



# STAFF REPORT TO COMMITTEE

**MEETING TYPE & DATE:** Electoral Area Services Committee of April 15, 2026  
**FROM:** LAND USE SERVICES - Development Services  
**SUBJECT:** Rezoning Application No. RZ24G01 (11235 Baker Road/PID: 017-887-020)  
**FILE:** RZ24G01

## **REPORT SUMMARY**

The purpose of this report is to present external referral comments regarding the application to rezone the subject property at 11235 Baker Road to permit an additional detached suite for a total of three (3) dwellings – one single detached dwelling and two detached suites.

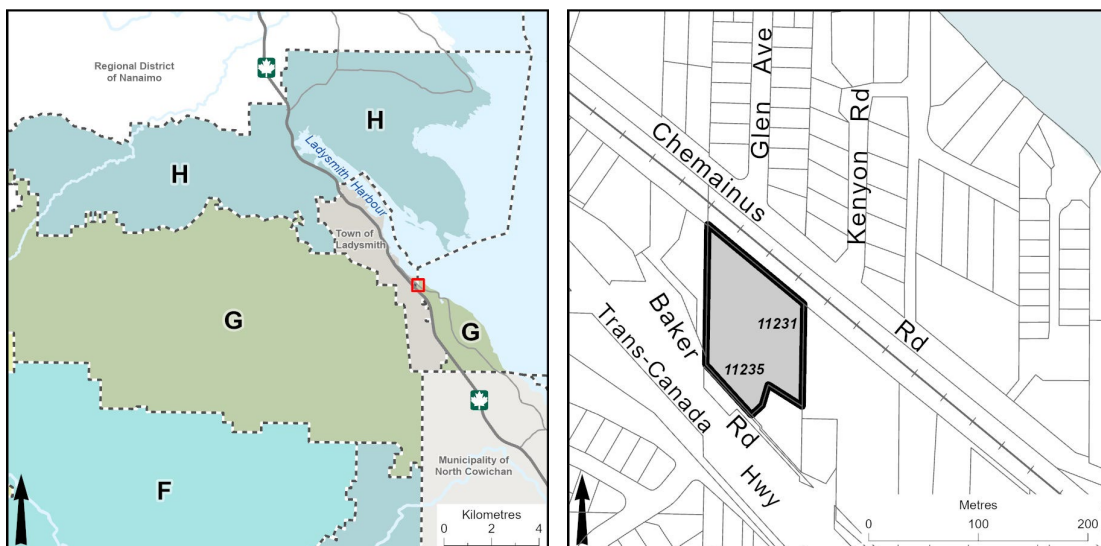
The Board is asked to consider directing staff to prepare a draft zoning bylaw amendment. Pursuant to section 464(3) of the *Local Government Act*, a public hearing is prohibited for the proposed zoning bylaw.

## **RECOMMENDED RESOLUTION**

That it be recommended to the Board:

1. That a zoning amendment bylaw for Application No. RZ24G01 (11235 Baker Road; PID: 017-887-020), be prepared and forwarded to the Board for 1<sup>st</sup> and 2<sup>nd</sup> reading;
2. That notice be undertaken that a public hearing is prohibited in accordance with Section 467 of the *Local Government Act*.

## **LOCATION MAP**



## **BACKGROUND**

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This application proposes to rezone the 1.05 ha subject property to allow for a second detached suite, in addition to the existing single detached dwelling and detached suite. The additional detached suite is proposed to be connected to CVRD Saltair Water System and to the existing onsite sewerage system shared with the existing detached suite.

The application was last considered by the EASC on July 2, 2025; the Board passed the following resolution at the July 9, 2025, meeting:

*That Application No. RZ24G01 (11235 Baker Road, PID: 017-887-020), be referred to the following external agencies and First Nations:*

- a. Electoral Area G – Saltair Advisory Planning Commission;*
- b. BC Transit;*
- c. Nanaimo-Ladysmith School District (SD 68);*
- d. Island Health;*
- e. Ladysmith Fire Department;*
- f. Ministry of Transportation and Transit;*
- g. Town of Ladysmith;*
- h. Cowichan Tribes;*
- i. Halalt First Nation;*
- j. Lyackson First Nation;*
- k. Penelakut Tribe;*
- l. Snuneymuxw First Nation;*
- m. Stz'uminus First Nations; and*
- n. Ts'uubaa-asatx First Nation.*

A summary of referral responses received to date are provided in Attachment B.

