

**Late Agenda Items**

**Regular Council Agenda  
December 17, 2024**

---

**Recommendation:**

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

5.2.	Development Variance Permit and Development Permit – 128 Rollie Rose Drive	Pages 2-4
	• Add public submissions	

RECEIVED  
DEC 16 2024

TO: TOWN OF LADYSMITH

Subject: Zoning Bylaw 2014, No. 1860

Priority: EARTH Hever

DVP '24-04  
128 Rollie Rose.

Wish  
you  
could  
see  
me  
there

From: THE ONE IN THE SKY

Dear Land,

I'M here to inform you that LAND is  
Not for you to abuse on your own or  
together by using Laws, by-Laws, together or  
Apert, THE LAND is FREEDOM and by  
putting this on the surface to cover up  
our solid Foundation ALL Ready Put  
in place Long before you were born by  
the creator of LAND. IF you continue to  
abuse our LAND it will return to the  
SEA in a National Disaster or An ACT OF GOD  
USE LAND AT your AND Everyones RISK. DON'T Abuse it  
or you MAY LOSE IT!

Love, SANTA

December 16, 2024

Town of Ladysmith,  
PO Box 220,  
Ladysmith, BC  
V9G 1A2

Attention: Development Services

RE: Notice of Development Variance Permit  
DVP 24-06 (128 Rollie Rose Dr.,  
Lot 12, District 103, Oyster District Plan EPP75579  
PID: 030-477-620

**Note: I have spoken with other residents that will be affected by the development.**

We, the undersigned, hereby express our concerns about certain elements of the proposed variance. While the proposed reduction in the setback from Rollie Rose Dr. appears excessive, there are things that could be done to mitigate the areas of concern. While we would prefer to see the townhouses and duplexes scaled back, we will not oppose the plans for development. We do feel, however, that until these concerns are addressed, the variance should receive only conditional approval. The best way to deal with these concerns would be to arrange a meeting with the developer and a representative of town council. We are confident that the developer would want to be assured that he has the goodwill of those most affected by the development of this parcel of land.

**Areas of concern:**

1. **Safety** – We are concerned about the impact of drainage and the prospects of further destabilization of the mountainside. Water drainage from the subject property and vacant lands above it have created problems in the past, especially during the winter season when there is thawing and freezing. Past attempts to solve the problem have been unsuccessful.  
A second area of concern is the proximity of the construction to the walking/bicycle trail, the only recreational facility in the entire 5 phases of development. The encroachment would likely interfere with the safety and enjoyment of the trail **unless a fence is built** to separate it from the development area. It is highly probable that we can expect that some of the homeowners will be dog-owners and this would pose a potential threat to those using the trail, especially young children.
2. **Traffic** – Although the initial purchasers in the subdivision were assured that there would be a second access to the subdivision, this is apparently not a priority and possibly not even a consideration. Therefore, Rollie Rose Drive which was obviously not designed to carry a heavy volume of traffic, is having to do so. As we saw when there

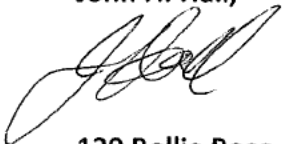
was a truck rollover on Rollie Rose Drive near Kinsman Place, no service vehicles were able to serve the area. This creates a major safety concern. Therefore, any variance that would increase the density of construction in the area should be accompanied by a guarantee of development of a second access.

3. **Parking** – The residents of the dwellings across from the proposed variance are already having a problem with parking. Since Rollie Rose Drive was constructed too narrow to accommodate on-street parking, several pull-out parking stalls were created between the street and the foot/bicycle path. Unfortunately, these parking spaces are usually taken up by residents from Pacific Cove Tidalwood leaving no space for those who live along this section of Rollie Rose Drive or for visitors. The stairs descending from the units of #128 would certainly further aggravate the parking problem.
4. **Disruption by construction** – All we would ask here is for consideration of those living in Kinsman Place and along Rollie Rose Drive. Those of us who live along Rollie Rose Dr. have had to put up with all of the construction traffic for every phase of Holland Creek subdivision, not to mention the noise and debris. Unfortunately, some builders and sub-contractors have not been as considerate as they should have been.

We wish the developer well and look forward to arriving at a goodwill arrangement.

Thank you for your consideration of these concerns.

John H. Hall,



129 Rollie Rose Dr.

Naomi Hall

