

26 October 2025

Dear View Royal Mayor, Council and Development Services Staff,

Thank you for consideration in reviewing this Temporary Use Permit to allow our family to continue to live in the existing carriage house single-family dwelling at 1 Bate Rd, View Royal whilst we construct our new house on the same property. This existing circa 1990s' dwelling is legally constructed.

As the current zoning of A-1: Rural only allows for one single family dwelling with secondary suite, we have been advised by View Royal Planning staff that a Temporary Use Permit will be required to be able to reside in the existing dwelling during the construction process.

It would be a major financial hardship if we had to decommission this building prior to construction of our new house and reside in alternative family accommodation off-site.

As construction on our new SFD completes, we intend to decommission, as agreed, to satisfy View Royal Development Services in order to maintain compliance to the zoning requirements. We anticipate a construction time of approx. 18months but understand construction delays are typical.

There will be no changes to the existing dwelling or existing access as part of this Temporary Use Permit application.

Yours truly,



Timo Vahamaki (owner)