



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF JUNE 19, 2018
ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ken Armour (Chair) Michael Angrove	Nick Kovacs Helen Edley
ABSENT:	Graeme Dempster, Duncan Cavens, and Amy Higginbotham	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison	
COUNCIL LIAISONS:	Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:04 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Nick Kovacs, seconded by Helen Edley: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES

No minutes to adopt

STAFF REPORTS

**1) DEVELOPMENT VARIANCE PERMIT (DVP)
1173 Old Esquimalt Road**

Jay Meyer, representing the, Applicant, provided an overview of DVP application for 1173 Old Esquimalt Road and responded to questions from the Commission.

Commission comments and questions included (*response in italics*):

- What is in the statutory right of way? (*staff answered that it was for municipal underground infrastructure*)
- What is in the neighbours rear yard adjacent to the proposed deck? (probably garden beds)

RECOMMENDATION:

Moved by Michael Angrove, seconded by Helen Edley: The application for a Development Variance Permit, authorizing construction of a deck into the rear setback as per plans prepared by Jay Meyer, stamped "Received June 4, 2018", and sited as per the site plan prepared by Island Land Surveying LTD, stamped "Received June 4, 2018", and including the following variance to the Zoning Bylaw 1992, No. 2050, for the property located at 1173 Old Esquimalt Road [PID: 018-183-298, Lot 2, Section 11, Esquimalt District, Plan VIP56221] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** since it is an irregular lot and there are no privacy concerns. **Carried Unanimously**

2) **REZONING APPLICATION to allow for a three lot residential subdivision at 901 Selkirk Avenue**

Denise Kors, representing the property owner, provided an overview of Rezoning Zoning Application for 901 Selkirk Avenue and responded to questions from the Commission.

Commission comments and questions included:

- What is the status of the trees on the site? (*Both the arbutus and the maples are in good shape*)
- How long has the lot been vacant? (*Not sure, the present owners have owned it for six months*)
- Why three lots? (*This allows three smaller homes (approximately 1,300 ft²) which will be more affordable.*)
- What is the reason for roof decks? (*There is a chance for a view and it was suggested by planning.*)

RECOMMENDATION:

Moved by Nick Kovacs, seconded by Michael Angrove: The application to rezoning the subject property in order to allow it to be subdivided into three residential lots as illustrated in the Proposed Subdivision Survey prepared by Explorer Land Surveying Inc. dated received May 18, 2018 (Schedule "A") with the proposed zoning bylaw regulations as set out in the attached Info Sheet (Schedule "B"), be forwarded to Council with a **recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed use and site is in keeping with the neighbourhood. **Carried Unanimously**

3) **ZONING TEXT AMENDMENTS**

Commission comments and questions included (*responses in italics*):

- Why is it necessary to add a definition for "Vessel"? (*this is related to the amendment that will limit the length of time a "Vessel" can remain in one place in the Marine Navigation [M-4] zone. The amendment is based on the wording in the City of Victoria's Zoning Bylaw which successfully survived a legal challenge.*)
- Are there any major amendments in this bylaw? (*No – these are all amendments designed to clean up the Zoning Bylaw and make interpretation easier.*)

RECOMMENDATION:

Moved by Ken Armour, seconded by Nick Kovacs: The proposed amendments to the Zoning Bylaw; be forwarded to Council with a **recommendation by the Esquimalt Advisory Planning Commission to approve**; as they provide additional clarity to the Zoning Bylaw. **Carried Unanimously**

V. **NEXT REGULAR MEETING**

Tuesday, July 17, 2018

VI. **ADJOURNMENT**

CERTIFIED CORRECT



CHAIR, ADVISORY PLANNING COMMISSION
THIS 17th DAY OF JULY 2018



ANJA NURVO, CORPORATE OFFICER