

Selena Speed

From: Judith Walker [REDACTED]
Sent: Friday, September 11, 2020 10:01 AM
To: Planning and Development Services
Subject: DVP Application for 107 Gage Road
Attachments: CVRD DVP app 107 Gage.pdf

Good morning,

Attached is my letter regarding the above application. Please confirm receipt of this submission.

Thank you for the opportunity to provide comments.

Regards,

Judith Walker, MBCSLA
146 Gage Road, Comox

September 11, 2020

Dylan Thiessen, Planner
Planning and Development Services Branch
Comox Valley Regional District
770 Harmston Avenue
Courtenay, BC V9N 0G8

**Re: Development Variance Permit Application – 107 Gage Road (Silcox)
Lot 2, District Lot 140, Comox District, Plan 41961, PID 001-037-978**

As a 38 year resident of 146 Gage Road and a landscape architect, I am aware of and understand the sensitivities of the geology and vegetation of the Willemar Bluffs region. It is a delicate ecosystem, as transgressions of development in the past, has proved.

While the request to reduce the minimum required road frontage to enable a lot line adjustment is probably not an issue for the cliff ecosystem, any potential change to that addition to the property, does pose concern. The condition of “no additional building structures” on the additional portion is obvious but other conditions should be added to a restrictive covenant on that portion. The retention of all the trees in that portion is critical and must include the restriction of no topping of any of those trees. It is well-documented that topping of trees creates long term problems and eventual decline and death of trees. All those tree roots provide important stability to that sensitive portion of the cliff. The trees also provide important habitat. Critical to the stability of the land, are the retention of existing vegetation and the prevention of the incursion of ornamental landscaping and lawns. Any irrigation of landscaping could cause increased water loading of the soils and contribute to failure of the cliff edge.

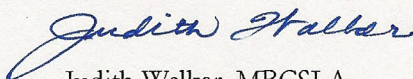
The creation of and retention of views is not a valid reason for any destruction of the trees and existing vegetation that create and protect the sensitive bluff ecosystem.

Please consider the importance of the bluff ecosystem and require a restrictive covenant as a condition of approval. In summary, the restrictive covenant should, as a minimum, include:

- No building of any structures
- No tree removal
- No tree topping
- Existing vegetation to be retained unless deemed invasive by the CVRD

Thank you for the opportunity to comment on this application.

Sincerely,



Judith Walker, MBCSLA
146 Gage Road,
Comox