

**REGIONAL DISTRICT OF NANAIMO
REGULAR BOARD MEETING
ADDENDUM**

Tuesday, February 27, 2018

7:00 P.M.

RDN Board Chambers

This meeting will be recorded

	Pages
5. CORRESPONDENCE	
*5.1 Elaine and Harry Miller re Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'	2
*5.2 Sharon Cox-Gustavson and Barry Gustavson re Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'	8
*5.3 Pat Gillespie re Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'	9
*5.4 Nathen Greene re Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'	12

Elaine & Harry Miller
2495 Alberni Hwy.
Box 153
Coombs, B.C.
V0R 1M0

February 21, 2018

The Board of Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N2

Dear Board Members

Re: Notice of Development Variance Permit Application No. PL2017-178
2484 Alberni Highway, Electoral Area 'F'

Thank you for the opportunity to express our concern in regard to the Variance application submitted by the property owner of 2484 Alberni Hwy. Electoral Area 'F'. We have lived directly across the highway from this property for forty-four years and know it very well.

Regarding 2.10.3 Setback requirements from watercourses from 8.0 metres to 3.3 metres for the proposed freestanding sign and setback requirements from watercourses from 8.0 metres to 7.0 metres for a proposed lamp standards. This has already been approved by the Electoral Area Services Committee at their meeting on February 13, 2018, but we will endeavor to provide your members with information that will convince you to deny this application.

There is currently a By-Law in place that has been in effect for many years. Bearing that in mind, the property owner began excavation of the property parallel to the highway in the latter part of October 2017. At that time he had surveyors and engineers attending. In November 2017 the curbing was built. This is referred to "as built curb location" in Attachment #2. Someone must have known about the 8 metre setback bylaw. My husband and I contacted the Regional District of Nanaimo at that time as we were concerned about the lack of 8 metre setback and the close proximity to the highway high water ditch that flows to French Creek, which according to your website is a sensitive stream under the "Fisheries Protection Act". This too is of great concern as the slope of the property will carry contaminants such as gas, diesel, oil etc. into the ditch which flows directly to French Creek, as well as neighbouring wells and aquifers.

Therefore we request the Regional District of Nanaimo deny this variance. If the current By-Law had been adhered to there would be no need for a variance. If the Regional District of Nanaimo grants this variance they will be setting a precedent for anyone in Area F to do what they wish THEN ask for permission, or a “variance” AFTER the deed is done.

Regarding 2.14.1 c)ii Signs to increase the maximum number of fascia signs per business from one to three for the gasoline service station, as shown in Attachment 4 and 4.4.3 g)i Minimum setback from front and exterior side lot line from 4.5 metres to 1.3 metres for the proposed consolidated free standing sign as shown in Attachment 3. Again, prior knowledge of the current By-law would not require this variance setback.

From the time the previous owner of this property turned it into a pub and liquor store we have been living with the intrusion of vehicle headlights blaring into our house windows. The entrance/exit driveway is in direct line with our four large picture windows on the front of our house. The current owner of the property added outside lighting to the “pub” building with one extremely bright light facing our residence. We requested that he adjust this light, but to no avail. We have since had to install outside blinds to our four front windows to minimize the blare and intrusion.

This variance will be adding even more lights, including the trade mark Petro Can red ring canopy lighting and a huge Petro Can light tower. This property will look like Las Vegas at night.

Would any of you like to live across from this?

In addition we would like to advise the Board of Directors that there is a Fortis B.C. Natural gas line on this property parallel to the highway, which could be where the proposed lamp standards and free standing signs are to be installed. Has anyone checked this?

We respectfully request that the Board members uphold their current By-Law in force and deny this variance. Thank you.

