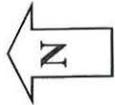


1188 Esquimalt Road



44.1 MULTIPLE FAMILY RESIDENTIAL – CONGREGATE CARE [RM-4C]

The intent of this Zone is to accommodate medium density Apartment development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Apartment Residential
- (b) Congregate Care Senior Citizens Apartments
- (c) Home Occupation
- (d) Food service for Congregate Care residents

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.0.

(3) **Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 60.0 square metres.

(4) **Building Height**

- (a) No Principal Building shall exceed a Height of 11 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(5) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(6) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 6 metres of an Interior Side Lot Line nor within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a 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 nor within 3.6 metres of an Exterior 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.

(7) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(8) **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.

(9) **Off Street Parking**

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

1188 Esquimalt Road – photo of existing deck where sunroom to be added





CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

April 18, 2016

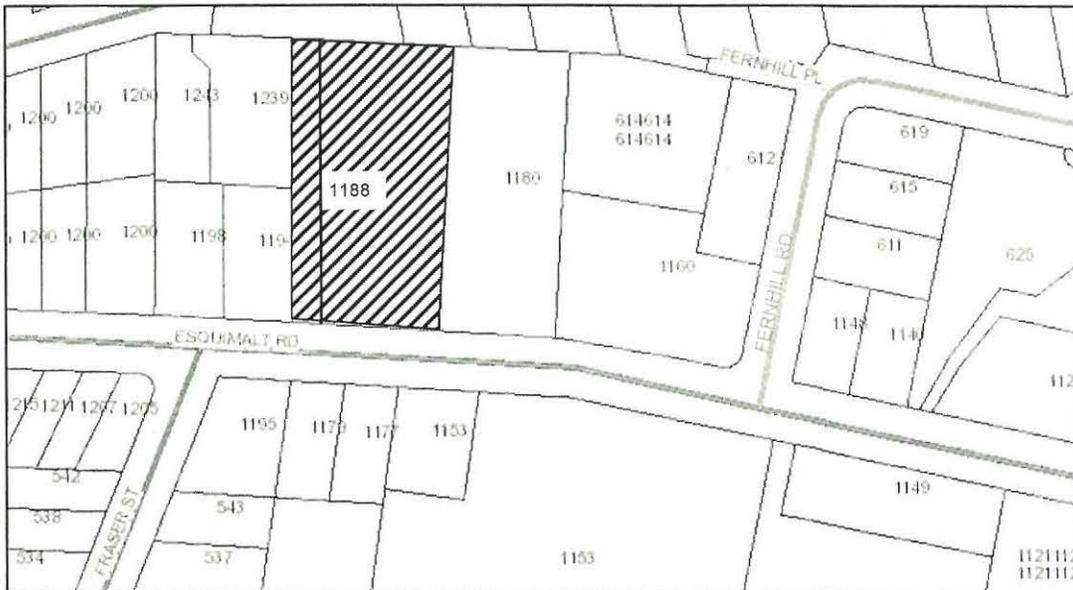
DEVELOPMENT VARIANCE PERMIT NOTICE

An application for a Development Variance Permit has been received from the registered owner of 1188 Esquimalt Road.

Purpose of the Application:

The owners of the property are proposing to build a sunroom over an existing low deck/patio space, and also increase the size of the deck. The owners have stated that the majority of deck space will be much more useful to the residents if it is more protected from weather conditions but that they also want some outdoor deck space. A development variance permit is required before a building permit could be issued. Therefore, the following variance is requested:

Zoning Bylaw, 1992, No. 2050, Section 44.1 (5)(a) – Lot Coverage An 8.0% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 30% of the area of a parcel [i.e. increase from 30% to 38% lot coverage];



Site Location: 1188 Esquimalt Road, [Legal Description: PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83, and PID 006-074-464, Lot 10, Block 4, Section 11, Esquimalt District, Plan 83, Except Parcel A (DD 390241)].

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, May 2, 2016 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.** Affected persons may make representations to Council at that time or submit a written submission, prior to that date, to the Municipal Hall at the address noted above or via email to corporate.services@esquimalt.ca.

Information related to this application may be reviewed at the Development Services counter, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from April 18, 2016 until May 2, 2016 inclusive [excluding Saturdays, Sundays and Statutory Holidays].

ANJA NURVO,
DIRECTOR OF CORPORATE SERVICES

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Director of Corporate Services at 250-414-7135.