#### CVRD Covenant:

Covenant CA1818976 registered on title prohibits subdivision under the *Land Title Act* and the *Strata Property Act*. This covenant was originally required under the Electoral Area G Zoning Bylaw No. 2524 at the time of suite construction. Although the regulation requiring a covenant has since been removed from the Zoning Bylaw, the covenant remains in effect. The property owner may apply to the CVRD to have the “suite” covenant removed from title.

#### **POLICY AND REGULATORY CONSIDERATIONS**

##### Official Community Plan Bylaw No. 4373:

This application was previously considered under repealed CVRD Bylaw No. 4270 – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021, and is now presented to the Board under the CVRD Bylaw No. 4373 – Cowichan Valley Regional District Official Community Plan Bylaw, 2024 (OCP).

The subject property is designated Country Suburban and is in the Saltair Growth Containment Boundary (GCB). The OCP directs most new growth to GCBs and existing neighbourhoods that are serviced and located near village centres, employment opportunities, transit and other amenities.

The OCP describes suburban landscapes as low-density residential areas that are often situated between village and surrounding rural and/or agricultural areas; but may also be separate from

village cores. They typically include detached housing and are the CVRD's most common type of residential development, due to increasing housing affordability pressures, especially from incoming residents.

The Country Suburban designation enables detached dwellings with country character, where homes face and front a street. The maximum density in the Country Suburban designation is 2.5 UPH (plus permitted suites). Properties in this designation do not always have access to community water or sewer systems.

Relevant OCP policies include:

- *MI.21 Ensure community water or sewer systems are installed prior to new development and ensure development contributes to service efficiency. Ensure required infrastructure upgrades are at the developer's expense.*
- *MI.29 Encourage access and connection to water, sewer and drainage infrastructure.*
- *MI.30 Support existing and new developments to tie into public infrastructure systems.*
- *DC.1 Encourage a greater supply of housing units through development approvals with the aim of ensuring*
  - *vacancy rates of rental units are above 3%*
  - *housing supply across the electoral areas addresses the 20-year needs for the following components, according to the latest Housing Needs Report:*
    - » *Extreme core housing needs: 285 units*
    - » *Persons experiencing homelessness: 213 units*
    - » *Suppressed household formation: 1,345 units*
    - » *Anticipated growth: 4,273 units*
    - » *Rental vacancy rate adjustment: 34 units.*

According to Section 1.7 of the OCP, Electoral Area G is the only electoral area with a higher projected housing need (644) than residential land use capacity (575) - all other electoral areas have a higher capacity than projected need. Residential land use capacity is calculated using the net land available excluding physical constraints (i.e. environmental, hazard, protected areas, etc.) but does not include infrastructure constraints. Further, the OCP acknowledges that several factors limit full build-out of the (theoretical) capacity, including servicing constraints, private landowner interests and broader economic conditions. To account for these limitations, the OCP provides flexibility by designating for a higher number of potential housing units than those identified in the housing needs report.

The subject property is within Development Permit Area (DPA) 1 Riparian Protection, DPA 4 Aquifer Protection and DPA 5 Wildfire Hazard. Future development may be subject to a Development Permit application, unless exempted under CVRD Bylaw No. 4485 – Development Permit Exemptions and Guidelines.

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Electoral Area G – Saltair Zoning Bylaw No. 2524:

The subject property is zoned R-2 Suburban Residential 2, which permits one single detached dwelling as a principal use and one attached suite or detached suite as an accessory use. Minimum parcel size for subdivision in the R-2 zone is:

- 1 ha for parcels not connected to a community sewer system;
- 0.4 ha for parcels connected to a community sewer system.

Section 5.3.3 permits one single detached dwelling and either one attached suite or one detached suite on parcels zoned R-2.

Section 3.4.1 permits one dwelling unit on any one parcel, except as otherwise specifically stated in the bylaw.

Section 3.21A regulates detached suites, including the following:

- Maximum floor area shall not exceed 95 m<sup>2</sup>, for parcels not located within the Agricultural Land Reserve (ALR);
- Approval by a registered professional for the appropriate level of sewage treatment that would permit the total density on the parcel;
- Both detached suite and single detached dwelling be connected to the Saltair Water System;
- Permits only one detached suite or attached suite per parcel.

