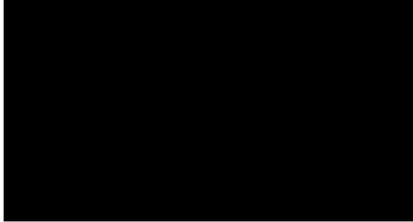


JENSEN

RESIDENTIAL DESIGN SERVICES



June 5, 2026

Letter of Clarification for Requested Variance for 607 West Bench Hill Road

The current residence sits well below street level (9'-0" or 2.75m), and with the access drive sloping into the front yard (Photo 2) through the roadway setback, there is limited possibilities for placement of a covered structure for the client's vehicles within the front of the property and at a level consistent with the main floor of the residence.

The area that is being proposed for the new double car carport is the current uncovered paved parking area that the clients use (Photos 1 and 3).

There is no other location at the front of the residence that might be utilized that would not require a larger then requested variance to the Frontyard Accessory Structure Setback of 9.0m, or if attached to the residence the 7.5m Frontyard Main Dwelling Setback.

The next area open for development, accessible from the driveway and within the requested RDOS setbacks would be to the Northwest corner of the residence, but has a 1.0m drop from the front access drive and would require the complete removal of the septic system and relocation of said system to another portion of the property at a significant cost. The property line adjoining this area to the North is the top of the bank sloping down into a gulley on the North adjoining property. The property transitions from a Silt Bluff Hazard Zone to a Sinkhole Hazard Zone within that area as well, so adding that much construction fill material (1.0m) (Photos 4 and 5) to create a level with the driveway build platform would create an unwanted additional loading (possibility of sluffing) to the North property line/top of slope of bank.

The new structure would be built below the maximum allowable height of 4.5m (14'-7") (Drawing 2, A-303 of the attached submission), and partially sunken into the topography of the West and South slopes of the property. With the West (lower) to East (higher) slope direction of the roof design, the new structure will be less conspicuous as it will slope in the same direction as the main residence and flow over it. From the roadway higher above, there will be very little of the massing of the roof viewed due to the top of the access driveway blocking much of it (Photo 6).

607 West Bench Hill Road Letter of Clarification for Variance - Page 2

There has been a Geotechnical report completed by Ground FX – Amber LaComte stating that this area is acceptable for construction of the retaining and structure (please see attached), and an email from the Ministry of Transportation – Rob Bitte stating that their department does not have issue with this proposed development (please see attached). The Clients have also canvassed the neighbours to explain the proposed additions and the Variance and to ask for a letter of support from as many neighbours as possible (please see attached).

The proposed carport and areas requiring the variance are shown on drawings sheet A-201. If there should be any additional information required or any further clarification, please do not hesitate to contact my office.

Regards,
Dean Jensen

