

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, NOVEMBER 28, 2006**

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COMMUNICATIONS/CORRESPONDENCE

- 5 **R. D. & A. M. Robinson**, re Development Permit Application No. 60652 – Luksay – Viking Way – Area G.
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DP60652

C . A . DESIGN
the creative advantage

date: Friday, September 24, 2006
to: RDN Planning Dept.
attention: Greg.
re: DVP # 60652

C.A.
Design.

223 Fern Road W.
Qualicum Beach, B.C.
Canada V9K 1S4
Tel: (250) 752-2222
Fax: (250) 752-0111

comments:

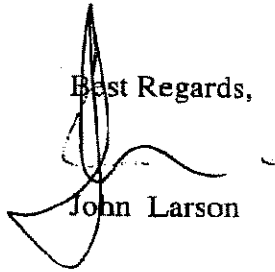
Hi Greg,

As per our discussion.

I would request an opportunity to make a presentation regarding the DVP application on behalf of my client Mr. Paul Luksay - Lot 23 Viking Way.

Thank you for your assistance in this matter.

Best Regards,



John Larson



Burgoyne, Linda

From: Stumborg, Norma
Sent: Friday, November 24, 2006 3:27 PM
To: Burgoyne, Linda
Subject: FW: Development Variance Permit App No. 90624

-----Original Message-----

From: Laustsen, Denise
Sent: November 24, 2006 3:16 PM
To: Stumborg, Norma
Subject: FW: Development Variance Permit App No. 90624

-----Original Message-----

From: Roger Marshall [mailto:rmarshall@coll.bc.ca]
Sent: November 24, 2006 12:03 PM
To: Laustsen, Denise
Cc: Roger Marshall (E-mail)
Subject: Development Variance Permit App No. 90624

I`m requesting permission to be heard @ the Nov 28 Board of the Regional Dist of Nanaimo meeting with regards to Permit App # 90624 (1315 Marina Way, Nanoose).

Regards, Roger Marshall (Residence is 1310 Marina Way, lot 17)

REGIONAL DISTRICT OF NANAIMO

FAX NO. (250) 390-7511

DVP 90624

RE: NOTICE OF DEVELOPMENT VARIANCE
PERMIT APPLICATION NO. 90624
1315 MARINA WAY, ELECTORAL AREA E
NANOOSE BAY.

TO WHOM IT MAY CONCERN, WE OVER
LOOK THE PROPERTY DESCRIBED ABOVE AND
THE BUILDING THAT ALREADY EXISTS
IMPEDES THE VIEW FROM OUR PROPERTY.
AS THE NEW PROPOSED BUILDING IS
LARGER AND HIGHER, WE OPPOSE THE
ABOVE VARIANCE PERMIT.

SINCERELY

DOUGLAS A BROWN
BARBARA J. COSTYK
1303 MARINA WAY
NANOOSE BC.

* Nov. 27 - wishes to appear as *
a delegation.

484 Columbia Drive
Parksville, B. C. V9P 1Y2

November 23, 2006

Re: Notice of Variance to DPA No. 60652
Lot 23 District Lot 28 Nanoose District Plan VIP76143

Dear Members of the RDN Board,

We wish to ask the Board to reject the above request for a Variance. In 1994 a Development Permit (#77) was issued which allowed major changes to the bylaws so that single family houses could be built in a designated multi-family area. This included interior side and rear setbacks reduced from 10 metres to 2 meters allowing for a very large sized houses to be built in relation to lot size.

Since November 2003 several variances within this 40 lot subdivision have been requested – to date, you the Board, have denied each of them. Individuals and contractors buy the lots and then want to build houses that are too big and are not designed for the size of lot they bought. They should know better and you should continue to deny such variance requests.

Further, the reduction of sight lines for motorists driving around the sharp curve where the lot is located is unacceptable for the safety of pedestrian traffic, cyclists and children who play on the street. A variance application for the adjacent Lot 22 was denied for this very reason.

Sincerely,

R. D. and A. M. Robinson

Luksay

DP60652

November 23, 2006

RDN Planning Department FAX # 250 390 7511**To whom it may concern:**

We are writing in regards to the planned development of Lot 23 , VIP76143, DL Nanoose LD. We have received notification re the planned application for a variance on the setbacks for the purpose of construction of a home at this address. We are in full support of this application as long as safety issues have been addressed. We further support this design as it is predominantly a single story home and it is angled in such a way that although close to our back fence it is not directly facing us and doors were not exiting directly behind us. The lot in question is behind our home and because of the small size and awkward layout is a challenge for designing a house.

We are strongly opposed to a 2 storey house being built as it will likely have the main living areas on the upper level with garage below and given its close proximity to our bungalow will totally eliminate our privacy on our patio and our master bedroom, great room and master bathroom all of which have large windows facing the back yard. We will be forced to build privacy screens or put in large trees to get any privacy and the resale value of our home will be likely be compromised.

In conclusion we do not want a 2 storey home constructed and in our opinion your application for a variance on setback and the present home design do not affect sight lines on the street. We would much rather have the present bungalow constructed rather than an 2 storey which would diminish our privacy to a great degree and also our property's value.

