

**Douglas (Dug) Andrusiek and Barbara Murphy**

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5865 Highland Avenue, Duncan, British Columbia, V9L 1L7  
Phone: 778 980 4284, E-Mail: dug.andrusiek@alumni.ubc.ca

Planning Services  
Attention: Anthony Price,  
Municipality of North Cowichan  
7020 Trans-Canada Highway  
Duncan, British Columbia  
V9L 6A1

22 February 2023

**RE: APPLICATION ZB000198**

**Letter of Rationale for an accessory dwelling at 5865 Highland Avenue, Duncan, BC**

Dear Planning Services,

Further to our correspondence of 25 May 2022 submitted with Zoning Application (ZB000198), we wish to amend our original application requesting a zoning change from R3 to R3-CH to a zoning change from R3 to R3-N (Infill Residential Neighbourhood).

We believe that the R3-N zone better aligns with our intended use of the property and would allow us to use the existing accessory building to construct additional residential living space on our property.

The proposed redevelopment project involves the redevelopment of an existing 244 m<sup>2</sup> (800 f<sup>2</sup>) accessory building into a 454 f<sup>2</sup> dwelling unit and 340 f<sup>2</sup> accessory storage space for the primary dwelling. As outlined in the 18 January 2023 Municipality of North Cowichan Public Hearing for 3016 George Street, the R3-N residential zoning is an ideal fit for our project. Our property conforms to all stipulated size and setback requirements, including lot density. Additionally, as we are interested in reducing the amount of major structural modifications needed for our project, and the minimum allowable setback between the primary dwelling and the accessory dwelling allowed under Zone R3-N better meet our needs.

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As outlined in our original letter of rationale, we believe that the addition of a secondary dwelling unit on our lot is ideal, given our location. We are 750 m from Cowichan District Hospital, a major employer in the Valley, and 1 km from 49<sup>th</sup> Parallel in Berkey's Corner. Indeed, my wife and I frequently ride our bikes rather than drive to complete our shopping and errands, and we believe that a tenant in our proposed garden suite would similarly enjoy the convenient location.

Thank your sincerely for your consideration of this request, and please let us know if you require any additional information.

Warmest regards

A handwritten signature in black ink, appearing to be 'Dug Andrusiek' followed by a long horizontal line.

Dug Andrusiek and Barbara Murphy  
Property Owner and Applicant