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DISTRICT OF LANTZVILLE

Submission response to the District of Lantzville September 9, 2024

Re. Application for Development Variance Permit for 7186 Lancrest Terrace

Our property runs along the northern border of 7186 Lancrest Terrace. The variance permit proposal may have a negative impact on our lot but without some clarity on the site elevations, we lack information to inform supporting or opposing the variance.

In talking with our neighbour John Halliwell, I was unable to learn the exact height of the carriage house planned for the property. This is clearly a concern for we backyard vegetable gardeners, anxious that our southern sunlight exposure may be further restricted by the proposed structure.

There is a substantial elevation drop from the southern boundary of the Halliwell lot from Lantzville Road to our vegetable garden beds along the southern boundary of our lot, the northern boundary of 7186. I'd estimate the drop in pitch at 3 to 4 feet in 10.

A tall cedar hedge along the northern edge of 7186 now shades the southern few meters of our garden space in all but the peak summer months. At 11 1/2 feet in height, this hedge far exceeds the normal fence height of 6 feet, or 2 meters.

We are concerned that adding the height of a proposed two-storey carriage house in the upper part of the Halliwell property may interfere further with the available sunlight in late Spring to early Summer, and the final growing weeks beginning in mid-August.

We would appreciate seeing an *elevation drawing* of the north/south property sites, illustrating the transit patterns of sunlight with the height of the proposed building.

Such an elevation would be valuable in illustrating whether the structure would cause any further loss of valuable sunlight reaching the four garden beds along our southern boundary.

Thank you for your consideration.

Garry Gaudet
Janice Gaudet

Janice and Garry Gaudet
[redacted] Tweedhope Road
Lantzville V0R 2H0

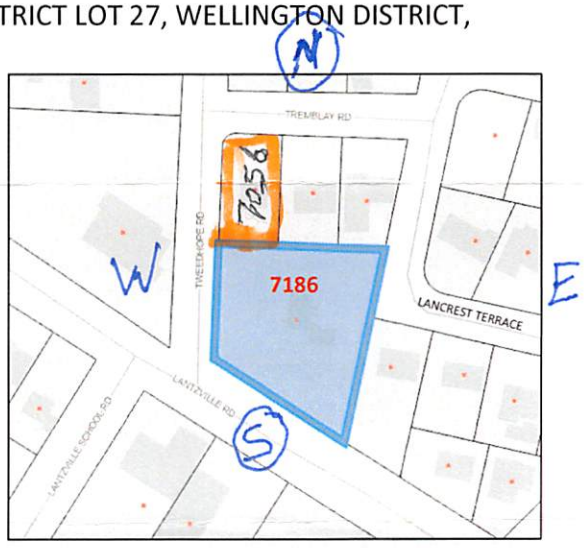
September 11, 2024

Notice of Proposed Development Variance Permit

DISTRICT OF LANTZVILLE

District of Lantzville Council, at the regular Council meeting on **Wednesday, September 11, 2024,** open to the public and livestreamed at **6:00 pm** from the Council Chamber, intends to consider the issuance of a Development Variance Permit for the following property:

Civic Address: 7186 Lancrest Terrace
PID: 004-186-010
Legal Description: LOT 7, DISTRICT LOT 27-G, FORMERLY KNOWN AS DISTRICT LOT 27, WELLINGTON DISTRICT, PLAN 15129



Proposal

To vary section 1.1 (3) of "District of Lantzville Zoning Bylaw No. 180, 2020" by reducing the front parcel line setback on Tweedhope Road from 6 metres to 3 metres to facilitate construction of a carriage house.

INSPECTION OF PERMIT

The proposed permit may be viewed online at **lantzville.ca** or at Municipal Hall at 7192 Lantzville Road, Lantzville, BC, Monday to Friday (except statutory holidays), 8:30 am to 4:00 pm from August 28, 2024, to September 11, 2024. Please contact the District by phone at 250.933.8083 or by email at planning@lantzville.ca if you have any questions.

CAN I PROVIDE INPUT?

If you believe your interests will be affected by the proposed Development Variance Permit, you may provide written comments or speak in person or electronically during Public Input Period at the Council Meeting (maximum two minutes per person speaking time).

WRITTEN SUBMISSIONS

May be submitted by hand delivery or by mail: District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0, by fax: 250.390.5188, or by email: **district@lantzville.ca**.

Note: All written submissions, including names and addresses, will become part of the public record, be shared with Council, and posted at **lantzville.ca**, **and MUST be received by 12:00 noon** on Wednesday, September 11, 2024. **COUNCIL DOES NOT ACCEPT ANONYMOUS SUBMISSIONS (this includes emails with an email address only).**

VERBAL SUBMISSIONS

- The Council Chamber, Municipal Hall, located at 7192 Lantzville Road, Lantzville, will be open for members of the public to provide input.
- To speak during **Public Input Period** using the Zoom Webinar platform, please visit **lantzville.ca**, click September 11th in the calendar, click view details, and follow the instructions to register in advance using the Zoom Webinar link provided. If you do not receive an email confirming your registration, please email **district@lantzville.ca**. If you plan to participate via the Zoom Webinar platform, written submissions are also encouraged in case you experience technical difficulties during the public input period.
- Members of the public must remain seated unless invited to address Council.

File No.: 3090-20-DVP24-3
Mailed to neighbouring properties: Wednesday, August 28, 2024
District Website & Bulletin Board: Wednesday, August 28, 2024

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