



**REGULAR MEETING OF COUNCIL  
Tuesday, August 18, 2020 @ 5:00 PM  
Main Hall, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA**

	Page
1. LATE ITEMS	
1.1. District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020 (2088 Peninsula Road) - Adoption <i>Joseph Rotenberg, Manager of Corporate Services</i> <ul style="list-style-type: none"><li>• Ad "District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020 (2088 Peninsula Road) - Adoption" as Legislative Item 14.2.</li></ul> <a href="#">L - Bylaw 1262</a>	3 - 6
1.2. District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020 (799 Marine Drive) - Adoption <i>Joseph Rotenberg, Manager of Corporate Services</i> <ul style="list-style-type: none"><li>• Ad "District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020 (799 Marine Drive) - Adoption" as Legislative Item 14.3.</li></ul> <a href="#">L - Bylaw 1263</a>	7 - 9
1.3. District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019 (Campgrounds) - Adoption <i>Joseph Rotenberg, Manager of Corporate Services</i> <ul style="list-style-type: none"><li>• Ad "District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019 (Campgrounds) - Adoption" as Legislative Item 14.4.</li></ul> <a href="#">L - Bylaw 1256</a>	11 - 17





**Zoning Amendment Bylaw No. 1262, 2020**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(2088 Peninsula Road)

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**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. 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 of Lot 8, District Lot 284, Clayoquot Land District, Plan VIP58757 [PID 018-743-668; 2088 Peninsula Road] shown shaded on the map attached to this Bylaw as Appendix "A", from CS-2 Zone-Service Commercial to R-3 Zone-High Density Residential.

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (i) directly below section R-3 .1.1 (1) (a), as follows:

"(i) Despite the definition of *Multiple Family Residential* in section 103 of this bylaw, on Lot 8, District Lot 284, Clayoquot Land District, Plan VIP58757, [PID 018-743-668; 2088 Peninsula Road] a *Multiple Family Residential* use may be in a *building* or group of *buildings* containing one or more *dwelling units* for residential use."

**3. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020".

**READ A FIRST TIME** this 28<sup>th</sup> day of January, 2020.

**READ A SECOND TIME** this 28<sup>th</sup> day of January, 2020.

**PUBLIC HEARING** held this 12<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 12<sup>th</sup> day of August, 2020.

**ADOPTED** this    day of            , 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020.”

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Mayco Noël  
Mayor

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Mark Boysen  
Corporate Officer

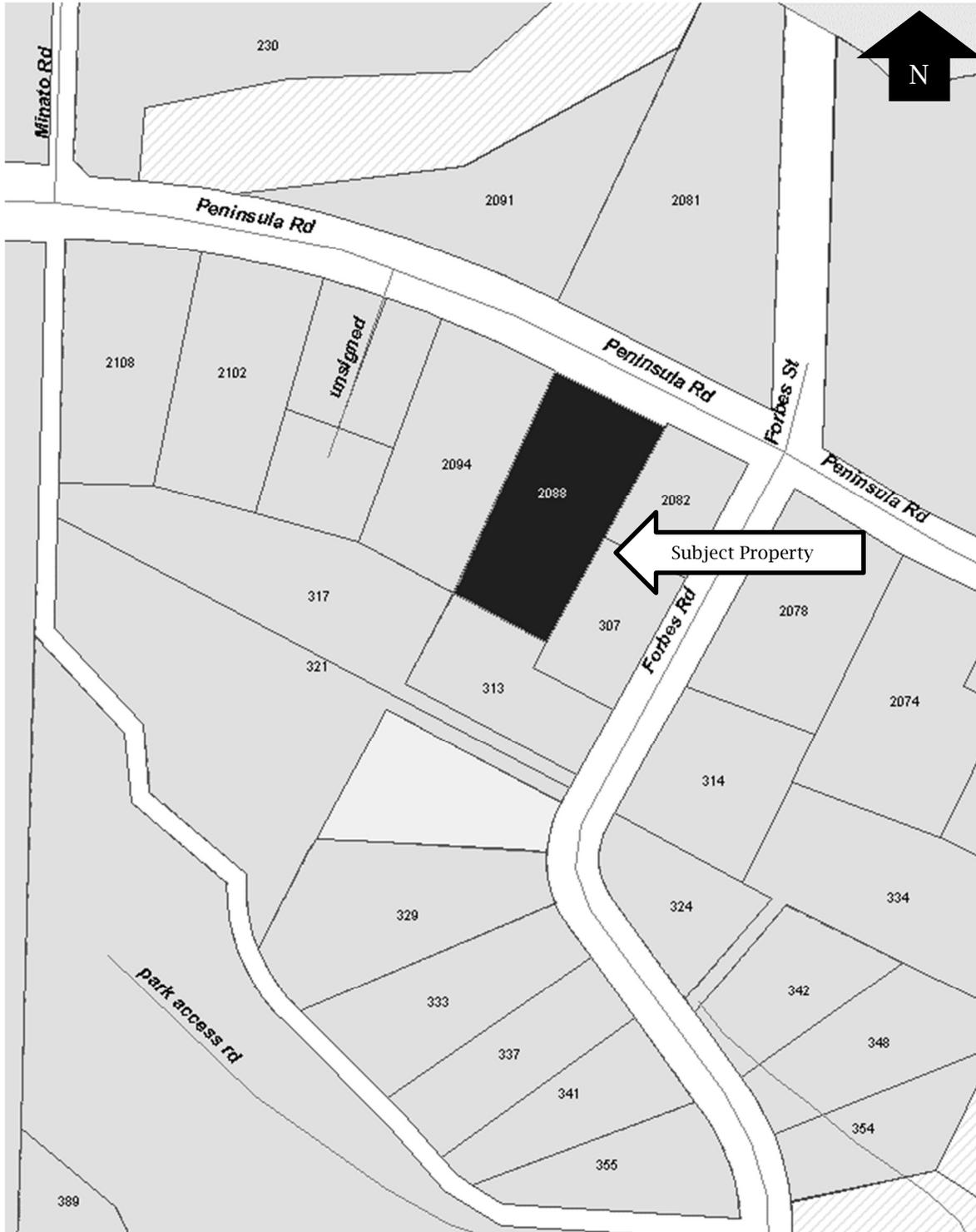
**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

