



111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250)-914-8485
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11 January 2023

City of Campbell River

Development Services Department
301 St. Ann's Road
Campbell River, BC
V9W 4C7

RE: DEVELOPMENT VARIANCE PERMIT; 1650 GALERNO ROAD & 0 ALDER STREET

WestUrban Developments Ltd. is requesting a variance to the *Subdivision and Development Servicing Bylaw No. 3419, 2010*, in order to waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road (frontage of both parcels along Alder Street South). The rationale for requesting this variance is the following:

- This is likely to be the only site on Alder Street that will redevelop in the short, medium, and long-term creating an incongruent section of underground electrical wires. The majority of parcels on Alder Street have a frontage that is less than 45m and therefore exempt of the requirement to underground wires under the Bylaw, and the larger parcels are either public or institutional land uses and unlikely to redevelop.
- The overhead wires fronting the subject lands do not impede residential views to the east and west in this location and do not present aesthetic concerns the same as other locations may.
- Undergrounding of wires along this stretch of Alder Street South would mean further digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas. Encroachment in this ESA area will likely trigger Provincial and Federal approvals, adding additional time and costs to the project.

The following items have been submitted with the application:

- Site Plan
- BC Company Summary
- Certificate of titles (1650 Galerno, 0 Alder Street)

Regards,

Meghan Norman, MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC Canada V9W 0E8
C: (250) 201-8864
www.westurban.ca

TOPOGRAPHIC SURVEY PLAN OVER PARTS OF:

LOT A, DISTRICT LOT 210, PLAN 20750, EXCEPT PART IN PLANS 21822, 23524, 23747, 30669 AND 33688, AND PARCEL B (DDA74739) OF THE FRACTIONAL SOUTH EAST 1/4, SECTION 29, TOWNSHIP 1, PLAN 522, EXCEPT PART IN PLANS 31448, 31938, 32672 AND 34335, BOTH OF COMOX DISTRICT.

CLIENT REF:
WESTURBAN

THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF WESTURBAN DEVELOPMENT.

THIS PARCEL IS AFFECTED BY CERTIFICATE OF PENDING LITIGATION CA3164869.

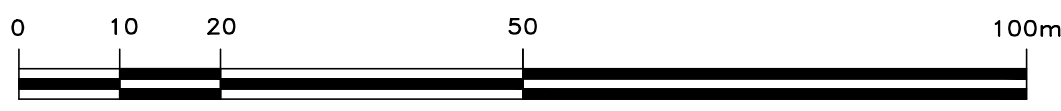
CONFORMANCE WITH CHARGE(S) HAVE NOT BEEN VERIFIED BY McELHANNEY.

TOPOGRAPHIC DATA WAS OBTAINED FROM A SURVEY COMPLETED ON MAY 31ST TO JUNE 13TH, 2022.

ALL ELEVATIONS ARE GEODETIC AND REFERENCED TO OCM94H1260.

CONTOUR INTERVAL: 1.0m

PID: 001-169-011 - LOT A
PID: 002-170-108 - PARCEL B (DDA74739)



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH AND 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

CIVIC ADDRESS
1650 GALERNO ROAD,
CAMPBELL RIVER, B.C.

