

June 15, 2012

Mayor and Council
Tim Harris, Acting Chief Administrative Officer
Environmental Committee
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

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Village of Anmore

RE: Request for Village of Anmore to Reject Rezoning Application of Lot 2, LMP 49409 (Justco Holdings Ltd., McCullough Property) to RS-2 Zoning

We, the owners of LMS 983, have become aware of the request to rezone Lot 2, LMP 49409 from a RS-1 Single Family Residential to a RS-2 Zoning development to accommodate a subdivision of up to 16 lots, most of which will be less than one acre in size. As concerned citizens and neighbours of this development, we are requesting that the proposal for RS-2 Zoning be rejected for the following reasons:

- (1) There have never been any properties within the Village zoned under RS-2 nor have there been any proposals for RS-2 zoning within the Village of Anmore. We believe that the Village of Anmore should maintain the minimum one acre lot requirement (RS-1 Zoning) for Lot 2, LMP 49409. If Anmore accepts this request for rezoning into RS-2, it opens up other developments in the village to cluster housing as well, thereby, decreasing the appeal of living in a semi-rural environment.
- (2) The high density of the proposed RS-2 development would include up to 16 properties in a very small environmentally sensitive area. Two of the properties that are within LMS 983 have homes set back on their properties and having 5-6 clustered houses visible along the back fence-line would be esthetically unappealing and may potentially devalue the existing properties within the area. Not only is cluster housing visually unappealing, large houses that are typically developed nowadays will leave very little space to accommodate visual buffers and/or native space. Therefore, smaller lot sizes within RS-2 Zoning would not be desirable.
- (3) Lot 2, LMP 49409 intersects Anmore Creek at both the far west and east end of the property. We have become aware that there are breeding wetlands on SL4 of LMS 983 for Red-Legged Frogs (listed under the Federal Species at Risk Act and are blue-listed in the province of BC). Considering the location of the breeding wetland, a RS-2 Zoning proposal of high-density homes would logistically make it difficult to provide adequate buffers and corridors between breeding habitat and riparian areas of Anmore Creek. Although 17.0 meter buffers are being proposed around Anmore Creek, there may be a need for further buffers/corridors which would not be feasible in a subdivision of 16 properties within such a small area. Therefore, it would be more beneficial to have a

subdivision of one-acre lots that would provide more native space to support the viability of the Red-Legged Frog population in this area.

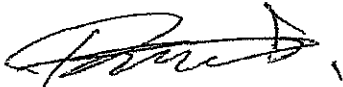
If the Village of Annmore decides that they would consider the RS-2 Zoning application for Lot 2, LMP 49409, we would like to be notified as there may be other criteria we would like to address at that time (e.g., buffers, etc).

Thank you very much for your attention to this matter. If you require any further information, please contact either Lillian or Maurice Della-Savia at 604-469-2546.

Sincerely,
Owners of Properties within LMS 983



Andrew Hunter
LMS 983, SL 1, 200 Alpine Dr



Richard Kim
LMS 983, SL 2, 220 Alpine Dr



Soon Kim
LMS 983, SL 2, 220 Alpine Dr



Lillian Della-Savia
LMS 983, SL 3, 240 Alpine Dr



Maurice Della-Savia
LMS 983, SL 3, 240 Alpine Dr



Ann Marie Oktaba
LMS 983, SL 4, 260 Alpine Dr



Stephen Wittchen
LMS 983, SL 4, 260 Alpine Dr