The proposal would necessitate a site-specific provision permitting a second detached suite.

Local Government Act (LGA):

Under section 464(3), a local government must not hold a public hearing on a proposed zoning bylaw if:

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw,*
- (b) the bylaw is consistent with the official community plan,*
- (c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and*
- (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.*

Under section 467, where a local government is prohibited from holding a public hearing in section 464(2), (3) or (4) on a proposed zoning bylaw, the local government must give notice prior to first reading of the bylaw, that states the purpose of the zoning bylaw, the land that is subject of the bylaw, the date of first reading and the place, times and dates where copies of the bylaw may be inspected.

**COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS**

See Attachment A for full referral comments received, summarized as follows:

- **Island Health** – indicates the Saltair Water System is non-compliant with the *Drinking Water Protection Act*; concerns about whether the water system can handle additional users; concerns about onsite septic supporting 3 dwellings.

- **Electoral Area G – Saltair Advisory Planning Commission (APC)** – strongly supported the application as proposed.

## **PLANNING ANALYSIS**

Current zoning of the subject property permits one single detached dwelling and one attached or detached suite. This application proposes a second detached suite, in addition to the existing principal dwelling and detached suite. The proposed additional detached suite is intended as rental housing and requires a site-specific zoning bylaw amendment.

OCP Policy DC.1 encourages a greater supply of housing units through development approvals, with an aim of ensuring rental unit vacancy rates are above 3%. Staff do not have access to rental vacancy rate statistics for Saltair; however, Ladysmith was 3.3% in 2024, unknown in 2025; Duncan was 1.6% in 2024, 1.5% in 2025; and North Cowichan was 2.3% in 2024, 4.2% in 2025.

In a broader context, “purpose-built” rentals generally refer to multi-unit buildings (i.e. apartment buildings) that provide rental housing for at least 10 years. In the context of Saltair, where the level of servicing and infrastructure may not be appropriate for multi-unit apartment buildings, attached and/or detached suites offer “purpose-built” rentals for additional housing options.

### Proposed Density:

Under the recent Bill 44 amendments to the LGA, local governments are required to permit either a secondary (attached) suite or accessory dwelling unit (detached suite) on residential lots that permit single-family dwellings. These changes to the LGA provide property owners with flexibility to create additional housing on single-family lots.

The OCP does not include suites in its density calculations, as the maximum density specified in each residential land use designation states the density by “units per hectare” (UPH), “**plus permitted suites**”. With the aforementioned LGA amendments, the expectation is that where a single detached dwelling is permitted as a principal use on a residential lot, a suite is also permitted.

Based on the 2.5 UPH maximum density for the Country Suburban designation, and the subject property’s 1.05 ha size, a theoretical yield of 2.625 UPH, *plus permitted suites*, would be achievable. As fractional dwelling units cannot be created, this would allow a maximum of two (2) dwelling units on the property, plus permitted suite – for a total of three (3) dwelling units. The proposed additional detached suite, along with the existing principal dwelling and detached suite, equates to a total 3 dwelling units on the subject property – which is consistent with the Country Suburban designation in the OCP.

Alternatively, the maximum density in the OCP could support the creation of two parcels of approximately 0.5 ha each – which presumably would permit one principal dwelling and one suite per parcel. However, subdivision is not currently possible due to the covenant registered on title and the existing Zoning Bylaw regulations that require connection to a community sewer system for subdivision at the minimum parcel size of 0.4 ha in the R-2 zone. Saltair does not currently have a community sewer system, nor are there plans to construct a system at this time. The applicant is also not proposing subdivision.

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Servicing:

OCP policies encourage connecting existing and new development with public infrastructure and require community servicing to be in place before new development proceeds.

The subject property is currently serviced by the CVRD Saltair Water System and two onsite sewerage systems – one for the principal dwelling and one for the existing detached suite. The applicant has provided a copy of a septic filing with Island Health, signed by a Registered Onsite Wastewater Practitioner (ROWP), that confirms the septic installation in 2024 for the existing detached suite, can serve up to three (3) one-bedroom dwellings, which would include the proposed additional detached suite.

