

To: Mayor McEwan and Ucluelet Council

Subject: DOU OCP Bylaw No. 1366 & 1367, 2024 - 221 Minato Rd

Dear Mayor McEwan and Council Members,

I am writing to express my strong opposition to the proposed Minato Bay development at 221 Minato Road. While I recognize the intent to provide more housing options in our community, I believe this project is out of step with Ucluelet's current realities and infrastructure limitations.

Strained Municipal Capacity

The District is already struggling to maintain existing infrastructure and community spaces. In several established developments—some dating back more than 15 years—landscaping has become overgrown and neglected. Community pathways like sections of the boardwalk are now closed off with caution tape due to disrepair, reflecting a broader lack of maintenance capacity. These issues have not been adequately addressed, and yet we're now being asked to absorb an even larger, more complex development.

Compounding this is the fact that Ucluelet has only one bylaw enforcement officer and understaffed RCMP to manage a growing list of responsibilities. These services are clearly overwhelmed with the current level of development and activity. Introducing hundreds of new units, plus vacation rentals and commercial space, would further strain enforcement, oversight, and service delivery.

Infrastructure & Resource Concerns

Ucluelet's infrastructure—including roads, wastewater systems, and emergency services—was not designed for high-density development. The Minato Bay project, which proposes up to 300 units, would place unprecedented pressure on systems that are already stretched thin.

Moreover, our water supply is vulnerable and outdated. How many road closures have already happened this summer due to breaks in the antiquated underground water system? As summers become drier, our watershed struggles to meet even current demand. There has been no clear or public demonstration that we can sustainably support the water needs of a development of this size. Ucluelet has a long history of supplying unreliable brown water to its residences with the promise of a fix or solution for as far as I can remember - roughly 50 years.

Food Security & Healthcare

We are a remote community with limited local food production and reliance on outside supply chains. Increased population density will only deepen the strain on groceries and basic services—especially during the peak visitor season.

Similarly, our healthcare system is fragile. Access to doctors and urgent care is inconsistent at best. The addition of hundreds of new residents and visitors risks further overwhelming this already under-resourced system.

Community Integrity

Many of us who live here year-round chose Ucluelet because of its pace, values, and small-town feel. Ucluelet has had its highs and lows throughout the years but never has had this level of lack of essentials for its residents. **Water, food, and healthcare systems are already struggling to meet current demand!** High-density projects like this change not just the landscape, but the very culture of the town. Growth is inevitable—but it must be managed thoughtfully, with the long-term wellbeing of the community at its core.

In Closing

I respectfully urge the Council to reject—or at minimum, delay—the Minato Bay proposal until the District can demonstrate that it is capable of supporting even its current commitments. Infrastructure, maintenance, enforcement, and services must catch up before any large-scale development is approved.

Thank you for your attention and for representing the voices of your residents.

Sincerely,

Romona Sertic

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Ucluelet, BC