

Cindy Matuga/Chris Vezina
351 Greenway Ave, Newbury Park CA 91320

Municipality of North Cowichan
7030 Trans-Canada Highway, Duncan, B.C. V9L 6A1

2024.10.28

RE: Letter of Rationale for ZB000229 - Zoning Bylaw Amendment Application for Lot 6, Marine Crescent

To Council and Staff,

We are submitting this letter of rationale for our variance application to construct an accessory dwelling unit (ADU) on our property, separate from our primary residence. This ADU is an integral part of our "forever home" plan, accommodating both current and future needs of our family. As Canadian citizens returning home to retire, we aim to integrate fully into the community and hope to take full advantage of the memberships with the Cowichan Trail Stewardship Society (CTSS) we've had for several years.

Our main motivations for this ADU include:

1. **Family Accommodation:** Both our children now call Vancouver Island home, and we have extended family in the area. An ADU could provide much-needed space for them and our aging parents during visits or prolonged stays.
2. **Rental Income:** In the medium term, the ADU will serve as a source of rental income, contributing to our financial stability.
3. **Future Homecare Costs:** Longer-term, this unit could potentially house healthcare providers, offsetting homecare costs as we age.

We propose building the ADU separate from our main residence for several reasons:

- **Privacy:** Separation will ensure privacy for both us and any potential renters.
- **Lot Utilization:** Our 2-acre sloped lot is ideal for maximizing the utility and aesthetic value of both structures.
- **Daylight Access:** This design maximizes the amount of daylight available to both homes, enhancing the living experience for all occupants.

We believe that this plan not only serves our personal needs but also aligns with broader community benefits, including increasing housing options and contributing to the local economy. We appreciate your consideration of our request and are available to discuss further details or provide additional information as needed.

Thank you for your time and attention.

Sincerely,

Cindy and Chris