

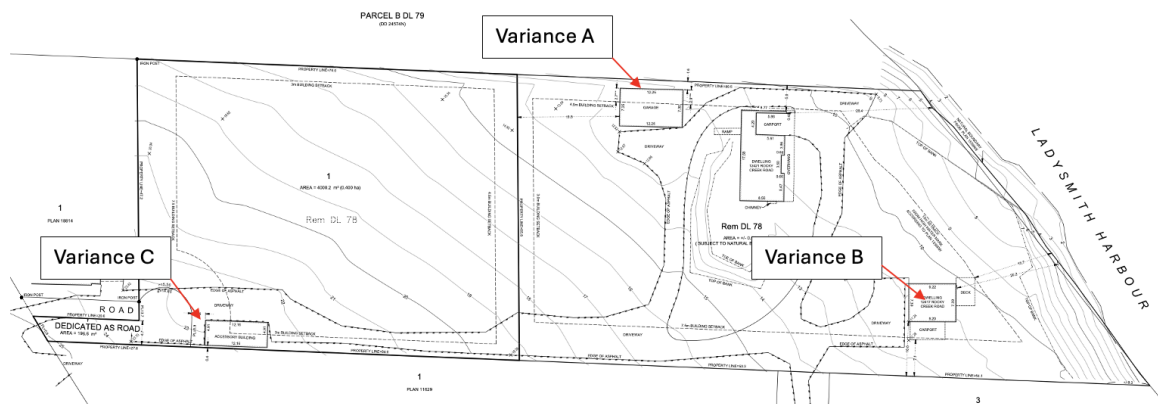
July 11, 2024

Dear Board of Directors,

RE: Rationale letter for proposed variances at 12421 Rocky Creek Road

Thank you for receiving and acknowledging our application and request for variances on the subject property. The property is located within electoral Area H and is within the Suburban Residential Zone (R2). The CVRD has an in-stream application (SA23H02) for a 2-lot subdivision of the subject property as well as a frontage waiver application for the remainder lot.

Proposed Subdivision Plan and Variances:



The requested variances are as follows:

- Variance A: Reduce the required setback for an accessory structure from 4.5m to 1.6m for an existing structure on the proposed remainder lot,
- Variance B: Increase the maximum permitted gross floor area of an existing accessory dwelling unit from 60m² to 68m²,
- Variance C: Reduce the required front yard setback for the existing accessory building on proposed Lot 1 from 7.5m to 2.6m.

The current lot has frontages on both Inkster Road Rocky Creek Road; however, the property was addressed assuming Rocky Creek Road as the frontage. The proposed subdivision utilizes the frontage on Rocky Creek Road for proposed Lot 1 and the frontage on Inkster Road for proposed remainder lot. Based on this reconfiguration, reduced lot areas, and the proposed dedication on proposed Lot 1 the above-noted variances are required and requested.

PlanUrban Land Use Consultants

Nanaimo, BC, V9R 3G2

The existing Accessory Dwelling Unit (ADU) located on the proposed remainder of the property has a total dimensional area of 68.06m². The maximum size of an ADU on lots with an area 0.2-0.79ha is 60m². The proposed variance results in a gross floor area variance of 8.06m². The unit is currently occupied by tenants and is intended to be used for this purpose long-term. The variance will result in retaining the existing unit which contributes to valuable local rental housing stock.