BC LAND SURVEYORS SITE PLAN OF:

Mailed with DVP Notice

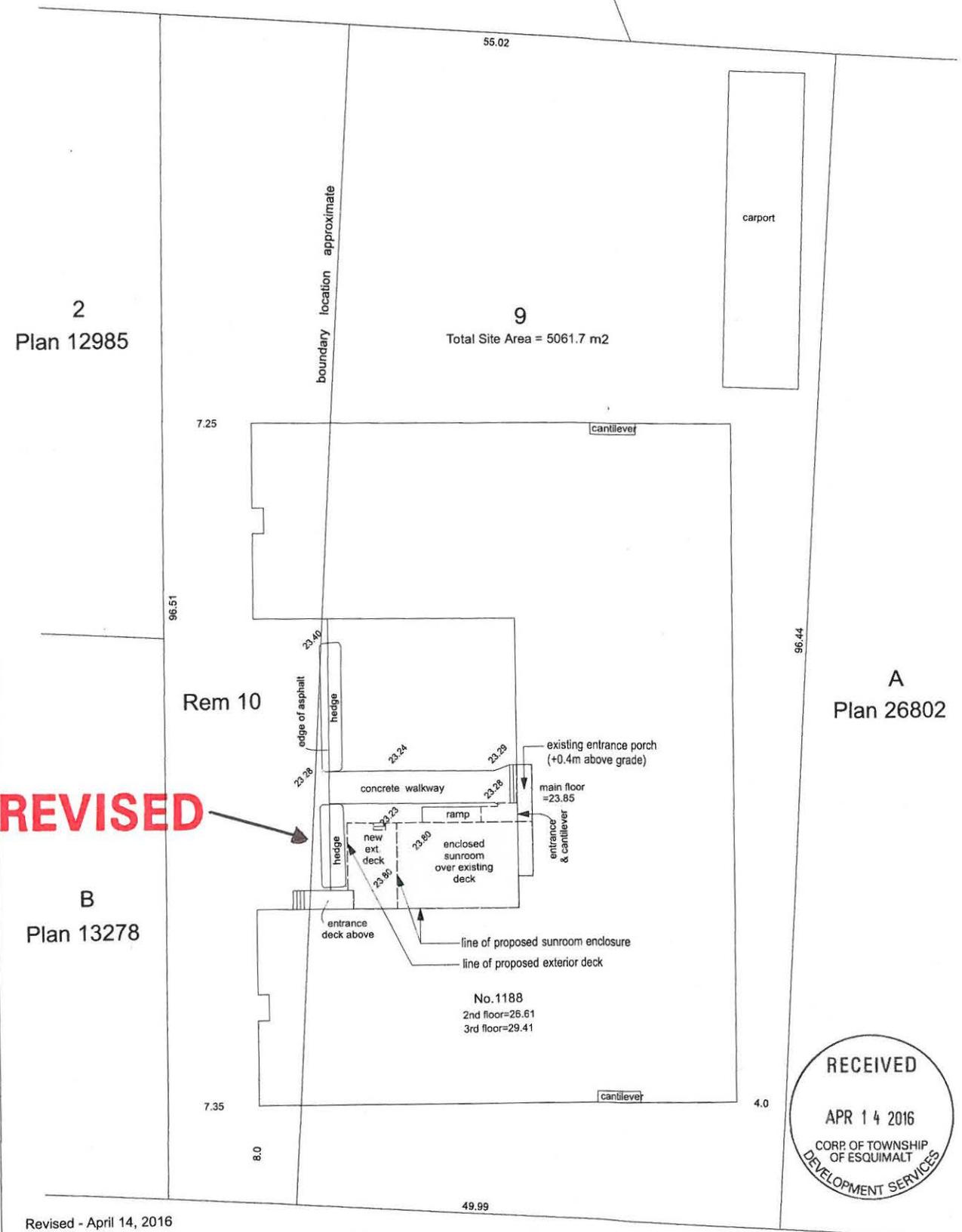
Civic: 1188 Esquimalt Road

Legal Lot 9, Block 4, Section 11, Esquimalt District, Plan 83

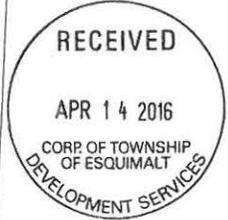
Parcel Identifier: 006-074-448 in the Municipality of Esquimalt

& Lot 10, Block 4, Section 11, Esquimalt District, Plan 83, Except Part

Parcel Identifier: 006-074-464 in the Municipality of Esquimalt



REVISÉD



Revised - April 14, 2016
November 27, 2015

File : 12,228 - 19
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

LEGEND
Elevations are to geodetic datum.
- denotes - existing elevation

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Esquimalt Road