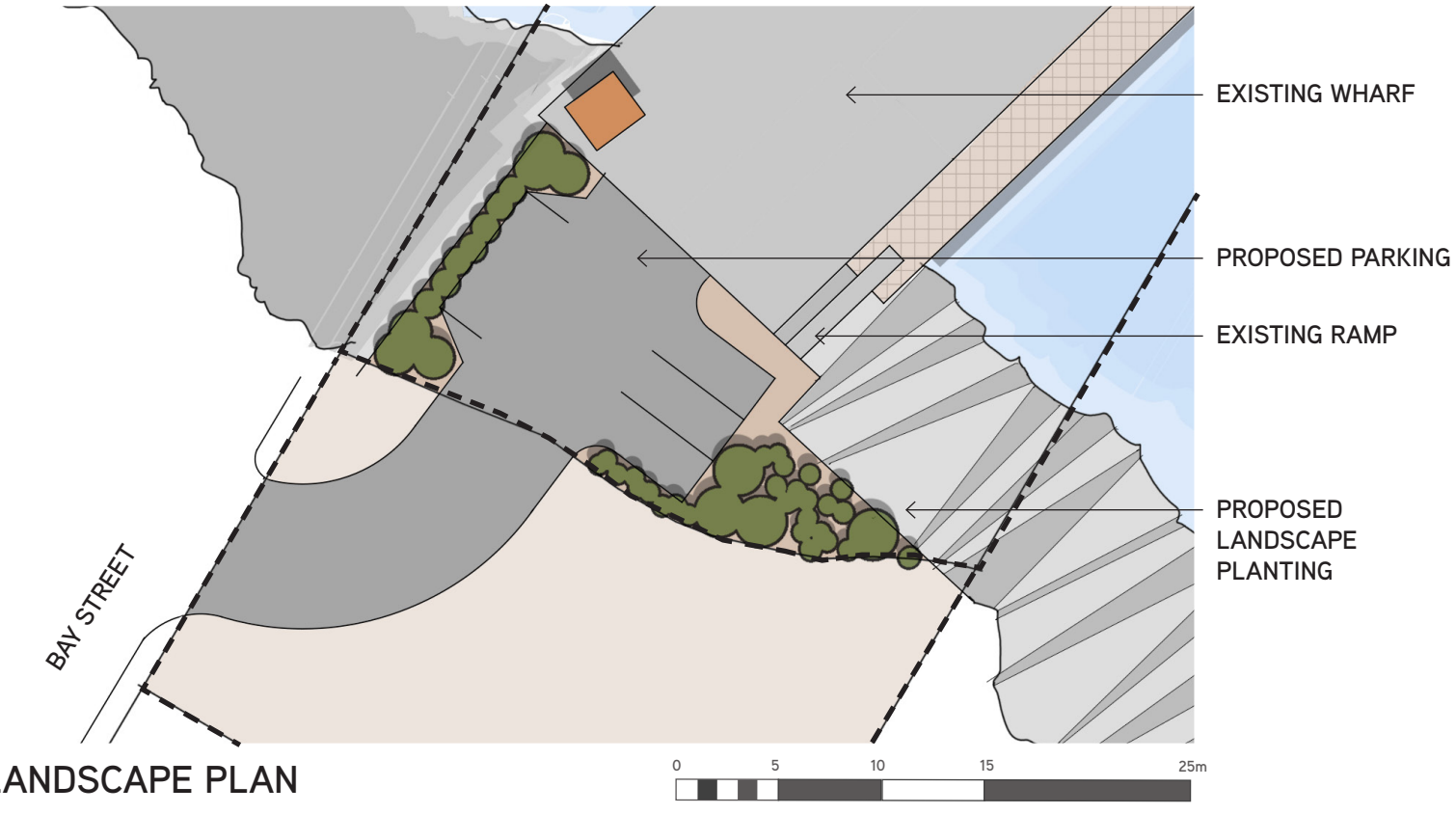
DISCOVERY CONSULTING

NOTE: CONCEPTUAL DESIGN; FINAL DESIGN LAYOUT TO BE CONFIRMED BY LEGAL SURVEY

L-02



PARKING PLAN



LANDSCAPE PLAN

NOTE: LANDSCAPE AREAS TO BE IN RAISED PLANTERS WHERE NECESSARY

March 20, 2025

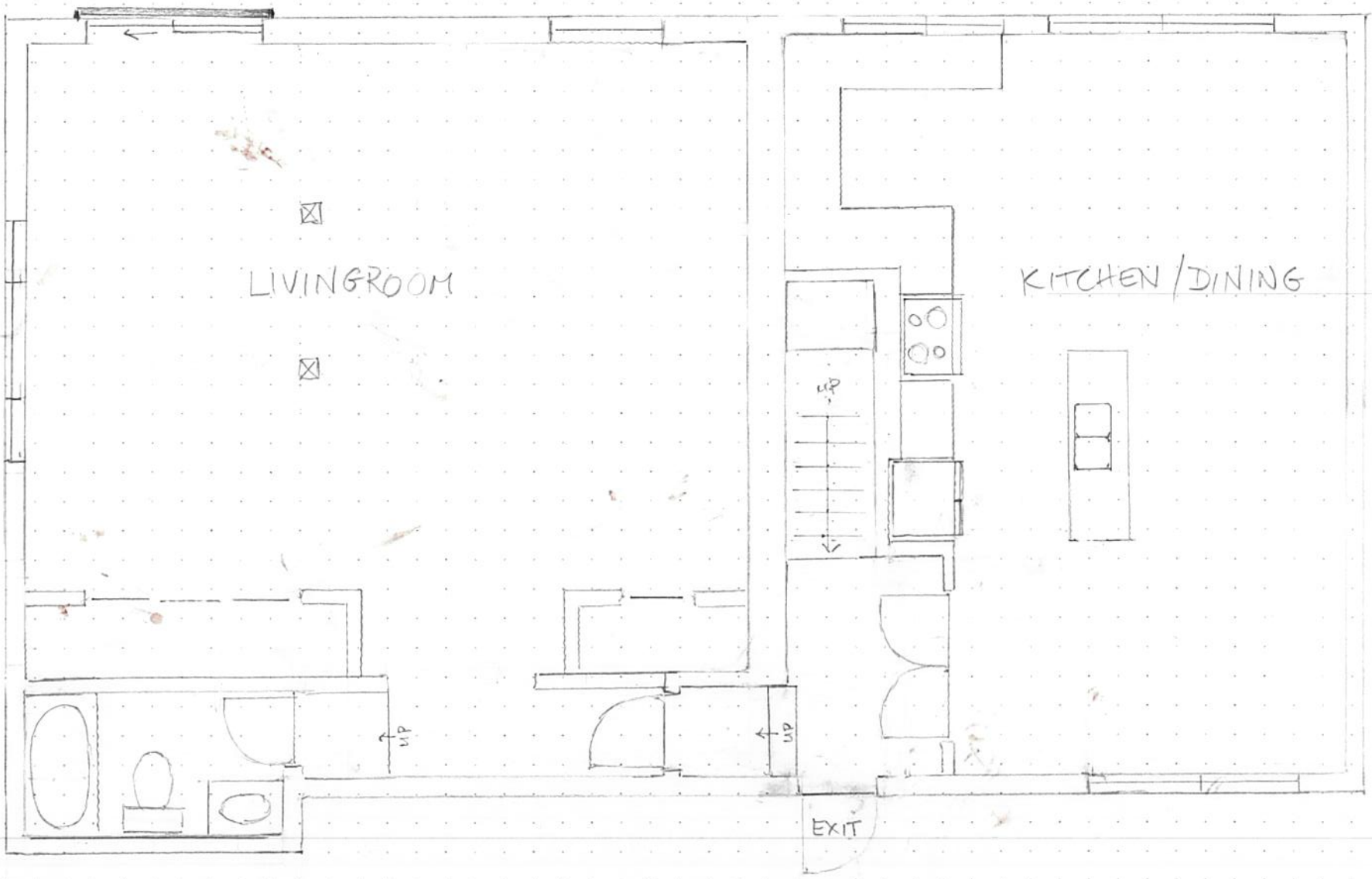
2015 BAY STREET
