



REPORT TO COUNCIL

Council Meeting: February 10, 2026
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES **FILE NO:** 3360-20 RZ25-01
SUBJECT: OCP AND ZONING AMENDMENT FOR HYPHOCUS ISLAND - LOT 543 **REPORT NO:** 26-13
ATTACHMENTS: APPENDIX A - APPLICATION
APPENDIX B - OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW No. 1394, 2026
APPENDIX C - ZONING AMENDMENT BYLAW No. 1395, 2026

RECOMMENDATION:

- 1) **THAT** "District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026" be read a first time.
- 2) **THAT** Council has considered the consultation requirements under Section 475 of the Local Government Act in relation to District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026, and that referrals be sent to the Yuułuʔiłʔatḥ Government and School District #70.
- 3) **THAT** Council has considered District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026, in conjunction with the District of Ucluelet Financial Plan;
- 4) **THAT** Council has considered District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026, in conjunction with the Waste Management Plan;
- 5) **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1394, 2026 be read a second time.
- 6) **THAT** Council direct Staff to give notice for a public hearing to be held on Official Community Plan Amendment Bylaw No. 1394, 2026.
- 7) **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026 be read a first time.
- 8) **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026 be read a second time.
- 9) **THAT** Council direct Staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1395, 2026.

10) **THAT** Council make a condition of Zoning Amendment Bylaw No. 1395, 2026, that the applicant register a Section 219 Covenant on the title of the subject property to secure the following community amenities and infrastructure improvements, to be completed or provided prior to any future subdivision approval:

- a. Parkland Dedication: Completion of the legal transfer and restoration of all proposed park spaces and open space corridors;
- b. Trail Development: Construction of the proposed pedestrian network, including trails through the proposed development;
- c. Off-site Infrastructure: Completion of the proposed transportation improvements to Helen Road and the Marine Drive/Helen Road intersection, including all road and sidewalk works;
- d. Emergency Preparedness: Installation of a Tsunami Warning System at a location and to a standard and specification determined by the District;
- e. Park Improvements: Supply and installation of playground equipment and associated landscaping within the designated pocket parks;
- f. Land Transfer: Completion of the legal transfer of the two identified municipal parcels to the District of Ucluelet for future utility expansion and general municipal use.
- g. Water Infrastructure: Installation of a new 200mm water main and associated infrastructure to ensure adequate fire flow and domestic supply for the proposed development; and,
- h. Wastewater Servicing: Construction of a sanitary sewer lift station and the necessary force mains to connect the development to the District's wastewater system

CAO'S COMMENTS:

This comprehensive application aligns with Council's strategic objectives regarding long-term housing supply. The proposed Section 219 covenant ensures that the District secures necessary land for future utility expansion and essential road safety improvements at the developer's expense. The recommendation to move to a public hearing will allow for community and interest holder input prior to consideration of third reading.

BACKGROUND:

Ekistics Town Planning Inc. has applied to amend the Official Community Plan and zoning bylaw for a 33.92-acre property on Huumaniš (Hyphocus Island) to facilitate a comprehensive residential development. The applicant has revised the concept from the previously considered proposal to reduce overall density while maintaining a substantial housing contribution and community amenity package. The proposal was introduced to Council at the [November 18, 2025 Council Meeting](#) (Item 8.3). Council directed staff to prepare zoning and Official Community Plan amendment bylaws and introduce them to Council for first and second reading (attached to this report).

The development proposal includes 85 dwelling units comprising 25 large single-family lots, 51 compact single-family homes with required secondary suites and accessory dwelling units, and 9 smaller single-family homes. The applicant has committed to the 51 compact single-family homes and the 9 smaller single-family properties being used for long-term tenancy only, with no short-term rentals permitted, which would result in a minimum of 60 principal dwelling units plus the potential for 51 long-term rental suites and accessory dwelling units. This represents a significant contribution to Ucluelet's long-term housing supply. The applicant's detailed proposal is provided in Appendix A.

DISCUSSION

The proposal before Council represents a departure from the current land-use framework, necessitating a dual amendment process. An Official Community Plan (OCP) Amendment is required to re-designate the 33.92-acre property to a land-use category that supports the proposed density and comprehensive residential mix. Simultaneously, the Zoning Amendment is required to permit the proposed density and use changes.

OCP AMENDMENTS

The attached OCP amendment (Appendix B) bylaw includes map amendments to the OCP's long-range planning schedules. Schedule 'A' (Long Range Land Use Plan) of the OCP would be amended to re-designate the subject property from a mix of Single Family Residential, Industrial, and Parks & Open Spaces to a more tailored configuration of Single Family Residential, Parks & Open Spaces, and Public Institutional. This change aligns the land-use designations with the proposed residential footprint and the necessary municipal utility lands. Additionally, Schedule 'C' (Parks and Trails Network) would be updated to integrate new connectivity requirements, ensuring the planned pedestrian connectors and open spaces are formally recognized within the District's broader trail network while better respecting any known cultural sites on the lands.

