

From: Silva Johansson
[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.

While the revised proposal is an improvement on the developer's past proposals, this proposal still requires an amendment to the Official Community Plan. The current OCP zoning for Hyphocus Island recognizes its significant environmental and cultural values, and I feel strongly that the current proposed density still does not align with the District's long-term vision for the area.

With its current zoning of Low-Density Rural Reserve or Rural Residential, Hyphocus Island constitutes a significant portion of Ucluelet's rapidly diminishing undeveloped land bank. There's just not much of this type of land left in Ucluelet, and once the current low density zoning is changed, it is extremely unlikely to be able to reverse it. Amending the current OCP zoning may set a precedent that if a developer is only persistent enough, even the zoning of an environmentally and culturally significant area can be changed.

I encourage the Mayor and Council to carefully consider the long-term impacts of amending the OCP zoning for Hyphocus Island. I encourage them to signal that the proposed density does not align with the District's long-term vision for the area, and that the property should remain under its current zoning and Official Community Plan designations.

Thank you for your time and consideration.

Sincerely,
Silva Johansson