

GRAYLAND CONSULTING LTD.

April 6th, 2023

Cowichan Valley Regional District Board
1st Floor
175 Ingram Street
Duncan, BC V9L 1N8

Re: 2530 Mill Bay Road Rezoning Rationale

Thank you for considering this application.

The owners of the above noted lands wish to apply to rezone their property from the Residential R3 Zone, to a Village Residential Zone that will allow 700m² single family lots (Similar to Area D Village Residential R3), serviced by community water and sanitary sewer.

Background

This property has an existing residential use in a single-family neighbourhood with a variety of lot sizes.

Proposed Development

The proposed development is a total of 4 single family residential lots within a bare land strata with a minimum lot size of 700m². The lots will be serviced by a common driveway, with one access point at Mill Bay Road. Please see the attached proposed development plan. Onsite and visitor parking will comply with CVRD bylaws. Secondary suites will be included in this proposal to provide additional housing options. Each suite will have its own discrete parking space.

OCP Compliance

The property is within the Future Development Lands and Growth Containment Boundary, as well as potential service areas for the CVRD Sanitary Sewer System and will be serviced by the Mill Bay Waterworks utility. The landowner is working with Mill Bay Waterworks to ensure these lands can be adequately serviced. We understand that the successful rezoning of this property will be contingent of water service being confirmed by that utility.

The Village Residential designation is intended to accommodate a range of housing types. These diverse housing opportunities include affordability, special needs, rental and seniors' housing. In accordance with sections 2.9.1, Residential Objectives, this project helps provide a sufficient supply of housing to allow for anticipated growth.

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Development Permit Areas

The property is within the Development Permit area for Aquifer Protection. A storm water management plan will be prepared by a registered Professional Engineer to ensure that storm water is effectively managed on site and that there will be no impacts to the aquifer as a result of this proposal.

Environment

This is effectively infill development, increasing density without impacting the environment. The project is within walking distance of the Village Center, the waterfront, and is on the Mill Bay Bus Route #8.

EV chargers will be available in each home, as the houses will be constructed to Step Code 3 at minimum for energy efficiency. Homes will have heat pumps for heating and cooling, reducing the need for fossil fuels.

Every effort will be made to work with the existing grades to reduce earthworks and blasting. While there are several mature trees on site, the lots are large enough that many can be preserved in the rear yards of the homes. Any trees to be removed will have a nesting survey performed prior.

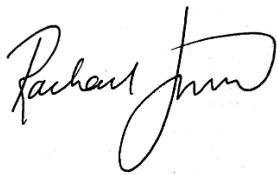
The Contractor will employ "Good Neighbour" strategies throughout site servicing and house construction to mitigate and manage noise, dust, mud and construction parking.

Consultation

The neighbourhood will be consulted prior to consideration of this application by the Advisory Planning Commission and CVRD Board. Every effort will be made to address concerns, if any, prior.

We look forward to working with the Board, our neighbours, and staff as we move through the process.

Best Regards,



Rachael Sansom, A.Sc.T, Grayland Consulting
Agent for the owner of 2530 Mill Bay Road