

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, OCTOBER 31, 2006**

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October 30, 2006

Regional District of Nanaimo
Planning Department
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N2

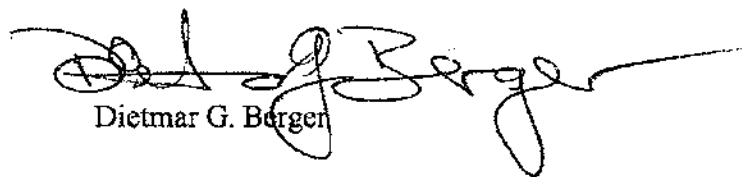
Re : Variance Permit Application No. 90616
Meyer -3512 Bluebill Road, Nanoose Bay.

To the Members of the Board,

This letter expresses our support for Variance Permit Application No. 90616 by Dr. Allen Meyer at 3512 Bluebill Place, who recently introduced us to his project of building access stairs to the ocean shore. We were touched by his anticipated joy of being able to safely make it down to the water's edge and experience our beautiful seashore close up in peace and quiet. We can identify with his wishes, since we are privileged to own a waterfront property ourselves on Schooner Cove, lot #67, which we cherish and enjoy daily. We are fortunate to have level access. Dr. Meyer and his family, however, can only access the water's edge by means of stairs. These stairs will be made of wood, which will in very short time be bleached by the elements and fit into the shoreline. Dr. Meyer has assured us that he will comply with the wishes of the RDN and he will accommodate his neighbours. If the beauty and care of his residence and garden can be a guide then these planned stairs will have the least possible impact on the shoreline. There are apparently two options considered re. the vertical portions of the structure. I would personally suggest narrow wooden boards rather than large glass panels, which with their reflection quality would possibly create visual disturbances.

We respectfully submit our support for Dr. Meyer's plan and trust that with the guidance of the Board and Planning Department this project will be a success.

Sincerely and respectfully,


Dietmar G. Berger

RDN			
CAO		GMFS&S	
GMDS		GMR&PS	
GMES		GMTS	
OCT 30 2006			
SMCA			
CHAIR		BOARD	
OCT 30 2006			



Box 147,
Bowser, B.C.
VOR 160
October 28, 2006

RDN	
CAO	GMP&S
GMDS	GMR&PS
GMES	GMTS
OCT 30 2006	
CHAIR	BOARD

Regional District of Nanaimo,

This letter is being written in regard to the Notice of Variance to Development Permit Application No 60624.

My main objection is in regard to the minimum setback requirements of the dwelling unit. I am concerned & object to the dwelling being within 2.1 metres of the property line adjacent to the public access land allotment, which is an extension of McCall Road. How will this affect future development of public access? Bowser is a growing community with new homes and new families. As the community grows the need for development of public beach access grows.

Please keep the needs of the community of Bowser in mind when discussing this application. More public beach access is important in this growing community. With his dwelling almost on the property line the property owner is likely to object to the public access, only 2.1 metres from his home.

Yours truly,
Sandra Stephens

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Greg Kellar

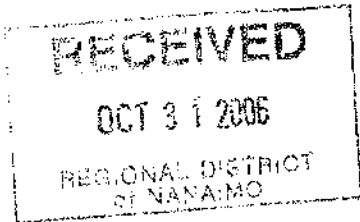
October 31, 06

In response to the Notice of development Variance Permit Application No. 90608
As the owners of the Coombs General Store, and Timeless Traditions, which is next door to the applicants,
there have been no discussions on this matter with said applicants.

R+Z were aware that the addition did not conform to the building codes, but chose to ignore this
and continued on with the project. If it had stopped this application would not be needed, but this is not the
case. If the board sees fit to let the addition stand then I question why the regulations are in place. I realize
the property boundaries were set way back in simpler time. The house on our property was built in 1911,
and the Coombs General Store was constructed in 1912, some 95 years ago.

I do not believe parking is an issue at all in this application, the building regulations are. As far as
having more space to carry out the auctions, a serious clean up is all it would take to alleviate the storage
issue, and parking, but more importantly the fire, and rodent threats. No matter how clean we keep our
property it is of little value when no effort is made to do the same next door. So giving more space will
only increase the clutter, which is already out of control. More space is exactly what these applicants DO
NOT NEED.

