

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw No. 3919, 2023 6344 Woodgrove Way

Public Hearing Notice and Bylaw No. 3919

1. Notice of Public Hearing for **September 26, 2023** at **7:00 p.m.**
2. 1st Notification - Facebook and Twitter - September 11, 2023
3. 2nd Notification - Cowichan Valley Citizen and Chemainus Valley Courier – September 21, 2023
4. Bylaw No. 3919
5. Map of Subject Property


Planning Staff Report

1. Report to August 16, 2023 Regular Council – First and Second Readings of Bylaw No. 3919

Council Minutes

1. Excerpt from August 16, 2023 Regular Council Minutes – First and Second Readings of Bylaw No. 3919, Schedule Public Hearing

Public Comments

1. Email dated September 15, 2023 from Peter W. Rusland - Opposed
 2. Email dated September 18, 2023 from Lorna Jaynes – Opposed
 3. Email dated September 19, 2023 from Marie Olausson – Opposed
 4. Email dated September 22, 2023 from Laura Anderson - Opposed
- 

NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **7:00 p.m. on Tuesday, September 26, 2023** to allow Council to receive public input on Bylaw No. 3919 which proposes to amend Zoning Bylaw 1997, No. 2950. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone, or tablet. If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the hearing as it is streamed live by going to www.northcowichan.ca/Agendas and click on the 'View Live Stream' link. A copy of the recording will be made available after the hearing on North Cowichan's website for on-demand viewing.

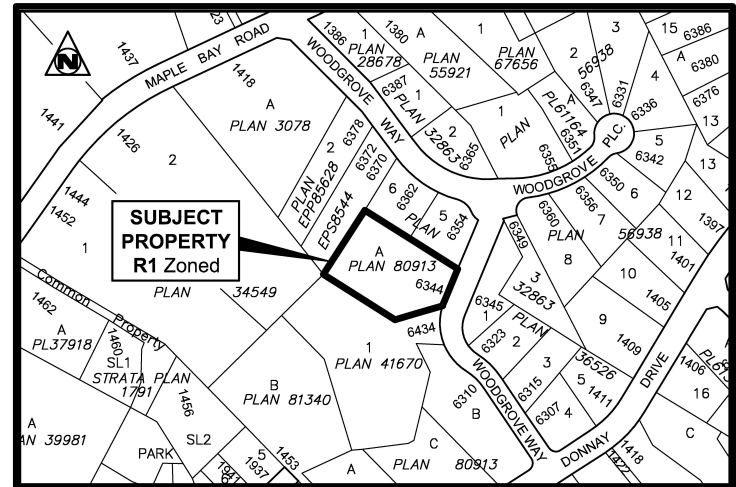
Zoning Amendment Bylaw No. 3919 (6344 Woodgrove Way), 2023 proposes to amend Zoning Bylaw 1997, No. 2950 section 56(4) [Density in the Residential Rural Zone (R1)] by adding the following subsection:

"(o) A total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID: 026-674-301)."

The purpose of the Zoning Bylaw Amendment is to allow for a detached accessory dwelling unit on the subject property (PID: 026-674-301) as shown outlined in bold on the map.

PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments in writing to Mayor and Council by **1:00 p.m. on Monday, September 25, 2023**, using any of the writing methods identified below. Comments may also be shared verbally during the Public Hearing, by following the instructions provided below.



1. In Writing in Advance of the Public Hearing:

Written submissions will be accepted by:

- Email to publicmeetings@northcowichan.ca
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, Duncan BC, V9L 6A1
- Fax to 250-746-3133
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

2. Verbally or in Writing at the Public Hearing:

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- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at www.northcowichan.ca/PublicHearings.
- Written submissions may be submitted during the Public Hearing by presentation to the Corporate Officer or her designate.

PLEASE NOTE: Submissions should reference the bylaw number and include your name and the civic address or legal description of the land affected by the proposal. Please be advised that all submissions, including the individual's name and address will form part of the public record and will be published on North Cowichan's website. Do not include any personal information in your submission that you do not wish to be disclosed, as submissions received are public documents and will not be redacted (with the exception of email addresses on electronic submissions, phone numbers and signatures). Written submissions will not be accepted after the conclusion of the Public Hearing.

Copies of the bylaw and related documents, including public comments received in writing, will be available to inspect online at www.northcowichan.ca/PublicHearings until the close of the Public Hearing. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:00 a.m. and 4:00 p.m.** from **August 25, 2023 to September 1, 2023** and from **September 5, 2023 to September 26, 2023** between **8:30 a.m. and 4:30 p.m.**

Rob Conway
Director, Planning and Building

Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing. Please direct any questions about personal information to North Cowichan's Privacy Officer by Phone: 250-746-3116, Email: privacy@northcowichan.ca or Regular Mail: 7030 Trans-Canada Highway, Duncan, BC, V9L 6A1

7030 Trans-Canada Highway, Duncan BC V9L 6A1
T: 250-746-3100 F: 250-746-3133 www.northcowichan.ca

MUNICIPALITY OF
NORTH
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PUBLIC HEARING NOTICE

1ST NOTIFICATION

Social Media Publication Date

September 11, 2023

2ND NOTIFICATION

Newspaper Publication Date

September 21, 2023

Facebook

Twitter

Twitter Preview

Sep 11, 2023 - 10:00 AM PDT

**North Cowichan** @NorthCowichan • 1h

A Public Hearing for Zoning Amendment Bylaw No. 3919 is scheduled for 7:00 pm on September 26, 2023. Copies of the public notice and bylaw are available on North Cowichan's website at <https://loom.ly/madr0c>

