

**REGIONAL DISTRICT OF NANAIMO**

**ELECTORAL AREA PLANNING COMMITTEE**

**TUESDAY, JANUARY 14, 2014**

**6:30 PM**

***(RDN Board Chambers)***

**A D D E N D U M**

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**COMMUNICATIONS/CORRESPONDENCE**

- 2            **Wendy and Stephen Jessen**, re Zoning Amendment Application No. PL2013-089 – Bylaw No. 500.390, 2013 – Obradovic – 3389 Jingle Pot Road, Electoral Area 'C'.
  
- 3            **Dennis Shaw**, re Zoning Amendment Application No. PL2013-089 – Bylaw No. 500.390, 2013 – Obradovic – 3389 Jingle Pot Road, Electoral Area 'C'.



From: Wendy  
Sent: Monday, January 13, 2014 9:58 AM  
To: Brown, Tyler  
Subject: Robert Obradavic Pettition

My Husband Stephen Jessen and I ,Wendy are writing this email in support of Robert Obradavic's petition before the RDN for subdivision into two lots.

Mr Obradavic was one of the first to build on these section of lots, and the many who came after subdivided theirs through some sort of a legal loop-hole and we do not think it fair if he is penalized by not being allowed to do with his privately owned land, what others have done with theirs. He is an old man and quiet peaceful neighbour wanting to remain on his land yet have less up keep and a more elderly-friendly home for he and his wife. Just about all the plots in this area have at least two houses on their 5 acre lots.

We will not be at the meeting on Tuesday Jan 14th, 2014 concerning this but hope this email will suffice to convey our support of Mr Obadavic's subdivision.

Our House is on the 4th parcel north along Jinglepot Rd from Mr Obradavic, on the corner of West and Jinglepot. We also split our property into two about 4 years ago.

Wendy and Stephen Jessen  
3051 West Rd,  
Nanaimo, BC  
V9R 6X1  
250-729-2606

Wendy Jessen

**From:** Dennis Shaw  
**Sent:** Monday, January 13, 2014 9:38 PM  
**To:** Joe Stanhope; Brown, Tyler; Gigi; Lois  
**Subject:** Hearings on the proposed subdivision - Jinglepot Road

As a neighbor of the Obradovics I am very interested in the outcome of their application to subdivide, and, more important, I live in this immediate area. Decisions on subdivisions affect my property and my property values. I submit that my views and the views of others around me deserve a fair hearing even if we do not live next door to the Obradovics. I offer below one or two items that I hope and expect will receive your consideration as responsible representatives.

One. Procedure. I have heard that a show of support or opposition from immediate neighbors will be requested at Tuesday's meeting. I can not believe that such a procedure will be seriously allowed to influence the decision of the RDN in this matter. If for example four neighbors are allowed to attend the meeting and vote, what voting rights do those neighbors have who live half a mile down the road, and what about the right to vote of neighbors who live a mile away, or two miles - where is the line drawn ? How is it that some neighbors received notice to attend a meeting and others did not ? Are proxies allowed ? Exactly who in the RDN structure decided who can attend Tuesday's meeting, and who can't ?

Two. Criteria to subdivide. I believe that the RDN has an established procedure to allow or disallow the subdivision of a property in this area. If the Obradovics meet the criteria then they should be allowed to subdivide. Opposition by neighbors who have themselves subdivided their own property under the RDN procedure is hypocritical. Your duty as representatives is to apply established procedures fairly.

Three. Water. I recently attended an earlier meeting on this issue at Mount Benson School and a major objection of neighbors [who have themselves already subdivided] centered on a perceived danger to their own new wells of the Obradovics' new well. The assumption in this objection is that their water supply comes from the Obradovic property. But any qualified water advisor to the RDN will confirm that the sources and routes of underground water are subject to much guesswork, not science. There is absolutely no proof that the Obradovic's new well will dry up any neighboring well. These neighboring wells could be supplied by water coming from an underground stream that presently supplies that subdivision higher up the slope [ I forget the subdivision name].

In summary, the Obradovics are not a "fly by night" couple who aim to subdivide, pocket the proceeds and disappear. This subdivision option is forced upon them due to advancing years. A new home next to them will not create a population density problem because the new lot will be too small to raise horses or cattle. I personally live in this same rural area and generally I am not in favor of smaller lots, but the outstanding factor in this Obradovic debate is simply that the RDN rules allow subdivision, and I will definitely want to know on what grounds their application is turned down. In fact I request that you send me a copy of the established grounds for rejecting such a subdivision.

I am unable to attend Tuesday's meeting [injury].

Dennis Shaw  
3508 Vera Way  
Nanaimo V9R 6X4 250 758 2089

Zoning amendment Application No. PL20113-089 <ot C, Section 15 Range 3, Mountain District, Plan VIP68636 Electoral Area C Robert and Gigi Obradovic