

**Letter of Rationale
Zoning Amendment Request
7325 Osborne Bay Road
Duncan BC, V9L 5W7
Applicants: Michelle Harrison & Patrick Dique**

History of the property:

This letter of rationale is written regarding a zoning amendment request to allow a secondary home at the property at 7325 Osborne Bay Road. This property is owned by Verna Glaum, Grandmother to applicant Michelle Harrison. Verna resided in this property since the early 1980's, and did so up until the death of her husband Conrad Glaum, in late 2018.

After Conrad's passing, Verna was unable to care for the home & property, and moved into a care home, at which point it was decided that Michelle & her partner Patrick Dique (second applicant) would move into the property to fix it up, maintain it, and become the new property caretakers. Michelle spent much of her childhood in this home & on this property, so moving in to care for this property was a great honor for her, as she has many fond memories of the time spent here, at her grandparents home.

In the time that Michelle & Patrick have been caretaking the home & property, they have spent quite a deal of time & effort cleaning up the home & land, as it had fallen into disrepair with deferred maintenance over the years. Michelle has a background in landscaping & horticultural maintenance, with some farming / agriculture experience, and has previously re-built & completely renovated a home in Victoria.

Patrick has a culinary & management background with some farming experience as well, and has a keen interest in carpentry, and home renovation projects.

Between these two able bodied, fully invested, and committed applicants, as well as (physical) help from both sides of their families, the objective is for the applicants to purchase the property from the estate when the time comes, and to financially bear the cost of taking on a mortgage.

Moreso, the purpose of this application is to keep this property in the family, as it is not just a property that has been in the family for over four decades, it is also a home that was built with special care by Conrad, and property loving tended to by Verna, with memories capsulated in time & held within the unique features of the home & the space of the 2.25 acre land. It is the honest intent of the applicants to live on this land, and make many more memories for multiple decades to come.

Property Proposal:

The purpose of this rezoning application is threefold;

1. It will allow the applicants to keep the property in the family
2. It will increase the rental market options in this specific area of North Cowichan. Intended to help add new rental suite availability for local workers & North Cowichan renters.
3. It will assist the applicants with a mortgage helper for now, and down the road, could potentially serve as a second dwelling for aging family members to reside in.

The current zoning of the property is A3- Rural Restricted Zone. The request is for a zoning amendment to increase the density to allow for an additional detached secondary suite (<980 sq./ ft) on the upper portion of the property. This will make the maximum residential dwellings on the property two. The current topography & rock outcrop is restrictive to building a suite onto the current home, as it was determined when the applicants met with North Cowichan planners in 2020.

The purpose of the secondary suite is to rent it out, as a 2 bedroom home suitable for a single, couple, or small family to reside in. When the time comes that the applicants purchase this property from the family (estate), the intention for this home is to assist as a mortgage helper. Once the mortgage is paid off, &/or if an aging family requires a home which is close to family, this second home would be an option for them as well.

This suite will run separately from the main home on site. It will have its own septic system (estimate & plan for site has already been mapped out), separate electrical meter (electrician has made a plan for this as well), and water sourced from the well on site (new pump and direct drive flow system replaced in 2022, with plans in place from technicians). In choosing this location for the second home, the applicants have carefully chosen the location that best suits the property layout.

As for the location, the applicants have considered the privacy, driveway access, parking and a separate green space to enjoy away from the main home. This site has already been cleared of danger trees by a professional arborist, and the proposed home site was excavated & leveled in 2021.

Reasons of Compliance:

This proposal of rezoning is in compliance to the recommendations identified in the Second Dwellings on Lands Outside of the UCB, based on the following points:

Application compliance:

- The size of the proposed detached suite will be restricted to a maximum of 990 square feet, as per **1: Size of the Detached Suite** requirement outlined
- **Section 2.1.5.6 ii)** Applicant(s) will maintain rural viewscape(s) from public area

Servicing Compliance:

- The proposed detached suite will have all services provided on site, including shared water, its own sewer system, and separately metered hydroelectricity.
- **Section 2.1.5.6 iv)**: The applicants anticipate covering the full cost of installing, maintaining & operating these above services & any additional which may be required.

Housing needs:

- **Section 2.5.2.1**: This application addresses housing needs in a rural area, outside of the UCB, as an affordable* (***Policy 2.5.2.3**) new housing rental option to local workers & / or local residents/families, as well as an eventual home for aging family members of the applicants. *The **Policy 2.5.2.3** also applies to the applicants as a form of affordable housing to purchase, through the means of a mortgage helper.
- Greenspace considerations, privacy of dwellers and the preservation of the natural healthy qualities of the mountainous environment are of a very high priority for the applicants, who, when possible, will choose the lowest impact options for the shared & surrounding flora & fauna as possible, so future generations can enjoy this land as they have.

Regarding **Sections 2.1.5.6 i), iii), v), 2.1.5.9. and 2.1.1.** - Not applicable to the application.

Thank you for the consideration taken towards this application.