

Rezoning Proposal

The plan for the Holker property still remains to rezone it to light industrial use and after rezoning to subdivide it into 4 strata lots with a common property 3.0 meter vegetation highway buffer, a 10 meter wide common property access frontage off of Holker and a common property green space. The green space is largely a fill area which will not have any building structures on it. It could potentially have dual purpose uses as a septic field and buffer between the light industrial use and residential use on the properties to the south. The 3 meter vegetation buffer along the highway frontage will retain as many of the existing trees as is possible and be augmented with native species vegetation. The Holker frontage will have a 10 meter wide frontage that will be utilized as an access and utility corridor.

The general industrial uses of the parcel we are seeking approval for include: building supply sales and storage, contractors' workshop and yard, light manufacturing, secondary manufacturing, warehouse and storage. For each use we are seeking blanket zoning approval for the stated uses and are open to limiting each use to a maximum of 25% of the allowable site usage area. As an example, no more than 25% of the site will be used for building supply storage and sales. The same goes for each of the other uses. When the site is developed, it may be that a smaller portion than the max 25% of the site is utilized for that specific use but we are willing to commit to a maximum amount to allow for diverse industrial use and ensure that it would not be utilized as a site purely for one use, which may be undesirable to the local and broader community.

Some specific example usages are as follows:

Building Supply Sales and Storage

- Wholesale lumber supply
- Wholesale plumbing supply
- Wholesale electrical supply (and similar)

Contractors Workshop Equipment and Storage

- Excavating contractors, machine storage and maintenance facility
- General contractors, office, and materials storage facilities (and similar)

Light Manufacturing

- Modular and prefabricated homes
- Utility trailers
- Boats
- Camping trailers
- Truss plant (and similar)

Secondary Manufacturing

- Furniture
- Cabinets
- Wood products (and similar)

Warehouse and Storage

- Transfer yard and storage for food distribution
- Self storage
- Boat and RV storage

Maintenance and Repair

- Boat repair
- RV repair
- General vehicle repair

We understand and recognize that light industrial use zoned properties are in high demand in the lower island market and this use would provide a significant economic benefit to the local community and overall region. We have sought to include light industrial usages that need minimal water operationally and minimal consumer traffic. We recognize that the access to the highway is limited at this time but understand that the near future this will see significant improvements when the south Shawnigan Road intersection improvements are implemented.

The images below are representative of what could be built on the property, based on local needs and market demands.

Boat manufacturing



Boat repair



Boat storage



Boat and RV storage



Lumber storage



Truss Plant



Wholesale Plumbing Supply



Warehouse





Cabinet Making



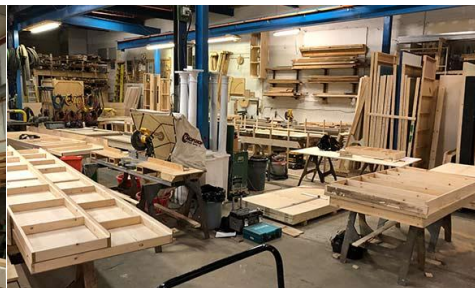
Furniture Making



Trailer Manufacturing



Contractor's Workshop



Prefab Modular Home Manufacturing

