

28 April 2024

To: Municipality of North Cowichan Council

This letter is in regard to our application to build an additional ALC compliant dwelling on our property at 5753 Menzies Rd., Duncan.

Currently there is a 3000 sq. ft. main house occupied by our son and his family and a 950 sq. ft. cottage that we live in. The cottage was built in the 1950's from two bunkhouses joined together. It was renovated in 1970 so it is reasonably modern. It is, however, close to Menzies Rd. so road noise and privacy are issues for us. It is not a dwelling that we want to spend the rest of our lives in. An alternative would be to demolish it and build a new house on the site but as we stated it is not an ideal location for us and that would remove it from any kind of rental option.

We have chosen our proposed building site based on the view, privacy and as per our soil analysis, the least productive agriculture soil in the hay field.

We have turned this into a productive farm (hay) for the first time ever and plan to expand the land base by clearing and draining some unused areas. Our proposed house site will be ALC compliant and will be limited to 1000 square meters which is a very small fraction of the farm land on our twenty acres.

Thank you for your consideration



Keith Grey



Melinda Grey