



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 21-123, Version: 1

REQUEST FOR DECISION

DATE: February 22, 2021

Report No. DEV-21-016

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Development Permit Application - 334 Plaskett Place

RECOMMENDATION:

That Council resolves that Development Permit No. DP000156, attached as Appendix A to Staff Report DEV-21-016, consistent with the structural drawings by Niveau Construction, stamped "Received January 11, 2021", be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 334 Plaskett Place [PID 000-244-503, Lot A Section 11 Esquimalt District Plan 26533.

RELEVANT POLICY:

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

STRATEGIC RELEVANCE:

Healthy, Livable and Diverse Community: Develop and implement strategies that reduce impact on the environment consistent with our Climate Action Charter goals.

BACKGROUND:

Appendix A: DP000156
Appendix B: Aerial Map
Appendix C: Structural Drawings
Appendix D: Green Building Checklist
Appendix E: DPA No. 2: Protection of Development from Hazardous Conditions

PURPOSE OF APPLICATION:

The applicant is proposing a covered trellis on an existing deck. As the subject property is located within a tsunami zone, a development permit is necessary to ensure compliance with the development guidelines in Development Permit Area No. 2 - "Protection of Development from Hazardous Conditions".

CONTEXT:

Applicant: Wade Bartram
Owner: Carolyn Lillian King
Designer: Wade Bartram
Property Size: Metric: 1295 m² Imperial: 13945 ft²
OCP Land Use Designation:
 Current: Low Density Residential
 Proposed: Low Density Residential
Zone: RS-3
Existing Land Use: Single-Family Residential
Surrounding Land Uses:
 North: Single-Family Residential
 South: Single-Family Residential
 East: Single-Family Residential
 West: Strait of Juan de Fuca

OCP ANALYSIS:

As the subject property is in Development Permit Area No. 2 - Protection of Development from Hazardous Conditions, a development permit is required.

ZONING ANALYSIS:

The current zoning on the subject property is RS-3 to accommodate Single Family Residential use. The proposed alteration conforms to the RS-3 zone.

COMMENTS FROM THE ADVISORY PLANNING COMMISSION:

This development permit application was considered at the regular meeting of the Advisory Planning Commission on February 16, 2021. Members had no comments regarding this application.

The Advisory Planning Commission resolved that the application be forwarded to Council with a recommendation of approval as the proposal is a reasonable addition to the existing deck and meets the development permit guidelines.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services (Building Inspection):
Structure is to be constructed to requirements of BC Building Code and municipal bylaws. Plans will be reviewed for compliance with BC Building Code upon submission of a building permit application.

Engineering Services:
Engineering staff has no concerns.

Fire Services:

Fire Services staff has no concerns.

ISSUES:

1. Rationale for Selected Option

The proposed alteration conforms to the zoning bylaw and is consistent with the development permit area guidelines.

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 development permit application requiring no variances, the Local Government Act does not require that notification be provided.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000156, attached as Appendix A to Staff Report DEV-21-016, consistent with the structural drawings by Niveau Construction, stamped "Received January 11, 2021", be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 334 Plaskett Place.

2. That Council deny Development Permit No. DP000156 [Appendix A] with reasons provided.