

UPS Holdings, Ltd
1769 Cypress Road
Ucluelet, BC



Mr. Tyler Brown
Director of Planning
District of Ucluelet

RE: Zoning Amendment Bylaw No. 1400

Dear Mr. Brown,

I am the property owner adjacent to 2015 Bay Street and wish to record my thoughts on the above referenced Bylaw.

I wish to record my favorable opinion regarding the transformation of this property by the current owner. Over the past 5 years the property has undergone major changes that have enhanced the property and greatly improved the appearance of the neighborhood. The owner's respect and reverence to the property's working history is a wonderful example of how to repurpose a building in keeping with Ucluelet's past.

I would, however, like to register an overlooked matter in your calculations for the number of boats that might utilize the moorage.

In your calculations, you have estimated that there is almost 300 feet of dock structures to support some 8 boats averaging 30 feet in length. This assumption requires clarification.

My water Lease lies adjacent to the subject water lease. Unfortunately, the subject property improvements appear to encroach on my water lease, leaving a very small water opening to navigate. This small opening is not enough water way to support the movement of a boat, even after allowing a 3-meter separation between the water lease lot lines. Under the Ministry of Lands and Natural Resources guideline, each adjoining water lot must provide a 3-meter separation between each for navigation purposes. The subject water Lot is unable to fulfill this requirement because it has no navigable water to give. As the former owner of the subject property, I disclosed this to the current owner and made a point that moorage would be limited to the front and North side of the existing dock.

I would like to suggest that you insert a moorage plan as part of the Bylaw as you have done for the parking. By doing so, you would eliminate any ambiguity for a future owner of either Water Lots and further, provide moorage certainty to the development plan for the marina.

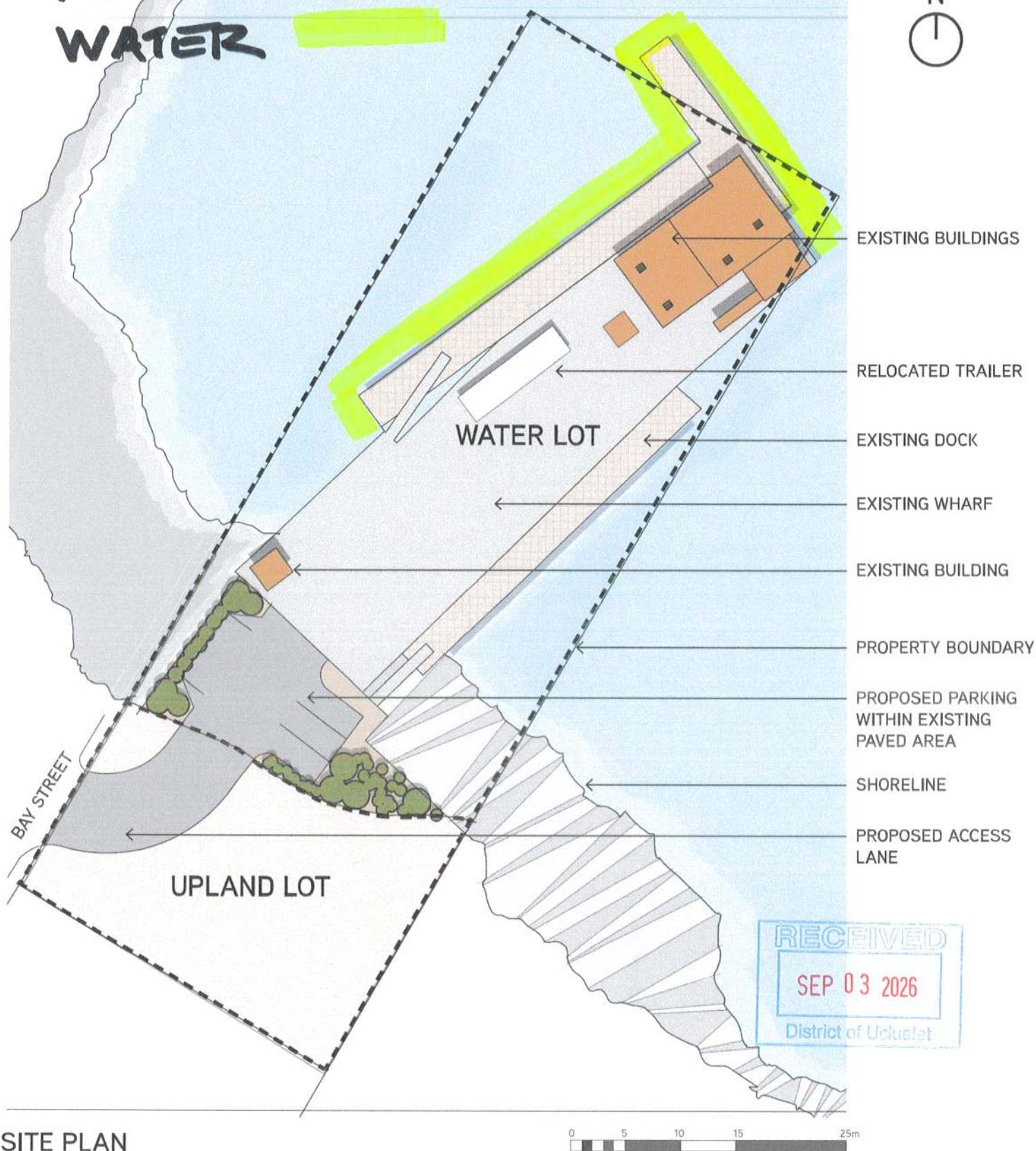
Thank you for your attention to this manner.

Sincerely Yours,

Lawrence Jacobson, UPS Holdings, Ltd.