UCLUELET, BC

DETAILED AREA PLANS

DISCOVERY CONSULTING

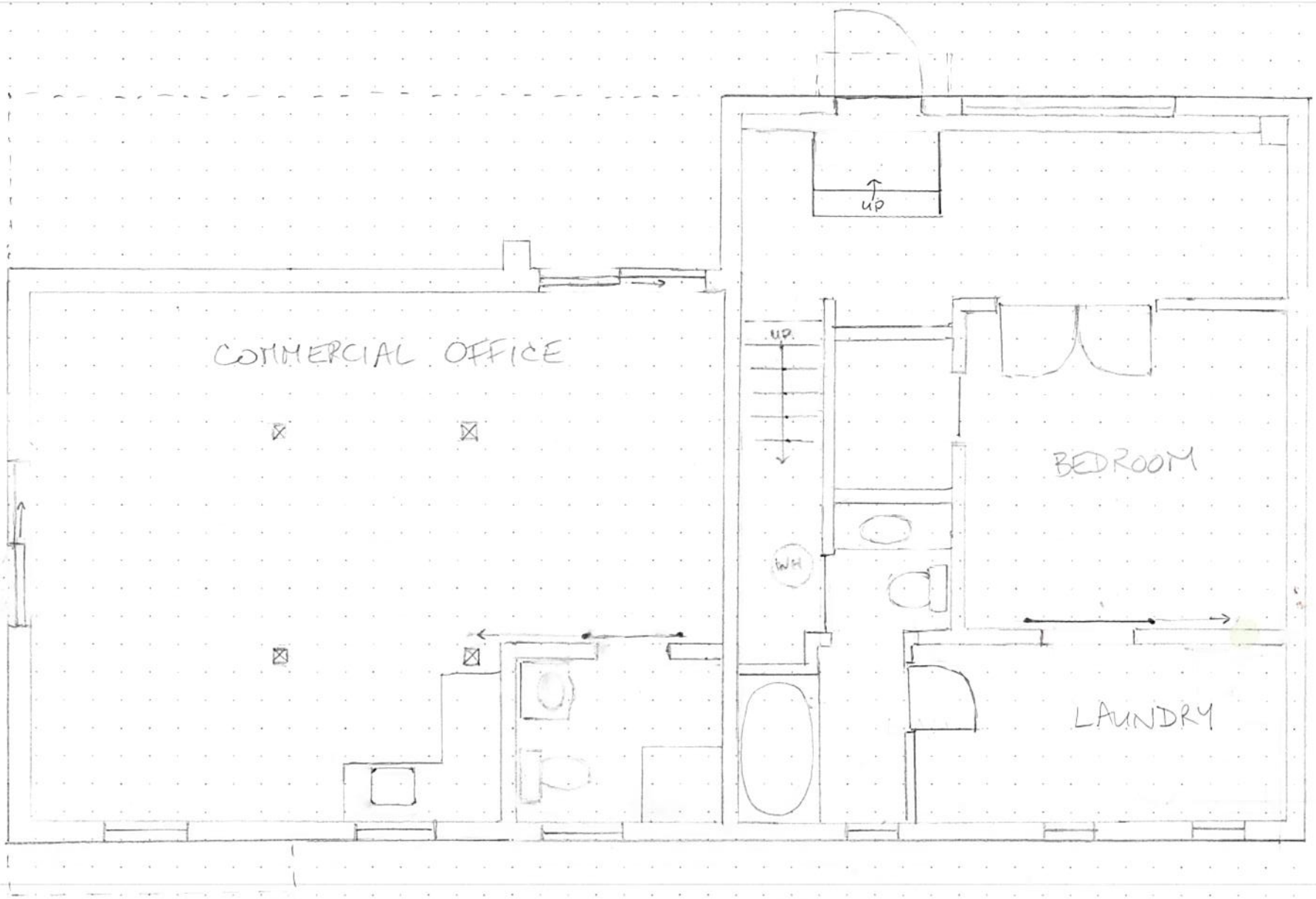
NOTE: CONCEPTUAL DESIGN; FINAL DESIGN LAYOUT TO BE CONFIRMED BY LEGAL SURVEY

L-03



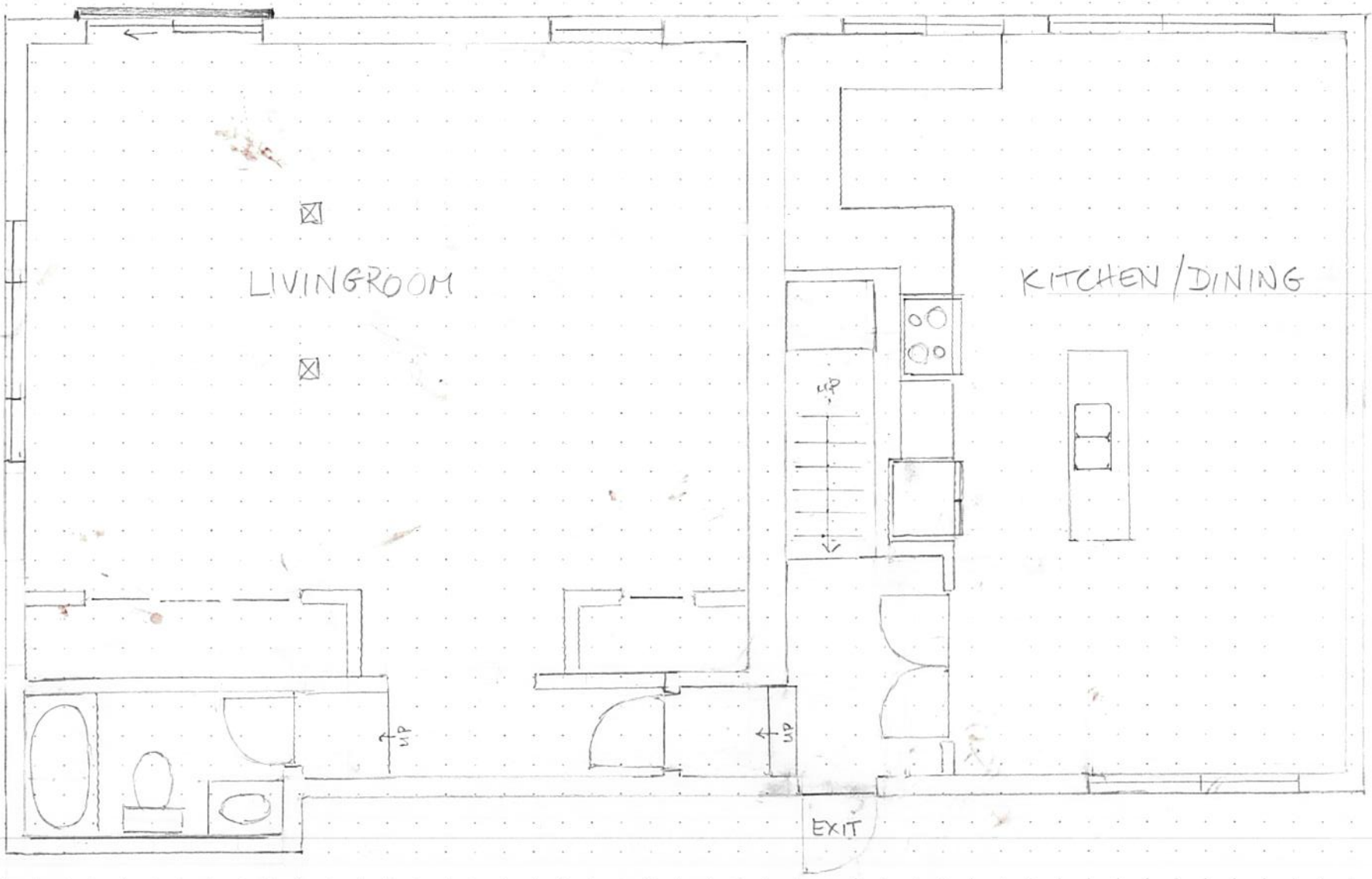
SECOND FLOOR PLAN

0.2 INCH = 1 FOOT



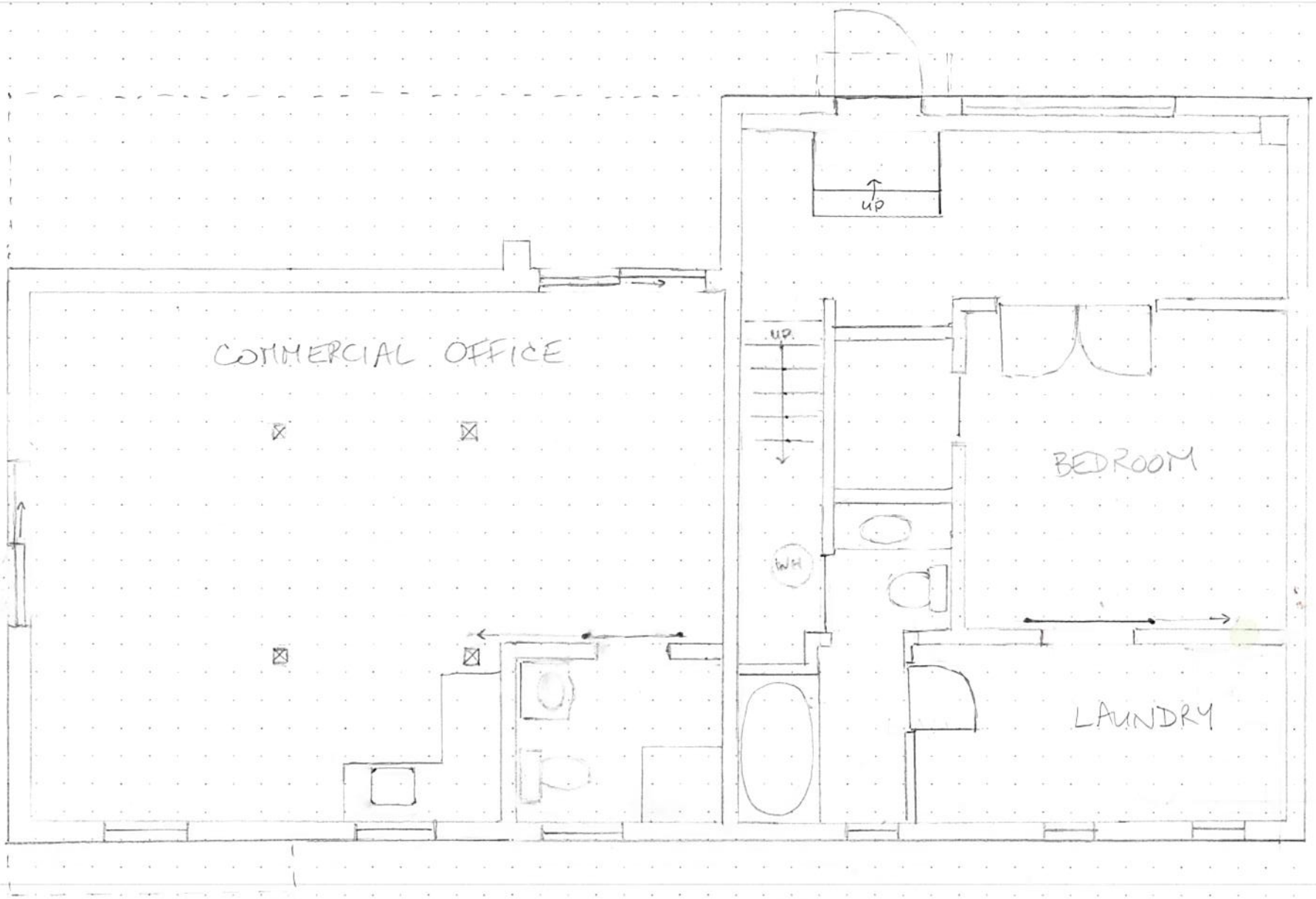
