

From: Petra Makaremi [REDACTED]

Sent: March 23, 2026 12:00 PM

To: Community Input Mailbox <communityinput@ucluelet.ca>

Subject: Submission Regarding Zoning Amendment Bylaw No. 1382 (560 Marine Drive – RZ24-14)

[External]

Dear Mayor and Council,

I am writing to provide my perspective on the proposed development at 560 Marine Drive. While I recognize that this lot is currently zoned for commercial use and that development is expected on this site, I believe the current proposal asks for an increase in density that exceeds what is appropriate for this location.

The application seeks a significant intensification of the site by doubling the permitted residential units from six to twelve, while simultaneously adding a twelve-room hotel and five resort condos. This is a substantial jump in density over the existing zoning. While I appreciate the inclusion of rental units, the addition of seventeen new short-term tourist keys on a single lot further exacerbates Ucluelet's position as a magnet for resort development due to our current exemption from provincial short-term rental legislation.

My primary concern is the cumulative impact on the Big Beach area. This is one of the only accessible beaches left for local residents, and it is already heavily impacted by the scale of existing resorts like Black Rock. Adding this level of tourist density right on the doorstep of one of our most valued public spaces risks ruining the very character that makes Ucluelet livable for year-round residents.

With a new OCP process currently underway and three different resort-related proposals appearing on tomorrow's hearing agenda, it is critical that we look at our total capacity. We do not yet have a finalized study showing how much more short-term rental density our infrastructure and community can actually support. Rather than pushing through these density increases now, we should wait until the new OCP provides a clear mandate on how to balance our tourism economy with the needs of permanent residents.

I respectfully ask that Council reject this increase in zoning density and require the project to stay within its original, smaller scope to protect the character of Big Beach for the long term.

Sincerely,

Petra Makaremi

