

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, NOVEMBER 23, 2010**

A D D E N D U M

PAGES

COMMUNICATIONS/CORRESPONDENCE

- 4 - 15 **Petition**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 16 **Linda Albert**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 17 **Robert Bate**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 18 **Paul Dabbs**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 19 **Jose, Karen & Charlie DeBorba**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 20 **Mark & Diane Flinta**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 21 **Darren Gaudreault, Island Dream Builders Inc.** re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 22 **Clarke Gourlay**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 23 **Han Heringa, Lost Lake Properties Ltd.** re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 24 **Greg Higgins**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 25 - 26 **Michael Hill**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 27 - 28 **Robert Hill**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’

- 29 **Don Hunter**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 30 - 32 **Michael Jessen, French Creek Residents' Association** re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 33 **Jim Kennedy**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 34 **Anne Knutson**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 35 **Ken Knutson**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 36 **Greg Matajic**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 37 **P. Matajic**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 38 **Glenn McCurrie**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 39 **Mike Meade**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 40 **Ray Nelson**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 41 **Gary Palak**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 42 **John Purves**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 43 **M. Rudnisky**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 44 - 45 **Denise & David Sakai**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 46 **Chris Sturlis**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 47 **Trudi Sturlis**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’

- 48 **Steve Vogel**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 49 **Anne & Ian Ward**, re Development Permit with Variances Application No. PL2010-102 – Sims – 664 Johnstone Road – Area ‘G’
- 50 - 51 **D. & M. Banting**, Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 52 - 53 **Anne & Peter Milne**, Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 54 - 55 **Dave & Nancy Patterson**, Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 56 - 57 **Nancy Patterson, Hollies Strata Association** re Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 58 - 59 **Jackie & Gordon Roberts**, Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 60 - 61 **Ron & Linda Windrim**, Development Permit with Variances Application No. PL2010-175 – Allen – 2628 Andover Road - Area ‘E’.
- 62 - 64 **Beryl & Derek Bonner**, re Development Variance Permit Application No. PL2010-192 – Fern Road Consulting Ltd. – Shetland Place – Area ‘E’.
- 65 **Karen & Robert Gillan**, re Development Variance Permit Application No. PL2010-192 – Fern Road Consulting Ltd. – Shetland Place – Area ‘E’.

ADMINISTRATOR’S REPORTS

- 66 - 69 Bow Horn Bay Fire Protection Service – Revised Request From BC Ambulance Service to Erect Temporary Vehicle Shelter. (All Directors – One Vote)

CAO'S OFFICE			
CAO	<input checked="" type="checkbox"/>	GMR&PS	
GMDS	<input checked="" type="checkbox"/>	GMT&SWS	
GMF&IS		GMR&CS	
NOV 23 2010			
SMCA		BOARD	
CHAIR	<input checked="" type="checkbox"/>		

Nov. 21, 2010

FAX Cover Total 12 pages includes cover.

Director Stanhope and Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N6

Note cc. To CAO Carol Mason required.

250-390-4163

Dear Sir:

Re: Petition to Oppose - Development Permit With Variances PL 2010-102
Sims 664 Johnstone Road Area G

We talked to a total of 95 residents (not renters) in close proximity to the subject property.

This is a tally of the views heard:

85 - Support the attached petition to oppose the application.

- 4 - Do not support petition. Reasons given: Real estate agent
New Builder
Developer
Intend to subdivide own property
- 2 - Don't care one way or the other
- 4 - Don't sign petitions

95 Total

With 85 signing the petition this would tend to indicate that 89.5 per cent of the nearby residents are opposed to this application that is founded on the need for a variance to the lot size averaging provisions.

The petition was presented to our neighbors from Friday, Nov. 19 to Sunday Nov. 21. The petition area included Johnstone Rd., Willow Way, Meadow, Hawthorne Rise, Blackbrant, Mallard, Lundine Lane, Pintail and a portion of Sumar Lane. We ran out of time and energy do more in the storm conditions. All these people live in the immediate area that will be affected by the development. Some suggested that it could set a precedent that it would affect densification and property values.

In the interests of full disclosure, I am a director of French Creek Residents' Association.

Jo-ann Chase
627 Johnstone Rd. Area G

cc. Ms. Carol Mason, Chief Administrative Officer, RDN

Director Stanhope and RDN Directors
 Regional District of Nanaimo
 6300 Hammond Bay Road
 Nanaimo, B.C. V9T 6N6

2

cc: KristyMarks

Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
 Sims - 664 Johnstone Road - Area 'G'.

We the undersigned strongly appose the lot averaging variance for the following reasons:

- RS1 higher density in this area is 700 square meter lots, not less than 600 sq. m.
- we are still nominally a rural community
- we do not have municipal services to support this kind of development
- very close to a known dangerous unaligned intersection (Johnstone/Island Hwy/Drew) with Lundine Lane complicating the issues.
- Heavy traffic flow, residential and commercial (including trailer trucks)
- small lot with easement which restricts an already difficult corner building lot
- on-road vehicle parking hazard

DATE	NAME (PRINT)	ADDRESS	SIGNATURE
Nov 19	Dorothy Dods	1405 Sumar Lane	Dorothy Dods
Nov. 19	Ken Dods	1405 Sumar Lane	Ken Dods
Nov 19	Tune Cousineau	591 Johnstone Rd	Tune Cousineau
Nov 19	Don Thimer	545 JOHNSTONE RD.	Don Thimer
Nov 19	Judy Bergstreiser	545 Johnstone Rd	Judy Bergstreiser
NOV 19	ED GREEN	1418 BLACKBRANT PL	Ed Green
NOV 19	STEVE GRAVE	1438 BlackBRANT PL	Steve Grave
19	Upeth Brown	1435 Black BRANT	Upeth Brown

I witnessed that these signatures are correct.

Jo-Chas
 Signature

Nov 19/2010
 Date

Director Stanhope and RDN Directors
 Regional District of Nanaimo
 6300 Hammond Bay Road
 Nanaimo, B.C. V9T 6N6

3

cc: KristyMarks

Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
11/19/10	ANTHONY SMART	1431 BLACKBURN PL.	
"	MONICA SMART	1431 BLACKBURN PL	
Nov 19	NICK TACCAGNA	481 Johnstone Rd	
"	Gillian Taccagna	481 Johnstone Rd	
Nov. 19	JACQUIE CRONIN	1405 MALLARD RD.	
Nov 19	NINA ANTONIUK	1389 MALLARD RD	
Nov 19	MAUREEN ADAMS	1377 MALLARD RD	
Nov. 19	RON THOMPSON	1372 MALLARD RD.	

I witnessed that these signatures are correct.

Signature

Nov 19/20
 Date

Director Stanhope and RDN Directors
 Regional District of Nanaimo
 6300 Hammond Bay Road
 Nanaimo, B.C. V9T 6N6

4

cc: KristyMarks

Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
19 Nov 10	Margo MacIsaac	1394 Mallard Rd	Margo MacIsaac
19 Nov 10	NORWHLITZ FOR	540 JOHNSTONE RD	[Signature]
19 Nov 10	TL Whiteford	540 Johnstone Rd	[Signature]
19 Nov 10	H. McPherson	546 Johnstone Rd	H. McP
19 Nov 10	G. McPherson	"	[Signature]
Nov 19, 10	John Stewart	558 Johnstone Rd	John Stewart
Nov 19, 10	Leah Stewart	558 Johnstone Road	Leah Stewart
Nov 19, 10	Bev Hood	564 Johnstone Rd.	Bev P. Hood

I witnessed that these signatures are correct.

Jo - Chase
 Signature Date Nov 19/2010

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
19 Nov 10	R. Calvin Hood	564 JOHNSTONE RD.	
Nov 19	Diane & Travis Jones	570 Johnstone Rd	
Nov 19	Robyn Gervais	576 Johnstone Rd	
Nov 19	Ryan Gervais	516 Johnstone Rd	
Nov. 19	E. HENDRICKS	584 JOHNSTONE RD. PKS.	
Nov 19	P. HENDRICKS	584 Johnstone Rd.	
Nov 19/10	SUSAN JONES MURRELL	590 JOHNSTONE RD.	

I witnessed that these signatures are correct.

Signature

Nov 19/2010
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
20 Nov	JOHN ASKITIS	616 Hawthorne Rise, Parkville	
20 Nov	BARB BARLOW	596 Johnstone Rd, Parksville	
20 Nov	WIFE BARLOW	596 JOHNSTONE RD	
20 Nov	MARCRISL	608 JOHNSTONE RD	
20 Nov	Leslie Dabb	619 Johnstone Rd.	
20 Nov	Deb Schrott	616 Johnstone Rd	
20 Nov	Johanna Cook	620 Johnstone Rd.	
20 Nov	John Cook	620 Johnstone Rd	

I witnessed that these signatures are correct.

Signature

Nov 20/2010
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
19/11/2010	John A Spink	1462 Willow Way Parksville	<i>John A Spink</i>
19/11/2010	Kate Ridyard	1402 Willow Way Parksville	<i>Kate Ridyard</i>
20/11/2010	Steve Wilson	657 Hawthorne Rise Parksville	<i>Steve Wilson</i>
20/11/2010	Selma Wilson	657 Hawthorne Rise Parksville	<i>Selma Wilson</i>
20/11/2010	ERLIN COITSON	674 HAWTHORNE RISE PARKSVILLE	<i>Erlin Coitson</i>
20/11/2010	JAN WILSON	625 HAWTHORNE RISE	<i>Jan Wilson</i>
20/11/2010	Helen Ketylak	617 Hawthorne Rise	<i>Helen Ketylak</i>
20/11/2010	Catherine Askilis	616 Hawthorne Rise	<i>Catherine Askilis</i>

I witnessed that these signatures are correct.

