

**From:** Jacinthe Amyot [REDACTED]

**Sent:** March 22, 2026 4:46 PM

**To:** Community Input Mailbox <communityinput@ucluelet.ca>; District of Ucluelet Planning Dept. <planning@ucluelet.ca>

**Subject:** Written Submission – Concerns Regarding Zoning Amendment Bylaw (RZ24-14, 560 Marine Drive)

**[External]**

Dear Mayor and Council,

I am writing to provide a formal submission regarding Zoning Amendment Bylaw RZ24-14 for 560 Marine Drive.

My name is Jacinthe Amyot, and I reside at [REDACTED] in Ucluelet. I am writing to express strong concerns regarding the scale and nature of the proposed amendment, and its potential impacts on the community, environment, and long-term planning vision for this area.

The proposal represents a significant intensification beyond what is currently permitted under the existing zoning. Moving from six residential dwelling units and a neighbourhood pub to a combination of twelve rental residential units, five resort condo units, and a twelve-room hotel substantially increases both density and the emphasis on transient accommodation. This shift raises important concerns about compatibility with the surrounding area and the broader public interest.

Big Beach and its surrounding landscape are among the most valued natural and social spaces in Ucluelet. This area serves not only as a key ecological corridor but also as a highly cherished public place for residents and visitors alike. Increasing development intensity at this scale, particularly with additional resort and hotel uses, risks placing undue pressure on the ecological integrity of the area, including wildlife movement, vegetation, and coastal resilience.

From a community perspective, the proposal appears to prioritize visitor-oriented accommodation over meaningful contributions to long-term housing needs. While the inclusion of rental units is noted, the proportional increase in resort condos and hotel rooms raises concerns about the overall balance of the development. Ucluelet continues

to face well-documented challenges related to housing availability and affordability, and it is critical that new developments meaningfully contribute to addressing these issues rather than exacerbating them.

Additionally, approving a development of this scale in this location raises broader questions about precedent and cumulative impacts. Incremental increases in density and tourist accommodation, when considered collectively across multiple applications, can significantly alter the character and function of key community areas. It is important that such changes remain aligned with the intent of the Official Community Plan and reflect a clear and consistent vision for sustainable growth.

I respectfully ask Council to carefully consider:

- The environmental sensitivity and ecological importance of the Big Beach area;
- The balance between permanent residential housing and transient accommodation;
- The precedent set by approving a development that significantly exceeds current zoning intent;
- The cumulative impacts on community character, infrastructure, and public spaces.

Given these considerations, I urge Council to decline the proposed amendment in its current form or require substantial revisions that better align with community priorities, ecological stewardship, and long-term housing needs.

Thank you for your time and consideration.

Sincerely,

Jacinthe Amyot



Ucluelet, BC