

Written rational for the variance request.

The owners of 9270 Emerald Drive are applying for variances to address existing conditions of the property. The rationale for this variance is to maintain the existing dwelling location and established plantings which encourage positive drainage without erosion. This proposal improves vehicle and pedestrian access to the existing dwelling and proposed addition. There are no negative impacts to neighbouring properties or streetscape.

Presently the Northwest rear corner of the existing dwelling projects into the 3.0M side yard setback by 0.3M.

There is a structural post at the Southwest front corner that projects into the front 7.6M setback by 1.38M.

The Southwest corner of the existing dwelling projects into the front 7.6M setback by 0.1M.

Variance requested:

- a) Existing dwelling south side setback to be varied from 3.0m to 2.7m. This is a condition related to the original development of the property.
- b) Existing dwelling front setback from 7.6m to 6.22m to accommodate the front corner of existing dwelling and existing post supporting a weatherproof deck that provides protection to the main entry to the dwelling.
- c) Regrade the existing driveway to comply with Parking Bylaw 303, 2015. Reduce the slope by 1.1M and re establish 2 conforming parking stalls on the property within 1.1M of the front Property Line.

There is a shed at north side property sited in 3m side setback at 0.8m from property line. The owner is proposing to remove the shed.