

From: Petra Makaremi <[REDACTED]>
Sent: May 16, 2026 7:44 AM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Formal Opposition to OCP Amendment Bylaw No. 1394 and Zoning Amendment Bylaw No. 1395 (Hyphocus Island / RZ25-01)

[External]

Dear Mayor and Council,

I am writing to register my formal opposition to the proposed Official Community Plan (OCP) and Zoning Amendments for District Lot 543 (Hyphocus Island). While the developer's reduction to 85 single-family lots acknowledges previous community pushback, the application remains completely irreconcilable with the District of Ucluelet's *Official Community Plan (Bylaw No. 1306, 2022)*.

Council should not compromise long-term municipal planning frameworks for speculative, high-density residential subdivisions that fail to guarantee community benefits. My opposition is rooted in the following structural misalignments with our current OCP:

1. Contradiction of Growth Management Boundaries and Land-Use Policy

The application violates the spatial logic of the 2022 OCP. The text of **OCP Policy 3.155** explicitly designates Hyphocus Island as a "**low-density rural reserve**." The intent of this designation is to prevent premature fragmentation of large, contiguous forested tracts on the periphery of the municipality.

Furthermore, **Policy 3.174** concentrates growth within the existing urban core where infrastructure can sustainably accommodate it. Forcing a custom **R-7 Infill Single Family Residential** zone onto Schedule "A" (Long Range Land Use Plan) converts a natural buffer zone into a high-density pocket. This sets a dangerous planning precedent, effectively signaling that OCP growth boundaries can be redrawn whenever a developer requests an amendment.

2. Speculative Spot Rezoning vs. Market Awareness

As Mark Maftai correctly pointed out at a recent council meeting, the District needs to stop the practice of spot-rezoning land to suit the speculative desires of developers. The current developer bought this property with full knowledge of its existing **RU Rural Residential** zoning and its OCP designation as a rural reserve. They calculated their risk based on those parameters. It is not the responsibility of Council or the community to

rewrite Ucluelet's foundational planning documents to maximize a developer's profit margins or rescue a speculative business model. It is time this practice stops.

Furthermore, passing this amendment creates a permanent planning liability. If Council adopts these customized zoning changes and the project subsequently falls through due to macroeconomic pressures or developer insolvency, the high-density entitlements attach to the land permanently. The rural reserve designation will be erased on paper, leaving an empty lot with an intact high-density zoning entitlement that any future buyer can develop "as-of-right" without being bound by the current developer's verbal design promises.

3. Failure to Meet OCP Affordable Housing Standards

The justification for this amendment rests on the narrative of providing "attainable" or "modest" housing options. However, this proposal entirely fails to meet the explicit definition of affordable housing as outlined in **Section 3 of the Ucluelet OCP**, which prioritizes legally protected, non-market, or below-market options targeted at local income brackets.

Without binding housing agreements, rental covenants, or price-restriction frameworks, these 85 single-family market lots will do nothing to alleviate the local housing crisis. Furthermore, by permitting **Vacation Rental (VR-1)** use within the new R-7 zoning text, these smaller lots are highly susceptible to real estate speculation. Instead of securing long-term housing stability for local families, this framework creates an environment where properties can be commodified as high-yield short-term tourist accommodations. This directly undermines the core housing objectives of our OCP.

4. Infrastructural Constraints and Public Safety Liabilities

The OCP requires that new residential expansions are supported by safe, standard municipal roadway networks. The proposal to introduce 85 principal residences—compounded by the permitted inclusion of Secondary Suites, Accessory Dwelling Units (ADUs), and Vacation Rentals (VR-1)—could realistically introduce over 150 new vehicle-reliant households to the area.

- **Access Bottlenecks:** The entirety of this traffic will be funneled through the Helen Road causeway, which narrows to a sub-standard width of roughly 6 meters in critical sections.
- **Safety Deficiencies:** Helen Road lacks the pedestrian and cycling infrastructure required by modern municipal standards to safely handle this volume of traffic. Forcing multi-use, multi-family traffic through quiet residential feeder roads

(Matterson, Marine Drive, Bay Street) creates severe bottlenecks and a clear safety liability in an emergency evacuation scenario.

- **Taxpayer Risk:** While off-site upgrades are mentioned, the long-term capital liability of servicing and maintaining expanded utility corridors, combined with the ongoing strain on the District's wastewater infrastructure and sewage lagoons, presents an unmitigated financial risk that will ultimately fall on Ucluelet taxpayers.

5. Ecological Fragmentation of Sensitive Marine and Terrestrial Habitat

The OCP places a heavy emphasis on environmental stewardship and the preservation of continuous wildlife corridors. Hyphocus Island represents one of the final remaining unfragmented, low-impact coastal forest reserves within town boundaries.

Subdividing this 34-acre land mass into 85 individual parcels completely disrupts the contiguous tree canopy. Even with a proposed 50% green space retention, the introduction of widespread lot grading, roads, artificial lighting, pets, and human activity will permanently fragment critical habitat. This directly conflicts with our shared community objective to minimize human-wildlife conflict for documented local populations of wolves, cougars, and deer.

Conclusion

A community's OCP is a contract between the local government and its residents to ensure orderly, sustainable, and predictable growth. It should not be altered to accommodate layouts that create structural infrastructure deficits, invite real estate speculation, and cause irreversible ecological fragmentation.

Because this application fundamentally conflicts with OCP Policies 3.155 and 3.174, compromises public safety along the Helen Road corridor, and lacks enforceable mechanisms to secure true local housing affordability, I respectfully urge Council to **deny** Third Reading to OCP Amendment Bylaw No. 1394 and Zoning Amendment Bylaw No. 1395.

Thank you for your dedication to protecting the integrity of Ucluelet's planning frameworks and the long-term livability of our neighborhoods.

Sincerely,

Petra Makaremi



