

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2947

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. 2947*”.
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 in Part 31, Zone Designations, in the appropriate alpha-numeric sequence:
“Comprehensive Development No.114 (1198 Munro Street) CD 114”
 - (2) by adding the following text as Section 67.100 (or as other appropriately numbered subsection within Section 67):

67.100 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 114 [CD NO. 114]

In that Zone designated as CD No. 114 [Comprehensive Development District No.114] 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.

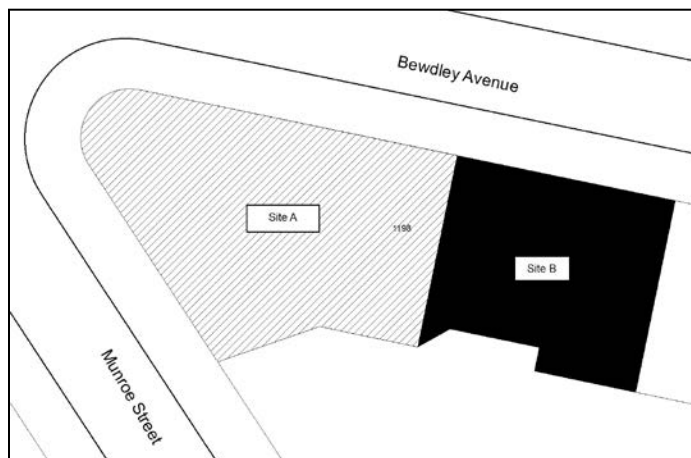


Figure 1. Site A & Site B

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- a) Single Family Residential
- b) Home Occupation
- c) Boarding: subject to the requirements of Section 30.3
- d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.
- e) Secondary Suite (Site A)

(2) **Parcel Size**

The minimum Parcel Size of Parcels created by subdivision shall be 357 square metres.

(3) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

(4) **Density**

The number of Dwelling Units permitted on Lot 1, Section 11, Esquimalt District Plan 44436 and in this CD No. 114 Zone shall be limited to two [2], for a minimum density of one [1] unit per 357 square metres.

(5) **Floor Area Ratio**

The Floor Area Ratio of the principal building shall not exceed 0.33 for a parcel created by subdivision consistent with Site A [Figure 1].

The Floor Area Ratio of the principal building shall not exceed 0.40 for a parcel created by subdivision consistent with Site B [Figure 1].

(6) **Lot Coverage**

The Lot Coverage of the principal building shall not exceed 25% for a parcel created by subdivision consistent with Site A [Figure 1].

The Lot Coverage of the principal building shall not exceed 34% for a parcel created by subdivision consistent with Site B [Figure 1].

(7) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(8) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback - West (Site A [Figure 1]): The principal building shall not be located within 7.1 metres of the Front

- Lot Line.
- (ii) Side Setback - North (Site A [Figure 1]): The principal building shall not be located within 2.8 metres of the Northern Exterior Lot Line.
 - (iii) Side Setback – South (Site A [Figure 1]): The principal building shall not be located within 2.4 metres of the Southern Interior Lot Lines.
 - (iv) Rear Setback - East (Site A [Figure 1]): The principal building shall not be located within 4.2 metres the Rear Lot Line.
 - (v) Front Setback - North (Site B [Figure 1]): The principal building shall not be located within 5.1 metres of the Front Lot Line.
 - (vi) Side Setback - East (Site B [Figure 1]): The principal building shall not be located within 3.4 metres of the Eastern Interior Lot Line.
 - (vii) Side Setback – West (Site B [Figure 1]): The principal building shall not be located within 5.0 metres of the Western Interior Lot Line.
 - (viii) Rear Setback - South (Site B [Figure 1]): The principal building shall not be located within 2.1 metres the Rear Lot Lines.
 - (ix) The Principal Buildings within Comprehensive Development District No.114 [CD No. 114] shall be separated by not less than 6.0 metres.

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

- (a) Within the CD-114 zone, the following reductions are permitted to the siting requirements to accommodate the deck on the principal building located on Site A (Figure 1):
 - (i) The distance to the Rear Lot Line may be reduced by no more than 2.6 metres.
- (b) Within the CD-114 zone, the following reductions are permitted to the siting requirements to accommodate the overhang on the principal building located on Site B (Figure 1):
 - (i) The distance to the Front Lot Line may be reduced by no more than 1.0 metres.
 - (ii) The distance to the Western Interior Lot Line may be

- reduced by no more than 0.5 metres.
- (iii) The distance to the Rear Lot Line may be reduced by no more than 0.3 metres.

(10) **Home Occupation**

Notwithstanding Section 13(3) The Home Occupation shall not occupy more than 20% of the Gross Floor Area and in any event shall not exceed 28 square metres for the principle building located on Site B (Figure 1).

(11) **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.

(12) **Off-Street Parking**

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

- (3) by changing the zoning designation of PID 005-455-031; Lot 1, Section 11, Esquimalt District, Plan 44436 [1198 Munro Street] shown cross-hatched on Schedule "A" attached hereto from RD-3 [Two Family/ Single Family Residential] to **CD No. 114** [Comprehensive Development District No. 114].
- (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 17th day of December, 2018.

READ a second time by the Municipal Council on the 17th day of December, 2018.

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.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER

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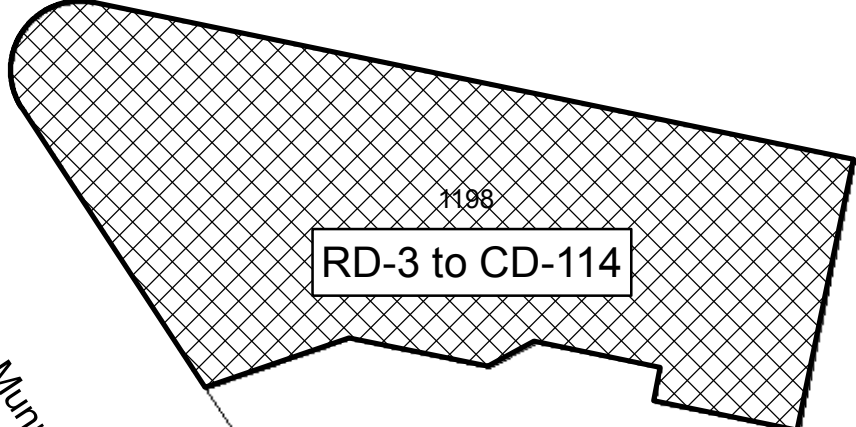
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N



398

Bewdley Ave



1198

RD-3 to CD-114

Fraser St

Munro St

1193

1191

399

1194

Schedule 'A'
Bylaw No. 2947