



**AGENDA
ADVISORY PLANNING COMMISSION
SEPTEMBER 15, 2009
7:00 PM
ESQUIMALT MUNICIPAL HALL
COUNCIL CHAMBERS**

MEMBERS: Gerald Froese Jaime Hilbert
 Joanne Kimm Rod Lavergne
 Darwin Robinson Ramona Scott
 Ed Williams

COUNCIL LIAISON: Randall Garrison

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES: Regular Meeting of May 26, 2009

IV. BUSINESS FROM MINUTES

V. STAFF REPORT

- (1) Development Variance Permit
Owner/Applicant: Bruce Lum on behalf Telus Network Operations
675 Lampson Street**

The request for a Development Variance Permit is to authorize the siting of an accessory building.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

Section 54(5)(a) – Siting Requirements - a 5.0 metre reduction to the requirement that no building shall be located within 7.5 metres of a lot line that is shared with a parcel zoned for a residential use, from 7.5 metres to 2.5 metres.

RECOMMENDATION

That the application for a Development Variance Permit authorizing construction as shown on the site plan and elevation drawings prepared by Telus, stamped "Received July 31, 2009", and sited based on the survey prepared by Powell and Associates BC Land Surveyors, stamped "Received July 31, 2009", and including the variance noted above, for the proposed accessory building located at Lot 7, Section 11, Esquimalt District, Plan 5646 [675 Lampson Street] be forwarded to Council with a **recommendation of approval**.

- (2) **Development Permit**
Owner/Applicant: Charles Chang [Wing Lee Development Ltd.]
883 Admirals Road

The proposal is to construct a non-strata titled duplex on a vacant lot located at 883 Admirals Road. The parcel is zoned RD-3 [Two Family/ Single Family Residential] therefore construction of a duplex is permitted.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by McNeil Building Designs Ltd., stamped "Received August 4, 2009", and on the landscape plan prepared by Koi Dragon Enterprises Ltd., stamped "Received August 4, 2009" for the proposed development located at Lot 1, Section 2, Esquimalt District, Plan VIS2241, Together with an interest in the common property in proportion to the unit entitlement of the strata lot [883 Admirals Road], be forwarded to Council with a **recommendation of approval**.

- (3) **Development Variance Permit**
Owner/Applicant: Phil Large on behalf of Data Tech Developments
1190 Rhoda Lane

The applicant is requesting a Development Permit (with Variance) to the Official Community Plan to waive the requirement that no structure be built within 20 metres of the High Water Mark of the Gorge Waterway.

RECOMMENDATION

That the application for a Development Variance Permit reducing the required setback from the Gorge Waterway for a principal building as detailed on the site survey for the Proposed Lot 6, prepared by Robert Hartnell Land Surveyor stamped "Received September 3, 2009", and including the following relaxations to Official Community Plan Bylaw No. 2646, be forwarded to Council with a **recommendation of approval**.

Official Community Plan Bylaw No. 2646, Section 9.6.5(a) – a reduction in the required 20 metre setback between any building or structure and the High Water Mark of the Gorge Waterway to 15.6 metres.

Official Community Plan Bylaw No. 2646, Section 9.6.5(a) – a waiver of the requirement that new buildings and structures not be located within 20 metres of the High Water Mark of the Gorge Waterway to permit construction within the area shown hatched on the site survey for the Proposed Lot 6, prepared by Robert Hartnell Land Surveyor stamped "Received September 3, 2009" attached hereto as Schedule 'A'

VI. PLANNER'S STATUS REPORT

VII. COUNCIL LIAISON

VIII. NEW BUSINESS

IX. NEXT REGULAR MEETING

X. ADJOURNMENT