Notice of Public Hearing

Zoning Amendment Bylaw No. 3919
6344 Woodgrove Way
September 26, 2023 at 7pm

[Load Twitter Analytics](#)State PublishedAssigned to

This post has been published for each of the following services:

- Facebook at September 11 - 10:00 AM PDT
Successfully published at September 11 - 10:00 AM PDT
[View post on Facebook](#)
- Twitter at September 11 - 10:00 AM PDT
Successfully published at September 11 - 10:02 AM PDT
[View post on Twitter](#)

Facebook

Twitter

Facebook Preview

Sep 11, 2023 - 10:00 AM PDT



Municipality of North Cowichan

September 11 at 10:00 AM

Council will be conducting a Public Hearing in Council Chambers and by video conference using the Cisco Webex platform at 7:00 p.m. on September 26, 2023 to provide all persons who believe that they are affected by Zoning Amendment Bylaw No. 3919, an opportunity to be heard or to present written submissions to Council.

Those wishing to comment on the bylaw may share their thoughts during the Public Hearing or submit their feedback in writing by email, mail, or by dropping them off at the Municipal Hall by 1:00 p.m. Monday, September 25, 2023.

The purpose of this amendment is to allow for a detached accessory dwelling unit on the subject property located at 6344 Woodgrove Way. You can view the bylaw and public notice at <https://loom.jymadr/Oc>

Notice of Public Hearing

Zoning Amendment Bylaw No. 3919
6344 Woodgrove Way
September 26, 2023 at 7pm

NORTH
Cowichan

Load Facebook Analytics

State

● Published

Assigned to

Legislative Services

This post has been published for each of the following services:

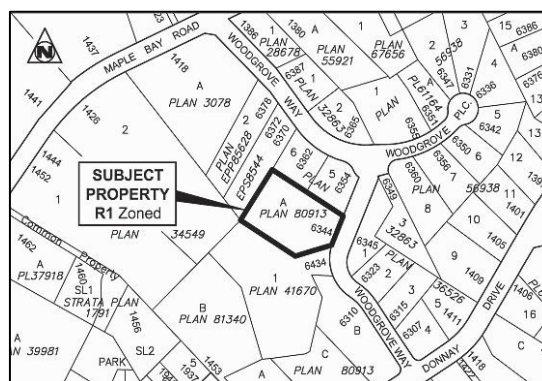
- Facebook at September 11 - 10:00 AM PDT
Successfully published at September 11 - 10:00 AM PDT
[View post on Facebook](#)
- Twitter at September 11 - 10:00 AM PDT
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[View post on Twitter](#)

NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **7:00 p.m.** on **Tuesday, September 26, 2023** to allow Council to receive public input on Bylaws No. 3919 and No. 3925 which propose to amend Zoning Bylaw 1997, No. 2950. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone, or tablet. If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the hearing as it is streamed live by going to www.northcowichan.ca/Agendas and click on the 'View Live Stream' link. A copy of the recording will be made available after the hearing on North Cowichan's website for on-demand viewing.

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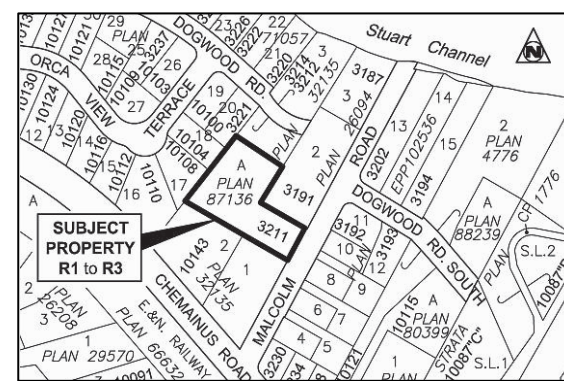
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The purpose of the Zoning Bylaw Amendment is to allow for a secondary detached dwelling unit on the subject property (PID: 026-674-301) as shown outlined in bold on the map.

Zoning Amendment Bylaw No. 3925 (3211 Malcolm Road), 2023

proposes to amend Zoning Bylaw 1997, No. 2950 by reclassifying 3211 Malcolm Road (PID: 028-082-419) from Residential Rural Zone (R1) to Residential One and Two-Family Zone (R3).



The purpose of the Zoning Bylaw Amendment is to facilitate a two-lot subdivision on the subject property (PID: 028-082-419) as shown outlined in bold on the map.

