

# Letter of Purpose

Duncan Walters  
70 2 ST SE  
Salmon Arm, BC,  
V1E1G8

Re: Construction of shop with above 2-bedroom suite - Requesting setback variance

To the members of Salmon Arm City Council,

I am writing to request a variance from the city's setback regulations for the property located at 70 2 ST SE, Salmon Arm. My intention is to build a 2-story detached structure with a shop on the lower floor and a 2 bedroom suite above. Currently the zoning states that a 4 m interior side setback is required. I am requesting a 1.5 meter setback from the North property line due to the following:

1. Due to parking congestion on 2nd street I intend to provide off-lane parking for the proposed suite. A 4 meter setback places the structure in the middle of the yard with little usable space adjacent.
2. Intend to construct a French drain parallel to neighboring property to the South in order to intercept water and divert to a previously installed storm drain. Would like the french drain to not be within the parking stall for its proper functioning.
3. When assessing the viability of constructing the building less than 6 meters in height (with associated 2 meter setbacks) it was noted that the usability of the shop would be greatly impacted.

I am committed to ensuring that the design and use of my property will be in harmony with the neighborhood and will not negatively affect the public welfare or surrounding properties.

Thank you for your consideration,

Duncan Walters