



2031 Store Street. Victoria,
British Columbia. V8T 5L9
(604) 802-9380
info@blendprojects.co

May 5, 2025

To Whom It May Concern

On behalf of our clients, Brad and Debra Wright, I'm writing to express my support for the zoning amendment application. This application aims to increase the maximum gross floor area of a second dwelling from 90 square meters to 155 square meters. In conjunction with the request for increased density, we propose reclassifying the existing dwelling as the second dwelling. This alteration would enable us to proceed with the construction of a new 194 square meter residential building, situated outside of the 30 meter natural boundary setback from the waterfront.

The proposed zoning amendment seeks to increase the density of the current allowable bylaw by 65 square meters. It is important to note that this change will not involve the creation of a subdivision or strata, as the land will remain under the ownership of the current proprietor. Aligning with the original intent of the "Second Dwelling Rural Lands Policy" and does not compromise its foundational principles.

Additionally, the parcel designated for this application covers 2.013822 hectares, which is double the minimum area mandate for a 90 square meter second dwelling according to the "Second Dwelling Rural Lands Policy". With that noted, this modest request for increased density will have minimal impact given the size of the parcel.

Zoning Bylaw No. 2950, focusing specifically on Section 52(4)(b)(i) regarding density provisions, has set a precedent of approving Zoning Bylaw Amendment No. 3937. With a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170 square meters.

Supporting Documents:

1. Site and Architectural Plans of the proposed new single family home. This 194 square meter building incorporates a design intended to integrate harmoniously with the surrounding environment. The energy-efficient structure combines modern prefabricated technologies with traditional craftsmanship.
2. To support environmental preservation and marine protection goals, all construction and proposed development will take place outside the 30-meter natural boundary setback. We've taken the initiative to bring on an environmental impact consultant and have included this report with our zoning amendment application.
3. We've included a registered seal document for the proposed septic system. This confirms its feasibility and practicality in meeting the requirements of the new dwelling. A registered professional has conducted a site visit and thoroughly reviewed our proposed building plans as part of this assessment.
4. A geotechnical site assessment and report for the proposed new home has been included. This assessment should provide additional assurance that our preliminary research confirms the viability and sound planning of our proposed structure.

In summary, the proposed amendment would enable our clients to build a new 194 square meter single-family home, while reclassifying the existing 155 square meter residential building as the second dwelling.

Thank you for your consideration



Brandon Scott

Senior Project Manager
Blend Projects
(250) 402-9875
brandon@blendprojects.co