

## Staff Report

Date: April 21, 2022  
To: Mayor and Council  
From: Chief Administrative Officer  
Re: Application for a Development Variance Permit for construction of a covered carport at 340 Grants Lake Road -Legally Described as Lot C, Block 26 Plan VIP59758 (PID 018-933-718)



---

### APPLICATION

An application for a Development Variance Permit for the construction of a covered carport has been received from the owners of a vacant property described above. The owners have given written reasons for the location of the proposed carport.

### PROPOSAL

The owners of the property legally described as Lot C, Block 26 Plan VIP59758 (PID 018-933-718) with a civic address of 340 Grants Lake Road proposes to construct a new residence and a carport (see attached site plan) at the foregoing described location.

### Zoning

The property is zoned Urban Core (R-3) which requires a Front Lot Line setback of 7.5 metres for both the principal and accessory structures. The owners of the property herein described are requesting a front-line setback reduction to 4.117 metres for the proposed carport.

### DISCUSSION

The proposed carport is of a relatively small scale and its location will not hinder any sight lines. The application for variance has been referred to the adjacent neighbours for input.

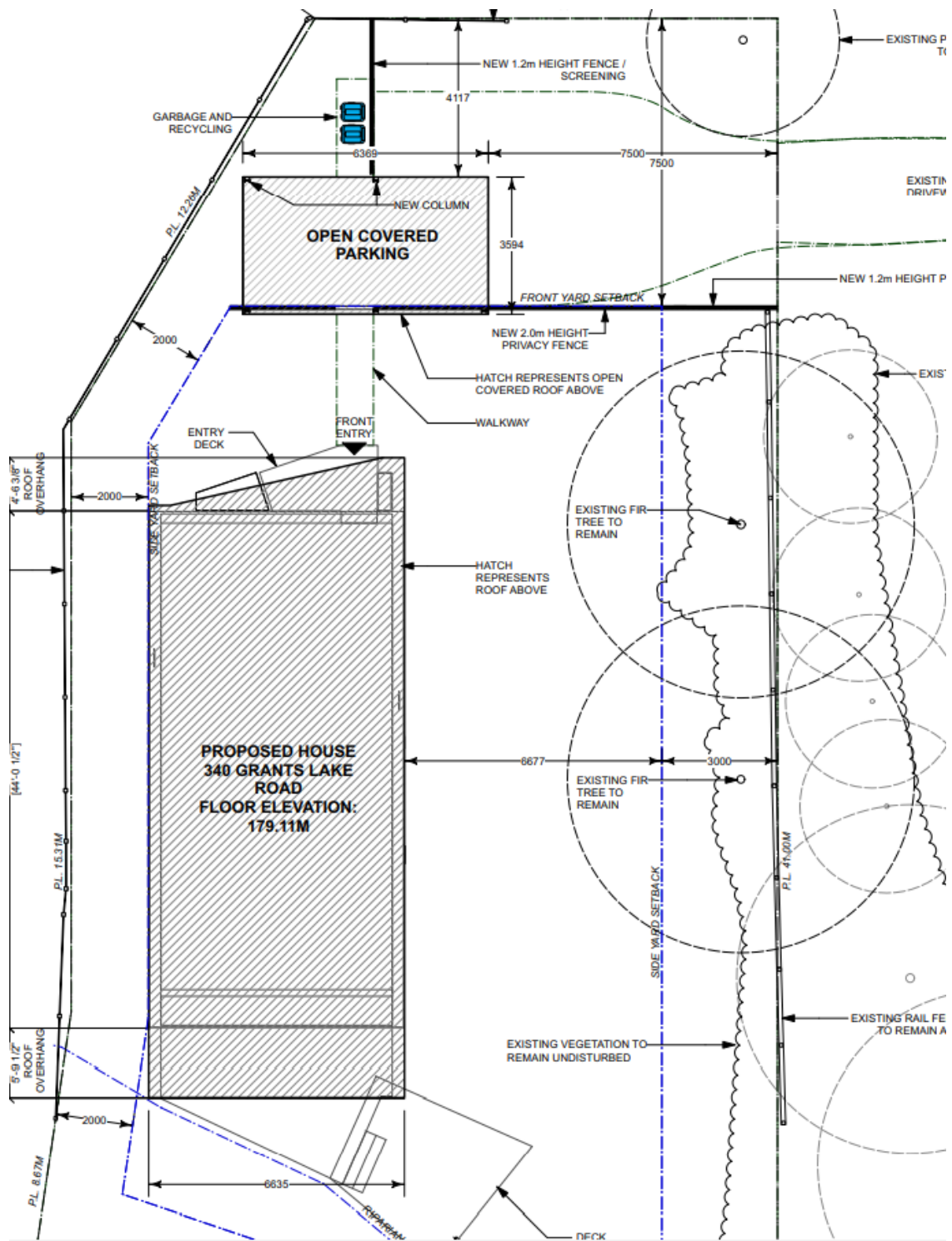
## **STAFF RECOMMENDATION**

That the Front Lot Line setback be varied to 4.117 m. for the carport so long as all other setbacks and zoning and building requirements for the proposed improvements on Lot C, Block 26 Plan VIP59758 (PID 018-933-718) with a civic address of 340 Grants Lake Road are met or maintained.



---

Joseph A. Fernandez



Proposal for Lot C, Block 26 Plan VIP59758 (PID 018-933-718)