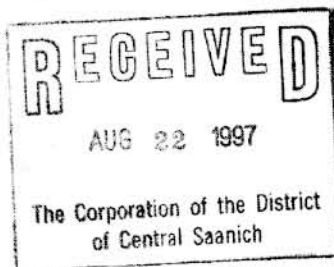


Frank Towler
630 Senanus Drive
Saanichton, B.C.
V8M 1S6



August 22nd, 1997

Mayor and Council
District of Central Saanich
1903 Mt. Newton X Road
Saanichton, B.C.
V8M 2A9

Dear Mayor Hunter and Members of Council:

RE: DEVELOPMENT ALONG MOUNT NEWTON X ROAD/SENANUS DRIVE

As discussed at the council meeting, Monday August 18, 1997, council and residents who have opposed the watermain extension along Mount Newton X Road and Senanus Drive appear to be doing so out of fear of development. Whilst assuring council that the proponents of the water extension have no interest in development, I would like to reiterate some of the facts I presented to council.

– Mr. Winsor's report to council, dated July 15, 1997 summarized the implications of the proposed water line extension as follows:

"The primary planning and development implications of extending a water line along Mt. Newton X Road and Senanus drive would arise from the minimum lot area regulations for the RE3 Estate Residential (water) Zone." The current 2.0 ha minimum would become 0.8 ha with access to municipal water.

This is the **ONLY** zoning implication.

The staff report goes on to say:

"This main would not be sufficient to supply water to allow further development of the RE3 zone, nor enable rezoning of adjacent A1 zoned property. Even the potential 6 lot parcel shown on Mt. Newton X Road would require future technical analysis of the proposed water line at the time of the subdivision to determine whether this water supply would be capable of permitting this development."

Looking more closely at the implications of this change. Of the 4 lots involved, 2 are already fully developed with multiple homes. The remaining 2 have the capability for the addition of 4 homes. Thus on the whole water extension route, the total for new homes above and beyond that already provided for by existing zoning regulations is 4 homes.

As mentioned by other residents, council has many tools to control development that are far superior to denying residents an essential service such as water.

Sincerely,

Frank Towler