

Dear Mayor and Council members,

Thank you for the opportunity to provide comments relating to Zoning Amendment Bylaw No. 1382, 2025. I am writing to voice my alignment with the viewpoint that Councillor Maftei shared at the Council Meeting on December 9th, 2025. I am **vehemently opposed** to this project for many different reasons, including:

1. **Too dense & imposing.** I agree that the current zoning for a max 20,000-square-foot pub is '[perplexing](#)'; however I would rather see a neighbourhood pub and six residential dwelling units than a (smaller) pub and *twelve* residential dwelling units AND five resort condo dwelling units (that will function as Short Term Rentals the majority of the time) AND a twelve room hotel on this site. A development of this density and commercialization will transform the area. As Councillor Maftei stated "Big Beach is the absolute crown jewel of urban wilderness" and I am concerned of the impact that this density and commercialization will have on the wildlife and the residents' and visitors' enjoyment of this special, tranquil spot. Additionally, please consider whether the proposed density/design is appropriate and inline with Ucluelet's west coast and fishing village heritage. I do not believe that it is.
2. **Not enough benefit to the community.** The proposed zoning would essentially allow seventeen Short Term Rentals (which is not something that this town needs), in exchange for twelve "micro residential rental apartments" (314 square feet) and a 20% park dedication which encompasses the stream/storm drain outflow (and associated 8m setback) in a tsunami hazard area which would not be suitable for development regardless. Are twelve 314-square-foot apartments valuable enough to sell out one of the most important assets of the community (especially given all of the other vacant and underutilized land available for development)? Is this an appropriate location for this?
3. **Not enough community engagement thus far.** The proposed development will transform one of our community's greatest assets. I am disappointed in the extent of public engagement in this process thus far, given the visibility and magnitude of this project and the impact on all residents. This concern was brought up during the March 12, 2024 Council Meeting and there has not been any attempt since then to gauge community support for this project. There should be an open house for members of the community to ask questions and give feedback on the vision for this land. Most community members that I have spoken to are unaware that this is even being proposed and I am shocked that it takes moving this past the first and second reading, to a public hearing, in order to get any feedback from the community on this.
4. **Viability.** I am also concerned about the viability of putting a pub there and the feasibility of putting in sufficient underground parking. If unsuccessful, we will end up with another lot cleared and undeveloped. There are many scars across this town from undelivered promises and I do not want to see another take away from the area's natural beauty, especially in such a high profile location.

Prior to making any changes to the current zoning for this property, please consider taking a step back, and gathering additional feedback in a forum where residents can ask questions. Moving forward will impact the livability of our community and will erode the natural character which Ucluelet is known for.

Thank you for your time and consideration.

Sincerely,  
Destiny Poruchny

