

**REGIONAL DISTRICT OF NANAIMO**

**BOARD MEETING  
TUESDAY, AUGUST 25, 2009**

**A D D E N D U M**

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**DELEGATIONS**

- 2            **Elaine Miller**, re Application for Relocation of the Frontiersman Pub & Retail Liquor Store.
- 3            **Sharon Cox-Gustavson**, re Application for Relocation of the Frontiersman Pub & Retail Liquor Store.

**COMMUNICATIONS/CORRESPONDENCE**

- 4-5        **Elaine Miller**, re Relocation of Frontiersman Pub & Liquor Store (Application for Transfer of Liquor Licence).
- 6            **Mark Sommerfeld**, re Development Permit with Variance Application No. 60921.
- 7            **Brian & Vicky Field**, re Development Permit with Variance Application No. 60926.
- 8            **Allen Penner & Katie Lock**, re Development Permit with Variance Application No. 60926.

**Armstrong, Jane**

**From:** Armstrong, Jane  
**Sent:** August 25, 2009 8:29 AM  
**To:** 'Harry and Elaine Miller'  
**Subject:** RE: August 25, 2009 RDN Board Meeting

**From:** Harry and Elaine Miller [mailto:ee.miller@shaw.ca]  
**Sent:** August 24, 2009 10:52 AM  
**To:** Armstrong, Jane  
**Subject:** August 25, 2009 RDN Board Meeting

Jane

I would like to have an opportunity to speak at the RDN Board Meeting August 25, 2009  
re: Application for relocation of the Frontiersman Pub & Retail Liquor Store.

Elaine Miller  
2495 Alberni Highway  
Coombs, B.C.  
250 248-6935

Elaine Miller

**Armstrong, Jane**

**From:** Sharon [sharoncg@shaw.ca]  
**Sent:** August 25, 2009 9:51 AM  
**To:** Armstrong, Jane  
**Subject:** request to speak tonight

Hello Jane--I would like an opportunity to speak at the RDN Board Meeting August 25, 2009 re: Application for relocation of the Frontiersman Pub & Retail Liquor Store.

Thank you,----- Sharon Cox-Gustavason, 2481 Alberni Highway, Coombs, B .C. ---- 250 248-6655

**Armstrong, Jane**

**From:** Tonn, Nancy  
**Sent:** August 21, 2009 8:39 AM  
**To:** Hamilton, Karen; Armstrong, Jane  
**Subject:** FW: August 25, 2009 Regional District Board Meeting

**From:** Harry and Elaine Miller [mailto:ee.miller@shaw.ca]  
**Sent:** August 21, 2009 12:24 AM  
**To:** Tonn, Nancy  
**Subject:** August 25, 2009 Regional District Board Meeting

RDN August 25, 2009 Board of Directors Meeting

To: Board of Directors

In considering the relocation of the Frontiersman Pub & Retail Liquor Store to 2484/2494 Alberni Highway, I would like to draw your attention to the fact that any business on this stretch of Alberni Highway from the French Creek Bridge to the Alberni Junction are all home-based businesses. After 9 p.m. the quietness of this rural residential setting is disturbed only by vehicle traffic and the occasional barking of a dog.

You have heard from the many residents that live in this immediate area. We have lived here for decades, and with a stroke of a pen our lives could be devastated, ravaged. We will not be able to come home from work to the peaceful, quietness of our country homes, or enjoy an evening in the garden. You have also heard from the supporters of the bar. Their concern is based on the loss of the bar and loss of their jobs. They don't live here!

The Frontiersman Pub has considered numerous other locations, and been rejected for a variety of reasons. This location too is not an appropriate site, and also needs to be rejected.

The residents of this area have many valid concerns, and the Regional District needs to listen to the people that live here.

Elaine Miller  
2495 Alberni Highway  
Coombs, B.C.

**Armstrong, Jane**

**From:** Thorkelsson, Paul  
**Sent:** August 23, 2009 8:09 AM  
**To:** Armstrong, Jane  
**Subject:** Fw: Frontiersman Pub & Retail Liquor Store  
**Importance:** High

Original Message -----

**From:** Harry and Elaine Miller  
**To:** [lwb@shaw.ca](mailto:lwb@shaw.ca) ; [gholme@shaw.ca](mailto:gholme@shaw.ca) ; [scormie@rdn.bc.ca](mailto:scormie@rdn.bc.ca) ; [pthompson@rdn.bc.ca](mailto:pthompson@rdn.bc.ca)  
**Cc:** [sharoncg@shaw.ca](mailto:sharoncg@shaw.ca) ; [veronica9@shaw.ca](mailto:veronica9@shaw.ca)  
**Sent:** Saturday, August 22, 2009 12:31 PM  
**Subject:** Frontiersman Pub & Retail Liquor Store

**August 22, 2009**

**Lou Biggemann**  
**Director, Electoral Area F**

**Mr. Biggemann**

**As the representative of the people of Area F I hope you will consider the voice of the majority of the residents that live in the subject area when you cast your vote as to the re-location of the Frontiersman Pub & Retail Liquor Store to 2484/2494 Alberni Highway.**

