



To whom it may concern:

I am writing this letter as per an agreement with representatives from the municipality of Central Saanich. In addition, this letter is to serve as the rational letter to the City as we seek to obtain a text amendment to our current zoning.

We are currently constructing a single-family home at 755 Harding Lane in the municipality of Central Saanich. The home is to be occupied by our family which includes my wife [REDACTED] and our young boys [REDACTED].

I was born and raised on Verdier Ave where my parents still live to this day and I take great pride in being from Central Saanich all while looking forward to raising our children in this community.

The reason for this letter is to reach an agreement with regards to an enlarged crawl space in the single family dwelling being constructed at 755 Harding Lane. This residence was granted a building permit in the summer of 2021.

When construction on the home commenced we were advised that our excavation would be deeper than originally thought due to finding acceptable bearing soil for the house to be located. Other factors contributing to the deep excavation included the fact that prior to our construction a home was once present on the property and removed prior to our purchase of the land. Remnants of the previous construction were found in the excavation area. Also, the home is a waterfront property and has seismic and geotechnical engineering requirements.

Once the excavation was complete our builder advised us that due to the excavation and elevations of the home, we would be left with a crawl space that was just under 8 feet. Our builder advised us that he had just completed another home in a different municipality where he installed a 6ft crawl space to accommodate mechanical, seismic specs, and overall ease for the trades and future work on mechanical systems. As with this home, ours too has significant mechanical requirements. Due to the south facing waterfront environment larger mechanical specifications are required to adequately heat and cool the home for our family. Also of note that with larger crawl space areas we are able to greatly lift our energy step code and have room to expand what we hope will be greener technologies in the future.

Being that the crawl space has no access to the outside with doors or windows, and it is clearly not intended to be living space due to all the mechanical work, we were under the impression that there would not be any issues with the size of the crawl space.

Recently we were informed by the builder that the municipality had taken issue with the depth of crawl space.

Our builder advised us that after speaking with the municipality several times to rectify the situation and proceed with our home, an agreement had been reached.

The agreement, as we understand is as such:

We will apply for a "site specific" re zoning of the property to allow for the taller crawl space. As this process may take some time we are to agree that if we are not successful in our attempt to re zoning we will take the appropriate measures to bring the residence into compliance with the municipal bylaws. We confirm our acknowledgment that the City will not issue an occupancy certificate on the property until the above has been resolved.

This letter is to confirm that we, [REDACTED], agree to the conditions as set out above. We also confirm that this letter details the proposal we are seeking. This being the text

amendment so our zoning allowing the additional crawl space height for the home. That space is approximately 7'11 tall and approximately 1560 Sq/ ft in size.

We hope that this letter is sufficient so that all parties are able to move forward in a progressive manner.

Sincerely,

A solid black rectangular redaction box covering the signature area.