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June 30, 2023

CVRD Board
175 Ingram Street,
Duncan, BC

attached to application for rezoning

Re: Rezoning & Subdivision for 2 Lots, 2171 Wildflower Road, Shawnigan Lake, BC

Dear Chair and Board Members ,

I write on behalf of my clients, Mr. & Mrs. Nicholson, owners , who would like to rezone & subdivide their current lot into 2 (two) lots. Current lot is zoned R2. R3 minimum is just slightly unattainable.

This application is to create 2 (two) R3 lots. The current lot is approximately double the size of many other lots in this subdivision. The existing dwelling is located on one side of the property and other side (proposed lot) sits vacant. It is very suitable to two lots and in fact many thought it was already. This application would provide much needed housing in area. We feel the proposed will fit well with the characteristics of the subdivision in which it is located.

In fact during development of subdivision some of the services were stubbed to lot line, no idea why this lot was not created at the time. My clients earlier confirmed they would be able to connect to all services and that will be confirmed by a site servicing plan for approval.

We look forward to presenting our Application, answering any further questions you have, and gaining your support.

Sincerely,

Ron McNeil, ASTTBC.BD , ASCT.
mbltr962

