

District of Ucluelet

RE: Zoning Bylaw Amendment No. 1382, 2025 plus RZ24-14 - **560 Marine Drive**

March 22, 2026

Dear Mayor and Council

I believe it is a mistake to approve the urban style density in this proposal; the change to Big Beach Park as a natural space will be profound. This development should include internal playgrounds and public spaces so all outdoor activity will not be forced into district parkland.

Please consider the huge increase in traffic, plus a **driveway build OVER the existing park entry point and crossing a creek ravine**. Parking to service a pub, hotel, resort condos and micro housing will be extreme. If you count the number of cars this occupancy and commercial use would create, I think the small Big Beach Wild Pacific Trail parking lot and Community Centre lot will be overwhelmed with overflow cars from the pub and nightly rentals. When nearby high-density developments also come online the area will be additionally impacted. The cumulative buildout should be considered before moving this project forward, the change to Big Beach Park as a natural space will be permanent.


I am further concerned that this proposed multi story development will visually dominate the backdrop of Big Beach Park. At minimum it should be mandated that development must not clear park dedication for views. Large blank walls should have murals to blend with the natural setting. This development should also avoid changes to water flows on Big Beach due to deforestation and drainage.

I believe this development is not in proportion to the sensitive location, regardless of the previous zoning allowance. I also question if approving this density will create a precedence for other developers to chase.

Big Beach is the most environmentally sensitive and bio-diverse beach we have in the district. It has priceless recreational and education value in the district core very close to the schools. Please help keep this space as natural as possible.



Sincerely, Barbara Schramm

 Ucluelet