

3360-01 JM  
(A/CAO)

**Kim Maddin**

**From:** Anja Nurvo  
**Sent:** November 5, 2015 12:21  
**To:** Kim Maddin  
**Subject:** FW: Rezoning Application for 322 Plaskett Place  
**Attachments:** Letter to Council from Jennifer Halbert - October 30, 2015.pdf

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
RECEIVED: NOV 06 2015		
Referred:		
<input checked="" type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

For mail log-in please

**Anja Nurvo, BA, LLB**  
*Director of Corporate Services*  
Corporate Services  
Township of Esquimalt  
Phone: 1-250-414-7135  
[www.esquimalt.ca](http://www.esquimalt.ca)

**From:** Bill Rowe  
**Sent:** November 5, 2015 11:57 AM  
**To:** Anja Nurvo  
**Cc:**  
**Subject:** Rezoning Application for 322 Plaskett Place

Dear Ms. Nurvo,

Thank you for speaking to me this morning. As I mentioned I am enclosing a further letter from one of our neighbours, Jennifer Halbert.

I would ask that you include this letter in the file for the rezoning application and distribute a copy to the Mayor and Council.

Kind regards,

Bill Rowe

William A. C. Rowe  
Barrister, Solicitor & Notary Public  
8506 104 Street,  
Edmonton, Alberta T6E 4G4  
Telephone:  
Fax:  
Cell:

**The Halbert Family  
326 Plaskett Place, Victoria BC V9A 6G4**

**October 30, 2015**

**Re: Development of Property 322 Plaskett Place, Victoria BC**

**Dear Esquimalt Council,**

**My name is Jennifer Halbert. I reside at 326 Plaskett Place, Victoria BC. I am writing because I am concerned about the potential rezoning of the property at 322 Plaskett from the current RS-3 zone to a Comprehensive Development Zone to allow an additional large Single Waterfront Residence. This development would subject many mature trees on my adjacent SL 14 property to risk. These trees have been protected since August 31, 1992 under a legal covenant through the Supreme Court of British Columbia placed by the previous owners of 322 Plaskett Place and my parents Tom and June Halbert. I believe that any blasting, digging for underground services or trucking around the trees critical root zones put them at risk according to the Arborist report. I ask that Esquimalt Council deny allowing this development from moving forward based on environmental damage.**

**On December 6<sup>th</sup>, 2013 we received a phone call from a neighbor that Mike Hodson of 322 Plaskett Place was having a meeting at his house to discuss a proposed subdivision of his property on December 8<sup>th</sup>, 2013. We fully expected Mr. Hodson to contact us with a personal invitation to our address since our property borders his but we never received an invitation. Unfortunately we could not attend this meeting as my father was undergoing dialysis treatments, which my mother attended with him and I was home caring for my young child.**

**At the session we learned from several of our neighbors, Mr. Hodson presented his plan for building a new residence to several of our neighbors. We received reports several days later that Mike Hodson reported that he consulted with our family, and that he had stated "Mr. Halbert is dying anyway"; then assured us that he had spoken to them showing the site lines from their window and how his proposed residence would not block any of their ocean view. This was 100% false. Prior to the December 8 meeting, Mike Hodson has not spoken to my family other than to say "hello" in passing outside on the street in over a year.**

**Several days after the December 8<sup>th</sup> we had several neighbors contact us to inquire as to whether we really did agree to the development since we had not attending the meeting. As a family we were stunned to learn that Mike Hodson had informed our neighbors that we had supposedly "agreed" to this development. In my total shock I posted on Facebook wondering how a neighbor could lie about people**

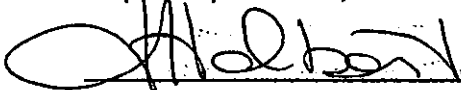
agreeing to something. Shortly after this post I receive two phone calls from Mike Hodson to my private cellphone number. This is a number that I had not given to him, and I was concerned as to how he got this number, he has yet to provide an explanation for this. During these phone conversations he invited my mother and I to come over to his house to see the plans. He assured me during these phone calls that if either my mother or myself did not approve of the plan to develop the property he would immediately drop it. When we met with him we suggested that he may not have wanted us at the meeting as our family had been opposed to previous attempts to develop 322 Plaskett Place, Mr. Hodson replied that he had "not, not invited us to the meeting", I am not sure what that meant. As the meeting progressed my mother asked when he had spoken to us about the development, as he repeatedly claimed he had spoken to "his good friends Tom and June Halbert" when pressed he finally admitted that it happened during my daughters 1<sup>st</sup> birthday party in May 2009, years before he had any plans drawn up for this proposed development. My neither of my parents had any recollection on this conversation. I would like to stated that according discussions after the meeting both of my parents stated, "we have never been his 'good friends', neighbors yes, but not friends." During our meeting we were told by Mr. Hodson that if he didn't get to develop the property he would sell to developers that he had already spoken to, and that they would not be respectful of our views or feelings about the development. The meeting ended with us expressing our displeasure and that we did not agree to the proposed development. Obviously Mr. Hodson has continued with his plan to develop the property despite our refusal to support it.

Since this meeting a number of changes have happened in our family. In April 2014 my father passed away, and my mother has recently been hospitalized. My mother has been concerned since the day we met with Mr. Hodson that this development would go ahead and destroy all that she and my father fought so hard to protect in the 1990's.

The proposed development as initially presented to us would impact our views, and would destroy several of the trees that my parents fought hard to save when the Royal Point subdivision was created. We are concerned about the destruction of so many large trees. As a family we are gravely concerned about the environmental damage that the proposed development might cause to our property. We also note that the proposed development will detract from the public view of the bay from Saxe Point Park.

The Halbert family urge you to reject the rezoning application of 322 Plaskett Place.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Halbert", written over a horizontal line.

Jennifer Halbert

326 Plaskett Place, Victoria BC V9A 6G4