

Inclusion in the Servicable Area Request for PID 00369397

Dear Shilo,

Hi Shilo, as discussed, my client Arthur Rhyno owns a 72 acre PID (00369397) in Cow Bay and has plans for a subdivision in the near future. The site is slightly encumbered along the Cow Bay River with a floodplain as shown on Map 4 of the Cow Bay/ Eastern Passage bylaw area but there is still about 80% of the land that is developable assuming services can be extended to include the PID.

Water services already exist on Cow Bay Road fronting on this PID so we would like to extend these services into the development. The developer would likely develop a package sewage treatment plant for the development and our engineer's estimate that the property could accommodate 50-60 half acre lots if water services could be secured. To accommodate this, we would likely rezone from RA to R1 to reduce the lot size and street frontage requirements.

As you consider changes to the upcoming Regional Plan update, could you please give consideration to this request.

Sincerely,

Original Signed

Rob LeBlanc, Sr. Planner & Landscape Architect



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