Jo-Chese
Signature
Nov 20/10
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
Nov/20/10	Kristy Arboreus	609 Hawthorne rise	<i>[Signature]</i>
Nov 20	R FILITNER	591 MEADOW DR.	<i>[Signature]</i>
Nov 20	MARION E.G. BROWN	577 Meadow Dr.	<i>[Signature]</i>
Nov. 24/10	Kathryn E. Grand	572 Meadow Dr. QB V9K2T1	<i>[Signature]</i>
Nov 20/10	GORDON GRAND	572 MEADOW DR. QB V9K2T1	<i>[Signature]</i>
Nov 20/10	LORNA VEITCH	573 MEADOW DR. Q.B V9K2T1	<i>[Signature]</i>
Nov 20/10	MAE BELL	565 MEADOW DR	<i>[Signature]</i>
Nov. 20/10	CHRISTEL WILSON	566 MEADOW DR	<i>[Signature]</i>

I witnessed that these signatures are correct.

[Signature]
Signature

Nov 20/2010
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

Dear Director Stanhope,

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
Nov. 20	R.J. Wilson	556 MEADOW DR.	<i>[Signature]</i>
Nov 20	R.M. KOOP	552 MEADOW DR.	<i>[Signature]</i>
Nov 20	Gord Tuttle	546 meadow Dr	<i>[Signature]</i>
Nov 20	D. BRADLEY	540 MEADOW DR.	<i>[Signature]</i>
Nov 20	W. BRADLEY	540 MEADOW DR.	<i>[Signature]</i>
Nov 20	N. Warwick	1311 LUNDINE LANE	<i>[Signature]</i>
Nov 20	E. REES	610 HAWTHORNE RISE	<i>[Signature]</i>

I witnessed that these signatures are correct.

[Signature] Nov 20/20
 Signature Date
 10

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

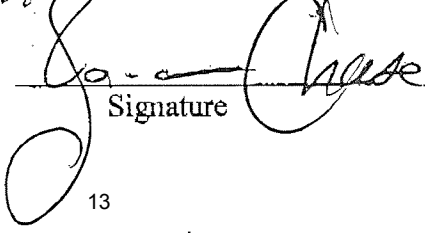
Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
Sims - 664 Johnstone Road - Area 'G'.

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
NOV 21, 10	JAMES D BEATHARD	1438 SUMAR LANE	
21 Nov '10	RUTH CORK	1438 SUMAR LANE	
21 Nov/10	DENNIS BERG	587 HAWTHORNE RISE	
21 Nov/10	RUTH BERG	587 HAWTHORNE RISE	
21/NOV/10	PAM HANSEN	565 HAWTHORNE RISE	
21/NOV/2010	K. EMMERT	562 HAWTHORNE RISE	
21/NOV/10	E. GESLUCK	559 HAWTHORNE RISE	
21/Nov/10	B. Tesluck	559 Hawthorne Rise	

I witnessed that these signatures are correct.  Signature Nov 21/2010
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
11/21	Tom Taylor	535 Hawthorne Rise	[Signature]
11/21	R. Downey	536 Hawthorne Rise	[Signature]
11/21	D. Lawrence	528 Hawthorne Rise	[Signature]
11/21	D. Graves	531 Hawthorne Rise	[Signature]
11/21	A. Lawrence	528 Hawthorne Rise	[Signature]
11/21	A. Rees	530 Hawthorne Rise	[Signature]
11/21	D. Newferd	530 Meadow Drive	[Signature]
11/21	S. Travantu	522 Meadow Dr	[Signature]

I witnessed that these signatures are correct.

[Signature]
Signature

Nov 21 / 2010
Date

Director Stanhope and RDN Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N6

cc: KristyMarks

Dear Director Stanhope,

Re: Development Permit with Variances Application No. PL2010-102-
Sims - 664 Johnstone Road - Area 'G'.

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DATE	NAME (PRINT)	ADDRESS	SIGNATURE
11/21	ELENA TRAVANUT	322 MEADOW D.R.	<i>E. Travanut</i>
11/21	Pat Slobodkin	1354 Pintail Dr	<i>P. Slobodkin</i>
11/21	Judith Slobodkin	1354 PINTAIL DRIVE	<i>Judith Slobodkin</i>
Nov. 21 ²⁰¹⁰	Pat Eagan Brackett	622 Johnstone Rd	<i>P. Eagan Brackett</i>
21 Nov 2010	Jim Brackett	622 Johnstone Rd.	<i>J. Brackett</i>
Nov 21/2010	Guy Chase	627 Johnstone Rd.	<i>Guy Chase</i>
Nov 21/10	Jo-ann Chase	627 Johnstone Rd.	<i>Jo-ann Chase</i>

I witnessed that these signatures are correct.

Jo-ann Chase
Signature

Nov 21/2010
Date

M. Jensen

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

Attention: Dale Lindsay (dlindsay@rdn.bc.ca)

**RE: Variance Application PL2010-102
664 Johnstone Road**

We support this lot averaging variance for the following reasons:

- it is supported by the Official Community Plan
- it is in an area that already has services
- it will provide a variety of lot sizes
- it will assist in providing attainable housing
- the RDN will receive Development Cost Charges for two lots
- it will add to the tax base
- it is on the bus route

Thank you.



Signature

LINDA ALBERT
PRINT NAME

1182 ROBERTSON BLVD.
ADDRESS
PARKSVILLE BC.
V9P 2K6

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

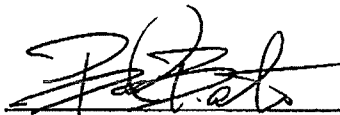
Attention: Dale Lindsay (dlindsay@rdn.bc.ca)

**RE: Variance Application PL2010-102
664 Johnstone Road**

This is infill subdivision in an area where services already exist. It will add to the tax base and help provide attainable housing. It will also provide a variety of lot sizes as not everyone can maintain a large lot.

We support this lot averaging variance.

Thank you.



Signature

Robert C. Berte

PRINT NAME

759 Robin Place

ADDRESS

Qualicum B.C.

V9K 2P4

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

Attention: Kristy Marks (kmarks@rdn.bc.ca)

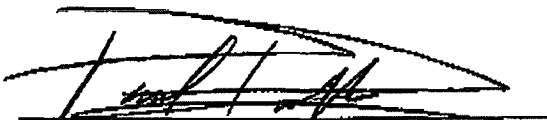
Dear Ms. Marks:

**RE: Variance Application PL2010-102
664 Johnstone Road**

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- it will assist in providing attainable housing
- the RDN will receive Development Cost Charges for two lots
- it will add to the tax base
- it is on the bus route

Thank you.



Signature

PAUL DABBS
PRINT NAME

448 MANSE RD.
ADDRESS
TARKSVILLE, B.C.
V9P 2B2

Hamilton, Karen

From: Karen DeBorba <deborba@shaw.ca>
Sent: Monday, November 22, 2010 3:39 PM
To: email, planning
Cc: Jose DeBorba
Subject: Variances Application Nol PL2010-102

I am writing to support the above variance application. I believe it will enhance the neighbourhood. I do not see any difficulties with the proposal nor negative impact on the area.

Our property is directly across from the proposed subdivision at 665 Johnstone Road.

If you have any specific questions about our support, please do not hesitate to call Jose at 250-951-8811 or e-mail as noted in the "copy to" heading.

Jose, Karen and Charlie DeBorba

Marks, Kristy

From: Lindsay, Dale
Sent: Tuesday, November 23, 2010 9:38 AM
To: Marks, Kristy
Subject: FW: Support for Variance Application PL2010-102, 664 Johnstone Road

From: MARK FLINTA [mailto:mflinta@shaw.ca]
Sent: Tuesday, November 23, 2010 7:05 AM
To: Lindsay, Dale
Subject: Support for Variance Application PL2010-102, 664 Johnstone Road

Attn: Dale Lindsay,

RE: Variance Application PL2010-102, 664 Johnstone Road.

We support the variance application for lot averaging.
We are a young family with two children
We moved to the area about 6 years ago and had a hard time finding a family home and lot.

By allowing this variance, it would provide more opportunity for people with young families to find an affordable lot/home.

Thank you

Mark & Diane Flinta
886 Dickinson Way
French Creek,
V9P 1Z7

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

Attention: Kristy Marks (kmarks@rdn.bc.ca)

Dear Ms. Marks:

**RE: Variance Application PL2010-102
664 Johnstone Road**

This is infill subdivision in an area where services already exist. It will add to the tax base and help provide attainable housing. It will also provide a variety of lot sizes as not everyone can maintain a large lot.

We support this lot averaging variance.

Thank you.

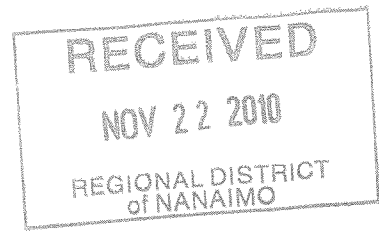


Signature

DARREN GAUDREAU, OWNER
PRINT NAME
ISLAND DREAM BUILDERS INC.

