Letter of Intent Zoning Amendment Application for 6800 Stoney Hill Road

Date: 5 December 2025
From: Craig Partridge, 6800 Stoney Hill Road, North Cowichan, BC
To: Mayor and Council, Municipality of North Cowichan
Subject: Rationale and Development Proposal for a principal single Detached Dwelling at 6800 Stoney Hill Road

Introduction

I own the rural residential property at 6800 Stoney Hill Road. The parcel is approximately 4.09 acres in size and is designated Rural Residential (A2) under Zoning Bylaw No. 2950, situated outside the Urban Containment Boundary. Like other A2 parcels in the Stoney Hill neighbourhood, the property is serviced by a *private well* and *on-site septic system* and currently contains a single family carriage home dwelling accessed via the existing driveway.

This letter of intent respectfully requests a site specific zoning amendment to permit a principal residents dwelling on the property. The proposed dwelling will provide housing for principal residents of the property. The existing secondary dwelling will provide housing for elderly parents, enabling multi generational living while maintaining the rural character of the neighbourhood.

Official Community Plan (OCP)

The Official Community Plan Bylaw No. 3900, 2022 guides growth management outside of the UCB. The OCP directs Council to focus development within reduced urban areas to protect rural and natural areas and to prevent residential intensification that would require road extensions and increased automobile dependency. It also emphasizes that, where limited growth is appropriate, no additional municipal infrastructure should be required and access should be provided via existing driveways to preserve rural character.

Sections 3.1.18 and 3.2.19 of the OCP acknowledge that very little housing growth is anticipated in Rural Residential areas, but they allow context specific opportunities where zoning can be configured to maximize housing potential without further subdivision, permitting detached principal single family dwellings when adequate servicing is available. This application is a site specific opportunity that relies on the existing well and septic system.

Housing Needs and Diverse Housing Mix

Council's 2024 Interim Housing Needs Report projects a need for 2,172 additional housing units by July 2029. The OCP encourages consideration of how proposals for new housing meet these needs. Allowing a modest single family principal dwelling at 6800 Stoney Hill Road would contribute to the housing supply and support multi-generational living.

Zoning Bylaw

The Zoning Bylaw permits a maximum of two dwelling units on parcels zoned A2 but ordinarily restricts development to a single residential building unless the parcel exceeds two hectares (4.94 acres). My property 6800 Stoney Hill Road, is just over .8 hectares which is very close to the 2 hectares that is necessary. A site specific amendment is therefore necessary.

Proposed Development

- Dwelling Size and Design: The proposed principal dwelling will be a two story home. With foot print of no more then 111 square m.
- Location and Access: The dwelling will be located on a level portion of the lot, close to the existing driveway. No new roads are required, and vegetation removal will be minimized, preserving the rural character.
- Servicing: The new unit will connect to the existing well and septic system that has ample capacity for both. There will be no demand for municipal water or sewer services.

Conclusion

The proposed principal single family dwelling at 6800 Stoney Hill Road is a modest, context sensitive development that aligns with key OCP policies, addresses the community's need for diverse and multi generational housing, and respects the rural character of the Stoney Hill neighbourhood. By utilizing existing services and adhering to hazard land requirements, the proposal balances housing flexibility with environmental and infrastructure considerations. I respectfully request that Council give favourable consideration to this zoning amendment.

Thank you for your time and consideration.

Sincerely,

Craig Partridge

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