

Contents

1. 3D Image with 4 key points

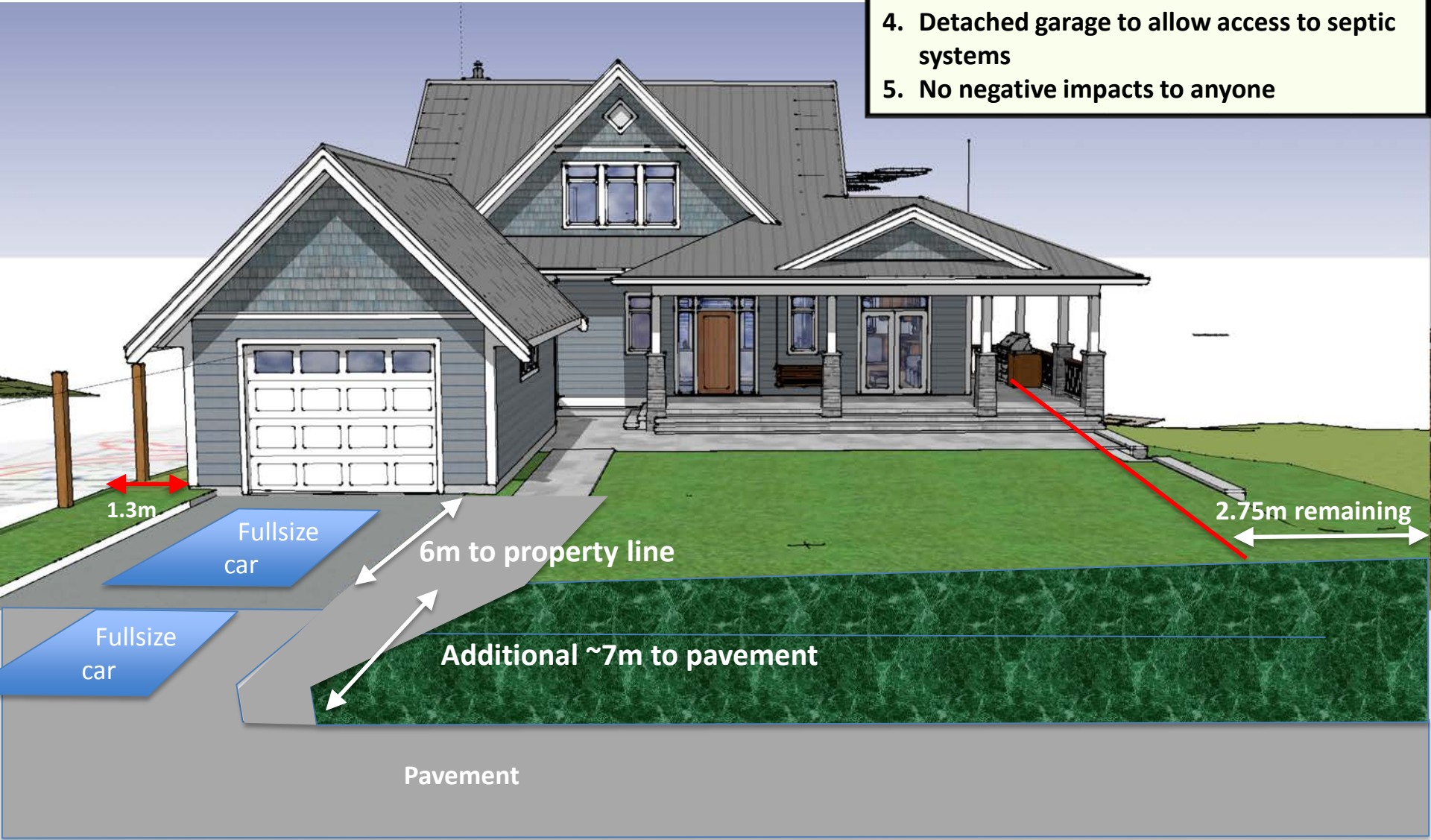
2. Backup Materials for Q&A

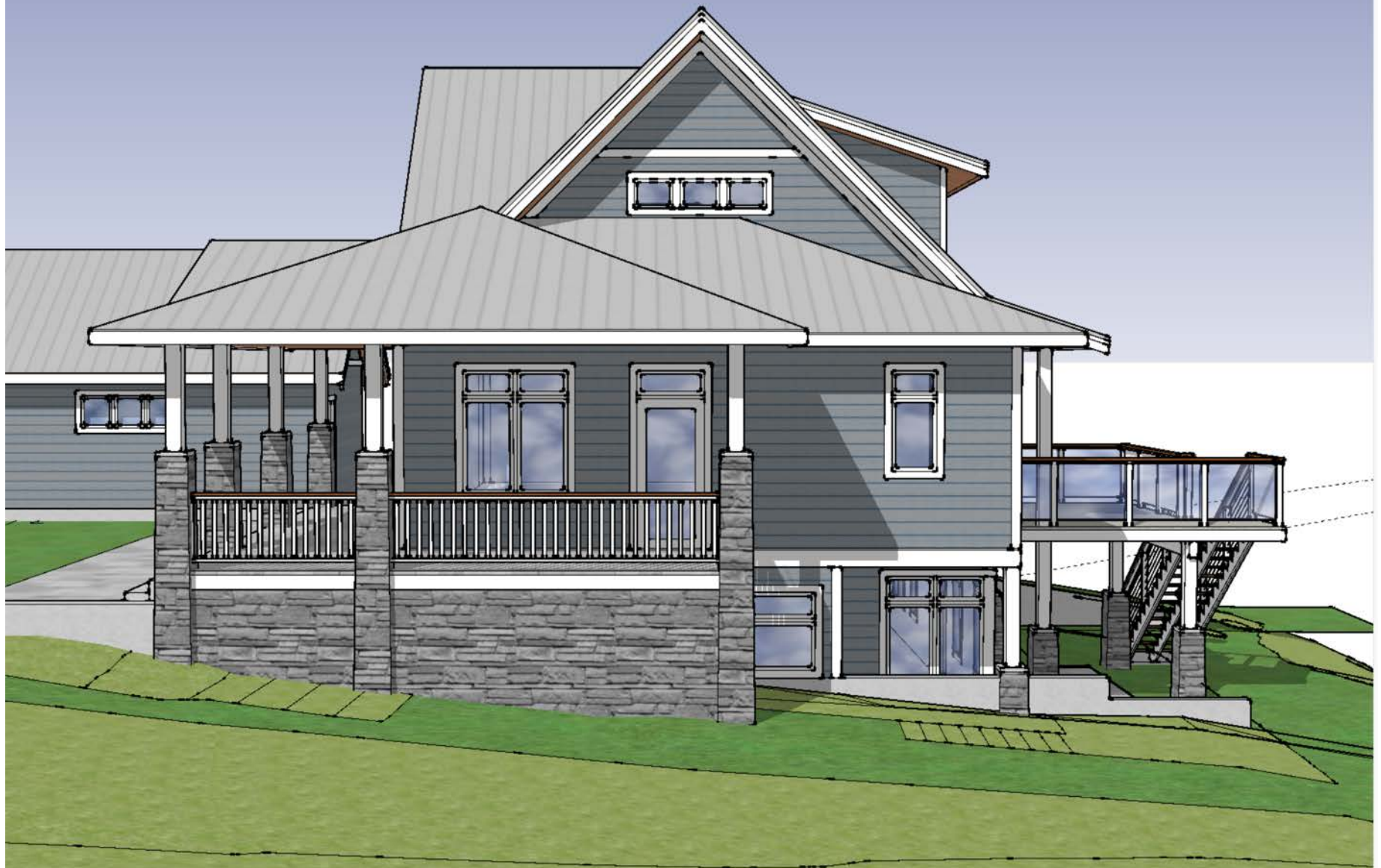
- Other 3D perspectives
- Photos of existing
- Water quality and need for roof area
- The steep slope and its impact on building space
- Design drawings with key distances and dimensions

