

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2957

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. 2957".

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 after in Part 31, Zone
Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development District No. 119 (1158 Craigflower Road)
CD No. 119"

(2) by adding the following text as Section 67.106 (or as other appropriately
numbered subsection within Section 67):

**67.106 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 119 [CD
NO. 119]**

In that Zone designated as CD No. 119 [Comprehensive Development
District No. 119] 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 Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) 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 390 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 9.5 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 0.36.

(6) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(7) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of the 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 3.3 metres..
- (iii) Rear Setback: No Principal Building shall be located within 7.5 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**

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

(b) Notwithstanding Section 9(4) of Parking Bylaw, 1992, No. 2011 (as amended), 1 parking space may be located closer to the Front Lot Line than the front face of the Principal Building.

(3) by changing the zoning designation of PID 000-284-025, Lot 1, Section 2, Esquimalt District, Plan 5766 [1158 Craigflower Road], shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Two Family/Single Family Residential] to CD No. 119 [Comprehensive Development District No. 119]

(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



1170

Shirley Rd

903

906

1160

902

RD-3 to CD-119

1158

1156

1156

Craigflower Rd

Forshaw Rd

Schedule 'A'
Bylaw No. 2957