

**Town of Ladysmith
COUNCIL AGENDA
LATE ITEM
November 16, 2021**

Recommendation:

That Council amend the agenda to add the following items, received after publication of the agenda:

- | | |
|---|--------------------|
| 8.1. Development Variance Permit Application – 643 John Wilson Place | Page
1-2 |
| Public submissions. | |

RE: ED
NOV - 8 2021

RECEIVED
NOV - 8 2021

Nov 5, 2021

Town of Ladysmith
152 C Roberts St
Ladysmith BC
V9G 1A2

Within Circulation Area

Re: File DVP 3090-21-12
Lot 17 District lot 103 Oyster District Plan EPP 98461
643 John Wilson Place
PID 031-374-298

Dear Sir or Madame,

In response to your letter date Nov 3, 2021, please accept this letter as our formal objection to granting of the variance to allow for the construction of a secondary suite at 643 John Wilson Place.

The guidelines and bylaw restrictions were clearly laid out by the developer at the time of the initial lot offering. In addition, the zoning/bylaw restrictions are available for full review on the Town of Ladysmith website. As owners of 628 & 635 John Wilson Place, we purchased these lots with full knowledge of the restriction on secondary suites were in place and anticipated the existing bylaw would protect our investment and expectation of the neighborhood environment we agreed to upon purchasing.

Furthermore, given that parking is already at a premium in the neighborhood and will be limited further once the John Wilson cul-de-sac is fully built out, keeping the 18.28 m frontage requirement is reasonable. 10 m is far too narrow to allow for parking in front of their own lot given a double driveway is 6 m. The remaining 4 m would not allow for a vehicle to park, allow for sufficient clearance to adjoining properties and access to the community pathway. The pie shape lot further limits the ability of the property owner to provide off street parking to a potential suite.

The construction of a secondary suite at 643 John Wilson and its associate vehicle traffic adds an additional safety concern for children and residences of the street. This also sets a precedence for other home/landowners to apply for similar variances further exacerbating our concerns. If the owners of 643 John Wilson Place (lot 17) had wished to include a secondary suite in their home, they should have confirmed the requirements with the Town of Ladysmith prior to purchasing and as such selected a different lot.

Thank you for your time and consideration.

Kindest Regards,



Jade & Daniel Della-Rosa

Received November 16, 2021

Hi Julie

I received your letter dated November 3, 2021. I own one of the lots on John Wilson Place, where the request for a dev. variance permit has been applied for. I have a few comments.

There was and is a reason for zoning Bylaw R-1-HCA to have a minimum frontage of 18.28m.

Was the reason for this by-law

1. Parking in a cul-d-sac?
2. Emergency vehicle access?
3. Garbage Truck turning radius?

I currently live in a cul-d-sac in Nanaimo which allowed a recent suite to be constructed in an existing home. All 3 of the points above are now a problem. Not to mention the road hockey games have moved to the upper cul-d-sac due to all the vehicles.

I don't want to hurt someone looking for a mortgage helper, but there were lots for sale on John Wilson Place on the straight stretch that had the allowable frontage. They were the last to sell.

In Closing I would hope Council will reject the variance.

Thank You

Michael Shepherd