

Sandra Lue  
[REDACTED]  
Ucluelet, BC, V0R 3A0  
March 7, 2026

RE: Zoning Bylaw Amendment RZ24-14-560 Marine Drive

This is to record my objection to the rezoning of 560 Marine Drive.

I am already dismayed at the number of Ucluelet development projects that have started, stopped and been abandoned. Each one of these have made promises of ‘affordable’ housing and then been aborted because of economic or other reasons. Prior to each failure, bylaw amendments were approved and despite failure, have remained amended.

This latest proposal to rezone 560 Marine Drive is another example, with even bigger potential for negative impact.

I understand that the current zoning allows for a Pub and six residential units. Personally, I don’t think this town needs another pub and as a nearby resident, I don’t like the idea of more late-night activity in the area. This is primarily a residential neighborhood and I object to any proposal to make it a secondary commercial hub.

Besides that, the rezoning calls for a five-fold increase in density, from six units to twenty-nine. This is untenable given the already high density planning for the ‘to-be-developed’ units across the street at Matheson & Marine Drive. This kind of high-density development will ruin the character of Ucluelet and the nature of this particular location.

Big Beach is beautiful and peaceful. It is frequented by residents and visitors, loved by families and nature lovers. The construction of this commercial enterprise will disrupt the tranquility and make it unsafe for the many child and youth excursions from UCC. It will cause noise, congestion and distress to anyone living nearby.

After construction, it will change the dynamics of the area. The intersection is already busy and a hotel and pub will bring more people, more traffic and run-off pollution to the beach.

Worst, should the construction be abandoned mid-way (... like the projects on Peninsula Road, Rainforest Drive, Matheson Rd), it will disfigure the most popular vista point in town.

I vehemently oppose this initiative and any attempt to further increase the density of this area.

Regards,  
Sandra Lue