

PROPERTY DESCRIPTION:

Civic address: 203 West Bench Drive

Legal Description (e.g. Lot, Plan No. and District Lot):

Lot 31, Plan KAP5817, District Lot 5076

Current land use:

residential SH5

Surrounding land uses:

residential SH5

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: Minimum setbacks

Section No.: 15.5.5 b) accessory building or structure

Current regulation: (i) 9.0 meters and (iii) 1.5 meters

Proposed variance: Install solar on driveway retaining wall at property line. Front property setback at 7 meters and side property like at 0.1 meters.

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

We would like to install a ground mount solar panels along the fence line

25x 620 watt panels

See attached pictures

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

This is the only line on the property for a ground mount, the install will be on the interior side parcel line along the fence, with a fence and trees blocking the install from the neighbours property line.