

3090-20 / DV 2B 19

From: Chris Tuck
Sent: Thursday, March 07, 2019 2:48 PM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Development Variance Permit Application - Lot B, District Lot 245, Comox District, Plan EPP36758, PID 029-260-388

Dear Sirs,

In your correspondence of 28 Feb, File 3090-20/DV 2B 19, you invite feedback on the subject Variance Permit Application, in which the applicant seeks to increase the maximum height by 1.2 metres. I have two concerns regarding this application.

The first concerns the realistic or effective maximum height of the building. The surface of that particular lot is very close to the height of the local water table. I have lived across from that property for twenty years, and it has either wholly or partially flooded each year. Any new structure will therefore require a very significant amount of fill upon which to build. The effective maximum height of the building will therefore be considerably in excess of the 1.2 metre variance sought, more likely 3-4 metres, which, in my view, is excessive.

My second concern relates to aesthetics. An 11.2 metre house, however eminently suitable for an urban development, which will necessarily be situated atop a ~3 metre berm will not be a pleasing fit on an 11 acre property that is otherwise hayfield flat. In other words, it will stick out like a sore thumb.

I would appreciate it if you could forward my concerns to the EASC for their consideration.

Sincerely,

CD Tuck
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