

Gail Dawson-Russell
Box 882
Lake Cowichan, BC V0R 2G0

August 31, 2023

To Whom It May Concern:

In 2016 we created Lake Cow Storage. A portion of our property on Youbou Road (Section 25, Renfrew District, lying within the right of way of the Canadian Northern Pacific Railway, PIN# 009-575-103) was rezoned to Light Industrial to accommodate storage of recreational vehicles, motor vehicles, boats and trailers and similar uses such as mini storage. At that time the Area I OCP was modified to allow CVRD Board to consider rezoning to Light Industrial Zoning subject to the following:

- Sites will be within 1 km radius of the Meades Creek Industrial Park.
- Rigorous landscape screening standards will be applied, to protect rural views from the perspectives of adjacent properties and roadways.
- The use will be of a limited scale and will not be located directly adjacent to residential land use.
- No use will be permitted that may impact any identified environmentally sensitive area, including watercourse and shorelines:
- Site access will be approved by the Ministry of Transportation and Infrastructure.

We currently have 49 clients storing a variety of recreational vehicle in our storage yard. We are currently turning away potential clients at the rate of 4-5 calls per week as our current yard is totally full. This has been happening since early spring and has continued throughout the summer. 75% of the current storage yard is occupied by locals from Area I, Area F and the Town of Lake Cowichan. 25% of our current yard is rented out to recreational vehicles from the Southern Peninsula of Vancouver Island. These clients start out as part time clients during the summer to avoid traveling the Malahat during the busy summer season. Over time they have become full time users of our yard as it saves on fuel costs and delays of traveling the Malahat.

We are requesting to expand our yard to include approximately 900' x 110' of the property directly North of our current yard.


- **Buffer:** We have allowed approximately a 200' buffer between our property and our adjacent neighbour to the North, which currently is a non-conforming property.
- **Road Access:** This location already has road access to Youbou Road. The entrance to the new yard would allow recreational vehicle to be totally off Youbou Road before coming to the entrance gate. This would allow safer entrance and exiting to and from this storage yard.
- **Lighting:** Low glare solar lighting would be used on this expansion (dusk to dawn motion sensors), this would allow lighting that would not affect vehicles using Youbou Road.
- **Visual Barrier:** This expansion would take advantage of naturally existing visual barrier with local vegetation.
- **Invasive Weeds.** The whole stretch of Youbou Road is overgrown with Scotch Broom (Cytisus Scoparius). It will be our goal over the next 3-4 yrs. to remove this weed from our property.

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- **Environmental:** We do not allow mechanical or body work to be done on our property and this rule will apply to the expansion. There is no water source this end of the property. Currently along the West side of the property is a 12 foot fence owned by the Province of BC. There is a herd of Elk in the area, however, they seldom encroach on our property because of the fencing as noted.
- **Fire Prevention:** Due to the increasing risk of fires because of climate change, we are being proactive. We have on site a 500-gallon water tank complete with a fire pump. Additionally, we have a 160-gallon mobile tank with fire pump. Various Fire Extinguishers will be purchased to assist with fire suppression related to the vehicles stored on the property.

This request for Rezoning is in the best interest of our community. The demand is great as we are consistently turning away potential clients as the current storage yard is full, and has been for a couple of years. This storage yard would have very little negative impact on our community, as we basically have no neighbours and are environmentally conscienceous of our surroundings and wildlife.

If further information is required, please contact us. Thank you for your time and consideration in this matter, it is greatly appreciated.



Gail Dawson-Russell
Owner



Max Russell
Agent