



Late Items to Board of Variance

July 8, 2026

Please include the following for the July 8, 2026 Agenda:

5. CORRESPONDENCE

- a) Letter dated July 5, 2026 from R & L McMahon
- b) Letter dated July 6, 2026 from R. Klee
- c) Letter dated July 7, 2026 from a View Royal Resident



BOV 2026-01

From Rick and Linda

Date Sun 7/5/2026 3:12 PM

To View Royal Planning <planning@viewroyal.ca>

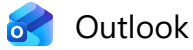
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I received the BOV letter today and would like to comment on the resident's agent submission.

In paragraph 2 it appears to inform the reader that the garden shed (actually used as a rental suite) was constructed by a previous owner. This is not correct. Parm purchased the property in September 2005 and the shed/suite was constructed a few years **after**. An exact year could be found on the historical CRD air photo library. In its' early years the structure was used for family events.

I live at 6 Parkcrest and have done so since 1982. Parm has been a good neighbour, and I have no problem with the pergola next to my fence. The shed/suite is not adjacent to my property so I am less impacted than 10 Parkcrest or the property off Helmcken Road. I feel that as long as Parm lives at 8 Parkcrest the shed/suite has no negative impacts on our property. It might be a different situation if there was a different owner.

I am not sure if the structure meets the criteria of a 'lane way' type of housing, but Parm has provided reasonable housing at a time with extreme low vacancy. I would be more comfortable if the shed/suite met fire safety standards if the residential use continues. It should be noted that prior to Parm's purchase of 8 Parkcrest Drive, there was a fire in the basement suite that was not in compliance with fire safety standards. Luckily there were only minor injuries.



BOV 2026-01

From RO KLEE

Date Sun 7/5/2026 12:47 PM

To View Royal Planning <planning@viewroyal.ca>

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I am in receipt of a notice of a hearing on regarding a board of variance regarding an outbuilding at 8 Parkcrest Drive. I live a few doors down and have no direct interaction with this property but I am against having a un-permitted garden shed being used as a rental suite. If I am allowed to use my garden shed as a rental suite, I may have a different opinion! Parking may turn into an issue if this is allowed to continue. I believe the owner built the shed, not the previous owner.

Leah Curtis

From:
Sent: July 7, 2026 12:15 PM
To: Leah Curtis
Subject: 8 Parkcrest Dr variance application

To whom it may concern,

I am a neighbor in the area of 8 Parkcrest Dr and received a Board of Variance Public Notice regarding this property. I am concerned with this application for multiple variances on multiple property lines with multiple structures. I am currently unaware of the reason why this has finally been brought to your attention, but I can only assume that an adjacent neighbor/s is finally and completely fed up with the violations of this property. Violations have significant impact on everyone's property value and affect our personal privacy and enjoyment of our properties. When building structures, it has always been the owners responsibility to pull a permit and to abide by all the applicable bylaws (e.g. Permit costs, inspections, setbacks, ground water drainage, shrubs/trees being affected, and correct building code requirements , etc.) There are multiple violations on this property performed by this owner with no regard to permits, bylaws or surrounding neighbors whatsoever. This owner has only ever done what they wanted without care of the adjacent properties and without consideration of applicable bylaws. There has been multiple electrical and plumbing on the interior and exterior of the property without permits. They have turned this property into a multi suite residential rental property to maximize income. The property always has different people coming and going at all hours of the day and night. I can see on google maps, the large, oversized building in the rear south/west corner is far to close to 3 boarding property lines. The have been told the owner has people living in it as an illegal suite, has unpermitted electrical and plumbing. I can see from the street that the building has no gutters or downspouts and sheds all the rainwater onto the owner of 10 Parkcrest Dr's property eroding the property line, destroying the fence and sending excessive rain water onto 321 Gull Rd as Gull Rd has a lower property elevation . The pergola structure on the east side of the property in the rear yard has also been built with no regard to bylaws or adjacent neighbors. I would also like to bring to the Towns attention the shelter built on the west side of the property seen from the road is connected to the deck covering the concrete pad area, entrance to multiple suites and extending right to the fence line. The rainwater will and obviously sheds off the deck, and this corrugated roof structure directly onto the fence of 10 Parkcrest Dr and onto the their property.

I strongly suggest that you do NOT allow these variances to be approved and to have everyone abide by the same rules/bylaws that the Town of View Royal has set forth. If these variances are approved for some reason, you are only telling all property owners to do what ever they want, that they do not need permits or need to involve the Town with project/restructure and just ask for a variance later because changing/building correctly would cause them undue hardship.

Please do not keep allowing this to happen in our beautiful Town of View Royal.

This letter is respectfully sent from a concerned area neighbor.

I hope this letter will be read, understood and taken into consideration when the Board makes their decision regarding this applied Variance matter.

Sincerely,

View Royal Resident.