

Mayea, Tricia

From: Kevin Hewco [REDACTED]
Sent: Sunday, October 14, 2018 6:01 PM
To: Keller, Greg; Planning Email
Cc: bryce.pirozzini@gov.bc.ca
Subject: Development Permit with Variance Application No. PL2018-123 (Imperial Drive, French Creek, BC)

Good Day,

This correspondence relates to a planned sub-division of eight small lots at the end of Imperial Drive, in French Creek. As neighbours of this planned development, the first we have heard of any planning process or development process was the RDN correspondence that we received in the mail on Wednesday, October 10th, with not even three (3) business days to reply in order to be heard by the board or to raise any concerns. This is unreasonable notice for any of the neighbours who will be affected by this development going forward. We have been awaiting some notice of a planned re-zoning of the property as it was clear that the Ballard Homes developers were planning to build homes on this site, adjacent to French Creek. This is a very sensitive area adjacent to a fish bearing stream that is subject to annual, unpredictable flooding. During the Summer of 2017 the developers had begun clear cutting trees and hauling fill to the site although there had been no application for a development permit. (Enquiries with the RDN at the time determined this.) The loggers were shut down and fined after the BC environmental enforcement officers determined that they were operating heavy equipment and saws during a local drought and heat wave. This was the neighbourhood's first experience with the developers. Needless to say, we remain skeptical of their good intentions and ability to abide by accepted development practices and sensitive environmental legislation.

On Friday, October 12th, my wife and I attended to the RDN planning department in Nanaimo and spoke with Mr. Greg Keller regarding this issue. He was quite helpful in explaining the process and advising of what the variances meant. We were surprised to learn that there was no requirement for neighbourhood consultation when the developer was sub-dividing the property and that the current zoning allowed for this. Many of us in the neighbourhood have concerns about the impact of eight homes in this very compact area so close to the creek. Every time that surveyors attended this property during the last year, I have shown them photos and pointed out the high water mark, they never ceased to be surprised. Mr. Keller did explain the covenant in place requiring the property to be raised by several meters in places, this in turn raises serious questions to those of us that border this development with regard to drainage issues. The area is subject to flood risk and now we will face a sub-division of eight homes raised above the surrounding neighbours on one side and a flood prone creek on the other side. Our concern is obvious, where does the water go from this raised area, particularly when the creek is flooding, which it does several times a year? This risk is significant and compounded by the amount of deadfall trees and debris in the creek that is not managed or removed. It can lead to log jams and backed up water. Our property has never flooded but several to the South of us have in the cul-de-sac of River Crescent. **Mr. Keller has advised that the Ministry of Transportation is responsible for overseeing drainage issues for this development so my enquiries with them has led me to copy Mr. Pirozzini this correspondence. (Moving forward, we will endeavour to seek clarification from him and, at the least, be provided access to an engineered drainage plan that hopefully has been prepared. All the neighbours on River Crescent and Barclay Crescent North should be provided this information.)**

While we realize that the correspondence we received, with little notice to reply, is only seeking input regarding Variance No. PL2018-123, we feel that we need some assurances that we will have a voice as to how this development proceeds. Regarding the particular variance issues at hand I provide the following:

1) Part 2: Fence heights: This is a concern to us. The houses that back directly onto the proposed development from River Crescent will now have a two tiered retaining wall at the rear of their lot, topped by a six foot fence. This will completely impact their enjoyment of their properties and their view. The biggest concern is the drainage of these new, 'elevated' lots to the rear onto the existing properties. The change in height from the existing elevation of 6.5 meters to 8.7 meters is significant. Then add a six foot fence and it becomes an unsightly wall with a real risk of water draining into these lower properties.

2) Section 4.5.1: No issue with this particular variance.

Fortunately, I was able to attend the RDN personally and learn some of the issues directly from Mr. Keller however some of the local residents affected by this and who received the correspondence are elderly and, like myself, do not understand what the issues are, are worried, and don't know how to respond or if they should. For this reason I believe that the deadline for responding to this request is too short. Also, with an election pending next weekend, this matter should be tabled until we determine who are new elected representative is and we can consult with them if necessary. This is a reasonable request under the circumstances.

We are not anti-development people, nor are our neighbours however we want to ensure that the area under consideration can sustain development to begin with as a sensitive eco-system. One or two homes perhaps, but eight is going to really pressure an already sensitive area not to mention an already pressured local infrastructure. We know that the sewage treatment plant is over taxed already, as is the local water delivery system. There were problems with the Barclay Crescent Sewer project when it expanded in our area, can we be confident that it can handle added flow from the elevated homes without pushing sewer to the lower homes, below gravity feed, on River Crescent now?

