

PlanUrban Land Use Consultants

Nanaimo, BC, V9R 3G2

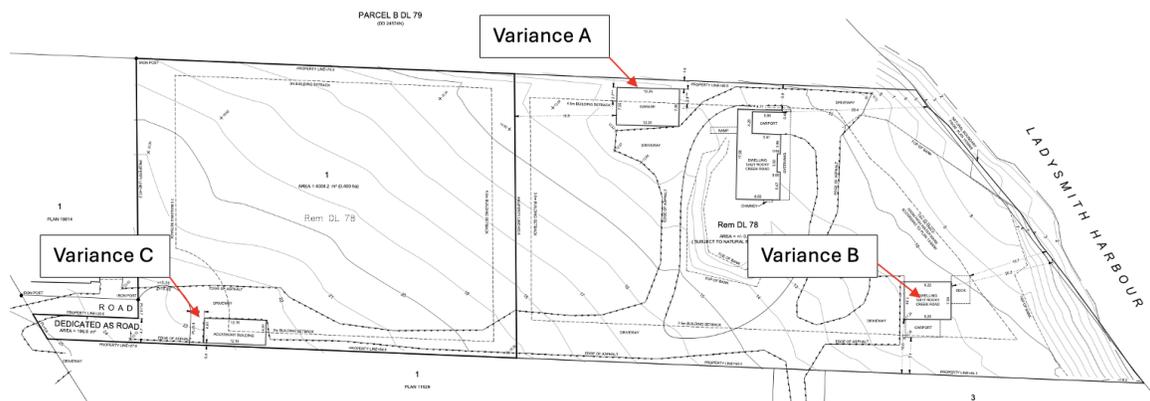
July 11, 2024

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:

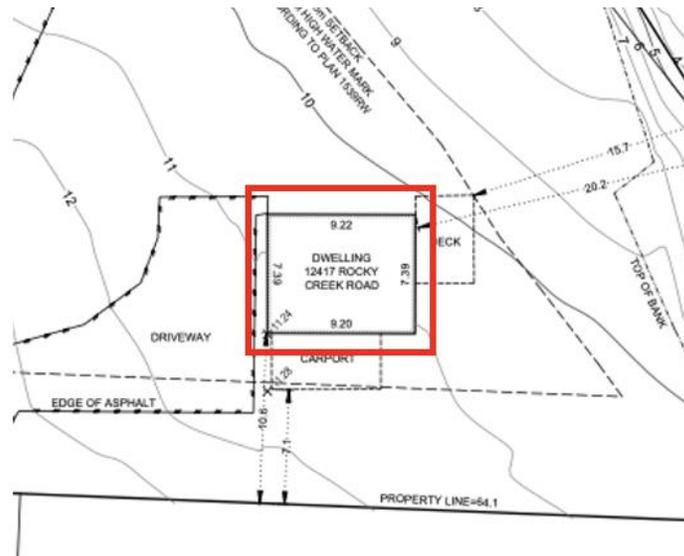
- Variance A: Reduce the required setback for an accessory structure from 4.5m to 1.6m for an existing structure on the proposed remainder lot,
- Variance B: Increase the maximum permitted gross floor area of an existing accessory dwelling unit from 60m² to 68m²,
- Variance C: Reduce the required front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

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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.



The proposed variances will result in retaining the existing accessory buildings and ADU. There are no perceivable impacts to adjacent property owners since there is no change to the existing site conditions and buildings were constructed in approximately 1962. The owners do; however, intend to demolish the existing single-family dwelling and accessory building on proposed Lot 1 and construct a new single-family dwelling on both proposed Lot 1 and the remainder lot once the subdivision is complete.

We feel the requested variances meet the test of reasonableness and hope the CVRD Board considers issuance so the owners can proceed with the proposed subdivision.

Respectfully submitted,

Dave Pady, RPP, MCIP
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