

Joseph Fernandez

From: Mike Hallatt <mike@piratejoes.ca>
Sent: October 24, 2023 5:05 PM
To: Joseph Fernandez
Subject: 65 Cowichan Lake Rd
Attachments: tiny_floor_plan_F.pdf; tiny_site_dim_F.pdf; tiny_site_plan_f.pdf

Joe, attached please find preliminary drawings for my proposed tiny home and tiny commercial plan for the Garage Property we discussed by phone last week.

A summary of the main aspects of the proposed redevelopment are as follows:

1. Demolish existing structures above grade (retain existing slabs).
2. Replace Cedars with new landscaping which exactly follows the Town's established guidelines.
3. Obtain a Temporary Use Permit for 15 - 276 s.f. tiny homes and 10 - 240 s.f. tiny commercial structures.
4. All tiny structures will be built on-site, adhere to the current building codes and inspected by the Town's building inspector.
5. Demolition to commence within 30 days of Town approval of the redevelopment proposal.
6. I would work closely with the Town to ensure on-site parking and the adjacent street parking are adequate.
7. Existing environmental monitoring wells will be monitored during the term of the temporary use permit so the property will be a candidate for a Qualitative Environmental Certificate ensuring a permanent mixed use development is possible in the future.

I look forward to getting support in principle from the Town and Council for my development proposal which will help provide affordable housing and local business opportunities.

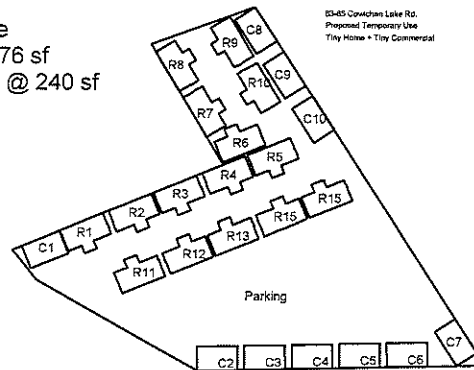
Sincerely,

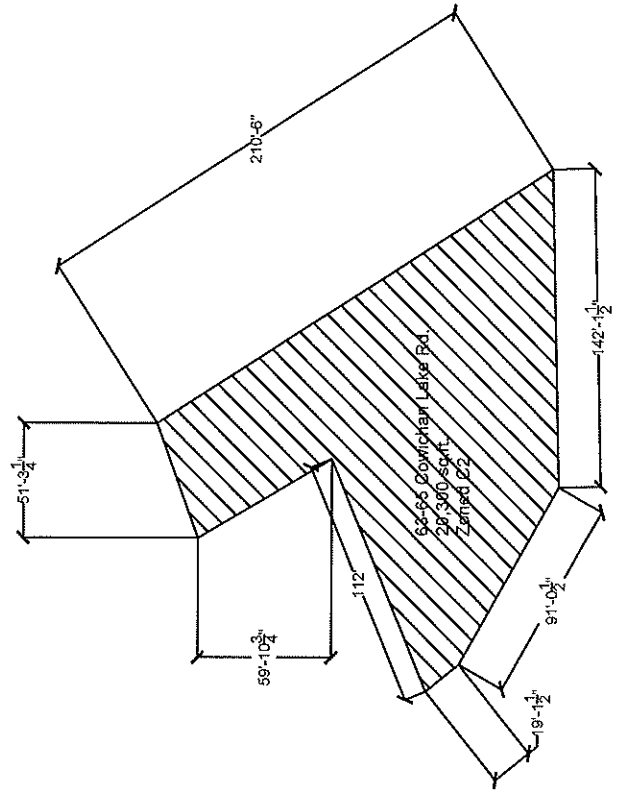
Mike Hallatt

If there is an opportunity to answer questions from Council please call me at 360-224-0874 or send me a Zoom link to this email.

63-65 Cowichan Lake Rd.
20,300 sq.ft.
Zoned C2

Proposed Mixed Use
15 Tiny Homes @ 276 sf
10 Tiny Commercial @ 240 sf
10 Parking Stalls





276 square foot one bedroom tiny home

63-65 Cowichan Lake Rd.
Proposed Temporary Use
Tiny Home + Tiny Commercial

