



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

Council

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

Monday, September 9, 2019

7:00 PM

Esquimalt Council Chambers

1. **CALL TO ORDER**

2. **LATE ITEMS**

3. **APPROVAL OF THE AGENDA**

4. **MINUTES**

- 1) [19-407](#) Minutes of the Regular Meeting of Council, August 26, 2019

Attachments: [Minutes from the Regular Council, August 26, 2019](#)

5. **PRESENTATIONS**

- 1) [19-408](#) Rob Bernhardt - CEO, Passive House Canada, Re: Building Standards - Step Code and Passive House

Attachments: [Presentation Application - Passive House Canada](#)

6. **PUBLIC INPUT ON ANY ITEMS LISTED ON THE AGENDA**

Address Council on any item included on this Agenda, including Staff Reports and Communications (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

7. **STAFF REPORTS**

Finance

- 1) [19-403](#) Revitalization Tax Exemption Application - 826 Esquimalt Road, Staff Report FIN-19-014

Recommendation:

That Council approve the application for a Revitalization Tax Exemption for the property located at 826 Esquimalt Road.

Attachments: [RTE Bylaw 2852.pdf](#)

[Revitalization Tax Exemption Map - Amended Bylaw No. 2887.pdf](#)

[RTE Application 826 Esq Road.pdf](#)

[Schedule B RTE Agreement - 826 Esquimalt Road](#)

Development Services

- 2) [19-139](#) Rezoning Application - 615 Bryden Court

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2966, attached to Staff Report DEV-19-082 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 615 Bryden Court [PID 005-340-004, Lot A, Section 11, Esquimalt District, Plan 9543], shown cross hatched on Schedule 'A' of Bylaw No. 2966, from RD-3 [Two Family/Single Family Residential] to CD No. 122 [Comprehensive Development District No. 122], be given first and second reading; and
2. That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2966, mail notices and advertise for same in the local newspaper.

Attachments: [Appendix A - Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2966](#)
[Appendix B - Subject Property Map, Aerial Map, and Zoning Map](#)
[Appendix C - Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)
[Appendix D - Green Building Checklist](#)
[Appendix E - Developer's Public Consultation Summary](#)

8. BYLAWS

- 1) [19-406](#) Watercourse and Drainage Regulation Bylaw, 2019, No. 2971 - For Adoption

Attachments: [Bylaw 2971 - Watercourse and Drainage Regulation](#)

9. COMMUNICATIONS***For Council's Consideration***

- 1) [19-411](#) Email from Environmental Standards Branch - Ministry of Environment and Climate Change Strategy, dated August 29, 2019, RE: Action on Plastics - Website and Policy Consultation Paper

Attachments: [Email - Action on Plastics](#)

For Council's Information

- 2) [19-410](#) Email from Tina Neurauter - Corporate Officer, District of Highlands, dated August 29, 2019, RE: Vegetation Management Strategy - Next Steps

Attachments: [Email - Vegetation Management Strategy](#)

10. PUBLIC COMMENT PERIOD

Address Council on any topic that impacts Esquimalt (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

11. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

Council

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

Monday, August 26, 2019

7:00 PM

Esquimalt Council Chambers

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Meagan Brame
Councillor Jacob Helliwell
Councillor Lynda Hundleby
Councillor Tim Morrison
Councillor Jane Vermeulen

Staff: Ian Irvine, Acting Chief Administrative Officer
Jeff Miller, Director of Engineering & Public Works
Bill Brown, Director of Development Services
Anja Nurvo, Director of Corporate Services
Alex Tang, Planner
Rachel Dumas, Manager of Corporate Services
Alicia Ferguson, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

Mayor Desjardins acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

2. LATE ITEMS

The following late item was added to the agenda:

- (1) **PERTAINING** to Agenda Item No. 8: **NOTICE OF MOTION:** (2) - Proximity of Recreational Cannabis Businesses, Councillor Tim Morrison - For Discussion
- Email received from Bruce Cuthbert, dated August 26, 2019

3. APPROVAL OF THE AGENDA

Moved by Councillor Brame, seconded by Councillor Hundleby: That the agenda be approved as amended with the inclusion of the late item. Carried Unanimously.

4. MINUTES

- 1) [19-404](#) Minutes of the Special Meeting of Council, August 19, 2019
- 2) [19-405](#) Minutes of the Regular Meeting of Council, August 19, 2019

Moved by Councillor Brame, seconded by Councillor Helliwell: That the Minutes of the Special Meeting of Council, August 19, 2019, be adopted and the Minutes of the Regular Meeting of Council, August 19, 2019, be adopted with a revision to the spelling of "Polvie" in item no. 5, page 2. Carried Unanimously.

5. PUBLIC INPUT ON ANY ITEMS LISTED ON THE AGENDA

Address Council on any item included on this Agenda, including Staff Reports and Communications (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

Leah Pottinger, *resident*, in opposition of OCP amendment and rezoning application for 681 and 685 Admirals Road and expressed concerns including parking, density and impact to neighbours.

Michael Simpson, *resident*, in opposition of OCP amendment and rezoning application for 681 and 685 Admirals Road and expressed concerns including privacy, parking and overall fit in the neighbourhood.

Vaughan Terry, *resident*, expressed concerns with OCP amendment and rezoning application for 681 and 685 Admirals Road with regard to impact to 'on street' parking and overall fit in the neighbourhood.

Laurie Simsburn, *resident*, expressed concerns with OCP amendment and rezoning application for 681 and 685 Admirals Road including privacy, loss of trees, parking and safety.

Michael Simpson, *resident*, expressed concerns with OCP amendment and rezoning application for 681 and 685 Admirals Road in regards to height and massing of the proposed building.

6. STAFF REPORTS

Administration

- 1) [19-376](#) Amendment to Council Policy ADMIN-38 Conference Attendance by Elected Officials, Staff Report ADM-19-022

Moved by Councillor Armour, seconded by Councillor Vermeulen: That Council approve Council Policy ADMIN-38 'Conference Attendance by Elected Officials' as amended and attached to Staff Report ADM-19-022. Carried Unanimously.

- 2) [19-391](#) Watercourse and Drainage Regulation Bylaw, Staff Report ADM-19-026

Moved by Councillor Morrison, seconded by Councillor Hundleby: That Council give first, second and third readings to the Watercourse and Drainage Regulation Bylaw, 2019, No. 2971 as attached to Staff Report ADM-19-026. Carried Unanimously.

Engineering and Public Works

- 3) [19-401](#) Tender Award - Various Capital Projects 2019, Report EPW-19-28

Director of Engineering and Public Works responded to questions from Council.

Moved by Councillor Helliwell, seconded by Councillor Brame: That the Contract for the Various Capital Projects 2019 be awarded to G&E Contracting LP for \$343,000.00 (excluding GST) and that funding of \$30,600 be reallocated from the Corridor Management Program budget to cover these costs. Carried Unanimously.

Development Services

- 4) [19-394](#) Official Community Plan Amendment and Rezoning Application - 681 and 685 Admirals Road

Planner provided an update on the application, presented a PowerPoint Presentation and responded to questions from Council. The application is to allow for construction of a 6-storey, 48-unit, purpose built rental, multiple family residential building including a 48-space parking garage.

Frank Limshue, WestUrban Developments, provided an overview of the changes made to the application as directed at the July 15, 2019, Council meeting, presented a PowerPoint Presentation and responded to questions from Council.

Council commented on whether the proposed density was a fit for the neighbourhood and how impact to immediate neighbours could be mitigated. Further comments were made concerning management of parking stalls and securing a housing covenant to restrict rentals.

Moved by Councillor Armour, seconded by Councillor Hundleby: That Council postpone further consideration of Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2967 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2968 until such time that the developer seeks additional public engagement to limit the impact to immediate neighbours and address concerns including density, privacy and parking. Carried Unanimously.

7. BYLAWS

- 1) [19-402](#) Revitalization Tax Exemption Bylaw, 2015, No. 2852, Amendment Bylaw [No.2], 2019, No. 2970 - For Adoption

Moved by Councillor Helliwell, seconded by Councillor Brame: That the Revitalization Tax Exemption Bylaw, 2015, No. 2852, Amendment Bylaw [No.2], 2019, No. 2970, be adopted. Carried Unanimously.

8. NOTICE OF MOTION

- 1) [19-375](#) Notice of Motion - Federal Election - Reschedule October 21 COTW Meeting, Councillor Tim Morrison - For Discussion

Moved by Councillor Morrison, seconded by Councillor Hundleby:

WHEREAS: A Committee of the Whole meeting has been scheduled for October 21st, 2019;

AND WHEREAS: October 21st, 2019, is the date of the next federal election of Canada;

AND WHEREAS: the federal election is of great national and civic importance;

THEREFORE BE IT RESOLVED: That the Committee of the Whole meeting scheduled for Monday October 21st, 2019, be rescheduled to Tuesday, October 22nd, 2019. Carried Unanimously.

- 2) [19-386](#) Notice of Motion - Proximity of Recreational Cannabis Businesses, Councillor Tim Morrison - For Discussion

Director of Development Services responded to questions from Council.

Council comments included:

* Options to restrict proximity of one cannabis dispensary to another.

* Impact to current rezoning applications already in progress for cannabis retail businesses.

Moved by Councillor Morrison, seconded by Councillor Vermeulen:

WHEREAS: the Township of Esquimalt currently has limited commercial storefront retail space;

AND WHEREAS: demand for available commercial retail space is likely to increase as the community continues to grow;

AND WHEREAS: a diversity of storefront businesses is preferable and is encouraged within the Township's Strategic Plan to provide a "diverse economic environment" as well as to "strengthen the health, livability and diversity of the community";

AND WHEREAS: other leading municipalities, such as the City of Vancouver and the City of Victoria, have implemented restrictions regarding the proximity distances between cannabis retailers;

THEREFORE BE IT RESOLVED: that Council direct staff to prepare an amendment to the Township of Esquimalt Zoning Bylaw No. 2050, 1992 to include the following provision:

"No cannabis retail businesses may be located within 200 metres of each other." Defeated.

In Favour: 3 - Councillor Hundleby, Councillor Morrison, and Councillor Vermeulen

Opposed: 4 - Mayor Desjardins, Councillor Armour, Councillor Brame, and Councillor Helliwell

- 3) [19-396](#) Notice of Motion - Council Transparency, Councillor Ken Armour - For Discussion

Council comments included:

- * Researching other municipalities to explore options and best practices.
- * Impact to staff resources and other priorities of Council.

Moved by Councillor Armour, seconded by Councillor Brame: That Council consider actions, as part of Strategic Planning for 2020, to increase Esquimalt Council transparency. Carried.

In Favour: 4 - Mayor Desjardins, Councillor Armour, Councillor Brame, and Councillor Helliwell

Opposed: 3 - Councillor Hundleby, Councillor Morrison, and Councillor Vermeulen

9. PUBLIC COMMENT PERIOD

Address Council on any topic that impacts Esquimalt (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

Leah Pottinger, *resident*, provided information regarding a petition that was circulated amongst residents in opposition of OCP amendment and rezoning application for 681 and 685 Admirals Road.

Linda O'Keefe, *resident*, advised of photography show in the library commencing September 3, 2019 and invited everyone to attend.

10. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Hundleby: That the Regular Council meeting be adjourned at 8:27 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS
THIS date DAY OF month, 2019

ANJA NURVO, CORPORATE OFFICER
CERTIFIED CORRECT

PRESENTATION

APPLICATION TO MAKE A PRESENTATION TO COUNCIL

A maximum of 2 Presentations may be scheduled for a Council meeting, each limited to **10 minutes**. (See back for excerpt of Council Procedure Bylaw)

Please submit the completed application **by Noon on Wednesday prior to the preferred Council meeting** by:
(1) email to corporate.services@esquimalt.ca, (2) mail or hand deliver to Municipal Hall, address above, or (3) fax to 250-414-7111. For further information, contact the Corporate Officer at 250-414-7135 or corporate.services@esquimalt.ca.

Name(s) and Title(s) of Presenter(s): Rob Bernhardt, CEO,
Passive House Canada

Name of Organization: Passive House Canada

Daytime Phone No. 250-893-2514 Email: rob@passivehousecanada.com

Preferred Date of Presentation to Council: Sept 9, 2019
May 6, 2019 or Aug 19, 2019
(Staff will email or telephone to confirm the meeting date once it is scheduled.)

Nature/Subject of Presentation: Building Standards - Step Codes
Passive House

April 18, 2019
Date of Application

[Signature]
Signature of Applicant

PowerPoint presentation? ☒ YES ☐ NO

If YES, please email your PowerPoint presentation to corporate.services@esquimalt.ca by Noon on the Friday prior to the Council meeting.

Handouts for Council? ☒ YES ☐ NO

If YES, please bring 10 copies to give to the Recording Secretary prior to the start of the Council meeting at 7:00 p.m.

Date Received: APR 18 2019 FOR OFFICE USE ONLY

Date Presented to Council:

For Information:

☐ CAO ☐ Mayor/Council

☐

RECEIVED: APR 18 2019

Referred:

☐ For Action

☐ For Report

☐ For Response

☒ Council Agenda

☐ COTW

☐ IC

APPLICANT
CONTACTED ☒

PRESENTATION
RECEIVED ☐

DATE: Apr. 24/19

INITIALS: [Signature]



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:19-403

REQUEST FOR DECISION

DATE: August 29, 2019

Report No. FIN-19-014

TO: Laurie Hurst, Chief Administrative Officer

FROM: Ian Irvine, Director of Financial Services

SUBJECT:

Revitalization Tax Exemption Application - 826 Esquimalt Road

RECOMMENDATION:

That Council approve the application for a Revitalization Tax Exemption for the property located at 826 Esquimalt Road.

RELEVANT POLICY:

Revitalization Tax Exemption Bylaw, 2015, No. 2852
Community Charter s.226

STRATEGIC RELEVANCE:

Support revitalization and beautification initiatives along Esquimalt Road

BACKGROUND:

Based on the Economic Development Strategy and further work by the Economic Development Select Committee, Revitalization Tax Exemption Bylaw, 2015, No. 2852 was adopted. This Bylaw was identified as one of the strategies to drive the revitalization of Esquimalt Road through beautification, development and incentive programs. One of the objectives identified was to encourage the construction of new buildings located in the defined revitalization area.

Under the Bylaw, for projects to be considered for an exemption by Council, they must (i) be the subject of a building permit for new construction or an alteration of existing building, (ii) have a permit value of at least \$10,000, and (iii) be located within the defined revitalization area on a parcel that is zoned for commercial use or zoned to permit residential use with four or more dwellings at the completion of the project. As well, the application must be accompanied by details of the project, certification that the value of the work exceeds \$10,000, and confirmation that there are no outstanding taxes, charges or fees associated with the property.

In accordance with the Bylaw, approved applications would be eligible for an annual exemption from

municipal taxation for a 10 year period, the maximum allowable under the Community Charter. Each year during this period, the incremental assessed value of the improvements would be determined and a percentage of the municipal property tax would be exempted. This percentage would vary between 50% and 100% each year based on the schedule included in the Bylaw.

ISSUES:

1. Rationale for Selected Option

A revitalization tax exemption application has been received from the owner of the property located at 826 Esquimalt Road. This application pertains to the removal of a single family dwelling and the construction of a condominium building with 30 new residential suites ranging in size between 495-911 square feet. A review has been performed and all documentation required under the Bylaw has been submitted by the applicant.

This application satisfies the program requirements and appears to meet the purpose of the Revitalization Tax Exemption Bylaw by providing new development along Esquimalt Road. The project was completed in February 2019 and final approvals were provided by the Township. While the residential units have been completed and are now fully sold, approval and submission to BC Assessment is required prior to October 31 for any exemption to take effect in the 2020 taxation year.

2. Organizational Implications

The Tax Exemption Agreement and Tax Exemption certificate would need to be executed by the applicant and the Township prior to the October 31 deadline in order for the exemption to take place.

3. Financial Implications

There are no immediate implications of this decision; however, if approved, exemptions would commence during the 2020 taxation year. The actual exemption amounts will not be determined until BC Assessment provides the annual improvement value for each folio. If the application is approved, the individual units will be eligible to receive full or partial annual exemptions from municipal taxation during a period of up to 10 years.

Based on the 2019 assessment, \$2,657,000 would be the total incremental improvement value eligible for an exemption. Using the 2019 approved municipal taxation rates for Class 1, the estimated annual exemption amount would be approximately \$9,400 ($\$2,657,000 / 1,000 * 3.53754$). Using the same assessed values and rates for the purposes of estimation, the total combined benefit for all folios would be approximately \$77,500 over the 10 year period the exemptions would be applied. This would represent an average benefit to each of the folios of approximately \$2,600 during the 10 year period.

In accordance with the bylaw, the exemption would be applied to the newly created property folios in the building. Each property owner would receive a portion of the total exemption based on their improvement assessment value as a percentage of the total incremental improvement value. The exemptions would not represent actual payments to the new property owners. Instead, these

amounts would reduce the total municipal tax payable to the Township each year.

In order to ensure there is no revenue reduction within the Financial Plan each year, an amount equivalent to the total annual exemption will be transferred from the Revitalization and Infrastructure Reserve Fund. Amounts collected by the Township on behalf of the other taxing organizations (School Tax, CRD, Transit, etc.) would still be fully payable to the Township during each year the exemption has been granted.

4. Sustainability & Environmental Implications

There are no sustainability or environmental implications of this decision.

5. Communication & Engagement

Upon approval of the application, a copy of the executed Tax Exemption Agreement, Tax Exemption Certificate and the project plans and specifications will be provided to BC Assessment prior to the October 31 deadline.

As well, regardless of the decision, the property owner will be notified whether their application has been approved. If approved, staff will notify the applicant of the process regarding the exemptions as well as the requirement that amounts charged by other taxing authorities are still payable.

Staff will also assist with communication to each of the unit owners regarding the approval of an exemption and the impact on their tax payments for future years.

ALTERNATIVES:

1. That Council approve the application for a Revitalization Tax Exemption for the property located at 826 Esquimalt Road
2. That Council not approve the application.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2852

A Bylaw to establish a revitalization tax exemption program

WHEREAS the Council of the Township of Esquimalt may, by bylaw, establish a revitalization tax exemption program;

AND WHEREAS Council wishes to support the beautification of the commercial and residential buildings on or near Esquimalt Road as outlined in Schedule A by partially exempting improvements from municipal property taxes calculated on the increase in assessed value, from the year of application, due to the revitalization;

AND WHEREAS Council has the following objectives for the program established by this Bylaw:

- to encourage beautification of the municipality through exterior alterations or upgrades to existing buildings or construction of new buildings;
- to support the conservation of built heritage; and
- to change the overall perception of the Township by creating a welcoming environment which will attract new businesses and new residential property owners.

AND WHEREAS Council has included within this Bylaw a description of the reasons for and the objectives of the program and a description of how the program is intended to accomplish the objectives, as required by the Community Charter

NOW THEREFORE, in open meeting assembled, the Council of the Township of Esquimalt enacts as follows:

Citation

1. This Bylaw may be cited for all purposes as "**Township of Esquimalt Revitalization Tax Exemption Bylaw, 2015, No. 2852**".

Definitions

2. For the purposes of this Bylaw:

"Agreement" means a Revitalization Tax Exemption Agreement between the owner of a Parcel and the Township, substantially in the format of and with the content of Schedule B which is attached to and forms part of this Bylaw;

"Council" means the Council of the Township of Esquimalt;

"Increased Assessed Value" means the difference between the assessed value of improvements on the Parcel for the year before the commencement of the Project and the assessed value of the improvements on the Parcel for the year following issuance of the Tax Exemption Certificate, with such values determined by the local assessment authority;

Bylaw No. 2852

"Parcel" means a legal parcel, of which at least 50% of the parcel's land area is within the Revitalization Area, upon which an owner proposes a Project;

"Project" means a revitalization project on a Parcel involving the construction of a new improvement or alteration of an existing improvement, which meets the requirements of this Bylaw, and the construction or alteration of which is begun after an application for a Tax Exemption has been submitted to, and approved by, Council;

"Revitalization Area" means one of the areas outlined on Schedule A, which is attached to and forms part of this Bylaw;

"Tax Exemption" means a revitalization tax exemption pursuant to this Bylaw;

"Tax Exemption Certificate" means a revitalization tax exemption certificate issued by the Township pursuant to this Bylaw, the relevant Agreement, and the provisions of section 226 of the Community Charter, in the form of Schedule B, which is attached to, and forms part of, this Bylaw;

"Township" means the Corporation of the Township of Esquimalt.