Currently, the Saltair Water System is out of compliance with Island Health's Operating Permit for failing to meet the Surface Water Treatment Objectives established by the Ministry of Health. As a result, a Contravention Order was issued by Island Health Authority under the *Drinking Water Protection Act* for failing to meet the terms and conditions of the Operation Permit. While the system currently uses chlorine and UV disinfection, it requires filtration to achieve full compliance. CVRD staff are actively working to identify the most cost-effective solution but until such time that Island Health Authority has rescinded the Contravention Order, no additional servicing will be permitted. This includes servicing for suites (both detached and attached), subdivisions and inclusions into the service area.

Proof of water is a requirement at the time of Building Permit for any dwelling, including a suite, in accordance with Section 7.6.2 of the CVRD Works and Servicing Bylaw No. 4331. Proof of water (connection to community water system) could also be a requirement prior to bylaw adoption, should this application proceed.

Other Considerations:

There do not appear to be any environmental nor hazardous constraints on the subject property. CVRD mapping does not identify any streams (watercourses, lakes, etc.), riparian areas nor sensitive ecosystem on or within the vicinity of the subject property. None were observed onsite. The area of proposed development is within a previously cleared area of the yard.

The subject property is outside of the identified landslide risk and setback area identified in the Coastal Slope Stability Assessment, by Stantec Consulting Ltd. (2022); although it is noted upland development may have drainage implications with potential negative impact to downslope properties.

The property has one shared driveway that slopes abruptly from Baker Road. There is adequate onsite parking to accommodate the additional parking space required for the proposed detached suite on the subject property. Baker Road has direct access to the TCH; the Town of Ladysmith is directly to the south, with Coronation Mall on Davis Road approximately 1.5 km away.

Recommendation:

Consideration of any additional suites beyond those permitted under current zoning bylaw regulations should be evaluated on a site-specific basis, along with relevant OCP policy direction. Factors to be considered include parcel size; servicing capacity; site constraints; access and transit availability; parking; and proximity to amenities and employment areas.

The subject property appears capable of accommodating a second detached suite, including sufficient space for required parking; there are no identified environmental or hazardous constraints; and the property is well-located with respect to services and amenities. The onsite

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sewerage system has capacity for the additional suite. While the property is in the CVRD Saltair Water System and the existing dwellings are connected, new service connections are currently not permitted until the system meets provincial health regulations. As a result, a Building Permit cannot be issued until proof of water is confirmed.

OCP policies support increasing the housing supply to improve rental vacancy rates. Due to servicing and infrastructure constraints in Saltair, increasing housing supply is either through subdivision or permitting additional dwellings, where appropriate. The proposed detached suite would contribute an additional purpose-built rental unit to the community. Staff consider the proposal to be consistent with the Country Suburban designation's maximum density of 2.5 UPH, plus a permitted suite. Therefore, staff are recommending Option 1.

### **OPTIONS**

#### Option 1: (recommended, proceed to bylaw drafting)

That it be recommended to the Board:

1. That a zoning amendment bylaw for Application No. RZ24G01 (11235 Baker Road; PID: 017-887-020), be prepared and forwarded to the Board for 1<sup>st</sup> and 2<sup>nd</sup> reading;
2. That notice be undertaken that a public hearing is prohibited in accordance with Section 467 of the *Local Government Act*.

#### Option 2: (refer application back to staff for more information, prior to further consideration)

That it be recommended to the Board that Application No. RZ24G01 (11235 Baker Road; PID: 017-887-020), be referred back to staff for further information, including: *[requested information to be identified by the Board]*, prior to further consideration.

#### Option 3: (deny the application)

That it be recommended to the Board that Application No. RZ24G01 (11235 Baker Road; PID: 017-887-020), be denied.

