

3211 Malcolm Road Rezoning request

Letter of Rationale

Written Submission

Please accept this written submission to adjust the zoning for 3211 Malcolm Road, Chemainus British Columbia from the current R-1 zoning designation to R-3. We are looking to rezoning our current property to allow for consideration for a future lot on the property. The property in question has been utilized in several ways going back to 1950. Our current land size is .72/acre.

We have reviewed the following documents to prepare for this submission.

- 2021 draft Official Community Plan Bylaws and related policies.
- Zoning bylaws 1997 (No.2950)
- Zoning amendments.

Contained in the Draft 2021 Official Community Plan (OCP) - **Thoughtful Growth Management 2.5.1.** under section A review of **3.2 Assignment of Growth** in the Chemainus Urban Containment Boundary (UCB) we noted the following:

- Outlined in 3.2 Assignment of Growth are areas of where adjustment to the OCP is being proposed. One of the key elements of the new land use plan includes a revised UCB which concentrates growth and development in the areas that generally have adequate capability for development that can provided a mix of housing types that meet the needs of residents.

We believe our submission covers off the following:

- Located in the Growth Area and within the Chemainus UCB
- Easy access and close proximity to municipal services and businesses
- Access to full services adjacent to the proposed lot along Malcolm Road including sanitary, water, power. (also, within the Growth Area and Chemainus UCB)
- Access to public transit

A review of the current zoning designations within the Chemainus UCB shows a variety of zones including R-1 and R-3 properties. Recently and adjacent to our property, the south side of Malcolm Road to the waterfront access was rezoned from R-1 to R-3. A new subdivision consisting of 15 lots was created.

Also of note, the Chemainus UCB area from Dogwood Road south to Hawthorne Street has seen several areas rezoned from R-1 to R-3 in the last 20 years.

We believe our submission meets the criteria contained under the Draft 2021 Official Community Plan (OCP) & Zoning Bylaws 1997 (No.2950) as specified under the Residential R-3 regulations. This would include a minimum lot size, frontage and density.

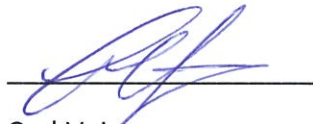
Further we believe it fits within the framework, spirit, intent and requirements of the Draft 2021 Official Community Plan (OCP) bylaws and Chemainus UCB.

In terms of tree canopy on our property we have a mix of apple, plum, pear, fir, garry oak and other tree species totaling 30+ trees. The only trees potentially impacted by the rezoning application would be the apple and plum trees. The remainder will stay as is and be part of our property to enjoy while still retaining a diverse tree canopy in the area for current wildlife that inhabit our neighbourhood.

We believe that an R-3 zoning designation will allow the property to align with the draft Official Community Plan and the Chemainus Urban Containment Boundary.

Thank you for your consideration of this application

Respectfully submitted by



Carl Veistrup



Janine Jakeman

Dated June 16, 2022