



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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Legislation Details (With Text)

File #: 18-119 **Version:** 1 **Name:**
Type: Staff Report **Status:** Passed
File created: 3/13/2018 **In control:** Council
On agenda: 3/19/2018 **Final action:** 3/19/2018
Title: Macaulay Pump Station Zoning Compliance, Staff Report ADM-18-011
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
3/19/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: March 13, 2018 Report No. ADM-18-011
TO: Mayor and Council
FROM: Laurie Hurst, Chief Administrative Officer

SUBJECT:
Macaulay Pump Station Zoning Compliance

RECOMMENDATION:

That Council resolve whether the proposed enhancements to Macaulay pump station as presented by the CRD are compliant with Section 55(2)(b)(5) of Zoning Bylaw, 1992, No. 2050, as amended by Bylaw No. 2888, in part, as bolded and underlined in Staff Report ADM-18-011.

RELEVANT POLICY:

Zoning Bylaw, 1992, No. 2050, as amended by Bylaw 2888

STRATEGIC RELEVANCE:

Strategic Objective: Address the operational and financial requirements of our infrastructure
Operational Strategy: Monitor compliance with all zoning and development agreements for McLoughlin Point WWTP

BACKGROUND:

In February, 2017 Council adopted Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2888

which contains Section 55 on Schedule A McLoughlin Point Special Use [I-3] Zone. Subsection 2(b) details Bonus Density provisions including the following:

(5) Macaulay Point Pump station, upgraded to standards of design, materials and quality of construction consistent with recent Craigflower Pump Station project, with odour mitigation measures to be installed in Macaulay Pump station, and Lang Cove Pump station, providing for an odour detection level no greater than five (5) odour units measured at the property lines (or fence lines where applicable).

The assessment of compliance with zoning would normally be made during the building permit process, however staff are requesting that Council consider zoning compliance with the bolded and underlined portion of Section 55(2)(b) now while the project team is presenting the details to Council and are able to answer questions. For context, zoning compliance of most other amenity conditions of other zoning regulations has already been determined or checked, either through the McLoughlin Point Development Permit DP000077, as amended, or the three Agreements between the CRD and Township. They would be checked again at the building permit stage along with any other outstanding ones which are technical in nature.

Determination of zoning compliance at this time will assist staff in processing a building permit once an application has been submitted by the CRD.

ISSUES:

1. Rationale for Selected Option

There is no selected option for this decision.

2. Organizational Implications

There are no organizational implications.

3. Financial Implications

There are no financial implications.

4. Sustainability & Environmental Implications

There are no sustainability and environmental implications.

5. Communication & Engagement

There are no plans for communication and engagement.

ALTERNATIVES:

1. That Council resolve that the proposed enhancements to Macaulay pump station as presented by the CRD are compliant with Section 55(2)(b)(5) of Zoning Bylaw, 1992, No. 2050, as amended by Bylaw No. 2888, in part, as bolded and underlined in Staff Report ADM-18-011.
2. That Council resolve that the proposed enhancements to Macaulay pump station as presented by the CRD are not compliant with section 55(2)(b)(5) of Zoning Bylaw, 1992, No. 2050, as amended by Bylaw No. 2888, in part, as bolded and underlined in Staff Report ADM-18-011.