

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

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**From:** Val Pearson  
**Sent:** Thursday, May 10, 2018 1:34 PM  
**To:** planningdevelopment@comoxvalleyrd.ca  
**Subject:** board of variance letter concerning 1758 Astra Road

subject-Development Variance Permit Application - 1758 Astra Road.

Dear Brianne Labute and the Planning and Development Services

I personally have lived in the area since the mid 70's and would not like to see this type of encroachment into the set back from the road allowed.

I am opposed to this application for several reasons.

***To me the biggest concern in all of this is still Safety!!!!!! and of course maintaining the character of the neighbourhood.***

We have a beautiful park and campground (Kin Beach Provincial Park) just 2 properties away from 1758 Astra Rd. The whole Comox Valley should be upset with even the suggestion that someone would ask for this variance.

I feel it would change the appearance and safety of the neighbourhood in a negative way.

-there are quite a few people who walk or ride bicycles in this area that could be put in danger.

-it is both a regular and school bus route,

-pooling of water regularly occurs in the area during heavy rains or snow melts-I am sure the extra weight of this big a building would likely increase this which would add to the problems for bikers and walkers as well as drivers.

***Even the 3 metre setback would be dangerous and unsightly*** . These home owners don't seem to care what neighbours' concerns are so I think it is the Board of Variance's responsibility to do what is right for the community not just one property owner. These proposed changes are not "small changes" and would affect many more people than just local residents.

These home owners seem to have gone ahead putting things where they want them (new septic tank, underground electric wires, paved driveway, "chicken coop" / "dog kennel", blueberry bushes, greenhouse, utility shed and I don't know what else is on the property ,) without waiting for the Board's decision .

I notice that 4 out of 5 "carriage houses"( garages with an upstairs studio or whatever you want to call it ) on the waterfront side of Astra Rd. have their garage doors onto their driveway, not Astra Rd. If one of the property owners is planning on applying for a licence to run a home business doesn't she need off street parking? The new plan that we were sent does not show any of the existing structures or parking.

I thought that a single lot of this size could only have one driveway access to the public road.

I do understand that some who have to deal with individuals professionally or personally may feel intimidated even though this is a whole different aspect of life. I hope those who make the final decision will make it in the best interest of the community as a whole as you were elected to do.

I hope those with the authority in this matter will **make a very firm NO to this request for a variance.** It is not fair for the local community to continue to have to deal with this matter.

Sincerely  
Valerie Pearson  
1036 Seal Rd.