

Jennifer Edwards
Co-owner of the home at 2532 Mill Bay Rd
Mill Bay, BC

March 3, 2025

Electoral Area Services Committee, Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

RE: Development Variance Permit for 2528 Mill Bay Road

Dear Electoral Area Services Committee, Cowichan Valley Regional District:

I co-own the home located at 2532 Mill Bay Road with my sister. Our elderly mother resides in the home and our property to the east of the Subject Property.

I understand that there is a lot of push from the Province to build more housing, however the housing need identified in our region is for rental and seniors housing, and housing for persons with disabilities (as indicated in the CVRD Regional Housing Needs Assessment, 2021). The original home on the subject property that was recently demolished was a modest home that provided an affordable housing option. The newly constructed home on the subject property has ocean views and is being advertised as a luxury home. Lot 2 that is part of the same subdivision development is now listed for sale with the ocean views highlighted in the listing.

Given that the proposed water source for the subject property is from Aquifer 206, an aquifer with "Possible Water Shortage and/or Saline Intrusion Issues", I believe it is more prudent to save the limited water capacity for housing developments that will contribute more positively to our region by providing affordable housing options for seniors and persons with disabilities.

We have been greatly impacted by this development due to construction vehicles repeatedly using our property and the newly constructed home and fence placed directly in front of our house, blocking our views (as described in my submission to the Board as part of the OCP Amendment Bylaw public hearing). Despite the impacts to surrounding neighbours and concerns identified during the public hearing, the subject property was recently approved for a rezoning and OCP amendment. I find this request for a relaxation of setbacks (DVP25A01) for 2528 Mill Bay Road concerning. I feel that the development should have been planned more in alignment with existing bylaws rather than building a home in non-compliance and then requesting approval afterwards. CVRD bylaws exist for a reason – to balance new developments with impacts to existing residents and the surrounding environment. The interior side

parcel line setback reduction that is being requested has shifted the placement of the home at the subject property so that more of the home is blocking our view (Figure 1).

Given the small lot sizes allowed in this development, I am curious if additional setbacks will be requested and if so, how that will impact surrounding neighbours if further requests are approved? The original subdivision plan submitted appears to show setbacks for all four lots that do not comply with the CVRD zoning bylaw (Figure 2, 3).

Therefore, due to the impacts on our view, potential future impacts of setback requests for the other three lots, and that these lots are unlikely to provide the needed housing types for our region, I respectfully request that the Board deny this Development Variance Permit.

Thank-you for your consideration,

Jennifer Edwards



Figure 1: The view from our house. The home constructed at 2528 Mill Bay Road (the subject property) is blocking more of our view due to its location more towards the centre of the property.

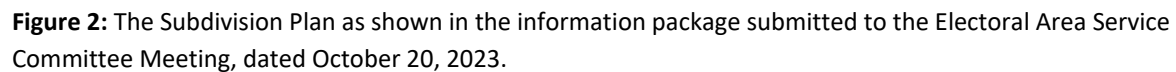


Figure 3: The Setbacks in the CVRD Zoning Bylaw