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File: 3090-20/DV5B19.

JUN 06 2019

To: B. Labute
T. Trieu.
cc: Leg. Serv.

June 6, 2019

Comox Valley Regional District
600 Comox Road
Courtenay, BC

Dear Brianne Labute,

Re: Development Variance Permit Application – 1719 Cloudfcroft Road (Lawrence)
Lot 29, Block 1 of Block 71, Comox District, Plan 9815, PID 001-009-737
File 3090-20/DV 5B 19

Thank you for allowing the adjacent property owners for their input regarding the above matter.

We are the owners/residents adjacent to the above property. We are opposed to the variance.

Please note that the edifice on our property was built by the previous owners. It is a temporary structure as it has no foundation. The “boat shed” is in need of some repair work and we are awaiting a quote to have the issues addressed. We as the current owners of the property have no desire to remove it. The delays in repair work have been due to my health issues over the last few years.

As this structure was not built by us, we feel that it is unfair to propose an equally large structure neighbouring our property. In the event that we sell our property, the new owners might choose to remove it and are still left with a new monstrosity to view or we might have difficulty selling our property if new owners might be discouraged that removal of the “boat shed” will not enhance their visual field. One large building is enough.

Since the previous owners of 1719 Cloudfcroft installed a new raised septic field and build their secondary dwelling (at the time); we have seen an increase in water displacement on our property, causing increased flooding. An additional building so close and increased in height will only add to the problems we are currently facing.

Undesirable factors include: loss of light (sun) especially during winter months, loss of pleasant visual field (read eye sore), and increased water runoff.

As one neighbour pointed out, would he really be satisfied to have a “garage” larger than his house, suggesting that he would most likely want a variance on his house (future) as well. This could increase a trigger effect in which other future neighbouring property owners could also propose variances on their new builds as well.

We fail to understand the need to construct the equivalency of a two (2) storey building to house kayaks. How does one access the second floor? Could it be that the long range

plan is to have a home based business? How will this affect the use of the beach access and parking in the area?

We feel that if he and his wife are set upon the proposed variance, then the possibility awaits them without a variance in the Fall of 2019 when the new bylaw takes place (where the call for a height change is up for discussion).

If our "boat shed" is an issue for Mr. Lawrence, this should have been a consideration prior to purchasing the above property.

Thank you,



Robin Clarke
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Walter Fraser
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