

Len Thew
1935 Maple Bay Road
Duncan BC V9L 5M4

Re: Proposed Zoning Amendment with Variance at 1935 Maple Bay Road

North Cowichan Council and Staff,

My Mom purchased this subject property in 1958, it has been a great place to grow up and I have countless fond memories. My Dad passed away 15 years ago, and my Mom is now 90 years old and living alone. It is important for me that I look after her and help her maintain her independence by enabling her to stay in the home we've had for my entire life. I am proposing to construct a shop with a suite on the property where I can then live and provide support for her.

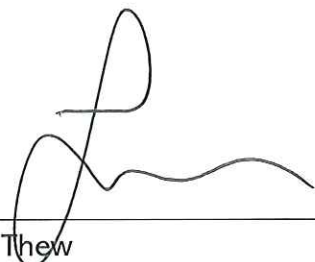
The property is conducive to accommodating the building, as a matter of fact very little will change. Road access is already in place. Water and Hydro will be shared with the existing home and a separate septic system has been approved by a qualified professional. There are many mature trees on the property, none will need removal. The building site, small as it may be, is flat and open, little to no fill will need to be imported. However, the limited site space means that a second floor is proposed.

In an effort to stay below the maximum allowable height of 16.4 feet, attempts were made to review the design. The hope was to lower the slope of the roof, and reduce the garage ceiling height to 8 feet to achieve this. Unfortunately, upon second review of the plans it was determined that the only way to achieve adequate usable space in the garage and dwelling unit is to maintain the height of 22.7 feet which will require a variance of 6.3 feet. The additional height will not obstruct anyone's view or otherwise have an impact.

North Cowichan is experiencing a critical lack of affordable rental and ownership housing. This development supports North Cowichan's and the Province of BC's priorities to provide additional housing in the area. Not only will this accessory dwelling unit provide additional housing but will also free up the rental unit I am currently occupying.

I respectfully request your consideration to approve a variance of 6.3 feet.

Thank you for your consideration,



Len Thew