

July 22, 2024

Attn: Marlis McCargar, Island Planner, Islands Trust

Re: Development Variance for PID 026-869-888

Lot 8, District Lot 2519 Group 1, New Westminster District Plan BCP 26648

Dear Ms. McCargar:

Thank you for taking the time to listen to my concerns on the phone last week.

I am strongly against allowing this variance for Lot 8 reducing the minimum setback from 15 metres to 10.10 metres. The owner was aware of the fact that they would have to build within the set-back rules *before* this building was erected but chose to disregard the rules. Not only was this building placed closer than the minimum set-back allowed, but no other permits would have been taken out for building, electrical, septic, or heating (fireplace) ventilation.

The previous owner of Lot 8 also had applied for a variance to build a structure at the 10 metre mark which was met with stiff opposition by all of the surrounding property owners. He then sold the property to Dr. Joos explaining that the variance he applied for was rejected.

If this setback variance is allowed it would set a precedent for others to build closer to the water.

We have been building with a permit over several years and find it frustrating that the "Wild West" attitude on the island allows for structures that are not within building code rules. Many of our neighbours have chosen to build structures that do not meet basic code requirements, and it should be a concern for the Islands Trust that it may cause a catastrophic fire like the house that went up in flames a couple of years ago down the bay.

Thank you for your attention to this matter.

Mike Ruegamer