

9

Proposal Summary

We are requesting 2 variances to construct a legal and rentable 2 bedroom carriage house. We are asking for a variance on height of the roof of the carriage home. Taking into consideration the incline of our lot, the roofline of the carriage house will be greater than the roofline of our home, but we will not be blocking anyone's view as we have no neighbors behind us. As well, we are asking for a variance for the size of the carriage house in relation to our home. We have a relatively small home on a larger lot, and wish to construct a high quality carriage home, so we would like to have the max square footage to do this perfectly.

We propose the construction of a 2 bedroom and 2 bathroom carriage house above an existing detached shop located on our property. This property is our primary residence and the carriage house will be rented out long term to generate a quality rental for our area.

We back onto very steep crown land so will not be impeding anyone's view. As well, we have been very cognisant of window location to mitigate the possible infringement of our neighbor's privacy. There will be only one small window on one side, with the focus of the windows and doors facing the crown land and the front of the property. We will be providing off street and covered parking attached to the carriage house.

We have a natural barrier of tall cedar trees along each side of the property to add privacy for all parties.