

**From:** [Jackie Ryan](#)  
**To:** [Planning Shared](#)  
**Subject:** Notice of Public Hearing  
**Date:** March 12, 2021 12:06:19 AM

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March 11,2021  
5972 Grandview Rd

I am writing this in regards to the public hearing on March 16,2021, Electoral Area E Beaver Creek, Bi- law P1421, 6008 Grandview Rd.

I have many concerns about this application to zoning changing from A1 to RA3.

I am the owner of the property that runs parallel to the property wanting the change so this will affect me directly.

I purchased this property more than 25 years ago to be in A1 zoning. The property in question has taken full advantage of that zoning by having a full farm with many types of animals from many sheep, pigs, turkeys, ducks, roosters, chickens etc. And now they want to turn it into a residential sub division of 5 properties directly adjacent to my home not just my property, for their interest is at the back of their property which is where my home and back yard is for their home is at the front where they plan on staying. I did not build here to have RA3 at my property line.

It is very wet land with many above ground creeks and underground water that runs down hill onto my property. When it rains hard I actually get flooded right up to my back door from their run off. The run off has deteriorated the corner of my property that we share, strictly because of the stream of water that comes my way from their property. Clearing this land more and building homes... where is the water going to go? I would assume down hill which is me. I am also concerned about how this will affect my septic field. This could also affect the property taxes in this area. I bought and built here to not live in a subdivision so I have no interest in having it in my back yard for these and many more reasons. Approving this would be unfair to the long term residents who chose to live in Beaver Creek not the city for that's what it would feel like. They have only lived here a couple of years and want to change the zoning and the people who have been here for decades want it to remain rural not congested. I feel it is more important to maintain the integrity of our shared acreage community for once we loose or give up A1 there is no getting it back. Land is precious and this could open Pandora's box to losing A1 status for the entire area.

**From:** [madravenfarm](#)  
**To:** [Planning Shared](#)  
**Subject:** Public hearing for 6008 Grandview rd  
**Date:** March 15, 2021 9:00:35 PM

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To whom it may concern,

I am writing in response to the subdivision proposal for 6008 Grandview rd. As one of the few neighbours who would be directly affected by this, I am opposed to the idea. I have several reasons for this. Firstly, I have concerns as to what this would mean environmentally. The back of our adjoining properties has a high water table with the property in question being wetter than mine as it is lower. The neighbour on the other side filled his property with a substantial amount of soil recently and our land is now much wetter than it used to be. The amount of fill that would be required to build the road, driveways, homes and septic fields that would be part of the proposed development would make my land even wetter as it would be hemmed in on two sides by higher properties rather than allowing the underground water to run it's natural downhill course. My other reasons for not wishing this development proposal to go through are more to do with the scale of the project within the parameters of narrow properties in a rural setting. When we purchased the property over 10 years ago it was mostly because we loved the back part of our property which is quite wild with a wet grassy zone and forest next to ALR land. Although I am aware and respect that people are free to do as they wish on their private properties, I think that this proposal is beyond that because it would alter the character of the entire neighborhood. The homes on the narrow strips of land on our section of Grandview rd. are all close to the road with less developed areas in the back. Two homes in the back of 6008 Grandview would change this pattern and I believe that this level of density doesn't fit in with the surroundings. In closing, I wish to mention that my opposition has nothing to do with how I feel about my neighbours the Neuwirths. They are good neighbours and this not a personal issue. I hope you will consider what I have had to say when you make any decisions pertaining to this proposal.

Sincerely, Miriam Turner  
6046 Grandview rd.

Sent from my Galaxy

**From:** [Jackie Ryan](#)  
**To:** [Planning Shared](#)  
**Subject:** Public hearing Mar 16th  
**Date:** March 15, 2021 3:57:09 PM

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This email is in regards to the public hearing on March 16 @ 7:00pm for the application of re-zoning from A1 to RA3.

I express my concern and opposition to the re-zoning application as it changes the entire complexion of Area 'E'. I reside along the boundary of the lot in question and find that development of property adjacent would completely affect my reason for living in a large peaceful and natural area. The level of disruption to the wildlife and serenity would be something that could never be recovered by developing multiple small lots (such as in a city).

This area has been A1 zoning for decades. There is no value to the requested change to anyone other than the owners of 6008 Grandview Road. The property can be subdivided under 'A1 or A2' zoning upon application and approval. So, I feel there is no need for re-zoning which could create up to 5 (.6 acre) lots on a 3 Acre parcel in the new zoning as opposed to current A1 zoning.

