



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes

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

Advisory Planning Commission

Tuesday, September 21, 2021

7:00 PM

Esquimalt Council Chambers

Present: 5 - Chair Michael Angrove
Vice Chair Duncan Cavens
Member Helen Edley
Member Chris Munkacsi
Member Mike Nugent

Regrets: 2 - Member Marie Fidoe
Member Filippo Ferri

Council Liaisons: Councillor Hundleby

Staff: Bill Brown, Director of Development Services
Alex Tang, Planner
Benjamin Lee, Recording Secretary

1. CALL TO ORDER

Chair Angrove called the Advisory Planning Commission meeting to order at 7:00 PM.

The Chair acknowledged with respect that the meeting was being held on the unceded territory of the Songhees and Esquimalt First Nations, thanked them for caring for the land, and expressed excitement to work together in partnership to continue building the Township together.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

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

4. STAFF REPORTS

- 1) [21-452](#) Development Permit and Development Variance Permit Application – 1140 Wychbury Avenue, Staff Report No. APC-21-022

Alex Tang, Planner introduced the application and responded to questions from the Commission.

Jason Hodge, Applicant presented the application and responded to questions from the Commission.

Commission comments (Applicant and Staff response in italics):

* Rationale for proposed building size: *Family needs, desire for more living and storage space.*

* Feasibility of achieving Applicant's objectives within allowable limits without a variance application. *Design complements the form and character of the neighbourhood.*

* Requested variances are reasonable and minor. No issues with the application.

Moved by Member Munkacsi, seconded by Member Edley:

That the Esquimalt Advisory Planning Commission recommends to Council that:

1. The application for a Development Permit for a new accessory building, consistent with the architectural plans by ITI Designs, stamped "Received August 11, 2021", and sited in accordance with the surveyor's site plan provided by J. E. Anderson and Associates, stamped "Received August 11, 2021" be approved; and
2. Development Variance Permit including the following variances to Zoning Bylaw, 1992, No. 2050 as delineated in the surveyor's site plan provided by J. E. Anderson and Associates, stamped "Received August 11, 2021" for the property located at PID 000-022-942, Lot 14, Block 2, Section 11, Esquimalt District, Plan 6016 [1140 Wychbury Avenue] be approved:

Zoning Bylaw, 1992, No. 2050, 40 (9)(d) - Building Height: A 0.52 metres increase to the requirement that no Accessory Building shall exceed a Height of 3.6 metres. [i.e. from 3.6 metres to 4.12 metres]

Zoning Bylaw, 1992, No. 2050, 40 (10)(b) - Lot Coverage and Rear Yard Coverage: A 2.8% increase to the requirement that all Accessory Buildings and Structures shall not cover more than 10% of the Area of the Parcel. [i.e. from 10% to 12.8%]

Zoning Bylaw, 1992, No. 2050, 40 (11)(b)(ii) - Side Setback: A 0.35 metre reduction to the requirement that no Accessory Building shall be located within 1.5 metres of a Interior Side Lot Line. [i.e. from 1.50 metres to 1.15 metres.]

as the requested variances are minor and the proposed building fits in with the neighbourhood. Carried.

In Favour: 4 - Chair Michael Angrove, Vice Chair Duncan Cavens,
Member Helen Edley and Member Chris Munkacsi

Opposed: 1 - Member Mike Nugent

5. ADJOURNMENT

The Advisory Planning Commission meeting adjourned at 7:08 PM.

MICHAEL ANGROVE, CHAIR
ADVISORY PLANNING COMMISSION
THIS OF , 2021

DEB HOPKINS, CORPORATE OFFICER
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