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Submitted by: J. Dubyna, Planner III  
Concurrence: Michelle Pressman, RPP, MCIP, Manager, Development Services  
Concurrence: Ann Kjerulf, MCP, RPP, MCIP, General Manager, Land Use Services

Review for form and content and approved for submission to the Committee:

Resolution:  
X Corporate Officer

Financial Considerations:  
X Chief Financial Officer

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### **ATTACHMENTS:**

Attachment A – Referral Response Summary  
Attachment B – Site Plan and Site Photos  
Attachment C – Applicant Rationale

**Referral Response Summary**

**Application No. RZ24G01**

<p><b>Organization:</b> School District 68  <b>Name/Title:</b> Pete Sabo, Executive Director of Planning &amp; Operations</p>	<p><b>Date of Response:</b> August 15, 2025  <b>Level of Support:</b> No Comment</p>
<p><b>Comments:</b> None</p>	
<p><b>Organization:</b> Ministry of Transportation and Transit (MOTT)  <b>Name/Title:</b> Derek Atchison, Development Services Officer</p>	<p><b>Date of Response:</b> August 19, 2025  <b>Level of Support:</b> No objections</p>
<p><b>Comments:</b>  The proposal falls within Section 52 of the <i>Transportation Act</i> and will require formal Ministry approval and signature.</p> <p>The Ministry has no objections to the proposed rezoning.</p> <p>Please note that if the applicant wishes to construct a second access for the detached dwellings an access permit will be required to be applied for prior to construction of said access.</p> <p>No drainage is to be directed towards public road dedications.</p>	
<p><b>Organization:</b> Pauquachin First Nation  <b>Name/Title:</b> Monty Horton, Lands Governance Officer</p>	<p><b>Date of Response:</b> August 19, 2025  <b>Level of Support:</b> None provided</p>
<p><b>Comments:</b>  <i>See attached letter.</i></p>	
<p><b>Organization:</b> Ts'uubaa-asatix Nation  <b>Name/Title:</b> Monty Horton</p>	<p><b>Date of Response:</b> August 19, 2025  <b>Level of Support:</b> None provided</p>
<p><b>Comments:</b>  <i>See attached letter.</i></p>	
<p><b>Organization:</b> Island Health  <b>Name/Title:</b> Tim Bilyk, CPHI(C), Environmental Health Officer, Drinking Water Officer</p>	<p><b>Date of Response:</b> August 20, 2025  <b>Level of Support:</b> Do Not Support</p>
<p><b>Comments:</b>  After reviewing the referral, Island Health does not support the rezoning of 11235 Baker Road PID 017-887-020.</p> <p>To date, Saltair's water infrastructure is in non-compliance with the <i>Drinking Water Protection Act</i> (in particular the Water Treatment Plant). Island Health has concerns whether or not the water system infrastructure can handle the additional users or potential users should 3 dwellings be allowed on properties larger than 1.0 hectare or 2.5 acres. Will the land have the area to support an on site septic system for 3 single family dwellings for the future and if the system fails, is there a reserve area for sewage? By allowing 3 dwellings on one property, will</p>	

all regulatory agencies, by-laws, legislation and official community planning be in compliance or be able to comply?

Has an assessment been carried out on the Saltair water system as to how many more connections can be added and can the system handle drought conditions? Does Saltair have the capacity to supply water to allow for the increase in population density and will there be enough space for sewage disposal? Is this sustainable?

**Organization:** Ministry of Water, Land and Resource Stewardship – Water Authorizations

**Date of Response:** September 2, 2025

**Name/Title:** Amber Arthurs, Water Authorizations Specialist

**Level of Support:** Support subject to Recommendations

**Comments:**

Please be advised that any activities that involve the use, storage or diversion of groundwater and water from a stream or work within a water body require authorization, unless exempted, under the *Water Sustainability Act* (WSA) from the Authorizations Branch of the Ministry of Water, Land and Resource Stewardship (WLRS). More information related to activities that require WSA authorization can be found [here](#). Information related to the application process can be found at [FrontCounter BC's website](#).

Based on my review, there are no water licences appurtenant to these parcels, and no water licence applications have been submitted. Please advise the developer of the requirement for authorization for water use, storage or diversion of groundwater and water from a stream or work within a water body under the WSA.

**Organization:** CVRD

**Date of Response:** February 23, 2026

**Name/Title:** Electoral Area G – Saltair/Gulf Islands – Advisory Planning Commission (APC)

**Level of Support:** Support

**Comments:**

It was moved and seconded:

*That the Area G - Saltair/Gulf Islands Advisory Planning Commission strongly support Application No. RZ24G01, as proposed.*

**MOTION CARRIED**



## Pauquachin First Nation

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19-Aug-2025 21:00 UTC

Cowichan Valley Regional District (CVRD)

Attn: Jaime Dubyna

Proposed Decision: Defer to Coast Salish

Project Name: Rezoning Application File No. RZ24G01

Date Received: 15-Aug-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Rezoning Application File No. RZ24G01

