

February 10, 2024.

10117 Chemainus Road

Letter of Rationale

Written Submission

Please accept this written submission to adjust the zoning our property at 10117 Chemainus Rd, Chemainus, B.C. from the current R-3 zoning designation to R-3N, we are looking to rezone our current property to allow us to convert our existing accessory garage / shop to a detached accessory dwelling. This will allow our daughter to live in this dwelling. She is currently living with us as she runs her small business in Chemainus.

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

- 2023 Official Community Plan, bylaws and related policies.
- Zoning amendments

We also did a further review of the following areas of the Official Community plan (OCP)

- 3.1 - Assignment of growth
- 3.2 – Land use designation
- 5.1 – Diverse housing mix
- 5.2 – Affordable and rental housing

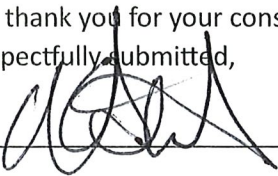
We believe our submission covers the following:

- Property is located in the growth area and adjacent to the Urban Containment boundary (UCB)
- Easy access and proximity to municipal services, schools, hospital and businesses.
- Property is connected to existing municipal water and sewer.
- Access to public transit

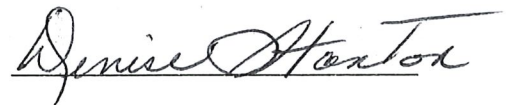
A review of current zoning designations within the Chemainus UCB shows a variety of zones. Also noted, there have been several rezoning amendments to allow R-3N designations to align with the spirit and intent to promote gentle densification within North Cowichan.

We believe our submission and request to amend our current R-3 designation meets the framework, spirit and criteria of the 2023 OCP and aligns with the Chemainus UCB.

We thank you for your consideration,  
Respectfully submitted,



Ken Stanton



Denise Stanton