



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

### Board of Variance

Municipal Hall  
1229 Esquimalt Road  
Esquimalt, B.C. V9A 3P1

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Monday, November 23, 2020

4:45 PM

Applicant's Location

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**Present:** 2 - Chair Doug Crowder  
Member Peter Ryan

**Regrets:** 1 - Member Loredana Feraru

**Staff:** Bill Brown, Director of Development Services and Secretary, Board of Variance  
Alex Tang, Planner  
Pearl Barnard, Recording Secretary

Four Neighbours were present.

#### 1. CALL TO ORDER

The meeting was called to order at 4:45 PM by Bill Brown, on site at 815 Elrick Place. Bill Brown introduced members of the Board of Variance and Staff.

Bill Brown noted that because this was the first meeting of the year it was necessary to elect a chairperson.

Doug Crowder was nominated and elected as Chair for the Board of Variance.

#### 2. LATE ITEMS

No late items.

#### 3. APPROVAL OF THE AGENDA

Moved by Member Ryan, seconded by Member Crowder: That the agenda be approved as circulated. Carried Unanimously.

#### 4. MINUTES

1) [20-568](#) Minutes of the Board of Variance September 13, 2018.

Moved by Member Ryan, seconded by Member Crowder: That the minutes of the Board of Variance, September 13, 2018 be adopted as circulated. Carried Unanimously.

#### 5. STAFF REPORTS

1) [20-565](#) Board of Variance Application - 815 Elrick Place, Staff Report No. BOV-20-001

Adriane Pollard, applicant and owner of property located at 815 Elrick Place was in attendance to answer questions.

#### Comments and questions included (*response in italics*):

\* Where will the proposed accessory building be located on the site? *Ms. Pollard*

*showed where the proposed accessory building would be located on the property.*

*\*How long has the existing carport been here and have any of the neighbours expressed concerns about it? The existing carport has been there since approximately 1995. When the carport was originally built, there were some concerns expressed at that time, but not since then.*

*\*Could the proposed accessory building be moved? The designer tried several configurations and considered this the optimal configuration considering the curve and grade of the existing driveway.*

*\*Concern that the slope of the roof could cause issues with water run off to the street. Not expecting any. There are mature trees and vegetation in that area and I have never seen any water pooling or draining in that direction.*

*\*One neighbour advised they had no concerns with the project.*

*\*Concern that one of the stakes is quite close to the tree trunk. That is a property line stake. The accessory building will be contained on the existing concrete.*

*\*Concern with how the building will look like if the existing trees fail. A variety of other trees (Douglas Fir, Arbutus and Dogwood) have already been planted. If the existing Cedar trees fail, there will be new trees there.*

*\*Will any trees be removed or tree roots disturbed? Certainly hope not, but some Cedar trees will have to be trimmed.*

Moved by Member Ryan, seconded by Member Crowder: That the Board of Variance approves the relaxation of Section 34 (9)(b)(i) of Zoning Bylaw, 1992, No. 2050, for the exemption from the requirement that no accessory building shall be located in front of the front face of the Principal Building. Alternatively, no accessory building shall be located within 0.99 metres of the front lot line and a relaxation of Section 34 (9)(b)(ii) for the interior side lot line from the required 1.5 metres to .83 metres. Carried Unanimously.

## 6. ADJOURNMENT

On motion the meeting adjourned at 5:10 PM.

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DOUG CROWDER, CHAIR  
BOARD OF VARIANCE  
THIS 4TH DAY OF NOVEMBER, 2021

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BILL BROWN, SECRETARY  
BOARD OF VARIANCE  
CERTIFIED CORRECT