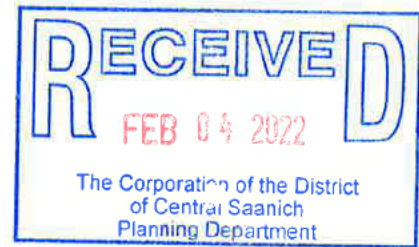


6536 Rodolph Road
Victoria, BC V8Z 5W5

District of Central Saanich
Planning Department
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

February 3, 2022



Dear Sirs/Madame's:

Re: Proposed Subdivision of 6536 Rodolph Road, Victoria, BC V8Z 5S5

We are the owners and residents of the property located at 6536 Rodolph Road, Victoria, BC V8Z 5W5 .

We are applying to create two new lots, plus a remainder lot, which we will reside on.

The property is currently zoned Large Lot residential.

The zoning for Lot 1, will not change.

The existing home will need to be demolished in order to complete the subdivision and we intend to build a similar sized 2-Story home on the remaining property (Lot 1), however it will be narrower and longer. When demolishing the home, we are intending to have it "un-built" to ensure that as much of the materials as possible are re-used and re-purposed. We intend to have our new home built with solar panels and EV charging station. We are also intending to have a rain catchment system in place for all three homes to conserve and re-use as much rainwater as possible.

We intend to continue to live on the property Lot 1, if the subdivision is approved. Suzanne also operates a home-based business, as a Notary Public at the same location, and intends to continue to operate her business on the property.

We are asking to re-zone Lot 2, to Small Lot Residential. The home on Lot 2 will be a single-story home.

We asking to re-zone Lot 3 to Medium Lot Residential. The home on Lot 3 will also be a single-story home.

As per our house plan design for Lot 3, we would like to have a side yard set back of 1.5 meters for the north side of Lot 3, due to the narrow size of the lot and to allow for off-road parking and rear yard access, on the south side of Lot 3. I believe that this setback will have a minor impact to the neighbours, as their existing home is a 2-story home, which is set back approximately 20 meters from proposed Lot 3. They also have a large shed in their back yard, in-between their home and proposed Lot 3, plus a 6-foot-high solid wood fence.

Our existing property is fully fenced which provides privacy to all of our neighbours. We intend to install a fence between Lot 1 & 3, to protect the crops and plants that we are growing on Lot 1, as shown on the attached Landscape Design Plan. When excavating the new homes, we will try and use as much of the excavated soil as

possible to level out some of the lower spots on the property and to create raised garden beds, to minimize the amount of material going to the landfill.

The neighbourhood is fairly quiet and predominantly occupied by retired or semi-retired couples and families. The two new lots that we intend to create are designed to be suitable for a seniors, persons with disabilities or young families.

We realize that we could have requested to have a higher density plan or requested variances to build two story-homes on the new lots, however, I think by having single story homes on Lots 2 & 3, it minimizes the impacts on our neighbours and fits in well with the current neighbourhood design. It also lowers the price point, to make the homes more affordable for prospective home buyers trying to enter the market.

We grow a lot of our own food and propagate plants, trees and flowers on the property. We currently grow blueberries, raspberries, strawberries, asparagus, apples, peaches, pears, plums, kiwi's, potatoes, garlic, tomatoes, cucumbers, squash, carrots, lavender, spices, walnuts and many other plants and food sources on the property.

As former beekeepers we are aware of the valuable forage that these plants and trees provide to our bees and pollinators which are struggling to survive. We had to discontinue beekeeping on our property due to a severe bee allergy, but we remain committed to providing an oasis for our pollinators which is critically important to our local farms and for maintaining local biodiversity. Our property overlooks and is in close proximity to a number of local farms.

This is a very special property to us, and we have taken our time to carefully consider the best way to manage our needs; the needs of our neighbours' the needs of our community and the needs of our environment when considering how best to subdivide the property. We have provided all of our closest neighbours with copies of our plans. We have spoken with 9 of our closest neighbours and have received very positive feedback from all of them.

Attached to our application, is our Tree Management Plan and Landscape design plan. In order to complete the subdivision, we will need to remove two trees from the front of the property. We intend to plant additional trees to replace the two trees that we will be removing. We have already planted a red alder tree and two walnut trees at the rear of proposed Lot 3 and we currently have 11 fruit trees planted on Lot 1 plus many other shrubs and plants. Many of the trees on the property are not indicated on the tree management plan as they are younger or smaller trees.

Enclosed with our application is our Landscape Design Plan. We currently have a large number of trees, plants and shrubs growing on the property. We are confident that we have more than enough plants to fully landscape all 3 lots. We will be re-locating and taking much care to preserve as many of the mature plants, trees and shrubs on the property. As avid gardeners we intend to do a lot of our own landscaping.

We look forward to moving ahead with our vision for this property.

Yours Truly,

