

March 4, 2026

Mayor and Council
District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0
Canada

Re: Public Hearing Submission – Zoning Amendment Bylaw No. 1382, 2025 (560 Marine Drive)

To Mayor and Council,

I am writing to share my concerns regarding the proposed zoning amendment for 560 Marine Drive.

The proposal represents a significant increase in density compared to what is currently permitted. The current zoning allows six residential dwelling units and a neighbourhood pub, while the amendment proposes twelve residential rental units, five resort condo units, a twelve-room hotel, and a neighbourhood pub. The proposal increases the number of accommodation units from 6 to 29, representing roughly a 383% increase in density on this site. This is a considerable increase especially when located adjacent to parkland and beach access.

In many coastal communities today, there is a growing effort to protect waterfront areas, and in some cases even purchase land back to preserve them as park space for public use. These spaces are limited and incredibly valuable for community access, and once they are heavily developed it is very difficult to reverse that change. Because this property sits so close to a park and beach access, it feels like a location where additional care should be taken when considering increased density.

An increase of this scale may also place added pressure on Marine Drive, particularly during peak visitor season when parking is already challenging.

With all the developments currently on the docket, it feels like Ucluelet is quickly losing the small-town charm that many people came here for. I think it is time to pause and think carefully about the direction we are heading as a community.

Thank you for the opportunity to provide input.

Sincerely,

Kali Reite
Lifelong Resident of Ucluelet