September 2, 2026

MARINE AREA WITH NAVIGABLE WATER



SITE PLAN

March 20, 2025

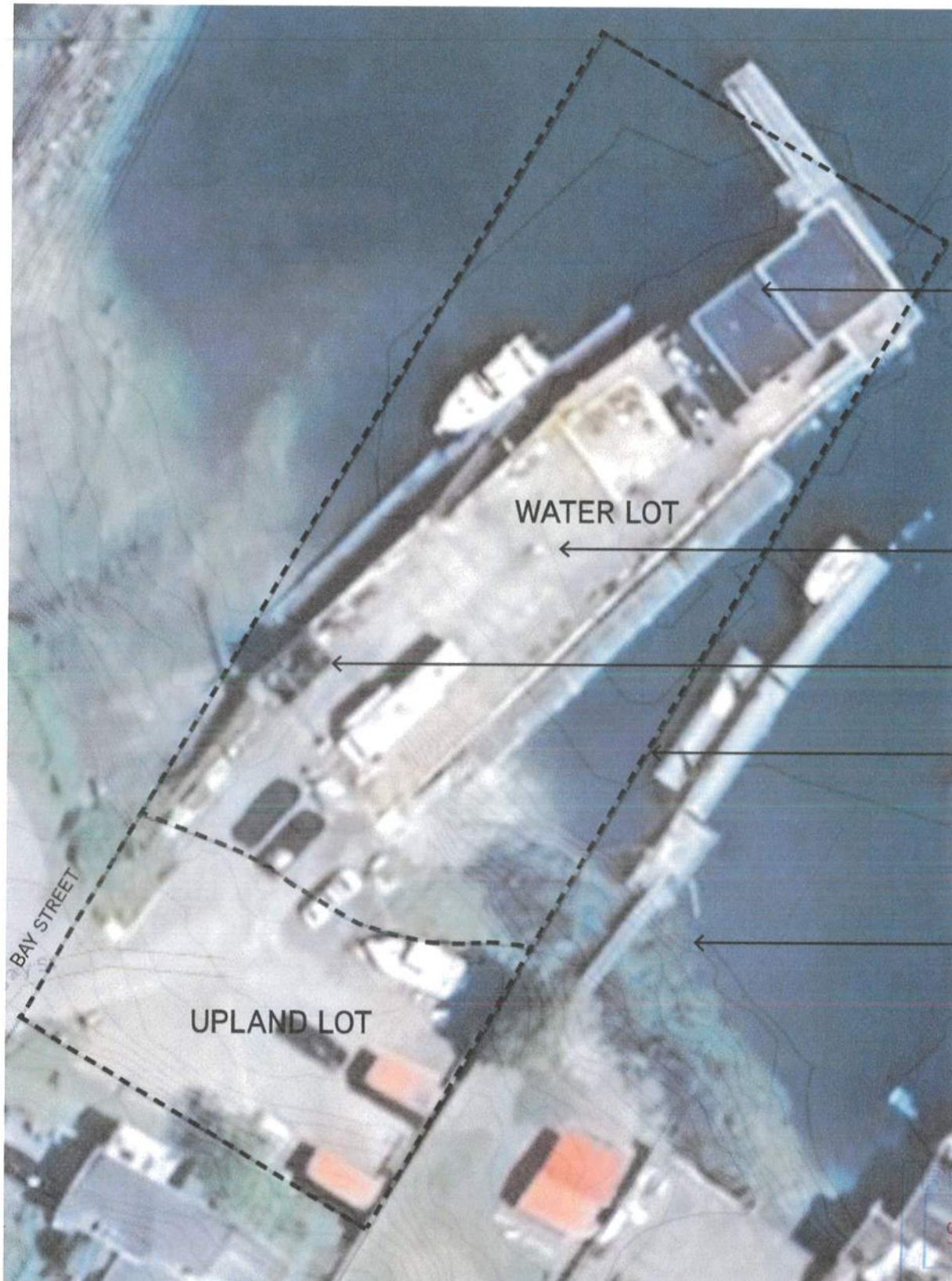
2015 BAY STREET
UCLUELET, BC

OVERALL SITE PLAN



NOTE: CONCEPTUAL DESIGN; FINAL DESIGN LAYOUT TO BE CONFIRMED BY LEGAL SURVEY

L-02



EXISTING BUILDINGS

EXISTING WHARF

EXISTING BUILDING

PROPERTY
BOUNDARY

SHORELINE

WATER LOT

UPLAND LOT

BAY STREET

RECEIVED
SEP 03 2026
District of Ucluelet

SITE PLAN

0 5 10 15 25m

March 20, 2025

2015 BAY STREET
UCLUELET, BC

EXISTING CONDITIONS

 **DISCOVERY
CONSULTING**

NOTE: CONCEPTUAL DESIGN; FINAL DESIGN LAYOUT TO BE CONFIRMED BY LEGAL SURVEY

L-01

Future Use

The following table indicates the desired future uses of the property:

Water Lot
• Caretaker residence • Moorage for personal watercraft for property owner and their guests • Commercial moorage for marine commercial operators • Parking for property owner and their guests, and commercial operators as necessary • Commercial office space (for operation of commercial moorage)

The intention of the property owner is to continue using the caretaker residence in the Water Lot for themselves to maintain the property. The use of housing for caretaker residences is permitted in the water lease obtained by the owners.

Marina use in the Water Lot is intended as short-term and long-term moorage for marine commercial operators, personal watercraft of the owner and their friends. The current dock structures total 295 feet in length. Based on an average boat length of 30 ft, the existing wharf structure can support approximately 8 boats.

Future Zoning

Based on the assessment of District of Ucluelet Zoning Bylaw No. 1160, 2013 we are requesting a text amendment to permit the following uses:

Water Lot
• Marina