ADDRESS

645 WILDCREEN WAY, PARKSVILLE



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

Attention: Kristy Marks (kmarks@rdn.bc.ca)

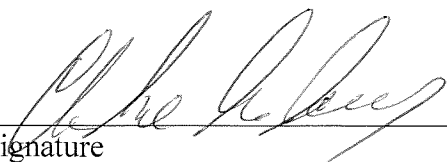
Dear Ms. Marks:

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- it will assist in providing attainable housing
- the RDN will receive Development Cost Charges for two lots
- it will add to the tax base
- it is on the bus route

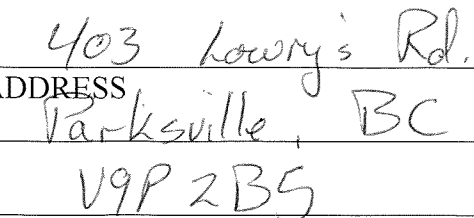
Thank you.



Signature



PRINT NAME



ADDRESS

Lost Lake Properties Ltd.
1080 Industrial Way
Parksville, B.C. V9P 2W8
Phone (250) 248-2381 Fax (250) 248-4894
hancon@shawcable.com

18th November 2010
1 page(s)

By Fax
The Board of the RDN
Fax: 250 390 7511

Dear Sir/Madam:

Re: DVP Application PL2010-102 - 664 Johnstone Road

We support the granting of the Development Permit with the Variances.

The property is entitled to be subdivided into three parcels without being granted any variances. It is just more logical here, to create a (one) larger Lot with the existing house, and two smaller Lots for new housing.

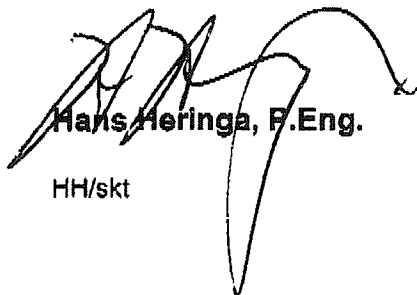
The minimum setbacks are needed to be varied only because the storage shed already exists, and is valuable, and would otherwise need to be removed, and a demolition and removal is really nonsensical here.

This is really a good example of where Variances can provide some needed flexibility for approvals, and allow some common sense to prevail, instead of rigid rules.

As stated before, there are other Lots nearby within the RDN, and throughout the rest of BC, that are in the 350m² - 600m² range, and these two new Lots are certainly near the upper end of this range.

We certainly support the Development Permit with the requested Variances, and take no issue with it.

Regards,



Hans Heringa, P.Eng.

HH/skt

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

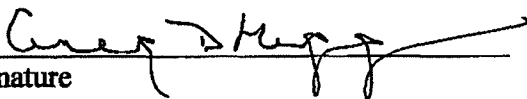
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Thank you.


Signature

GREG HIGGINS
PRINT NAME

664 MEADOW DRIVE
ADDRESS
QUALICUM BEACH BC

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


Attention: Kristy Marks (kmarks@rdn.bc.ca)

Dear Ms. Marks:

**RE: Variance Application PL2010-102
664 Johnstone Road**

We support this lot averaging variance. Many people can't or don't want to maintain large yards. Smaller lots supports providing attainable housing while increasing the tax base. These lots are across the street from a community bus stop. This is good planning.

Thank you.



Signature

MICHAEL HILL

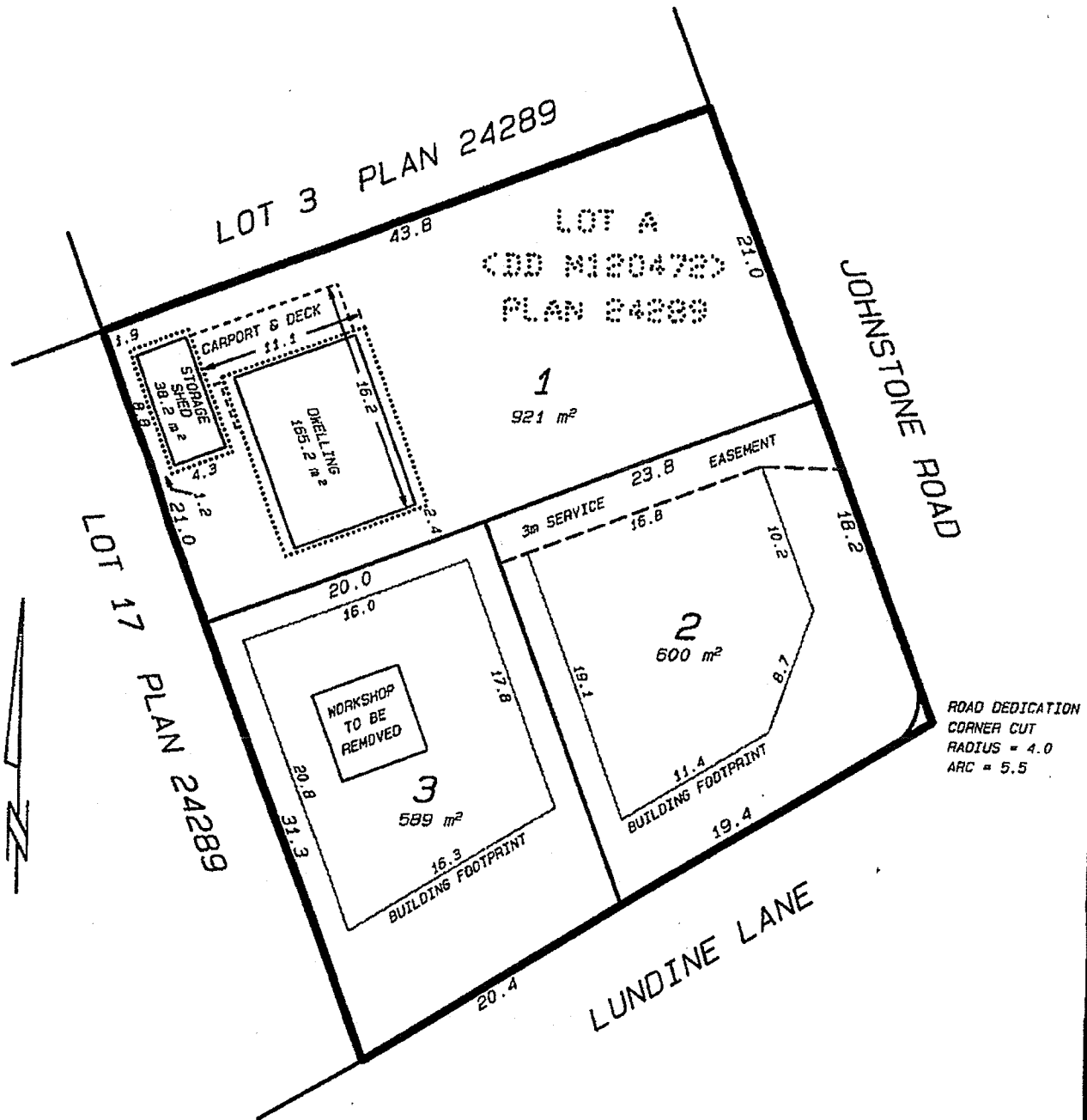
PRINT NAME

582 MEADOW DR
ADDRESS
QUANICUM B.C.

PROPOSED SUBDIVISION PLAN OF LOT A (DD M120472),
DISTRICT LOT 49, NANOOSE DISTRICT, PLAN 24289.

SCALE 1: 400

ALL MEASUREMENTS ARE METRIC UNITS.



NOTES: -HIGHEST RIDGE ON HOUSE IS LESS THAN 7.0m ABOVE NATURAL GRADE
-HIGHEST RIDGE ON SHED IS LESS THAN 4.0m ABOVE NATURAL GRADE

SIMS ASSOCIATES

LAND SURVEYING
223 FERN ROAD WEST,
QUALICUM BEACH, B.C.
V9K 1S4
PHONE: (250) 752-9121
FAX: (250) 752-9241
FILE: SIMS-S
COMP: SIMS.P6

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

Attention: Kristy Marks (kmarks@rdn.bc.ca)

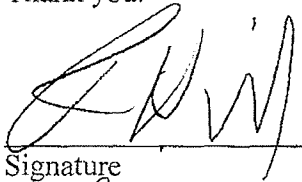
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Signature

