



May 17, 2021

Municipality of North Cowichan
7030 Trans Canada Highway
Duncan, BC
V9L 6A1

Attention: Caroline von Schilling
Development Planner

Re: OCP Amendment and Rezoning Application OCP00017, and
DP Application DP000229 :
9337 Trans Canada Highway, Chemainus
3036 Juniper Road,
3037 Henry Road, and
3041 Henry Road, Chemainus

Dear Ms. von Schilling;

In support of the Applications attached hereto made to the MNC as referenced above the property Owners are intending to rezone the prior long term holding properties listed below and concurrently apply for the following:

Rezoning:	9337 Trans Canada Highway:	Current Zone I2 – Rezone to C2
	3036 Juniper Road:	Current Zone R1 – Rezone to C2
	3037 Henry Road:	Current Zone R1 – Rezone to C2
	3041 Henry Road:	Current Zone R1 – Rezone to C2

OCP Amendment:		
	3036 Juniper Road:	Current OCP R1 – Amend to C2
	3037 Henry Road:	Current OCP R1 – Amend to C2
	3041 Henry Road:	Current OCP R1 – Amend to C2

Lot Consolidation, Road Closure, Road Dedication per McElhanney Plan:	All Lots affected
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Development Permit Application:	All Lots, 2 Proposed Phases
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Applications and associated documentation, as well as fees required have been and are provided attached hereto as follows:

2021-04-30 Shelter Designs:	Site Plan, Elevations, Signage
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2021-04-23	McElhanney:	Grading Plan, Servicing Plan, Profile
2021-02-23	McElhanney:	Storm Water Management Plan
2021-04-14	McElhanney:	Landscape Plan
2021-04-14	McElhanney:	Landscape Cost Estimate
2021-04-23	McElhanney:	Site Lighting Plan

Also attached are updated copies of each property title. Corporate Summaries and related documentation. A Letter of Development Summary and Rationale is updated in the text below this pre-amble.

We trust that the attached plus prior submissions will complete a full submission to the Municipality to allow the process of a Development Permit issuance to commence immediately hereafter. Please let us know if you are missing any details or require additional information.

Thank you very much.

DALON MANAGEMENT LTD



David Longpre

DEVELOPMENT RATIONALE

The intent of the OCP Amendment and Development Permit Applications being made by the Owners is convert 4 vastly underutilized and unattractive properties which have a key location at the main entrance to the community of Chemainus. Highway 1 in the area of Chemainus has in the past very oriented to heavy, forest related, industry and a strategic corner such as Henry Road and Highway 1 have been overlooked for its real commercial value. The subject 4 properties of the proposed development are intended to be consolidated with the outcome of creating one larger commercial property within one C2 Commercial zone. However, the overall development will not only create new retail opportunity but also will create a safer invite to passing traffic to exit the Highway and from there enter the Village of Chemainus with it's beautiful seaside and artistic qualities. The development of these properties bring several mutual benefits to the local residents and the MNC.

First, the location is strategic as a main entry point to the community of Chemainus. Today the industrial portion serves only as an unsafe access between a lumber mill and Henry Road,. The 3 residential properties are old and past their prime. Further these three residence are orphaned from all other past and present residential in the community making them fit as even low income housing. All of the incongruent uses will be consolidated into one C2 zone to allow for a cohesive commercial development on what is naturally a prime commercial location. The uses proposed for the development will be vehicle and convenience oriented providing good exposure and ease of access. When referencing vehicle oriented it is noted that the site is actually some distance away from the residential population centres of Chemainus and the main external influence is the busy Highway traffic adjacent. The uses proposed for this location, being generally very recognizable national brands, provide the best opportunity to pull traffic from the Highway, not only into the site, but also to venture further into the community.

Second, the site will become a vastly improved visual experience. The outer perimeter boulevards between Hay1 / Henry Road and the Site will be generously landscaped and irrigated, along with new sidewalks and pedestrian accesses, giving it an urbanized, clean appeal. New commercial buildings and a clean parking lot with good, safe access will be an enhancement. The practical uses, inviting to broad consumer appeal will give traffic a reason to exit the Highway. The Owners propose to provide a community amenity by adding a "Welcome to Chemainus" sign located within the plentiful landscaping at the main front Corner. The proposed development of this corner will enhance the opportunity for passing traffic and tourist traffic to make the exit and venture into greater Chemainus.

Third, there are proposed land exchanges being proposed by the Owners which will have the result of bringing greatly enhanced traffic safety to the area. Juniper Road will have a new direct aligned intersection to Henry Road which will allow for safe turns between the two roads. This alignment also allows for smooth flow of traffic onto and off the commercial site without local interference. Henry Road will be widened allowing for smoothed corners, sight lines, and additional 'laning' for movements at the Highway intersection. The Highway light timing may also be adjusted to keep the new traffic volumes moving as well. Finally, the current truck traffic of 30 plus trucks a day

moving between Henry Road and the adjacent lumber mill will be re-directed for much greater safety to all traffic in this area.

Fourth, the benefits for consumer and residents convenience with the added new services at this corner will be enjoyed by residents of Chemainus and other island traffic. The Chemainus residents will be safer on the roads in this location. The new retail development will bring enhanced permanent employment opportunities to the local residents. And finally, the MNC will enjoy additional growth in property tax revenues for the long term.

The services for water and storm already exist at the property boundaries. Sanitary will be provided by application of an engineered field with excess capacity located on land owned by the Owners and contiguous to the property. The short term and long term upgrades to Juniper Road provide incentive and opportunity for redevelopment, improvement and access safety to the other commercial properties located north of the subject site, in due course. Adjacent roads of Henry Road and an improved Juniper Road form excellent access infrastructure for several years into the future according to Traffic models completed for the Owners.