



**REGULAR MEETING OF COUNCIL
Tuesday, July 18, 2023 @ 4:00 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA 2

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1. LATE ITEMS	
1.1. Additional Public Feedback on Variance Permit 23-06 2023-07-17 R. Ronyecz 2023-07-18 E. Mecke	3 - 6
1.2. 1333 Pine Rd. on Road Parking Concerns <i>Richard Kalcevich</i> 2023-07-18 R. Kalcevich	7 - 10

Joseph Rotenberg

From: richard ronyecz [REDACTED]
Sent: July 17, 2023 7:21 PM
To: Community Input Mailbox
Subject: Variance permit 23-06

[External]

Vehemently opposed to any variance regarding setbacks and dwelling/shed size and height. The street is gorgeous because houses are barely visible. The bylaws are liberal enough. If somebody needs a bigger house , they should go buy a bigger lot somewhere else.
Cheers Rich Ronyecz
1769 rainforest lane.

From: Emily Mecke [redacted]
Subject: Variance permit DVP23-06
Date: July 18, 2023 at 11:34 AM
To: communityinput@ucluelet.ca
Cc: [redacted]



July 18, 2023
Emily Mecke & Galan Enzinger
716 Rainforest Drive
Ucluelet, BC

To the attention of the Ucluelet City Council regarding Variance permit DVP23-06,

We are the owners of lot 25, an adjacent property of lot 13 (1701 Rainforest lane) which is the subject of this variance request. Our lot borders the proposed Side Yard Setback A to the north of the proposed primary residence and suite. As our bedrooms are at the end of our home closest to where the Applicant intends to build I believe that this application directly and significantly affects our interests.

We are sympathetic to the point of discussion made by Monica Whitney-Brown in their Report To Council regarding this variance that states, "Along the west side of the property, the applicant's neighbour has cleared significantly along the shared lot line, resulting in reduced privacy elements for the applicant". Like the applicant, we are also concerned for the privacy of our lot. Unlike the applicant, if our privacy is compromised we don't have the flexibility of adjusting the plans of our home to compensate for the loss of privacy as our home is already built.

This risk of reduced privacy is shared by every owner in the Rainforest neighbourhood with a home built adjacent to a lot with undisturbed vegetation. This risk exists because there are currently no by-laws that prevent owners from clearing vegetation from the side setbacks up to the lot lines. There is only a convention from the original design of the neighbourhood that is not enforceable. Given the Applicant's concern for their privacy I'd like to believe that they will preserve the vegetation along our shared lot line (the north setback of this property) however there have been many instances of this convention in the neighbourhood not being respected.

The Applicant is proposing to build with set back A (23' - 10 1/4") from our shared lot line. I have attached for reference the drawings provided to us by the builder of our home that show a setback of approximately 25' from our shared lot line with the Applicant's property, lot 13. This combined setback of nearly 50 feet is less than the 70 foot setback the Applicant feels is needed between their home and their proposed ADU to maintain reasonable privacy. The only different between these two distances is one is currently undisturbed vegetation and the other is a proposed gravel driveway. I think this highlights the value of our undisturbed setback to the Applicant's privacy and also the value of their undisturbed set back to ours.

I appreciate the council's consideration for the character of the neighbourhood demonstrated by point 5 of Development Variance Permit.

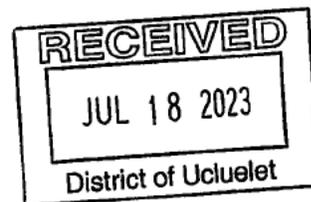
"No vegetation clearing or tree removal will be permitted within the front yard setback, except as required for minor landscaping and pedestrian paths and access. Prior to receiving a building permit, the permittee shall submit a plan indicating the limits of disturbance required within the front yard setback and receive approval by the Director of Community Planning."