Robert Hill

PRINT NAME

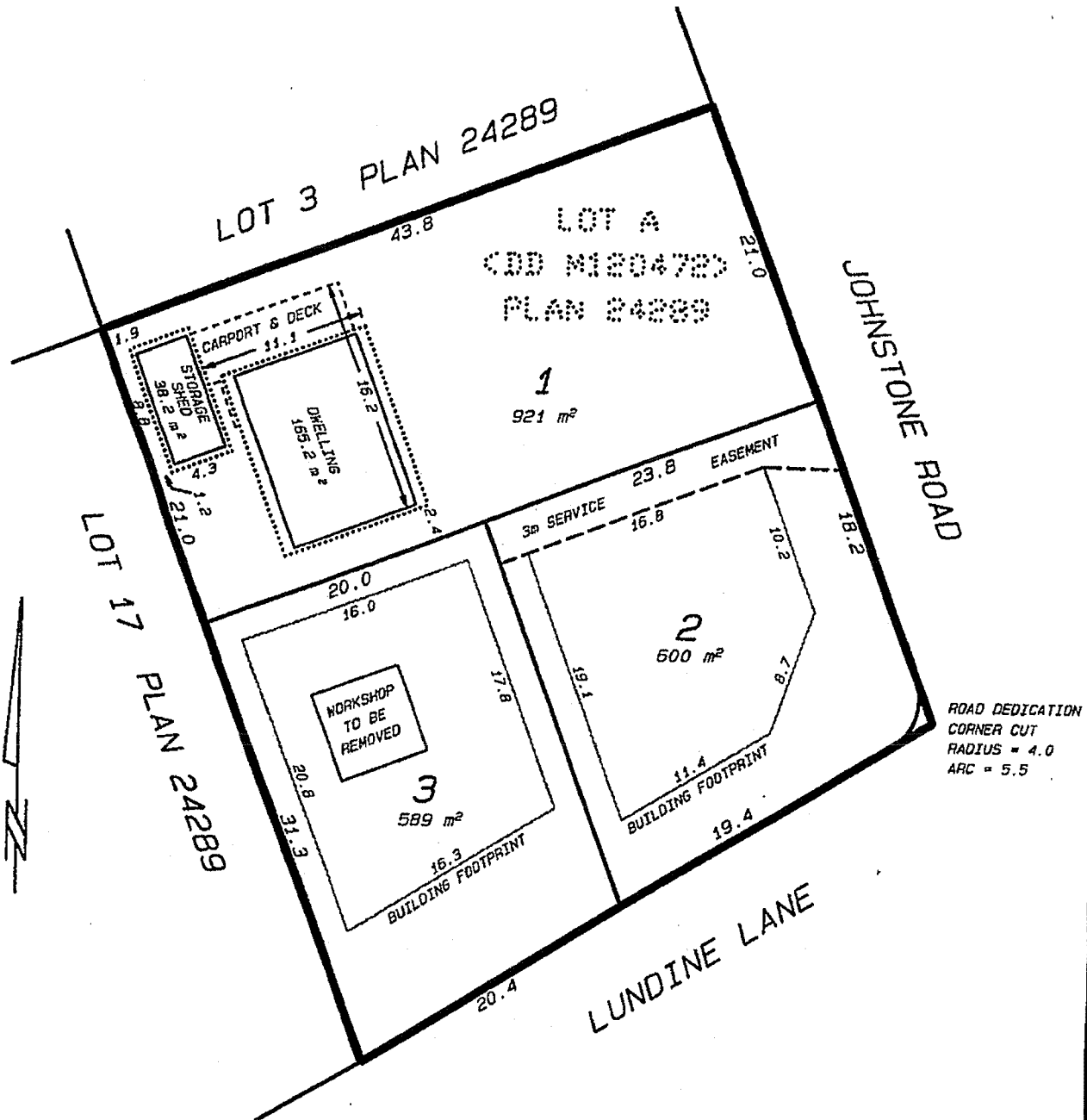
828 San Malo

ADDRESS

Crescent
Parksville, BC V9P 1S5

**PROPOSED SUBDIVISION PLAN OF LOT A (DD M120472),
 DISTRICT LOT 49, NANOOSE DISTRICT, PLAN 24289.
 SCALE 1: 400**

ALL MEASUREMENTS ARE METRIC UNITS.



ROAD DEDICATION
 CORNER CUT
 RADIUS = 4.0
 ARC = 5.5

NOTES: -HIGHEST RIDGE ON HOUSE IS LESS THAN 7.0m ABOVE NATURAL GRADE
 -HIGHEST RIDGE ON SHED IS LESS THAN 4.0m ABOVE NATURAL GRADE

SIMS ASSOCIATES
 LAND SURVEYING
 223 FERN ROAD WEST,
 QUALICUM BEACH, B.C.,
 V9K 1S4
 PHONE: (250) 752-9121
 FAX: (250) 752-9241
 FILE: SIMS-5
 COMP: SIMS.P6

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

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Thank you.



Signature

DON HUNTER

PRINT NAME

1397 SURPRISE DR.

ADDRESS
PARKSVILLE

V9P 1X5

Armstrong, Jane

Subject: FW: Subdivision of 664 Johnstone - PL2010-102

From: J Stanhope [mailto:jstanhope@shaw.ca]
Sent: November 19, 2010 2:52 PM
To: Pearse, Maureen
Subject: Fw: Subdivision of 664 Johnstone - PL2010-102

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

From: M Jessen
To: Joe Stanhope, Dir.
Cc: Carol Mason ; Bob Wylie
Sent: Friday, November 19, 2010 1:10 PM
Subject: Subdivision of 664 Johnstone - PL2010-102

Director Stanhope and RDN Directors:

The Board of Directors of French Creek Residents' Association believe the following matter may be on the RDN Board agenda for November 23, 2010.

Development Permit with Variances Application No. PL2010-102 - Sims - 664 Johnstone Road - Area 'G'.

FCRA Recommendation: RDN board should deny this application.

It appears that the property owner wishes to subdivide their existing parcel into a total of three smaller parcels - two of which will be well below standard minimum parcel sizes for the zoning, because of the application of some kind of obscure averaging provisions. And now we notice that even the relaxation allowed by way of lot size averaging is to be varied.

We wish to express our disappointment that this (virtually unchanged) application has again come before the board. We give as reasons for this disappointment.

1. We believe the minimum parcel size of 700 sq. metres should be fully supported. Even parcels of that size do not provide sustainability for the property owners into the future. No reasonable garden can be established on a property of that size, never mind much smaller lots. Our society has presented this point of view previously, both verbally and in written format, with respect to development, variances and subdivision on Meadow and Juan de Fuca/Viking. We draw your attention to proposals to reverse the promotion of densification:
<http://www.telegraph.co.uk/news/newstoppers/politics/conservative/7807142/Coalition-government-housing-density-rules-to-be-abandoned.html>

2. What provisions have been made to reduce traffic to the substandard intersection at Johnstone/Highway 19a, conditions which the community already finds unacceptable? Commitments with respect to traffic volumes and patterns were given to directors

of our association during the tenure of Approving Officer Rob Howat. This application does not seem to respect those commitments. We wish to further remind regional directors that snow and ice conditions at the Johnstone/19a intersection are horrendous during winter storms, with semi-trailer rigs from Home Hardware adding to the misery. There is inadequate attention to snow plowing on the uphill grade in front of the subject parcels and most traffic comes to a standstill at that intersection when snowfall exceeds six inches. Also, what provisions will be made for parking of vehicles (visitors) on or for the two very small parcels?

3. In other jurisdictions a subdivision of this nature would potentially require the removal of structures to achieve the minimum lot size for **all** resulting lots. Under that scenario the existing dwelling on the parcel would probably have to be relocated, removed or demolished. In many jurisdictions this provides the opportunity and mechanism to modernize the housing stock to new efficiency levels.

4. We note that RDN staff and the proponents are providing an easement on the proposed corner lot for community services. It reduces the utility of the lot and effectively makes the usable portion of yard even that much less. As is done for panhandle lots the easement area should be discounted to determine the lot size. We wish to remind directors that most corner lots are difficult to build on at the best of times. Witness the two corner lots at Viking Way and Columbia Drive that sat unused for almost 7 years, long after most of the other dwellings in the subdivision were complete - and those two lots are almost 100 square meters larger than the two smallest lots in this proposal.

5. We would like to remind RDN directors that most of the parcels in the Viking Way subdivision that were developed after 2002 were around 650 sq. meters. Approximately 60 per cent of the 40 or so dwellings in that subdivision required variances in order to fit on the parcels. Two of the parcels in this current proposal are approximately 590 square metres. The market housing that is sought in this community tends to require parcels of much larger size than the two incremental lots produced in this subdivision. Even a proposed dwelling on a 1700 square metre parcel in San Pareil needed three variances.

6. The argument is made that the net addition of the two lots will contribute Development Cost Charges to local government. We all know that DCC's invariably include "assist factors" which means that existing ratepayers in fact contribute to the costs of bringing these new parcels into the community. The taxes of existing property owners potentially go up in order to bring these properties into the tax base. And the promise of additional ongoing property taxes rarely reduces the tax burden to existing taxpayers because of the increased services required.

We still do not feel that planners have exerted enough influence on the applicants to comply with the letter and spirit of our OCP, Sustainability Plans, land use and zoning regulations. We understand that the principals are development professionals and we continue to hope that they would set a shining example for the rest of us in how to build a desirable community by addressing all factors that improve quality of life.

We are also very disappointed to learn that property owners from surrounding areas who are

potentially unaware of conditions in the community of the subject property have indicated support for this proposal. We believe the nearby neighbors are the ones whose views should be sought and given greatest weight.

Therefore, we would ask that the RDN board deny this application because the proposal is not compatible with the level of services that are provided in what we are continually reminded is essentially a rural area - even though it is within the so-called urban containment boundary.