FIRST FLOOR PLAN

0.2 INCH = 1 FOOT



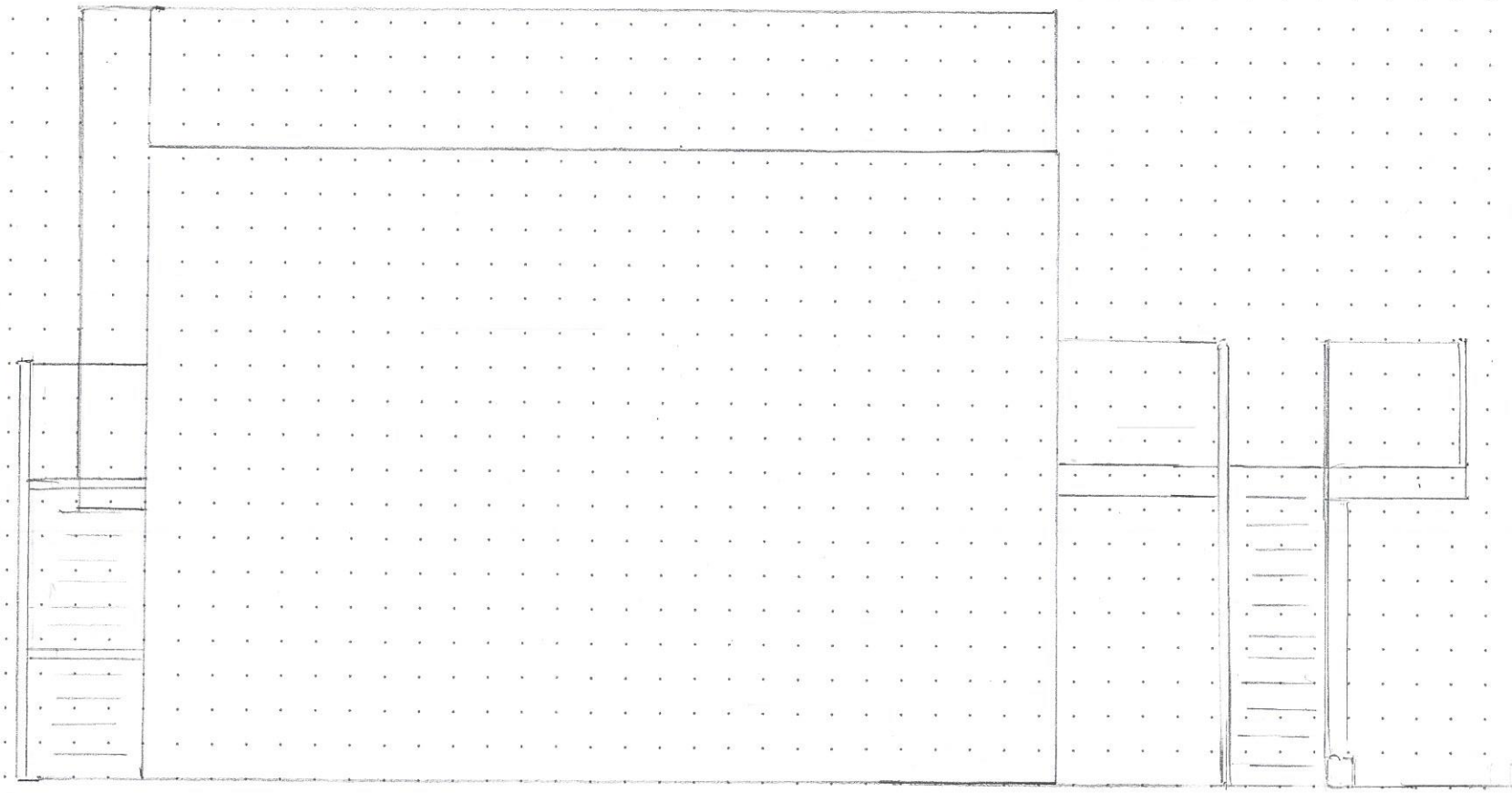
SECOND FLOOR PLAN

0.2 INCH = 1 FOOT



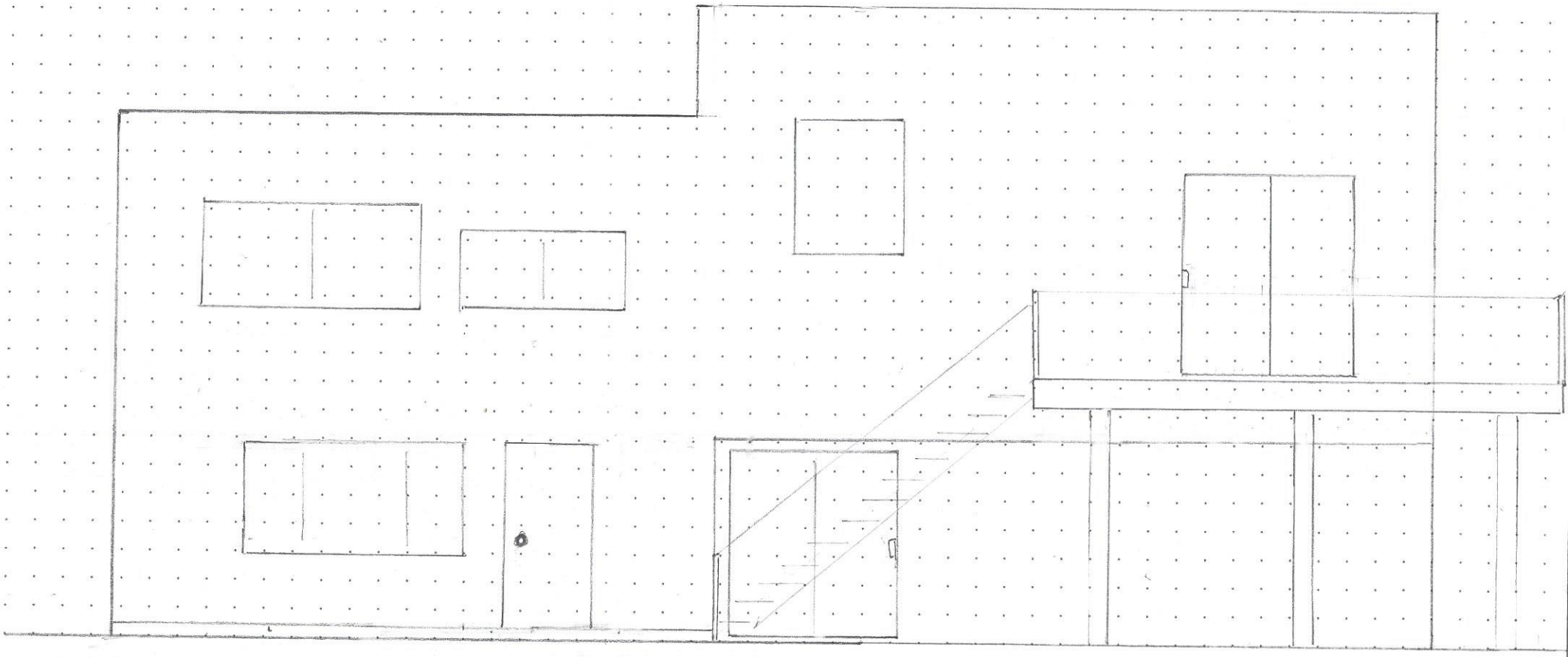
FIRST FLOOR PLAN

0.2 INCH = 1 FOOT



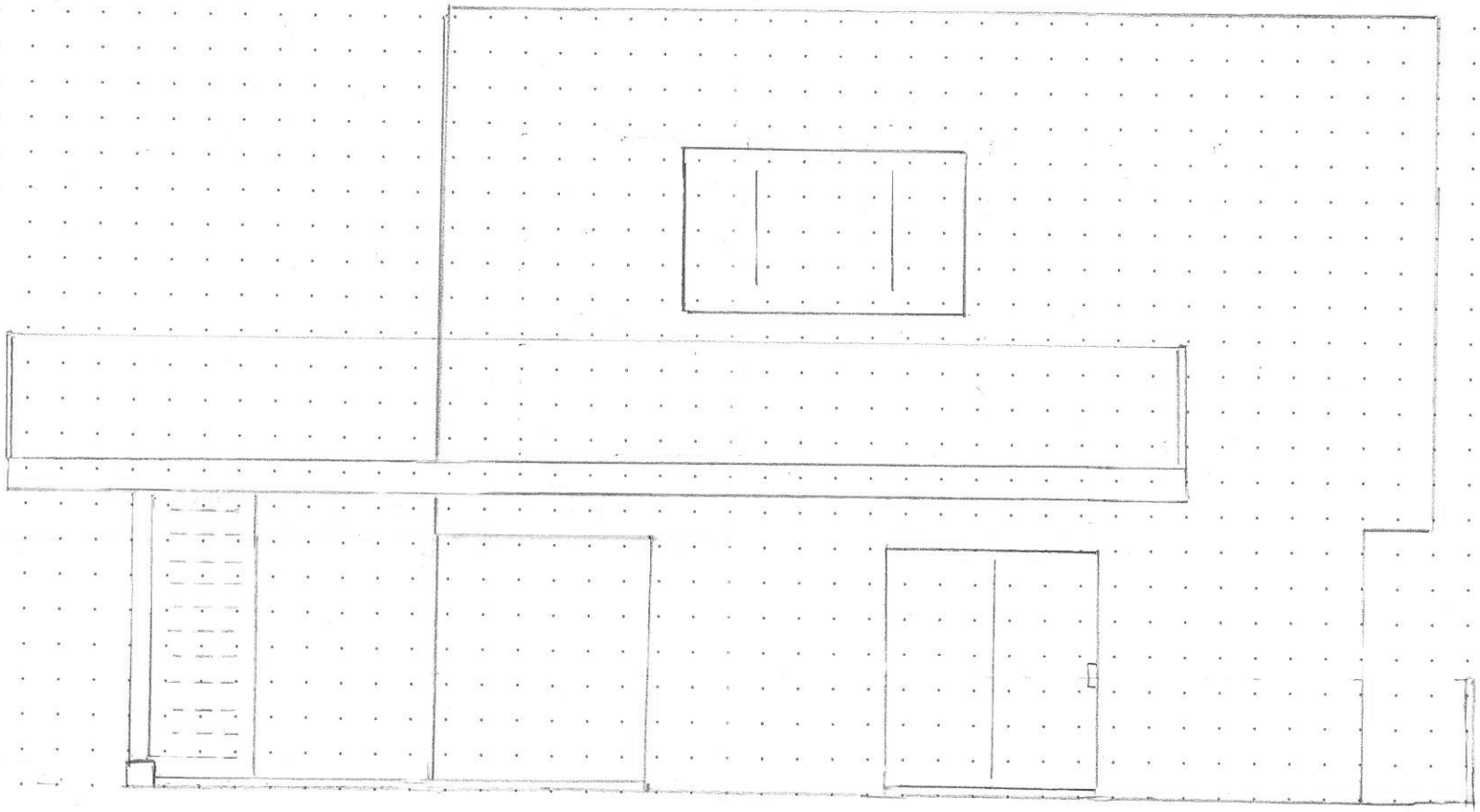
WEST ELEVATION

0.2 INCH = 1 FOOT



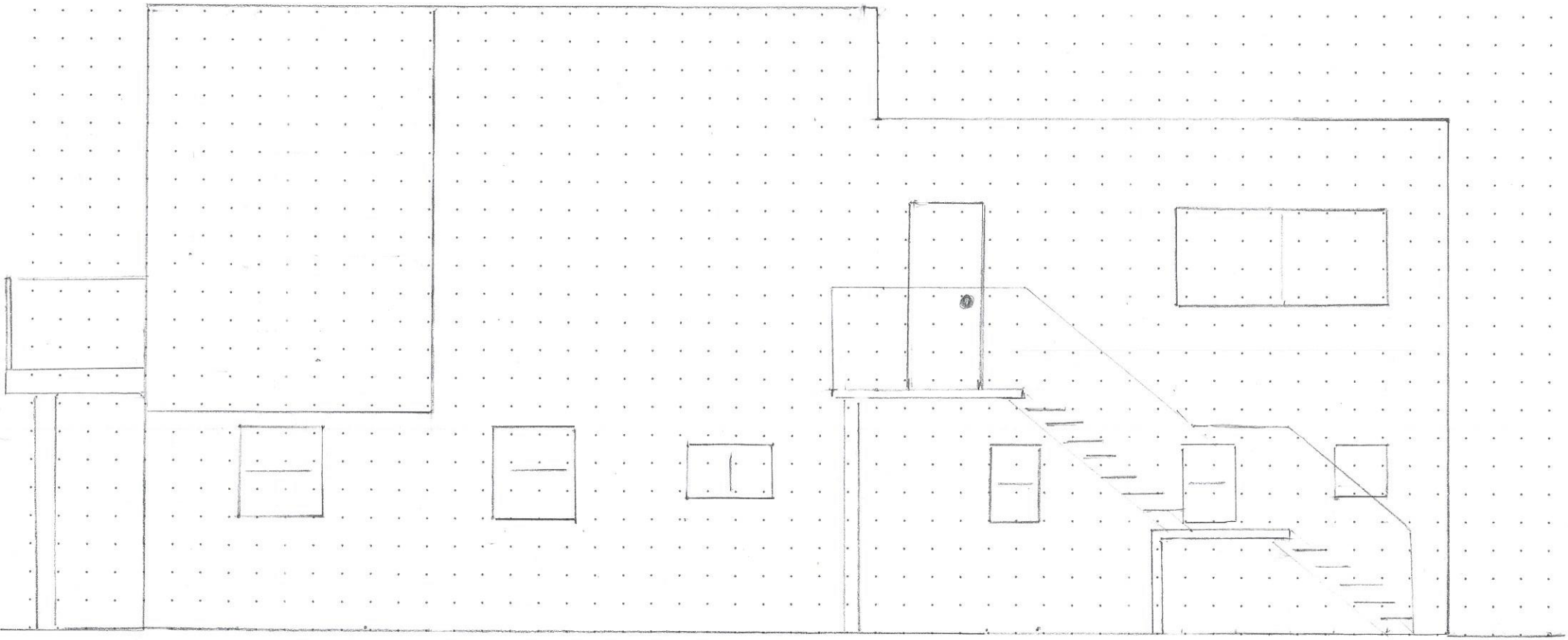