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Mark Boysen  
Corporate Officer

District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020

From: CS-2 Service Commercial  
To: R-3 High Density Residential





## STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 18, 2020  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOEY ROTENBERG, MANAGER OF CORPORATE SERVICES

**FILE No:** 3360-20-RZ20-03

**SUBJECT: DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW  
No. 1263, 2020 (799 MARINE DRIVE) – ADOPTION**

**REPORT No:** 20-88

**ATTACHMENT(S):** APPENDIX A – ZONING AMENDMENT BYLAW No. 1263, 2020 (799 MARINE DRIVE)

### **RECOMMENDATION:**

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020” be adopted.

### **PURPOSE:**

The purpose of this report is to advise that Council is in a position to consider adopting Bylaw No. 1263, 2020.

### **BACKGROUND:**

Bylaw No. 1263, 2020 (the “Bylaw”) received first and second reading at the June 23, 2020 Regular Meeting. On August 12, 2020, the Bylaw was the subject of a public hearing and it received third reading.

There are no outstanding conditions to be met prior to Council’s adoption of the Bylaw. As a result, Council is now in a position to adopt the Bylaw.

### **OPTIONS REVIEW:**

As a public hearing has been conducted on the Bylaw and it has received third reading, Council could now consider adopting the District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020.

**Respectfully submitted:** Joseph Rotenberg, Manager of Corporate Services

**DISTRICT OF UCLUELET****Zoning Amendment Bylaw No. 1263, 2020**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".  
(799 Marine Drive)

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**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 the following subsection (3) to section CD-5C.1.1 in alphanumerical order, as follows:

"(3) On the following properties *Accessory Residential Dwelling Unit* is also permitted as a secondary use to the principal *Single Family Dwelling*, located within a detached accessory building on the same property, provided that the *Single Family Dwelling* does not contain a *Secondary Suite* or *Bed and Breakfast*:

(a) Lot 16, District Lot 283, Clayoquot District, Plan VIP84686 (799 Marine Drive)."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020".

**READ A FIRST TIME** this 23<sup>rd</sup> day of June, 2020.

**READ A SECOND TIME** this 23<sup>rd</sup> day of June, 2020.

**PUBLIC HEARING** held this 12<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 12<sup>th</sup> day of August, 2020.