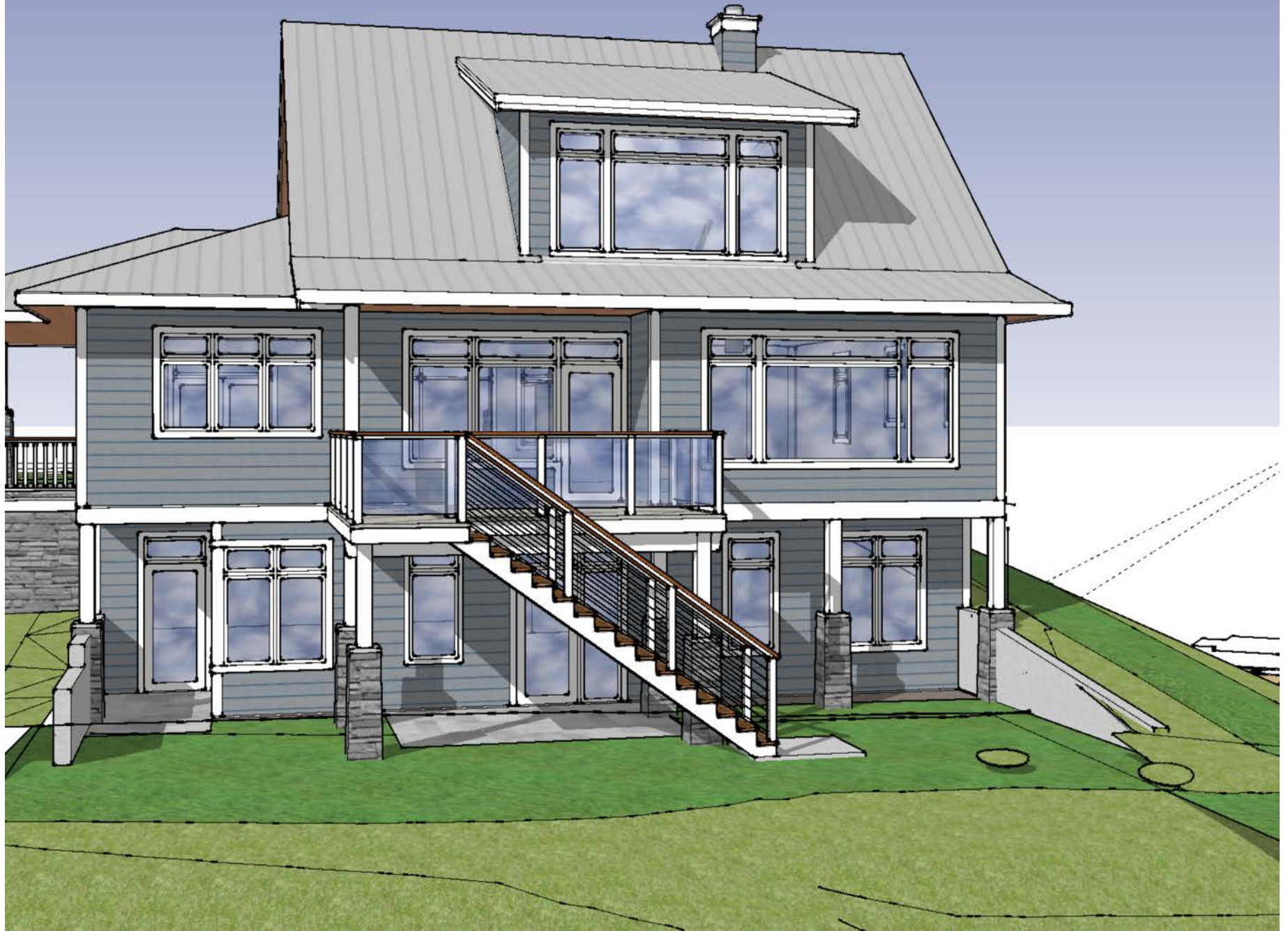
Coming soon to 5956 Aldergrove Drive?

