



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Final

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Advisory Planning Commission

Tuesday, May 20, 2025

7:00 PM

Esquimalt Council Chambers

Present: 6 - Chair Nathaniel Sukhdeo
Member Ally Dewji
Member Sean Pol MacUisdin
Member Mike Nugent
Member TJ Schur
Member Mark Seebaran

Regrets: 1 - Vice Chair Kelsey Tyerman

Council Liaisons: Councillor Megan Brame
Councillor Tim Morrison

Staff: James Davison, Manager of Development Services
Kirsten Dafoe, Planner
Alex Tang, Planner
Victoria McKean, Committee Coordinator/Recording
Secretary

1. CALL TO ORDER

Chair Sukhdeo called the meeting to order at 7:00 PM and acknowledged with respect the Songhees and Kosapsum Nations on whose traditional territory we live, we learn, and we do our work.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Member MacUisdin, seconded by Member Schur: That the agenda be approved as circulated. Carried Unanimously.

4. MINUTES

1) [25-149](#) Minutes of the Advisory Planning Commission meeting held on April 15, 2025

Moved by Member Nugent, seconded by Member Dewji: That the minutes of the Advisory Planning Commission meeting held on April 15, 2025 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

1) [25-184](#) Commission Chair Update Discussion

Chair Sukhdeo invited Commission members to provide feedback to be included in the upcoming Chair's Update to Council.

- Commission members expressed a desire to receive more updates on applications previously considered by the Commission, particularly relating to decisions made by Council on the applications.

- Commission members requested that staff provide a recommendation in staff reports to the Commission, recognising that while the Commission should feel free to form their own opinions, some comments from staff would assist them in considering applications.

2) [25-157](#) Rezoning Application – 922 Forshaw Road, Staff Report No. APC-25-008

Kirsten Dafoe, Planner, introduced the staff report. Staff and the applicant responded to questions from the Commission.

Commission comments included the following:

- the proposal fits the neighbourhood and supports the Official Community Plan objective 5.5 to enable aging in place.

Moved by Member Nugent, seconded by Member MasUisdin: That the Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed bed and breakfast use, to be located at 922 Forshaw Road be approved as it is appropriate to the location and does not pose significant difficulties.

3) [25-159](#) Development Variance Permit Application - 805 Hutchinson Avenue, Staff Report No. APC-25-009

Alex Tang, Planner, introduced the staff report. Staff and the applicant responded to questions from the Commission.

Moved by Chair Sukhdeo, seconded by Member MacUisdin: That the Advisory Planning Commission recommends to Council that the development variance permit consistent with the architectural plan provided by McNeil Building Designs Limited, including the following variances for the property located at 805 Hutchinson Avenue:

Zoning Bylaw, 1992, No. 2050, 37.2 (9) (b) (ii)- Siting Requirements: Detached Accessory Dwelling Unit: Side Setback: A 1.2-metre decrease to the requirement that no Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line [i.e. from 1.5 metres to 0.3 metres],

Zoning Bylaw, 1992, No. 2050, 37.2 (9) (b) (iv)- Siting Requirements: Detached Accessory Dwelling Unit: Building Separation: A 1.2-metre decrease to the requirement that no Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building [i.e. from 2.5 metres to 1.3 metres],

be approved as it fits the needs of the community. Carried Unanimously.

4) [25-160](#) Development Variance Permit Application - 429 Lampson Street - Staff Report No. APC-25-010

James Davison, Manager of Development Services, introduced the staff report and the applicant, who presented a PowerPoint to the Commission. Staff and the applicant responded to questions from the Commission.

Moved by Member Nugent, seconded by Member MacUisdin: That the Advisory Planning Commission recommend that the Development Variance Permit application consistent with the Tentative Plan of Subdivision attached to this report as Appendix A by J.E. Anderson & Associates, including the following variances to Zoning Bylaw, 1992, No. 2050 for the property located at 429 Lampson Street:

Variance to Section 67.71(7)(a) Siting of the Principal Building from that as detailed on the survey plan prepared by McElhanney Associates Land Survey Ltd., stamped "received September 9, 2013" to "...prepared by J.E. Anderson & Associates, stamped "received May 8, 2025" as attached to this report as Appendix A,

Variance to Section 67.71(18)(a)(v) Site A/Site B shared Lot Line Setback for building elements up to 11 metres in height from 3.5 metres to 1.0 metres for Site B, and

Variance to Section 67.71(18)(a)(v) Site A/Site B shared Lot Line Setback for building elements over 11 metres in height from 7.5 metres to 1.3 metres for Site B,

be approved as the variances do not materially alter the proposal. Carried Unanimously.

6. ADJOURNMENT

Moved by Member Schur, seconded by Member MacUisdin: That the meeting be adjourned at 7:36 PM. Carried Unanimously.

NATHANIEL SUKHDEO, CHAIR
ADVISORY PLANNING COMMISSION
THIS 17TH DAY OF JUNE, 2025

VICTORIA MCKEAN
COMMITTEE COORDINATOR
CERTIFIED CORRECT