



Corporation of the Township of Esquimalt

REGULAR COMMITTEE OF THE WHOLE

Monday, May 11, 2009

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

MINUTES

PRESENT: Mayor Barbara Desjardins (Chair), Councillor Meagan Brame, Councillor Randall Garrison, Councillor Lynda Hundleby, Councillor Don Linge, Councillor Bruce McIldoon, Councillor Alison Gaul

STAFF: Laurie Hurst, Acting Chief Administrative Officer, Trevor Parkes, Senior Planner, Pat Mulcahy, Human Resources Manager, Diane Knight, Executive Assistant (recorder)

1. CALL TO ORDER

Mayor Desjardins called the meeting to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

Moved by Councillor Hundleby, seconded by Councillor Brame that the agenda be approved.
The motion **CARRIED**.

3. MINUTES

- (1) Minutes of the Regular Committee of the Whole, April 14, 2009
- (2) Minutes of the Special Committee of the Whole, April 16, 2009
- (3) Minutes of the Special Committee of the Whole, April 20, 2009
- (4) Minutes of the Special Committee of the Whole, May 4, 2009

Moved by Councillor Brame, seconded by Councillor Hundleby that the Minutes of the Regular Committee of the Whole, April 14, Minutes of the Special Committee of the Whole, April 16, April 20 and May 4, 2009 be approved.
The motion **CARRIED**.

4. STAFF REPORTS

Development Services

- (1) Secondary Suites, Staff Report No. DEV-09-025

The Senior Planner brought forward the recommendation. The rationale for having a business license is to have a record of who operates secondary suites, and to ensure enforcement of health and safety regulations.

Moved by Councillor Brame, seconded by Councillor Garrison to permit members of the public to speak.
The motion **CARRIED**.

Terry Prentice – Mr. Prentice thanked staff and Council for having this issue move ahead so quickly. He feels all the background work has been done so that it is time to move the bylaw forward.

Rod Lavergne – Mr. Lavergne commented that this issue has to be presented to the Advisory Planning Committee. He questioned the reference to a business license and stated that there is no tax grab for this bylaw. There is far too much information to review tonight and the definitions need work.

Comments from Council include:

- Pleased to see this bylaw move forward;
- Concerns were expressed with having a public meeting in July;
- Concerns were raised with not having enough public input; some suggestions include having an input opportunity at Buccaneer Days, on the website and at municipal buildings;
- Ensure that bylaw is developed where issues have been raised before they become a problem;
- Concerns were raised with the current illegal suites;
- Staff were requested to provide copies of bylaws from View Royal, Victoria and Langford to Council;
- Concerns with bylaw enforcement;
- Would like to see statistics about the impact of secondary suites on parking;
- Concerns that waiting to move ahead with bylaw will impact the shortage of summer housing.

Moved by Councillor Hundleby, seconded by Councillor McIlDoon to split the recommendation into two points.

The motion **DEFEATED**.

Moved by Councillor Linge, seconded by Councillor Garrison that:

1. This Report and the attached amending bylaws, which would authorize Secondary Suites in certain zones and regulate their use, be received for information and comment; and
2. The Timeline set out on Page 4 of this Report be approved.

The motion **CARRIED**.

- (2) Development Permit, 860 Admirals Road, [Lot 11, Block 7, Section 10, Esquimalt District, Plan 2546], Staff Report No. DEV-09-026

The Senior Planner noted that the Development Permit is for a side by side duplex on Admirals Road. The lot is currently vacant, meets all guidelines and staff recommend approval.

Moved by Councillor Linge, seconded by Councillor Garrison that the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by Java Designs, stamped "Received April 2, 2009" and on the landscape plan prepared by

Exterus Landscape Design Group stamped "Received April 30, 2009", for the proposed development located at Lot 11, Block 7, Section 10, Esquimalt District, Plan 2546 [860 Admirals Road], be forwarded to Council with a **recommendation of approval**.

The motion **CARRIED**.

- (3) Development Variance Permit, 1206 Wychbury Avenue, [Lot 7, Section 11, Esquimalt District, Plan 21838], Staff Report No. DEV-09-027

The Senior Planner reported that the Permit is to replace a sunroom. He noted that there will be variance hearing notices and the public will still have an opportunity for input.

Moved by Councillor Hundleby, seconded by Councillor Gail that the application for a Development Variance Permit authorizing construction as shown on the site plan and construction drawings stamped "Received March 25, 2009", and including the variance noted above, for the proposed sunroom replacement located at Lot 7, Section 11, Esquimalt District, Plan 21838 [1206 Wychbury Avenue] be forwarded to Council with a **recommendation of approval**.

Zoning Bylaw No. 2050, Section 40(9)(iii) – Rear Setback - a 0.65 metre decrease in the required setback from the rear lot line for the principal building, i.e. from 7.5 metres to 6.85 metres.

The motion **CARRIED**.

- (4) Development Variance Permit, 677 Admirals Road, [Strata Lot 1, Suburban Lot 50, Section 11, Esquimalt District, Plan VIS3131], Staff Report No. DEV-09-028

The Senior Planner reported that the variance permit is to construct a fence in front of the residence at 677 Admirals Road to gain privacy and reduce noise. The current zoning restricts the fence height.

Comments from Council include:

- Concerns with the fence height;
- Concerns with potential for graffiti;
- The fence is a vast improvement for the property.

Moved by Councillor Brame, seconded by Councillor Garrison that the application for a Development Variance Permit authorizing the installation of a 1.83 metre wooden fence in front of the front face of the principal building, to be constructed as shown on photographic examples submitted with the application stamped "Received April 9, 2009", and including the following relaxation to Zoning Bylaw No. 2050, be forwarded to Council with a **recommendation of approval**.

Zoning Bylaw No. 2050, Section 38(11) – Fencing - a 0.63 metre increase to the permitted fence height in front of the front face of the Principal Building from 1.2 metres to 1.83 metres.

The motion **CARRIED**.

5. **ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Hundleby to adjourn the Regular Committee of the Whole meeting at 8:00 p.m.
The motion **CARRIED**.

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 13th DAY OF JULY, 2009

CERTIFIED CORRECT:

CAROLLYNE EVANS
CORPORATE ADMINISTRATOR