

Feb 20, 2023

RE: Letter of Rationale for Site Specific Zoning Bylaw Amendment

**7475 Bell McKinnon Road
Duncan BC V9L 6A9
PID 009-785-965**

Dear North Cowichan Planning Dept,

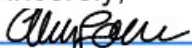
We would like to apply for a zoning amendment under our A2 zoning to allow a maximum of two residential buildings with a total combined maximum of 3 dwelling units.

Our land is not within the Agricultural Land Reserve, but our lot size is just under the required 4.94 acres to allow two residential buildings. We had the lot surveyed and it was 4.89 acres. We currently have one single family home and a 2nd building that could be used for 2 residential rental housing suites if allowed. We would like to be able to use the 2nd building as an Accessory Dwelling Unit to provide affordable rental housing to a family member or possibly a farm worker. There may already be a precedent to approve this density as it looks similar to the allowed density at 941 Arbutus Avenue (Lot A, Section 8, Range 5) as noted in A2 Zoning Bylaw 8(e).

Also, we understand that the Province of BC has introduced new legislature under the Rural Lands Act that allows lot sizes above 1 acre to have a secondary dwelling.

Thank you for your attention to this matter. Please contact Alicia Loewen at 1-250-815-5260 with any follow up questions.

Sincerely,


Alicia Loewen (Feb 22, 2023 14:11 PST)

Feb 22, 2023

Alicia Loewen


Adam Loewen (Feb 22, 2023 14:13 PST)

Feb 22, 2023

Adam Loewen


Hans Krueger (Feb 22, 2023 14:16 PST)

Feb 22, 2023

Hans Krueger


Anna Krueger (Feb 22, 2023 14:21 PST)

Feb 22, 2023

Anna Krueger

Alicia & Adam Loewen hold 99% ownership; Hans & Anna Krueger (Alicia's parents) have 1% ownership as guarantors on the mortgage for the property.