

## Rational For Development Proposal

I feel that my proposed development for my property at 6824 Stoney Hill Road is reasonable and consistent with existing land use in the area and will be a good fit with the local community while minimizing environmental impacts. Steep terrain on much of the lower portion of the property makes it desirable the build on the lower slope area within the 30m DPA-3 zone close to the waterfront. Although this area is close to the water, it still provides ample elevation above high water mark to avoid any risk of flooding due to weather and tidal events and provides a generous buffer to rising sea level. The site in question is at the apex of a small cove, so is already substantially set back relative to the two adjacent homes, which are both situated within the DPA-3 zone, so my new construction won't interfere with the views of my neighbors who both enjoy very close proximity to the waterfront.

Regarding the requested relaxation of the 15m setback to the drainage course that runs down the centre portion of the property, the volume of water that flows in this drainage is minimal and I feel that it poses no threat to the proposed structure, and that the environmental impact of encroachment will be minimal as suggested by Madrone Environmental. I have visited the property during extreme rainfall events and I have only observed minimal water flow in the drainage course, estimated at approximately 8-10 litres per minute, and under normal weather conditions the drainage course is dry. The portion of the drainage course immediately adjacent to the proposed construction shows no evidence of free flowing surface water, and I've not observed any surface water in that area, the flow apparently disappearing into the ground approximately at the boundary of the 30m DPA-3 setback. My building proposal includes a concrete foundation wall with damp proofing extending a minimum of 75 cm above finished grades, to protect the structure in the event of an extreme weather condition that results in significant surface water. As the natural terrain provides unrestricted drainage to the ocean in this area, I feel that the risk of flood damage is extremely remote.

For the above reasons I feel that it's reasonable to grant a development permit as requested.

Thanks.

Cam Fox (owner)