



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

LATE AGENDA

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1. LATE ITEMS	
1.1. Variance Permit 23-06 <i>Mark Marynowski</i> 2023-07-16 M. Marynowski	3 - 4

Joseph Rotenberg

From: Mark Marynowski [REDACTED]
Sent: July 16, 2023 2:39 PM
To: Community Input Mailbox
Subject: Variance permit 23-06

[External]

Dear councillors, mayor and public

I am writing for the proposed variances on lot # 13

I urge you to think strongly about the variance for front set back. 90% of the homes on rainforest are already built and have done so within the the development setbacks. Allowing the last 10% of lots remaining in rainforest development to apply for these variance's and do what they please, compromises the overall look and feel of rainforest drive and lane. If this gets approved it is extremely unfair to all of the rainforests development residents who have bought and built here within these regulations. We bought here in 2016 and absolutely fell in love with the feel and look of the development. Allowing these changes will compromise the over look and feel of the rainforest development.

These are not small lots and the proposed lot has more than enough space to build both buildings within the existing setbacks and maintain the beautiful green belt that is rainforest development.

I understand the neighbour to the west has cleared to pretty much the property line. I can see why the the proposed variance applicant is trying to now push the build further east. The way I see it is that these are two wrongs and two wrongs don't make a right. They should stay within the development setbacks and build where they can. I know from experience that if you build a house on a setback line you will need to clear an additional 5 to 10 feet for footings, foundation, backfill etc. If they get the variance and build on the front setback at 6.5m for the main house and 5.5m for the coach house. You can add on another 3m that will need to be cleared for excavation, footing, foundation. Say goodbye to the trees and their own privacy on the road side of the property.

I am not opposed to ADU's and I think they are a great way to have more housing in a town that needs it, but allowing the height and size increase is no longer making this an ADU. It's making it another house. You might as well allow people to start subdividing half acre properties. Once again if we have all these rules in place, why are they constantly being pushed around and changed? If you allow this ADU the size and height change, what do you think the next person who builds an ADU is going to do. Of course they're going to make it bigger. If one person can do it, then everyone should be able to do it. This is not an ADU, it's two homes on one lot. After reviewing the plan, the main residence and suite could be pushed north and west so it is not in the front yard setback, thus not needing a variance at all. The south east corner of the proposed coach house location is at 5.5 meters from property line. This would mean clearing and excavating significantly more into the front setback than what is planned. Pushing both these buildings into the front setback is now becoming more unsightly for everyone that passes by this property. Once again, I know the neighbour cleared more then necessary, but instead of coming up with a privacy plan(Such as planting trees) they are wanting to push everything to the road/sidewalk front setback and make the homes more visible for everyone else to see, making it everyone else's problem.

Making the ADU taller just to park cars under seems ridiculous. With enough space for parking on the lot, why build parking under the ADU? This is just going to cost the homeowner more money to build and requires a variance for something that seems quite unnecessary.

I really hope council makes the best decision for this. I feel there is enough space on this lot to build everything that is on the plan and I hope they can do that within all the current bylaws and setbacks.

Thank you,

Mark Marynowski

1754

Rainforest lane