

From: Carl Sieber

[REDACTED],

Ucluelet, BC V0R 3A0

To: District of Ucluelet,

Mayor and Council

200 Main Street,

Ucluelet,

BC V0R 3A0

18 May 2026

Re: District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026 and District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026

Dear Mayor and Council, I am writing to express my concern with the proposed Huumaniš - Hyphocus Island rezoning amendment and development application, specifically the proposal to amend the current Official Community Plan (OCP) zoning to allow higher density development. We all know the town sewage lagoon is on Hyphocus Island. That seems to be something that the developers continually downplay. Understandably, it impacts their plans, it impacts their profits. In fact, one of the early proposals situated a boutique hotel right beside the open sewage lagoon. A ridiculous proposal. A calculated lie. Start with a very ridiculous proposal then scale back so even if the proposal is still ridiculous it'll seem less so by comparison. That's just business. The property was purchased relatively cheap because of the sewage lagoon. Yes the developers own the property and are free to develop it, but they want to turn more profit, they want to change the zoning to allow greater density. In a town where housing is desperately needed they are promising housing but making that promise dependant on being granted rezoning. That's not care for the community. That's leveraging people's desperation and dreams so the developers and realtors can sell as many lots as possible. That's just business. I don't believe anyone in the town is currently fighting with the district to move or "fix" the sewage lagoons. But building high density and luxury homes in that area will absolutely bring on that fight. Move the lagoons? Where in Ucluelet could they be at reasonable cost and without massive push back? Change them? What would make the neighbours happy? And at what cost to the town? Upgrade them? Enlarge them? It's going to need to happen with the growing population. And even if land is set aside adjacent to the current site, would the new surrounding residents allow it? Homes in the area will live with the smell, the noise, the health risk, and the unsightly nature of the open sewage

ponds. They will blame the district for that, not the developer. Eventually more homes will be built on Hyphocus Island. There will be conflicts between homeowners and the district because of the lagoon. Leaving the zoning as it is will be one of the few tools the town has to limit the density of development and thus the magnitude of those future conflicts. Leaving the zoning as it is just seems like a smart business decision for the town.

Sincerely, Carl Sieber