General

3. There is hereby established a revitalization tax exemption program pursuant to the provisions of section 226 of the Community Charter.
4. The terms and conditions upon which a Tax Exemption Certificate may be issued are as set out in this Bylaw, in the relevant Agreement entered into between the Township and the Owner pursuant to this Bylaw, and in the Tax Exemption Certificate in relation to a particular Parcel.

Revitalization Tax Exemption Program

5.
 - (a) The reasons for the Program are to encourage the construction of new buildings, and exterior alterations and improvements of existing buildings located in the Revitalization Area.
 - (b) The Program is intended to accomplish Council's objectives by providing property tax relief to Parcel owners who undertake a Project.
 - (c) In order for a Project to be considered by Council for an Agreement, the Project must be the subject of a building permit for new construction or alteration of an existing building, having a permit construction value of at least \$10,000, and be located within the Revitalization Area on one of the following property types:
 - (i) A portion of the Parcel that is zoned to permit a commercial use
 - (ii) A Parcel zoned to permit a residential use, with four or more dwellings at the completion of the construction or improvement
 - (d) The amount of the tax exemptions that may be provided under this Bylaw in any year is calculated as follows:

Years 1-5:	100% of the increased assessed value
Years 6-8:	75% of the increased assessed value

Bylaw No. 2852

Years 9-10: 50% of the increased assessed value

- (e) The eligible amount of an annual Tax Exemption shall be equal to the municipal taxes payable on the incremental increase in assessed value of improvements on the Parcel, due to the revitalization between:
 - (i) the year before the commencement of the Project, and
 - (ii) each year following the year in which the Tax Exemption Certificate is issued
 - (f) The maximum term of a tax exemption that may be provided under this Bylaw is 10 years.
 - (g) Where a building is demolished and a new building is constructed, the tax exemption calculation will be based on the value of the new improvement less the value of the building that was demolished.
 - (h) Parcels currently subject to a revitalization tax exemption under this program are ineligible for any additional tax exemptions.
6. If the Owner stratifies the Parcel under the *Strata Property Act*, the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata unit for:
- (a) The current and subsequent tax year, during the currency of this Agreement if the strata plan is accepted for registration by the Land Titles Office before September 1st; or
 - (b) For the next calendar year and each subsequent tax year, during the currency of this Agreement if the strata plan is accepted for registration at the Land Titles Office after September 1st
7. In order for a Project to be considered by Council for a Tax Exemption, the owner of the Parcel must apply, in writing, to the Director of Financial Services, or designate, and submit the following with the application:
- (a) A certificate that all assessed taxes and rates, charges and fees imposed on the Parcel have been paid, and where taxes, rates or assessments are payable by instalments, that all instalments owing at the date of application have been paid;
 - (b) A completed written application in a form prescribed by the Township and available in the office of the Director of Financial Services or designate;
 - (c) A description of the Project;
 - (d) A certificate from the owner's contractor or design professional in a form satisfactory to the Director of Financial Services certifying that the Project's value will exceed \$10,000 which will be confirmed through the building permit process;
 - (e) A Tax Exemption application fee in the amount of \$100.00.

Bylaw No. 2852

8. If the Tax Exemption Certificate is issued prior to October 30th of the current calendar year, then the tax exemption would be available for the following calendar year.
9. A Tax Exemption shall apply to a Parcel only after the following conditions are met:
 - (a) The Owner of the Parcel has satisfied all the provisions of the Bylaw;
 - (b) The Owner of the Parcel has entered into a valid Agreement with the Township;
 - (c) The Owner of the Parcel has satisfied all terms and conditions set out in the Agreement; and
 - (d) A Tax Exemption Certificate has been issued for the Parcel.
10. A Tax Exemption does not apply to:
 - (a) Municipal taxes imposed on the assessed value of land
 - (b) Taxes, charges or levies for local area services, specified areas, local improvement areas, or business improvement areas
 - (c) Municipal fees or charges
 - (d) Taxes imposed by a Regional District, Provincial Government or other authority.
11. Each Agreement shall require that an Owner of a Project meet the following construction requirements:
 - (a) The completed application for the building permit related to the Project must be submitted to the Township no later than six (6) months after the date of the Agreement; and
 - (b) Project construction must be completed on or before the 12 month anniversary of the date the building permit was issued for the Project.
12. Projects involving Parcels with any unpaid property taxes in arrears shall not be considered by Council for a Tax Exemption.
13. The Tax Exemption is transferable to subsequent property owners within the term of the Agreement.
14. If, pursuant to the terms and conditions specified in the Agreement or the Tax Exemption Certificate, the certificate is cancelled, the owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the Township an amount equal to the value of any Tax Exemption received after the date of the cancellation.
15. The Director of Financial Services, or designate, is considered the municipal officer for the purpose of section 226(12) of the Community Charter.

Bylaw No. 2852

16. An Agreement may include additional terms and conditions deemed necessary by the Director of Financial Services, or designate, in his or her sole discretion, acting reasonably.

READ a first time this 1st day of June , 2015

READ a second time this 1st day of June , 2015

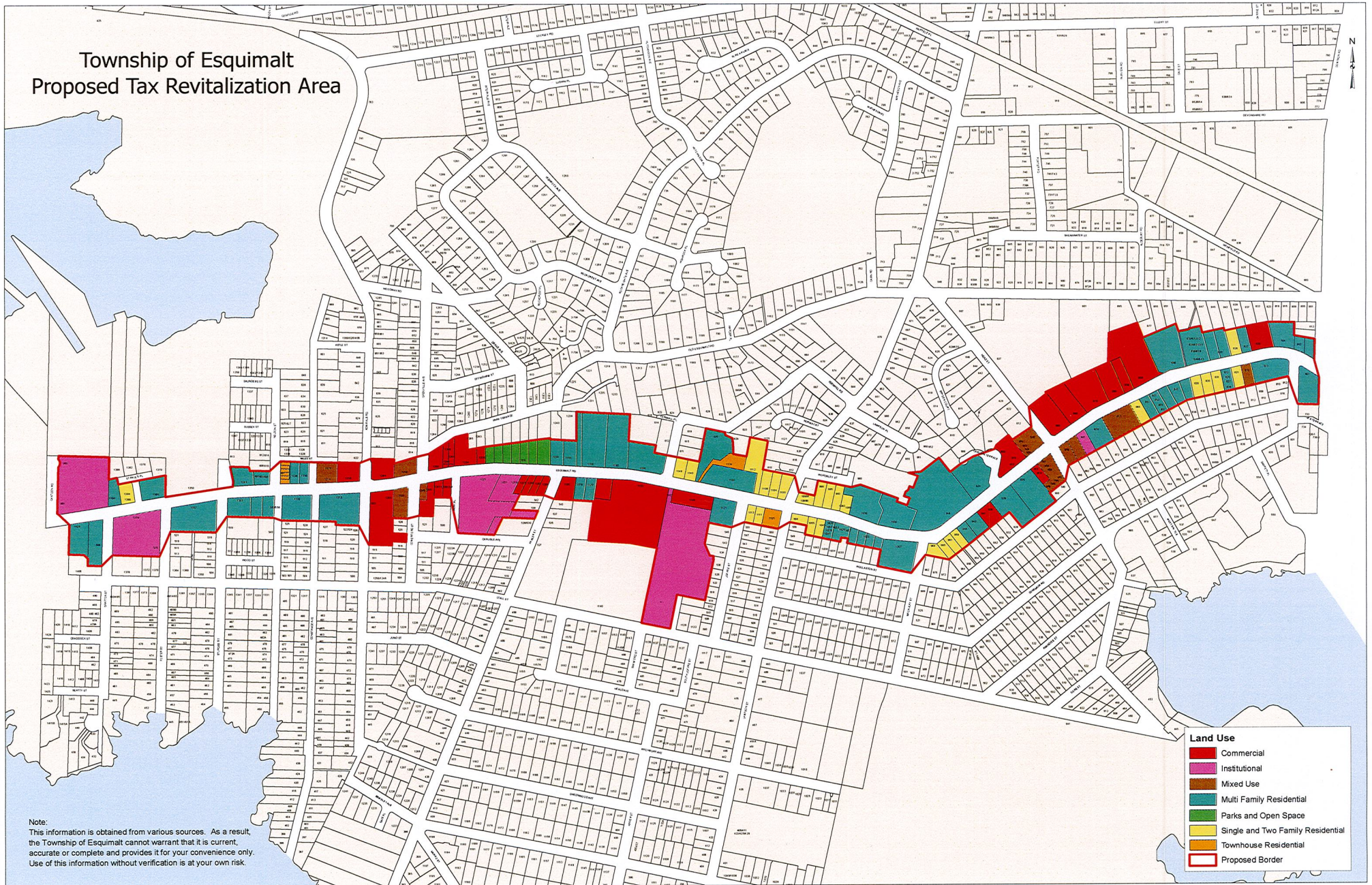
READ a third time this 6th day of July , 2015

ADOPTED this 24th day of August , 2015

BARBARA DESJARDINS, MAYOR

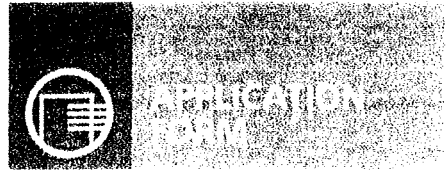
ANJA NURVO, CORPORATE OFFICER

Township of Esquimalt Proposed Tax Revitalization Area



Note:
This information is obtained from various sources. As a result,
the Township of Esquimalt cannot warrant that it is current,
accurate or complete and provides it for your convenience only.
Use of this information without verification is at your own risk.

- Land Use**
- Commercial
 - Institutional
 - Mixed Use
 - Multi Family Residential
 - Parks and Open Space
 - Single and Two Family Residential
 - Townhouse Residential
 - Proposed Border



Revitalization Tax Exemption Program

Page 1 of 5

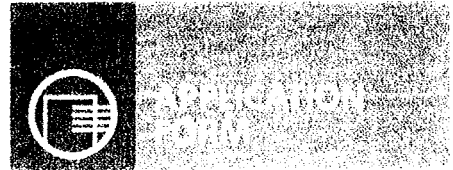
A. General Information and Instructions

1. If an agent is acting for the property owner, please ensure that the required authorization is completed and signed by the owner as provided in Section C.
2. If you find insufficient space on this form to respond to questions, please provide additional information on a separate page and attach to your completed application form. It is suggested that any additional or required information be contained within an application covering letter.
3. Please include all documents that would support your application.
4. Please ensure that the application form is complete and that all required signatures have been supplied.
5. Submit completed application in an envelope clearly marked, or as attachment(s) via email with the subject line, "**Revitalization Tax Exemption Application**". You may deliver your application in person, send it by mail or email to:

Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1
Attention: Ian Irvine, Director of Financial Services
Fax: 250-414-7141
Email: ian.irvine@esquimalt.ca

Personal Information Collection Notice:

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Head of Freedom of Information Officer, 1229 Esquimalt Road, Esquimalt, BC V9A 3P, 250-414-7135.



Page 2 of 5 Revitalization Tax Exemption Program

--PLEASE PRINT--

Application No. _____ (Office Use Only)

B. Owner Information

Name of Registered Property Owner VANGUARD PROJECTS INC

Mailing Address of Property Owner PO. BOX 24081
4420 WEST SAANICH RD.
VICTORIA, BC V8Z 7E7

Phone: 250-213-3230 Fax: 250-405-4398

Email: mark@kingsnorthdevelopment.com

C. Agent Authorization and Information (if applicable)

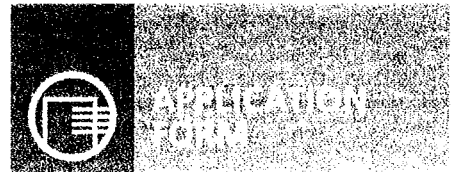
If the property owner is authorizing an agent to act on his/her behalf in making this application, please complete and sign this section. If an agent is authorized, all correspondence will be sent to the authorized agent. If no agent is authorized, all correspondence will be sent to the property owner.

I, _____ am the owner of the land that is subject of this application, and I hereby authorize my agent / solicitor _____ to make this application and to act on my behalf in regard to this application.

Dated at the _____, this _____ of _____, _____ Year
City/Town of... Day Month

Name of Owner

Signature of Owner



Page 3 of 5 Revitalization Tax Exemption Program

Agent Information (if applicable)

Name of Agent _____

Mailing Address of Agent _____

Phone: _____

Fax: _____

Email: _____

D. Property Information

Civic Address of Property for which this Application is being submitted

826 ESQUIMALT RD., ESQUIMALT BC

Assessment Roll Number 1704000

Parcel ID (PID) 006-075-495

Legal Description of Property

Lot(s) 2

Block _____ Section 11 Range _____

Plan VIP4225

Is the property on Esquimalt's Heritage Register?

Yes ☐ No ☒

Are there any active permits on this property?

Yes ☒ No ☐

Are there any outstanding non-compliance issues in respect to bylaw(s) on this property?

Yes ☐ No ☒

Current assessment value \$ 385,000

SEE ATTACHED.

- ☐ Enclosed with this application is a certificate from a contractor or design professional certifying that the project's value will exceed \$10,000.



Page 5 of 5 Revitalization Tax Exemption Program

G. Sworn Declaration

I/WE HEREBY AGREE to abide by the terms and conditions of the Revitalization Tax Exemption Bylaw.

I/WE HEREBY CERTIFY that the information contained in this application is true, correct and complete in every respect and may be verified by the Township by such inquiry as it deems appropriate, including inspection of the property for which this application is being made.

I/WE HEREBY AGREE that if any statements or information in this application or submitted in support of this application are untrue, misleading or there is a material omission, the application may be rejected or not approved, or the exemption may be delayed, reduced, cancelled or repayment of any exemption may be required.

I/WE HEREBY AGREE that the tax exemption may be delayed, reduced, cancelled or repayment of the exemption may be required if the eligible works are not completed or not completed as approved.

I/WE HEREBY AGREE that all exemptions will be calculated and awarded in the sole discretion of the Township. Notwithstanding any representation by or on behalf of the Township, or any statement contained in the program, no right to any tax exemption arises until it has been duly authorized, subject to the applicant meeting the terms and conditions of the programs and the tax exemption agreement. The Township is not responsible for any costs incurred by the Owner/Applicant in any way relating to the program, including, without limitation, costs incurred in anticipation of an exemption.

Dated at the Esquimalt, this 1 of November, 2016
City/Town of... Day Month Year

Mark Ewart
Name of Owner or Authorized Agent

Mark Ewart
Signature of Owner or Authorized Agent

NOW SELLING

STARTING AT \$209,900



MODERN AFFORDABLE LUXURY

30 minute walk to Downtown Victoria

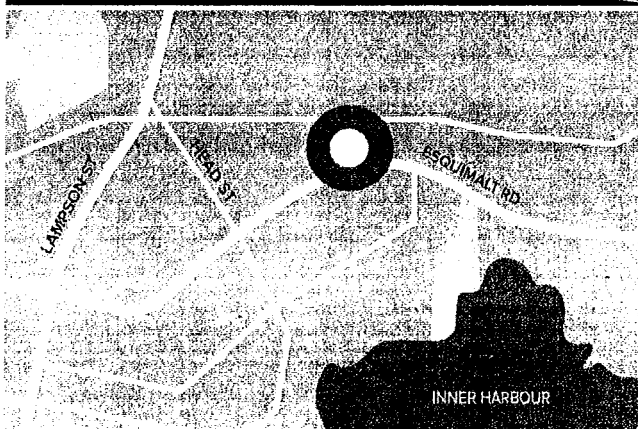
Modo Car Share membership with each suite

Price and Location; Nothing compares to Living at VERDE

For more info call 250.655.0608

or email info@verdeliving.ca

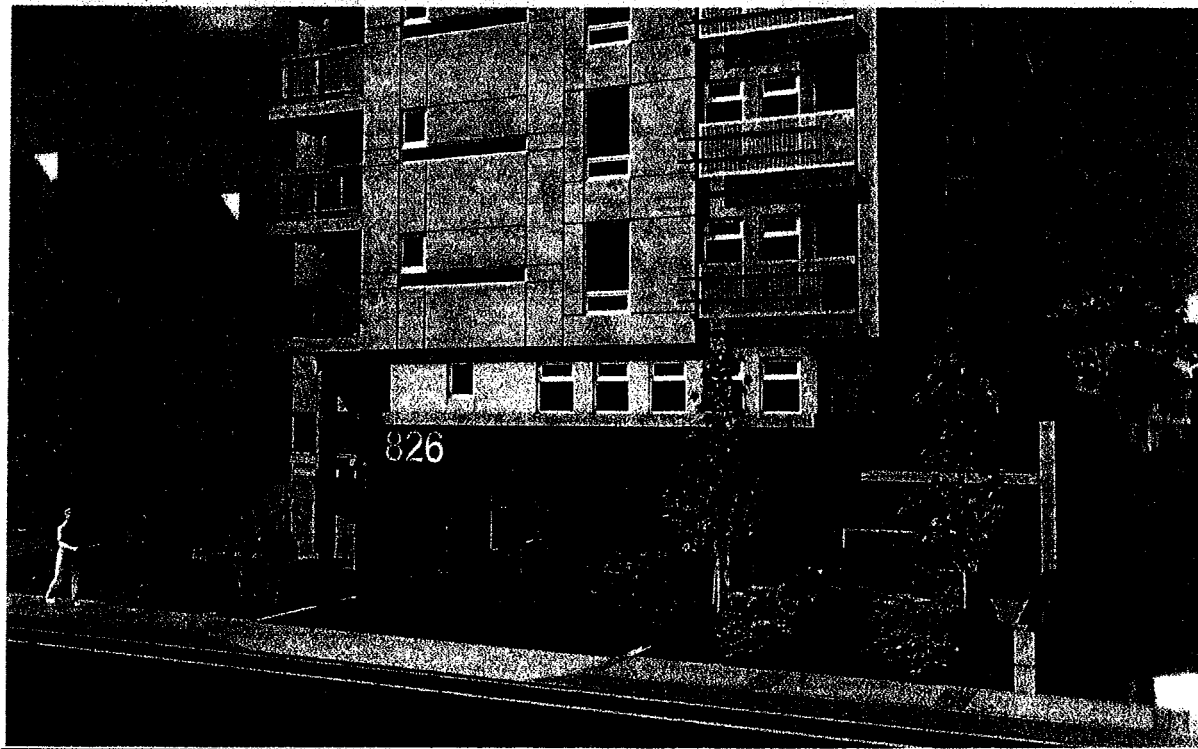
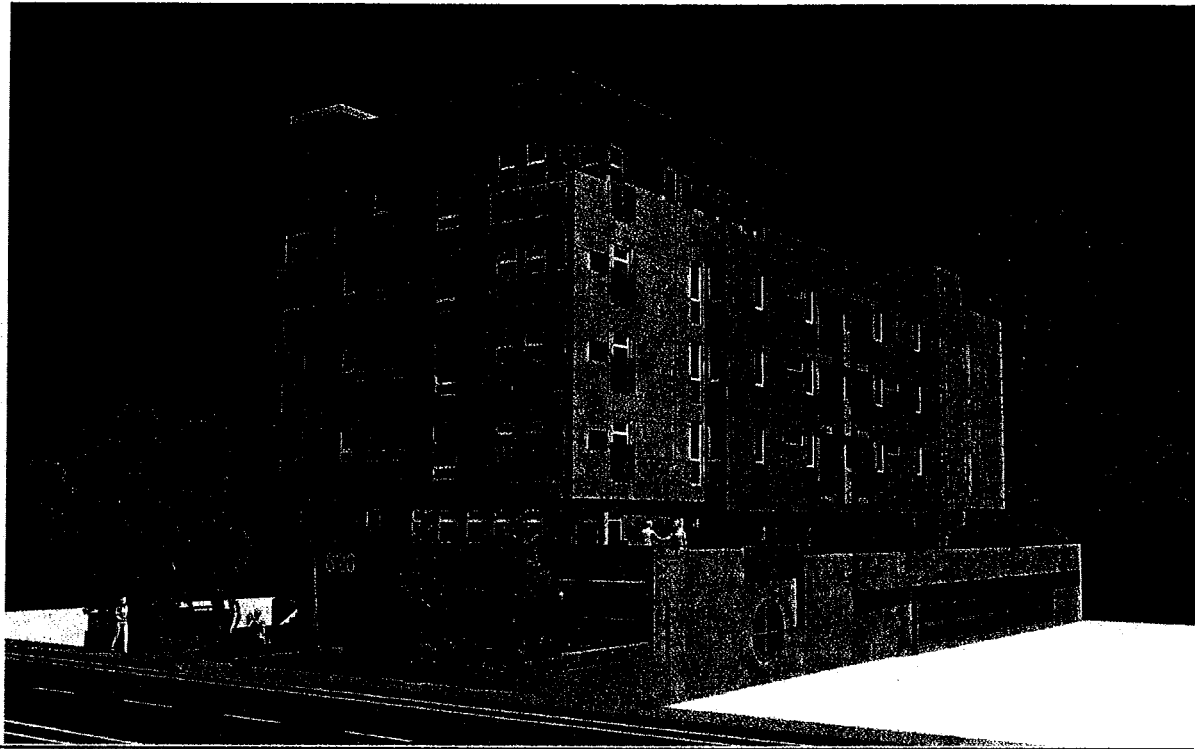
VERDELIVING.CA



JEFF BRYAN
250.655.0608

Price includes NET GST. The Developer reserves the right to make changes and modifications to Floorplans, project design, amenities and features. © 2011 This is not an offering for sale. Summary offering must be accompanied by a Disclosure Statement.

