DP + DVP Application Letter

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Unit 1B – 5401 Hamsterly Road, Victoria, BC, V8Y 1S4 : 250-818-7235

Re: Development Permit + Development Variance Permit Application – 322 Plaskett Place, Esquimalt, BC

To Whom It May Concern,

We respectfully submit this letter in support of a Development Variance Permit (DVP) application for the property located at 322 Plaskett Place in Esquimalt, BC.

This application pertains to the installation of shoreline access stairs and a landing within Development Permit Areas (DPA) #1 – Natural Environment and DPA #2 – Hazardous Conditions. The stairs, constructed recently along the south property boundary, replace a former access route that existed nearby and was removed.

The primary objective of this work was to re-establish safe, controlled access to the shoreline in a manner that minimizes ongoing disturbance to the surrounding environment. The new structure has been carefully designed using an aluminum frame and composite decking on discrete concrete footings, resulting in a durable, low-maintenance solution with reduced long-term environmental impact. Importantly, the footprint of the new installation (22.7 m²) is comparable to the previously disturbed area associated with the historic access (approximately 20 m²), thereby avoiding any meaningful expansion of site disturbance.

We acknowledge that the stairs and landing were installed without prior municipal approval. This application is intended to rectify that situation transparently and responsibly, and to seek authorization for the retention of the structure as built.
A detailed environmental review has been completed by a qualified professional biologist. The findings indicate that the installation is located within an already altered portion of the shoreline, characterized by a mix of native and invasive vegetation, and previously impacted by historic access and yard waste deposition. The report further confirms that the selected construction materials are appropriate in the context of DPA #2 guidelines, as they are not expected to leach harmful substances into the surrounding environment over time.

We are committed to undertaking the recommended mitigation and enhancement measures identified in the environmental report. This includes the removal of invasive species, restoration and replanting with native vegetation where able, and additional measures required by the R P Biologist in the report to improve the ecological function and stability of the shoreline. These actions will result in a net environmental benefit compared to existing conditions.

The variance requested is to permit the retention of the existing stairs and landing within the DPA setback, recognizing the as-built condition. Given the comparable footprint to historic disturbance, the use of environmentally appropriate materials, and the commitment to ecological restoration, we believe this request represents a reasonable and balanced outcome that supports both environmental stewardship and safe shoreline access.

We appreciate your consideration of this application and welcome the opportunity to work collaboratively with the Township of Esquimalt to ensure a positive and environmentally responsible resolution.

Please do not hesitate to contact us should you require any additional information.

Sincerely,
Duane Ensing, Innovate Design Collective
On Behalf of homeowner