

**From:** Gary

**Sent:** December 9, 2019 9:58 AM

**Subject:** Re: Variance Application - Casey and Gail Smit - lot 126

Good morning to you all,

We would like to express our support for the Smit family application for Variance.

However, the support is not only for the Smit's, but for all small lot leaseholders. The bylaw requiring 2 parking stalls, to be totally within the confines of the leased lot, is a huge disincentive and also a potential loss of lot value, due to the parking requirement, utilizing almost 40% of the lot and greatly reducing the living space. In addition, the parking layout, for the garage entrance, with a one stall garage and the other stall located parallel to the street, effectively, either blocks the entrance to the garage or the entrance to the home. Would this cause an access/egress, fire safety hazard and the resultant liability?

The solution is to exempt all small lots, from the parking requirement. Lots that are 28' wide or more, could possibly deal with the parking bylaw as written. But a 25' lot with the setbacks required, is simply too small to effectively build a liveable/useable home.

Please allow/approve the Variance for the Smit family and change the bylaw, as soon as possible, to avoid every small lot, needing to apply for a parking Variance.

Best regards,

Gary Senft  
122 First Ave.