826 Esquimalt Road



Features

- Quartz Countertops
- 4 Stainless Steel Appliances
- In-Suite Stacking Laundry Units
- High quality Laminate Floors
- Acoustically engineered noise reduction between suites
- Window coverings
- Designer LED lighting package
- Low Flow Water Fixtures
- Deck or Patio for each unit
- City/Mountain/Ocean Views from most Suites
- Limited Secure Parking
- Modo Car Share Membership with each Suite
- Modo Car parked at the Building
- Individual Secure Storage
- Individual Secure Bicycle Storage
- Bicycle Workbench and Repair Area
- Bike/Pet Washdown area
- Common Amenity Room with Private Patio Area for use by all residents

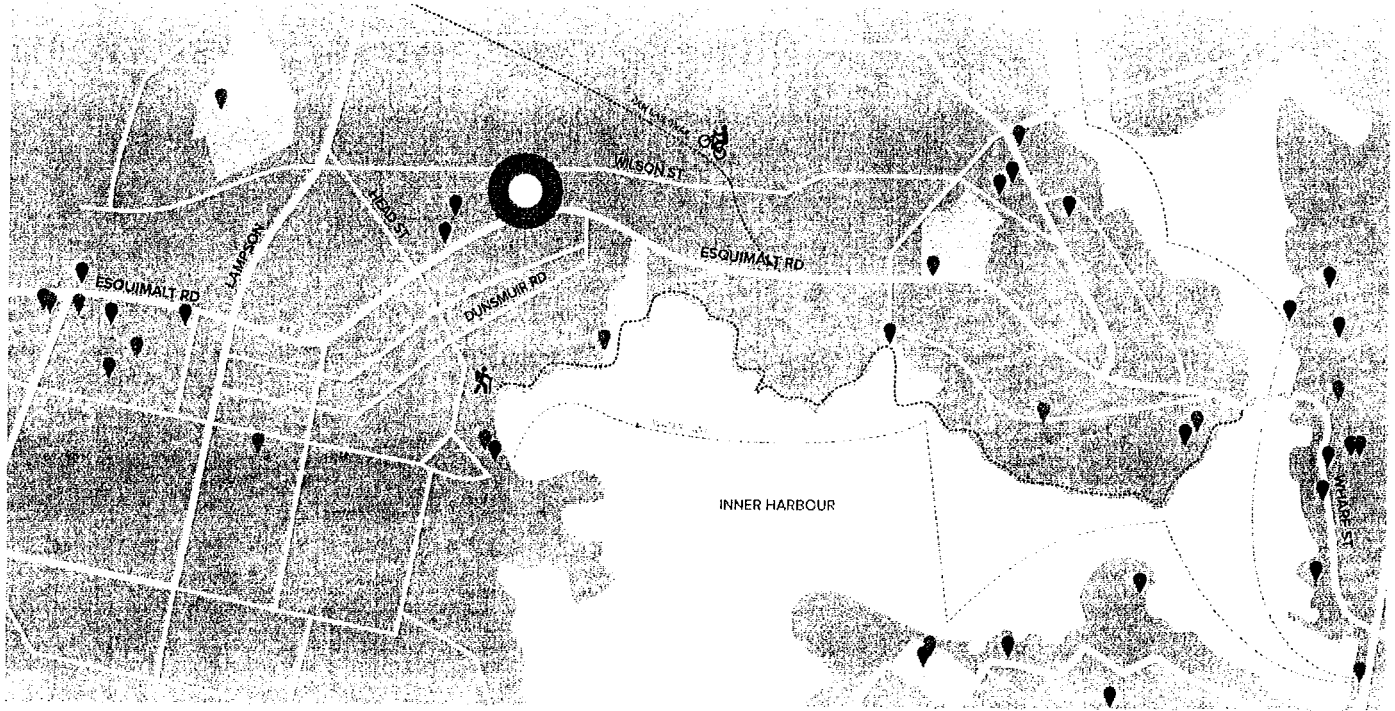
Project involves the demolition of the existing rundown house and replacement with a NEW FOR MARKET Condominium containing 30 suites ranging in size from 495 Square Feet to 911 Square feet.

The building contains modern architectural features, LED lighting, Low Flow fixtures, and an emphasis on Bicycle, Public Transportation and Car Share Membership.

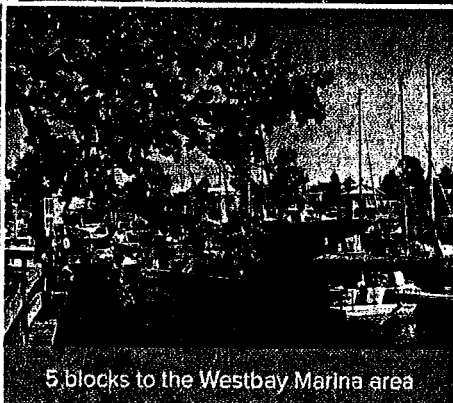
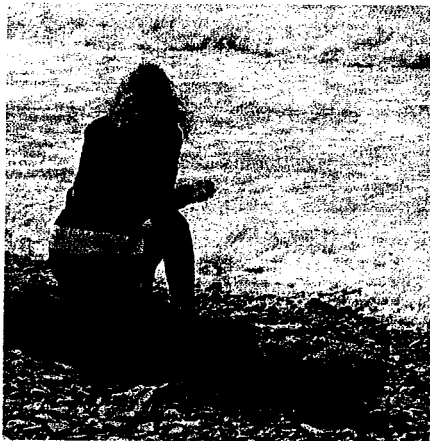
A VIBRANT NEIGHBORHOOD ON YOUR DOORSTEP



Within a few blocks of downtown, parks and beaches, Verde is close to all of your everyday needs – with no car required. Dozens of restaurants, coffee shops, pizzerias and pubs are within easy reach, as is convenient access to shopping, banking and medical services.



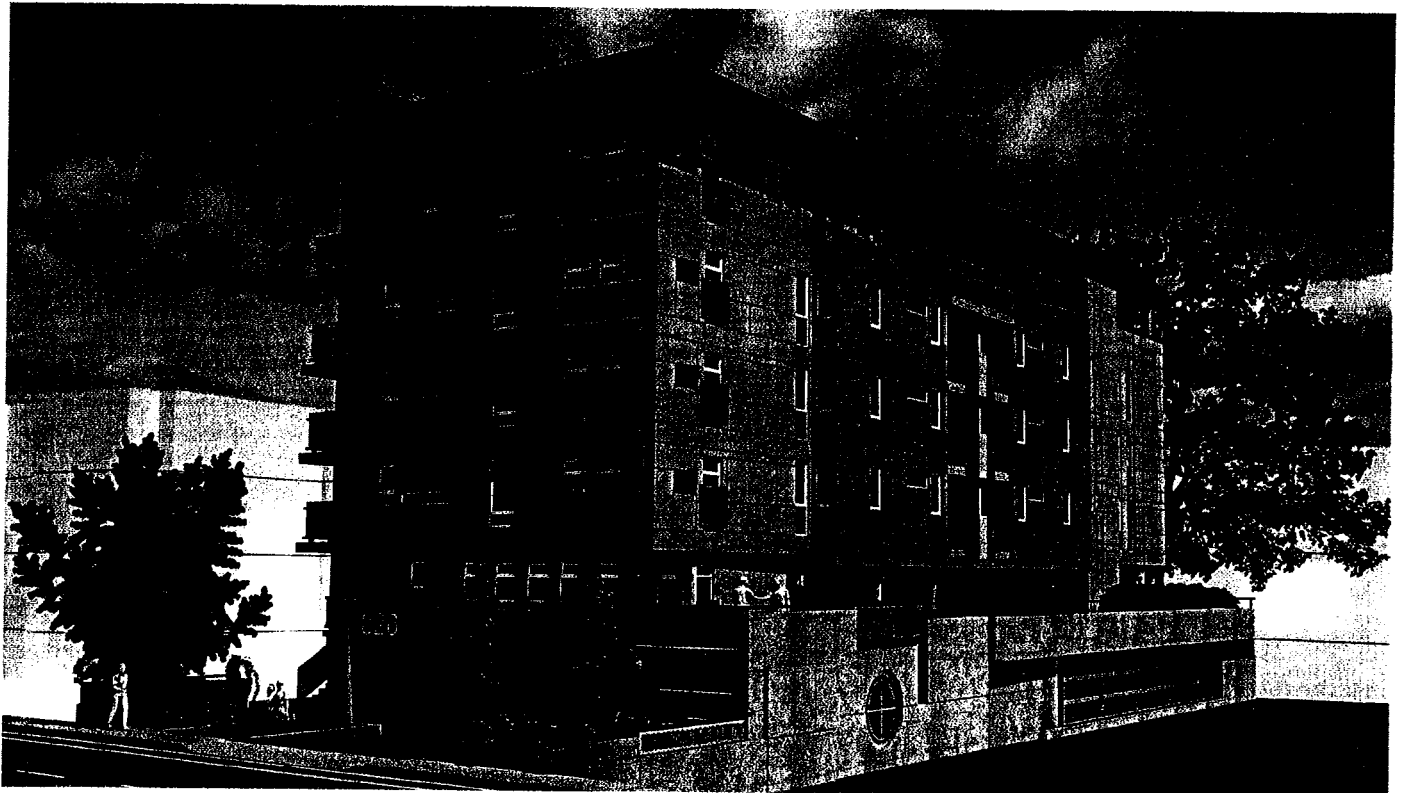
● Food & Drinks ● Destinations ● Shopping ● Health & Fitness



KEY FEATURES



- » Granite countertops
- » 4 stainless steel appliances
- » In-suite Stacking laundry units
- » High quality laminate floors and carpets
- » Acoustically engineered noise reduction
- » Window coverings
- » LED lighting
- » Low flow water fixtures
- » Deck/patio for most units
- » City/mountain/ocean views from most suites
- » Limited secure parking
- » Modo Car Share membership with each suite
- » Modo Car parked at the building
- » Individual secure storage
- » Individual secure bicycle storage
- » Bicycle workbench and repair area
- » Bicycle/Pet washdown area
- » Common amenity room with private patio area for use by all residents
- » No rental restrictions
- » Close to parks and schools
- » On major bus route and 5 minutes to Esquimalt village
- » On major bus routes and 8 minutes to downtown Victoria
- » One block from Westsong walkway and a 30 minute walk to Downtown Victoria
- » Close to shopping
 - » 3 blocks to the proposed Roundhouse shopping area and Songhees Waterfront area
 - » 2 blocks to the local shopping area
- » A 15 minute walk to MacCauley Point and Fleming Beach
- » 20 minute walk/5 minute drive to Gorge Vale Golf Club
- » Low monthly strata fee



SCHEDULE B

REVITALIZATION TAX EXEMPTION AGREEMENT

THIS AGREEMENT dated for reference the ____ day of _____, 2019 is

BETWEEN:

Vanguard Projects Inc.

4420 West Saanich Road
Victoria, BC V8Z 7E7

(the "Owner")

AND:

CORPORATION OF THE
TOWNSHIP OF ESQUIMALT

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

(the "Township")

GIVEN THAT:

A. The Owner was the registered owner in fee simple of lands in the Township of Esquimalt at 826 Esquimalt Road, Esquimalt BC V9A 3M4 legally described as Lot 2, Section 11, Esquimalt District, Plan VIP4225, (the "Parcel");

B. Council has established a revitalization tax exemption program (the "Program") and has included within the Township of Esquimalt Revitalization Tax Exemption Bylaw, 2015, No. 2852 (the "Bylaw") the designation of areas which include the Parcel as a revitalization area; and

C. The Owner has constructed new improvements on the Parcel as described in Appendix B attached to and forming part of this Agreement (the "Project") and has applied to the Township to take part in the Program in respect of the Project and the Township has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the Township covenant and agree each with the other as follows:

1. The Project – The Owner used its best efforts to ensure that the Project was constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the Program, as outlined in the Bylaw.

2. Operation and Maintenance of the Project – Throughout the term of this Agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. Revitalization Tax Exemption – Subject to fulfilment of the conditions set out in this agreement and in the Bylaw, the Township shall issue a revitalization tax exemption certificate (the “Tax Exemption Certificate”) to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the municipal property taxes due in relation to the improvements on the Parcel (the “Tax Exemption”) for the calendar year(s) set out in this Agreement. The Tax Exemption Certificate shall be in the form of Appendix A, which is attached to and forms part of this Agreement.
4. Conditions – The following conditions shall be fulfilled before the Township will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a. The Owner obtained a building permit from the Township for the Project;
 - b. The Owner completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix B;
 - c. The completed Project satisfied the performance criteria set out in Appendix B hereto, as determined by the Township’s Director of Development Services or designate, in their sole discretion, acting reasonably.
 - d. The construction of the Project must not have been in response to an order of the Township or an order of another public authority.
 - e. The Owner must not have applied to the Township during the term of this Agreement to change the zoning of the Parcel to some use other than the proposed use stated in the application.
 - f. The Owner must not demolish or remove the Project during the term of the Tax Exemption and if the Project should be damaged or destroyed by fire or other cause beyond the control of the Owner, the Owner must repair or reconstruct the Project within 18 months of the date the damage occurred.
5. Calculation of Revitalization Tax Exemption – The amount of the Tax Exemption, as defined in the Bylaw, shall be equal to:

Years 1-5:	100% of the incremental assessed value of the improvements
Years 6-8:	75% of the incremental assessed value of the improvements
Years 9-10:	50% of the incremental assessed value of the improvements

but in any case shall not be more than the incremental increase in the assessed value of improvements on the Parcel between the year before the commencement of construction of the Project, and the year following the year in which the Tax Exemption Certificate is issued.
6. Compliance with Laws – The Owner has constructed the Project and, at all times during the term of the Tax Exemption or any renewal term, will use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or

bylaws, including all the rules, regulations, policies, guidelines, criteria or the like made under or pursuant to any such laws.

7. Effect of Stratification – If the Owner stratifies the Parcel under the *Strata Property Act*, the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata unit for:
 - a. The current and subsequent tax year during the currency of this Agreement if the strata plan is accepted for registration by the Land Titles Office before September 1st; or
 - b. For the next calendar year and each subsequent tax year, during the currency of this Agreement if the strata plan is accepted for registration at the Land Titles Office after September 1st
8. Cancellation – The Township may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - a. on the written request of the Owner; or
 - b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.

If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the Township an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

9. No Refund – For greater certainty, under no circumstances will the Owner be entitled under the Program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
10. Notices – Any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail or if transmitted by facsimile to such party:

- a. in the case of a notice to the Township, at:
THE TOWNSHIP OF ESQUIMALT
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Attention: Ian Irvine, Director of Financial Services

Email: ian.irvine@esquimalt.ca

- b. in the case of a notice to the Owner, at:
Vanguard Projects Inc.
4420 West Saanich Road
Victoria, BC V8Z 7E7

Attention: Mark Eraut

Email: mark@kingsnorthdevelopment.com

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

11. No Assignment – The Owner shall not assign its interest in this Agreement except to a subsequent owner in fee simple of the Parcel who accepts the assignment and agrees to be bound by the Agreement.
12. Owner's Representation – The Owner represents and warrants to the Township that:
 - a. If the Owner is a corporation, all necessary corporate actions and proceedings have been taken by the Owner to authorize its entry into and performance of this Agreement;
 - b. If the Owner is a corporation, the Owner has the corporate capacity and authority to enter into and perform this Agreement; and
 - c. Upon execution and delivery on behalf of the Owner, this Agreement constitutes a valid and binding contractual obligation of the Owner
13. Severance – If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
14. Further Assurances – The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
15. Waiver – Waiver by the Township of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
16. Powers Preserved – This agreement does not:
 - a. Affect or limit the discretion, rights or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Parcel; or
 - b. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel, and without limitation shall not confer directly or indirectly any exemption or right of set-off from connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the Township.
17. Entire Agreement – This Agreement constitutes the entire agreement between the Owner and the Township with regards to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the Township with the Owner
18. Modifications – No amendment or modification of any of the terms or provisions of this Agreement will be of any force or effect unless the amendment or modification is in writing and duly executed by the Township and the Owner.
19. Expense of the Owner – The expense of performing the obligations and covenants of the Owner contained in this Agreement, and of all matters incidental to them, is solely that of the Owner.

20. Reference – Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. Enurement – This Agreement shall enure to the benefit of, and be binding upon, the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Vanguard Projects Inc.

Corporation of the Township of Esquimalt

Per: _____

Per: _____

Director of Financial Services

Per: _____

Per: _____

Corporate Officer



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:19-139

REQUEST FOR DECISION

DATE: September 3, 2019

Report No. DEV-19-082

TO: Laurie Hurst, Chief Administrative Officer

FROM: Alex Tang, Planner and Bill Brown, Director of Development Services

SUBJECT:

Rezoning Application - 615 Bryden Court

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2966, attached to Staff Report DEV-19-082 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 615 Bryden Court [PID 005-340-004, Lot A, Section 11, Esquimalt District, Plan 9543], shown cross hatched on Schedule 'A' of Bylaw No. 2966, from RD-3 [Two Family/Single Family Residential] to CD No. 122 [Comprehensive Development District No. 122], be given first and second reading; and
2. That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2966, mail notices and advertise for same in the local newspaper.

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922
Zoning Bylaw, 1992, No 2050
Parking Bylaw, 1992, No. 2011
Declaration of a Climate Emergency
Development Application Procedures and Fees Bylaw, 2012, No. 2791
Advisory Planning Commission Bylaw, 2012, No. 2792
Subdivision and Development Control Bylaw, 1997, No. 2175
Green Building Checklist

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2966

Appendix B: Subject Property Map, Aerial Map, and Zoning Map

Appendix C: Architectural Drawings, Landscape Plan, and Surveyor's Site Plan

Appendix D: Green Building Checklist

Appendix E: Developer's Public Consultation Summary

Purpose of the Application

The applicant is requesting a change in zoning from the current RD-3 [Two Family/ Single Family Residential] zone to a Comprehensive Development District zone [CD] to accommodate two new single family dwellings.

