



PO Box 160, Lantzville, BC V0R 2H0 t: (250) 797.2515
e: scott@townsiteplanning.ca w: www.townsiteplanning.ca

July 21, 2022

District of North Cowichan
7030 Trans-Canada Highway
North Cowichan, BC V9L 6A1

Our File: 20-05 Robert Street

Attn: Caroline von Schilling, Planner

Re: Rezoning Application – 1771 Robert Street

Further to the request included in the email we received from you on July 5, 2022 regarding commitments related to the rezoning for the above-noted property, the owner of the property hereby offers the following acknowledgment and commitment:

1. That all storm water, including from the proposed public roadway, is required to be managed on-site and that the development plan and achievable density may be impacted by accommodating storm water management facilities on-site. The expectation would be that post development flows from the site are no greater than pre-development flows based on the site being naturally vegetated.
2. If storm water is not fully managed on-site, an analysis of the down-stream drainage system will be required, and all costs associated with securing rights of way and undertaking required upgrades will be borne by the developer.
3. That the owner will apply for a Development Permit to undertake restorative site works for the watercourse area (as defined Madrone Environmental) within 12 months of the approval of the rezoning for the subject properties. Included with the Development Permit application will be a management / replanting plan, a s.219 covenant to define and protect the covenant area and statutory right of way to allow for the conveyance of stormwater across the subject property. The owner further commits to complete the works authorized under the Development Permit within 12 months of the issuance of a Development Permit for this work. In order to ensure the commitment is binding and enforceable, a mutually agreeable rent charge may be included in the covenant that would apply if the property owner breaches the covenant requirements.

Please contact us if you have any questions or require any further clarification.

Sincere Regards.

Letter Prepared by:

Scott W. Mack, M.Arch., B.Sc. (PLAN), MCIP, RPP
Managing Partner | Registered Professional Planner

On behalf of:

Terry Symborski
Property Owner