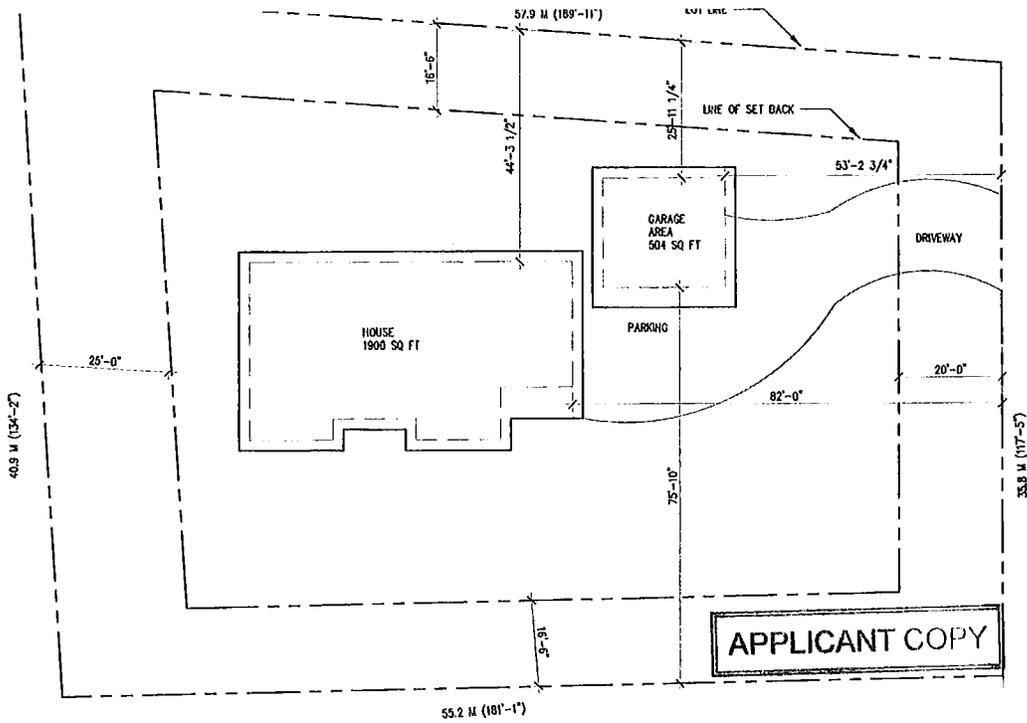
However, this condition provides no protection for the vegetation in the side setbacks of the proposal. We believe that if the applicant builds their primary residence as proposed and they also remove the vegetation in Side Yard Setback A, we will suffer the same reduction in privacy that has been provided as evidence to justify this DVP request. Therefore, we propose an additional condition to the DVP that states.

"No vegetation clearing or tree removal will be permitted within the side yard setbacks, except as required for minor landscaping. Prior to receiving a building permit, the permittee shall submit a plan indicating the limits of disturbance required within the side yard setbacks demonstrating that there is no significant reduction in the privacy of adjacent lots."

Thank you for your time and consideration,

Emily Mecke & Galan Enzinger





1 PROPOSED GARAGE - SITE PLAN
SCALE: 1/16" = 1'-0"

PO BOX 1067
Telmo, BC V0R1J40
info@nectardesign.ca
www.nectardesign.ca

NEILSON
LOT 25 RAINFOREST DRIVE
UCLUELET, BC V0R 3A0

PROJECT: NEILSON
DRAWN: JY
CHECKED:
SHEET NO: 1117
DATE: 08-29-2008
REVISION:

NEILSON
FOR REVIEW
SHEET TITLE:
GARAGE PLANS
SCALE: As Shown
SHEET NUMBER:
A1.01

From: [Richard Kalcevih](#)
To: [Community Input Mailbox](#)
Subject: 1333 pine rd on road parking concerns
Date: July 18, 2023 12:56:44 PM

[External]







Road side parking is abused enough with overgrown bushes and trees, abandoned trailers within over grown bushes, ongoing clutter of free piles taking up parking spaces, Abandoned

pallets, cars parked diagonal sticking into the road way, cars constantly left on the roadway especially at 1333. Having several pics of such, only since receiving last variance notice..

Pine road is extremely busy 10months of the year with school. Since the speed bumps installed on peninsula, pine road has become a thoroughfare for parents dropping off and picking up kids. It's becoming unsafe for pedestrian traffic at this time, more so when cars parked improperly leave nowhere for a pedestrian to go.

If homes want a home based business. That's fine. It's their sacrifice for their gains. If losing a whole garage, time and money is worth it, but not a few bushes. The resulting problem should not fall onto the public.

Now if the customers start parking on the road way, where will they park? Nobody owns any particular spot to my understanding? Pine road will now have tourist rolling their travel suitcases up and down the street looking for a address, loading and unloading on the roadway, probably in the morning too, during school traffic while it's already too busy.

The BnB problem is great enough, let's not bring it onto the streets please.

I'd like to see the district deal with the bad parking and clutter of pine Rd.

Richard Kalcevich
1308 pine rd

