



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A **COMMITTEE OF THE WHOLE** Monday, April 11, 2011 7:00 p.m. Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. MINUTES

- (1) Minutes of the Regular Committee of the Whole, March 14, 2011 Pg. 1 – 7

5. PRESENTATIONS

- (1) Patrick Simpson, SAFERhome Standards Society
- (2) Bryan Wallich, WorkSafe BC and Jim Bennett, Victoria Real Estate Board, WorkSafe Occupational Health and Safety Guidelines Affecting Building Permit Applications

6. STAFF REPORTS

Development Services

- (1) Temporary Accessory Buildings, Staff Report No. DEV-11-022 Pg. 8 – 11

RECOMMENDATION:

1. That Option 3) which would allow temporary structures only if they were sited in accordance with the terms of Zoning Bylaw No. 2050 and if a Building Permit has been obtained be adopted;
 2. That staff be directed to provide information to property owners through the municipal website, community newsletter and other media that Temporary Structures are not permitted unless they are sited in accordance with the zoning bylaw and a building permit has been issued; and
 3. That staff be directed to begin enforcement of the removal of those Temporary Structures which are clearly in violation of the zoning bylaw, particularly those which are unsafe or unsightly and situated within front yard setbacks.
- (2) Road Closure Application, Closure of Southern Portion of Head Street Adjacent to Lot A, Section 11, Esquimalt District, Plan 26076 [453 Head Street], Staff Report No. DEV-11-026 Pg. 12 – 93

RECOMMENDATION:

1. That, in recognition of the difficulty of considering the requested road closure [which would be a divestiture of municipal land] without knowing the full details of the proposed development, the current application be closed; and

2. That the information received to date be kept on file; and
3. That the proponent be asked to submit a new application for a change of zoning and development permit; and
4. That the fees paid for the current application be applied towards any new application fees.

- (3) Development Variance Permit, 1130 Munro Street, [Lot 1, Section 11, Esquimalt District, Plan VIP85403], Staff Report No. DEV-11-028 Pg. 94 – 105

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** subject to appropriate notification and a variance hearing being held.

Zoning Bylaw, 1992, No. 2050, Section 40(9)(a)(ii) – Side Setback – a 2.2 metre reduction to the required 3.6 metre setback from an Exterior Side Lot Line [i.e. from 3.6 metres to 1.4 metres].

- (4) Development Permit, 849 Condor Avenue, [Lot 4, Block 20, Section 10, Esquimalt District, Plan 2546], Staff Report No. DEV-11-029 Pg. 106 – 130

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**, subject to staff completing appropriate notification and returning Development Permit No. 01/2011 to Council for consideration.

- (5) Changes to Council Policy Plan-25, Public Input on Rezoning and OCP Applications, Staff Report No. DEV-11-030 Pg. 131 – 135

RECOMMENDATION:

That the revisions to Council Policy NO. PLAN-25, suggested below under Options, be reviewed.

7. PUBLIC QUESTION AND COMMENT PERIOD

*Excluding items which are or have been the subject of a Public Hearing.
Limit of two minutes per speaker.*

8. ADJOURNMENT