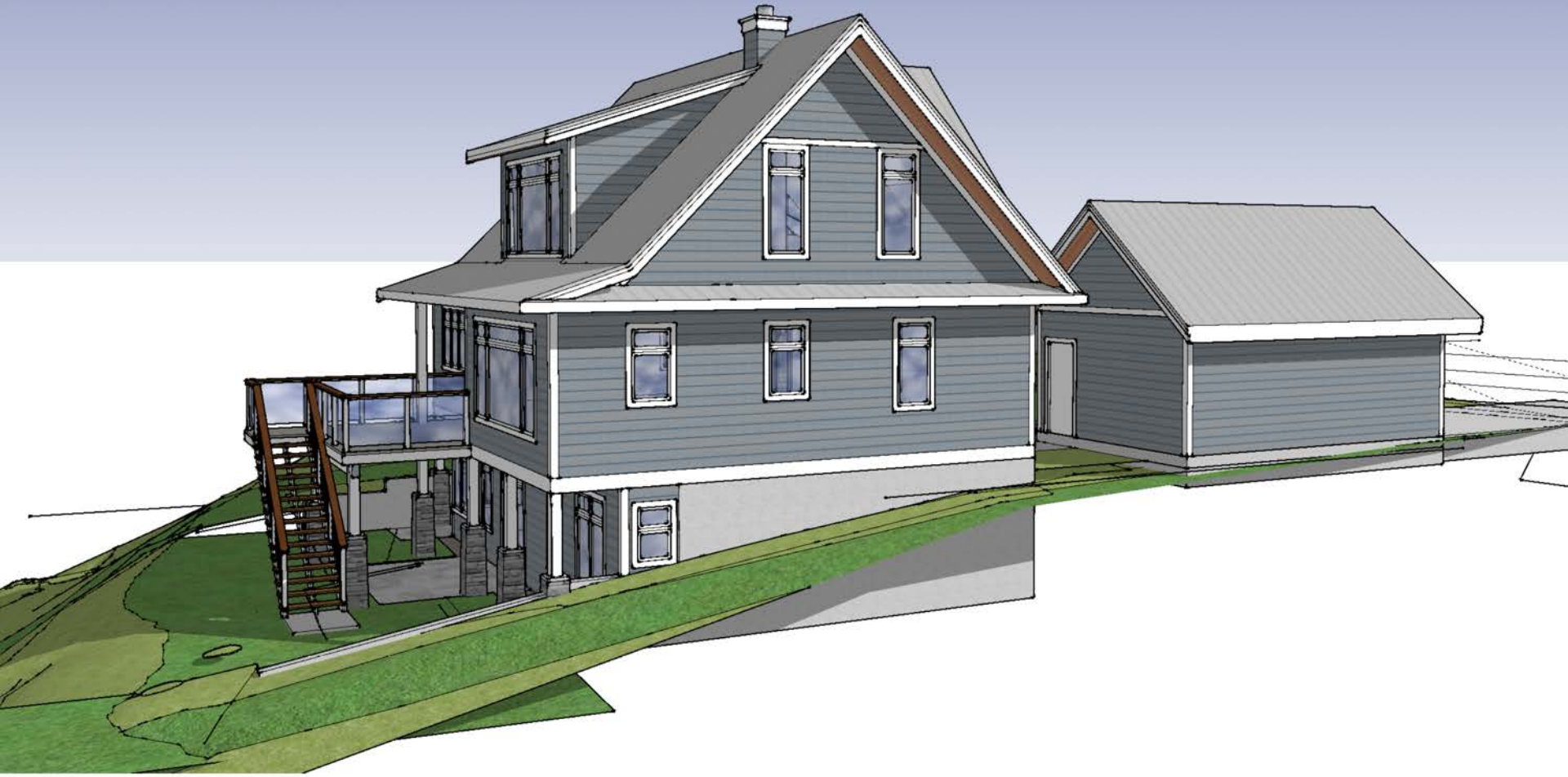
Key Points:

1. Modest house, single garage
2. Tightly constrained building site
3. Roof area over the porch needed for Rainwater Harvest
4. Detached garage to allow access to septic systems
5. No negative impacts to anyone





