

REASONS IN SUPPORT OF APPLICATION

-THE ENTIRE REASON WE ARE PROPOSING THE ACCESSORY DWELLING FOR MULTI-GENERATIONAL LIVING FOR OUR ONLY SON, DAUGHTER-IN-LAW AND 1YEAR OLD GRANDSON DUE TO THE FACT THAT OUR DAUGHTER-IN-LAW WAS DIAGNOSED WITH CANCER IN NOV2024 AND WILL BE REQUIRING CARE FOR HERSELF AND ASSISTANCE WITH THE BABY AS SHE BEGINS THE TREATMENT PLANS GOING FORWARD. THIS WILL ALLOW OUR SON TO CONTINUE WORKING TO SUPPORT HIS FAMILY.

-THE ACCESSORY DWELLING CANNOT BE PLACED WITHIN THE 30 M GUIDELINES ON THE NORTHSIDE OF THE EXISTING RESIDENCE BECAUSE OF THE 2 OUTBUILDINGS AS WELL AS THE SEPTIC TANKS AND THE SEPTIC FIELD IN WITHIN THAT 30 M SETBACK, ALONG WITH LARGE TREES AND NATURAL LANDSCAPE AND HOTUB PAD

-MOVING FORWARD WE'D LIKE IT TO BE PLACED ON THE SOUTH SIDE OF THE EXISTING HOUSE WHICH AGAIN POSES DIFFICULTY TO REMAIN WITHIN 30M. THE EXISTING RESIDENCE SITS ON A LARGE HILL WITH A RETAINING WALL FOLLOWED DIRECTLY WITH THE DRIVEWAY GIVING THE ONLY ACCESS TO THE EXSISTING RESIDENCE . THERE IS ALSO AN EXISTING OUTBUILDING DIRECTLY WITHIN PROXIMITY TO THAT AS SHOWN ON THE SITE PLAN.

-OUR APPROACH WAS TO TUCK THE SMALL UNIT IN THE CORNER ON THE OTHER SIDE OF THE EXISTING OUTBUILDING AND LARGE 55' PINE TREE TO MAKE IT AESTHETICALLY ACCEPTABLE TO THE LOOK OF THE PROPERTY. WE HAVE ALSO CONSULTED OUR NEIGHBORS ON THE LOCATION AND HAVE RECEIVED ACCEPTANCE FROM THOSE NECESSARY.

-WE WILL NOT BE BRINGING ANY TYPE OF FILL ON TO THE PROPERTY FOR THIS PROJECT , WE WILL BE USING THE EXISTING DRIVEWAY FOR ENTRANCE AND PROVIDING PARKING FOR THE DWELLING

In Summary,

I request approval of this variance because 20 of the 30-meter setback from the existing residence is consumed by hillside that the house sits on along with a driveway that cannot be re-routed to access the existing residence leaving very little space for the accessory dwelling and would put it directly beside the driveway. This would be aesthetically unacceptable for our property and for our neighbors.

Thank you for your visit to our home today.

Further to our discussions I am including a site plan showing the 30 m radius around the existing home along with the services between the existing house and the outbuildings on the northside of the house. With all the power, water, septic lines, septic tanks, septic fields within the 30m setback it does not make it viable to set the dwelling on the northside directly in front of the house (which would be within the 30m setback) due to screw piles being the type of foundation necessary and it would be very difficult to safely place that foundation without hitting any lines.

Nor does it make it viable to put it on the west end of the house, as after the 25' setback from the property line and within the 30m radius that would drop it on top of the driveway. On the Eastend of the house, the existing house is placed almost at the 25' mark from the property line which leaves no room for the unit.

Moving to the southside of the house, to put the unit within the 30m radius requires it to be next to the driveway with a hillside which would cause additional expense and problems with winter and fall runoff going right into or under the dwelling. Due to the topography of the area surrounding the hillside it will not be conducive to creating a safe location for the unit. It would require engineering, possibly retaining walls etc.. destroying the natural landscape of the property. There is also a lot of rock in that area.

If we move it far enough away from the hillside, we would again not be within the 30m setback which would require a variance anyway and drop it right in front of the existing storage building and driveway access to that building to avoid power/water lines, rendering that building unusable. In addition, would be in the way of agricultural use of the land in front.

So regardless of any of the locations suggested by planning , none are viable options and therefore we would be outside of the 30m setback so that means any which way we look this , it requires a variance. The proposed location is a viable option for tying into the existing water system and creating less of a footprint on the land. The proposed location would not only be aesthetically acceptable to the property and the community but would also assist in retaining the value of our property. Any other location would reduce the value of our property if forced by the FVRD. We as property owners would like to maintain the integrity of this property and by placing the small dwelling in the proposed location would do so.

In addition, at the start of the building permit application process, I spent quite some time with your staff that examined all of my paperwork, double checked the bylaws and I was told that there were no red flags and everything looked good. In addition to that, I asked permission to begin site preparations due to our time constraints and was given the go ahead.

I would also like to reiterate once again that there is no requirement to discuss any of this with the ALC as we are not bringing any type of fill onto the property, nor does the foundation require it. The screw piles are the only foundation necessary for the building.

SO, in summary I ask that you take all of these technical issues into account and recommend approval of our variance request.