



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

TUESDAY, JANUARY 18, 2010

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Amy Higginbotham Lorne Argyle
Joanne Kimm Pete Hartman
Christopher Smith Wes Nelson
Joy Palmeter

COUNCIL LIAISON: Meagan Brame

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Marie Letham

I. INTRODUCTIONS AND WELCOME NEW COMMISSIONERS [Staff Liaison]

II. APC ORIENTATION [Staff Liaison]

III. ELECTION OF CHAIRPERSON [per APC Bylaw No. 2268, Section 13.]

IV. CALL TO ORDER

V. LATE ITEMS

VI. ADOPTION OF AGENDA

VII. ADOPTION OF MINUTES – Regular Meeting December 21st , 2010

VIII. BUSINESS FROM MINUTES

IX. STAFF REPORTS

**(1) AMENDMENTS TO OFFICIAL COMMUNITY PLAN
AND ZONING BYLAW TO ACCOMMODATE PHASE 1
OF THE ESQUIMALT VILLAGE PROJECT**

PROPOSAL

To amend Esquimalt's Official Community Plan and Zoning Bylaw to accommodate Phase 1 of the Esquimalt Village Project

RECOMMENDATION:

1. That Bylaw No. 2756 which would amend Official Community Plan Bylaw No. 2646 by adding a new Development Permit Area [No. 6] specific to Phase 1 of the Esquimalt Village Project be forwarded to Council with a **recommendation of approval**; and

(1) cont'd

2. That Bylaw No. 2757 which would amend Zoning Bylaw No. 2050 by adding a new zoning district, Esquimalt Village – Mixed Use Multiple Residential RM-EVP, be forwarded to Council with a **recommendation of approval**

(2) **DEVELOPMENT VARIANCE PERMIT**
924 and 928 Selkirk Avenue
[Lot 3 Block 1 Section 10 Esquimalt District Plan VIP862 and
Lot 4 Block 1 Section 10 Esquimalt District Plan VIP862]

PROPOSAL

The applicants are requesting Development Variance Permits to facilitate the retention of a new fence that spans both properties and measures 2 metres in height which is 0.8 metres higher than permitted.

Approval of this proposal requires the following relaxation of Zoning Bylaw 1992, No. 2050:

Section 36(10) – Fencing – a relaxation of the requirement that the Height of a Fence within 7.5 metres of a Highway adjoining the Front Yard shall not exceed 1.2 metres, i.e. the permitted fence height would increase 0.8 metres from 1.2 metres to 2.0 metres.

RECOMMENDATION

That the application for Development Variance Permits authorizing the construction shown on the photographs, at Lot 3 Block 1 Section 10 Esquimalt District Plan VIP862 And Lot 4 Block 1 Section 10 Esquimalt District Plan VIP862 [924 and 928 Selkirk Avenue] be forwarded to Council **for consideration**.

(3) **DEVELOPMENT PERMIT WITH VARIANCE**
946 Forshaw Road
[Lot 3, Section 2, Esquimalt District, Plan 6330

PROPOSAL

The applicant is requesting variance to allow an Accessory Building within the 20 metres of the High Water Mark of the Gorge Waterway.

RECOMMENDATION

That the application for a Development Permit to authorize an Accessory Building within 20 metres of the High Water Mark of the Gorge Waterway and limiting landscaping on the northern portion of Lot 3, Section 2, Esquimalt District, Plan 6330 [946 Forshaw Road] to that shown on the landscape plan provided by LADR Landscape Architects, stamped "Received December 23, 2010" and including the following waivers and relaxations to Official Community Plan Bylaw, 2006, No. 2646 and Zoning Bylaw, 1992, No. 2050, **be denied**.

Official Community Plan Bylaw, 2006, No. 2646, Section 9.6.5(a) – a waiver from the requirement that new buildings and structures not be located within 20 metres of the High Water Mark of the Gorge Waterway and a 16.15 metre reduction in the required setback between any building or structure and the High Water Mark of the Gorge Waterway from 20 metres to 3.85 metres.

Zoning Bylaw, 1992, No. 2050, Section 36(8)(a) – Lot Coverage – a one percent (1%) increase to the thirty percent (30%) lot coverage limit for all Principle Buildings, Accessory Buildings and Structures [i.e. from 30% to 31%].

Zoning Bylaw, 1992, No. 2050, Section 36(9)(b)(ii) – Side Setback – a 3.0 metre reduction to the required 3.6 metre setback from an Exterior Side Lot Line [i.e. from 3.6 metres to 0.6 metres].

Zoning Bylaw, 1992, No. 2050, Section 36(9)(b)(iii) – Rear Setback – a waiver from the required 1.5 metre setback from a Rear Lot Line [i.e. from 1.5 metres to 0 metres].

Zoning Bylaw, 1992, No. 2050, Section 36(9)(b)(iv) – Waterfront Setback – a 0.65 metre reduction to the required 4.5 metre setback from the High Water Mark [i.e. from 4.5 metres to 3.85 metres].

VII. PLANNER'S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, February 15th, 2011

XI. ADJOURNMENT