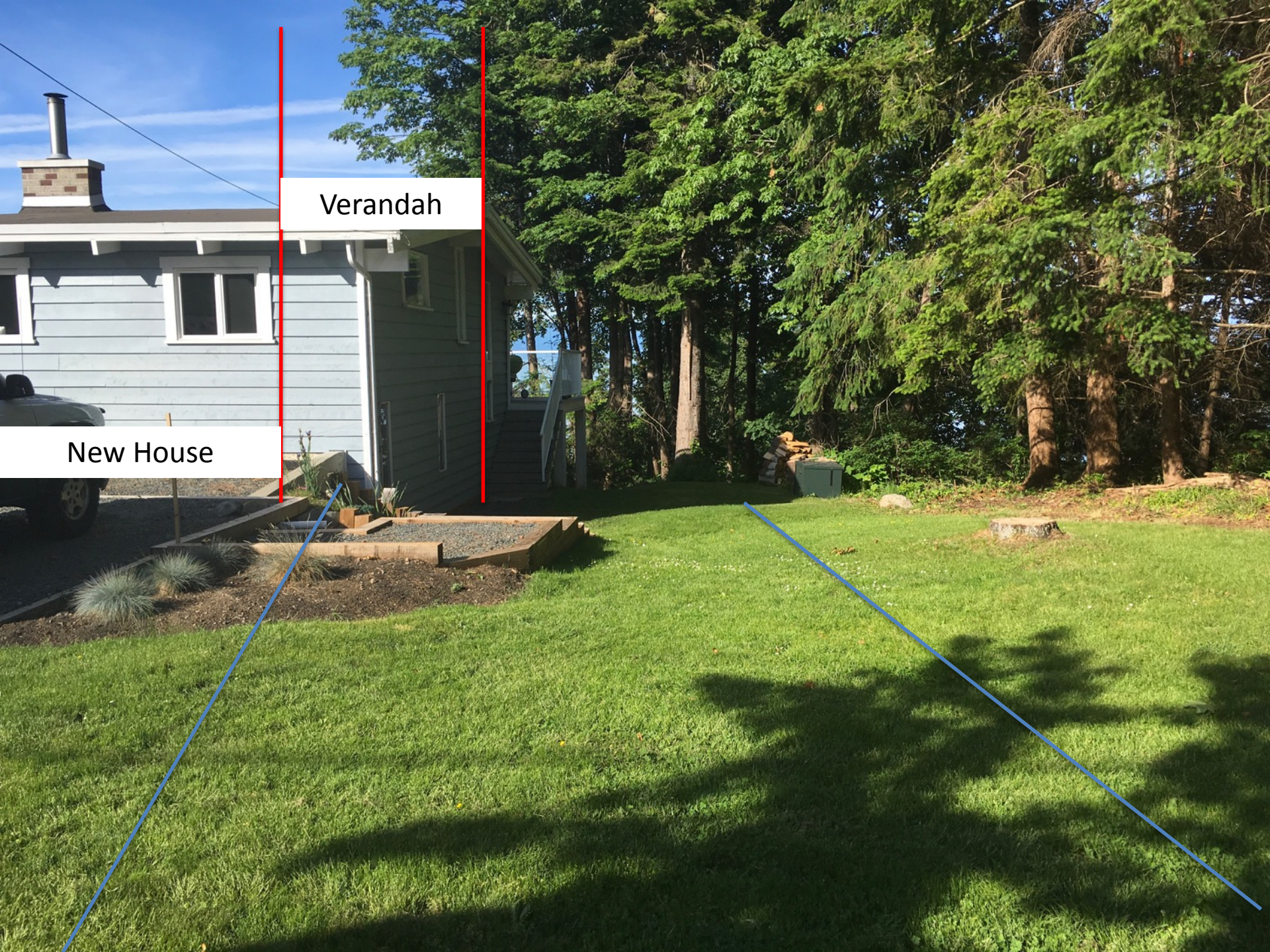




VIEW FROM NORTH SIDE

A 001





Verandah

New House



Well Water – Poor quality, difficult to treat

Water Well

- Believed 200+ feet deep
- Unregistered
- Poor completion
- In only location on lot