Sincerely, Gene, Linda Wray
Blk 1 Lots 1,2,3
Salvation Army lots
Nanoose
2266, 2268 Alberni Hwy



Box 683
Coombe's C.V. R1110
250-951-1347

Regional District of Nanaimo
Planning Dept.

Re. Variance Permit Application # 40608

att: Greg Keller

Last week it came to our attention thru our local newspaper "The News Oct 30/06" that you are planning to grant a development variance permit for 2266 Alberni Hwy. "R. Z. Enterprises" - We then received a letter in the mail regarding this issue.

We are opposed to granting this permit, as it does not conform to the building codes and R. Z. Enterprises were told as they were building this structure that they had to stop and take it down but they just kept on building. We really thought the RDR would keep up with the regulations they have in place + make them take it down. We don't know what zoning parking spaces has to do with the original dispute + if they took down this building they would have parking spaces. "Parking isn't the issue - The contravention of the zoning bylaws is the issue."

Do you really think people will find parking around the back? According to the paper it says they will clean up - Why are good neighbours and business owners haven't they done this all along

Regarding the lot between us owned by the Agricultural Society - the society said Zayo had talk to us about them leasing this lot ~~and~~ we have

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REGIONAL DISTRICT
OF NANAIMO

never talk to them about this issue and the people that rent our store had not been approach about this issue. The Zayas can't use all of the lot so they have to put in a fence 6-8' from our fence as a drain ditch is on that side & it drains the agricultural grounds so that doesn't leave much room for parking. We understand the lot is only to be used for over-flow auction items & to be kept clean between auctions. This is in their contract with the Agricultural Society so we understand it.

"Our main question is - Why didn't they STOP building when you told them to ?? It seems by them giving parking spots they can keep this building. Are the laws not for everyone ??

Thank you!

John & Mary Ann Bueridge
BLK 1 LOTS 7-8

Salvation Army Hots
Nanaimo B.C.

2254 Alberni Hwy.

RDN gives in, seeks compromise with owners

By FRED DAVIES
News Reporter

The Regional District of Nanaimo plans to grant a development variance permit for a Coombs auction house and liquidator.

Owners of R&Z Enterprises located at 2260 Alberni Highway began building an addition onto their retail space back in 2004 and in 2005 were advised to remove the extension to their business within 60 days or face removal of the addition at the applicant's expense.

Now it appears a compromise has been reached.

"We've allowed them to keep the new portion in exchange for removing the older section and adding new parking and loading areas and improving the lane way as well as agreeing to clean up the site," says Jaron Llewellyn the RDN's manager of community planning.

There are three parts to the building, including the original structure and two



FRED DAVIES PHOTO

THIS AUCTION HOUSE along the highway in Coombs has contravened zoning bylaws for some time. Now owners have entered into an agreement with the RDN to remedy the situation, partly by way of covenants to secure much needed parking for the area.

additions. Despite bylaw enforcement's attendance at the site to inform the owners of their contravention of zoning bylaws, construction continued unabated and by Sept. 2004 the addition was being used as an extension of the existing business. The

for that area and results in a net benefit for the community," says Llewellyn. The applicants for the development variance will now enter into an agreement with property owners to the east to use that lot for a minimum of five parking stalls,

"This certainly addresses some of the parking issues

for that area and results in a net benefit for the community," says Llewellyn.

The applicants for the development variance will now enter into an agreement with property owners to the east to use that lot for a minimum of five parking stalls,

"This certainly addresses some of the parking issues

one disability space and one loading space. Covenants will be registered securing water and septic disposal for both lots, binding them together so they cannot be sold separately. R&Z had not returned Tie Maws' phone calls by press deadline.

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VERSA**



**THE NISSAN
VERSA IS HERE!**

Home owner wakes to capering of nude intruder

By NEIL HORNBER
News Reporter

of a home in the city woke up in the early hours to find

visions of the Mental Health Act.

The cat, says Scott, was