

Dear Mayor and Council,

The purpose of this DP application is to convert our existing single story accessory building into a principle building and rezone to RSM-2 zoning to allow for three units on our current RS-1 zoning. My wife and I have only recently realized that we could have the opportunity to have a third unit and be automatically rezoned to the new RSM-2 zoning. This will help us out a lot since it provides us with a better financial opportunity to help us whilst my partner is on maternity leave than just a storage shed at the back of our house. It also allows banks to provide financing as if the building was just an accessory building, financing could not be provided.

The ability to provide a third unit also allows our family to help in the future care of an elderly family member who will need help and cannot provide housing for themselves. In the meantime, a new rental unit can be provided to a member of the Township looking for rental housing. In our opinion this third unit is a way to safeguard the financial wellbeing for our family in the short term and the long term.

To address the covered exterior deck, this was originally going to be a home-based business when the building was going to be only an accessory building. Instead, we are going to keep the sauna and covered deck and have it be for the exclusive use of the 942c dwelling unit.

With regards to the requested variance, there needs to be a reduction from the required 4.5m down to the currently built 1.5m. Due to the fact that the building is already built, it would be a large cost to incur to shift the building to meet the 4.5m requirement. The existing accessory building is only a single story in height and is designed with a single sloped roof so that side lot neighbors are experiencing only the lowest height of the building as they look onto their back yards.

The neighbor at the rear yard where the variance is being requested is a C-2 community residential zoning and is a three-story building. Due to the existing steep slope between Wollaston and Old Esquimalt road the C-2 building's height is further exaggerated. Additionally, the rear yard of the C-2 building has an accessory building of their own which matches the height of the back of our existing accessory building as the retaining wall changes the step in grade by approximately 1.2m and their accessory building is about 3m in height. A portion of the rear neighbor's yard is currently open space that is rarely used and a fence is built between our two yards for further spatial separation.

I believe that due to the nature of the existing C-2 building's use of their rear yard being minimal, the denser zoning of the C-2 building and the mitigated height due to the sloped

roof for the side lot neighbors makes the currently built accessory building's design have a very low visual impact.

Please let me know if you have any further questions.

Regards,

Alexander Robinson