**Having been previously employed in the Oceanside RCMP detachment, I am sure you are more aware of the concerns we have expressed than we are, and I am sure you would have concerns if the Frontiersman was to move next door to you.**

**I truly feel the Regional District should have seized the opportunity to rezone this particular piece of property when they had the opportunity as I strongly feel it does not conform to the regulations and requirements that the Regional District has implemented.**

**I have extreme concerns with the Engineering Study as it is full of inconsistencies, especially when the company can't even get the correct addresses on their documents.**

**I have extreme concerns that the Regional District regulate 1 dwelling unit per 1 hectre - and yet 100/120 seat pub is acceptable on less than 1 hectre ?**

**I have extreme concerns that the RCMP have "no objection" as to the relocation of the Frontiersman Pub.**

**I have extreme concern for the budget of the Coombs/Hilliers Fire Department, Ambulance, RCMP, and hospitals.**

**I have extreme concern for potential victims that will be caused by relocation the Frontiersman Pub & Retail Liquor Store to this site.**

**I have extreme concerns that the lives and homes of many long time residents will be sacrificed.**

**There is no compromising.**  
**Elaine Miller**

**Armstrong, Jane**

**From:** Sanders, Karen on behalf of email, planning  
**Sent:** August 25, 2009 4:22 PM  
**To:** Armstrong, Jane  
**Subject:** FW: TIME SENSITIVE - PLS SUBMIT TO RDN MEETING - Re: July 28th RDN Meeting: Variance Application  
**Importance:** High

**From:** Mark Sommerfeld <[mark.sommerfeld@shaw.ca](mailto:mark.sommerfeld@shaw.ca)>  
**Date:** July 28, 2009 3:31:12 PM PDT (CA)  
**To:** [planning@rdn.bc.ca](mailto:planning@rdn.bc.ca)  
**Subject:** TIME SENSITIVE - PLS SUBMIT TO RDN MEETING - Re: July 28th RDN Meeting: Variance Application

Please accept this as written submission re: hearing of Variance Application for Lot A, District Lot 16, Newcastle District, Plan 11435

The Variance application seeks to vary section 3.4.62 by increasing the max height of the building.

Living at 5380 West Island Highway V9K 2E8 this variance will adversely effect both the financial and aesthetic value of my home. The homes stretching along the west side of the Hwy are characterized as "ocean view". This variance will inevitably set a precedent for all the lots on the east (ocean) side of the highway along this stretch of lots. The end result will be a degradation of the character and aesthetics of this stretch, and a devaluation of properties across the hwy.

The stretch of road along the oceanview highway all the way to Courtenay is one off the most beautiful drives on the east coast of the island, and recognized as such. Building large high homes that bLock out the ocean even more than existing regulations allow for is a bad move.

Please disallow this variance request.

Sincerely

Mark Sommerfeld

250.757.8987

[mark.sommerfeld@shaw.ca](mailto:mark.sommerfeld@shaw.ca)

Aug. 24, 2009

Regional District of Nanaimo  
6300 Hammond Bay Road,  
Nanaimo, BC  
V9T 6N2

RDN		
CAO	GMR&PS	
GMDS	GMT&SWS	
GMF&IS	GMWWWWS	
AUG 24 2009		
SMCA	BOARD	✓
CHAIR	Corres.	

Attention : Board of Directors

Reference: Variance Application # 60926

Dear Board Members,

Further to our earlier correspondence, we would like to reiterate our continued support and approval of the above noted Variance Application exactly as the property owner has proposed and as reflected in the building plans as submitted.

The variance, as we understand it, is extremely minor at only ½ meter. Three of the most recently built homes, within the immediate area and on the same road as the subject property, have each received favorable approval for equivalent or more significant variance issues. These variances include side setback and over height deficiencies. One of these homes, 3080 Bovanis Road, is presently under construction as we speak.

Based on the minor nature of the variance, and more importantly of the fact that the subject property home was in existence well in advance of the property lines being established by the district, than we see it as only reasonable and fair that Mrs. Ivens receive approval of her building plan as submitted.

Wishing you all a very good day and our best regards,

Brian & Vicky Field  
3967 Bovanis Road  
Bowser, BC  
V0R 1G0

Aug 25<sup>th</sup>, 2009

Dear RDN

We, Allen Penner and Katie Lock, residents and owners of 3952 Bovanis Rd in Bowser B.C. are highly opposed to the variance application No. 60926. We purchased the home on May 15<sup>th</sup> of this year and believe much of the value in our property lies in the ocean view. Relaxing the minimum interior side lot line from 2.0 metres to 1.5 metres and allowing a 2 storey dwelling will be damaging to not only our view but the value of our home. Changes that allow 3951 Bovanis Rd will open up the opportunity for neighbouring lots to do the same adding to the devaluing of our property. We purchased this property with the intent of having ocean view for years to come and will take the necessary measures to maintain that view. Thank you for your time and hearing our opinion. If you have any further questions or comments we can be reached by email at [allen@bcdominos.com](mailto:allen@bcdominos.com) or by phone at 1-778-424-3359.

Allen Penner