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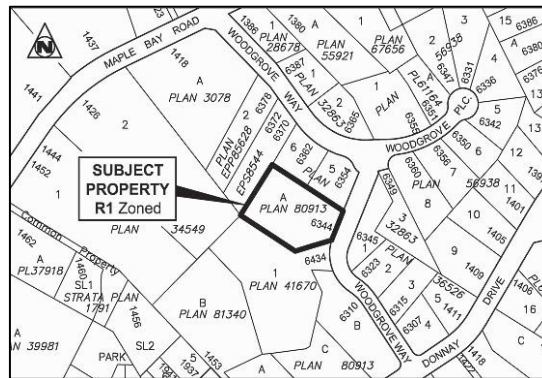
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MUNICIPALITY OF
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The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 3919

A bylaw to amend Zoning Amendment Bylaw 1997, No. 2950, in order to permit two dwelling units at 6344 Woodgrove Way

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

1. This Bylaw may be cited as "*Zoning Amendment Bylaw No. 3919, 2023*".
2. That Zoning Bylaw 1997, No. 2950 section 56 (4) [Density in the Residential Rural Zone (R1)] be amended by adding the following as subsection (o):

"Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID 026-674-301)".

READ a first time on August 16, 2023
READ a second time on August 16, 2023
CONSIDERED at a Public Hearing on
COVENANT registered on
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER

PLANNING REPORT

Report

Date August 16, 2023

File: ZB00095

Subject Zoning Amendment Bylaw No. 3919, 2023, for first and second readings

PURPOSE

To introduce Zoning Amendment Bylaw No. 3919, 2023, which proposes to amend Zoning Bylaw No. 2950, 1997, to permit a detached accessory dwelling unit (ADU) at 6344 Woodgrove Way.

BACKGROUND

Property Details

The subject property is 0.465 hectares in size. It is zoned Residential Rural (R1) and is designated as Rural Residential in the Official Community Plan, as are surrounding properties (Attachments 1-3).

The site is outside the Urban Containment Boundary (UCB) (Attachment 4) and is serviced by community water and a private septic system.

Two covenants were placed on the title when the lot was created in 2005. The Municipality required one to establish and protect a 15-metre riparian zone along Woodgrove Creek abutting the property. The second covenant was required by Vancouver Island Health Authority (VIHA). It establishes an area to be set aside for sewage disposal purposes only. The proposed site for the ADU is outside of the two covenant areas (Attachment 5, Site Plan).

Proposal

The applicant is requesting an amendment to the R1 Zone to permit an ADU on the subject property for a family member.

The proposed ADU will utilize an existing driveway and be serviced by municipal water. The ADU will utilize the existing septic system and field in accordance with any requirements specified by VIHA. Stormwater will be managed on-site in accordance with current municipal rainwater guidelines.

DISCUSSION

Zoning

The current R-1 zoning permits a variety of uses, including "Single-Family Dwelling" and "Two-Family Dwelling." (There is currently a two-family dwelling abutting the subject site.) The proposal for an ADU will maintain the overall permitted maximum dwelling unit density of two, albeit the term is not explicitly stated in the bylaw. Under the density heading of the Rural Residential 1 zone (Sec.56 (4(a)) the bylaw states: "*The number of residential buildings shall not exceed one.*" The sub-sections following contain twelve exceptions to allow a "maximum of two dwelling units..." all with specific locations. In this instance, the applicant is seeking a similar accommodation for an ADU while maintaining the bylaw intent of a maximum of two dwelling units per site.

Second Dwelling Rural Lands Policy

On December 4, 2019, Council adopted the Second Dwelling Rural Lands Policy (Attachment 6) to "establish criteria for site-specific zoning amendment applications for detached second dwellings in areas designated as Rural." The policy contains four specific provisions that applications must satisfy. These include a maximum gross floor area of 90m², a requirement for a covenant restricting strata subdivision, minimum parcel sizes based on water and sewer services availability, and for sites zoned Agricultural, a further covenant to regulate siting to protect agricultural land.

The application meets these standards, and the applicant is aware of the covenant requirement.

Official Community Plan No. 3900 (OCP) Designation and Policies

The following OCP statement addresses development in areas outside the UCB (Sec 3.2.13) in a general context:

"There are pockets of residential development outside the UCB that are neither urban nor rural. Some properties are connected to municipal sewer; many are municipally serviced with water. This designation includes the village of Maple Bay and clusters of larger residential parcels in various locations outside urban centres. These peaceful neighbourhoods may still provide opportunities for small-scale farming, craft-based home businesses, or local and individual commercial uses that contribute to neighbourhood livability. Very little housing growth is anticipated in these areas, although there may be some limited context-specific opportunities".

The following policy, however, is applicable and more fully identifies how the prior statement is to be implemented:

Section 3.2.19 (c). "*Configure zoning to maximize housing potential without further subdivision to permit detached accessory dwellings where servicing connections are available, or in the alternative, adequate on-site common septic treatment and water supply can be achieved.*"

Analysis and Conclusions

Detached ADUs provide housing for young adults, single and two-person households, individuals with special needs, and older people. ADUs are more affordable than conventional single-family housing and can contribute positively to the available rental housing stock.

While outside the UCB, the site's proximity to urban services such as transit, schools, parks, and future commercial centre in the Properties neighbourhood makes it more suitable for an ADU than many other more remote large lot residential areas. Moreover, the zone currently permits duplexes, so permitting an ADU does not compromise overall density. The Second Dwelling Rural Lands policy provides a means of assessing such applications, and this proposal is consistent with the policy. Finally, the ability to use the policy and amend the zoning on a case-by-case basis, as has occurred several times previously, enables Council to assess whether an application fits the character of the surrounding neighbourhood and other considerations that may be relevant.

In conclusion, the application falls within OCP policy and past practice of Council to authorize applications for ADU through site-specific zoning amendments. Granting first and second readings to Zoning Amendment Bylaw No. 3919 and authorizing a public hearing is recommended.

