

July 11, 2018

Anja Nurvo, Director of Corporate Services  
Township of Esquimalt  
Municipal Hall  
1229 Esquimalt Road  
Esquimalt, BC, V9A3PA

SHA/CAO

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input checked="" type="checkbox"/> Agenda	<input checked="" type="checkbox"/> Agenda	Ang 15/11
RECEIVED: JUL 11 2018		
Referred:		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

**RE: Development Variance Permit Request for 1173 Old Esquimalt Road**

This letter is provided in response to the notice from the township (dated July 3, 2018) of the variance application from the registered wner of 1173 Old Esquimalt Road. According to the notice the owner is requesting two reductions to the required setback from the rear lot line per Zoning Bylaw, 1992, No. 2050, Section 35. (10)(a)(iii).

For context, we are the immediate neighbours of 1173 Old Esquimalt Road. Our back yards adjoin due to 1173 being panhandled behind the house at 1175.

While we are not opposed to application, as we want to be good neighbours, we have three concerns about the first request. That request is ffor a 3.8 metre decrease to the requirement that no principal building be located within 7.5 metres of a Rear Lot Line. First, we are concerned about precedent. Minor variances with no long lasting impact are of no concern to us (see below), but since this application is for such a dramatic reduction for a non-urgent reason we would urge caution.

Second, we are concerned about the possibility of what this variance could lead to, that being other structures being built with the same decreased setback. Of particular concern would be an upper level added to the deck, at which height the impact on neighbours would be significant. Third, we are concerned about the encroachment of the deck on mature trees along the back lot line, most notably the oak tree and the hemlock which could be affected by construction and then by ongoing use of the expanded deck. We have lost three of those trees in the neighbourhood due to disease and we worry about the others. The hemlock in particular provides shade and privacy for the neighbourhood as well as a home for wildlife.

We have no concern about the second request, for a 0.1 metre decrease to the same requirement in the location noted on the application. We have made attempts to contact the owners to discuss this application, but as they have not occupied the residence during their ownership we have not been able to connect to this point.

Keven and Carin Elder  
Registered Owners  
1179 Old Esquimalt Road  
Esquimalt, BC, V9A 4X7