

**From:** Clayton Lewis [REDACTED]  
**Sent:** March 23, 2026 1:55 PM  
**To:** Community Input Mailbox <communityinput@ucluelet.ca>  
**Subject:** Response to Development of 560 Marine Drive, adjacent to Big Beach

**[External]**

Too Large

The scale of the proposed development is far too large. It is not a stretch-to-fit expansion of the existing zoning for the parcel but an enormous requested increase far beyond current zoning.

Like many other respondents we believe it simply does not meet any needs of the Ucluelet community. It doesn't fit with any existing development in that area of town. All but the proposed pub fail to meet current zoning requirements. Even the 6 apartments which are in the current zoning plan fail to meet the minimum size requirement of 500sf. All other structures aside from the pub are simply not in the current community plan, nor should they be. But let's focus on one particularly irksome aspect of the proposal: Parking.

The plan shows parking for hotel guests, owners of 3 bedroom townhouses and apartment occupants at just one parking place per unit - no parking for service personnel, guests, visitors, second cars nor for hotel staff. Insufficient parking.

But the pub! 11 parking spaces are shown beneath the pub in the submission. Yet the pub, at 232 square meters would be licensed to accommodate 80-150 people under current BC pub licensing laws. How are 80-150 people going to park in 11 spaces? The overflow will require many dozens of nearby parking spots not provided in the proposal.

We realize that a pub is already in the town plan but feel a more appropriate commercial use would be a small restaurant or cafe. In any case, zoning for this property should require the inclusion of adequate parking onsite for all expected owners, staff, visitors and customers.

We urge Council to reject the requested zoning change.

Clayton and Fiona Lewis

 Ucluelet