



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **October 21, 2014 at 7:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda item:
 - a) Agenda Item 6 a) Development Variance Permit Application
VAR-02-14 - Lot B, Section 51, Otter District, Plan VIP82573 (Tregear Road – Tregear)
 - Fader, Jill and Steve, Otter Point x2
 - Smith, Linda, Otter Point

October 20, 2014

To whom it may concern:

I am writing this in regards to Development Variance Permit application, Lot B, Section 51, Otter District, Plan VIP82573 – Tregear Road.

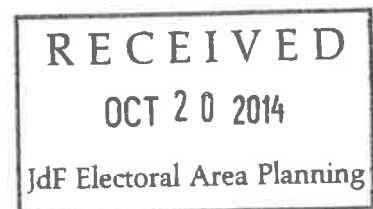
The subdivision was approved with a certain lot size. To now divide those lots in half has many repercussions. One big concern is water and wells. Drilled wells and surface wells can affect other wells in the area. Drilled wells can affect other drilled wells depending on the volume of water being drawn by the wells on the supply of water in the aquifer. This is called the drawdown effect. Wells will recharge themselves but repeated 'draw down' can result in limited 'recharge' occurring. On the other hand, surface wells can affect existing surface wells in other areas if they draw from the same source. Short of having a geologist, hydrologist or geotechnical engineer make a study of the area, I am not confident that increasing the number of wells in the area by subdividing the existing lots would not have a devastating effect on the residents and their wells in the area.

I do not know what was proven in the first place about water and wells when the subdivision was approved. The general opinion is that there is no water in the area and that is why this subdivision has not been developed. There now is one house with a shallow well. Did this well meet requirement over the time span of a year.

I am opposed to this application and strongly state it should not be approved.

Sincerely,

Jill and Steve Fader



Wendy Miller

From: Jill Fader
Sent: Tuesday, October 21, 2014 2:11 PM
To: jdf info
Subject: Tregear Rd Application

October 20, 2014

In regards to Development variance permits application: Lot B, Section 51, Otter District, Plan VIP82573 – Tregear Road - We are Opposed.

The development was approved in 2006 (circa) as a subdivision with a certain road frontage requirement. This is a rural area and the subdivision met the requirements that were in keeping with the community landscape. Decreasing the allowed frontage would not be in keeping with the original look/ambience of the subdivision. By reducing the minimum frontage requirement for this lot it would set a precedent and allow other lots to follow suit. This would be in conflict with the original by laws and requirements this subdivision had to meet.

Again, this area is rural and by reducing the minimum frontage it increases the density which opens up many other concerns, which I have expressed in my other letter I submitted to the committee.

We would also like to ask a question. Does the applicant have to name the family member that they want to subdivide the lot for or does Section 946 not require it? I am very concerned that if this subdivision of this lot is allowed that the applicant will use this loop hole to subdivide the other lots he owns.

In conclusion, please do not approve this application.

Thank you,
Jill and Steve Fader

Wendy Miller

From: Wendy Miller
Sent: Tuesday, October 21, 2014 9:17 AM
To: Wendy Miller
Subject: VAR-02-14 Lot B, section 51, Otter District, Plan VIP82573 - 10% Frontage Reduction

From: Linda Smith
Sent: Monday, October 20, 2014 4:56 PM
To: June Klassen
Subject: Re: VAR-02-14 Lot B, section 51, Otter District, Plan VIP82573 - 10% Frontage Reduction

Hi June,

I was hoping to go to the meeting but it is now doubtful due to another commitment. I will still try to attend but wanted to be sure you had my feedback.

I have a 25 foot well that has a very limited supply of water and goes dry every year for a couple of months. I have been at the property since 1978, which I bought from John Tregear. Not being made aware of water shortages in the area I was faced with an unexpected additional expense and all of the other difficulties associated with the problem. As I stated in my previous correspondence to you, the concerns about increased density and demand on an already very limited supply of water is serious and unfair to the existing properties, as well as the potential for contamination from runoff. There was mention of requiring him to drill wells in the hopes of not disturbing the existing ones - from speaking to a geologist that is not necessarily going to solve the problem. The potential for setting precedence on approval of this application (due to the other lots on Tregear Road owned by the same person, Mr Tregear) is a very real concern which needs to be taken into consideration.

I hope these issues will be taken seriously and dealt with in a way that will protect the people that live here.

Sincerely,
Linda Smith