



May 30, 2023

**Re: Letter of Rationale – Zoning amendment for secondary dwelling at 1211 Barnes Rd. Crofton BC**

Dear Planning Department,

I am writing on behalf of my clients, Sharon and David Luu, the owners of 1211 Barnes Rd. Crofton, BC for approval to add a secondary dwelling on their property. We propose changing the zoning regulations within the existing bylaw, under the current R1 zoning.

Please see below rationale from Sharon & David:

*"We are proposing to keep the original cottage on our property where we will be building our dream home. The cottage is quaint, homey and the place where we have sought refuge in this beautiful valley since we purchased the property years ago.*

*There are a few reasons why we would like to keep the original home – costs of materials, environmental impacts, and the labor/housing shortages to name a few. With the current costs of building materials, it seems wasteful to tear down a perfectly good structure – much of which would end up in our landfills. Keeping the cottage would allow for a potential low-income rental opportunity in exchange for gardening/caretaking on the property, creating both a home as well as a flexible job for a deserving community member.*

*Our lot is cover 5 acres in size, with more than enough space to accommodate two dwellings, or two families. With the Cowichan Valley being such a desired location, and the affordable rental market in such demand, we believe this amendment would be in the best interest of not only us, but also our community."*

Furthermore, this zoning amendment supports goals as outlined in the newest proposal of the Official Community plan; Chapter 3: Thoughtful Growth Management, Crofton is outlined as one of the five focused growth areas and Chapter 5: Attainable Housing: Diverse housing mix and affordability.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Ken Langkammer", written over a white background.

Ken Langkammer  
Hammer Construction