

Kathy Stogneff



From: mel kerry
Sent: Wednesday, December 6, 2023 6:20 PM
To: Public Hearings
Subject: Notice of Public Hearing for "Tronson Road Rezoning Amendment Bylaw 5975, 2023" and Public Input Session for Development Variance Permit DVP00563 (Tronson Road)

Use Caution - External Email

Mayor and Council...

Please accept this email as our objection to the proposed Variance change.

In July 2014 my wife and I (Mel and Anne Kerry) moved into our new home at Crofton Road, where we currently live.

The company that is looking to increase the number of lots from 29 to 35, while I am sure is a very professional business, is only interested in maximum profits. Build more homes and you make more money. Nothing wrong with this, however they often don't look at the potential negative impact to the community in doing this.

The current Vernon West Bella Vista Plan outlines in a number of areas the danger in overbuilding in our neighborhood.

The proposed variance change falls in the Bella Vista West Neighborhood Plan.

https://docs.google.com/viewer?url=https%3A%2F%2Fwww.vernon.ca%2Fsites%2Fdefault%2Ffiles%2Fdocs%2Fbylaws%2FOCP%2Fbella_vista_west_nhp.pdf

As discussed in the Bella Vista West Neighborhood Plan, and I quote...

"It is important to protect the character of the existing neighbourhood as new development occurs. Conflicts can occur when **the size and setbacks** of new homes are out of scale and context with adjacent existing homes."

Anne and I would prefer a common look and feel for all future homes. These smaller homes jammed in together do not support this goal.

Additionally, as noted in the Bella Vista West Neighborhood Plan,

"during the subdivision and development permit review process, the applicant shall demonstrate how new development forms and characteristics will complement existing residential development."

We don't see how the change accomplishes this.

Additionally, as noted in the Bella Vista West Neighborhood Plan,

"Wildlife currently living on and moving through this area will be brought into conflict with new residential property owners should insufficient area and access be provided for their movement and habitat needs."

Allowing more homes will only exacerbate this problem.

We all love the wildlife that roams through our community...Deer, Bear, Coyotes, cougars and more. In order to coexist they need to be able to easily traverse from the top of the mountain to the lake. Hence part of the reason we have extra wide easements between our homes and a no fence policy. The proposed change from 29 vs 35 homes will make this more challenging and set a precedent for more smaller homes in our neighborhood.

Maximize the number of units serviced by Infrastructure. I.E. don't over build.

We are strongly objecting to the Variance change to allow 35 homes to be built vs 29 that are currently zoned for.

Thank you...Respectfully,

Mel & Anne Kerry
Crofton Road, Vernon, BC

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.