The amendment bylaw also introduces a new Policy 3.174 to specifically address the development of Hyphocus Island, recognizing its significant environmental and cultural value. This policy formally permits a low-to-medium density residential development on the northern portion of the island, provided it is designed to protect sensitive ecological areas, culturally significant sites, steep slopes, and mature trees. Furthermore, the policy identifies a two-acre area north of the current municipal sewage lagoons as the preferred location for the future expansion of the District's wastewater treatment plant. The southern portion of the island will remain as a low-density rural reserve until a comprehensive proposal is submitted that demonstrates feasibility through detailed environmental and cultural impact studies.

ZONING AMENDMENTS

The proposed Zoning Amendment Bylaw No. 1395, 2026 (Appendix C), introduces a tailored zoning framework to manage the specific density and use requirements of the proposed development. A core component of this amendment is the creation of a new R-7 Single Family Residential / Tourist Accommodation Zone. This zone will apply to the 25 large single-family lots and is designed to ensure that the primary character of the neighborhood remains residential. While the R-7 zone permits secondary suites and Accessory Residential Dwelling Units (ADUs), it restricts short-term rentals to within the secondary suite or the ADU, and the floor area of the rental unit cannot exceed 50% of the principal residential use. This ensures that the principal dwelling remains a long-term residence, preventing the property from being dominated by commercial tourist use.

The remaining residential portion of the development, consisting of 51 compact units and 9 smaller single-family lots, will be zoned under the existing R-6 Infill Single Family Residential designation. These 60 units will strictly permit residential use and secondary suites only; and short-term rentals will be entirely prohibited within this zone.

Finally, the lands identified for environmental protection and community use will be designated as P-1 Public Institutional. This zoning ensures that the 25% open space dedication, trails through the area, and the parcels intended for municipal utility expansion are legally protected and reserved for their intended public functions as part of the project's amenity package. Figure 1 outlines the proposed zoning.

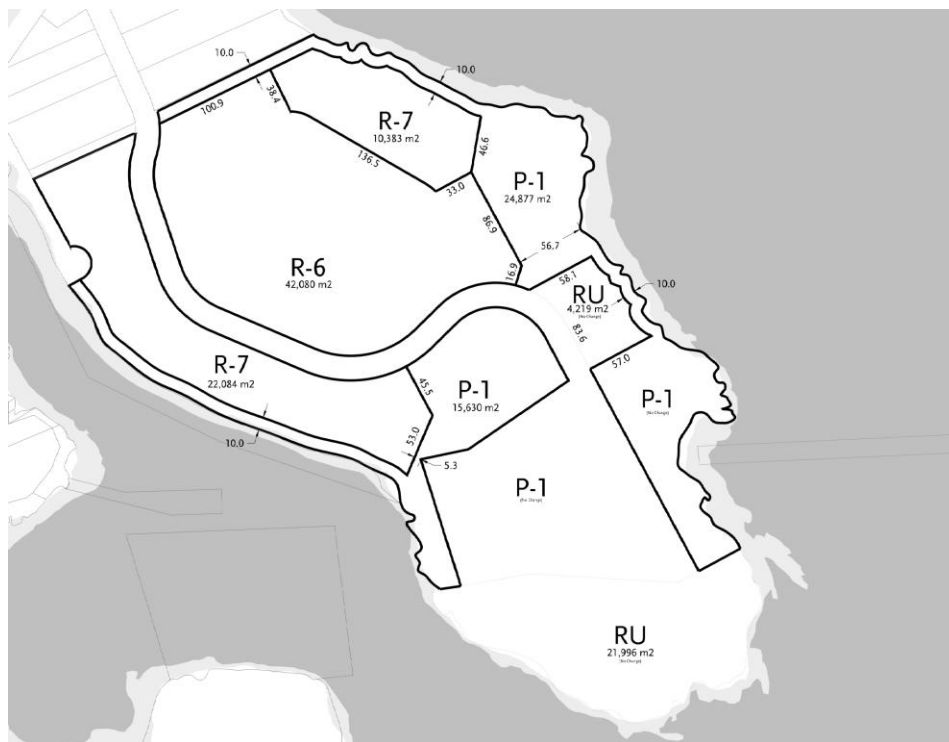


Figure : 1Proposed Zoning

PROPOSED AMENITY PACKAGE

The application includes a substantial amenity package for the District. Twenty-five percent of the rezoned site would be dedicated as protected open space and parkland, including interior pocket parks with playgrounds. A trail system would be connected through the site with additional pedestrian pathways. Two additional parcels would be transferred to the District: one bordering the existing lagoon for future sewer utility expansion, and a standalone municipal parcel for future District use with maximum flexibility. The applicant also proposes significant upgrades to Helen Road and the Marine Drive/Helen Road intersection to enhance safety and accessibility for all modes of transportation. Finally, the applicant has agreed to install a Tsunami Warning System to expand the District's existing notification system.

