



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

**TUESDAY, MARCH 15, 2011
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. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

**IV. ADOPTION OF MINUTES – Regular Meeting February 15th, 2011
[these minutes will be available at meeting]**

V. BUSINESS FROM MINUTES

VI. STAFF REPORTS

**(1) DEVELOPMENT VARIANCE PERMIT
1130 Munro Street
[Lot A, Section 11, Esquimalt District, Plan VIP85403]**

PROPOSAL

The applicant is requesting a Development Variance Permit to the facilitate construction of an addition at the front of the existing home, the addition of a new deck and the expansion of the upper floor of the home. As the proposed addition to the front of the property encroaches into the external side setback, the non-conformity is expanded therefore a variance is required.

RECOMMENDATION

That the application for a Development Variance Permit authorizing construction as shown on architectural plans provided by Mesa Design Group Inc., stamped "Received February 15, 2011" and sited as detailed on the survey plan prepared by Glen Mitchell Land Surveying Inc., stamped "Received March 1, 2011", and including the following relaxations to Zoning Bylaw, 1992, No. 2050, be forwarded to Council with a **recommendation of approval**.

[1130 Munro cont'd]

Zoning Bylaw, 1992, No. 2050, Section 34(9)(a)(ii) – Side Setback – a 2.1 metre reduction to the required 3.6 metre setback from an Exterior Side Lot Line [i.e. from 3.6 metres to 1.5 metres].

- (2) **DEVELOPMENT PERMIT**
819 Condor Avenue
[Lot 4, Block 20, Section 10, Esquimalt District, Plan 2546]

PROPOSAL

The proposal is to remove the existing home and accessory building and construct a strata titled duplex on the lot located at 819 Condor Avenue. The parcel is zoned RD-3 (Two Family/ Single Family Residential) therefore construction of a duplex is permitted. This two unit proposal is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans provided by McNeil Building Designs Limited, stamped “Received March 9, 2011”, and on the landscape plan prepared by Koi Dragon Enterprises Ltd. , stamped “Received March 9, 2011”, and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped “Received February 9, 2011”, for the proposed development located at Lot 4, Block 20, Section 10, Esquimalt District, Plan 2546 [819 Condor Avenue], be forwarded to Council with a **recommendation of approval**.

VII. PLANNER’S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, April 19th 2011

XI. ADJOURNMENT