

Ashley Taylor  
3543 Auchinachie Road  
Duncan, B.C. V9L 4A2

December 20, 2022

**Municipality of North Cowichan**  
**ATTN: Planning Department – Anthony Price**  
7030 Trans-Canada Highway  
Duncan, B.C. V9L 6A1

To whom it may concern:                   **Re: Zoning amendment application - File ZB000179 – OCP Considerations**

Please find attached a survey performed by Polaris Land Surveying Inc. marking the proposed dwelling location and utilities. The existing sewer connection will need to be moved to allow gravity feeding back down to the existing pump, to be pumped back up to the road to service the proposed location.

In addition, please find below considerations of the new Official Community Plan (OCP) considerations not covered in the original cover letter dated January 22, 2022:

1. The proposed garden suite would not impact farm or agricultural land base (OCP 7.2.2). Please reference the image at the end of this letter which shows the property is not within ALC and does not abut ALC property.
2. The proposed location was chosen specifically to limit the impact on the land base and environment as follows:
  - a. The front yard/hill is not usable to grow food or any greenery. Grass in this area is quick to die and turn brown.
  - b. Building along the road frontage close to the driveway provides an easy driveway connection, resulting in reduced land base coverage to provide access to the proposed dwelling.
  - c. The proposed driveway and dwelling location was chosen to reduce the impact to any of the 120 Leland Cyprus trees planted to enhance the natural environment. The proposed location has been set back from the driveway to allow the existing trees room to continue growing.
  - d. The proposed location will result in the least impact to the existing trees. Other building location alternatives resulted in either additional tree removal, or increased driveway coverage (such as connecting to the current concrete parking, or building in the backyard extending the existing driveway).
3. The proposed rock pit location to capture storm water can be tied into the garden to provide a re-usable water source for food growth. If possible, a water garden will be installed surrounding the garden to further assist with water absorption during a storm event.
4. Building a small 990 square foot garden suite would have less of a land base impact than the currently allowed duplex zoning. If an amendment is not obtained, a Duplex will be built and will be larger than 990 square feet to obtain the desired sense of independent living. A duplex would also require building at the rear of the existing house, taking up healthy land base and extending the driveway.
5. Speaking again to a small garden suite vs. a duplex addition, a small garden suite would be more appealing visually to the community as a duplex build would result in an odd shaped house that is visually obtrusive which would not fit in with the current quiet and quaint neighbourhood.

6. Allowing a garden suite allows aging in place for us in the future, and provides housing for our aging parents immediately. (Attainable housing, mix)
7. As our parents would be moving into the suite, this would open up a family home for someone else in the community addressing the current housing shortage. (Housing affordability).
8. The walking proximity of the location to Walmart, 49<sup>th</sup> Parallel, soccer and baseball fields, schools and churches, further promotes the Municipalities' desire of reducing carbon emissions. (sense of community and independence aswell).
9. The suite provides further wellbeing to our aging parent group. Affordable senior housing is also a crisis in the Valley. This provides a safe independence without taking up space in a senior's home.

Thank you in advance for your time in reading the proposed zoning amendment and any consideration given.

Yours truly,

Ashley Taylor  
250-701-3022  
Owner and resident of 3543 Auchinachie Road

ALC map:

