

From: Alishia Fox

Sent: September 18, 2026 12:31 AM

To: Community Input Mailbox <communityinput@ucluelet.ca>

Subject: Public Hearing:: Bylaw No. 1400, 2026 – Water Lot DL2042

[External]

Mayor and Council,

I'm writing regarding the proposed rezoning of Water Lot DL2042 at 2015 Bay Street.

My concern is not with marina use itself, nor with a caretaker residence that supports a working marina. My concern is that Bylaw 1400 would make Residential a principal permitted use, rather than keeping residential use accessory to an established marine-commercial operation.

During the proponent's presentation to council, Coun. Anderson raised a question about the intended commercial use of the property. The proponent indicated that some form of tour operation or marine business is contemplated in the future, but my understanding is that there is no concrete plan for that commercial use at this time.

That raises a concern for me about what the primary function of this property will actually be. As proposed, it appears possible for the residential use and private moorage to become the predominant uses of the water lot, while the commercial marine component remains secondary or may not materialize at all.

I would therefore ask council to consider whether residential use should instead be explicitly accessory to an active marina or marine-commercial use. If the contemplated commercial operation never materializes or later ceases, would the principal residential use remain indefinitely?

Our working harbour is a limited resource. I believe we should be cautious about creating zoning that could allow marine-commercial water lots to gradually become primarily private waterfront residences with commercial marine activity as a secondary component.

Thank you for considering my comments.

Alishia Fox