OPTIONS

1. (Recommended Option)

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3919, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3919, 2023.

2. THAT Council deny Zoning Amendment Application ZB000179 to permit a detached accessory dwelling at 6344 Woodgrove Way.

IMPLICATIONS

If Council gives first and second readings to Zoning Amendment Bylaw No. 3919 and forwards the application to a public hearing, owners and occupants of properties within a 60-metre radius of the subject property will be notified, as per section 1(a) of Public Notice Bylaw No. 3406, and advertisements will be placed in the local newspaper in accordance with the requirements of the *Local Government Act* and the *Community Charter*.

If the application is denied, the property owner would be limited to one residential building on the property but would have the opportunity to redesign the current residence into a duplex.

RECOMMENDATION

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3919, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3919, 2023.

Report prepared by:



Chris Hall
Contract Planner

Report reviewed by:



Rob Conway, MCIP, RPP
Director, Planning and Building

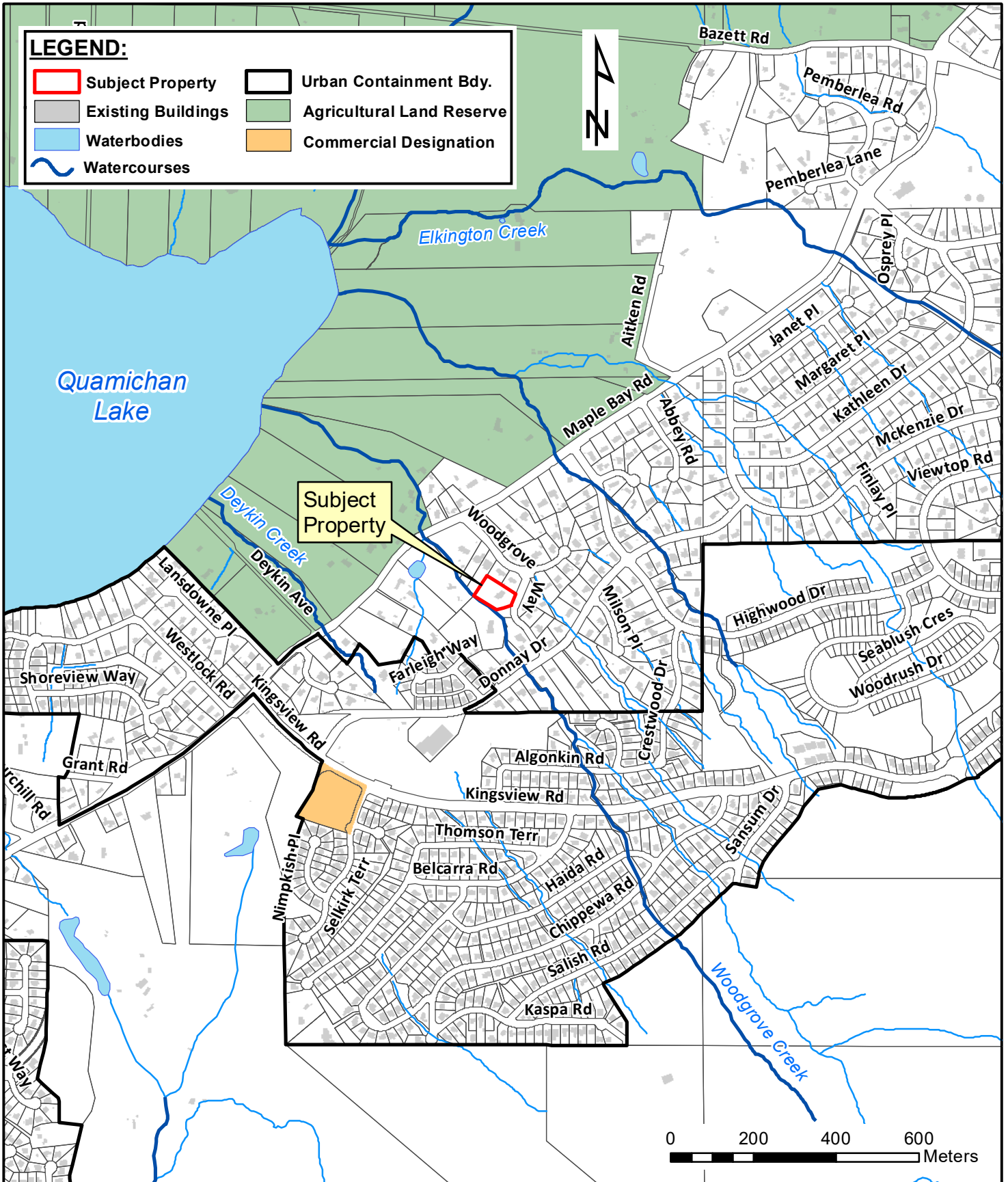
Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

