

August 23, 2023

ATTACHMENT 6

Michael J. Jura

FIPPA s. 22(1)

Planning Department
Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan, BC V9L6A1

To Whom It May Concern:

Rational Letter – Rezoning 6409 Wicks Road

Our parents lived on this property for over 45 years, contributing to the community. With their passing we (the surviving siblings) have decided that we would like to apply to rezone our 5.38-acre parcel from A2 to A5 and if successful subdivide into 5 one-acre bare land strata lots. Presently, there is a new, fully functional home on the property, identified as proposed Lot 1 on the Site Plan (ref.4).

The Proposed site plan is the result of several years of back and forth with the planning and engineering departments.

This proposal conforms with the OCP 2011. The vast majority of the surrounding properties are zoned R-1. The OCP 2011 identifies our property as a “rural cluster” within the Lakes Road Area (ref.6). Furthermore, 2.1.5.10 of the OCP 2011 states “The Municipality may entertain rezoning applications for rural sites that are zoned inconsistently with surrounding properties. Such applications are permitted only within those areas identified as a “rural cluster” on Map 5. The only rezoning considered will be from one rural zone to another: A1, A2, A3, or A5” (ref. 7).

Stewart Krumm of SK Septics has done the test pits and perc tests on this property and has no concern (ref. 8)

I would be willing to provide the following amenities:

- a trail in the form of a 3m wide trail dedicated on the east side of the proposed Lot 3, to be taken at time of subdivision.
- a statutory right of way on the strata road for public access to the trail.
- a 5% cash in lieu for parkland to be provided at the time of subdivision (that wouldn't include the trail dedication)

This proposal will benefit the community by adding additional housing, of which there is a severe shortage in this area.

Sincerely,

FIPPA s. 22(1)

Michael J. Jura