

PROPOSED HYPHOCUS DEVELOPMENT

I wish to oppose the current Development Proposal as presented, for the following reasons:-

- The single access to the property is far too narrow; with little opportunity to be widened without significant cost; and most likely the expropriation of private property;
- The potential buildout of the proposed number of properties is “understated” by the implication that the number of properties identified is all the homes that would be constructed; when, in fact, secondary suites and additional buildings on some properties indicate a far greater number of families will be present;
- The access to Helen Road will not simply impact those adjacent to the Hyphocus, but throughout the Community. Traffic will travel through Helen, most likely to Matterson, and up to Peninsula; which provides the circumvention of the School Zone on Peninsula; or, if indeed, they turn onto Marine they then present a traffic issue during school attendance and dismissal;
- However, the largest impact is the inevitable burden on existing services! Two obvious ones being the oversubscribed number of School enrolees, and the available Doctors and health services! There are presently numerous approved developments, in the Community which, as they build out, will undoubtedly tax these resources; to add this additional development will, I feel, be completely unsustainable;
- I feel that, as a minimum, this development needs to present and commit to a much lesser number of actual occupied houses and suites (long-term or nightly), before Council considering any approval; as well as a significant amenity contribution.

Geoff Lyons

, Ucluelet