These are only some of the obvious, identified concerns for consideration by any board prior to development permits being supported:

- 1) Drainage
- 2) Sensitive wetlands and flood risks. This area is occupied by wildlife regularly and French Creek is a salmon bearing stream.
- 3) Infrastructure pressures. (Sewer, water, etc)
- 4) The destruction of Imperial Drive with heavy truck traffic during construction.


We are of the opinion as a small neighbourhood that the RDN Board needs to take a closer look at this proposal and area prior to committing to a development of eight homes on tiny lots. We have seen an abundance of this type of development in the last two years in the Parksville/Qualicum area that, although allowing for higher density population, has little intrinsic value for what we feel has been a truly attractive and pleasant place to live. It's why we and our neighbours are here after all. We encourage the Board members to please come and have a look at this planned development adjacent to beautiful French Creek so that you are duly informed when making decisions affecting development within the RDN.

Again, we are not necessarily anti-development and we appreciate the underlying pressures for the RDN to expand their tax base however we seek to ensure that there is prudent planning in place with a view to the "bigger picture" and some ongoing sensitivity displayed for high risk environments. Yes, we have a vested interest because we are immediate neighbours but we feel a greater responsibility to our neighbours and sensitive little creekside environment.

I thank you for your consideration of this correspondence as it relates to the Variance application and of course the greater concerns of the planned sub-division in general. If necessary, I would be happy to address the board

in person at a future meeting too in order to articulate our general concerns. In closing, I again respectfully request that this matter be tabled until after the election which will allow a reasonable response time for affected neighbours and allow reasonable access to our newly elected official.

Sincerely,

Kevin J.P. Hewco
1586 River Crescent,
Parksville, B.C.
V9P-1X8


From: [Planning Email](#)
To: [Keller, Greg](#)
Subject: FW: DP app PL2018-123
Date: Monday, October 15, 2018 9:24:33 AM

Bernadette Ritter

Administrative Associate
Strategic & Community Development

From: carayr@mistysystems.ca [REDACTED]
Sent: Sunday, October 14, 2018 10:50 PM
To: Planning Email
Subject: DP app PL2018-123

Ray Richards
1597 River Cres
Parksville
[REDACTED]

Re notice of development with variance application No.PL2018-123

To Whom It May Concern:

I am writing this in reply to your letter dated Oct 3, 2018

First I am obliged to give a brief history about myself.

I have been a construction manager or construction superintendent for the past 35 years. So I have an insight to the process of a construction project. I have also been involved in this neighborhood for the past 40 years.

I have the following concerns about this project:

- (1) Notification I did not receive this notification nor did several of my neighbors I acquired a copy from one of the few that received this very short notice to respond.
- (2) Is this a board of variance meeting or a development proposal meeting
- (3) The plans indicate that this may be a strata title project if this is the case should there not be a land use change
- (4) The plans only address drainage for the proposed site I believe this project will have a serious impact on the drainage and overall water flow of the entire area
- (5) I would like to see a review of the sewage connections as it may have an impact on the pumped system on River Cres
- (6) The domestic water system in this area is over 50 years old with virtually no upgrades what plans are there to upgrade and who is going to pay for these upgrades
- (7) This is an area of narrow roads with virtually no roadside parking what will the contractor(s) be required to do to ensure a free flow of traffic and maintain public safety?

This is an area that people with lessor means came to maintain a roof over their families heads (more areas like this are needed to slow the homeless epidemic)

I would like to believe that our **pubic** officials are looking after the needs and concerns of **all**, in this case I am not sure and I will be doing further research.

Please find this as formal notice to include me in public record

Please feel free to contact me for any additional information you may need

Rat Richards

c/c

Kevin Hewco

Robert McKay

Hosak & Co

From: [Planning Email](#)
To: [Keller, Greg](#)
Subject: FW: Variance PL2018-123
Date: Monday, October 15, 2018 9:29:26 AM

Bernadette Ritter
Administrative Associate
Strategic & Community Development

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

From: [REDACTED]
Sent: Sunday, October 14, 2018 9:31 AM
To: Planning Email
Subject: Variance PL2018-123

I am writing to express my displeasure in the way the RDN is trying to rush through the variance PL 2018 -123(imperial drive and lee Rd . With only a week to analyze this a proper response is impossible . I would like this matter delayed till after the upcoming election so that the new board has time to consider this application. Robert Mackay 1602 River Cres .French Creek ph [REDACTED]

Sent from my iPhone