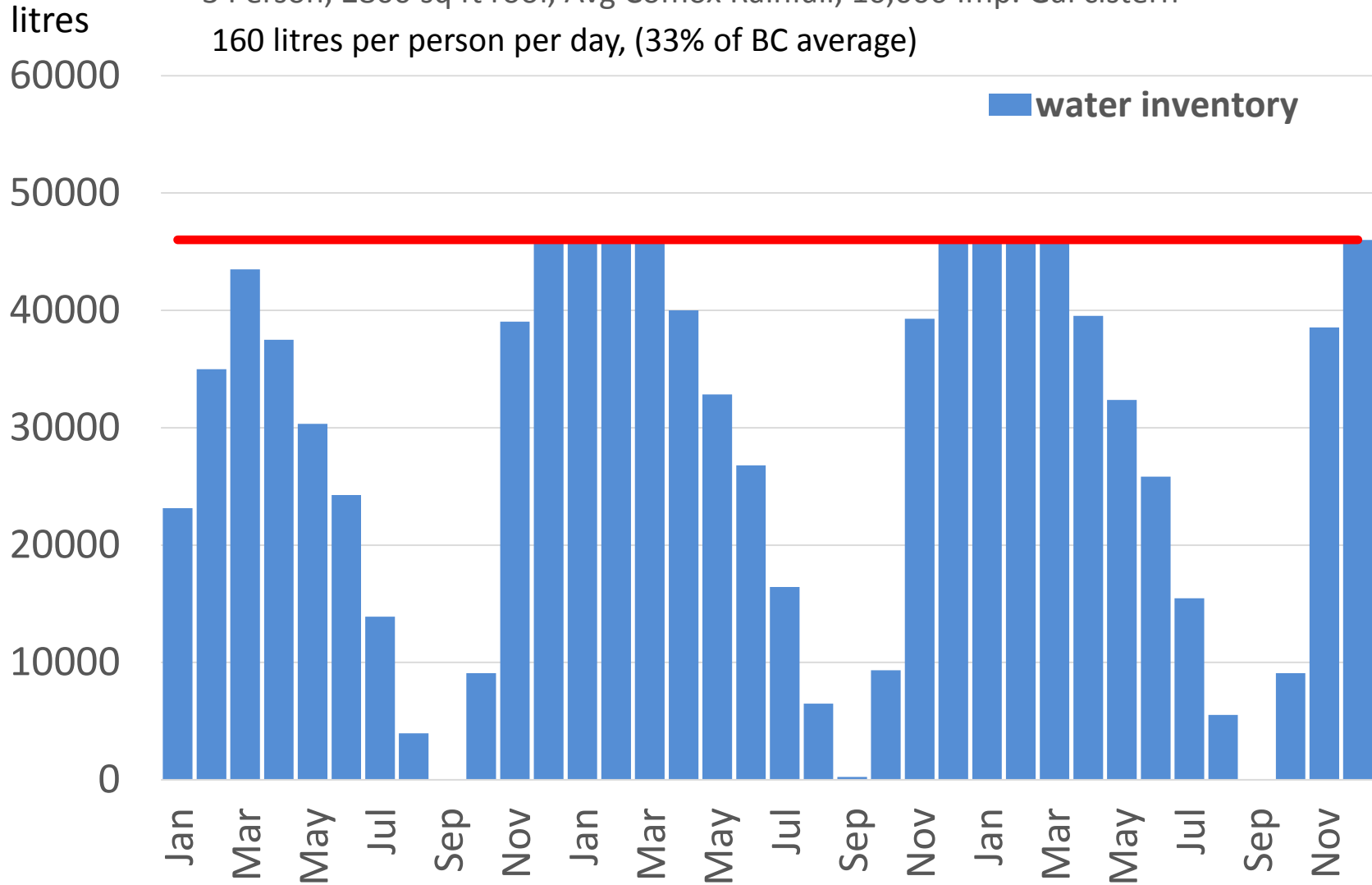
Water Chemistry

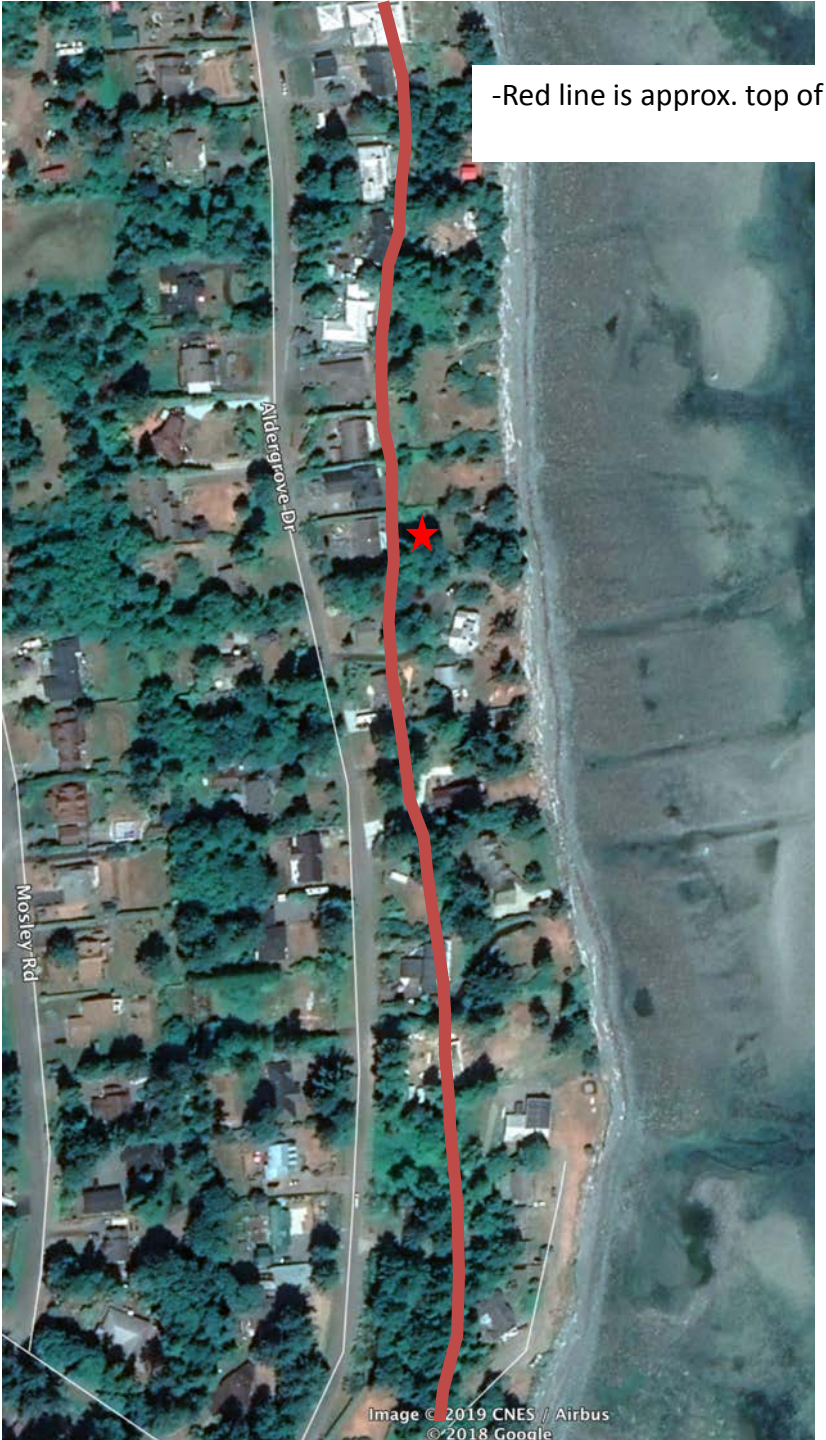
- Tested multiple times
- Iron, TdS, Tannin, chlorides
- Safe but stains and smells
- Requires RO system, expensive, wasteful