Sincerely,
Michael Jessen, P.Eng.
Secretary, French Creek Residents' Association

Armstrong, Jane

From: Lindsay, Dale
Sent: Friday, November 19, 2010 8:36 AM
To: Armstrong, Jane
Cc: Marks, Kristy
Subject: FW: Notice of Application for Variance for 664 Johnstone Road, Electoral Area "G"

From: Jim Kennedy [mailto:jkennedy@gwcgroup.net]
Sent: Friday, November 19, 2010 5:38 AM
To: email, planning
Subject: Notice of Application for Variance for 664 Johnstone Road, Electoral Area "G"

Dear Sirs,

I sent an e-mail to you on June 16/2010 regarding this exact same application, to which you responded " That Development Permit with Variance Application No. PL2010-102 be referred back to staff". It was my understanding at that time that the reason it would be referred back to staff was to further review our concerns about " Safety, Property Values and the appearance of our neighborhood". To Date, I am not aware that these concerns have been further considered. I am troubled that this kind of change to our neighborhood might be so quickly and easily brought back to the " Board" so it can be pushed through with little regard for the other tax payers involved. I sincerely hope that you will consider the interests of the other property owners in the community as well as the financial interests of this property development. It appears that this property could easily be developed into two lots which would be in keeping with lot sizes in the original plan as per your attachment No.1. Since the proposed lots are significantly smaller than the other lots adjoining them and this changes the setbacks significantly, and therefore the appearance of the homes, I fail to understand why this would even be considered .

Regards,

Jim Kennedy, GSC



CMF Construction Ltd.

Nanaimo Regional General Hospital – Emergency Services Project

Office Phone: (250) 754-6223 Office Fax: (250) 754-1632

Email: jkennedy@gwcgroup.net Cell: (250) 713-9253

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


Attention: Dale Lindsay (dlindsay@rdn.bc.ca)

**RE: Variance Application PL2010-102
664 Johnstone Road**

We support this lot averaging variance for the following reasons:

- it is supported by the Official Community Plan
- it is in an area that already has services
- it will provide a variety of lot sizes
- it will assist in providing attainable housing
- the RDN will receive Development Cost Charges for two lots
- it will add to the tax base
- it is on the bus route

Thank you.


Signature

ANNE L. KNUTSON
PRINT NAME

295 LARKDOWNE RD
ADDRESS
QUALICUM BEACH BC
V9K2N8

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

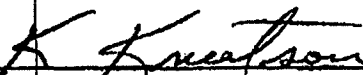
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Thank you.



Signature

KEN KNUTSON
PRINT NAME

295 LARKDOWNE RD
ADDRESS
QUALICUM BEACH BC
V9K 2N8

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

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Thank you.



Signature

Greg Matajic

PRINT NAME

1600 Sunrise Dr

ADDRESS

Parksville B.C.

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

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We support this lot averaging variance.

Thank you.

Pero Matasic
Signature

PERO MATASIC
PRINT NAME

1590 SUNRISE DRIVE
ADDRESS PARKSVILLE

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

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Signature

Glenn McCurrie

PRINT NAME

1067 Centre Crescent

ADDRESS
Qualicum Beach, B.C.

V9K 2G6

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

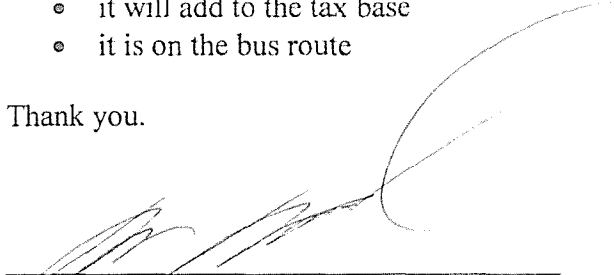
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Thank you.



Signature

MIKE MEADE

PRINT NAME

1355 LINDINE AVE

ADDRESS

QUANICHAN BAY #
V9K 2T2

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

Attention: Dale Lindsay (dlindsay@rdn.bc.ca)

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We support this lot averaging variance.

Thank you.

Ray Nelson
Signature

Ray NELSON
PRINT NAME

1182 ROBERTSON, BLVD
ADDRESS
PARKSVILLE, B.C
V9P-2K6

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

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Dear Ms. Marks:

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Thank you.

Gary Palak
Signature

GARY PALAK
PRINT NAME

1046 EMERALD CITY WAY
ADDRESS

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

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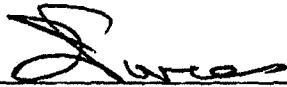
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Signature



PRINT NAME

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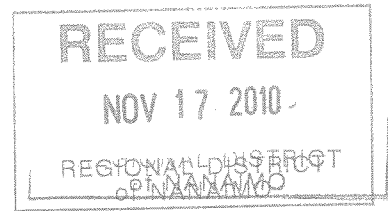
We support this lot averaging variance.

Thank you.

M. Rudnisky
Signature

M. RUDNISKY
PRINT NAME

311 CHEDDAR ROAD
ADDRESS
QUALICUM BEACH, BC
V9K 2A8



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

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Dear Ms. Marks:

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We support this lot averaging variance.

Thank you.

D. Sun
Signature

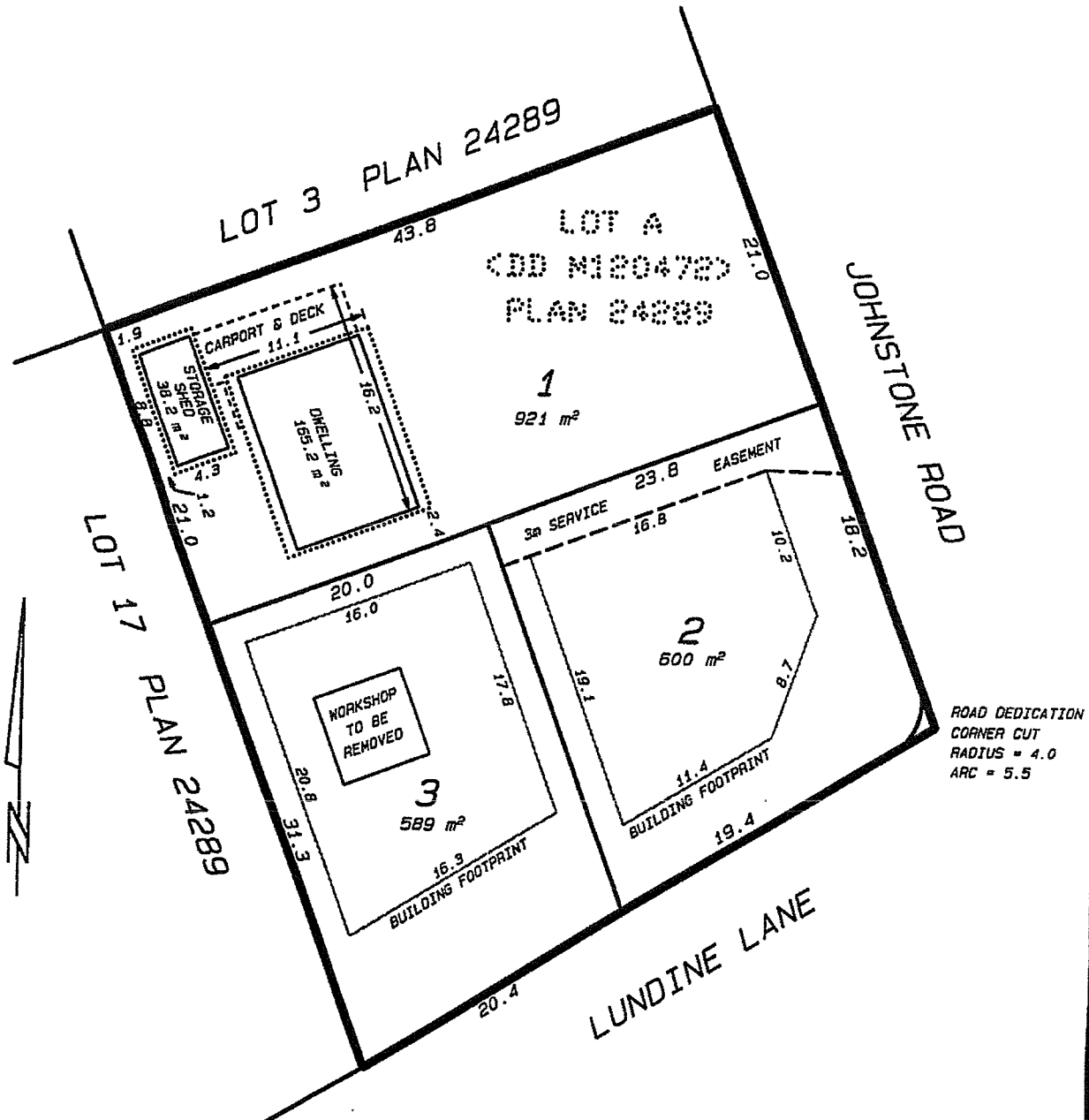
Denise & David Sakai
PRINT NAME

620 Niden way
ADDRESS
Parksville, BC
V9P 2N3

**PROPOSED SUBDIVISION PLAN OF LOT A (DD M120472),
DISTRICT LOT 49, NANOOSE DISTRICT, PLAN 24289.**

SCALE 1: 400

ALL MEASUREMENTS ARE METRIC UNITS.



NOTES: -HIGHEST RIDGE ON HOUSE IS LESS THAN 7.0m ABOVE NATURAL GRADE
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SIMS ASSOCIATES
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PHONE: (250) 752-9121
FAX: (250) 752-9241
FILE: SIMS-S
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Thank you.



