

3120-20 / TUP 3C 19

From: Russell Dyson
Sent: Monday, December 09, 2019 8:36 AM
To: Sylvia Stephens; Teresa Warnes; Ton Trieu
Subject: FW: Recent learned info regarding Smit Airfield

From:
Sent: Monday, December 9, 2019 8:20 AM
To: arzeenahamir@shaw.ca; edwingrieve@shaw.ca; reachme@danielarbour.ca; Russell Dyson <rdyson@comoxvalleyrd.ca>
Subject: Recent learned info regarding Smit Airfield

Good Morning,

This may or may not reach you in time before the vote this morning. I debated heavily over the weekend whether or not to email information I learned through online research. I am now deciding that I should present it.

I was made aware of certain court cases in the Supreme Court , here in B.C. Dating as far back as 1963. You may or may not be aware of this or if the outcomes.

In a nutshell Judges in the Supreme Court found that these types of activities (car racing , the noises associated with these events) were found to be private nuisances. The 7 neighbors in one of the cases were not dismissed simply because they were less in numbers. The judge found these activities to cause unreasonable interference for one to enjoy their own property. It was found unreasonable for neighbors to retreat inside their homes on a nice summer day to escape the noise. And it was unreasonable for them to feel they need to plan around the events (ie go away or have over guests)

Also homeowners and developers experienced financial losses. One homeowner was not able to sell their sell for what it was worth because of the known noise and nuisance.

I feel this begs to ask the question to EVERYONE, yourselves and including members of VanIsle Society : How would you feel if an activity came into your neighborhood and these activities threatened to decrease the value of your home and property? Would you be willing to take it on the chin, in your personal investments of YOUR HOME for these activities? Is this a reasonable ask of anyone ? Especially when the zoning and bylaws do not allow it ? And you bought in the area expecting zoning and bylaws to uphold therefore protecting and to a extent guarantee your investment. That will be taken away with this TUP. Which is the first move in a strategic and obvious plan to keep these activities ongoing and to profit. One of the property owners recently admitted ‘ we need to make money off this ‘. This is not a paranoia. It was proven in Supreme Court that these activities are a nuisance and decrease home and property values that are near them.

Please consider the very real and potential financial losses we will be forced to shoulder for the sake of others recreational hobbies and entertainment.

Thank you and Happy Holidays ,

Sent from my iPhone