Evaluation of this application should focus on issues relevant to zoning such as the proposed height, density, massing, siting, setbacks, lot coverage, usable open space, the building's relation to adjacent and surrounding sites, and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

This site is located within Development Permit Area No. 1 - Natural Environment, No. 3 - Enhanced Design Control Residential, No. 7 - Energy Conservation and Greenhouse Gas Reduction and No. 8 - Water Conservation of the Township's Official Community Plan. If the rezoning application is approved, a Development Permit governing the form and character of the buildings, landscaping, and consistency with guidelines relating to natural environment protection, energy conservation, greenhouse gas reduction, and water conservation would be considered by Council at a future date.

Context

Applicant: Mike Barbon

Owner: Tyler Carlo Barbon, Carol Patricia Barbon, and Mike Barbon Construction Ltd., Inc.No. BC0518987

Property Size: Metric: 780 m² Imperial: 8396 ft²

Existing Land Use: Single Family Residential

Surrounding Land Uses:

North: Single Family Residential

South: Single Family Residential

West: Single Family Residential

East: Multiple Family Residential Apartment

Proposed OCP Land Use Designation: Low Density Residential [No change required]

Existing Zoning: RD-3 [Two Family/Single Family Residential]

Proposed Zoning: CD No. 121 [Comprehensive Development District No. 121]

Zoning

The following chart compares the floor area ratios, lot coverage, setbacks, height and parking of this proposal with the requirements of the RS-1 zone [Single Family Residential]:

	Proposed CD-122 Zone	RS-1
Parcel Size	2 Parcels at 385 m ² each	Minimum of 530 m ²
Floor Area Ratio	0.35	0.35
Lot Coverage	30%	30%

Setbacks		
• Front	7.5 m	7.5 m
• Rear	7.45 m	7.45 m
• Side	1.5 m / 3.0 m	1.5 m / 3.0 m
Building Height	7.3 m	7.3 m
Off Street Parking	1 space/dwelling unit	1 space/dwelling unit

In general, the proposed comprehensive development zone has been created to correspond to the RS-1 zone. Consequently, the applicant has also designed this proposed development to comply with the standards of the RS-1 zone.

The main differences between the proposed comprehensive development zone and the RS-1 zone are as follows:

- Minimum parcel size of 385 m² compared to 530 m²
- Rear setback of 7.45 m compared to 7.5 m
- Minimum lot width of 13.6 m compared to 16 m

Official Community Plan

The proposed development for two single family dwellings is consistent with the Proposed Land Use Designation of 'Low Density Residential' at 615 Bryden Court. The two proposed single family dwellings do not include a secondary suite.

OCP Section 5.1 General: Anticipated Housing Needs in the Next Five Years states an objective to support expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

Supporting policies in this section consistent with the proposed development include:

- Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

OCP Section 5.2 Low Density Residential Development states an objective to strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Supporting policies in this section consistent with the proposed development include:

- Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [Appendix D].

Comments from the Advisory Planning Commission

This application was considered at the regular meeting of the Advisory Planning Commission held on April 16, 2019. Members had no concerns with the application.

The APC resolved that the application be forwarded to Council with a recommendation of approval as the proposed development is reasonable, appropriate, is consistent with the infill policies in the Official Community Plan, and fits in the neighbourhood.

Comments from Other Departments

The plans for this proposal were circulated to other departments and the following comments were received:

Community Safety Services:

Building to be constructed to requirements of BC Building Code 2018 and municipal bylaws. Applicant must address all issues contained within the Township Development Protocol should application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit application.

Engineering Services:

Engineering staff has completed a preliminary evaluation of Works and Services that would be required at 615 Bryden Court. Staff confirm that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved, the development must be serviced in accordance with bylaw requirements including, but not limited to, new sewer and drain connections, underground hydro, telephone and cable services and new road works may be required up to the centre line of Bryden Court. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

Parks Services:

A tree cutting permit is required for any tree removal. Tree protection fencing set up at the drip line to be provided for all the trees to be retained, prior to commencement of site preparation, demolition and construction.

Fire Services:

Fire Services staff has completed a preliminary review of the proposed plans and have no concerns at this time.

ISSUES:

1. Rationale for Selected Option

The application is consistent with the policy direction contained within the Official Community Plan for a low density residential designated property. This Comprehensive Development Zone has been written to maintain the density and lot coverage of the prevailing RS-1 zones for Single Family Dwellings in creating the same proportion of open space and an appropriate contextual fit as it relates to massing. Moreover, the APC recommended approval of this application.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

The applicant has completed the Esquimalt Green Building Checklist, detailing green features that will be considered for inclusion in the development should it be approved [Appendix D].

5. Communication & Engagement

As this is a rezoning application, notices would be mailed to tenants and owners of properties located within 100 metres (328 feet) of the subject property. Notice of the Public Hearing would be placed in two editions of the Victoria News. Furthermore, one sign indicating that the property is under consideration for a change in zoning has been in place on the Bryden Court frontage since April 2019 and will be updated to show the date, time, and location of the Public Hearing.

As required by the Development Application Procedures and Fees Bylaw, 2012, No. 2791, the applicant delivered notices to properties within 100 metres of the subject property soliciting comments and inviting residents to attend a public open house. This meeting was held from 10am to 11am, August 24, 2019, at the subject property of 615 Bryden Court. Staff confirm that the applicant has provided the required submissions indicating that 5 people attended the meeting [Appendix E].

ALTERNATIVES:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2966, attached to Staff Report DEV-19-082 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 615 Bryden Court [PID 005-340-004, Lot A, Section 11, Esquimalt District, Plan 9543], shown cross hatched on Schedule 'A' of Bylaw No. 2966, from RD-3 [Two Family/Single Family Residential] to CD No. 122 [Comprehensive Development District No. 122], be given first and second reading; and that Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2966, mail notices and advertise for same in the local newspaper.

2. Council postpone consideration of Bylaw No. 2966 pending receipt of additional information.

3. Council deny first and second reading of Bylaw No. 2966.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2966

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2966"*.

2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

(1) by adding the following words and figures in Section 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development District No. 122 (615 Bryden Court) CD No. 122"

(2) by adding the following text as Section 67.109 (or as other appropriately numbered subsection within Section 67):

67.109 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 122 [CD NO. 122]

In that Zone designated as CD No. 122 [Comprehensive Development District No. 122] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Boarding: subject to the requirements of Section 30.3
- (d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 385 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 13.6 metres measured at the Front Lot Line.

(4) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(6) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(7) **Lot Coverage**

(a) All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel.

(b) All Accessory Buildings and Structures combined, shall not exceed 10% of the Area of a Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres..
- (iii) Rear Setback: No Principal Building shall be located within 7.45 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(9) **Fencing**

Subject to Section 22 no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind

the front face of the Principal Building.

(10) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

- (3) by changing the zoning designation of PID 005-340-004, Lot A, Section 11, Esquimalt District, Plan 9543 [615 Bryden Court], shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Two Family/Single Family Residential] to CD No. 122 [Comprehensive Development District No. 122]
- (4) by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

READ a first time by the Municipal Council on the ____ day of _____, 2019.

READ a second time by the Municipal Council on the ____ day of _____, 2019.

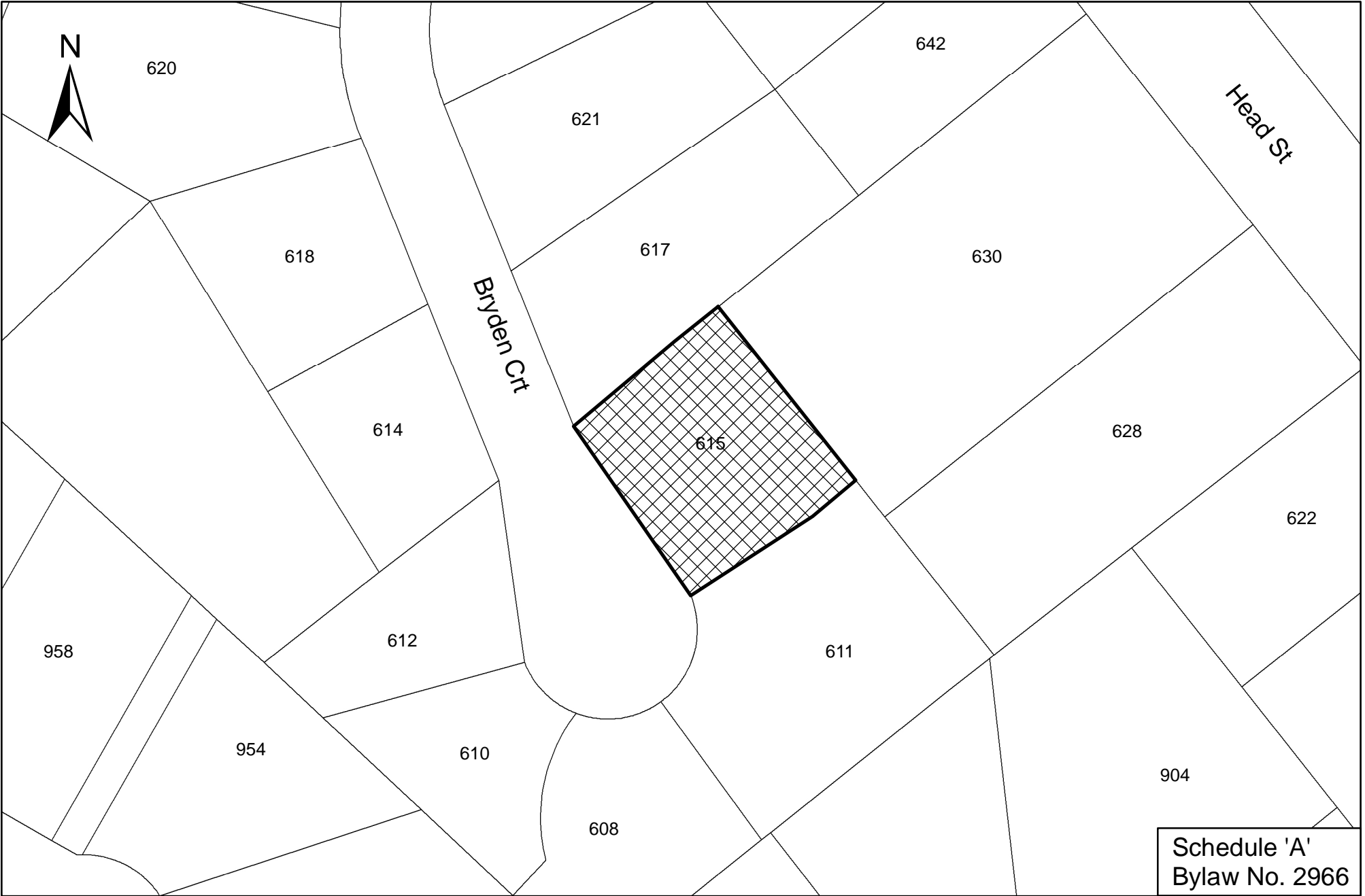
A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ____ day of _____, 2019.

READ a third time by the Municipal Council on the ____ day of _____, 2019.

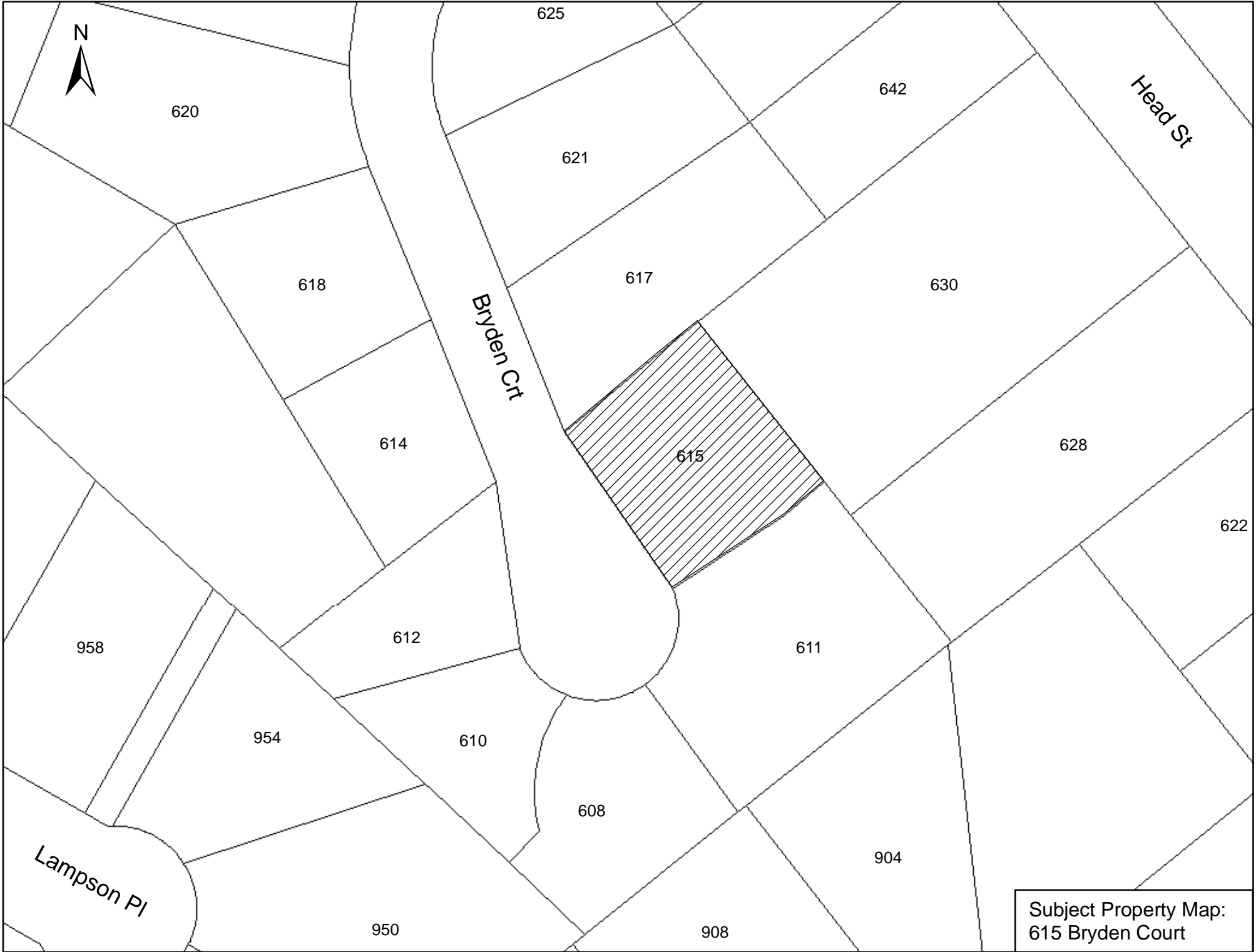
ADOPTED by the Municipal Council on the ____ day of _____, 2019.