**ADOPTED** this    day of                    , 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1263, 2020.”

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Mayco Noël  
Mayor

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Mark Boysen  
Corporate Officer

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

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Mark Boysen  
Corporate Officer





## STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 18, 2020  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

**FILE NO:** 3360-20-RZ18-08

**SUBJECT:** ZONING BYLAW AMENDMENT 1256, 2019 (CAMPGROUNDS) – ADOPTION **REPORT NO:** 20-89

**ATTACHMENT(S):** APPENDIX A – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1256, 2019

**RECOMMENDATION:**

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019” be adopted.

**PURPOSE:**

The purpose of this report is to advise that Council is in a position to consider adopting Bylaw No. 1256, 2019.

**BACKGROUND:**

Bylaw No. 1256, 2019 (the “Bylaw”) received first and second reading at the October 8, 2019 Regular Meeting. Second Reading was rescinded, and the bylaw was read as amended at the June 23, 2020 Regular Meeting. On August 13, 2020, the Bylaw was the subject of a public hearing and it received third reading.

There are no outstanding conditions to be met prior to Council’s adoption of the zoning amendment bylaw.

**OPTIONS REVIEW:**

Having held a public hearing on the Bylaw and giving the Bylaw third reading, Council could now consider adopting the District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019.

**Respectfully submitted:** Joseph Rotenberg, Manager of Corporate Services

**DISTRICT OF UCLUELET****Zoning Bylaw Amendment Bylaw No. 1256, 2019**

A bylaw to amend the District of Ucluelet Zoning Bylaw (Campground).

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

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

**1. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By** adding the following definitions in alphabetical order within Division 100 – Enactment and Interpretation, Section 103 Definitions, such that the new definitions read as follows:

““Camping Space” means a measure of land that one camping unit will occupy.

“Camping Unit” means a tent, tent trailer, truck camper, travel trailer, fifth wheel, recreational vehicle, motor home and any other conveyance designed to travel on a publicly maintained road, which is constructed and intended or equipped to be used as non- residential, daily or short-term (not acceding 30 days) accommodation. Camping unit does not include park model trailers, park model mobile homes, or tiny homes sited on a permanent foundation.

“Recreational Vehicle (RV)” means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.”

- B. By** adding Section 407 numerically to Division 400 – Supplemental Regulations such that the new section reads as follows:

**“407 CAMPGROUND**

**407.1** Where a *Zone* specifically includes *Campground* as a permitted use, all the following conditions must be satisfied for the establishment and continued use and operation of the *Campground*:

- (1) The *campground* layout shall promote the conservation and management of habitat, wetlands, and steep slopes. The layout shall take advantage of existing clearings and open areas. The layout shall maintain and promote natural systems connectivity.
- (2) A naturally landscape buffer shall be located between each *camping space* with a minimum width of 2 m (6 ft).
- (3) Only one camping unit and parking associated with such unit shall be allowed in a single camping space.
- (4) No *camping units* shall be located elsewhere than in a *camping space*.
- (5) No buildings of any type are permitted on *camping spaces* and no additions to any RV, travel trailer, or other camping unit shall be permitted in any *camping spaces*.
- (6) Each *Camping space* is to be on a well-drained site that is at all times free of stagnant pools and is graded for rapid drainage.
- (7) Campground Washroom facilities:
  - (a) Campgrounds shall provide a minimum of one centrally located washroom facility.
  - (b) Washroom facility(s) for un-serviced Camping Spaces are to be equipped with a minimum of one (1) toilet and half (.5) a shower stall per five (5) Camping Spaces.
  - (c) Washroom facility(s) for fully serviced Camping Spaces (camping spaces equipped with a sewer and water connection) are to be equipped with a minimum of one (1) toilet and one half (.5) shower stall per eight (8) Camping Spaces.
  - (d) Each washroom facility must contain an accessible washroom in conformance with the BC Building Code.
- (8) Servicing:
  - (a) A potable water connection shall be provided in all recreational vehicle *camping spaces* and in centralized locations in all campgrounds.

