

**SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION**

Notice of Meeting on Tuesday, **August 9, 2022, at 7:00 pm**

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

---

**SUPPLEMENTARY AGENDA**

1. Additional information received for the following agenda item:
  - a) Agenda Item 5 a) RZ000278 - Add Detached Accessory Suite as a Permitted Accessory Use in the Wildwood Terrace 4 (WT-4) Zone
    - Chris Ziebarth, Jordan River

## jdf info

---

**From:** chris ziebarth  
**Sent:** Wednesday, August 03, 2022 4:24 PM  
**To:** jdf info  
**Subject:** Fw: WT-4 Zoning amendment submission bylaw 2040  
**Attachments:** WT-4 Zoning Amdmt\_CZ Submission 20220803.pdf

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

My name is Chris Ziebarth and I am an owner of an adjacent lot to the new Wildwood Terrace subdivision, WT-4. Thank you for advising me of the zoning amendment application, proposing to allow either one secondary suite OR one detached accessory suite.

I am for **allowing** a secondary suite, but I am **against** allowing a detached accessory suite. I am for allowing a suite because the rental revenue will assist our society to offset the astronomical costs of a lot/house, plus, hopefully a few long term rentals come out of this and help with the housing crisis. I will also add, that I would love to see rental rates limited to be affordable for most people, but that's another topic.

I am against a detached suite because a few of the new WT-4 lots, namely 10, 11 & 12 have the creek running through or bordering the lots. When you include the creek setback along with lot setbacks, a detached secondary suite would be right up against the neighbor's property line or setback line.

This would appear visually, as high density. What I mean by that is, I and potentially others too, would have an occupied building directly on our shared property line, in direct sight and sound.

I understand the Wildwood Terrace subdivisions are not technically high density, but when you allow a building within 30-40' of another neighboring building, it defeats the purpose of buying a 3 acre property in rural forest, in my opinion. Most of us who own a 3 acre forested lot, own for the peace and tranquility.

Allowing buildings to be built this close to one another would also decrease the neighbor's house / land value on lots such as these.

I have attached a simple sketch showing the WT-4 lots and my lot.

Red outlined lots are WT-4 with creek.

Thick black lot is mine and Blue squares within, are my buildings.

WT-4 lot 12, has a white box drawn, which shows how potentially close Lots 12's suite could be to my accessory building. Should lot 12 build a detached suite, they would be forced in this vicinity, due to setbacks.

I hope you get my point and do not allow detached secondary suites in the Wildwood Terrace WT-4 subdivision.

Thank you.

**Chris Ziebarth**