3 People Case: water 11 months out of 12.

3 Person, 2800 sq ft roof, Avg Comox Rainfall, 10,000 Imp. Gal cistern
160 litres per person per day, (33% of BC average)





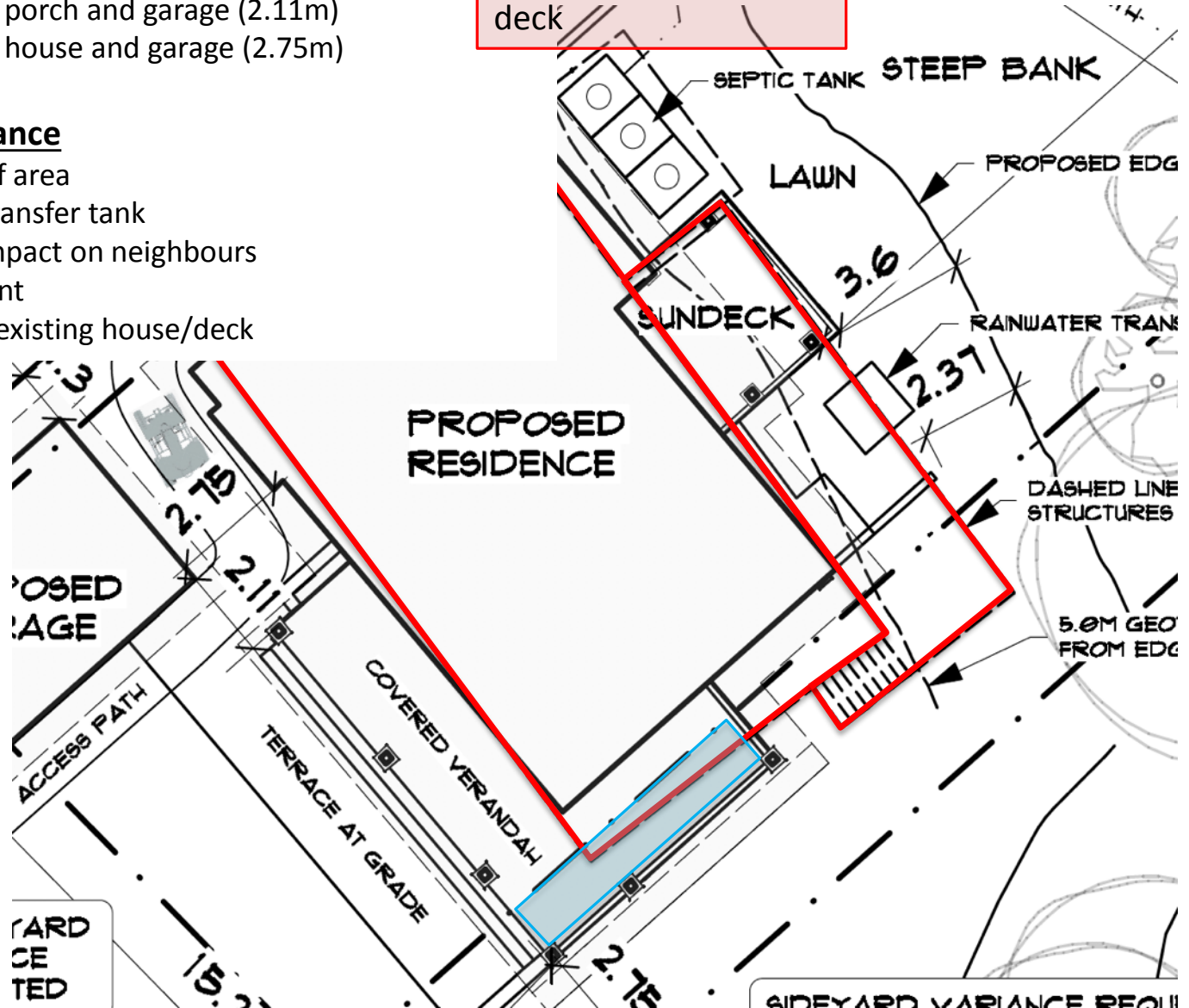
-Red line is approx. top of bank

Garage Related Variances (2)

