

From:

Paula and Shawn Van Donkersgoed
7851 Osborne Bay Road,
Crofton, V0R 1R0, B.C.

Attention:

Planning Department
District of North Cowichan

27 March, 2025

Rezoning application for residential properties 7851 and 7853 Osborne Bay Rd, Crofton, V0R 1R0, B.C.

Rational for Rezoning Application

We are the owners of the properties noted above. Both properties noted above are the subject of this application. Both properties are situated on the proposed development site originally identified as the Commons on Osborne Bay.

These properties were the original homesteads on the property prior to the CD20 rezoning approval. Both these residential properties are much larger in size than the properties that are proposed to be built under the CD20 zone which blankets the entire site.

7851 is an acre in size +/- and 7853 is ½ acre +/- . Both properties are fee simple and would not become a part of any future strata subdivision development. Both of the subject properties in question have their own frontage which conforms with the requirements for the R3 zone. Both properties are independently serviced with mains water and main sewer. We will not share any services with the strata development with the exception of the roadway access.

We do not require any adjustments or variances to the sites as they exist. All existing boundaries and set backs as they exist would remain the same and construction of any kind forms any part of this application. The site and the buildings that presently exist would remain unchanged in both cases.

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When the original zoning application was made, it was an oversight that these two properties were not identified to retain their existing residential zoning. We did not anticipate making this request at the time. At that time, having short term rentals in homes like ours did not require an operating permit.


The OCP for North Cowichan identifies lots which are within the urban containment boundary as ours are, as R3. Both our lots were originally zoned residential single family lots. To return these lots to the R3 zone would fully comply with the existing OCP as can be clearly seen.

For us as the owners to be denied the ability to use our properties for short term rental as is allowed under the R3 zone, and as we have been doing for years, would constitute a personal financial hardship.

For that reason we would like to apply to have the zoning restored the R3 which allows us to continue as we have done in the past.

Thank you,

Shawn Van Donkersgoed



Paula Van Donkersgoed.