Signature

Chris Sturlis

PRINT NAME

619 Viking Way

ADDRESS

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

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Thank you.

T Sturlis
Signature

TRUDI Sturlis
PRINT NAME

1253 Prestwick Pl
ADDRESS
Parksville BC.

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

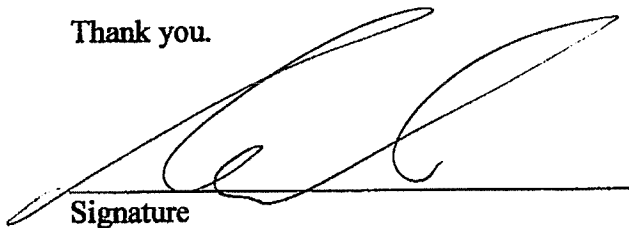
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Thank you.



Signature

Steve Voare
PRINT NAME

893 E. 152. Hwy.
ADDRESS
Parkville
7380221

2140 Sherbrooke Road
Nanoose Bay BC
V9P 9J8

NOVEMBER 20, 2010

Regional District of Nanaimo Development Services
Board of Variance
6300 Hammond Bay Road
Nanaimo BC
V9T 6N2

Re: Appeal Number PL2010-192

Once again, we have received a Notice of Development Variance Permit Application just days before the deadline for submission. We find the lead-time you are giving to those directly impacted insufficient. We know there are neighbours to this lot who are away, and will have no chance for input. Also, the day and date on the notice were incorrect.

We live at 2140 Sherbrooke Road (Shelby Lot 40) and will be impacted by this variance.

The Regional District of Nanaimo Land Use and Subdivision Bylaws are in place to ensure continuity of height and size within developments. The proposed house for Strata Lot 50 will be out of proportion in both height and size for the lot and the surrounding houses if the variance is allowed. It will also block light from our house and others because of its height.

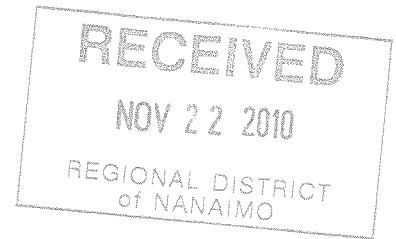
As well, we believe that continuing to approve height variances will set a dangerous precedent for the Fairwinds Development and for Schooner Ridge. We are concerned that a variance for Strata Lot 50 and any of the other vacant lots in our immediate vicinity would have an increased chance of success and would have a significant impact on us and our view. We are opposed to the variance.

Sincerely

Handwritten signatures of Anne and Ian Ward. The signature on the left is 'Anne Ward' and the signature on the right is 'Ian Ward'.

Anne and Ian Ward

M.D. BANTING
6-2640 Andover Road
Nanoose Bay, B.C.
V9P 9K7



November 19, 2010

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

DELIVERED BY HAND

**Re: NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES
APPLICATION NO. PL2010-175
2628 Andover Road, Electoral Area 'E'**

Dear Sirs and Madams,

This letter is in response to your November 10 Notice informing us that on November 23, 2010 a development application for Lot 1, District Lots 8 & 78, Nanoose District, Plan VIP68559 (2628 Andover Road) that includes three variances from the Land Use and Subdivision Bylaw No. 500, 1987 will be considered by the RDN.

Please be advised that we object strongly to the proposal to vary Section 3.4.61 to reduce the Minimum Setback Requirements from 2.0 metres to 0.0 metres from the zone boundary and Section 3.4.68 to reduce the Minimum Setback from 3.0 metres to 0.0 metres from the zone boundary (for a total of 5 metres or 16 feet) for the detached garage.

We are opposed to the issuance of any Development Permit or the construction of any dwelling or garage that does not fully respect the minimum setback requirements related to the zone boundary at 2628 Andover Road for at least the following reasons:

1. The sight lines to and from our property will be compromised;
2. Our view of Georgia Strait and Andover Road will be negatively impacted;
3. The proposed garage wall and its roof that would face our property will be an eyesore.

In our view, each of these factors will seriously reduce the enjoyment of our property as well as reduce the value of our property.

It should also be noted that we take strong exception to the applicant's and the RDN staff views expressed in the October 29, 2010 RDN Memorandum that there would be no view or aesthetic impacts resulting from the variances. It is also our view that the applicant's plea that it was unaware that the property was split-zoned should not be a consideration. Furthermore, the applicant's and the RDN staff comment that no variances would be required if the property was not split-zoned is irrelevant.

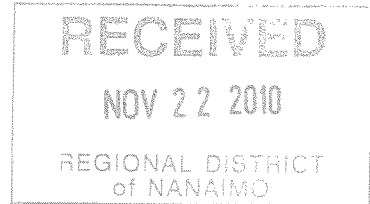
We are also very concerned that the developer has already graded the said property and installed the foundation cribbing for the dwelling and garage in advance of the RDN's consideration of the Development and Variance Application.

Mr. Peter Milne from unit 5-2640 Andover Road will be appearing before the Board November 23 to explain his concerns with the Application. Given that his concerns are similar to ours, in the interests of the efficient use of the Board's time, we authorize Mr. Milne to represent our interests and speak on our behalf.

Yours truly,







*Anne and Peter Milne
5-2640 Andover Road
Nanoose Bay, B.C.
V9P 9K7*

November 19, 2010

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

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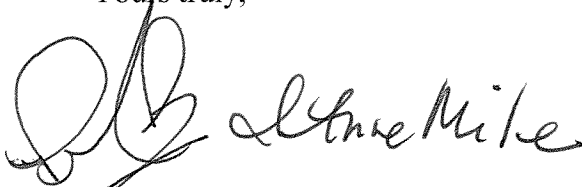
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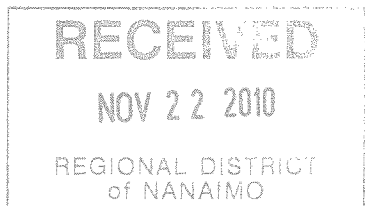
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It is my intention to appear before the Board, November 23, 2010 to explain our concerns and answer any questions that Board members may have.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter and Anne Milne". The signature is written in a cursive, flowing style.

Peter and Anne Milne



*Dave & Nancy Patterson
7-2640 Andover Road
NanOOSE Bay, B.C.
V9P 9K7*

November 19, 2010

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

DELIVERED BY HAND

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APPLICATION NO. PL2010-175
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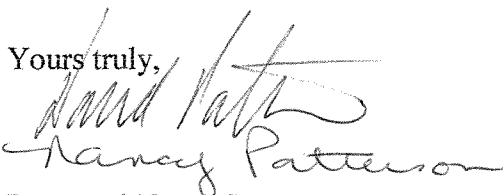
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In our view, each of these factors will seriously reduce the enjoyment of our property as well as reduce the value of our property.

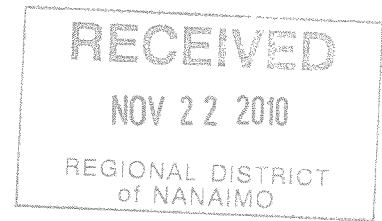
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We are also concerned that the developer has already graded the said property and installed the foundation cribbing for the dwelling and garage in advance of the RDN's consideration of the Development and Variance Application.

Mr. Peter Milne from unit 5-2640 Andover Road will be appearing before the Board November 23 to explain his concerns with the Application. Given that his concerns are the same as ours, in the interests of the efficient use of the Board's time, we authorize Mr. Milne to represent our interests and speak on our behalf.

Yours truly,

Nancy Patterson
Dave and Nancy Patterson

"The Hollies"
Strata Association VIS5974
2640 Andover Road
Nanoose Bay, B.C.
V9P 9K7



November 19, 2010

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

DELIVERED BY HAND

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APPLICATION NO. PL2010-175
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Please be advised that the Hollies Strata Association objects strongly to the proposal to vary Section 3.4.61 to reduce the Minimum Setback Requirements from 2.0 metres to 0.0 metres from the zone boundary and Section 3.4.68 to reduce the Minimum Setback from 3.0 metres to 0.0 metres from the zone boundary (for a total of 5 metres or 16 feet) for the detached garage.

The Association is opposed to the issuance of any Development Permit or the construction of any dwelling or garage that does not fully respect the minimum setback requirements related to the zone boundary at 2628 Andover Road for at least the following reasons:

1. The sight lines to and from our property will be compromised;
2. Our views of Georgia Strait and Andover Road will be negatively impacted;
3. The proposed garage wall and its roof that would face our strata property will be an eyesore.

In the Association's view, each of these factors will seriously reduce the ability of unit holders to enjoy their property as well as reduce the value of their property.

It should also be noted that we take strong exception to the applicant's and the RDN staff views expressed in the October 29, 2010 RDN Memorandum that there would be no view or aesthetic impacts resulting from the variances. It is also our view that the applicant's plea that it was unaware that the property was split-zoned should not be a consideration. Furthermore, the applicant's and the RDN staff comment that no variances would be required if the property was not split-zoned is irrelevant.

The Association is also very concerned that the developer has already graded the said property and installed the foundation cribbing for the dwelling and garage in advance of the RDN's consideration of the Development and Variance Application.

