

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria.

The proposed addition to the carport and addition of a second storey on top of the carport does not defeat the intent of the bylaw because it will not shadow neighbouring properties or obstruct any existing views. The addition will also allow parking for 3 vehicles in the driveway and is set back from the Ministry of Transportation Highways and Infrastructure roadway.

2. A variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria.

With the significant amount of driveway, the carport addition will not adversely affect the adjacent property because it will not shadow any structures or hinder any views. Being that the proposed property is at the end of a cul-de-sac there are no adjacent neighbouring properties to this development. There are no public lands nearby. The variance proposed will allow for a 4.62m set back from the property line to the house and 3.82m aerial set back. This development would still allow for two cars to be parked in the driveway and additional cars down the gravel parking space along the side of the house. Even with the proposed development the edge of the carport would be 15.98m from the Ministry of Transportation and Infrastructure roadway. In addition to the two-car garage this would allow for ample parking.

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria.

This variance is a unique situation because the length of the driveway is larger than those in the other parts of the neighbourhood. This property is also unique in the fact that is the only structure located at the end of the cul-de-sac. The addition to the carport will allow for a bedroom and summer kitchen to be relocated from the main house to a room above the carport and will allow for the expansion of the main house to accommodate a growing family.

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria.

Extending on the carport to build a structure above the carport is the only options that is feasible to the existing house because it is the only part of the house where a second storey addition can be added and therefore reducing the amount of addition that would otherwise be made to the front of the house. By utilizing the upper portion of the carport, the footprint of the house will be kept at a minimum.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria.

The variance will not negatively affect the natural site characteristics or environmental qualities of the property because the addition will be developed in an area where ground disturbance for a water service and driveway currently exists. With the addition being added to the north of the house it is being developed away from McLean creek located at the south end of the house. This addition and renovation will add value to the neighbourhood by creating improvements to the property at 128 Kent Place and at to the end unit of the cul-de-sac that is the most visible to the main road being Devon drive.