



**REGULAR MEETING OF COUNCIL
Tuesday, December 14, 2021 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

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| 1. LATE ITEMS | |
| 1.1. Add the following written submission to Public Hearing Item 10.3. "Written Submissions Received During the Notice Period" after page 40 of the Agenda: Chernis 2021-12-13 | 3 |

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Bylaw amendment for strata lot 3, 312 Pass of Melfort place
Date: December 13, 2021 2:12:33 PM

[External]

Mayor and Members of Council:

I wish to voice my strong opposition to the change of the FAR from 0.35 to 0.375. This subdivision has in recent years had the FAR set at 0.35 due to some confusion as to what is actually was supposed to be, and what was allowed at the time, with some homes being constructed with an FAR of around 0.67 or 0.68. I believe that legal action was threatened by some of the property owners while this was being decided.

The property owner would have known before starting to build that the FAR was 0.35 and chose to ignore it. This building is currently under construction, and work is proceeding as if the approval was a foregone conclusion. Work was halted temporarily on the site when a wall collapsed, injuring a worker on the site. This would have been an appropriate time to cease construction, and reconfigure the building to meet the space requirements. How will this affect parking on the lot, especially if at some point in the future, a B&B is opened on the property?

There are several lots yet to be developed on Pass of Melfort, some of them quite small. If this change goes ahead, it will be a signal to those other property owners that they can build whatever they want, and get approval later. This sets a bad precedent for the District as a whole.

Best regards,
Ed Chernis
947 Amphitrite Place
[REDACTED]