

January 4th Meeting: [REDACTED] I am unable to attend but I would like to submit my thoughts on both the 2530 Mill Bay Rd and the Stonebridge developments.

Maureen Alexander
296 Mill Bay Rd. Mill Bay BC, V0R2P4

Rezoning Application RZ23A01 for 2530 Mill Bay Rd

‘The property is currently zoned R-3 Village Residential which permits a single-family dwelling’
The applicant is proposing to rezone the property to facilitate 4 houses with suites.

I do not support this proposal please see below:

Water/Sewer: the application uses the words proposed ‘*Servicing is proposed to be Mill Bay Waterworks District and CVRD Sentinel Ridge Sewer*’ has this been confirmed by either? In my opinion this should have been done before this application was submitted.

- If this proposal is successful this will set a precedent throughout the area where many of the properties fit this size or are even larger.

Question: If other applicants are also successful in building multiple dwellings has that potential for increased demand for water and increased sewer use been reviewed and are any studies currently taking place?

Neighborhood: Neighboring properties consist of residential parcels with single family dwellings.

Question: Has there been any consultation with neighbors who will be impacted by ongoing noise, traffic and a possible loss of view when the dwellings are finished?

- OCP 3.2.1.2.5 ‘*Supports housing that is consistent with the surrounding context including character of existing neighborhoods and rural areas.*’

This proposal definitely does not support this, in fact other than a multilevel condo development I can’t think of a proposal that is more at odds with the current neighborhood and character of Mill Bay.

- ‘*The OCP Village Residential designation is intended to provide affordable housing options.*’

Question: What is meant by affordable, even small older houses in this area are selling for over \$800,000 most over \$1,000,000. Has this applicant confirmed these will be selling for a much less?

Density: Four residences with even 3 occupants each could equal over a dozen people. As well 'The applicant proposes to include secondary suites' which if included in all four houses could add possibly another 8 people even if there were only 2 occupants in each, making a total of at least 20 people in this small area..

- As well there is the possibility of 12 or more cars, allowing for 2 cars each for the houses and one car each for the suites. *'The OCP Residential Designation is intended to allow for on-site parking'* which I don't see there being room for on these size lots. This will leave very little green space which is definitely backward thinking considering the worldwide concern for climate change.

Traffic: There is no mention of any alteration to Mill Bay Rd considering the number of cars mentioned above and the possibility that this rezoning could create many more similar proposals from Mill Bay Rd property owners.

Services:

Question: What about the current lack of doctors, school overcrowding etc.? The infrastructure and services need to come first because they currently don't meet the needs of the people already here.

Question: If this application is approved what consequences are there if the applicant does not fulfill the conditions he has listed in this proposal?

I am asking this because of the lack of consequences imposed by the CVRD on the Mill Bay Marine Group when they failed to improve the boat ramp which was a condition of the CVRD approving the building of high density townhouses on that site. The townhouses were built and sold and the improvement of the boat ramp was ignored by both the applicant and the CVRD.

**In conclusion I do not feel the zoning should be changed and
I would vote no for this proposal.**

**Maureen Alexander
296 Mill Bay Rd.**