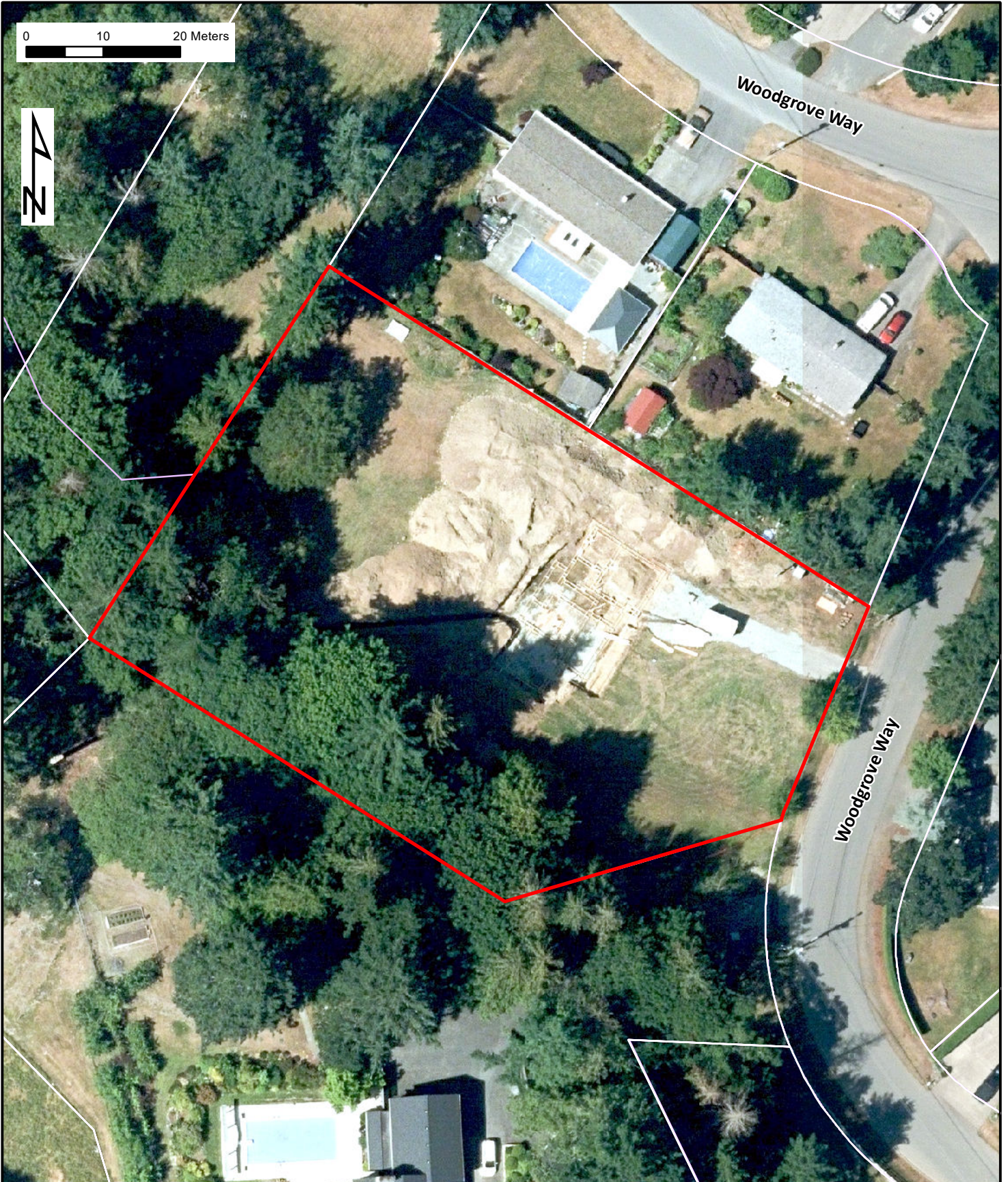
- (1) Location Map
- (2) Orthophoto Map
- (3) Zoning Map
- (4) Urban Containment Boundary Map
- (5) Site Plan
- (6) Second Dwelling Rural Lands Policy
- (7) Zoning Amendment Bylaw No. 3919