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: [lands@pauquachin.com](mailto:lands@pauquachin.com)



Ts'uubaa-asatx Nation  
313B Deer Lake Road  
Lake Cowichan, British Columbia  
V0R 2G0  
Phone: 250-749-3301  
Fax: 250-749-4286

19-Aug-2025 21:23 UTC

Cowichan Valley Regional District (CVRD)  
Attn: Jaime Dubyna

Project Name: Rezoning Application File No. RZ24G01  
Date Received: 15-Aug-2025  
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

DRAFT\_20241022



PROPOSED BUILDING HEIGHT CALCULATION	
Average existing grade (EG)	X
Average finished grade (FG)	X
Maximum building height	6.00
R-2 Zone, Accessory Building	X
Maximum building elevation	X
Proposed roof peak elevation	X
Proposed garage slab elevation	X

Lot Coverage: X

Rem. 1  
Plan 43866

1  
Plan VIP54831

Rem. 21  
Plan 2519

2  
Plan VIP54831

**LEGEND**

x 54.0 DENOTES SPOT ELEVATION

**NOTE:**  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:  
M78300, R52737, F4138141, CA1818926.  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

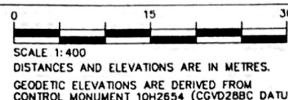
THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

**SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:**  
LOT 1, DISTRICT LOT 41,  
OYSTER DISTRICT, PLAN VIP54831.

Client: BLAINE SCOTT      Civic Address: 11235 BAKER ROAD  
File: 12-075-1      Scale: 1:400      Drawn by: DRW      Property Zoning: R-2



The field survey represented by this plan was completed on the 22nd day of October, 2024.

\_\_\_\_\_  
B.C.L.S. 825  
(This document is not valid unless originally signed and sealed.)

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435 Terminal Avenue North  
Nanaimo, BC V9S 4J8  
www.turnersurveys.ca



**Existing principal dwelling**



**Existing detached suite**



**Existing garage and shed**



**Parking, driveway for existing detached suite**



**Approximate location of proposed detached suite**



**Looking toward approximate location of proposed detached suite**

April 15, 2025

BIT Ventures  
11235 Baker Road  
Ladysmith B.C.  
V9G 1V1

CVRD Planning Department  
175 Ingram Street  
Duncan, BC  
V9L 1N8

**RE: 11235 BAKER ROAD REZONE**

I would like to apply for a rezone or amend the current zoning for my property located at 11235 Baker Road. The property is private 2.6 acres of land located between the Trans Canada Highway and Chemainus Road. It has a natural slope from South to North with panoramic ocean views.

The upper portion of the property is located just to the North of Baker Road, which has the primary home is fully landscaped with beautiful gardens. The portion I would like to build on is open space.

The purpose of rezoning will be to provide much needed housing. There is a one-bedroom secondary dwelling also on the property currently. I would like to be able to build an additional rancher style unit to accommodate one more housing unit.

Again, the purpose to rezone is to allow me to build a purpose-built single unit for much needed housing. I will not be looking to subdivide and have separate titles. They will all stay on one title with the primary house and put on title as such.

I feel that the addition of these units works into your current OCP for Area G for the following reasons:

- The natural state of the property will not be affected by the construction of these units.
- The building is only one storey and will not be intrusive to others.
- With the addition of this unit site coverage will only increase by approximately 2.4% bring the total site coverage to approximately 12.1% well below the allowable 25% currently allowed thus maintaining the natural settings and rural feel.
- No infrastructure upgrades as we will install our own septic system already installed.
- No upgrade of water services required as we are not rezoning.

I feel this would be a great fit on my property as the location will offer the benefits of great location to the tenants to have access to local trails and parks which are all within walking

distance. As well, most amenities are within walking distance eliminating the need to drive. It will also offer other to enjoy the natural settings of the rural area.

- These units have been designed and will be built to achieve minimum EL4 Energy Standards.

In conclusion I would just like to say I am only looking to provide much needed housing in this market place to accommodate our housing needs.

Thank you for your time.

I look forward to hearing from you.

Blaine Scott

B.I.T. Ventures Ltd.

11235 Baker Road

Ladysmith, BC

V9G 1V1