

To: CVRD Development Services

Subject: Letter of Rationale for Stand Alone Carport Variance Request for 11193 Chemainus Road.

We are proposing to construct a stand-alone carport in front of the existing double car garage on our property located at 11193 Chemainus Road. PID: 000-284-041. The existing garage was built approx. 30 years ago and a variance permit was obtained for the garage by Bryanston Construction who managed the construction of the garage. The variance was for encroachment within the 7.5m setback from the road side property line. This was required as the garage couldn't be located any further north (closer to the Stuart Channel) due to the shape and slope of the property as well as not wanting to disturb the existing large Fir and Cedar trees that help support the slope stability. Additionally, there were cement retaining walls that were installed at the time of garage construction that protrude out from the garage foundation and these are what we are proposing to be used as the foundation for the carport. This means no ground disturbance is required. Therefore, the only available place to put the proposed carport is directly in front of the garage and will encroach on the 7.5m setback as per attached site plan.

Respectfully,

Glen and Karen Myck