



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

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

Advisory Planning Commission

Tuesday, May 20, 2025

7:00 PM

Esquimalt Council Chambers

Advisory Committee Meetings will be streamed live on the following link:
<https://esquimalt.ca.legistar.com/Calendar.aspx>

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. MINUTES

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

Attachments: [Minutes of the Advisory Planning Commission meeting held on April 15, 2025](#)

5. STAFF REPORTS

- 1) [25-184](#) Commission Chair Update Discussion
- 2) [25-157](#) Rezoning Application – 922 Forshaw Road, Staff Report No. APC-25-008

Recommendation:

That the Esquimalt 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 forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

Attachments: [Aerial Map](#)
[Applicant's Letter](#)
[Site Survey](#)

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

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council to either approve, approve with conditions, or deny 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].

Attachments: [Appendix A: Aerial Map](#)
[Appendix B: Architectural Drawings and Site Plan](#)
[Appendix C: Applicant's Letter](#)

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

Recommendation:

That the Advisory Planning Commission recommend that Council approve, approve with conditions, or deny 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
- 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

Note that staff continues to work with the applicant and their surveyor. The variances may change depending on the ultimate determination of the existing built elements in the setback (including 'ornamental' features as per the zone) and their exact location.

Attachments: [APPENDIX A: Tentative Plan of Subdivision, J.E. Anderson & Associates](#)
[APPENDIX B: Applicant Presentation](#)

6. ADJOURNMENT