

**From:** [Kaitlyn Shea Williamson](#)  
**To:** [Info Ucluelet](#)  
**Subject:** 221 Minato Road  
**Date:** January 26, 2025 3:37:27 PM

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**[External]**

Dear District of Ucluelet,

As a decade-long resident of Ucluelet, I was very excited to hear about the proposed development for Minato Road, especially because I believe affordable housing and more available homes are necessities for our community to thrive and grow. However after watching the online hearing I have a few concerns.

I do not support the developer's intent to clear cut the entire property including the OCP's 30m buffer of trees between the highway and the development. Maintaining as many trees as we can is extremely important, for people, wildlife and the water systems. After reading some articles written online about this particular developer, I am particularly concerned that:

- 1) the entire area gets clearcut
- 2) the development just not get completed
- 3) We are left with another clear parcel of land for a proposed development that never got started/finished

After some quick research, it seems that this developer has a history of starting big, risk-forward, very expensive projects, many of which have gone bankrupt. It is worrisome for our town that he has a history of starting projects and not completing them, and leaving people unpaid (millions of dollars). This is something that should concern us, as many of our residents will be working on and paying for this development. After reading the stories about Josh Hunt below, I became increasingly concerned.

<https://www.couriermail.com.au/news/queensland/sunshine-coast/hunt-resurfaces-doing-business-in-china-after-failed-venture/news-story/f6e9fb37860224fddfe640b10991c665>

<https://www.couriermail.com.au/news/queensland/sunshine-coast/joshuas-island-resort-on-market/news-story/705913a4a4b729e273fbba31f282a859>

<https://www.couriermail.com.au/news/queensland/sunshine-coast/josh-hunts-island-in-new-hands/news-story/e982f341f7befb848b558d0b18a3e536>

Does he have an example in his portfolio of a finished development where everyone got paid, homes got sold at a fair price and people were ultimately happy with his work? If there is a positive previous development that he conceptualized and completed, I would love a link to it so I can take a look.

Thank you for your time and dedication to our town.

Sincerely,

Kaitlyn Williamson