LOCATION MAP

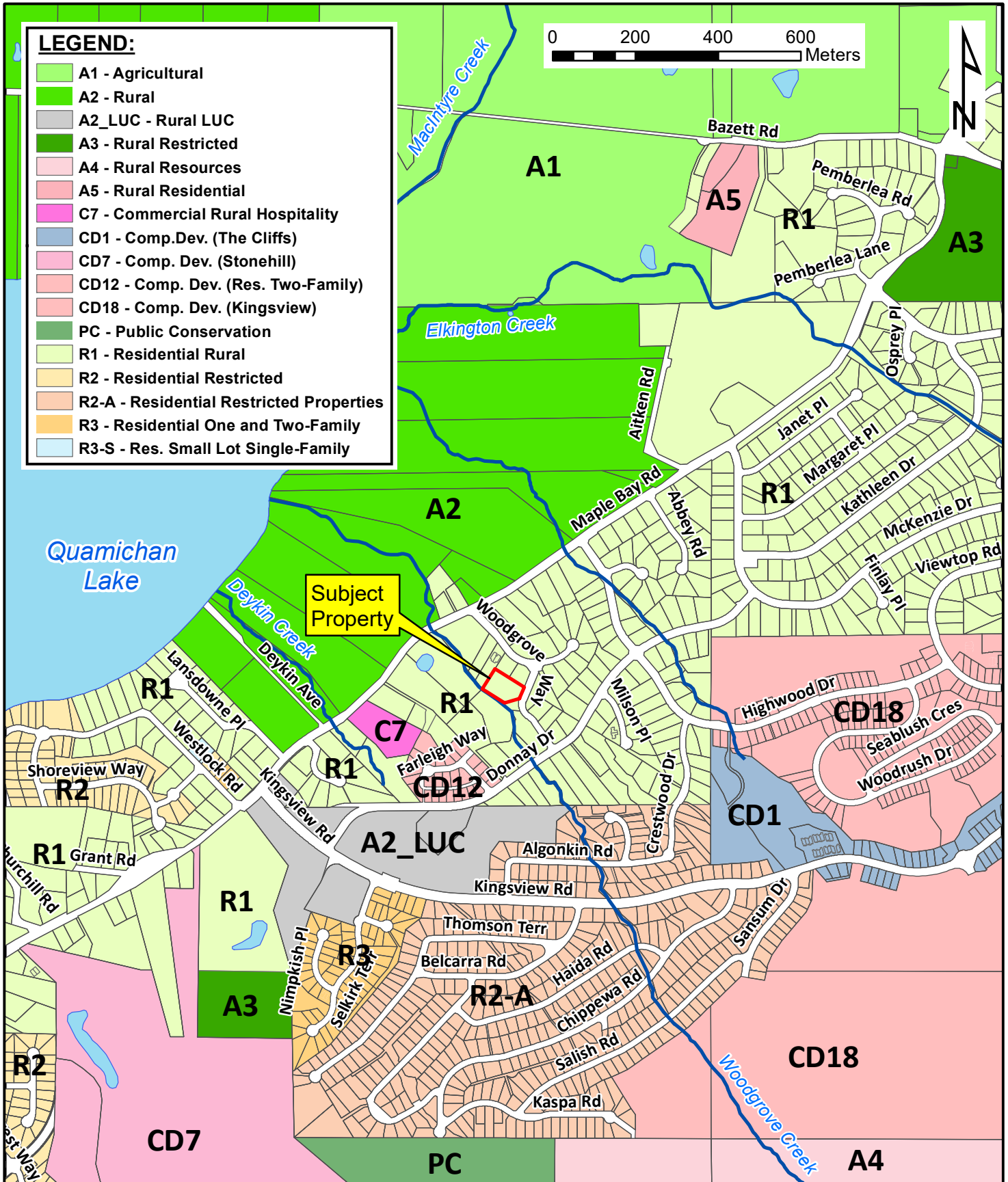
6344 Woodgrove Way

DATE:	May 29, 2023
TYPE:	Zoning Amendment
FILE#:	ZB000195



ORTHOPHOTO MAP
(Orthophoto is from 2019 aerial photography)
6344 Woodgrove Way

DATE:	May 29, 2023
TYPE:	Zoning Amendment
FILE#:	ZB000195



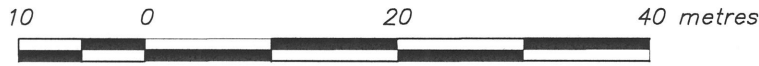
	<h2>ZONING MAP</h2>	DATE: May 29, 2023
	6344 Woodgrove Way	TYPE: Zoning Amendment
		FILE#: ZB000195

