

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:

The Small Holdings West Bench (SH5) Zone is intended to allow for low density housing, on large lots. This lot is 0.33 ha, or 0.8 of an acre. The neighbouring homes are widely spaced, and because of the sloping topography, do not impede on neighbours views.

The existing home at 2622 West Bench Drive was placed high up on the lot, as is common in this neighbourhood, to maximize views. There is an existing driveway on the uphill side. The proposed variance will allow for the construction of a new garage on the footprint of the existing driveway.

The variance is consistent with the general intent of the SH5 zone, as it allows for a moderate addition to the existing house, without detrimental effects on the natural landscape or the neighbouring homes.

The proposed variance is necessary because of the placement of the original home so close to the rear setback. The existing driveway is the only level area on the lot, with access to the entry level of the home.

Strict compliance with the 7.5 metre setback would not allow sufficient space for the proposed garage to be constructed.

The variance to a 2.5m setback allows for construction of the garage on the footprint of the existing driveway, and avoids impacts on agricultural uses and natural landscapes elsewhere on the lot. It will not be visible from the street, nor will it effect views for the neighbours.