

From: Luc Charpentier [REDACTED]
Sent: March 5, 2026 2:23 PM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Re: Public Hearings for RZ24-14-560 Marine Drive

[External]

Hi,

My name is: Luc Charpentier and I live at [REDACTED].

These are my comments regarding the proposed by-law changes:

- The proposed changes increase the density from 6 units to 29 units (nearly a 5-fold increase). This means also longer construction times and disruption during the construction.
- After the construction it will lead to increased traffic near the community centre, child care and heavily used public recreation area.
- During and after the construction it will have an impact on the park and wildlife. The area is used by eagles, bears and sea lions and seals
- In addition to increased traffic and noise, the property value of nearby residents will be negatively impacted.
- If the district gives the go ahead to this project, it should ensure the 12 rental units meant for employees are built before other structures. If history is a guide, developers always find it difficult to complete the rental units meant for employees.
- As a side note, we could not find the principals behind the Ukee Landmark Joint Venture in OrgBC (a public directory of organizations registered in BC). This is worrisome as there is a history of failed developments in the community. I hope the

people behind the company have a track record of successful development. The last thing Ukee needs is another Wind And Sea.

Regards

Luc Charpentier