

# 2522-28 Mill Bay Road

## RESIDENTIAL SUBDIVISION PROPOSAL

# Existing Conditions



View from Mill Bay Rd. North (lot 3 in background)



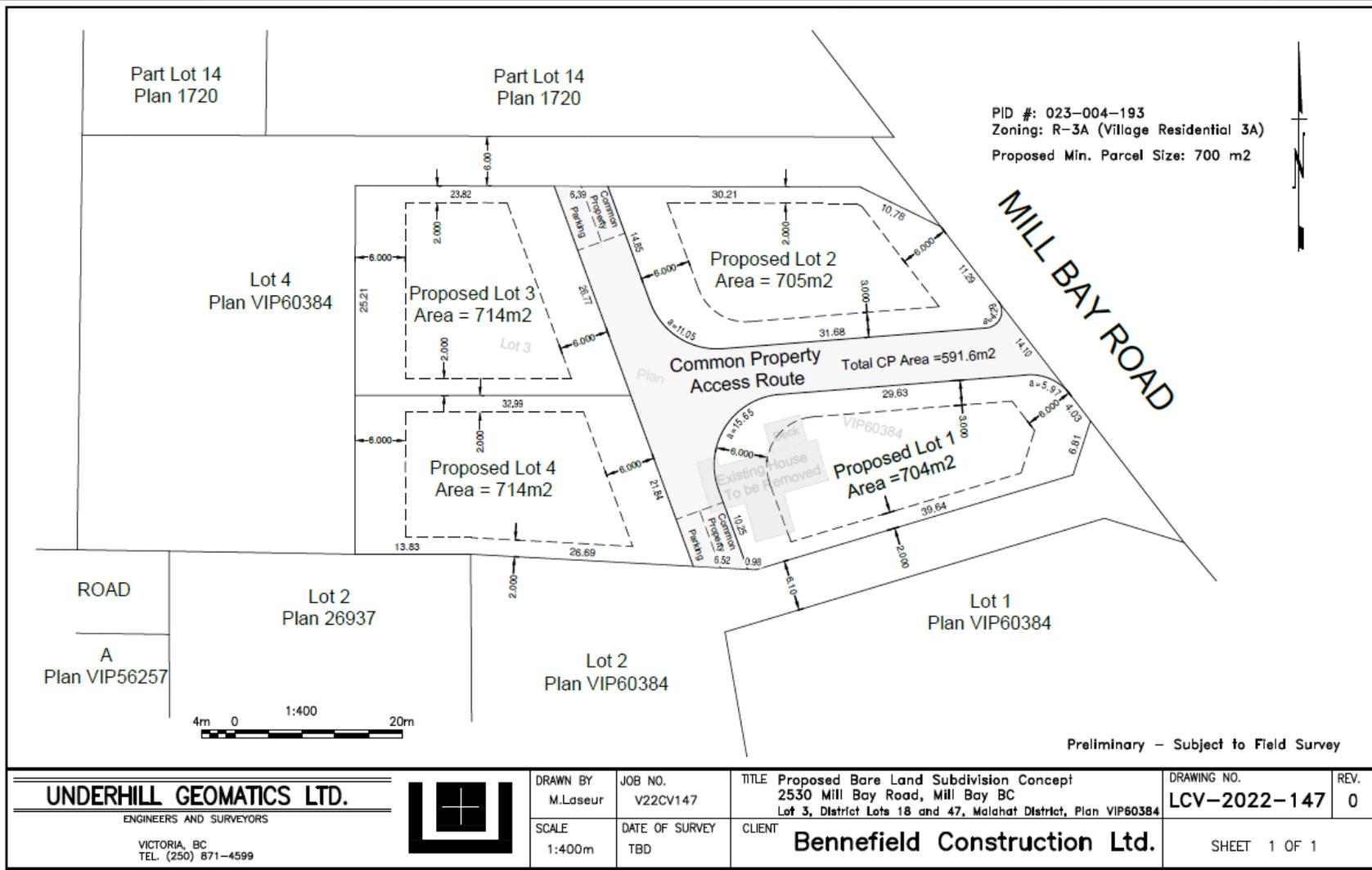
Views from Lot 3



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- Within the Growth Containment Boundary
- Secondary Suites permitted. Suites provide much needed rental units in the community.
- Parking will meet or exceed the requirements for single-family homes plus suite in accordance with CVRD bylaws. Two spaces per home plus one per suite at minimum.
- Four visitor parking spaces provided on the common access road.
- Serviced by Mill Bay Waterworks and the Sentinel Ridge Sewer. Nearest fire hydrant is 40m to the south on Mill Bay Road.
- Single access point to Mill Bay Road.
- Development will provide a \$15,000 contribution to the Mill Bay Roadside pathway, as well as 5% of the land value as cash in lieu of parkland (approximately \$35,000).

# Proposed Four Lot Subdivision



# Why a Bare Land Strata?

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- Each homeowner has full control of their lot and buildings, as opposed to a building strata where all owners are responsible for the building envelope and common areas.
- The properties within a bare land strata may share a common facility – in this case it is the access driveway. Maintenance costs are shared.
- Common access driveway will accommodate fire trucks, garbage trucks and delivery vehicles. To be designed by professional engineers for MoTi approval.
- One service connection for sewer and water is provided at the road frontage for the strata. All internal services are private and installed per the B.C. Plumbing Code.

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- Storm water will be treated and managed on site.
- Views are not impacted. The builder is proposing one storey homes on Lots 1 and 2.
- Existing grades will be respected. Minimal blasting expected.
- No large retaining walls (greater than 1.2m) are necessary.
- The owner has had ongoing dialogue with the immediate neighbourhood regarding the development plans. Letters of support provided.

# Environmental Considerations

- Infill development reduces the need for new and extended roads and services.
- Heat Pumps for heating and cooling and homes will be solar ready.
- EV chargers provided in each garage and for suite parking as required.
- Drought resistant and native, pollinator friendly landscaping to be required via a registered building scheme.
- Existing home to be dismantled and recycled – community groups interested in the windows and other features.

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WE WELCOME YOUR  
QUESTIONS AND  
COMMENTS