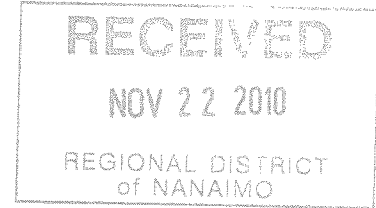
Mr. Peter Milne from unit 5-2640 Andover Road will be appearing before the Board November 23 to explain his concerns as an individual unit owner with the Application. The Strata Association authorizes Mr. Milne to represent its interests and speak on behalf of its members.

Yours truly,



Nancy Patterson
President
Hollies Strata Association

*Jackie and Gordon Roberts
#1-2640 Andover Road,
NanOOSE Bay, B.C, V9P 9K7*



November 19, 2010

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

DELIVERED BY HAND

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APPLICATION NO. PL2010-175
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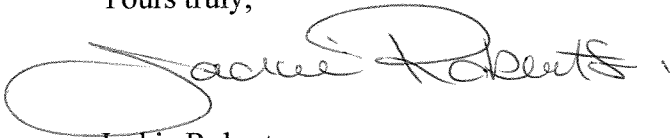
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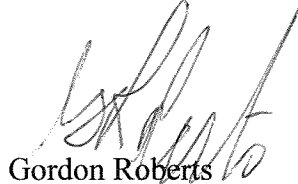
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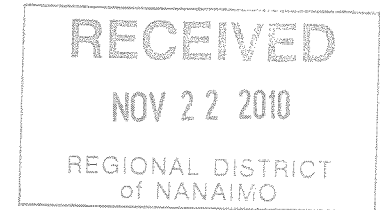
Yours truly,

A handwritten signature in cursive script that reads "Jackie Roberts". The signature is written in black ink and is positioned above the printed name.

Jackie Roberts

A handwritten signature in cursive script that reads "Gordon Roberts". The signature is written in black ink and is positioned above the printed name.

Gordon Roberts



*Ron and Linda Windrim
2 - 2640 Andover Road
Nanoose Bay, B.C.
V9P 9K7*

November 19, 2010

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

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Yours truly,

A handwritten signature in cursive script, appearing to read "Ron and Linda Windrim". The signature is written in dark ink and is positioned above the printed name.

Ron and Linda Windrim

RECEIVED

NOV 18 2010

REGIONAL DISTRICT
of NANAIMO

THE ATTACHED LETTER REFERS TO VARIANCE PERMIT APPLICATION NO.PL2010-192
SHETLAND PLACE, NANOOSE. STRATA LOT 50. DISTRICT LOT 78 . NANOOSE DISTRICT.

THE CONTENTS OF THE ATTACHED LETTER ARE FOR REVIEW BY BOARD MEMBERS PRIOR TO
THE REGULAR BOARD MEETING TO BE HELD ON TUESDAY, NOVEMBER 23, 2010 at 7.00 pm
IN THE BOARD CHAMBERS AT 6300 HAMMOND BAY ROAD, NANAIMO, B. C.

Submitted By:

Derek and Beryl BONNER

3510 SHETLAND PLACE,

NANOOSE BAY, B.C.

TEL: 250 468 1975

BERYL & DEREK BONNER
3510 SHETLAND PLACE
NANOOSE BAY, B.C. V9P 9J8

RECEIVED

NOV 18 2010

REGIONAL DISTRICT
NANAIMO

RE: Notice of DEVELOPMENT VARIANCE PERMIT APPLICATION No. PL2010 -192 Shetland Place, Nanoose.

TO: vary the maximum Dwelling Unit Size from 8.0 metres to 9.1 metres

We thank the Board of the Regional District of Nanaimo for the opportunity to address the above matter of a Proposed Development Variance Permit for the property known as Strata Lot 50, District Lot 78, Nanoose District, Strata Plan VIS3393

We are Derek and Beryl Bonner, resident/owners of the dwelling on Lot 6, 3510 Shetland Place, Nanoose.

We wish to register our objection to the granting of a Variance Permit which will permit the maximum dwelling unit height from 8.0 metres to 9.1 metres.

Our property is located directly opposite the front elevation of the proposed dwelling on Lot 50.

We will bear the major negative impact of the proposed height increase.

The full impact of an additional 1.1 metres (over 3.25 feet) will be in full view of our primary living and outdoor landscape areas.

It was our understanding that our property, our personal interests, and those of the development as a whole were protected from the negative and enduring impact of overheight dwellings, by the legally instituted BYLAW No. 500

All property owners in the development are made aware of the height restriction prior to , and at the time of purchasing a lot.

We respected the underlying principles and the terms of the this Bylaw. Our dwelling was designed to strictly adhere to the terms of this Bylaw. We fully expected all other future lot owners to respect and also conform to the Height restriction.

Our home, views as they exist now and enjoyment of our property will be permanently and negatively affected by an additional excess 1.1 metre of structure.

All the lots on Shetland place share very similar building and design challenges. All the Lots are subject to the restrictions in Bylaw No.500.

We submit that there are many design and style options available to builders which do not require a variance to the height Bylaw 500.

Our Lot (Lot 6) shares the same characteristics as Lot 50, namely extensive rock outcrops, grade variant and steep slopes. We adjusted our design plans to reflect the realities of the terrain, mindful of the height limit Bylaw no.500. It was not a HARDSHIP. There are many options. We adjusted roof pitch, excavated a little more rock. We reduced overall height to conform with the Bylaw.

It can be done. We did it. It was not a hardship.

We submit that the existence of the Height restriction as embodied in the Bylaw is essential to protect against overheight structures, view blocking and excessive visually damaging footprint on our immediate environment.

We further submit that the provisions of Bylaw No, 500 are reasonable and necessary to help create a fine residential development where dwellings blend harmoniously with the unique terrain and reduce the structural imprint on our environment.

We further submit that requests for relief from height limitations are a matter of desire and personal choice. It is not a HARDSHIP to build a house which respects the terms and spirit of a very excellent Bylaw No.500

Our home was built 12 years ago. We have no options. If we had chosen to benefit from the Appeal process and increased the height we would now be enjoying enhanced views and our view corridor would be protected!

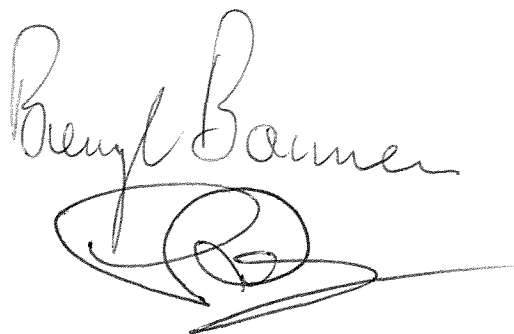
Instead we chose to consider the aesthetic values of the streetscape, the interests of our future neighbours and the visual harmonious blending of buildings, people and the environment.

Another major factor in support of Height restrictions is the fact that Shetland Place is considerably narrower in width than the standard subdivision road. It is only 33 feet wide (the average road is 66 feet wide). This has the effect of increasing the visual impact of buildings making them loom larger.

We trust that the R.D.N and the members of Development Services Committee can give due consideration to our carefully thought out viewpoint on this very serious matter.

We are available for comment and questions at TELEPHONE 250-468-1975 at any time.

Derek and Beryl Bonner

A handwritten signature in cursive script, appearing to read "Beryl Bonner". Below the signature is a large, stylized circular flourish or scribble.

From: Karen Gillan [mailto:karenis@shaw.ca]
Sent: Thursday, November 18, 2010 2:33 PM
To: email, planning
Cc: kandyce@johnsonrose.ca
Subject: variance NO.PL2010-192

To Whom it may Concern

I would like to take this opportunity to comment on the proposed variance application for Strata Lot 50, Nanoose District Strata Plan VIS3393.

We are the neighbours immediately beside lot 50 on Shetland Place - lot 51. We have taken the opportunity to review the proposed changes and have studied the lot and the affect the proposed height variance will have on both our home and on the streetscape.

We believe that the changes will not affect either our home or the streetscape. We feel that the proposed building is in keeping with the others in the area , that it fits into the lot extremely well and that it will not affect sunlight or views.

Unfortunately we are unable to attend the meeting on November 23, 2010, but we would like to give our support to the application for variance.
We are asking that you indicate our support at the meeting and that you keep us informed of the decision.
Thank you in advance for your assistance

Karen & Robert Gillan

3505 Shetland Pl, Nanoose Bay, BC V9P9J8
250-468-1497



CAG APPROVAL	
EAF	
CDW	
RND	
BOARD	✓ NOV 23 '10

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: November 18, 2010

FROM: Nancy Avery
General Manager, Finance & Information Services

File:

SUBJECT: BC Ambulance Service – Revised Request for Vehicle Shelter

PURPOSE:

To seek approval to site an alternative form of vehicle shelter for the BC Ambulance Service at the site of the Bow Horn Bay Fire department.

BACKGROUND:

At its meeting held February 23, 2010 the Regional Board approved a request by the BC Ambulance Service (the BCAS), which has a station located at the site of the Bow Horn Bay Fire department in Bowser, to install a prefabricated building to provide a covered and enclosed parking stall for one ambulance (Attachment 1). Some lot clearing was done to establish the location of the shelter and it now appears that there may be insufficient space to erect the proposed building in the originally anticipated location and more time is needed to review the project. As an alternative, to get through the winter season, the BCAS is requesting permission to erect a tarp covered carport, similar to Attachment 2, with the intent that the shelter would be replaced with the originally intended permanent shelter on or before June 30, 2011.

