

**From:** Jenn Yakimishyn [REDACTED]  
**Sent:** May 16, 2026 2:00 PM  
**To:** Community Input Mailbox <communityinput@ucluelet.ca>  
**Subject:** District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026

**[External]**

Jennifer Yakimishyn

[REDACTED]  
Ucluelet, BC

May 16, 2026

Mayor and Council  
District of Ucluelet  
200 Main Street  
Ucluelet, BC V0R 3A0

Re: Opposition to Official Community Plan Amendment and Rezoning Application – Hyphocus Island Lot 543

Dear Mayor and Council,

I am writing to express my opposition to the proposed Official Community Plan amendment and rezoning application for Lot 543 on Hyphocus Island.

While I recognize the importance of increasing housing availability in Ucluelet, I do not believe this proposal represents appropriate or sustainable growth for this location. The scale and density of the proposed development are incompatible with the long-term vision for Hyphocus Island, existing infrastructure limitations, public safety considerations, environmental stewardship objectives, and the unique cultural significance of the area.

The application proposes approximately 25 waterfront lots, 51 modest homes with secondary suites, and 9 compact homes. Given that the modest homes include secondary suites, the proposal could realistically result in well over 150 residential units or occupancy equivalents compared to the approximately 15 existing homes currently located on the island. This represents a dramatic intensification of development on a small island currently accessed by a single narrow roadway and causeway connection via Helen Road.

My concerns are outlined below.

**Inconsistency with the Long-Term Vision for Hyphocus Island**

The long-standing vision for Hyphocus Island has historically reflected a low-density,

forested, rural-residential character with larger single-family lots. Due to the island's limited infrastructure, distance from the town centre, and natural setting, the area has long been understood as suitable for lower-impact development that preserves the surrounding landscape and community character.

The current proposal represents a substantial departure from that vision. Increasing occupancy potential from approximately 15 homes to potentially well over 150 units or occupancy equivalents fundamentally changes the character of the island and surrounding neighbourhood. This level of density is urban in scale and appears incompatible with the island's limited access, constrained infrastructure, forested environment, and small-island setting.

### **Infrastructure and Servicing Limitations**

Responsible growth must occur in balance with infrastructure capacity and public services. The proposed development is directly adjacent to the existing sewage lagoons, which residents understand are already operating near capacity. Approving a development of this scale before clear, publicly available infrastructure upgrades are secured creates unnecessary risk to public health, environmental quality, and long-term municipal servicing reliability.

The District's Official Community Plan identifies the importance of infrastructure resilience and growth management that aligns with available servicing capacity. In this case, the scale of proposed development appears premature given the existing servicing constraints.

### **Emergency Access and Public Safety Concerns**

Hyphocus Island has only one narrow access route via Helen Road and the existing causeway. In the event of a wildfire, tsunami, severe storm, medical emergency, or evacuation event, this level of density raises significant public safety concerns.

The current transportation infrastructure does not appear adequate to safely accommodate the proposed increase in residents, visitors, service vehicles, construction traffic, and emergency response access. A single point of ingress and egress for a development of this scale presents a serious long-term safety concern that should not be underestimated.

### **Traffic and Transportation Impacts**

Helen Road is already narrow, winding, and lacking sidewalks or safe pedestrian infrastructure. Increased traffic associated with potentially hundreds of additional residents, delivery vehicles, contractors, visitors, and service providers will significantly impact the safety and livability of the surrounding neighbourhood.

There is also concern that transportation improvements focused only on the Marine Drive intersection or immediate development access area would fail to address the broader impacts along the entire Helen Road corridor. Traffic generated by this development will affect pedestrians, cyclists, school routes, drainage, visibility, and traffic flow well beyond the island access point and into the broader town area.

Comprehensive transportation planning and corridor-wide infrastructure improvements should therefore be completed prior to consideration of any development at this scale.

### **Environmental and Ecological Concerns**

The District of Ucluelet Official Community Plan emphasizes protection of ecological function, wildlife habitat, mature forests, and environmentally sensitive areas. The OCP further states that “large scale clearing to accommodate development is not supported.”

Hyphocus Island contains environmentally sensitive areas and remaining forest cover that contribute significantly to the natural character and ecological integrity of the area. The cumulative impacts associated with this scale of development raise serious concerns regarding habitat fragmentation, stormwater runoff, drainage changes, forest loss, and long-term environmental degradation.

The proposed density appears inconsistent with the environmental stewardship principles outlined in the Official Community Plan.

### **Archaeological and Cultural Concerns**

Hyphocus Island holds significant cultural and archaeological importance to local First Nations communities. The application itself acknowledges that the island has been stewarded and occupied by the Yuuṭuʔitʔath people for thousands of years and contains identified archaeological sites dating back generations.

Given the cultural significance of this landscape, there are serious concerns regarding whether archaeological assessments and protections are sufficient for a development of this scale. In the spirit of reconciliation, development decisions in culturally sensitive areas should proceed cautiously, transparently, and in close partnership with affected First Nations.

A large-scale residential subdivision on Hyphocus Island risks irreversible impacts to culturally important lands, heritage values, and archaeological resources if comprehensive assessments and protections are not fully completed prior to approval.

### **Concerns Regarding Vacation Rentals and Long-Term Housing**

Although the proposal is presented as addressing housing needs, there is concern that the scale and design of the development may instead encourage a substantial number of

vacation rentals and investment properties rather than supporting stable housing for local residents and families.

Waterfront lots, secondary suites, and compact homes in a high-demand tourism market create strong incentives for short-term rental use. Increasing unit numbers alone does not guarantee meaningful improvements in long-term housing affordability or workforce housing availability.

Without strong occupancy restrictions or long-term housing commitments, this proposal risks contributing further to tourism-driven housing pressures rather than supporting sustainable year-round community development.

In summary, I respectfully ask Council to carefully consider whether this proposal aligns with the long-term interests of the community, including infrastructure capacity, transportation safety, emergency preparedness, environmental stewardship, reconciliation commitments, and the original vision for Hyphocus Island.

I urge Council to reject the proposed Official Community Plan amendment and rezoning application in its current form, or at minimum require substantially reduced density and comprehensive infrastructure, transportation, archaeological, environmental, and emergency planning upgrades prior to any approval.

Thank you for your consideration of these concerns and for your continued service to the community.

Sincerely,

Jennifer Yakimishyn