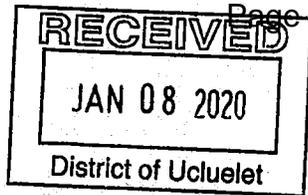




PUBLIC HEARING
Tuesday, January 14, 2020 @ 5:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA

	Page
1. LATE AGENDA ITEMS	
1.1. Additions to Agenda Item No. 7.3 Written Submissions for Bylaw No. 1259, 2019 & Development Variance Permit No. 3090-20-DVP-19-06	3 - 5
a. Add page "2020-1-8 Residents of Coral Way signature block" between pages 33 and 34.	
b. Add letter "2020-1-13 Pat Neumann" after page 34.	
 <u>2020-1-8 Residents of Coral Way signature block</u>	
<u>2020-1-13 Pat Neumann</u>	



- 3) In the event of conflict, the terms of the Restrictive Covenants take precedence over local government zoning bylaws.
- 4) The District of Ucluelet has no jurisdiction over alterations to the Restrictive Covenants. They are the prerogative of the current property owners and/or the applicable Court of Law. Examples in current and past case law show that Courts have consistently found in favour of maintaining the integrity of Restrictive Covenants.

Before allowing this application to proceed to public hearing the District of Ucluelet staff could have advised the applicants to check for any Restrictive Covenants related to their property as well as advising them on the zoning bylaws. The Statutory Building Scheme and its covenants are for the benefit of all property owners in the Subdivision. They were certainly promoted vigorously by the realtors when lots in the Subdivision were initially offered for sale, as providing enduring protection against future overdevelopment of our quiet residential neighbourhood and destruction of the natural beauty of the site. They were a significant factor in our decision to purchase properties here.

We request that the District of Ucluelet reject this application on the grounds noted above.

We hope, also, that we will not have to proceed with an injunction and/or court action to maintain the integrity and legality of the Statutory Building Scheme and its Restrictive Covenants governing the Reef Point Subdivision.

Thank you for your consideration.

Yours truly,

Janet Lee
Coral Way

Thomas Petrovitz
Coral Way

Ann Turner
Coral Way

David White
Coral Way

Elsa White
Coral Way

Krystina Vlahos
Coral Way

January 12, 2020

To: District of Ucluelet,
PO Box 999
Ucluelet, B.C.
Email: info@ucluelet.ca

From: Pat Neumann
[REDACTED] Reef Point Road
[REDACTED], Ucluelet, B.C.
Email: [REDACTED]

Re: 1178 Coral Way, Bylaw amendment No. 1259, 2019 and Development Variance Permit No. 3090-20

I am writing this letter as a person who believes this proposed bylaw and development variance permit will adversely affect my interests.

I am a full-time year-round Ucluelet resident, recently retired, fortunate enough to own my home, which I bought in 2015 because the property had some mature trees on it and was close to Spring Cove, Little Beach and Terrace Beach. Even though I can't see the water, I can hear the surf in my house. Also the 2011 Official Community Plan stated that the Reef Point/Coral Way Development was envisioned as one of those rare enduring areas where only trees necessary to be removed for the building site, etc., which I found encouraging as at that time I had an undeveloped lot beside me which had two old growth cedars on it as well as other trees. So I had hopes that the character of the neighbourhood would endure. Well, both old growth cedars were cut down in early 2016, so so much for guidelines.

Allowing a detached residential dwelling unit which will no doubt be used for short-term rentals, means the factor of being under the same roof, so to speak, as the owners' living space means that accountability for party noise and behaviours is gone. 1178 is a long, narrow lot and the two units could be placed quite a distance away from one another.

As for the size variance proposed, the doubling of the detached accessory building to 1,310 sq. ft. My house, which is 1,290 sq. ft., 3 bedroom, 3 baths, was built and operated for a few years as a two-unit B&B with the owners living in the third area. Allowing this size of increase in a detached building effectively allows two full-size residences per lot, increased clearing, decreased wildlife habitat, increased density, increased traffic, and a negative change to the neighbourhood.

Please vote against these proposals.

Thank you.

(Signed)

Pat Neumann
cc by email