

Late Agenda Items

**Public Hearing and Regular Council Agenda
January 24, 2023**

Recommendation:

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

	Page(s)
3.1.. “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 53) 2022, No. 2129” and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 55) 2022, No. 2132” Add public submissions.	2-4

Received January 24, 2023

Not Within Circulation Area

From: Heather Hutton
Sent: January 23, 2023 9:22 PM
To: Town of Ladysmith <info@ladysmith.ca>
Subject: 1152 Rocky Creek Road- proposed bylaw amendment

Good evening,

I'm writing to express my strong opposition to rezoning of the above property. I'm concerned about how this will negatively impact Ladysmith. Not only would I expect associated odor and air quality concerns which may be considerable but also I fear the snowball effect- if this zoning change is to go ahead, where does it end? Zoning has to hold some meaning, and not to be changeable at the whim of a single land owner. Otherwise, nowhere in the community we love is safe from such grave character disfigurement.

Please do not allow this zoning change to go ahead. I'm extremely disheartened to hold the belief that community concerns are not given due consideration by current mayor and council- this is based on the destruction of park land both for the Holland Creek crossing and the community park above Rothdale. I hope to see a different outcome this time and that- for once- community opposition will triumph over unwelcome damage to our community.

Regards
Heather Hutton

Received January 24, 2023

Within Circulation Area

From: Jonathan Cheffins

Sent: January 23, 2023 6:09 PM

To: Town of Ladysmith <info@ladysmith.ca>

Subject: Regarding Zoning bylaw amendment. Bylaw Nos 2129 and 2132 Subject properties 1152 and 1144 Rocky Creek Road

To whom it may concern,
Regarding Zoning bylaw amendment.
Bylaw Nos 2129 and 2132
Subject properties 1152 and 1144 Rocky Creek Road

I the owner of a condo at 1158 Rocky Creek Road, Ladysmith BC and I oppose this proposed zoning bylaw amendment.

My zoning and the current zoning for this, my immediate neighbour is Live/work Industrial and I carefully considered that zoning and where it's location is in relation to other zoning and what could potential impact our live/work condo when we purchased. I was looking forward to more Live/work development around us in the future as per the existing zoning.

The current grower's pot growing and processing smell is a foul smell in the neighbourhood already. The current zoning limits the production of any industry that produces poor air quality and I want to ensure it doesn't get worse.

The current pot producer's mandatory system for smell abatement must not be not working well enough to keep the smell from it's neighbours. To greatly expand that operation and towards my building even closer is not a good idea and I fear would make being outdoors in the neighbourhood much less enjoyable. I suggest to anyone considering this decision that they should walk by at various time in the day and smell the proposed location and current operation before making any decision.

I also fear that with changing the zoning to industrial it open up the land to further potential uses very undesirable to residential homeowners. That zoning currently runs to the edge of Rocky Creek and the riparian area immediately beside my strata building. If the council feels like expanding pot growing is something they want to allow there I would appreciate in the least that it only be considered at the lot further down on the other side of the existing growing location and away from our building with additional smell abatement than what is currently being used.

Rocky Creek Rd finally has some shopping coming soon on the end of the street near the home hardware store and a huge new residential subdivision is in the works I have heard planed for further down the street by the thriving marina and other residential areas. I fear property values will decrease with a larger grow op, air quality and quiet enjoyment in the pre-existing residential homes and live/work space like mine will decrease and businesses nearby and in our strata and planned will be negatively impacted by an even larger commercial grow-op immediately next door.

Thank you very much for your consideration of the residents immediately beside this proposed rezoning. I would be very disappointed if this just went ahead as proposed.

Warm Regards,
Jonathan Cheffins.

Received January 24, 2023

Within Circulation Area

From: marieburrows

Sent: January 23, 2023 5:34 PM

To: Town of Ladysmith <info@ladysmith.ca>

Subject: Written submission against the zoning bylaw amendment for Rocky Creek Road

Regarding Subject properties 1152 and 1144 Rocky Creek Road
Bylaw Nos 2129 and 2132

Dear City Council,

My husband and I own a condo at 1158 Rocky Creek Road, Ladysmith BC and I oppose this proposed zoning bylaw amendment. I don't want our neighbour to be a larger scale grow-op and the smell to increase. As a Realtor that works in and champions this community as a bedroom community of Nanaimo, I would also hate to see Rocky Creek Road developed and be known as a mecca for commercial grow ops. In my professional opinion it stigmatizes the neighbourhood and affects property values and the smell (because carbon filters are not perfect) affects the enjoyment of the community for residential residents especially. There are many residential residents in close proximity. Even driving by for showings or meeting clients at the Marina you can smell the existing production facility on Rocky Creek Road.

Development on Rocky Creek has struggled being right across from the Mill already but is finally developing into a more multiuse area and residents that bought the live/work space in the buildings just down from these sites bought believing the existing Live/work zoning would protect and buffer them from Industrial uses. I worry that further Industrial development will dampen current and future residential sales in the live/work spaces and the future development proposed at the end of the street.

On another point, If you change the zoning to industrial especially on the creek side, the further potential uses could be very impactful and undesirable to residential homeowners and the environment. I worry about the Riparian zone and Rocky Creek and the how waste water, surely very high in fertilizers affects water eutrophication in our waste water system. Are fertilizers and chemicals used in this production being removed by our current wastewater treatment fully? Any escape of industrial effluent of any kind and even just of fertilizer runoff from spills or water escape from this or other future Industrial use that could happen if this is re-zoned industrial into the Creek would be a disaster. Nothing else industrial in nature should be built any closer to Rocky Creek than there is currently. The Live/work zoning and use on the proposed site closest to Rocky Creek especially should be upheld as existing.

Thank you for your careful consideration.

Sincerely

Marie Burrows