

GRAYLAND CONSULTING LTD.

January 29, 2025

Land Use Services  
Department  
Cowichan Valley Regional District  
175 Ingram Street,  
Duncan BC V9L 1N8

**Re: 2528 Mill Bay Road Setback Variance Rationale**

Thank you for considering this application.

The owners of the above noted lands wish to apply for a setback variance for their proposed Lot 3 in a new bare land strata plan: A front yard setback variance from 7.5m to 7.15m, and an interior side yard setback from the required 3.0m to 2.0m in the R-3 Village Residential Zone.

The property is currently being considered for a rezoning that will allow 700m<sup>2</sup> lots, however the setbacks will remain the same. The remaining new lots will have compliant setbacks.

The home was constructed under a building permit issued by the CVRD; however the setback anomaly was noted at the time of occupancy permit request. The house has been constructed in full compliance with the B.C. Building Code, and there are no limiting distance issues with this reduced setback request.

The setbacks to existing neighbours are fortunately much greater than the zone requires. The new lots have yet to be registered therefore future landowners will be aware of this building location.

We trust this request is reasonable and look forward to working with staff on this minor variance request.

Best Regards,

A handwritten signature in black ink, appearing to read 'Rachael Sansom', written in a cursive style.

Rachael Sansom, A.Sc.T, Grayland Consulting, Agent for the owners of 2528 Mill Bay Road