Staff recommend that the proposed amenity package be secured by a Section 219 covenant and that registration of the covenant be required prior to the adoption of the zoning amendment bylaw.

SERVICING REVIEW

A servicing review was completed by Koers & Associates Engineering Ltd. The servicing review confirms that the proposed development can be supported by municipal infrastructure, provided the applicant completes water and sewer upgrades, including a new 200mm water main and a sanitary sewer lift station. The report identifies that the existing wastewater treatment system has sufficient capacity for the initial phase, but includes a note that the land dedication for the lagoon expansion is necessary for the District's long-term growth. Transportation analysis indicates that the Helen Road and Marine Drive intersection requires upgrades to meet District standards for safety and pedestrian connectivity. All detailed engineering specifications, including third-party utility connections, would be finalized during the subsequent subdivision approval process but staff recommend a section 219 covenant be used to secure all necessary upgrades to support the development proposal.

LEGISLATIVE CONSIDERATIONS

SECTION 475 OF THE LOCAL GOVERNMENT ACT

In accordance with Section 475 of the *Local Government Act*, the District must consider consultation on an Official Community Plan amendment. Staff recommend that the following consultation is appropriate for Bylaw No. 1394:

- First Nations: Given the location of the subject property on Huumaniš, early engagement has occurred between the applicant and the Yuułuᑦiᑦᐱᑦᐱᑦᐱᑦ Government. Staff initiated a formal referral of the proposed bylaws to the Yuułuᑦiᑦᐱᑦᐱᑦᐱᑦ Government in November and 2025. A formal response has not been received but one can be received up until the close of the public hearing.

- Board of Education: Staff recommend a formal referral to School District #70 (Pacific Rim) to allow the district to evaluate the long-term impact of the proposal on local school enrollment and facilities.

SECTION 477 OF THE LOCAL GOVERNMENT ACT

Following first reading of the Official Community Plan amendment, and in accordance with Section 477 of the *Local Government Act*, Council must consider the bylaw in conjunction with the District’s Financial Plan and the regional Waste Management Plan.

- **Financial Plan:** The development includes the dedication of two parcels to the District for municipal and utility use, as well as significant infrastructure improvements to Helen Road and the Marine Drive intersection. Further it includes additions to the trail system and tsunami warning system. All these items would be required through subdivision if the proposal advances.
- **Waste Management Plan:** The OCP amendment has been reviewed in the context of the regional solid waste management plan.

Recommendations 3 and 4 of this report satisfy these statutory requirements.

PUBLIC HEARING

A public hearing will be required following second reading and prior to the consideration of third reading. This process provides Council the opportunity to review all formal referral responses and receive community input before proceeding with the bylaws.

OPTIONS:

Option 1: Proceed with First and Second Reading (Staff Recommendation)

Under this option, Council moves the bylaws forward to the public consultation phase. This action allows staff to solicit feedback from the Yuuʔuʔiʔath Government and School District #70. It also triggers the statutory requirement for a public hearing, providing the community a formal venue to comment on the density, the land use, and the proposed amenity package. Approval of this option would be granted on the condition that the developer registers a Section 219 covenant to guarantee that all water, sewer, road, and parkland improvements are completed prior to any subdivision of the land.

Option 2: Denial of the Application

Choosing this option ends the application process for the Hyphocus Island development. Council would be signaling that the proposed density or the specific land-use mix does not align with the District’s current vision for the area. The property would remain under its current zoning and

OCP designations. Generally, a denial prevents the applicant from submitting a similar proposal for the same property for a period of six months.

Option 3: Direction for Revisions

This option allows Council to keep the application active while requesting specific changes before the bylaws proceed further.

SUMMARY:

The application by Ekistics Town Planning Inc. involves a 33.92-acre development on Huumaniš (Hyphocus Island) comprising 85 dwelling units. The proposal features 25 large single-family lots (R-7) and 60 smaller or compact lots (R-6), the latter of which are restricted to long-term residency to bolster local housing supply. A comprehensive servicing review confirms that the development is feasible provided the applicant completes significant infrastructure upgrades, including a new 200mm water main, a sanitary sewer lift station, and safety improvements to the Helen Road and Marine Drive intersection. Additionally, the project includes a substantial amenity package consisting of a 25% parkland dedication, trail systems, and the transfer of two municipal parcels for future utility expansion. Staff recommend providing first and second reading to the amendment bylaws to advance the proposal to public hearing.

Respectfully Submitted: Tyler Brown, Director of Planning and Strategic Initiatives

Reviewed by: N/A

Approved By: Richard Harding, Chief Administrative Officer