BARB DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER

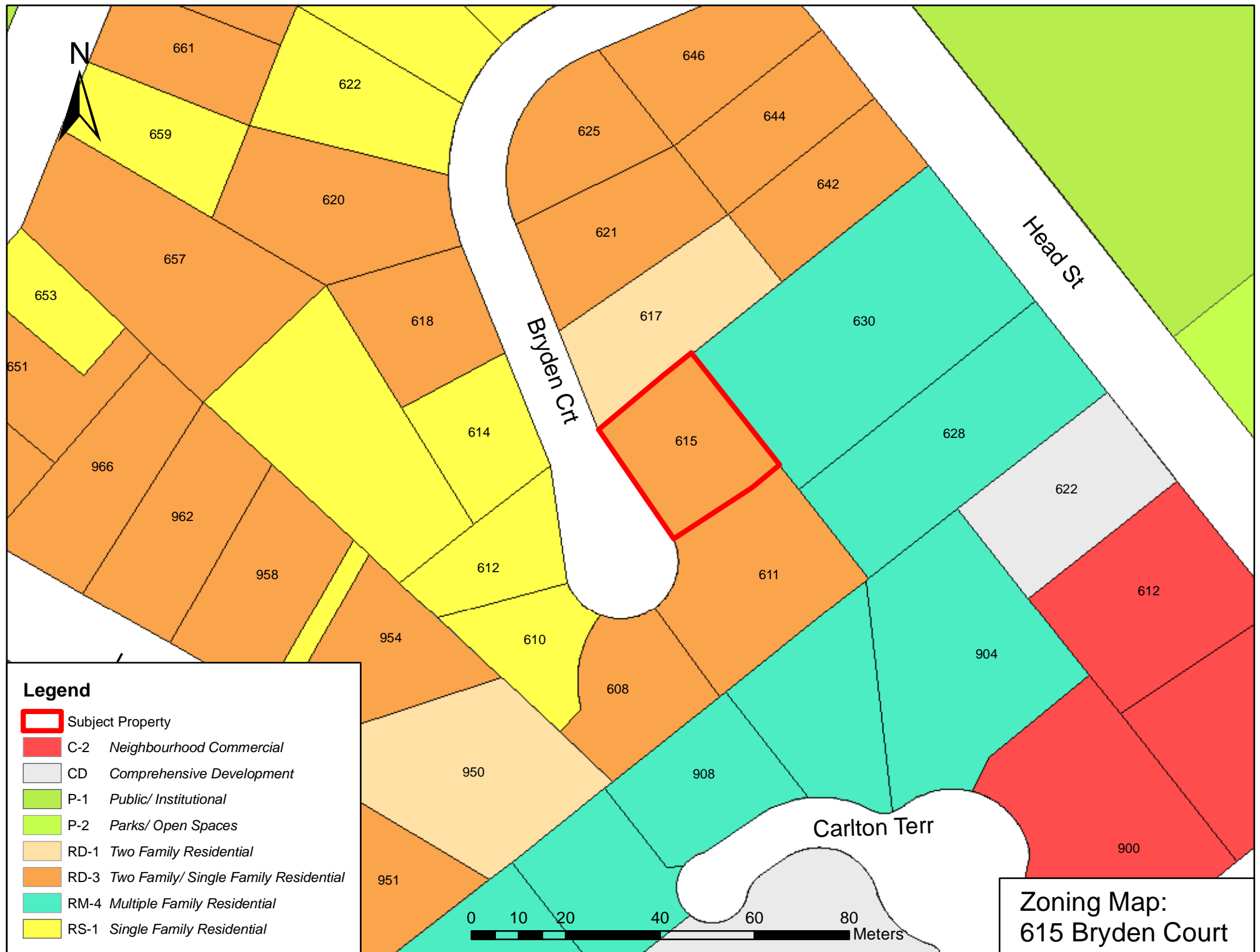


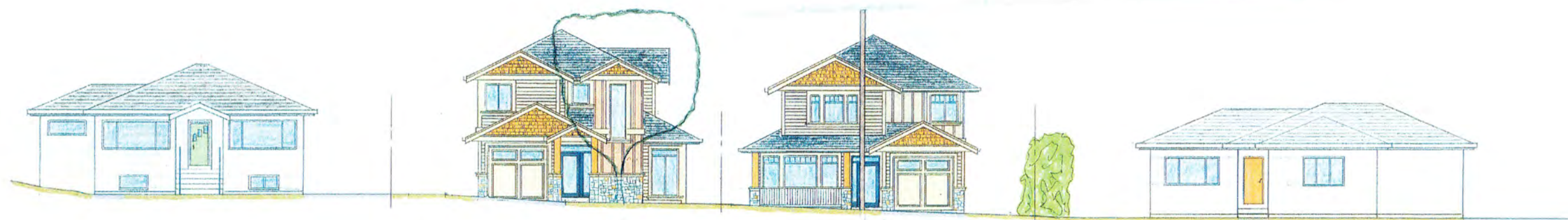
Schedule 'A'
Bylaw No. 2966



Subject Property Map:
615 Bryden Court



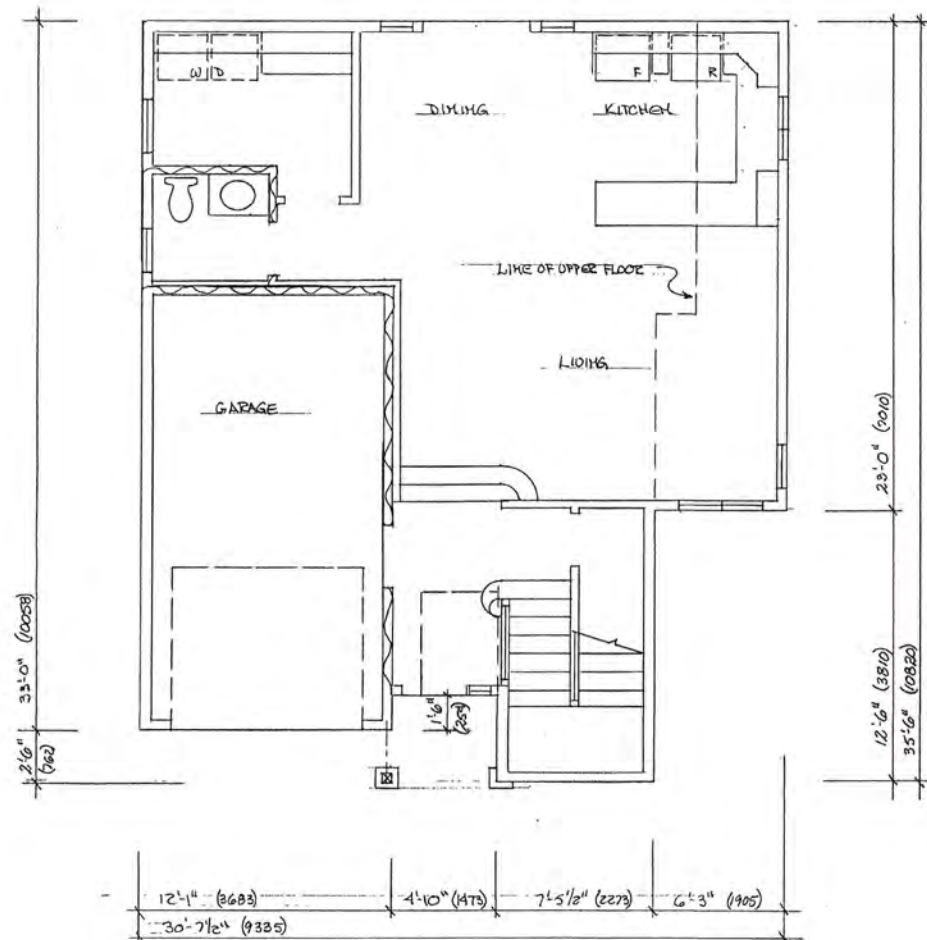




COPYRIGHT

T-Square Designs products and services are protected by Copyright Law. You may not modify, duplicate in any form, rent, lease, loan, distribute or create derivative works based on information provided in whole or in part. Any reproductions or modifications by means now known or hereafter invented, without the express consent of T-Square Designs is strictly prohibited and will be prosecuted to the fullest extent of the law.

BARBON CONSTRUCTION		 T-SQUARE	T-SQUARE Design & Consulting 2850 Lakehurst Drive, Victoria, BC design@tsquare.ca 250-382-2893	
			DATE: _____	DESIGNED BY: D.L.
		SCALE: 1/8"=1'-0"	DRAWN BY: D.L.	
		DRAWING No: 242-1		



Floor plan of the second floor. The plan shows three bedrooms, two bathrooms, a central hallway, and a staircase. Dimensions are provided for the overall footprint and individual rooms.

Overall Dimensions:

- Overall Width: 32'-6" (9906)
- Overall Depth: 35'-0" (10620)

Room Dimensions:

- Bedroom (Top Left): 12'-1" (3683)
- Bedroom (Bottom Left): 20'-0" (6125)
- Bedroom (Top Right): 13'-0 1/2" (4229)
- Bedroom (Bottom Right): 21'-9 1/2" (6591)
- Hallway (Left): 3'-5 1/2" (1054)
- Hallway (Right): 1'-7 1/2" (495)
- Staircase: 7'-5 1/2" (2273)
- Bathroom (Top Right): 4'-11" (1493)
- Bathroom (Bottom Right): 4'-11" (1493)

Other Features:

- Line of Lower Floor: Indicated by a dashed line.
- Staircase: Located in the bottom right area.
- Bedrooms: Three bedrooms are shown, each with a bed and some have wardrobes.
- Bathrooms: Two bathrooms are shown, each with a toilet and sink.

BARRON CONSTRUCTION		 T-SQUARE	T-SQUARE Design & Consulting design@tsquare.ca 2850 Lakehurst Drive, Victoria, BC 250-382-2893	
LOT 1			DATE: _____ DESIGNED BY: <u>DL</u> SCALE: <u>AS SHOWN</u> DRAWN BY: <u>DL</u>	
DRAWING No: <u>393-1</u>				



SIDE (EAST) ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

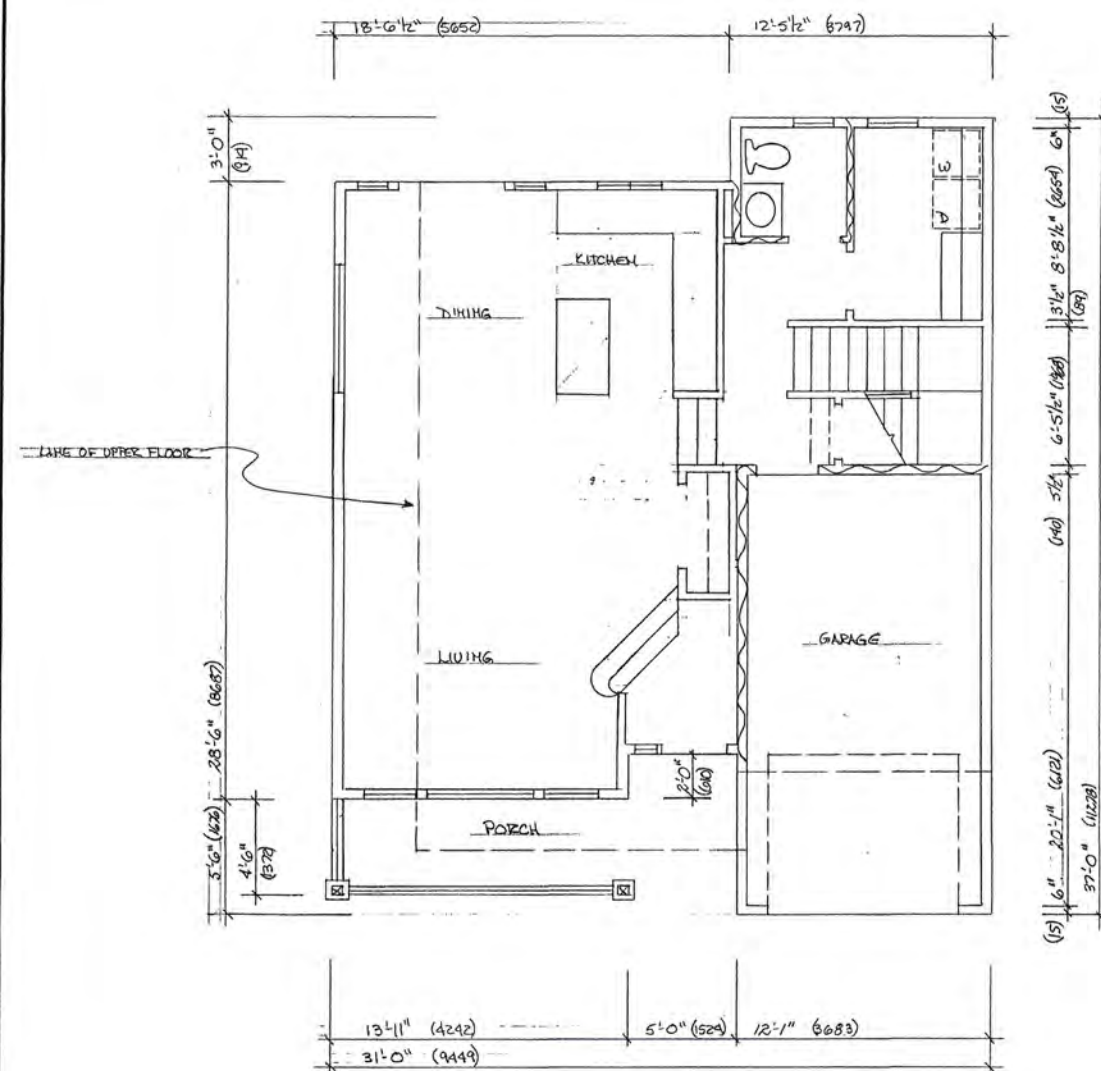


SIDE (WEST) ELEVATION
1/4" = 1'-0"

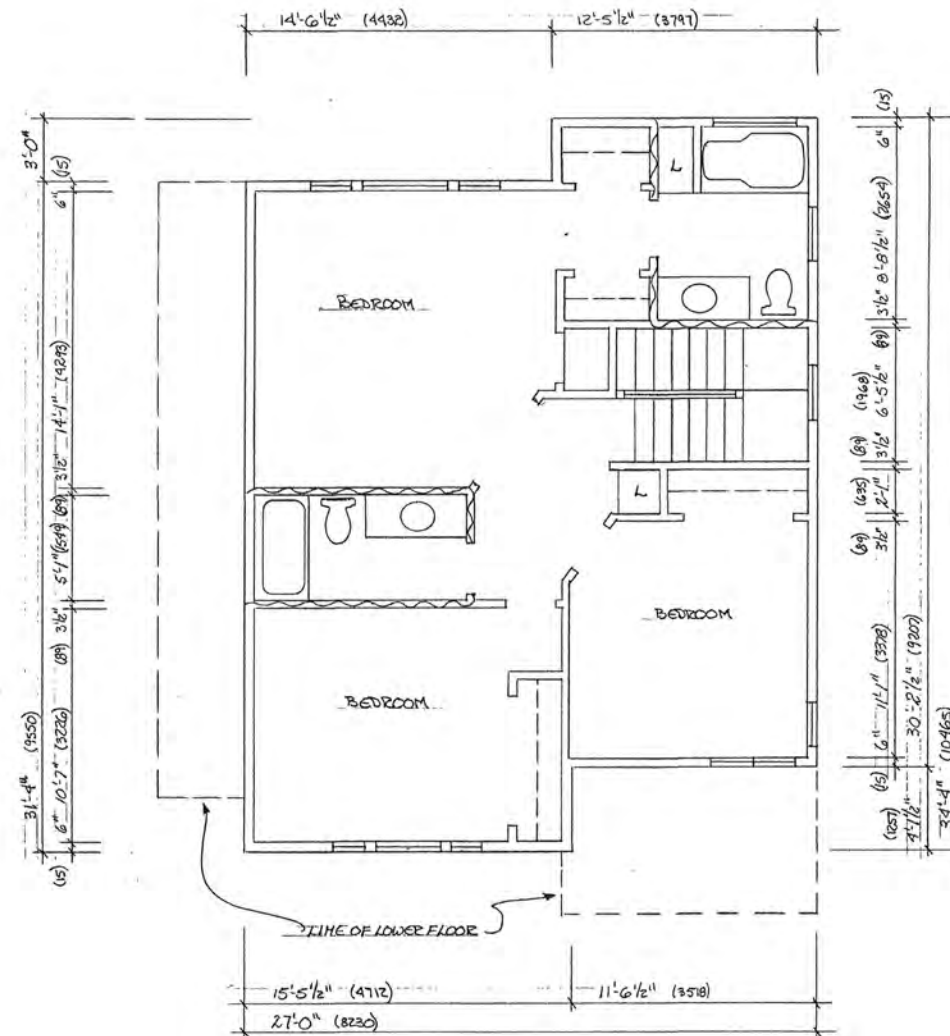
COPYRIGHT
T-Square Designs products and services are protected by Copyright Law. You may not modify, duplicate in any form, rent, lease, loan, distribute or create derivative works based on information provided in whole or in part. Any reproductions or modifications by means now known or hereafter invented, without the express consent of T-Square Designs is strictly prohibited and will be prosecuted to the fullest extent of the law.

BARBON CONSTRUCTION		T-SQUARE Design & Consulting 2850 Lakehurst Drive, Victoria, BC design@tsquare.ca 250-382-2893	
LOT 1		DATE	DESIGNED BY: DL
		SCALE: AS SHOWN	DRAWN BY: DL
		DRAWING No: 292-1	





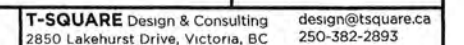
1/4" x 1" O'	754.75 [#]	(70.11 m ³)
+ G.A.P.	222.58 [#]	(20.67 m ³)
F.A.R.	685.75 [#]	(61.19 m ³)



$\frac{74}{10} = 7.4$ 835.77 ft^2 (77.64 m^2)
 F.A.R. 775.48 ft^2 (72.04 m^2)

T-Square Designs products and services are protected by Copyright Law. You may not modify, duplicate in any form, rent, lease, loan, distribute or create derivative works based on information provided in whole or in part. Any reproductions or modifications by means now known or hereafter invented, without the express consent of **T-Square Designs** is strictly prohibited and will be prosecuted to the fullest extent of the law.

LOT 2.

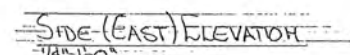
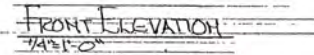


SCALE: AS SHOWN DRAWN BY: D.L.

2001

DRAWING No: W96-1

JAN 31 2019
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

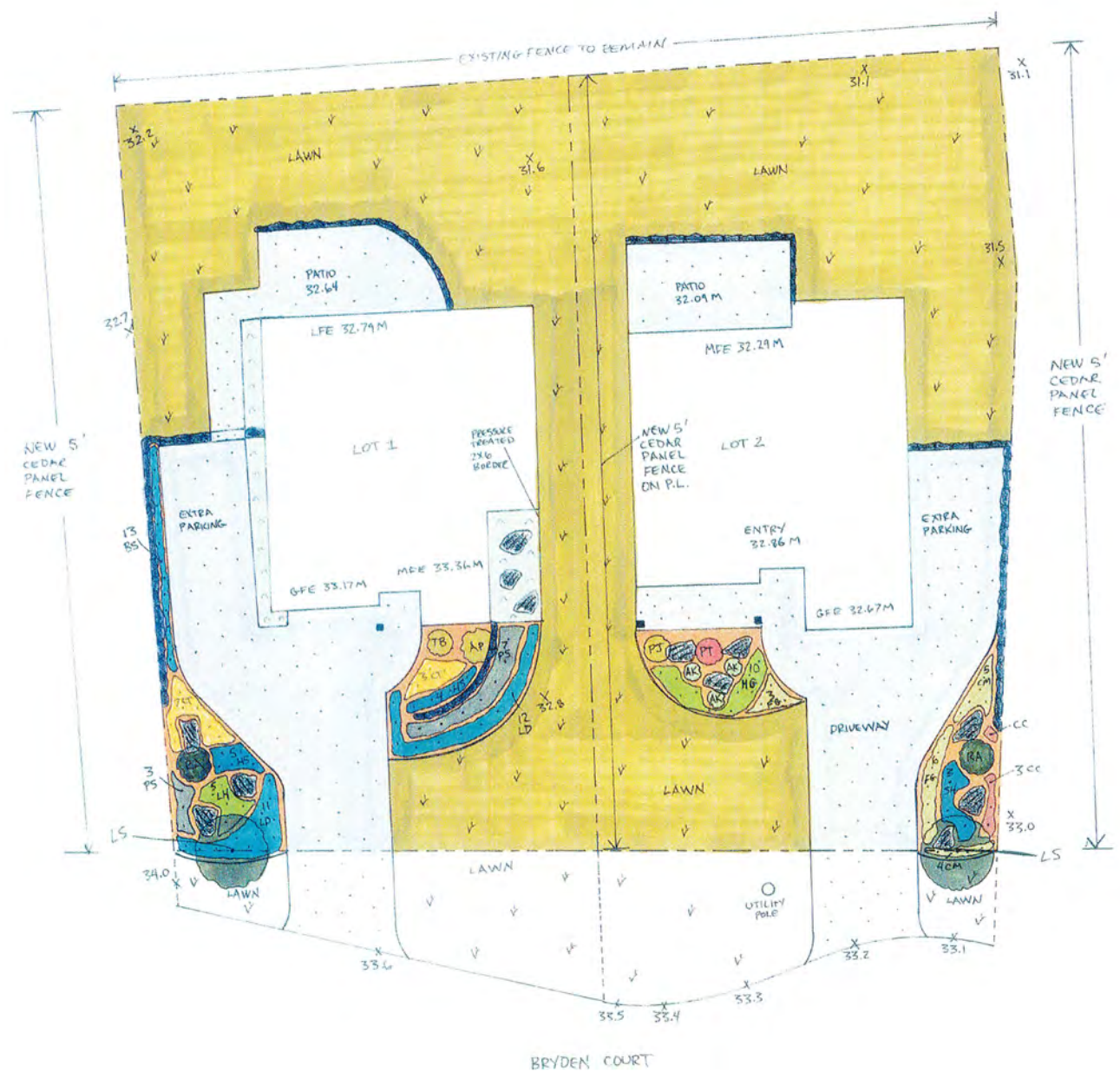


T-Square Designs products and services are protected by Copyright Law. You may not modify, duplicate in any form, rent, lease, loan, distribute or create derivative works based on information provided in whole or in part. Any reproductions or modifications by means now known or hereafter invented, without the express consent of **T-Square Designs** is strictly prohibited and will be prosecuted to the fullest extent of the law.

—LOT 2



DRAWING No: 202-1



PLANT LIST

LOT 1

TREES

- 1 AP ACER PALMATUM DISSECTUM 'CRIMSON QUEEN'
- 1 LS LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'

SHRUBS & GRASSES

- 13 BS BUXUS SEMPERVIRENS
- 10 CT CAREX TESTACEA 'PARROT FEET'
- 9 HS ERICA X DARLEYENSIS 'SILBERSCHMELZE'
- 23 LD LITHODORA DIFFUSA 'GRACE WARD'
- 5 LH LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
- 10 PS POTENTILLA FRUTICOSA 'SUTTER'S GOLD'
- 1 TB TAXUS BACCATA 'FASTIGIATA'
- 1 RA RHODODENDRON 'ANNA KRUSCHKE'

- JAPANESE MAPLE
- WORPLESDON SWEET GUM

#15
5cm CAL W.B.

- COMMON BOXWOOD #3
- NEW ZEALAND ORANGE SEDGE #1
- SILBERSCHMELZE HEATH #1
- GRACE WARD LITHODORA #1
- ENGLISH LAVENDER #1
- SUTTER'S GOLD SHRUBBY CINQUEFOIL #3
- IRISH YEW 1.2 M B&B #5
- RHODODENDRON #5

LOT 2

TREES

- 1 LS LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'

- WORPLESDON SWEET GUM

5cm CAL W.B.

SHRUBS & GRASSES

- 3 AK AGASTACHE 'KUDOS MANDARIN'
- 4 CC CAREX TENACULUMIS 'CAPPUCCINO'
- 9 CM CAREX MORROWII 'AUREA-VARIEGATA'
- 9 FG FESTUCA GLAUCA 'ELIJAH BLUE'
- 20 HG ERICA X DARLEYENSIS 'GHOST HILLS'
- 1 PJ PIERIS JAPONICA 'FOREST FLAME'
- 1 PT PHORMIUM ATROPURPUREUM
- 1 RA RHODODENDRON 'ANNA KRUSCHKE'
- 3 SH SALVIA X JAMENSIS 'HOT LIPS'

- MANDARIN HUMMINGBIRD MINT #1
- COFFEE SEDGE #1
- VARIEGATED JAPANESE SEDGE #1
- ELIJAH BLUE FESTUCE #1
- GHOST HILLS HEATH #1
- LILY OF THE VALLEY BUSH #5
- BONZE NEW ZEALAND FLAX #5
- RHODODENDRON #5
- HOT LIPS SAGE #1

LEGEND

- C.I.P. CONCRETE SURFACE
EXPOSED AGGREGATE FINISH
- RIVER ROCK OVER LANDSCAPE
FABRIC (2" - 8" COBBLES)
- LAWN AREA
- MORTARED ROCK RETAINING WALL
- LOOSE PLACED BOULDER
2' X 2' X 3'

NOTES

DRAWING NOT TO BE SCALED - OWNER MUST VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK.

