

**3090-20 / DV 1B 18**

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**Subject:** FW: variance application - 1758 Astra Road

**From:** DIANNE

**Sent:** Sunday, April 29, 2018 12:04 PM

**To:** Brianne Labute <[blabute@comoxvalleyrd.ca](mailto:blabute@comoxvalleyrd.ca)>

**Subject:** variance application - 1758 Astra Road

Dear Ms. Labute,

This email is to submit my opposition to the above amended (and original) variance request for the following reasons:

- safety issues - Astra is a busy street, especially now with all the new construction and renovations being done.

There are many cyclists and walkers who have to share the road with the cars and trucks. If the variance is allowed, there will be even less room for

the walkers and cyclists to move off the road for approaching vehicles. This traffic situation is made even worse every summer with the campers from Kin Park.

- District liability - if the variance is allowed, is there any liability to the District if an accident were to occur on the varied area - For example,

when Mr. Tomlinson is moving objects (a boat?) in and out of the proposed building?

- avoidable - with all due respect, Mr. Tomlinson with some pre-planning, could have arranged his out buildings so that the proposed structure would fit on

his property with no variance required. There still appears to be room on his property to re-arrange the out-buildings, or reduce the size of his parking pad so that

the proposed structure does not need a variance request. In my opinion, his original variance request appeared thoughtful, organized, and well prepared. So, based on

these organizational skills, the variance request seems to be an unusual last minute thing to me, and not something to be granted because Mr. Tomlinson didn't plan properly.

- precedent - all the other new and existing property owners on the street are complying with the by-law. The by-law is there for a purpose and I see no reason why

Mr. Tomlinson should receive special consideration, especially for a non-essential structure that could have been planned better. I think that granting this variance

would set a dangerous precedent.

In his original variance request, Mr. Tomlinson submitted pictures of properties on Astra that he felt were not complying with the by-law. I would like to point out

that these "variances" are landscaping and in no way pose a threat to the walkers/cyclists, and also can be removed easily if needed.

- future improvements to Astra Road - should the District decide to install improvements to Astra, such as sewer or sidewalks, Mr. Tomlinson's requested variance

could have a serious detrimental impact on such installations. The landscaping mentioned above would be removable, whereas Mr. Tomlinson's structure would not

and could limit the extent of any such future improvements.

Respectfully submitted,

Dianne Alsop

1810 Astra Road