

**REGIONAL DISTRICT OF NANAIMO**

**REGULAR BOARD MEETING  
TUESDAY, SEPTEMBER 29, 2015  
7:00 PM**

***(RDN Board Chambers)***

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

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**5. COMMUNICATIONS/CORRESPONDENCE**

(All Directors – One Vote)

- 2           **Jim Fiddick, Cedar Community Association**, re New Heating System for Cedar Community Hall.
- 3           **H.L. Shove**, re Development Variance Permit Application No. PL2015-068 – 1542 Madrona Drive, Electoral Area 'E'.
- 4           **David Roach, Suzanne Samborski**, re Development Variance Permit Application No. PL2015-068 – 1542 Madrona Drive, Electoral Area 'E'.





2388 Cedar Road, Nanaimo BC V9X 1K3  
Ph: 250-722-2442

ALEC MCPHERSON  
DIRECTOR AREA A

September 22, 2015

Ms Wendy Idema, Director of Finance  
Finance Department  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, B.C. V9T 6N2

Dear Ms Idema

SUBJECT: NEW HEATING SYSTEM FOR CEDAR COMMUNITY HALL

The Directors of the Cedar Community Association would like to request a grant from the RDN for financial assistance with installing a new heating system for the Cedar Community Hall. We have done an exhaustive search to compare systems and costs and have finally made a decision. We would like to hire E & S Heating to install a new heating system at a cost of \$20,555.00 plus another \$1,000.00 to bring gas to the building. A copy of the alternate proposals that we looked at and the estimate from E & S Heating are attached.

The new heating system will be much more energy efficient and therefore more sustainable. The oil based heating system that has served the needs of the Hall for over 50 years has been badly in need of replacement for a decade and we are unable to protect the fuel in the outside tank from theft which costs us thousands of dollars per year.

The Cedar Community Hall serves the needs of the community in the following ways:

1. Emergency Services Centre for Cedar, South Wellington and Cassidy with a generator provided by the RDN.
2. Centre for social activities for groups like the Girl Guides, 4-H, and Lions; family events like weddings and funerals; and a weekly Swap Meet.
3. Cultural events like plays put on by the Yellow Point Drama Club and the Christmas Spectacular and performances by individual artists like CD releases.

The Board of Directors works hard to maintain the Hall and over the last decade we have replaced the roof through local fundraising and replaced the floor and painted the interior and exterior with help from the RDN. Attached is copy of our financial statements for the last quarter.

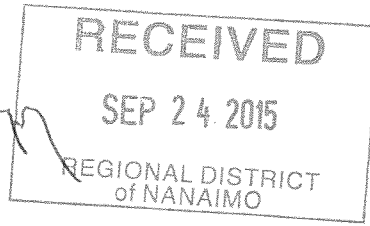
The Board of Directors of the Cedar Community Association greatly appreciates the financial help provided by the RDN in the past and hopes that the Directors of the RDN will approve our request for financial assistance with our last major project – installing a new heating system.

Yours sincerely

Jim Fiddick, President  
Cedar Community Association

Attachments: Proposals for Converting Cedar Community Hall from Oil Heat to Gas Heat  
Email Estimate for new Heating System from Sean Durrell of E & S Heating  
Financial Statements

1546 Madrona Drive  
 Nanoose Bay, BC  
 V9P 9C9  
 Sept. 19/2015



Planning Dept. R.D.M.  
 Nanaimo, B.C.

Attention Tyler Brown,  
 Re Permit Application No PL 2015-068  
 1548 Madrona Drive, Lot 48 District Lot 68  
 Electoral Area "E"

Dear Mr Brown,

This property borders on mine which is lot 49.  
 We built this property 15 years ago in accordance  
 with the variance by-law #509, 1987.

The property in question was already in violation  
 of the by-law by at least 8 metres and has  
 been so since the home was built, a further  
 extension will impact on mine as well as the  
 neighborhood and I strongly object to it.

I have learned from various tenants including the  
 first that there is also an ongoing problem with  
 septic drainage which still exists - (no field to speak of)  
 The new building application does not include  
 intended height and so this also is a concern.  
 Sincerely, Helen Shove

H.L. SHOVE  
 1546 MADRONA DRIVE  
 NANOOSE BAY BC  
 V9P 9C9

1534 Madrona Drive, Nanoose Bay, BC V9P 9C9

September 24, 2015

Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC V9T 6N2

**Attention: Planning Department**

Dear Sirs/Mesdames:

**Re: Development Variance Permit Application No. PL2015-068 (1542 Madrona Drive)**

We write in opposition to the above application and request that the Board of Directors deny the applicant's request. We oppose the application on the following grounds:

**1. Public Process**


- The applicant has neither engaged nor consulted the undersigned who reside at Lot 46, District Lot 68, Nanoose District, Plan 26680. The only communication received has been the RDN's own Notice dated September 9, 2015.

**2. Development Implications**


- The requested variance is not supported by adequate demonstration of an acceptable land use justification, especially given that it is a major change (a nearly 45 per cent decrease) not a minor adjustment. It is essentially a request for the Board to disregard the existing setback requirement, not a request to vary it.
- Adjacent properties (on both sides of the referenced property) will be negatively impacted. Depending on building form, view corridors and/or privacy may be compromised and there may be increased public risk due to potential bank instability.
- Given the increasing attention to pending impacts of climate change, particularly rising sea levels, the RDN should be encouraging increased setbacks from the natural boundaries of the Strait of Georgia not approving decreases.
- There is no public benefit to be achieved, only personal benefit to the applicant.

We respectfully request that the Board deny the application.

Sincerely,



David Roach  
Owner



Suzanne Samborski  
Owner