SOUTH ELEVATION

0.2 INCH = 1 FOOT



EAST ELEVATION

0.2 INCH = 1 FOOT



NORTH ELEVATION

0.2 INCH = 1 FOOT

NOTES:

NO PROPOSED CHANGES TO EXISTING EXTERIOR DIMENSIONS OF MAIN BUILDING

EXTERIOR CLADDING OF VERTICAL PROFILE SHEET METAL IN MELCHERS GREEN

ETERIOR TRIM / DOORS / WINDOW FRAMING IN WHITE

TOERAILS IN YELLOW, GUARDRAILS IN RED

DISTRICT OF
UCLUELET

BYLAW NO. 1400, 2026

ZONING AMENDMENT BYLAW

A BYLAW TO AMEND THE "DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO, 1160, 2013"

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet 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. TITLE:

This bylaw may be cited for all purposes as "*Zoning Amendment Bylaw No. 1400, 2026*".

2. TEXT AMENDMENT:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013,* as amended, is hereby further amended by adding the following subsection alphanumerically to the *M-3 Zone – Marine Commercial*, as follows:

"M-3.1.6 On Water Lot DL 2042 (2015 Bay Street), *Marina* and *Residential* uses are also a principle permitted uses specifically excluding formal liveaboard lease agreements."

3. SEVERABILITY

If any provision of this Bylaw is determined by a court of competent jurisdiction to be unlawful or unenforceable, that provision shall be severed from this Bylaw and shall not affect the validity of any remaining provision of this Bylaw.

READ A FIRST TIME this___ day of

READ A SECOND TIME this ____ day of

READ A THIRD TIME this _____ day of

ADOPTED this ____ day of

_____

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