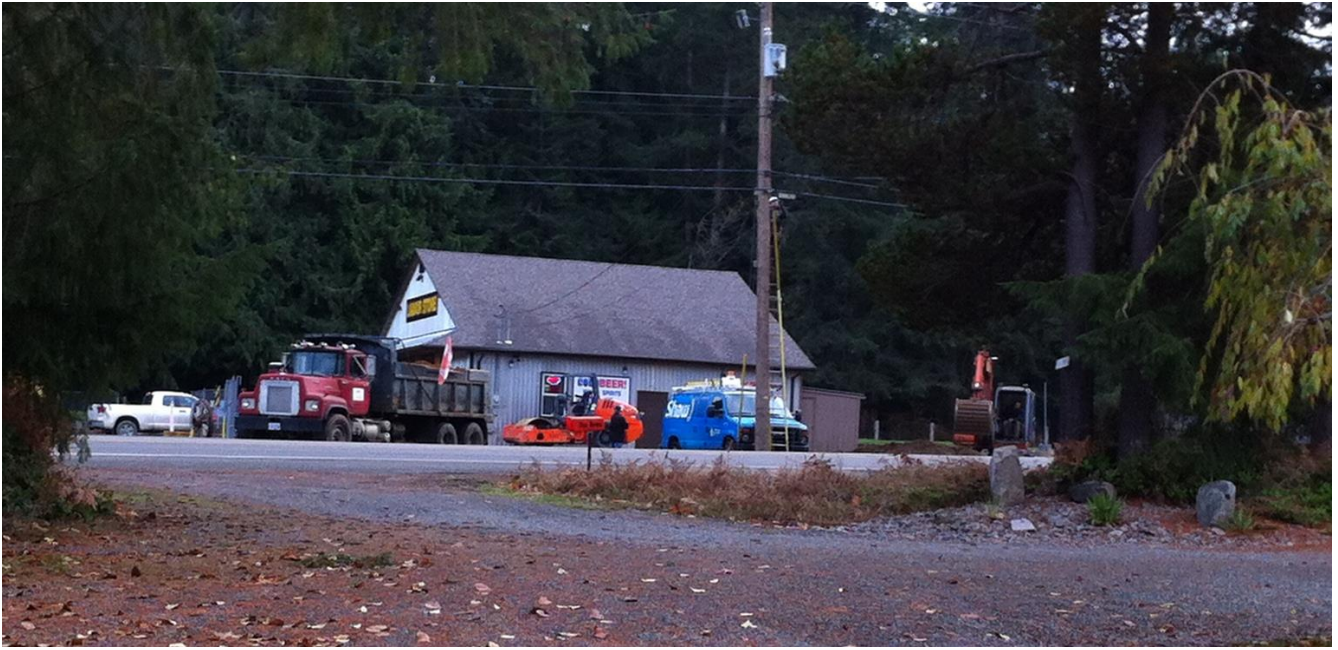
Elaine & Harry Miller



View from our driveway across the highway.



View our four large picture windows that we had to cover up to minimize the lights from across the highway.



Excavation of property November 2017





Curbing November 2017



From: Sharon Cox-Gustavson

Sent: Monday, February 26, 2018 11:24 AM

To: corpsrv@rdn.bc.ca ; planning@rdn.bc.ca

Subject: Development Permit with Variance application No. PL2017-178 at-2484 Alberni Hwy, Electoral Area 'F'

To Whom it may concern--

regarding Development Permit with Variance application No. PL 2017-178
at 2484 Alberni Hwy., in Electoral Area 'F'

We dwell at Green Acres , 2481 Alberni Hwy in Coombs, across the road from the business development at 2484 Alberni Hwy. Our family has been long time stewards of the 'Green Acres' acreage for over 80 years, always in consideration of the natural resources of water, flora & fauna.

At the development site the front boulevard becoming a **green space** with trees and shrubs is environmentally a positive thing.

The proposed **Storm Water management system** will be of interest to the neighbourhood as we are all on wells. With our winter weather of heavy rains and sudden snow melts, maybe a paved area should be well back from the frontage where the free flowing ditch (that carries a lot of water from west side of said development property due east along the south side of the Alberni Hwy.) feeding into **French Creek, a sensitive salmon watershed.**

We have serious concerns about the proposed variance to reduce the Front & Side Lot lines from 4.5m to 1.3m. and to reduce the Watercourse setback from 8.00m to 3.3m for signage. Also of concerns is the proposed variance to reduce the Watercourse setback from 8.0m to 7.0 m. for a proposed lamp standard.

