



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BOARD OF VARIANCE

MINUTES OF SPECIAL HEARING HELD AUGUST 19, 2015

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Board Members: Darwin Robinson, Louise Huybrecht, Loredana Feraru

Secretary: Bill Brown, Director, Development Services

Recording Secretary: Pearl Barnard

1. CALL TO ORDER

The meeting was called to order at 4:42 p.m. by the Board of Variance Secretary

2. ELECTION OF BOARD OF VARIANCE CHAIR

Darwin Robinson was elected as chair for the Board of Variance

3. Board of Variance Application No. 000006

On Site – 1326 Lyall Street

Applicant: Angie Rashbrook

No correspondence was received

Bill Brown, Board of Variance Secretary introduced the Board Members. Mr. Brown outlined that the applicant has requested a variance to Section 17 of Zoning Bylaw No. 2050, for a relaxation in the side setback for the proposed heat pump from 6.0 metres to 2.4 metres from any property line.

The applicant, Angie Rashbrook presented the application explaining where the heat pump would be located and the reason this particular unit was chosen – small unit, energy efficient with low sound decimals. She explained that a variance is required due to the size of the lot; she was not aware of the Bylaw requirements and was advised of this when a final inspection was done at 1328 Lyall Street.

IN ATTENDANCE

Nine residents were in attendance and comments included:

- Residents were opposed to the heat pump
- Concerns with noise issues
- Property hasn't been developed yet, applicant should look at an alternative solution
- Located directly in sight line; suggestion was to consider putting it between the two houses.

RECOMMENDATION:

MOVED by Loredana Feraru, seconded by Louise Huybrecht that the Board of Variance **not approve** the relaxation of Section 17 of Zoning ByLaw No. 2050 for the proposed heat pump from the required 6 metres to 2.4 metres of the property line.
The Motion **carried unanimously**

Board of Variance Application No. 000007**On Site – 1328 Lyall Street****Applicant: Angie Rashbrook**

No correspondence was received

The applicant has requested a variance to Section 17 of Zoning Bylaw No. 2050 for a relaxation in the setback for a proposed heat pump from 6.0 metres to 1.2 metres from any property line.

The applicant, Angie Rashbrook presented the application and explained that they were unaware of the setbacks regarding heat pumps and they are retroactively applying for a variance.

The chair asked the homeowner to turn the heat pump on.

IN ATTENDANCE

Nine residents were in attendance and comments included:

- Residents were opposed to the heat pump
- Concerns with noise issues
- Adjacent property owner have concerns with noise issues, will be used to cool in the summer and heat in the winter. Also has concerns with the resell value of their property
- Heat pumps are an environmental savings to the builder and owner but not to the neighbours

The Chair inquired if the adjacent neighbour had noticed the noise from the heat pump, had not noticed the noise but works during the day. Chair asked the homeowner if the pump had been running, only a couple of times.

Angie Rashbrook, the applicant asked would there be an opportunity to move the heat pump to the roof or another location that is acceptable to heat the house. One resident opposed the suggestion to move the unit and another resident commented if moved to the roof they would hear it.

RECOMMENDATION:

MOVED by Loredana Feraru, seconded by Darwin Robinson that the Board of Variance **approves** the relaxation of Section 17 of Zoning Bylaw 2050, for the proposed heat pump from the required 6 metres to 1.2 metres of the property line.
The Motion **Carried** (Louise Huybrecht opposed)

4. **ADOPTION OF MINUTES OF DECEMBER 11, 2014**

Moved by Loredana Feraru, seconded by Louise Huybrecht, that the Minutes of the Special Hearing held December 11, 2014, be adopted as distributed.
The Motion **Carried**

5. **ADJOURNMENT:**

On motion the meeting adjourned at 5:30 p.m.



Darwin Robinson

Certified correct:



Secretary, Esquimalt Board of Variance