

**From:** [Gothard, Nancy](#)  
**To:** [REDACTED]  
**Subject:** FW: development variance 2306  
**Date:** Tuesday, June 11, 2024 12:55:00 PM  
**Attachments:** [image001.png](#)

---

Hi [REDACTED]

Thank you for your interest on this file.

I hope I can clarify a few of the questions you pose:

- The public assembly 1 zone has been in place on this property since before 2007. It would take some archival research to see when the zone was adopted for PA-1 on this property, but I can see it has been there since the last adoption of a comprehensive Zoning Bylaw update (Bylaw 2500, 2007).
- The land use designation that was ascribed to the property in 2022 is institutional, further confirming its intended future use also as it is now.
- Now that the DVP report is before Council, detailed information related to the file is now publicly available. You can see the information on the Site contamination certificate of compliance and the requirements to adhere to them for this proposal as well as more fulsome information of what is proposed. Item 6.2 on the Council agenda:  
<https://www.courtenay.ca/EN/main/city-hall/mayor-council/council-meetings.html>
- The new paving of the parking will have to meet City standards related to stormwater management, which also implicates erosion which shall not occur into the City's storm drain system, or off site of the property.
- The parking provision meets the zoning requirements. 23 stalls are required, and the plan includes 29.
- As the City does not require public information meetings by the applicant (e.g. the open house), the City does not have comments related to how the meeting may have been advertised.

I hope this information assists and thank you again for your time and interest.

As these comments are indicating opinion as well as questions, they will form part of the public record pertaining to this variance proposal before Council. Your email information will be redacted.

Take care,

**Nancy Gothard, RPP MCIP (she/her) | City of Courtenay**  
Manager of Community & Sustainability Planning | Development Services

T 250-334-4441 | E [ngothard@courtenay.ca](mailto:ngothard@courtenay.ca)



830 Cliffe Avenue , Courtenay, B.C. V9N 2J7  
[courtenay.ca](http://courtenay.ca) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

I respectfully acknowledge that the land on which we gather and work is the Unceded traditional territory of the K'ómoks First Nation.

**From:** j s [REDACTED]  
**Sent:** Wednesday, June 5, 2024 1:52 PM  
**To:** PlanningAlias <[planning@courtenay.ca](mailto:planning@courtenay.ca)>  
**Cc:** Jolicoeur, Evan <[ejolicoeur@courtenay.ca](mailto:ejolicoeur@courtenay.ca)>  
**Subject:** development variance 2306

Heya,

Definitely, not the first time we've spoken, but I can't seem to reconcile the reasoning for not having to rezone the residential plot where a home was. Now a vacant lot- why they didn't have to rezone from R2 to Pa1 is because the church can just...swallow a property. It's automatically PA1? and again why they seemingly don't need to have an environmental impact study given the reason for the house demo was an oil tank leak, but because they're an institutional use they're exempt? Neither of those things is valid?! I get it, legal and doable but if anything because of the lack of taxing they should be held to a much higher standard. being They intend to...pave a lot that's been used to go from alley to sidewalk to street with zero care given to the very obvious erosion. and again- with the church expanding- there's already overflow onto the street, the rendering doesn't show the 1 spot per 4 seats they require.

I'm aware there was an open house at the beginning of the year, but we were not invited. the sign out front just said....new building. we figured, cool. they're moving. Apparently that was our invitation.

Their disregard for the community immediately surrounding them has been and is plain. Most recently they made a point to wall up the one spot where someone could take shelter, and neglected to bar the stairs and the platform. anyone would be free to get hurt falling, but god forbid someone takes shelter. They lied about sending notices out, then when called on it, they walked it back.

They aren't paying property taxes. they're asking the rest of us to subsidize their exclusionary brand of jesus.

Cheers,



She/Her

I respectfully acknowledge that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.