

November 12, 2020

CVRD  
770 Harmston Avenue  
Courtenay BC, V9N 0G8  
(Via email – [planning@comoxvalleyrd.ca](mailto:planning@comoxvalleyrd.ca))

Attn: Dylan Thiessen, MA, MCP  
Planner, Planning & Development Services Branch

Re: DVP Application  
7821 Ships Point Point Road – Carriage House Setback Variance

Dear Mr. Thiessen,

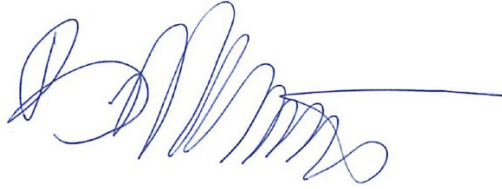
Thanks for speaking with me last week re: the above referenced DVP Application at Ships Point. We understand that the CVRD have amended their Planning Bylaws recently to allow for secondary detached residences (or Carriage Houses) under 90m<sup>2</sup>, and that this project would normally only require a Building Permit if the applicant didn't apply for the setback variance.

You mentioned that his variance has been requested to allow for existing tree preservation and a new septic field. However, it appears from the plans provided that the proposed setback variance impacts at least three existing trees along Baynes Drive and there is plenty of room to allow the new building to be located within the setbacks. Perhaps an optional site design consideration could be that the proposed new building can be flipped with the new septic field?

The proposed location at the corner of Ships Point Road and Baynes Drive would be an unsafe condition. Baynes Drive is used by many residents since the local mailboxes for Ships Point residents are located on that road. Many residents then must access Ships Points road (left or right turn) and the reduced sight triangle is diminished by the proposed building location. The setback variance is a safety concern for the many children and residents who walk and bike along Ships Point Road, and the potential for vehicle accidents is higher if this proposal is approved with the requested setback variance.

In conclusion, we support this Carriage House but not the proposed setback variance. We suggest that the minimum setback of 4.5m be respected on Baynes Drive, or the new building be located on another portion of the property closer to the existing residence.

Yours very truly,

A handwritten signature in blue ink, appearing to read 'Brad & Tracy Shuya', with a long horizontal line extending to the right.

**Brad & Tracy Shuya**  
**7808 Ships Point Road**  
**Fanny Bay, BC**