**Sketch Plan for
Zoning Amendment of
LOT A, SECTION 3,
RANGE 3, COMIAKEN DISTRICT,
PLAN VIP80913.**

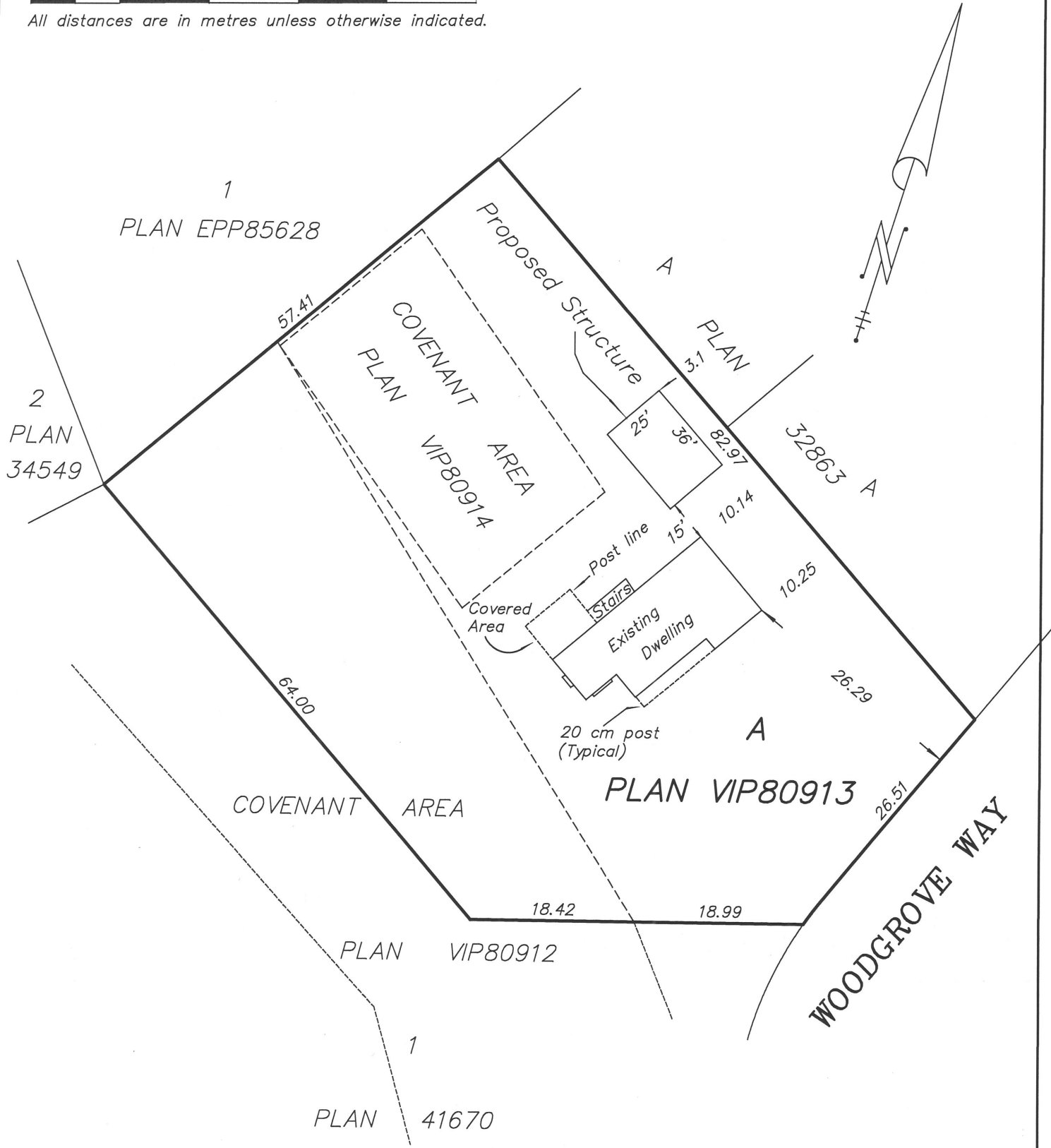
Note: Lot A lies District of North
Bylaw setback requirements are as follows:
Principal Buildings: Accessory Buildings and Structures:
Front 6.0 m 6.0 m
Side 3.0 m 3.0 m
Rear 8.0 m 3.0 m

Minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m.

Scale 1 : 600



All distances are in metres unless otherwise indicated.



For Discussion Purposes Only

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVENUE
DUNCAN, B.C. V9L 2T1 (250)746-4745
FILE: 22-8946 Zoning Amend.dwg

Note:
Dwelling Location based upon February 2020 Survey.
Additional Structures may Exist.
Accuracy of plus or minus 0.05 metres.

**COUNCIL POLICY:
SECOND DWELLING RURAL LANDS POLICY**

Council Approval
Date:

December 4, 2019

Department: Planning

Amended:

1. PURPOSE

The purpose of the Second Dwelling Rural Lands Policy is to establish criteria for site specific zoning amendment applications for detached second dwellings in areas designated as "Rural" by Bylaw Official Community Plan Bylaw No. 3450.

2. SCOPE

This Policy applies to site specific zoning amendment applications for detached second dwellings on Rural designated lands.

3. POLICY

That all site specific zoning amendment applications requesting the use of a second residence or detached suite, located outside of the Urban Containment Boundary be reviewed by staff with respect to the following criteria:

- a) That size of the proposed second dwelling be restricted by covenant to 92 m² (990.28 ft²) or less;
- b) That subdivision be restricted by covenant to prevent subdivision including strata subdivision;
- c) That the size of the parcel be a minimum of; and
 - i. 1 ha (2.5 acres) where no Municipal sewer or water exists;
 - ii. 0.4 ha (1 acre) where no Municipal sewer exists;
 - iii. 0.2 ha (0.5 acres) where Municipal water and sewer exist; and
- d) That siting of second dwellings on agricultural lands be established and restricted by covenant to preserve agricultural land.



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

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The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

1. This Bylaw may be cited as "*Zoning Amendment Bylaw No. 3919, 2023*".
2. That Zoning Bylaw 1997, No. 2950 section 56 (4) [Density in the Residential Rural Zone (R1)] be amended by adding the following as subsection (o):

"Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID 026-674-301)".

READ a first time on
READ a second time on
CONSIDERED at a Public Hearing on
COVENANT registered on
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER

COUNCIL MINUTES

9.3 Zoning Amendment Bylaw No. 3919, 2023, for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3919, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3919, 2023. CARRIED

9.4 Zoning Amendment Bylaw No. 3920 for first and second reading

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Gives first and second readings to Zoning Amendment Bylaw No. 3920, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3920, 2023. CARRIED

9.5 Zoning Amendment Bylaw No. 3925, 2023, for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3925, 2023; and,
- (2) Authorize a Public Hearing for Zoning Amendment Bylaw No. 3925, 2023. CARRIED

9.6 Towing and Vehicle Impound Bylaw No. 3923 and Fees and Charges Amendment Bylaw No. 3921 for first three readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first, second and third readings to Towing and Vehicle Impound Bylaw No. 3923, 2023, and,
- (2) Give first, second and third readings to Fees and Charges Amendment Bylaw No. 3921, 2023. CARRIED

10. REPORTS

10.1 2nd Quarter Report for RCMP Activities

Ken Beard presented the North Cowichan/Duncan RCMP Detachment's quarterly report for April to June 2023, the Downtown Corridor and Area April to June 2023, the 2022-2024 Annual Performance Plan, and responded to questions from Council.