If approved, there would be potential for the re-zoning of all properties in Area 'E' which would change it from acreage to a residential community just like a city and that is not what Beaver Creek was ever meant to be.

Robert Kirinic

LINDA SAWYER  
WARRENN SAWYER  
NADINE SAWYER

PHONE# 250-724-1747

5942 & 5952 GRANDVIEW ROAD  
AS WELL AS PO BOX 1101 - V9Y7L9  
FORT ALBERNI

FOR MANY REASONS WE ARE NOT IN FAVOR OF THE AMENDMENT TO REZONE LOT 2 DISTRICT LOT 23 ALBERNI DISTRICT PLAN 20587 FROM SMALL HOLDINGS (A1) DISTRICT TO ACREAGE RESIDENTIAL (RA3) DISTRICT TO FACILITATE A SUBDIVISION PROPOSAL.

- TREES ARE GOING TO BE REMOVED - THESE ARE LARGE TREES AND USE ALOT OF WATER.

- THE LAND IS SWAMPY AND HAS DITCHES DUG TO DIVERT WATER. ALREADY HAS CREATED CREEK LIKE HAVING WATER RUNNING FROM DITCHES TO DITCHES ACROSS PEOPLES PROPERTIES. WHERE WILL THIS EXCESS WATER GO AND OTHER WATER FROM THESE NEW HOUSES? FLOOD ME AND MY PROPERTY? THEY ARE PLANNING TO SELL 4 - .6 ACRE PROPERTY PLUS ONE FOR THEM SELVES.

5 PLACES WITH EUTROPHAS - 5 SEPTIC TANKS 5 TILE FIELDS. MORE WATER COLLECTING AND RUN OFF. NO ROADS OR DRIVEWAYS TO BACK OF PROPERTY. WITH ROAD-DRIVEWAYS HOUSES CARS ARE GETTING VERY CLOSE TO OTHERS PROPERTIES! HYDRO-TELEPHONE-CABLE LINES ON POLES. WATER LINES.

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IF THIS GOES THROUGH THE PROPERTIES ON THE SOUTH OF ME WILL PROBABLY WANT TO DO THE SAME. BECOMING LAND WITH A BUNCH OF LITTLES HOUSES ON LITTLE PIECES OF LAND. IF YOU LOOK AT THE LAND THEY HAVE NOW - IT IS OVER GROWN AND NOT KEPT UP. I KNOW THEY HAVE FARM ANIMALS. I USED TO HAVE ANIMALS TOO! BUT MY PROPERTY NEVER LOOKED LIKE THEIRS!  
PLEASE TAKE INTO CONSIDERATION OF OTHERS LIVING ON GRANDVIEW. ROAD. ESPECIALLY WITH WATER RUNOFF.

THANK YOU.

LINDA SAWYER  
WARRENN SAWYER  
NADINE SAWYER

5942 GRANDVIEW ROAD

I HAVE LIVED HERE FOR 52 YEARS.  
I HAVE SEEN MANY CHANGES OVER THOSE YEARS.  
MOST HAVE BEEN GOOD. THIS I DON'T THINK IS. AS WELL AS HAVING THE ALL LANDS SURROUNDING THIS AREA.

Linda Sawyer

**From:** [sam\\_bee](#)  
**To:** [Planning Shared](#)  
**Subject:** Public hearing bylaw P1421  
**Date:** March 15, 2021 8:35:47 PM

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To whom it may concern,

In regards to the proposed subdivision of 6008 grandview rd. I would like to register my official opposition. I am hesitant to do this because I honestly like my neighbors at 6008 and have absolutely no problems with them. My opposition stems from the negative effect this subdivision will have on my adjacent property. The properties in this neighborhood are long and very narrow, allowing 2 or 3 new houses to be built in this area would eliminate any privacy that these properties were designed to have.

I also have concerns about negative effects on our watertable. My neighbor above me filled their property with 6ft of fill last year and cut down every single tree, if my neighbors below me do the same, how will that effect our drainage? The property in question, 6008, is very wet and any rd or development will surely require massive amounts of fill. I fear my property will become a swamp and there will be no recourse for me. I therefore, feel I have no other choice but register my opposition to this project, with appologies to my neighbors.

We bought this property 10 yrs ago because of its rural character, please consider this appeal to keep development to a minimum in rural beavercreek so it stays rural.

Thank you for your consideration,  
Sam Barwick  
6046 grandview rd  
(250)720-9240

[Sent from Yahoo Mail on Android](#)