We do not believe changes in variance a sound plan as this could allow more contaminants from said property to run freely down the very active roadside drainage which empties into our French Creek, a sensitive salmon bearing stream.

We trust the stewardship of our watersheds will be a priority item and that the RDN's protective watercourse set backs will be respected.

***- from Sharon Cox-Gustavson & Barry Gustavson
2481 Alberni Hwy, Coombs, B.C.***

From: PAT GILLESPIE

Sent: Sunday, February 25, 2018 2:24 PM

To: corpsrv

Cc: scott fraser MLA

Subject: Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'

To Whom it May Concern regarding Development Permit with Variance Application No. PL2017-178 - 2484 Alberni Highway, Electoral Area 'F'

Here are some of our concerns in regards to this Variance application. How is the maximum depth of the fronting ditch on the property calculated?

How will the run off from a paved parking lot contribute to the amount of water in the ditch during or after a heavy rainfall?

For instance, last month we had 3 inches of rain in less than 12 hours (7.62 cm). Our yard had so much surface water collected on it that I had to take some photos (see attachments). At times after a heavy rainfall or rapid snow melt, we have seen the ditch so full that the culverts couldn't handle it all.

Another concern we have is the possibility of fuel spills (either gas or diesel). How will such a spill be handled and how will the wells in the area be impacted.

Please take these concerns into consideration.

Pat Gillespie
2470 Alberni Hwy
Coombs, BC

Attachments - Photo 1 - back yard with flowing water Photo 2 - front yard showing ditch and highway.





Letter of Objection

In Regards; To the Proposed Zoning Development Variance

Permit Application # PL2017-178

2484 Alberni Highway

Electoral Area F

Attention; Regional District of Nanaimo

Strategic & Community Development

I resident Nathen Greene living at 2474 Alberni Hwy. strongly oppose all parts of the variance requested. This plan really flies in the face of our Official Community Plan and the zoning requirements regarding setbacks. How can you possibly think bright lights big signs, imposing signs and more signs, three signs per business no less, is what gives Coombs Village a rural country atmosphere! Really! Every other business is allowed one sign.

This business has houses on both sides and across the street, that is going to get a big sign in the face of their driveway and home. Who in planning or the board thinks this is okay and for what good reason to change the established set backs, especially on the Exterior Side Lot Line? Allowing the developer to move everything along the highway side, closer to the highway because he has already done concrete curb work along the highway, probably against the established zoning controls in place. That should put things right on top of the natural gas pipeline that runs along in the bank of the ditch about 1 meter outside our property lines. As well increase the usable land space for his business.

Since when did you ever do this for a resident? We had a petition 93% against the relocation of the Frontiersman Pub to 2484 Alberni hwy., signed, dated and with their address of residence, all local people in our Coombs community. Yet the RDN submitted a petition in favour, to the Liquor Control Board. It started out as a form letter online, created by the bartender, that anyone could copy, or the same

person, from anywhere, could have added too. Not the RDN or the LCB made sure that the owner developed the property the way he said he would according to the minutes of the meeting after our community meeting.

This is Coombs not Nanaimo. Put yourself in our shoes for once. If you allow this business to change the rules, you will open the door for others down the road, literally. What about the fuel tanks? I know what the ground is like here. I have a dug well in my back yard. I get water run off from that property coming through my property already and I don't like the idea of my ground water possibly being contaminated. I have already had to put up with the inadequacy of the septic system installed at 2484 Alberni Hwy. next door, it can stink. Deep fryer exhaust fans stink as well, thank god the Frontiersman Pub closed. Which makes me wonder, are there going to be restricted hours of operation for this business as there was for the Pub? Or are we going to get the area around our homes lit up like a Christmas tree 24/7, for a business that most likely will not be necessary in the short future.

If the owner wants this business, he can comply with the zoning requirements and Petro Canada bend their proprietary building codes to suit the community where their gas stations are to be built. This is not Nanaimo! Everyone is going to easily see what there is for businesses at this location without reducing the established setbacks. The owner can change his design to comply with the zoning requirements just like everyone else.

Truly, Nathen Greene