



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

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

### Advisory Planning Commission

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Tuesday, September 22, 2020

7:00 PM

Esquimalt Council Chambers

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**Present:** 7 - Chair Graeme Dempster  
Vice Chair Michael Angrove  
Member Chris Munkacsi  
Member Duncan Cavens  
Member Filippo Ferri  
Member Helen Edley  
Member Marie Fidoe

Commission Members Helen Edley, Duncan Cavens, Fil Ferri and Mike Angrove attended via conference call.

**Council Liaisons:** Councillor Jacob Helliwell (via conference call)

**Staff:** Bill Brown, Director Development Services  
Rachel Dumas, Corporate Officer  
Pearl Barnard, Recording Secretary

#### 1. CALL TO ORDER

Chair Graeme Dempster called the Advisory Planning Commission meeting to order at 7:10 PM.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

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

#### 4. MINUTES

- 1) [20-451](#) Minutes of the Advisory Planning Commission Meeting, June 16, 2020

Moved by Chair Dempster, seconded by Member Munkacsi: That the minutes of the Advisory Planning Commission, June 16, 2020 be adopted as circulated. Carried Unanimously.

#### 5. OTHER BUSINESS

- 1) [20-445](#) Election of Chair and Vice Chair

Rachel Dumas, Corporate Officer advised that Graeme Dempster was the only nomination received for the role of Chair. Graeme Dempster was appointed to the

position of Chair of the Advisory Planning Commission by acclamation.

Rachel Dumas, Corporate Officer advised that Mike Angrove was the only nomination received for the role of Vice Chair. Mike Angrove was appointed to the position of Vice Chair of the Advisory Planning Commission by acclamation.

Chair Dempster assumed the role of Chair.

2) [20-446](#) Council Policies and Bylaws

Council Policies and Bylaws were provided for information.

3) [20-447](#) Council Strategic Priorities and Goals 2019 - 2023

Council Strategic Priorities and Goals 2019 - 2023 was provided for information.

4) [20-448](#) Meeting Schedule Dates and Times

The Advisory Planning Commission Meetings are held the third Tuesday of the month from 7:00 - 9:00 PM in the Council Chamber.

5) [20-449](#) Committee Orientation Presentation

Committee Orientation Presentation was provided for information.

6) [20-450](#) 2019 Annual Report

2019 Annual Report was provided for information.

6. **STAFF REPORTS**

1) [20-434](#) Live streaming Advisory Planning Commission meetings

Moved by Member Munkacsi, seconded by Chair Dempster: That the Advisory Planning Commission meeting be Live Streamed for the foreseeable future to comply with Ministerial Order No. M192.

2) [20-441](#) Development Variance Permit Application – 836 Viewfield Road  
Staff Report No.: APC-20-011

Jason Meyer and Kevin Hearsum, Driftwood Brewery and Kyle Shick, Finlayson Bonet Architecture Ltd., provided an overview of the Development Variance Permit Application for 836 Viewfield Road via telephone.

**Commission comments and questions included (response in italics):**

\*Consider adding colour to the silos.

\*What is the reason for the height? *It is considered the best method to get the grain from the ground to higher elevations.*

\*Variance is minor.

\*Will be a nice addition to the area, looking forward to it.

\*Less parking and more landscaping would be desirable.

Moved by Chair Dempster, seconded by member Fidoe: That the Esquimalt Advisory Planning Commission [APC] recommends to Council

that the application for a Development Variance Permit authorizing an increase to the permitted height for a building (including structures) for the bucket loader and grain (malt) silos located at the south-west corner of the building, consistent with the architectural plans provided by Finlayson Bonet Architecture Ltd., stamped "Received August 4, 2020" and including the following variance for the property located at 836 Viewfield Road [PID 003-882-497; Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan 808], be forwarded to Council with a recommendation to approve as it is well suited to the industrial area, supports local business and will be a nice addition to the area even from a visible point of view. Carried Unanimously

Vary Zoning Bylaw 1992, No. 2050 Section 53 (4) Building Height: An increase to the permitted height of a building (or structure) from 10 metres to 18.5 metres for the 'Bucket Loader' and 'Malt Silos', for a variance of 8.5 metres.

- 3) [20-444](#) Rezoning Application - 1253 Lyall Street [PID: 000-158-992, Lot 6, Block A, Suburban Lot 49, Esquimalt District, Plan 772]

Daniel Arias, owner provided an overview of the Rezoning Application for 1253 Lyall Street via telephone.

**Commission comments and questions included (Staff response in *italics*):**

\*Since it is a corner lot, a subdivision is a better option than a detached dwelling for that site.

\*Will be a nice fit for the neighbourhood.

Moved by Member Munkacsi, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future subdivision of the subject property and the construction of an additional house to the south of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Glen Mitchell Land Surveying Inc., stamped "Received August 10, 2020", and incorporating the height and massing consistent with the architectural plans prepared by Hartmann's Drafting and Design, stamped "Received August 10, 2020", be forwarded to Council with a recommendation to approve as the proposal fits well with the character in the neighbourhood, and the lot size is reasonable. Carried Unanimously.

**7. ADJOURNMENT**

The Advisory Planning Commission meeting adjourned at 8:05 PM.

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GRAEME DEMPSTER, CHAIR  
ADVISORY PLANNING COMMISSION  
THIS 20TH DAY OF OCTOBER, 2020

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RACHEL DUMAS, CORPORATE OFFICER  
CERTIFIED CORRECT