

PUBLIC INPUT
WRITTEN SUBMISSIONS PACKAGE

Official Community Plan Bylaw Amendment No. 3914, 2024

Zoning Bylaw Amendment No. 3915, 2024

1771 Robert Street

Written Submissions	
1.	Email and Letter dated June 17, 2024 from Lorne Zwaislak - Opposed
2.	Email dated July 4, 2024 from E. Marlane and Danny Williams - Opposed
3.	
4.	
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10.	



From: [REDACTED] **FIPPA s. 22(1)**
To: [Public Meetings](#)
Subject: Letter regarding Rezoning amendment bylaw No. 3914, 2023 & 3915, 2023
Date: Monday, June 17, 2024 11:08:45 AM
Attachments: [1742 Meagan Street.pdf](#)

1.

Please see the attached letter in regards to the rezoning application for 1771 Roberts Street, Crofton BC.

If there are any further questions I can be reached by phone or email.

Respectfully,

Lorne Zawislak
1742 Meagan Street
Crofton, BC

[REDACTED] **FIPPA s. 22(1)**
[REDACTED]

Date: June 17, 2024

Bylaw No. 3914, 2023

Property Affected: 1742 Meagan Street, Crofton, BC V0R 1R0

Owner: Lorne Zawislak

To: Mayor and City Council of North Cowichan

I am one of the adjacent property owners that will be directly affected by the potential rezoning of the property at 1771 Robert Street.

In 2016, my wife and I looked at 32 properties during our home search to find the right one. One of the main criteria whilst looking was to live in a community and neighborhood that did not have houses on-top of each other creating a “fishbowl” affect way of life.

1742 Meagan Street did not have houses directly in front, had neighbors on either side and the rear yard backed up to 1771 Robert Street. The MLS listing quoted “backs up to permanent green space”. Research prior to purchase indicated 1771 Robert Street was currently zoned A2 a 5+ acre property. One of the selling points for us was the A2 zoned property to the rear of 1742 Meagan Street affording an assemblance of privacy for the backyard. The second selling point was 1742 Meagan has a legal suite that opens up-to the backyard that I (Lorne) saw as a home for my aging mother. We made 1742 Meagan Street our home in November 2016. My now, 85-year-old mother lives in the suite and has for the past 5 years. We all enjoy the privacy and quietness of the backyard and living in the community of Crofton.

Rezoning 1771 Robert Street to R3 allows houses to be built directly behind our home. The current proposed plan has three houses that would share the property line with our back yard. These houses with R3 Zoning are allowed to be constructed up-to 29.53 feet (9m) high roof lines. Houses would be built with elevated decks overlooking our now private backyard. The R3 rezoning and future construction of homes would take away our choice of privacy and would force us into the “fishbowl” living which we do not want and went out of our way to avoid.

R3 rezoning would expose us and others to multiple years of construction traffic, construction noise, dust etc. associated with a new housing development. Not to mention a potential 2nd round of drainage issue onto our property.

Since owning 1742 Meagan Street, we watched the old house on 1771 Robert Street be moved and a new house be constructed. After the new house was constructed on 1771 Robert Street, many of the trees and ground cover were removed with some grading of the land. We noticed an increase of

water run-off when it rained from the land of 1771 Robert Street onto our property. This water run-off began to create some erosion issues and standing water issues in our backyard.

In Spring 2021 we contracted a local company to build retaining walls, additional drainage piping and a fence along the shared property line with 1771 Robert Street that would help with privacy. The drainage was installed to alleviate the water run-off from 1771 Robert Street in the current land usage configuration and divert the pooling water from our back yard when it rained. \$40,000+ was spent by my wife and I to address the issues.

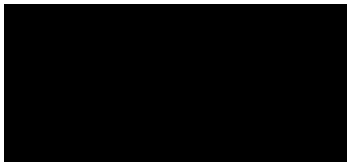
If the R3 zoning is approved and the land gets graded, are there going to be guarantees that during construction and after completion that correct drainage is in place to divert water and prevent any further washout of neighboring properties?

There are further concerns if the current Crofton infrastructure or water, sewer and storm drains are designed to support an additional 60 to 100 + people.

I ask that the North Cowichan Regional District give careful consideration to the Re-zoning request of 1771 Robert Street and the potential impact of the current surrounding homeowners and residents.

We appreciate your time and consideration in reading this letter.

Respectfully submitted



FIPPA s. 22(1)

Lorne Zawislak

From: MARLAINE WILLIAMS [REDACTED] **FIPPA s. 22(1)**
Sent: Thursday, July 4, 2024 3:49 PM
To: Public Meetings
Cc: MARLAINE WILLIAMS
Subject: OCP Amendment Bylaw No. 3914,2023 & Zoning Amendment Bylaw No. 3915, 2023

Re: Objections to the two amendment reference in the subject line above by
Danny Edward Williams and Ellen Marlaine Williams
Civic Address - 1787 Robert Street, Crofton, BC
PID 000-348-511
Lot A Section 1 Range 10 Chemainus Plan 35512

We live directly west of the property owned by Terry Symborksi and Louise Violette and in fact our properties have a joint boundary. The owners have applied for an amendment to the OPC Bylaw No. 3914, 2023 and a Zoning Amendment No. 3915, 2023 in order to sub-divide their property and build approximately 50 housing units. Danny Williams and Marlaine Williams, owners of the joining property, strongly object the these amendments for the following reasons:

- a. Sewer Systems - Our sewer system was build a number of years ago. With the number of already approved housing projects in Crofton, will the sewer be adequate? Will the housing projects improve our sewer system at their expense or will people like ourselves, who are NOT connected to sewer be taxed to upgrade the system?
- b. Water System - During the last couple of years we have been in drought conditions. The Muni has recently added a new water tank at the top of Robert Street. Will our water tanks hold enough water for another 50 units that will most likely have to deal with 200 more toilet flushes, 100 showers, 50 washers, 50 dishwashers per day? We have 22 PSI and that is the measurement made by Municipal staff a number of years ago and even with the addition of another water tower, if I have a shower my husband better not flush a toilet!!
- c. Crofton Elementary School - The new school was built less than 10 years ago because too many of the older students, grades 6 & 7, were using portable classrooms. The school was over crowded. It will be fours years ago in September that the grade 7 students were moved to Chemainus Secondary due to over crowding in our nice new school. If there is even 1 child per built unit then we have 50 more students. Will the grade 6 students, 10 & 11 years olds, be moved to Chemainus Secondary to be with students almost 8 years older than themselves or will be back to portable classrooms?

Those are just three of our major concerns for Crofton in the overall picture. I was able to access the site plan as well as other documents regarding the development. I was unable to find and information regarding the height of the housing units. This is of grave concern for us. Prior to the owners building their dwelling directly in front of our home, we had a magnificent ocean and Salt Spring Island views. After their home was finished, if we go to our "back yard" we still have some ocean and and island views. Unless these new units have considerable height restrictions, we may have ocean views between buildings and over the fence and around two corners. This will gravely affect the value of our home should we decide to sell in the future. We are

unable access sewer as it does not have Robert Street access. We spent \$30,000.00 to put in a new septic system so we could stay in our home a few more years. Again our water pressure at 22 PSI means no poop or shower at the same time.

We are seniors and have enjoyed Crofton for 30 years. We do not object to progress but we do object to having our retirement home and its sale value decreased by this project.

E. Marlaine & Danny E. Williams