ALL BUILDING LAYOUT, SETBACK DIMENSIONS, ALL SURVEY INFORMATION (INCLUDING BASE GEODETIC ELEVATIONS) SUPPLIED BY WEY MAYENBURG LAND SURVEYING INC.

PLANTING MATERIAL, INSTALLATION, AND MAINTENANCE TO CONFORM TO BCSLA/BCLNA STANDARD

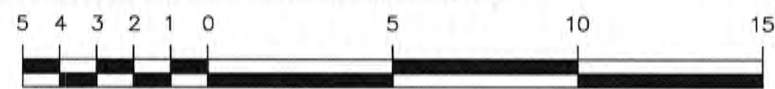
ALL GROWING MEDIUM IN SHRUB BEDS TO BE MIN. 450MM IN DEPTH, LAWN AREAS TO BE MIN. 150MM IN DEPTH

ALL GROWING MEDIUM TO COMPLY TO BCSLA/BCLNA STANDARD DESIGNATION "1P - LEVEL 1 WELL GROOMED AREAS"



Koi Dragon Enterprises Ltd. 924 Mesher place Victoria BC V9A 6Z1 phone 250-383-0285 cell 250-704-8338	scale: 1/100 date: DEC 10 2018 drawn by: BL proposed landscape for: BARBON CONSTRUCTION BRYDEN COURT
---	--

Proposed Subdivision Plan Of:
Lot A, Section 11,
Esquimalt District, Plan 9543.
P.I.D. 005-340-004



Scale = 1:200

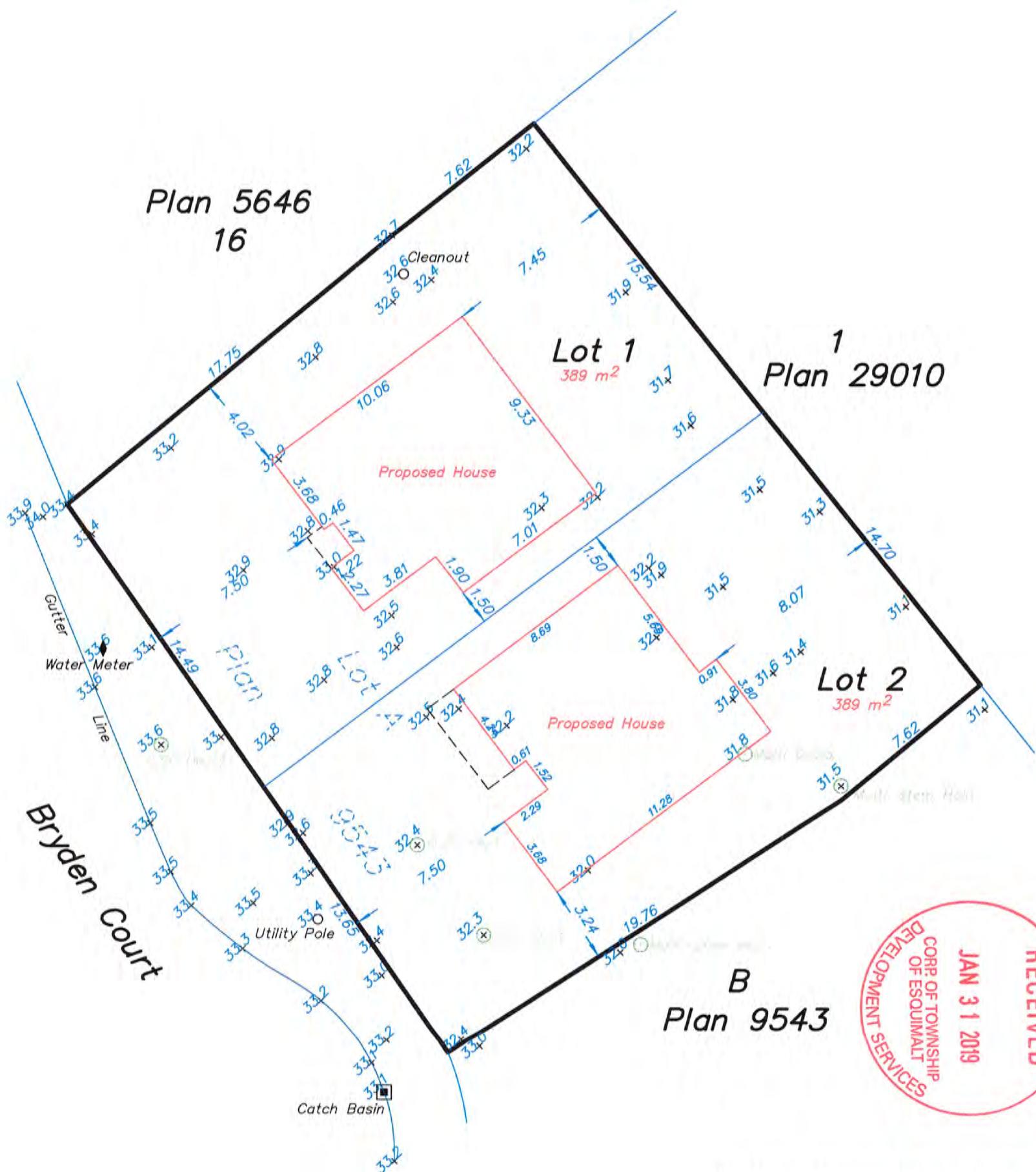
Dated this 23rd day of April, 2018

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC
and derived from OCM 87H3783.

This site plan is for building and design purposes and is
for the exclusive use of our client.

This document shows the relative location of the surveyed
structures and features with respect to the boundaries of
the parcel described above. This document shall not be used
to define property lines or property corners.



B
Plan 9543

The subject property is affected by
the following registered documents:
M76301, 118728G.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 180110A\PRO\BM



GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project.

As you review this checklist, if you have any questions please contact **Development Services** at 250.414.7108 for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt



"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."
[Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

- 1 Are you building to a recognized green building standard? Yes ☒ No
- If yes, to what program and level?
- 2 If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features? Yes ☒ No
- 3 Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? ☒ Yes No
If so, please describe them.
- 4 What percentage of the existing building[s], if any, will be incorporated into the new building? 0 %
- 5 Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project.
- 6 Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? ☒ Yes No
- 7 Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? LOOKING INTO IT
For which parts of the building (e.g. framing, roof, sheathing etc.)? BO FRAMING + SHEATHING
- 8 Can alternatives to Chlorofluorocarbon's and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. _____
- 9 List any products you are proposing that are produced using lower energy levels in manufacturing.
- 10 Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]? ☒ Yes No
- 11 Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde? Yes ☒ No

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- 12 Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? Yes ☒ No
- 13 For commercial buildings, do flushes for urinals exceed BC Building Code requirements? Yes No
- 14 Does your project use dual flush toilets and do these exceed the BC Building Code requirements? ☒ Yes No
- 15 Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? ☒ Yes No
- 16 Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? ☒ Yes No

Storm Water

- 17 If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] Yes No ☒ N/A
- 18 Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? ☒ Yes No N/A
- 19 Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. _____ Yes ☒ No N/A
- 20 Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? ☒ Yes No N/A
- 21 Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____ ☒ Yes No N/A
- 22 Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? Yes ☒ No N/A
- 23 What percentage of the site will be maintained as naturally permeable surfaces? 65-70 %

Waste water

- 24 For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. _____ Yes No N/A

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- 25 Are any healthy trees being removed? If so, how many and what species? ☒ Yes No N/A
2 - APPLE TREES
 Could your site design be altered to save these trees?
 Have you consulted with our Parks Department regarding their removal?

- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? _____ Yes ☒ No ☐ N/A
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? ☒ Yes ☐ No ☐ N/A
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. _____ Yes ☐ No ☒ N/A
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? ☒ Yes ☐ No ☐ N/A
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? ☒ Yes ☐ No ☐ N/A
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? ☒ Yes ☐ No ☐ N/A
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes ☐ No ☒ N/A
- 33 Will topsoil will be protected and reused on the site? ☒ Yes ☐ No ☐ N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- 34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? _____ ☒ Yes ☐ No ☐ N/A
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural daylighting? ☒ Yes ☐ No ☐ N/A
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? 50 % ☒ Yes ☐ No ☐ N/A
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).
If so, please describe. HRAI Pump
If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? TAKE IN A LOCATION + BUY A QUIET UNIT ☒ Yes ☐ No ☐ N/A
- 38 Has the building been designed to be solar ready? ☒ Yes ☐ No ☐ N/A
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? ☒ Yes ☐ No ☐ N/A
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? ☒ Yes ☐ No ☐ N/A
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. _____
- 42 Will high efficiency light fixtures be used in this project?
If so, please describe. _____ ☒ Yes ☐ No ☐ N/A
- 43 Will building occupants have control over thermal, ventilation and light levels? ☒ Yes ☐ No ☐ N/A
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes ☒ No ☐ N/A
- 45 Will underground parking areas have automatic lighting? Yes ☐ No ☒ N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

- | | | | | |
|----|---|--------------------------------------|-------------------------------------|---------------------------|
| 46 | Will ventilation systems be protected from contamination during construction and certified clean post construction? | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 47 | Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products?
If so, please describe. _____ | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 48 | Will the building have windows that occupants can open? | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 49 | Will hard floor surface materials cover more than 75% of the liveable floor area? | <input type="radio"/> Yes | <input checked="" type="radio"/> No | <input type="radio"/> N/A |
| 50 | Will fresh air intakes be located away from air pollution sources? | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

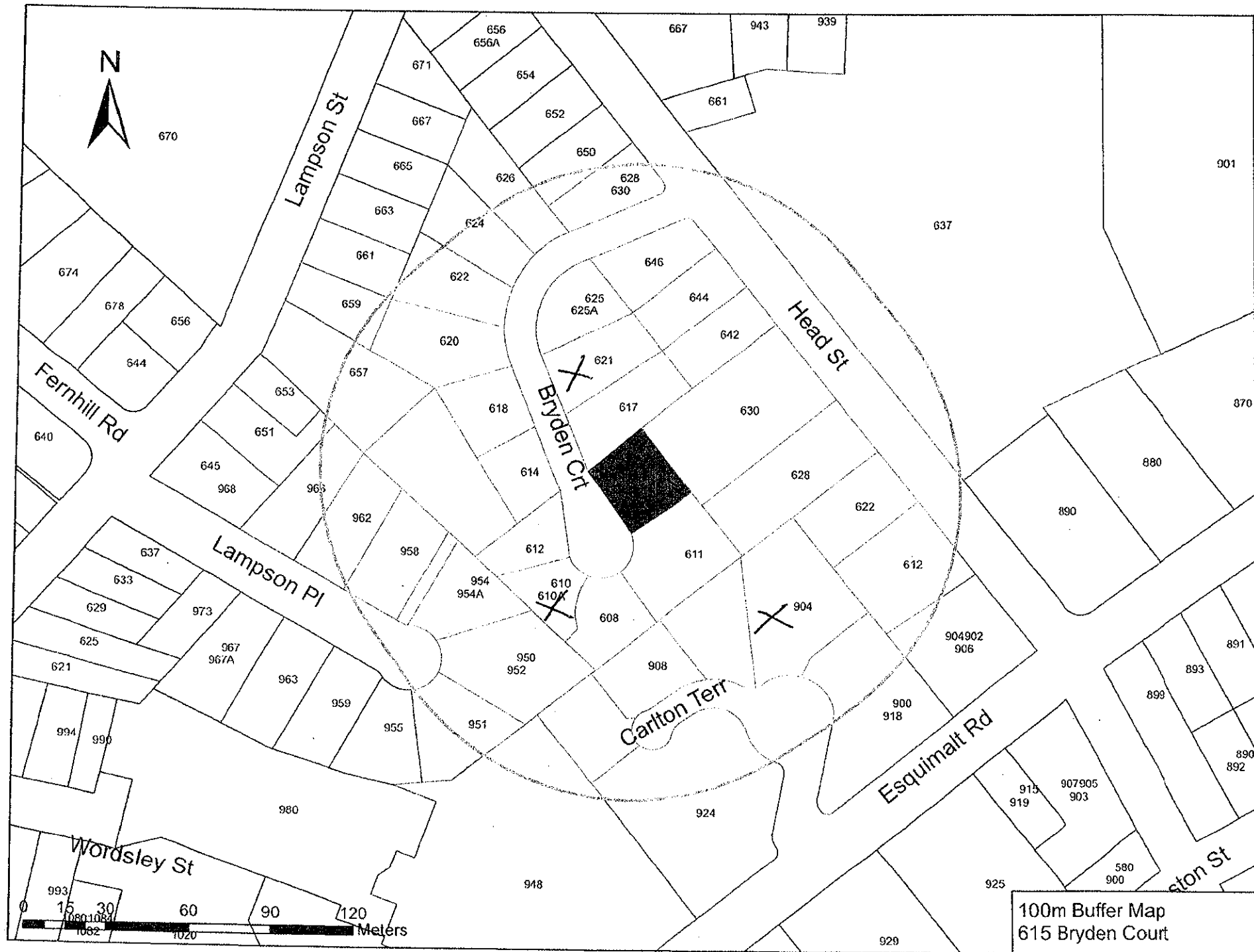
- | | | | | |
|----|--|--------------------------------------|--------------------------|--------------------------------------|
| 51 | Will materials be recycled during demolition of existing buildings and structures?
If so, please describe. <u>FURNACE, PLUMBING & ELECTRICAL FIXTURES</u> | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 52 | Will materials be recycled during the construction phase?
If so, please describe. <u>PAPER-CARD BOARD - METAL - PLASTIC</u> | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 53 | Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting? | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| 54 | For new commercial development, are you providing waste and recycling receptacles for customers? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

- | | | | | |
|----|---|---------------------------|--------------------------|--------------------------------------|
| 55 | Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| 56 | For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| 57 | Is access provided for those with assisted mobility devices? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| 58 | Are accessible bike racks provided for visitors? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| 59 | Are secure covered bicycle parking and dedicated lockers provided for residents or employees? | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| 60 | Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]:
<input type="checkbox"/> transit passes
<input type="checkbox"/> car share memberships
<input type="checkbox"/> shared bicycles for short term use
<input type="checkbox"/> weather protected bus shelters
<input type="checkbox"/> plug-ins for electric vehicles | | | |

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.



100m Buffer Map
615 Bryden Court

NOTICE OF NEIGHBOURHOOD MEETING

Date: Saturday, August 24, 2019

Place 615 Bryden Court

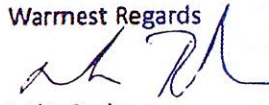
Time: 10:00-11:00 am

Good day.

My name is Mike Barbon and I am the owner of Mike Barbon Construction. I have helped my son Tyler Barbon and his wife Carol Barbon purchase the property at 615 Bryden Court and I have made an application to subdivide the property in order to construct two new single-family homes. One of which Tyler, Carol and their two young children will be living in.

We are going to be hosting an information meeting for the neighbours to come out and look over the proposed project. The purpose for this meeting is to have the neighbours ask any questions and voice any concerns that they might have.

Warmest Regards



Mike Barbon

For more information, contact:

David Lunt
T-Square Designs
250-361-5411



MOLLY RAHER NEWMAN
621 BRYDEN CT.
resident since 1986

Brock + Sharr Davis 610 Bryden Court
Richard Binney - 904 Carlton terrace.
Sandra Malley 964 Esquimaux Rd.

MOLLY - IN FAVOR + KNEW A LOT ABOUT AREA HISTORY -
BROCK - IN FAVOR - WHEN WILL DEVELOPMENT START - NOT SURE
RICHARD - IN FAVOR - WOULD WORK BE DONE ON WEEKENDS - NO
SANDRA - IN FAVOR - ASKED WHY WAS SHE NOTIFIED - LIVES OUT OF STATE

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2971

A Bylaw for the Regulation of the Use of the
Corporation of the Township of Esquimalt's Drainage System

WHEREAS, Council may, by bylaw, pursuant to section 8(3) of the *Community Charter* S.B.C. 2003 c. 26, regulate, prohibit and impose requirements in relation to municipal services, in relation to the protection and enhancement of the well-being of its community in relation to nuisances, disturbances and other objectionable situations, and in relation to the protection of the natural environment;

AND WHEREAS, pursuant to section 9 of the *Community Charter*, the Province of British Columbia (the "**Province**") has concurrent jurisdiction with municipalities in connection with protection of the natural environment, a council may not adopt a bylaw relating to the protection of the natural environment unless one of the conditions in section 9(3) has been met;

AND WHEREAS, the Province has enacted B.C. Reg. 144/2204 entitled "Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation" which provides in section 2(1)(a) that, for the purposes of section 9 of the *Community Charter*, a municipality may regulate, prohibit and impose requirements in relation to polluting or obstructing, or impeding the flow of, a stream, creek, waterway, watercourse, waterworks, ditch, drain or Sewer, whether or not it is located on private property;

NOW THEREFORE, the Council of the Corporation of the Township of Esquimalt (the "**Township**"), in open meeting assembled, enacts as follows:

1.0 CITATION

This Bylaw may be cited for all purposes as the "**Watercourse and Drainage Regulation Bylaw, 2019, No. 2971**" (the "**Bylaw**").

2.0 DEFINITIONS

"**Air**" means the atmosphere but, except in a Sewer or a Storm Water Management Facility or as the context may otherwise require, does not include the atmosphere inside a constructed enclosure that is not open to the weather.

"**Air Contaminant**" means any Substance or odour whether gaseous, liquid, solid or a combination, that is emitted into the Air and that:

- (a) injures or is capable of injuring the health or safety of a person;
- (b) injures or is capable of injuring property or any life form;
- (c) interferes or is capable of interfering with visibility;
- (d) interferes or is capable of interfering with the normal conduct of business;
- (e) causes or is capable of causing material physical discomfort to a person; or

(f) damages or is capable of damaging the environment.

"Biomedical Waste" means biomedical waste as defined in the *Hazardous Waste Regulation*, as amended or replaced from time to time.

"Colour" means the true colour unit of Water from which turbidity has been removed, as determined by the appropriate procedure in Standard Methods.

"Contaminant" means any Substance, whether dissolved or suspected, or any waste water quality parameter that, when present above a certain concentration in Waste Water:

- (a) injures or is capable of injuring the health or safety of a person;
- (b) injures or is capable of injuring property or any life form;
- (c) interferes with or is capable of interfering with the proper operation of a Sewer or Storm Water Management Facility;
- (d) causes or is capable of causing material physical discomfort to a person; or
- (e) damages or is capable of damaging the environment.

"Composite Sample" means a sample which is composed of equivalent portions of a specified number of Grab Samples collected manually or automatically at the same sampling point, at specified times or flow intervals during a specified sampling period.

"Condensed Water" means Water which is produced through the process of condensation and includes condensate drainage from refrigeration equipment, air conditioning equipment and steam heating systems.

"Director" means the person duly appointed by Council as the Director of Engineering and Public Works, or any person acting under his or her authority.

"Discharge" means to directly or indirectly introduce into the Municipal Drainage System a Substance by any means.

"Domestic Waste" means Waste, Sanitary Waste and the water-carried wastes from drinking, culinary uses, washing, bathing, laundering or food processing which is introduced on a Residential Property.

"Enactment" means any applicable act, regulation, bylaw, order, or authorization, by a federal, provincial, regional, municipal government or their authorized representatives.

