



**STILLWATER**  
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**January 27, 2025**

**Mayor Sid Tobias and Council**

c/o View Royal Town Hall

45 View Royal Avenue, Victoria BC V9B 1A6

Email: [mayorandcouncil@viewroyal.ca](mailto:mayorandcouncil@viewroyal.ca)

Dear Mayor and Council,

Please accept this letter as part of the variance permit application describing the rationale and justification for the proposed construction of a carport in the “front yard” at 3560 Highland Road, in View Royal BC.

The subject property, which has been in the owner’s family for over a century, is situated at Pike Lake in the Township of View Royal, BC. The property is zoned A-1 Rural and approximately 13.2 acres in size, where a new single family dwelling (SFD) is currently being constructed as the principal building (as shown in Figure 1). The property is private, heavily treed, with no public access.

Rationale for Variance application:

1. The owners are seeking a technical variance to Bylaw 4.6.2c, that stipulates no accessory structures can be constructed in the “Front Yard”
2. The owners are also seeking a variance on the total maximum area for all accessory structures from 60 m<sup>2</sup> to 61 m<sup>2</sup> (53.4 m<sup>2</sup> Carport (open with gravel base) + 7.6 m<sup>2</sup> Existing shed), as per Bylaw 4.6.6. The design of the carport is shown on Figure 2.



Justification:

#1.

The property is large, treed, and very private; therefore having the carport in the “front yard” should pose no concerns to the public. A thoughtfully designed structure placed over 500 metres from the main road will not negatively affect the aesthetics of the community.

The proposed carport compliments the surrounding area and is consistent with the existing aesthetics of the rural area. The proposed carport would not impact existing public infrastructure (e.g. sewer, storm sewer, water, roads, sidewalks, etc.). The immediate neighbours are completely out of sight from the new home and proposed carport, therefore there would be no streetscape impacts to the neighbours.

The location of the proposed carport (as shown in Figure 3) was selected so that electrical power from the house could be run to the carport economically, and so the owners could park their vehicles close to their new home for safety reasons. Alternative locations were evaluated, however; the area to the north is uphill and heavily forested, the areas to the south and west are near the 30 m zoning setback and are not feasible options for the construction of a carport.

The design of the proposed carport compliments the look of the house and complies with existing bylaws where it is less than 4.5 m in height, less than 7.5 m in width, is separated from the principal building by more than 2.4 m, and is greater than 1.2 m away from all lot lines. The proposed location, building height, size, and orientation of the carport relative to setbacks and streetscape make this structure very difficult if not impossible to see from adjacent properties or public lands.

Prior to obtaining a development permit and building permit for the principal building, an arborist was consulted to inventory the trees on the property, (Arborist Report – Pike Lake Lot #1 Highland Rd – View Royal, BC – Stillwater Design July 1, 2023), included in supplementary information. Prior to the construction of the proposed carport, potential hazard trees will be inspected by a certified Arborist. Trees identified as “danger trees” will require removal. During construction, removal of any trees will be mitigated by a 2:1 replacement of trees.



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Justification:

#2.

The area of the proposed carport is 53.4 m<sup>2</sup> (just large enough for two vehicles). The area of the existing shed is 7.6 m<sup>2</sup> in size. The existing stand alone “wood deck” was a temporary platform as part of a wedding trellis and has since been removed from site. The combined area of the proposed carport and the existing shed is 61 m<sup>2</sup>, exceeding the maximum allowable area of accessory structures by 1.0 m<sup>2</sup>. The existing shed houses yard maintenance related materials and equipment, and is in proximity to the owner’s vegetable garden area. Removing this shed would eliminate necessary storage and create unnecessary construction waste that would be sent to the Landfill. For context, the Site plan of the property is attached as in Figure 1.

Thank you for your time and consideration,

Tom Labelle  
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**SITE PLAN FIGURE 1**



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