Typically a vehicle shelter of the nature shown in Attachment 2 would not be subject to a building permit nor would it be subject to a development permit. In this case however, the land is being shared by two public agencies and staff have some concerns about approving this type of application. The concerns are three fold.

Firstly is the shelter adequate for the intended purpose. The BCAS is providing a life saving service and if the vehicle is unable to exit the shelter for any reason then lives are in jeopardy. Secondly, this is a public service worksite and although the Regional District is not strictly responsible for the health and safety of the ambulance crews, we could appear to be ignoring a typical employer responsibility to provide a safe worksite. Thirdly, while there is no technical reason to object to the installation, this would not be a use which we would encourage on an “institutional” property.

At this time the BCAS has removed all of their equipment from the firehall and the department is now parking a vehicle which was stored offsite, within the hall. Providing the BCAS space within the firehall is no longer an alternative.

While these concerns are outlined for the Board’s consideration, staff are recommending that the installation be approved at this time as requested. A temporary building permit which requires a security bond of \$1,000 would be issued and diarized to be reviewed in May 2011.

ALTERNATIVES:

1. Receive this report and approve the issuance of a temporary building permit for erecting the alternative vehicle shelter proposed by the BC Ambulance Service.
2. Do not approve the alternative vehicle shelter proposal.

FINANCIAL IMPLICATIONS:

Alternative 1

Under this alternative the BCAS commits to replacing the temporary shelter on or before June 30, 2011. The BCAS has indicated that their staff will monitor the weather conditions to ensure no snow build up over the winter. A security bond in the amount of \$1,000 and a permit fee of \$150 would be payable and the permit will be diarized for review in May 2011.

SUMMARY/CONCLUSIONS:

The BC Ambulance Service shares the Bow Horn Bay Fire Department property and the Board approved earlier this year their request to construct a prefabricated building to house one ambulance vehicle. The original proposal for locating the shelter will take more time to resolve because of the location of a raised septic field near the existing crew quarters building. They have recently requested permission to install a temporary shelter as shown on Attachment 2 for the winter season with a commitment to have the permanent structure completed on or before June 30, 2011.

Staff expressed concerns over the suitability of the structure should it be in place for an extended period of time and worker safety with respect to snow build up and potential collapse of the structure. The BCAS acknowledges those concerns and will ensure that adequate precautions and processes are in place to maintain the safety of the shelter. On that basis staff recommends issuing a temporary permit for the shelter and diarizing a review for May 2011.

RECOMMENDATION:

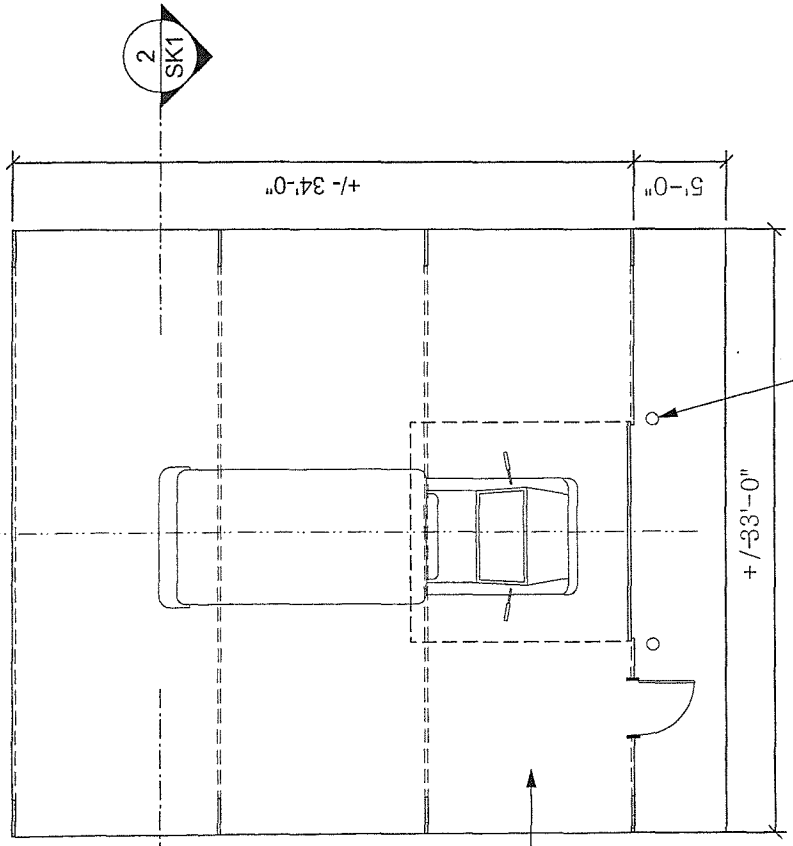
That the request by the BC Ambulance Service to erect a temporary vehicle shelter at the site of the Bow Horn Bay Fire Department, for the 2010/2011 winter/spring season be approved subject to the removal and replacement of the shelter with a permanent structure on or before June 30, 2011.



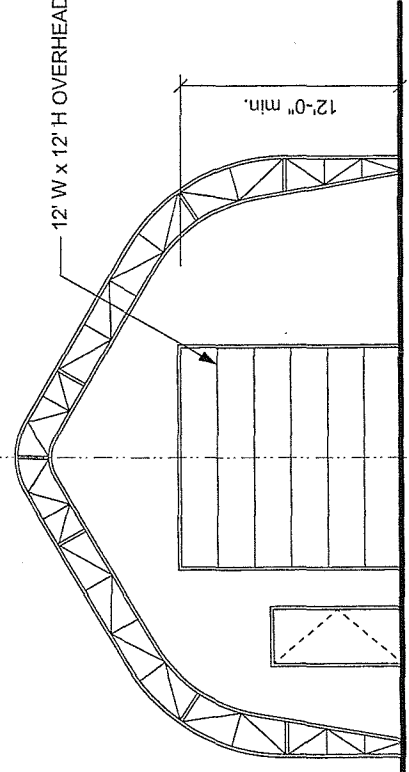
Report Writer



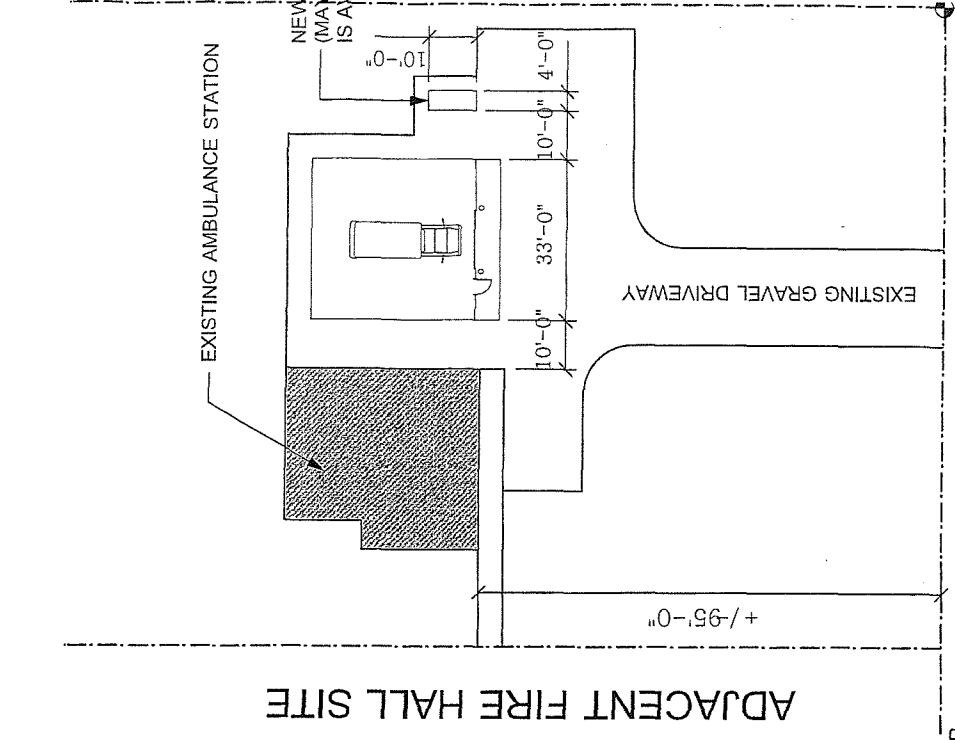
CAO Concurrence



1 SCHEMATIC PLAN
SCALE: 1/8" REPS 1'-0"



2 SECTION
SCALE: 1/8" REPS 1'-0"



3 SITE PLAN
SCALE: 1" REPS 30'-0"

LIONS WAY

NOTE: DIMENSIONS PROVIDED FOR DISCUSSION AND PRICING

Attachment 1

DRAFT

BRITISH COLUMBIA
The Best Place on Earth

Emergency and Health Services Commission

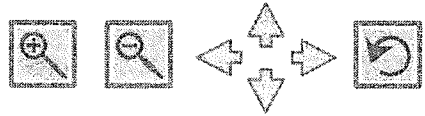
British Columbia Ambulance Service

2010/02/03	issued:	PROPOSE
		STN. #173 B
		project title:
		drawing title: S
		drawn: K

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