GNB Builders Inc.

13100 Magdalena Drive
Ladysmith BC V9G 2B8
Tel: 250-245-5717
info@gnbbuilders.ca
www.gnbbuilders.ca

March 22, 2022
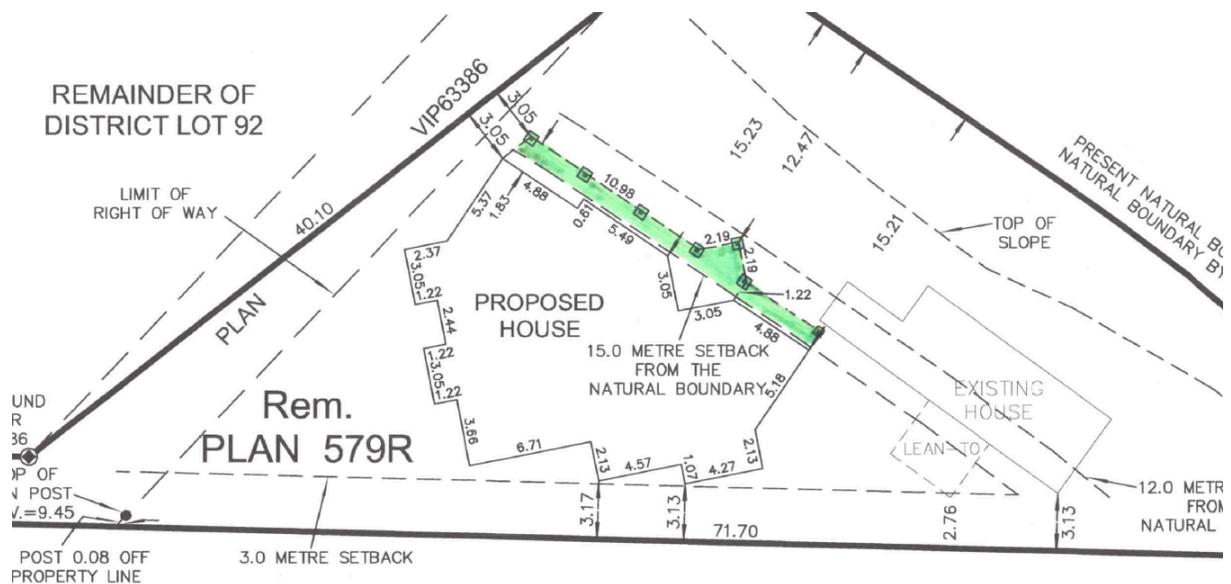
Planning Department
Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

REVISION TO DVP21H01
12453 Rocky Creek Road, Ladysmith – Development Variance Permit Request

GNB Builders and the property owners carefully considered the concerns raised by both the Electoral Area Services Committee and the neighbours, with regards to potential impacts to stability and visual corridors. A substantial redesign was undertaken to move the home further back and out of the 15 meter setback to the sea as far as possible.

The revised proposed design has the building's foundation wholly within all of the required setbacks, with only a 2 level, partially covered deck extending into the 15 meter setback to the sea. Most of the deck runs parallel to the home extending approximately 1 meter, with just one larger section extending approximately 2.5 meters into the setback. The area of deck over the 15 meter setback is shown in green in this thumbnail view of the new proposal:

(Not to scale)

1

Central Vancouver Island

Canadian
Home Builders'
Association

Built Green™
BRITISH COLUMBIA

GNB Builders Inc.
13100 Magdalena Drive
Ladysmith BC V9G 2B8
Tel: 250-245-5717
info@gnbbuilders.ca
www.gnbbuilders.ca

Please refer to the attached Sketch Plan for the full view of the proposed new home and it's revised position on the property.

The Geotechnical and Environmental considerations and recommendations of the original proposal, regarding keeping the retaining properties of the existing house's foundation intact once the old house is removed, will be maintained.

We feel confident that the redesigned plan enables the Lows to have their needs and dreams of their retirement home met, and addresses and accommodates the concerns that have been raised.

Please feel free to contact us should you have any questions or need any further information.

Sincerely,

Marianne Verigin

Marianne Verigin
Project & Development Coordinator
GNB Builders Inc.