- (b) A sanitary sewer connection shall be provided on 50% of recreational vehicle *camping spaces*.
  - (c) A centralized and winterized sewage disposal facility (dump station) shall be provided for the remainder of RV *camping spaces*. These facilities must be easily accessible and separated from the recreational vehicle stalls and any amenity spaces.
- (9) Each *camping space* shall have:
- (a) a clearly identifiable number and a permanent campground location map must be located at the entrance to the campground
  - (b) a camping area of grass or compacted gravel, which is otherwise well maintained.
  - (c) visible and clearly defined space boundaries marked on the ground by permanent flush stakes or markers.
- (10) The *campground* shall:
- (a) comply with all Provincial regulations relating to health, sanitation, fire, fire protection, and other matters.
  - (b) develop a fire safety plan that must include details on how to manage fire pits and campfires if permitted especially during provincial fire bans.
  - (c) have a Wildlife Attractant strategy with animal proof collection bins provided throughout the campground.
  - (d) ensure all lighting of internal roads and pedestrian paths are fully shielded fixtures that minimize glare in the nighttime environment in accordance with the International Dark Sky Association (IDA) standards and best practices.
- (11) Minimum road width requirements shall be as follows:
- (a) all two-lane access roads to and from a campground shall have a minimum width of 6.0 m.
  - (b) internal campground roads shall be one way, and shall have a minimum width of 3.66 m.

(c) dead end roadways shall have a hammerhead turnaround or cul-de-sac with a turning circle minimum radius of 12 m.

**407.2** For greater certainty, notwithstanding of provisions of this bylaw:

(1) No camping unit shall be permitted on any camping space continuously for a period of more than 30 days. No camping unit may reoccupy any camping space in the same campground for a period of not less than 60 days from the date of departure.

**407.3** Off-street parking must be provided in accordance with Section 505.1 of this Bylaw.”

**C.** By adding a new Campground zone, to Schedule B – The Zones that directly follows CS-7 Zone – Tourist Commercial & Residential such that the new section reads as follow:

“CG Zone – CAMPGROUND

*This Zone is intended for commercial use of campgrounds, with an accessory residential dwelling unit and accessory retail sales and administration, in accordance with the District’s related bylaws.*

**CG.1** Permitted Uses

CG.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

(a) *Campground*

(2) Secondary:

(a) *Accessory Residential Dwelling Unit*

(b) *Accessory Retail Sales and Administration Office*

**CG.2 Lot Regulations**

CG.2.1	Minimum Lot Size:	6,070 m <sup>2</sup> (1.5 acres)
CG.2.2	Minimum Lot Frontage:	23 m (75 ft)
CG.2.3	Minimum <i>Camping Space</i> size:	90 m <sup>2</sup> (969 ft <sup>2</sup> )
CG.2.4	Minimum <i>Camping Space</i> Width:	6 m (20 ft)
CG.2.5	Minimum <i>Camping Space</i> Depth:	

(1) Tent - *Camping Space*: 11 m (36 ft)

(2) *Recreational Vehicle - Camping Space*: 16 m (52 ft)

**CG.3 Density:**

CG.3.1 Maximum Number:

(1) *Camping Space*: 10 spaces per acre

(2) *Accessory Residential Dwelling Unit*: 1 per lot

CG.3.2 Maximum Floor Area Ratio: 0.023

CG.3.3 Maximum Lot Coverage: 2.3%

**CG.4 Maximum Height:**

CG.4.1 Principal Buildings & Structures: 7.5 m (25 ft)

CG.4.2 Accessory Buildings & Structures: 7.5 m (25 ft)

**CG.5 Minimum Setbacks:**

CG.5.1 Despite Section 306.1, the minimum setbacks listed in Section CG.5.2, below, shall also apply to *camping spaces*.

CG.5.2 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively, of the *Campground*:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)

“

**D.** By replacing the parking requirement in the chart found in Section 505.1 under “Campground” such that that chart category now reads as follows:

“1 space per *camping space* plus 1 space per 10 *camping spaces* for visitor parking “

2. This bylaw may be cited as “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1256, 2019”.

**READ A FIRST TIME** this 8<sup>th</sup> day of October, 2019.

**READ A SECOND TIME** this 8<sup>th</sup> day of October, 2019.

**SECOND READING RESCINDED** this 23<sup>rd</sup> day of June, 2020

**AMENDED** this 23<sup>rd</sup> day of June, 2020.

**READ A SECOND TIME AS AMENDED** this 23<sup>rd</sup> day of June, 2020.

**PUBLIC HEARING** held this 13<sup>th</sup> day of August, 2020.

**READ A THIRD TIME** this 13<sup>th</sup> day of August, 2020.

**ADOPTED** this    day of            , 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019.”

\_\_\_\_\_  
Mayco Noël  
Mayor

\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

\_\_\_\_\_  
Mark Boysen  
Corporate Officer