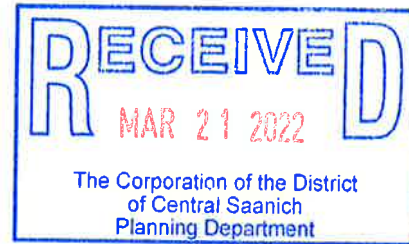


March 7, 2022

File No. 33382

District of Central Saanich
Planning Department
1903 Mount Newton Cross Road
Saanichton, BC
planning@csaanich.ca



**Re: 8244 West Saanich Road
Subdivision Proposal**

The owners of 8244 West Saanich Road are proposing to subdivide the property to create 4 Bare Land Strata Lots. The existing site is comprised of 4 parcels, one of which is a narrow strip, leaving it un-useable in its current state. Another parcel is land locked without any public road frontage. By redesigning the lot layout of these 4 parcels we are able to provide a more desirable use of the land. By going with a Bare Land Strata subdivision we are able to reduce the access road width, thereby reducing the impact on the environment and visually being less intrusive for the surrounding properties. The proposed subdivision meets the requirement of the RE-3 zoning and no variance will be required. Due to its proximity to Saanich Inlet, the site development has triggered the Shoreline Development Permit process. Included in this application is a riparian assessment which outlines steps to mitigate the impact on the foreshore area. We trust the application for subdivision and supporting documents will provide staff with the necessary information to process this application efficiently. Should you require any additional information, please do not hesitate to contact the undersigned.

Regards,

Ryan Hourston Digitally signed by Ryan Hourston
R2449Z R2449Z
Date: 2022.03.11 12:48:21 -08'00'

Ryan P. Hourston, BCLS
J.E. Anderson and Associates.

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|--|---|--|---|
| <input type="checkbox"/> 3411 Shenton Road, #1A
Nanaimo, BC V9T 2H1
Phone: 250-758-4631
Fax: 250-758-4660 | <input type="checkbox"/> 4212 Glanford Avenue
Victoria, BC V8Z 4B7
Phone: 250-727-2214
Fax: 250-727-3395 | <input type="checkbox"/> 203-177 Weld Street
Parksville, BC V9P 2G4
Phone: 250-248-5755
Fax: 250-248-6199 | <input type="checkbox"/> Unit F - 1250 Cedar Street
Campbell River, BC V9W 2W5
Phone: 250-287-4865
Fax: 250-287-9502 |
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