

Public Hearing Submission – Bylaw No. 725-10 & 701-89

As a local resident and taxpayer, I would like to submit my views regarding the proposed amendments to the Bylaw 725-10 and 701-89 (Ron Lindblad)

If ever there was a development that showcases the failure of the CSRD in overseeing, managing, and enforcing the area Bylaws, it is the Capri Cabins Resort.

In 2008, contrary to recommendations of both the Area C Director and the Area C Advisory Planning Commission of the day, the CSRD approved DVP 701-32 to legalize the existing encroachments on the set-backs of the then Capri Cabins. After being granted this leeway, the property owners almost immediately demolished the previously existing small cabins and began construction on new, two-story units. This new construction overstepped even beyond the relaxed set-backs granted by DVP 701-32 by encroaching up to and even beyond the legal property lines as well as violating Zoning Density Bylaws.

This development has shown utter disregard for the community interests in virtually every possible detail: zoning, densities, set-backs, height, riparian regulations, inadequate on-site parking, septic, floodplain, and just plain neighbourly behaviour. The adjoining MOTI road right-of-way is casually claimed and landscaped for their own use and pressed into service for storage and equipment parking. Trees were removed from this public access (and Riparian Zone) and "Private Parking, No Trespassing" signs were even installed at one point in time!

It amazes me that our local government sits idly by in bureaucratic inertia as a small, seasonally-used collection of "Capri Cabins" develops into two-story, full-time "Capri Resort" residences, oversized and encroaching in all dimensions. Even as a subject of Bylaw Action (or *Inaction*, in this case) for several years, nothing changed, and this new application for even more relaxed variances has only come about due to the property owners visiting the CSRD due to dock issues. Will a variance of Lake, Foreshore, and Riparian regulations be the next expectation at this development?

Much time, effort, and expense was invested in our Official Community Plan by the citizens, staff of the CSRD, and our paid CSRD Directors. These Bylaws are intended to protect the citizens, the community, and the environment. It seems instead that the CSRD avoids their responsibilities, even in the face of official complaints, known transgressions, and Bylaw Enforcement actions and continually grants variances and special privileges to developers and property owners who progress in their own interest with complete disregard for the rules. "Do whatever you like, the CSRD will rubber stamp it after the fact"

If Building Inspections will address and prevent this kind of blatant disregard for the legal Bylaws and interests of fellow citizens, then I feel Area C needs to follow the initiative of our neighbouring Areas and enact Area C Building Inspection Services as soon as possible. There will be a wave of development hoping to sneak in under the wire of these inspections, so in the meantime citizens of our area should be able to trust the CSRD to be more vigilant of their duties in upholding our existing Bylaws and Zoning regulations.

Sincerely,

██████████

██████ Blind Bay Road, Sorrento, BC













PRIVATE
DRIVE
NO
TRESPASSING

NO
TRESPASSING

