



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION MINUTES OF SEPTEMBER 25, 2018 ESQUIMALT COUNCIL CHAMBERS

---

<b>PRESENT:</b>	Ken Armour Michael Angrove Fil Ferri	Duncan Cavens Helen Edley
<b>ABSENT:</b>	Graeme Dempster and Marie Fidoe,	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Janany Nagulan, Planner	
<b>COUNCIL LIAISONS:</b>	Councillor Beth Burton-Krahn	

---

#### I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

#### II. LATE ITEMS

There were no late items.

#### III. APPROVAL OF THE AGENDA

Moved by Fil Ferri, seconded by Duncan Cavens: That the agenda be approved as circulated.  
**Carried Unanimously**

#### IV. ADOPTION OF MINUTES

Moved by Mike Angrove seconded by Duncan Cavens: That the minutes of the APC meeting, August 21, 2018 be adopted as circulated. **Carried Unanimously**

#### V. STAFF REPORTS

##### 1) DEVELOPMENT PERMIT 485 Head Street

In attendance: Deborah Douez, one of the owners; Steve Corcoran (Power of Attorney for Elizabeth Corcoran, one of the owners on title) and Jim Kerr (architect).

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

- The Commission invited the applicants and the architect to the podium. Deborah Douez provided an overview of the application. She is looking for a small building to do art work in. She hopes to have it integrated into the garden through a continuum of indoor and outdoor space. The doors will be able to slide out of the way to incorporate more outdoor space into the indoor space. Jim Kerr stated that it will be 12 feet high, have metal cladding and shingle siding with colours meant to blend into the environment.
- Are any trees being removed? *A Bay Laurel is being removed – it is more of a big bush.*
- What is there now? *Planted beds.*

**RECOMMENDATION:**

Moved by Fil Ferri, seconded by Mike Armour: The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit , authorizing construction of an accessory building to be used as an art studio as per architectural plans prepared by James Kerr Architect, stamped “Received August 24, 2018” and BC Land Surveyor Site Plan prepared by Glen Mitchell Land Surveying Inc. “Received August 30, 2018”, for the property located at 485 Head Street [PID: 002 – 376-059, Lot A, Section 11, Esquimalt District, Plan 26678] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed development is a good fit for the neighbourhood and a good use of the land.  
**Carried Unanimously**

**2) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT  
955 Craigflower Road**

In attendance: Ovidiu Jacob, Field Consultant for 7-11.

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

- The commission invited the representative for the owner to the podium. Ovidiu Jacob gave an overview of the project stating that 7-11 is a licenced retailer with Imperial Oil. Approximately 2000 properties in Canada are going through a similar process.
- Is anything being added? *The “wave” will be added.*
- Is anything being done outside the covered area? *Everything is being done under the covered area on the existing pumps.*
- Why did the number of signs increase to 10? *Because there are many small signs. Imperial Oil is redoing its image across Canada.*

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Fil Ferri: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple rebranding signs for the existing Esso gas station consistent with plans stamped “Received May 9, 2018” and Site Plans prepared by Fuel Marketing Asset Management – Engineering Services stamped “Received May 9, 2018” and to include the following variance for the property at 955 Craigflower Road [PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the impact of the proposed signage is minimal**;

**Sign Regulation Bylaw, 1996, No. 2252, 6.1 (i) – Prohibitions:** To increase the requirement of no more than 3 types of signs on a site to allow no more than 4 types of signs on the site, specifically for signage around the existing gas pumps;

**Sign Regulation Bylaw, 1996, No. 2252, 9.8.1 –Freestanding Signs - Number Permitted:** To increase the requirement to allow the number of free standing signs on site from 1 to 2 freestanding signs, specially to be located beside existing gas pumps;

**Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (a) – Freestanding Signs- Location:** A 15 metre decrease to the requirement, to allow for freestanding signs to be located within 30 metre of residential zone, specifically for signs to be located beside existing gas pumps;

**Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (c) – Freestanding Signs- Location:** To be exempt from the requirement that all freestanding signs shall be sited in a landscaped area to be at least equal in size to the Sign Area;

**Sign Regulation Bylaw, 1996, No. 2252, 9.12.1 – Projecting Signs – Number Permitted:** To allow the number of projecting signs from only one per business on a premise, to ten projecting signs per business specifically to be located near existing gas pumps; and

**Sign Regulation Bylaw, 1996, No. 2252, 9.12.4 (a) – Projecting Signs- Sign Placement Area:** To decrease the minimum placement distance above ground from 2.75m to 1.2m above ground specifically for those signs to be located near the existing gas pumps.

**VI. NEXT REGULAR MEETING**

Tuesday, October 16, 2018

**VII. ADJOURNMENT**

The meeting adjourned 7:18 p.m.

CERTIFIED CORRECT



\_\_\_\_\_  
CHAIR, ADVISORY PLANNING COMMISSION  
THIS 16<sup>th</sup> DAY OF OCTOBER 2018



\_\_\_\_\_  
ANJA NURVO, CORPORATE OFFICER