- Allows access to septic tank and pathway
 - Space between porch and garage (2.11m)
 - Space between house and garage (2.75m)

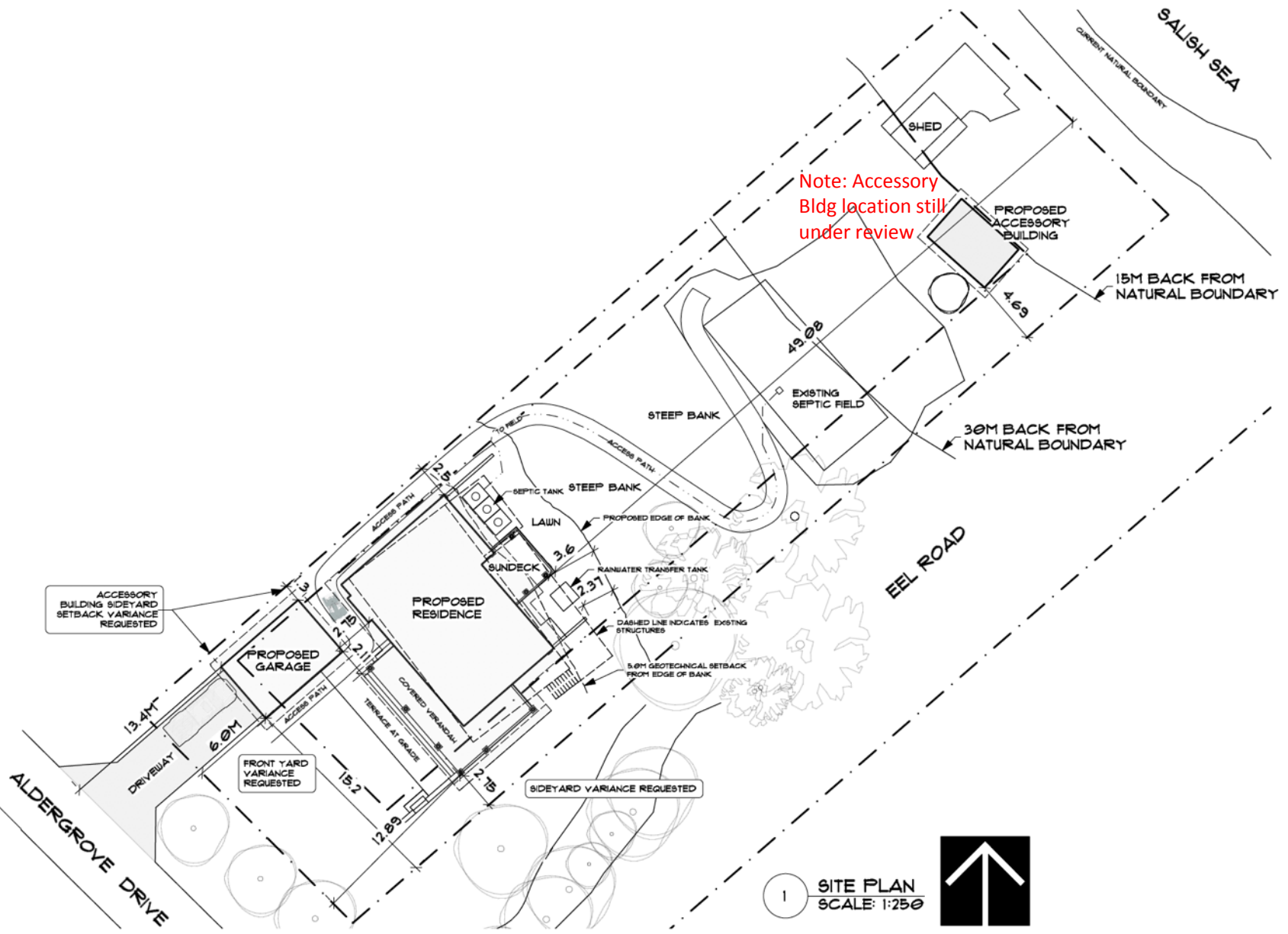
Eel Road Setback Variance

- Provides valuable roof area
- Maintains access to transfer tank
- Has no detrimental impact on neighbours
- Has MOTI endorsement
- Encroaches less than existing house/deck



Red lines depict existing house and deck

New house encroachment



ACCESSORY BUILDING SIDEYARD SETBACK VARIANCE REQUESTED

FRONT YARD VARIANCE REQUESTED

SIDEYARD VARIANCE REQUESTED

Note: Accessory Bldg location still under review

1 SITE PLAN SCALE: 1:250