**Yours truly, Cliff and Joan Paton 7524804
560 Viking Way Parksville V9P2Z5**

Copy to John Larson CA Design

Burgoyne, Linda

DVP 90624

From: Keller, Greg
Sent: Friday, November 24, 2006 4:24 PM
To: Burgoyne, Linda
Subject: RE: Board of Variance: Re: 1315 Marina Way, Nanoose Bay, B.C. V9P 9C1 - Garage Replacement
Importance: High

From: M. E. A. Patterson [mailto:meapatterson@telus.net]
Sent: November 25, 2005 12:29 PM
To: Laustsen, Denise
Subject: Board of Variance: Re: 1315 Marina Way, Nanoose Bay, B.C. V9P 9C1 - Garage Replacement

SPECIAL DELIVERY

To whom it may concern: For RDN Agenda Tuesday, November 28, 2006. Hardcopy to follow. addressed to:

**Board of Variance,
Planning Department
Regional District of Nanaimo
6300 Hammond Bay Rd. Nanaimo, B.C. V9T 6N2**

**1287 Seadog Road
Nanoose Bay B. C. V9P 9C1
November 23, 2006**

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

To whom it may concern,

Re: Garage Construction Application

1315 Marina Way, Nanoose Bay
Lot 32, Blk A, District Lot 38,

Nanoose

District Plan 10777

I am entirely in accord with the wishes of my neighbors - Mr. And Mrs. Brian Dailly to construct a new garage, on the existing site. I have viewed the plans, and I believe their understated drawings of the new building will enhance the landscape. Moreover, I applaud their sensitivity in preserving existing trees on the site, and I realize that the rocky terrain prohibits building anywhere else on their property.

Yours sincerely

M. E. Ann Patterson
1287 Seadog Road

Cc: Brian and Sue Dailly

Friday, November 03, 2006

RDN / Development Services:

I have received a plan from my neighbour occupying Lot 32, Block A, District Lot 38, Nanoose District, Plan 10777, re the erection of a new garage on his property. A copy of the plan is attached.

The written information provided with the plan indicates that the distance from the point of the garage overhang is set at 43 inches to my property line. I am not sure if this distance will in fact require Board of Variance approval, however if it does, both my wife and I would support. We very much appreciate the owner's efforts to re-site the garage from the earlier submission.

In addition, we support the other variances presented with the plan provided, specifically variance of building elevation.

Sincerely,



Robert Henry
Owner 22 Seadog Road, Nanoose Bay

R.G. Urquhart
1274 Seadog Road
Nanoose Bay B.C.
V9P 9C1

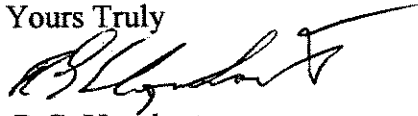
To Whom It May Concern:

Dear Sir:

Re Proposed Garage Alteration

Several months ago I viewed some very preliminary sketches of a proposal by Brian Dailly to alter or rebuild his existing garage at 1315 Marina Way Nanoose Bay. I have no objections to this alteration or rebuild.

Yours Truly



R.G. Urquhart

November 25, 2006

REGIONAL DISTRICT OF NANAIMO

**NOTICE OF DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. 90634
1315 Marina Way, Electoral Area "E"**

November 27, 2006

RESPONSE FROM:
LORRAINE CURRAN
1326 MARINA WAY
NANOOSE, BAY, B.C.
V9P 9C1

In response to the notice dated November 16, 2006: I only received the notice on November 25th when I found it face down, soaking wet on my front porch. With very short notice and consideration, I would like to voice my concerns by email. It is impossible to submit in writing at this short date and the weather is not safe to drive in to Nanaimo.

This property does not affect my view, but I am very curious about such a large "garage" with a loft above featuring rear view-facing windows. Is this for storage or a potential "suite"?

Also, does this open up possibilities for the property beside on the left at 1321 Marina Way, which if they were to do the same would seriously affect my view and the value of my property?

Please take my concerns into consideration.

Sincerely,

Lorraine Curran
468-5507

REGIONAL DISTRICT OF NANAIMO

**NOTICE OF DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. 90634
1315 Marina Way, Electoral Area "E"**

November 27, 2006

RESPONSE FROM:
LORRAINE CURRAN
1326 MARINA WAY
NANOOSE, BAY, B.C.
V9P 9C1

In response to my telephone conversation with Norma Stumborg on November 27, 2006 at 11:45 a.m.:

After an explanation of the proposed structure and the additional information that the loft is only 4 – 6 ft. in height; and assurances that each permit application is considered separate on its own merits, I have decided that I have no opposition to the proposed permit application no. 90634.

Sincerely,

Lorraine Curran
468-5507

RECEIVED

DVP 90625

NOV 27 2006

REGIONAL DISTRICT
OF NANAIMO

To Whom it concerns;

NOV 27th/06

Regarding proposed
variances for 2620 Southforks
Rd. Nanaimo. APPLICATION #90625.

We live at 2600 Southforks
Rd. and our property line adjoins
with theirs.

We have not spoken with
our neighbours in over a year
and had no idea that a
house was going to be built
so close to us. If we had of
known we would of told them
what the bylaw requires for
legal distance. Much as we
did when they built their 1st
house. My husband comes home
from fishing and to his
surprise, a huge house is all
framed and placed on an angle
that encroaches our entire property

(2)

just a few feet from the property line.

We feel that the law is the law and with them having five acres of land, they could've easily built their 2nd house elsewhere.

The garage does not bother us but now having 2 houses and a garage all crunched together, makes our country living feel like we are back in the residential.

They did plant a row of trees except they would have to grow another fourteen feet to give us privacy, by then we will be too old to care.

Sincerely; Janelle Grais
and Family Grais

Grais