IT WAS MOVED AND SECONDED:

THAT Council endorse the North Cowichan/Duncan RCMP Detachment 2023-2024 Annual Performance Plan Initiatives as presented. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council extend the meeting to 9:00 p.m. CARRIED

10.2 CWAV Licence of Occupation – 6002 Canada Ave property green-space

IT WAS MOVED AND SECONDED:

THAT Council approve the five-year licence of occupation with the Cowichan Women Against Violence Society for green space over a portion of 6002 Canada Avenue.

CARRIED

PUBLIC COMMENTS

-----Original Message-----

From: Peter W. Rusland [REDACTED] **FIPPA s. 22(1)**
Sent: Friday, September 15, 2023 9:15 AM
To: Council <council@northcowichan.ca>
Subject: Zoning amendment application for 6344 Woodgrove Way

Dear North Cowichan Mayor and Councillors:

We oppose amending municipal bylaws to permit another dwelling unit at 6344 Woodgrove Way.

This amendment application is multi-faceted. It begs questions about densification, privacy issues, sewage services, and a possibly illegal rental suite inside the current house.

Hence, we believe this application should be dismissed or delayed until our revamped zoning bylaws are completed and passed, complementing North Cowichan's new official community plan.

Council and staff are now urged to prioritize updating our zoning bylaws as promised when our new OCP was passed last year.

Without those updates, applications such as this one arguably fall under our old 1997 zoning bylaws. Those are at cross purposes with our new OCP's updated urban-containment boundaries, thus creating delays, confusion and frustration.

Our zoning-bylaw updates should have been priority one after council approved our new OCP.

Yours in smart growth,
Peter W. Rusland,
North Cowichan

We respectfully acknowledge that we live, work, and play on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. The Municipality also sits on the traditional territory of the Snuneymuxw First Nation.

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From: lorna jaynes [REDACTED] **FIPPA s. 22(1)**
Sent: Monday, September 18, 2023 5:11 PM
To: Public Meetings
Subject: RE: Zoning Amendment Bylaw No 3919 (6344 Woodgrove Way)

Dear Council,

The Municipality is working on development of a new, relevant Zoning Bylaw based on the 2022 Official Community Plan. After years of work by NC council, staff & many volunteers in our communities the OCP was approved and provides the template upon which new bylaws are created and upon which our communities are planned. Therefore, I think this application for an amendment should be either dismissed or delayed until the new bylaws are in place.

The UCB areas are designed for more density. The property in question is presently zoned Rural Residential and is not serviced by sewer. Such zoning allows for two dwellings on the property but this will likely change with the adoption of an updated Zoning Bylaw. As it is, the large house already has a secondary suite, which counts as a second dwelling, so this application is for a third dwelling which is not allowed. The application does not mention the secondary suite and planning was unaware of it on the 1st & 2nd reading.

I respectfully ask that council deny this application.

Thank you,

Lorna Jaynes

To: Mayor & Council
North Cowichan
email: publicmeetings@northcowichan.ca

Date: September 19, 2023

From: Marie Olausson
[REDACTED] **FIPPA s. 22(1)**
Duncan, BC V9L 5R4

Re: Zoning Amendment Bylaw No.3919 (6344 Woodgrove Way)

Dear Mayor & Council,

Please consider my letter as indication of my opposition to this amendment.

I recently received notice of the Zoning Amendment being considered by council. I am extremely concerned about this. The subject property has a significantly larger house than any other home on our street and has a large rental suite -which constitutes a secondary dwelling. The recent owners are seeking an amendment to allow them to build an additional house on their property.

I have lived in my home near this property for 38 years. I am also a recent widow and I remain concerned about the drastic changes to our street. I walk regularly around my neighbourhood and have witnessed the crowding and traffic congestion in our area that is not supposed to be considered high density. Why is council ignoring the principles of the OCP which does not recognize our area as part of the Urban Containment area on our street?

I respectfully request that this amendment be refused because it conflicts with the intent of the new UCB which is an integral part of the OCP. I hope that council will honour the concerns of residents who live in established neighbourhoods like ours.

Sincerely,

Marie Olausson
[REDACTED] **FIPPA s. 22(1)**

From: Laura Anderson [REDACTED] **FIPPA s. 22(1)**
Sent: Friday, September 22, 2023 12:24 PM
To: Public Meetings
Subject: Zoning Amendment - Bylaw No. 3919 (6344 Woodgrove Way)

Laura Anderson
[REDACTED] **FIPPA s. 22(1)**
Duncan, BC V9L5R4

Dear Mayor and Council,

I live on a property adjacent to the one in question. During that time, we have accepted its change from open land to the site of a very large house that includes a legal suite.

I like the family that lives here, and I appreciate their desire to accommodate a family member's housing needs. Given the size and scope of the existing structure, however, I am questioning the need for another house on the property.

Further, I am concerned about the load from this property on a single septic system, and its proximity to a year round creek that empties into Quamichan Lake. With no prospect of expanding the sewer line into our area, it does not seem a supportable development at this time.

Given the lack of discussion of these specifics that clearly impact the amendment, I cannot support the amendment.

Sincerely,

Laura Anderson