"Environmental Laws" means all applicable federal, provincial and municipal laws, statutes, ordinances, bylaws, codes, regulations, and all policies, guidelines, standards, protocols, orders, directives and decisions rendered or promulgated by any ministry, department or judicial, administrative or regulatory agency or body whatsoever relating to fisheries, public health and safety, occupational health and safety, the protection or preservation of the environment or the manufacture, operation, processing, distribution, use, treatment, storage, disposal, release, transport, handling or remediation of

Contaminants, including without limiting the generality of the foregoing, the *Environmental Management Act*, S.B.C. 2003 c. 53, as amended or replaced from time to time.

"Grab Sample" means a sample of Water or Storm Water collected at a particular time and place.

"Hazardous Waste" means "hazardous waste" as defined in the *Environmental Management Act* of British Columbia, as amended or replaced from time to time.

"Hazardous Waste Regulation" means the *Hazardous Waste Regulation* enacted pursuant to the *Environmental Management Act*, as amended or replaced from time to time.

"Municipal Drainage System" means all pipes, conduits, drains, equipment, works, facilities and all necessary appurtenances that are owned and operated by the Township and installed for the purpose of collecting, pumping, conveying, treating or disposing of Storm Water and Uncontaminated Water, and any Watercourses into which Storm Water and contaminated Water flows.

"Natural Watercourse" means a Watercourse or section of a Watercourse which has not been physically altered from its natural state other than cleaning, clearing or the removal of vegetation.

"Non-Domestic Waste" means all Waste except Domestic Waste, Trucked Liquid Waste, Sanitary Waste, Storm Water, and Uncontaminated Water.

"Nuclear Substance" means nuclear substance as defined in the *Nuclear Safety and Control Act* of Canada and Regulations under that Act, as amended or replaced from time to time.

"Oil and Grease" means an organic Substance or Substances recoverable by procedures set out in Standard Methods or procedures authorized by the Director and includes, but is not limited to, hydrocarbons, esters, fats, oils, waxes, and high-molecular weight carboxylic acids.

"Oil and Grease Interceptor" means an in-ground structure designed specifically to trap oil, grease and silt contained in Storm Water flows.

"PCB" means any monochlorinated, dichlorinated, or polychlorinated biphenyl or any mixture that contains one or more of these.

"Pesticides" means pesticides regulated under the *Pesticide Control Act* of British Columbia, as amended or replaced from time to time.

"pH" means the expression of the acidity or basicity of a solution as defined and determined by the appropriate procedure described in Standard Methods.

"Polluting Substance" means any Substance, whether liquid or solid, that damages or is capable of damaging the environment and includes any Substance that does not conform to one or more of the British Columbia Water Quality Guidelines for the Protection of Aquatic Life and the Canadian Council of Ministers of the Environment – Canadian Water

Quality Guidelines for the Protection of Aquatic Life, as amended or replaced from time to time.

"Pollution" means the presence in the environment of Substances or Contaminants that substantially alter or impair the health of the environment.

"Pool" means any Water receptacle designed for decorative purposes or used for swimming or as a bath or hot tub designed to accommodate more than one bather at a time.

"Premises" means any land or building or both or any part thereof.

"Prohibited Waste" means prohibited waste as defined in Schedule "A" to this Bylaw.

"Qualified Environmental Professional" means an applied scientist or technologist in good standing in British Columbia with an appropriate professional organization acting under that association's code of ethics and subject to disciplinary action by that association.

"Regional District" means the Capital Regional District.

"Residential Property" means a property which is used primarily for the purpose of residence by persons on a permanent, temporary or seasonal basis.

"Release" means spill, Discharge, leak, pump, pour, emit, empty, inject, leach, dispose, dump, deposit, spray, abandon, seep, place or any other similar action.

"Sanitary Waste" means Waste that contains human feces, urine, blood or body fluids originating from sanitary conveniences or other sources.

"Sanitary Sewer" means all pipes, conduits, drains and other equipment and facilities that are part of the Township's sanitary sewer system.

"Sewer" means all pipes, conduits, drains, and other equipment and facilities, owned or otherwise under the control or jurisdiction of the Regional District, the Township or one or more municipalities, for collecting, pumping, and transporting Waste Water and includes all such pipes, conduits, drains, and other equipment and facilities which connect with those of the Regional District, the Township or one or more municipalities.

"Sharps" means hypodermic needles, hypodermic syringes, blades, broken glass, and any devices, instruments or other objects which have acute rigid corners, edges or protuberances.

"Standard Methods" means the latest edition of "Standard Methods for the Examination of Water and Waste Water" jointly prepared and published by the American Public Health Association, American Water Works Association and the Water Environment Federation.

"Storm Drain" means a pipe, conduit, drain or other equipment or facilities intended or necessary to convey Storm Water from a Premises.

"Storm Sewer" means a pipe, conduit, drain or other equipment or facilities for the collection and transmission of Storm Water or Uncontaminated Water.

"Storm Water" means Water resulting from natural precipitation from the atmosphere, ground Water and street cleaning.

"Storm Water Management Facility" means an impoundment and appurtenant structures, connections and controls for containment, detention or retention of Storm Water and its delayed release at a controlled rate to a receiving Storm Sewer or Watercourse.

"Substance" includes any solid, liquid or gas.

"Trucked Liquid Waste" means any Waste that is collected and transported from the site where the Waste originated by means other than discharge to a Sewer including, but not limited to, holding tank waste, septic tank waste, chemical toilet contents, catch basin waste, Oil and Grease from interceptors or traps and other sludges of organic or inorganic origin.

"Uncontaminated Water" means any Water excluding Storm Water but including cooling Water, Condensed Water and Water from municipal Waterworks or a private Water supply to which no Contaminant has been added as a consequence of its use, or to modify its use by any person.

"Waste" means any Substance whether gaseous, liquid or solid, that is or is intended to be discharged or discarded, directly or indirectly, to a Sewer, Storm Sewer or Storm Water Management Facility.

"Waste Water" means the composite of Water and Water-carried Wastes from residential, commercial, industrial or institutional Premises or any other source.

"Waste Water Quality Parameter" means any parameter used to describe the quality of Waste Water.

"Water" includes surface water, ground water and ice.

"Watercourse" means a river, stream, creek, waterway, lagoon, lake, spring, swamp, marsh or other natural body of fresh Water or a canal, ditch, reservoir or other man-made surface feature in which Water flows constantly, intermittently or at any time.

"Waterworks" means any works owned or otherwise under the control or jurisdiction of the Regional District or one or more of its members that collects, treats, transports or stores drinking Water.

3.0 OBSTRUCTING WATERCOURSES

- 3.1 No person shall foul, obstruct or impede the flow of any Watercourse, Waterworks or Sewer, whether or not it is located on private property.

4.0 APPROVAL FOR WORK IN MUNICIPAL DRAINAGE SYSTEM

- 4.1 No person may:

- (a) connect to, disconnect from, alter, repair, remove, fill in, reconstruct, divert or carry out any other works within the Municipal Drainage System; or
 - (b) enclose or open any Watercourse in a drain or culvert,
- unless authorized in accordance with this section of the Bylaw.

4.2 A person who wishes to do work referred to in section 4.1 must:

- (a) apply to the Director for a drainage works permit on such form as the Director may prescribe from time to time;
- (b) submit drawings, plans and specifications with respect to drainage within the Premises, any proposed Storm Water Management Facilities and the Storm Drain service connection and other works necessary to connect the Premises to the Municipal Drainage System or enclose the Watercourse;
- (c) submit a written report, certified by a professional engineer, that evaluates the potential impacts of the proposed work on the quality of Storm Water and the Municipal Drainage System or Watercourse, including changes in Water flow patterns, hydraulic changes and the potential for flooding; and
- (d) pay all inspection and other applicable fees and charges as set out in the Subdivision and Development Control Bylaw, 1997, No. 2175, as may be amended or replaced from time to time.

4.3 The Director may waive the written report requirements under section 4.2(c) or (d) either in whole or in part if, in the opinion of the Director, the proposed works are of such a minor nature that they are unlikely to have any appreciable impact on the Municipal Drainage System or a Watercourse.

4.4 The Director may issue a drainage works permit upon being satisfied that the proposed work:

- (a) will not impair the quality of Storm Water; and
- (b) will not alter Storm Water flow patterns or flow rates in a manner that is likely to create or increase the risk of a nuisance, disturbance or other objectionable situation, including the accumulation of Water on the subject Premises or on any other Premises, increase the risk of flooding or environmental damage, or interfere with the proper functioning of the Municipal Drainage System or a Watercourse.

5.0 DISCHARGES TO STORM SEWERS AND WATERCOURSES

5.1 No person shall Discharge or allow, permit or cause to be Discharged into a Storm Sewer or Watercourse any Domestic Waste, Trucked Liquid Waste, Prohibited Waste, or Polluting Substance, other than as authorized by all applicable Environmental Laws.

5.2 No owner of a Premises shall Discharge or allow, permit, or cause to be Discharged into a Storm Sewer or Water course from their premises, any Domestic Waste, Trucked Liquid

Waste, Prohibited Waste, or Polluting Substance, other than as authorized by all applicable environmental laws.

5.3 Notwithstanding the prohibition contained in sections 5.1 and 5.2, a person may Discharge into a Storm Sewer or Watercourse Water resulting from domestic activities customarily incidental to a residential use of land including:

- (a) Water resulting from natural precipitation, and drainage of such Water;
- (b) Water resulting from garden and lawn maintenance, non-commercial car washing, building washing and driveway washing; and
- (c) Uncontaminated Water.

5.4 Notwithstanding the prohibition contained in sections 5.1 and 5.2, a person may Discharge into a Storm Sewer or Watercourse Water resulting from the following non-domestic activities:

- (a) street, hydrant and Water main flushing; and
- (b) firefighting activities.

6.0 POLLUTER PAYS FOR CLEANUP

6.1 Where an owner or occupier of a Premises Discharges, Releases or permits the Discharge or Release of any Domestic Waste, Trucked Liquid Waste, Prohibited Waste or Polluting Substance in contravention of this Bylaw, the person shall, in accordance with all environmental laws, immediately:

- (a) contain the Substance;
- (b) clean up any residue of the Substance;
- (c) clean up any area impacted by the Release or Discharge, including, without limitation, any portion of the Storm Sewer, the Sanitary Sewer, and any Watercourse and ditch, all to the satisfaction of the Director and to standards set out in any applicable Environmental Laws; and
- (d) provide the Director with a certificate from a Qualified Environmental Professional certifying that sections 6.1(a) through (c) have been complied with, and that there is no risk of further contamination of adjoining properties or the Municipal Drainage System.

6.2 If the Director determines that an owner or occupier has failed to comply with section 6.1, the Township may, by written notice, require the person to comply with section 6.1 (a "**Remediation Order**").

6.3 Each Remediation Order shall contain:

- (a) the name of the person to which it is directed, and the municipal address of the Premises to which it applies;

- (b) the particulars of how section 6.1 of this Bylaw has been contravened;
 - (c) a reasonable time within which section 6.1 is to be complied with;
 - (d) a statement that in the event the person does not comply with section 6.1 within the time given, the matter may proceed to Council for an order to comply; and
 - (e) a statement that, in the event that section 6.1 has not been not complied with within the time given in the Council order, the Township, by its employees, contractors and agents, may proceed to carry out such compliance, and that the costs of such will be charged to the Premises, and if not paid by December 31st of that year, will be added to the property taxes as taxes in arrears.
- 6.4 A person may only clean any portion of the Storm Sewer and Sanitary Sewer under a Remediation Order or otherwise if:
- (a) the person has received the advanced permission of the Director; and
 - (b) the person has engaged a Qualified Environmental Professional to perform the clean up, who has been approved in advance by the Director.
- 6.5 If a person fails to comply with a Remediation Order, Council may order that the person comply within a time specified in the order.
- 6.6 Prior to Council making an order, the person shall be given an opportunity to be heard by Council in respect of the matter contained in the Remediation Order.

7.0 EMERGENCY REMEDIATION

- 7.1 Notwithstanding sections 6.2 to 6.6, when the Director determines that an owner or an occupier (the "**Responsible Person**") has Discharged, Released or permitted the Discharge or Release of Domestic Waste, Trucked Liquid Waste, Prohibited Waste or a Polluting Substance in contravention of this Bylaw, and in the Director's opinion the Substance must be immediately contained to prevent, avoid, or mitigate against the Substance causing a significant and imminent threat or risk to the environment, Council may order that the Township, by its employees, contractors and agents:
- (a) contain the Substance;
 - (b) clean up any residue of the Substance; and
 - (c) clean up any area impacted by the Release, including without limitation, any portion of the Storm Sewer, the Sanitary Sewer, and any Watercourse and ditch, all to the satisfaction of the Director and to standards set out in any applicable Environmental Laws,
- all at the expense of the Responsible Person.
- 7.2 The Township may recover any amount expended acting pursuant to section 7.1 from the Responsible Person after serving the Responsible Person with a notice detailing the work performed and the amount owing (an "**Emergency Remediation Invoice**").

- 7.3 A person who has been served with an Emergency Remediation Invoice may apply to Council for a reconsideration of the requirement to pay contained in the Emergency Remediation Invoice by giving notice in writing to the Director within seven days of service of the Emergency Remediation Invoice. Upon reconsideration, Council must either confirm, amend or revoke the Emergency Remediation Invoice.
- 7.4 Any notice required to be served pursuant to this Bylaw shall be served by either:
- (a) personal service; or
 - (b) registered mail to the most recent address of the person to whom it is addressed, as shown on the Township's property tax records.

8.0 STORM WATER MANAGEMENT FACILITY

- 8.1 The owner of any lands within the Township shall keep any Storm Water Management located on the lands in good operating condition and shall service and repair the facility at least once per year. At the request of the Director, the owner of the lands shall provide satisfactory proof of service by a qualified contractor.

9.0 OIL AND GREASE INTERCEPTOR

- 9.1 The owner of any Premises containing any Oil and Grease Interceptor shall keep such Oil and Grease Interceptor in good operating condition and shall maintain and repair the device at least once per year from the date of completion of the interceptor.
- 9.2 At the request of the Director, the owner of the lands shall provide satisfactory proof of maintenance service by a qualified contractor.

10.0 INSPECTION

- 10.1 The Director or a Bylaw Enforcement Officer may enter at all reasonable times on any property that is subject to this Bylaw to ascertain whether the regulations of this Bylaw are being observed or the requirements of this Bylaw are being met.

11.0 OFFENCES AND PENALTIES

- 11.1 A person who contravenes this Bylaw commits an offence and is liable upon conviction to a fine of not more than \$10,000.
- 11.2 Each day that a violation occurs or continues shall constitute a separate offence.
- 11.3 This Bylaw may be enforced pursuant to the Bylaw Notice Enforcement Bylaw, 2014, No. 2839 and the Ticket Information Utilization Bylaw, 2005, No. 2619, as amended from time to time.

12.0 GENERAL

- 12.1 No person shall hinder or prevent the Director or a Bylaw Enforcement Officer from entering any Premises or from carrying out his or her duties with respect to the administration of this Bylaw.

SCHEDULE "A"
PROHIBITED WASTE

Prohibited Waste means:

- 1. Hazardous Waste**
- 2. Biomedical Waste**
- 3. Air Contaminant Waste**

Any Waste which, by itself or in combination with another Substance, is capable of creating, causing or introducing an Air Contaminant, causing air pollution outside any Storm Sewer or Storm Water Management Facility or is capable of creating, causing or introducing an Air Contaminant within any Storm Sewer or Storm Water Management Facility which would prevent safe entry by authorized personnel.

- 4. Flammable or Explosive Waste**

Any Waste, which by itself or in combination with another Substance, is capable of causing or contributing to an explosion or supporting combustion in any Storm Sewer, Watercourse or Storm Water Management Facility including, but not limited to gasoline, naphtha, propane, diesel, fuel oil, kerosene or alcohol.

- 5. Obstructive Waste**

Any Waste which by itself or in combination with another Substance is capable of obstructing the flow of, or interfering with, the operation, performance or flow of any Storm Sewer, Watercourse or Storm Water Management Facility including, but not limited to earth, sand, sweepings, gardening or agricultural waste, ash, chemicals, paint, metal, glass, Sharps, rags, cloth, tar, asphalt, cement-based products, plastic, wood, waste portions of animals, fish or fowl, and solidified fat.

- 6. Corrosive Waste**

Any Waste with corrosive properties which, by itself, or in combination with any other Substance, may cause damage to any Storm Sewer or Storm Water Management Facility or which may prevent safe entry by authorized personnel.

- 7. High Temperature Waste**

- (1) any Waste which, by itself or in combination with another Substance, will create heat in amounts which will interfere with the operation and maintenance of a Storm Sewer or Storm Water Management Facility;
- (2) any Waste which will raise the temperature of Waste discharged by a Storm Sewer, Watercourse or Storm Water Management Facility by 2 degrees Celsius or more; or
- (3) any Waste with a temperature of 40 degrees Celsius or more at the point of discharge.

8. PCBs, Pesticides

Any Waste containing PCBs or Pesticides.

9. Pool Water

Any water from a Pool containing residual chlorine or chloramine.

10. Nuclear Substance

11. pH Waste

Any Waste which, prior to the point of discharge into a Storm Sewer or Watercourse, has a pH lower than 6.0 or higher than 9.0 as determined by either a Grab Sample or Composite Sample.

12. Dyes and Colouring Material

Dyes or Colouring materials which produce in a Grab Sample or Composite Sample a Colour value greater than or equal to 50 true Colour units, or that causes discolouration of water to such an extent that the Colour cannot be determined by the visual comparison method as set out in Standard Methods except where the dye is used by a municipality or regional district as a tracer.

13. Miscellaneous Wastes

Any Waste which by itself or in combination with another Substance:

- (1) constitutes or may constitute a health or safety hazard to any person; or
- (2) causes Pollution in any Storm Sewer, Watercourse or Storm Water Management Facility.

14. Disinfectant Process Water

Any water from a Waterworks containing residual chlorine or chloramine remaining from the disinfection of the Waterworks or any part of the Waterworks but does not include water containing chlorine or chloramine ordinarily added to a supply of potable water by a municipality, the Regional District, the Greater Victoria Water District or an Improvement District.

15. Fill

Soil, sand, clay, gravel, rock or other material of which land is composed.

Deborah Liske

From: Council
Subject: FW: Provincial Plastics Policy and Engagement

From: Plastics ENV:EX [mailto:Plastics@gov.bc.ca]
Sent: August-29-19 3:56 PM
To: Plastics ENV:EX
Subject: Provincial Plastics Policy and Engagement

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: AUG 30 2019		
Referred: <u>Rachel</u>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

RE: Action on Plastics – Website and Policy Consultation Paper

On July 25, 2019 Environment and Climate Change Strategy Minister, George Heyman, launched a province-wide, public engagement on the topic of reducing plastic waste.

The Ministry of Environment and Climate Change Strategy is inviting you to provide feedback on new policy opportunities and proposed amendments to the Recycling Regulation of the *Environmental Management Act* by September 30, 2019 to address plastic waste.

Visit the Clean BC Plastics Action Plan [website](#) to read the [Policy Consultation Paper](#) and learn more about the solutions being considered. Instructions on how to provide comments are provided in the Policy Consultation Paper. A [news release](#) is also available.

Further details on the webinars being conducted for stakeholders, on the policy paper and proposed revisions to the Recycling Regulation of the *Environmental Management Act* will follow shortly.

Overview

Government is proposing action in four connected areas to reduce plastic pollution and use less plastic overall:

1. **Bans on single-use packaging:** Determining which types of plastic packaging to phase out altogether, as well as any necessary exemptions, such as those for health, safety and accessibility to keep products available for the people that need them.
2. **Dramatically reduce single-use plastic in landfills and waterways:** Requiring producers to take responsibility for more plastic products, ensuring more single-use items like sandwich bags, straws and cutlery get recycled.
3. **Plastic bottle and beverage container returns:** Expanding the deposit-refund system to cover all beverage containers – including milk and milk-substitutes – with a 10-cent refundable deposit, keeping millions more containers out of landfills and waterways.
4. **Reducing plastics overall:** Supporting effective ways to prevent plastic waste in the first place and ensuring recycled plastic is re-used effectively.

