

From: Rhys Walter [REDACTED]
Sent: October 26, 2020 9:17 PM
To: Planning Info <planning@fvrd.ca>
Subject: Development Variance Permit Application 2020-18

To whom it may concern,

I am writing in response to Development Variance Permit Application 2020-18 for property 45713 Elizabeth Drive. Our property is 3864 Joyce Dr. and it backs directly on to 45713 Elizabeth Dr. We are opposed to the permit application as described in the letter dated October 16, 2020, for the reasons below:

1. Our property is north facing and at the bottom of a steep slope. The added height of the building would significantly decrease the amount of sunlight in the fall, winter, and early spring that reaches our yard. Between December and the middle of January sunlight does not reach our yard at all. By adding a 2 story secondary accessory building the period of time we face with no sunlight will be extended. When the variance permit was recently granted at 45703 Elizabeth Dr. for a 2 story accessory building we saw a diminished amount of sunlight.
2. The deck structure described in schedule B will overlook my back yard and impact my family's privacy. We purchased our home because of the quiet private neighborhood.
3. The site plan indicates a limited loft space but it still could be used as a secondary residence. I do not understand why a deck would be required if a secondary residence is not the plan. With our neighborhood being completely on septic it is premature to add a potential secondary residence when we are waiting for the completion of the neighborhood sewer system.
4. The building site plan is directly on the edge of an easement put in place because of an unstable slope. The extra weight of the 2 story building may impact the stability of the slope.
5. The neighbors at 45713 Elizabeth Dr. already regularly push debris over the edge and onto my property. There are likely going to be challenges keeping debris from the build off the steep slope.
6. We already have challenges with pooling water in my back yard from fall storms. The way the roof is described in the permit application indicates a slope towards our shared property line and increased runoff down the slope in my back yard. . The runoff from the impermeable surface will result in increased surface water.

I would be willing to agree with the building variance permit application if a number of conditions are met.

1. Move the building 5 more meters away from our adjoining property line.
2. Install a 4ft tall fence along our shared property line for privacy
3. Move the deck so it does not overlook the slope or reduce the width of the deck by half
4. Direct all water from the roof to the south side of the building

Please notify me if and when there is an opportunity to speak to EASC about this permit application.

Thank you,

Rhys and Jessica Walter

October 27, 2020
Fraser Valley Regional District Board Meeting
CORRESPONDENCE
Item 10.2 - Development Variance Permit 2020-18

From: BRENDA FRASER [REDACTED]
Sent: October 26, 2020 5:07 PM
To: Planning Info <planning@fvrld.ca>
Cc: Taryn Dixon <tdixon@fvrld.ca>
Subject: File No. 3090-20-2020-18

Dear Karolina,

We received the letter regarding the application for Development Variance Permit 2020-18.

We are writing to oppose the application for variance to the building code. Our property at 3866 Joyce Drive is situated below the proposed construction site. A steep hillside slopes upwards from both ours and our neighbour's property lines to the property on Elizabeth Drive. This forested slope negatively impacts the amount of sunlight that reaches our back yard. The new construction will further decrease sunlight hours, particularly in the fall, winter, and early spring when the sun sits low in the horizon.

Another concern is that our privacy will be diminished due to the planned deck construction on the back of the building. If a variance was granted, we would lose even more privacy due to the increased height of the deck. This has the potential to negatively affect our property value in both the short and long term.

We recognize the property owner's right to proceed with new construction, but we ask the FVRD to enforce the current height restriction, and not allow the variance.

Doug and Brenda Fraser

Sent from my iPhone