

April 22nd, 2025

Land Use Services Department
 Cowichan Valley Regional District
 175 Ingram Street,
 Duncan BC V9L 1N8

Re: 1205-1209 Sutherland Road – 10% Frontage Exemption Request Proposed Lots 1, 2 and 6

On behalf of the owners of the above noted properties, please accept this application for a 10% frontage exemption for 3 of 11 lots in a new fee simple subdivision.

The Local Government Act requires:

Minimum parcel frontage on highway

512 (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of

(a) 10% of the perimeter of the lot that fronts on the highway, and

(b) the minimum frontage that the local government may, by bylaw, provide.

(2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).

(3) As a limitation on section 229 [delegation of board authority] of this Act or section 154 [delegation of council authority] of the [Community Charter](#), a local government may delegate its powers under subsection

(2) only to an approving officer.

1205 Sutherland Road was previously subdivided to create 6 new lots, one of which was transferred to the CVRD for future utilities expansion. The developer was able to purchase the adjacent property at 1209 Sutherland Road and has redesigned the subdivision for a total of 11 lots. These large residential lots under the CR-1 Zone are currently being serviced.

Lot	Area	Frontage Minimum %	Frontage Provided %
Lot 1	3340 m ²	10%	9.7% (28.79 m)
Lot 2	3352 m ²	10%	8.9% (27.42 m)
Lot 6	4160 m ²	10%	6.8% (18.95 m)

GRAYLAND CONSULTING LTD.

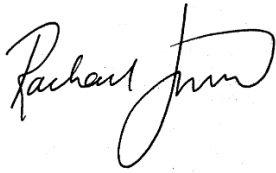
Lots 1 and 2 in the original subdivision were located on a cul de sac bulb that has now been “closed” so that the new realigned Eagle Shores Lane can be constructed to service the additional properties. They have been reconfigured to suit the new road design.

Lot 6 is located on the frontage of the new cul de sac bulb. Cul de sac lots tend to have restricted frontage but are compliant in all other respects. The frontage is 18.95 metres, which is ample for safe driveway access.

Please do not hesitate to request additional information as required.

Thank you for considering this application.

Best Regards,

A handwritten signature in black ink, appearing to read "Rachael Sansom". The signature is fluid and cursive, with a large initial 'R' and 'S'.

Rachael Sansom, A.Sc.T, Grayland Consulting, Agent for the owners of 1205 and 1209 Sutherland Road.