Share the Policy Consultation Paper

Please forward this correspondence to organization and association members and others who may wish to comment on the proposed changes. The ministry welcomes all suggestions.

Alternatively, you may wish to include the following in your forthcoming newsletter or circular for your members:

Do you have any thoughts on how we can reduce plastic waste in B.C.?

The government of B.C. wants your opinion on a range of possible solutions it's considering.

Just fill out the quick survey before September 30: www.cleanbc.ca/plastics

And help to set our province on a path to a more sustainable future.

Thank you for your time and consideration. We look forward to receiving your feedback.



Environmental Standards Branch
Ministry of Environment and Climate Change Strategy

We are engaging on how to best reduce plastic waste; have your say here!

Deborah Liske

Subject: FW: Vegetation Management Strategy - Next Step
Attachments: 08 - 27 - CRD - UBCM Funding - RVMS.pdf

From: Tina Neurauter [mailto:tneurauter@highlands.ca]

Sent: August-29-19 12:31 PM

To: Emilie Gorman; Rachel Dumas; tammie van swieten; Tina Hansen; Curt Kingsley; dhopkins@oakbay.ca; Sandi Nelson; Carolyn Mushata; Elena Bolster; Sarah Jones

Subject: Vegetation Management Strategy - Next Step

Good morning,

Enclosed please find information regarding the next proposed steps for this project. If any additional information is required Councillor Gord Baird is the lead on this initiative (he has been working with the CRD and the Province) and would be happy to answer any addition questions. I've addressed the letter as I have so that you are kept up to date with the other municipalities who have shown interest in the project as well.

A hard copy will follow.

Thank you,

Tina



Tina Neurauter
Corporate Officer

District Office
 1980 Millstream Road
 Victoria, BC V9C 6H1
 E tneurauter@highlands.ca
 P 250 474 1773 | F 250 474 3677
www.highlands.ca

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: AUG 30 2019		
Referred: <i>Rachel</i>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Please consider the environment before printing this e-mail

The contents of this electronic mail transmission is intended for the sole use of the recipient. The information contained therein is **privileged and confidential**. If this message has been misdirected please contact the sender as soon as possible and destroy any copies printed or stored on your computer.



File: 0400.05.01

August 27, 2019

Capital Regional District
Attention: Emile Gorman
625 Fisgard Street
Victoria, BC V8W 1R7

Township of Esquimalt
Attention: Rachel Dumas
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

District of Metchosin
Attention: Tammie Van Swieten
4450 Happy Valley Road
Victoria, BC V9C 3Z3

District of North Saanich
Attention: Curt Kingsley
1620 Mills Road
North Saanich, BC V8L 5S9

District of Oak Bay
Attention: Deb Hopkins
2167 Oak Bay Avenue
Victoria, BC V8R 1G2

Town of Sidney
Attention: Sandi Nelson
2440 Sidney Avenue
Sidney, BC V8L 1Y7

District of Sooke
Attention: Carolyn Mushata,
Laura Hooper and Matt Barney
2205 Otter Point Road
Sooke, BC V9Z 1J2

Town of View Royal
Attention: Elena Bolster and
Sara Jones
45 View Royal Avenue
Victoria, BC V9B 1A6

Dear Colleagues:

RE: REGIONAL VEGETATION MANAGEMENT STRATEGY

On January 24, 2019, your local government received a letter from the District of Highlands regarding a proposed joint grant application to UBCM's Community Resiliency Investment Program (2020 intake) for the development of a Regional Vegetation Management Strategy. The intention was for the CRD to undertake this initiative on behalf of the interested local governments in the region.

The CRD Board endorsed the initiative, and through collaboration with various stakeholders, including the Province of BC, a path forward for the proposed development of a regional strategy has been laid out.

The purpose of this letter is to engage those communities that indicated interest in being co-applicants for a funding application to develop a regional strategy, inform them of the proposed approach to engage a consultant to undertake the work with the interested local government partners, and obtain any feedback or answer any questions in this regard.

.../2

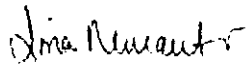


Please refer to the attached Draft outline for a request for proposals from qualified consultants to carry out the work.

Should you or the appropriate contact person in your local government have any input regarding the proposed outline, or should any questions arise, please contact District of Highlands Councillor Gord Baird via the undersigned.

Your participation in this initiative is appreciated.

Yours truly,



Tina Neurauter
Corporate Officer



Draft Proposal Outline

The Services

The contractor shall provide the following services:

Phase 1

Meet with key staff and stakeholders to:

- confirm project objectives,
- lead the creation of a project workplan including milestones and deliverables, and
- identify the project planning team and associated terms of reference.

Phase 2

- Gather and review information regarding planning and policy information and spatial data to support the context of this project.
- Meet with planning team to review this information and confirm the context of the project.
- Jointly with planning team, meet with stakeholders, First Nations, and local governments, as necessary, to review the context of the project and solicit input.

Phase 3

- Review the information and data gathered in Phase 2 to identify values at risk within and adjacent to CRD.
- Develop, implement and lead a one-day values workshop to confirm and rank the values at risk. Participants at this workshop will be identified by planning team and will include provincial, local, and regional government staff, First Nations and key stakeholders.
- Utilize BC Wildfire Service (BCWS) Provincial Strategic Threat Analysis data, CRD Parks data, BCWS specialist knowledge, and Forest Professional input regarding wildfire hazards within and adjacent to CRD. This information will be used to inform the risk analysis and create the management strategies.
- Meet with planning team as required.
- Please note: a formal burn probability analysis is not part of this project.

Phase 4

- Using the information gathered in Phase 3, complete an analysis of the wildfire risks to the identified values and the planning team can influence:
 1. the likelihood of wildfire events,
 2. impacts to the identified values.
- Develop management strategies that address regional wildfire resiliency and adaptation, communications, education, prevention, mitigation, response, and recovery related to wildfire risk within the CRD. These strategies must identify actions, key personnel, partners, and proposed timelines.
- Review community evacuation plans and identify concerns associated with overlapping evacuation routes.
- Develop Firesmart/Vegetation Management strategies for specified areas (vegetation types)
- Meet with the planning team as required.

Phase 5

- Create a draft report that encompasses all the information from the 4 phases above.
- Review the draft report with the planning team and incorporate any updates to the plan.
- Submit a final report to the planning team



Key Personnel

The Services shall be overseen and the project team lead by Registered Forest Professional(s) from the Associated of BC Forest Professionals (ABCFP).

Deliverables

A final report encompassing all the information gathered, analysed and prepared as identified in the Services above. A document that can be utilized for inclusion in a Staff Report to the Parks and Environment Committee.

Timeframes

The Phase 1 meeting with planning team must occur by _____.

The Phase 3 values workshop must occur by _____.

The Phase 5 final report must be submitted to the planning team by _____.



Deborah Liske

Subject: FW: Please see the attached correspondence
Attachments: 01 24 - CRD - UBCM Funding.pdf; Regional Vegetation Management Strategy.pdf

From: Tina Neurauter [mailto:tneurauter@highlands.ca]
Sent: January-28-19 4:06 PM
To: Emilie Gorman
Cc: Liz Cornwell (Liz.Cornwell@csaanich.ca); Selina Williams; Anja Nurvo; Braden Hutchins; tvanswieten@metchoshin.ca; ckingsley@northsaanich.ca; 'Warren Jones'; angila.bains@saanich.ca; Sandi Nelson; cmushata@sooke.ca; prear@sooke.ca; Christine Havelka; Chris Coates; 'Elena Bolster'; Sarah Jones
Subject: Please see the attached correspondence

Good afternoon Emile,

Attached please find correspondence and a report from one of our Councillors regarding a joint funding opportunity. Please give me a call should you have any questions. Original will follow in mail.

Thanks,
Tina



Tina Neurauter
Corporate Officer
District Office
1980 Millstream Road
Victoria, BC V9C 6H1
E tneurauter@highlands.ca
P 250 474 1773 | F 250 474 3677
www.highlands.ca

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: JAN 28 2019		
Referred: <u>Anja</u>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Please consider the environment before printing this e-mail
The contents of this electronic mail transmission is intended for the sole use of the recipient. The information contained therein is **privileged and confidential**. If this message has been misdirected please contact the sender as soon as possible and destroy any copies printed or stored on your computer.



File: 0530.01
January 24, 2019

Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

Atten: Emilie Gorman,
Manager, Legislative Services

Dear Ms. Gorman:

RE: REGIONAL VEGETATION MANAGEMENT STRATEGY

On Monday, January 21, 2019, Councillor Gord Baird presented Council with information regarding a potential joint grant application to UBCM's Community Resiliency Investment Program (2020 intake) from interested CRD municipalities regarding a "Regional Vegetation Management Strategy: A Regional Low Carbon Resilience (LCR) approach to address tree canopy death with respect to fire risk, flood mitigation, and carbon sequestration".

District of Highlands Council passed the following motion:

That staff be directed to write letters to the Capital Regional District and all member Local Governments requesting an indication of their interest in participating in a co-application submitted by the CRD on behalf of its members to UBCM's Community Resiliency Investment Program (2020 intake) for the development of a regional vegetation management strategy to assess the following: forest die-off, recommend alternative fire-resistant vegetation replacements, initiate a pilot project, and use the results to create a regional strategy, model policy and implementation plan,

and further, pending the responses from the CRD and member local governments, request that the CRD convene a meeting of interested parties to develop and submit an application.

The report from Councillor Gord Baird is attached for further information. Should you have any questions please contact the undersigned.

Yours truly,

Tina Neurauter
Corporate Officer

cc: CRD Local Governments (list attached)

- District of Central Saanich – Liz Cornwell
- City of Colwood – Selina Williams
- Township of Esquimalt – Anja Nurvo
- City of Langford – Braden Hutchins
- District of Metchosin – Tammie VanSwieten
- District of North Saanich – Curt Kingsley
- District of Oak Bay – Warren Jones
- District of Saanich – Angila Bains
- Town of Sidney – Sandi Nelson
- District of Sooke – Carolyn Mushata
- Town of View Royal – Sarah Jones





To Council
January 21, 2019

To: Council Members File: 0530.01
From: Councillor Gord Baird Date: January 16, 2019
Subject: **Regional Vegetation Management Strategy: A Regional Low Carbon Resilience (LCR) approach to address tree canopy death with respect to fire risk, flood mitigation, and carbon sequestration**

Our bio-region has observed an alarming increase in die-off of Douglas Firs and Cedar trees, both in number of tree deaths and speed of individual tree death. This has been predicted in climate models; however this climate impact is occurring much sooner than expected. Research from Northern California, Oregon and Washington has observed similar trends, with Oregon State having performed the most research to date.

The cause of the die-off is initiated by drought stress, which the trees are not able to overcome, that then leads to a variety of secondary afflictions from fir beetle to various fungi that take advantage of the weakened trees and expedite their death. The result is rapidly increasing areas of dead trees that become an increased fuel load in both the rural and urban areas.

These natural assets are relied upon for ecological services including temperature management, soil stabilization, storm water management, water filtration, air cleaning, and supporting intact wildlife habitat including fish bearing streams.

With hotter drier summers, fires move faster, burn hotter and are more destructive as recently witnessed in the past several years throughout BC, Washington, Oregon and most notably, California.

Fire Smart BC has been working to educate community policy makers that vegetation management is the single biggest action we can perform to reduce fire risk. Communities ravaged by fire have focused on fuel reduction and planting deciduous buffer strips in replacement of highly flammable coniferous forests to mitigate the wildfire interface to protect communities (Gov. of Alberta, 2012; Prov. of BC, n.d.; "Tree Species List - Wood Buffalo," n.d.).

In the CRD region we have been spared to date, but the risks associated with wildfire continue to rise. In addition to the direct human impacts including the potential loss of life, smoke inhalation, and infrastructure loss that wild fire poses, there are several other impacts often not considered:

- **Temperature moderation:** Loss of forest canopy leads to increased regional temperatures. Tree canopies provide the natural asset of keeping areas cooler – reducing energy use in cities, (Alexander & McDonald, 2014).
- **Storm water management and water filtration:** Increased soil erosion occurs due to direct rainfall upon soils that have lost the 'calming effect' that vegetation and tree canopies offer during heavy rain events. Additionally, damaged soils from wildfire are less infiltrative (due to less carbon) and hence more susceptible to soil erosion. Additionally, we observe less filtration of surface waters. We have seen repeatedly that flooding follows wildfires, (Moench & Fusaro, n.d.)
- **Ground and surface water contamination:** In areas of wildfire fighting activities, where retardants are used, we see rapid infiltration of retardants into aquifers, and hence we see Health Authorities across the province with new testing procedures. Fire retardants used in wildfire fighting are not the toxic halogenated ones we use on clothes, personal items, and

building materials but they will still render groundwater and surface waters non-potable until enough precipitation has occurred to flush them out the aquifers. This could result in rural areas with no access to potable water ("Island Health - Recommended Precautions for Water and Food Affected by Fire Retardants," n.d.)(Wilson, n.d.)

- **Impacts to Riparian areas:** Loss of stability and ecology in watersheds most notably impact the salmon bearing streams. Increased silty runoff due to lower canopy impairs spawning beds while decreased tree canopy increases stream temperatures. Increased stream temperatures lead to impaired fish spawning and lower stream levels and higher predation on fish species in streams.
- **Loss of wildlife habitat** for large areas.
- **Social and health Implications** of communities suffering impacts of wildfire show trends of higher drug and alcohol use, higher rates of domestic violence, and higher rates of mental illness. Mitigating risk is directly linked to maintaining the health of a community (Financial Post, In the Shadow of the Beast, 2018).
- **Loss of sequestered forest carbon:** The loss of the forest canopy is a loss of sequestered carbon. Using ecological methods to increase eco-sequestration is becoming a mature science, (Nijnik, 2010).
- **Loss of sequestered soil carbon:** The loss of forest canopy exposes the soil and results soil carbon loss that stems from lower soil moisture and enhanced nitrification of stored carbon, (Achat, Fortin, Landmann, Ringeval, & Augusto, 2015).

The Ask

Request the CRD and the participating municipalities co-apply for a grant application to the Community Resiliency Investment program's (CRI) Strategic Wildfire Prevention Initiative. This grant is up to \$100k per municipality, per year, and local/regional governments can co-apply and receive more funds. Potentially the region could leverage \$1.5 million over three years to fund a three-year, three phase regional Vegetation Management Strategy and draft Policy.

The three phases:

1. **Research and draft a vegetation management strategy**
 - Research the rate of actual tree species die-off
 - Review research on replacement species (deciduous fire-resistant species) which both environment Canada and the BC Forestry Centre have completed, as well as the research from Oregon State
2. **Test vegetation management strategy**
 - Design one or more pilot projects based on the draft strategy
 - Implement the pilot project
 - Review results and lessons learned
3. **Finalize vegetation management strategy**
 - Based on the results of the pilot project, update the management strategy
 - From the strategy, draft a model policy that municipalities can implement
 - Draft a framework for implementing policy through an implementation plan.

Elephants to consider

As we move into a predictably hotter, dryer future with a robust scientific imperative for a rapid timeline of 11 years to make drastic cuts to emissions. We must simultaneously seek solutions to decrease GHGs, sequester carbon, and build local resilience. Our choices are limited and we must act rapidly. We are faced with the dilemma of reforestation using native species that are no longer suited to handle our changing climate versus using non-native species that are better suited for a hotter, dryer climate. We have to be aware that we do not have the luxury of time on our side. Delaying action will result in greater fire impacts to our communities.

Another issue relates to private forested lands and working with these private land owners to participate in reforesting their changing lands. This issue requires education and incentive programs while developing strategies to aid private property owners.

Motion:

That staff be directed to write letters to the Capital Regional District and all member Local Governments requesting an indication of their interest in participating in a co-application submitted by the CRD on behalf of its members to UBCM's Community Resiliency Investment Program for the development of a regional vegetation management strategy to assess the following:

- forest die-off,
- recommend alternative fire-resistant vegetation replacements,
- initiate a pilot project, and
- use the results to create a regional strategy, model policy and implementation plan,
- and further, pending the responses from the CRD and member local governments, request that the CRD convene a meeting of interested parties to develop and submit an application.

References:

- Achat, D. L., Fortin, M., Landmann, G., Ringeval, B., & Augusto, L. (2015). Forest soil carbon is threatened by intensive biomass harvesting. *Scientific Reports*, 5.
<https://doi.org/10.1038/srep15991>
- Alexander, C., & McDonald, C. (2014). *Urban Forests: The Value of Trees in the City of Toronto*(Special Report). Retrieved from
<https://www.td.com/document/PDF/economics/special/UrbanForests.pdf>
- Financial Post, C. C. F. (2018, May 11). In the shadow of the Beast: Two years after the monster fire, Fort McMurray struggles for a different future | Financial Post. Retrieved January 3, 2019, from <https://business.financialpost.com/feature/in-the-shadow-of-the-beast-two-years-after-the-monster-fire-fort-mcmurray-struggles-for-a-different-future>
- Gov. of Alberta. (2012). How Different Tree Species Impact the Spread of Wildfire, 2.
- Island Health - Recommended Precautions for Water and Food Affected by Fire Retardants.(n.d.). Retrieved from <https://www.islandhealth.ca/sites/default/files/2018-05/waterfood-fire-retardants-precautions.pdf>
- Moench, R., & Fusaro, J. (n.d.). Soil Erosion Control after Wildfire - 6.308. Retrieved December 20, 2018, from <http://extension.colostate.edu/soil-erosion-control-after-wildfire-6-308/>
- Nijnik, M. (2010). Carbon capture and storage in forests. *Iss Environment Sci Tech*, 29, 203–238.
- Prov. of BC. (n.d.). Homeowner's Firesmart Manual.pdf. Retrieved January 3, 2019, from https://www2.gov.bc.ca/assets/gov/farming-natural-resources-andindustry/forestry/wildfire-management/prevention/prevention-homecommunity/bcws_homeowner_firesmart_manual.pdf
- Tree Species List - Wood Buffalo. (n.d.). Retrieved January 3, 2019, from https://www.rmwb.ca/Municipal-Government/municipal_departments/Public-Operations/Parks---Trails/Tree-Species-List.htm
- Wilson, E. K. (n.d.). California wildfires caused unexpected benzene contamination of drinking water. Retrieved December 20, 2018, from <https://cen.acs.org/environment/water/California-wildfires-caused-unexpectedbenzene/96/i26>



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

Via email to egorman@crd.bc.ca

February 8th, 2019

Emilie Gorman
Deputy Corporate Officer, Manager of Legislative and Corporate Services
Capital Regional District
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 2S6

Dear Ms. Gorman:

Re: UBCM's Community Resiliency Investment Program (2020 intake)

At its Regular Meeting of February 4th, 2019, the Council of the Corporation of the Township of Esquimalt approved the following resolution:

"That the Email from Tina Neurauter, Corporate Officer, District of Highlands, dated January 28, 2019, Re: Regional Vegetation Management Strategy be received and direct staff to forward a letter of support to the Capital Regional District pertaining to a co-application submitted by the CRD on behalf of its members to UBCM's Community Resiliency Investment Program (2020 intake)."

The Township supports the development of a regional vegetation management strategy to assess the following: forest die off, recommend alternative fire-resistant vegetation replacements, initiate a pilot project, and use the results to create a regional strategy, model policy and implementation plan. The Township requests the Capital Regional District convene a meeting of interested parties to develop and submit a joint grant application to UBCM's Community Resiliency Investment Program (2020 intake).

Should you require further information, please contact me on 250-414-7157 or by email Rachel.dumas@esquimalt.ca.

Yours truly,

Rachel Dumas
Deputy Corporate Officer

Encl.