

May 3, 2018

**Re: File #3090-20 DV 1B 18**

**“to reduce the minimum front lot line setback from 4.5 metres to 3.0 metres for an accessory building”**

Attention: Brianne Labute

Dear Ms. Labute:

I am opposed to this variance application and concur with all reasons and concerns stated in the March 27, 2018 CVRD Staff Report document issued by Chief Administration Officer Russell Dyson. Although the setback distance has changed on this new application, the setback concerns have not changed.

The CVRD Staff Report’s reasons and concerns, as well as the concerns expressed through neighbourhood feedback at the April 9th public hearing, are equally valid for this amended application and for any application for any front lot line setback at 1758 Astra Road.

Granting a variance in a case such as this, which was an avoidable problem for the property owner and a correctible one, would set a precedent; If a building is allowed to be closer to the road than current zoning bylaws allow, other property owners will expect to build that close to the road as well.

During times such as this when the real estate market is booming, numerous properties are changing hands, and significant parts of communities are quickly being developed, it is important to keep a view for the future and to adhere to zoning bylaws.

For all of these reasons, I am opposed to this variance application.

Yours truly,  
Bruce Hart  
1774 Astra Road  
Comox, BC V9M 4B6