



SAUNDERS ST

NELSON ST

CONSTANCE AVE

SUSSEX ST

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41. MULTIPLE FAMILY RESIDENTIAL [RM-1]

The intent of this Zone is to accommodate low density Townhouse development.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Home Occupation

(2) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.40.

(3) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.5 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(4) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(5) **Siting Requirements**

(a) **Principal Building**

- (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 4.5 meters of an Interior Side Lot Line, nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (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 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.

(6) **Usable Open Space**

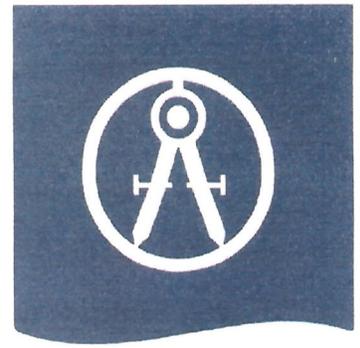
Usable Open Space shall be provided in an amount of not less than 5% of the Area of the Parcel.

(7) **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.

(8) **Off Street Parking**

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



February 16, 2021

DEVELOPMENT VARIANCE PERMIT NOTICE

Dear Resident,

The owners of 633 Nelson Street have applied for a development variance permit for variances to accommodate the development of a 3-unit townhouse.

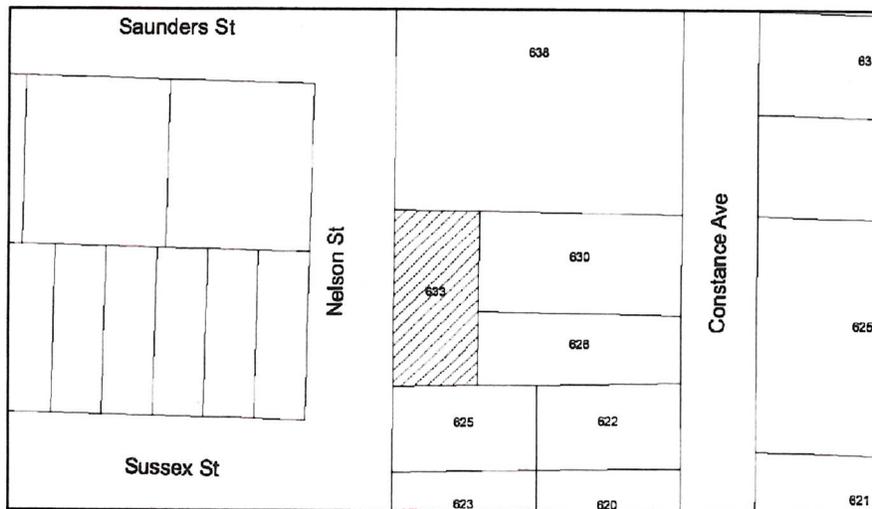
What does this mean?

As part of the application, the public has an opportunity to provide input to Council regarding the proposed variances. All variances to the Township's Zoning Bylaw, 1992, No. 2050 must be considered by Council. The Zoning Bylaw can be found on the Township's website at:

<https://www.esquimalt.ca/government-bylaws/bylaws-enforcement/bylaws/zoning-bylaw-consolidated>

Details:

Site Location: 633 Nelson Street



Description of land:

- Parcel Identifier (PID): 005-375-649
- Legal description: Lot 81, Suburban Lot 44, Esquimalt District, Plan 2854

Purpose of the application:

The applicant is proposing to build a 3-unit townhouse. In order to construct townhouses within the current RM-1 zone, the applicant is requesting the following variances to Zoning Bylaw, 1992, No. 2050:

Vary Section 41 (3) (a), Building Height, to increase the maximum allowable height from 7.5 metres to 7.7 metres,

Vary Section 41 (4) (a), Lot Coverage, to increase the maximum allowable lot coverage from 40% of the Area of a Parcel to 45% of the Area of a Parcel,

Vary Section 41 (5) (a) (i), Front Setback, to reduce the minimum setback distance to the Front Lot Line from 7.5 metres to 2.0 metres,

Vary Section 41 (5) (a) (ii), Northern Side Setback, to reduce the minimum setback distance to the northern Interior Lot Line from 4.5 metres to 3.0 metres,

Vary Section 41 (5) (a) (ii), Southern Side Setback, to reduce the minimum setback distance to the southern Interior Lot Line from 4.5 metres to 2.5 metres,

Vary Section 41 (5) (a) (iii), Rear Setback, to reduce the minimum setback distance to the Rear Lot Line from 7.5 metres to 4.35 metre, and

Vary Section 41 (6) Usable Open Space, to allow for the required usable open space as required by the RM-1 zone but with an amended definition such that the area is available for use by only the occupants of the southern most townhouse unit.

Input opportunities:

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7 p.m., Monday, March 1, 2021 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC**

Affected persons may address Council by telephone during the electronic input portion of the agenda, written submission by noon on that date to the address noted above, or via email to corporate.services@esquimalt.ca. To arrange for telephone input, please call the Corporate Officer at 250-414-7135 before 4:30pm on the day of the meeting to be added to the speaker's list.

A copy of the development variance permit can be reviewed on the Township's website from February 16 until March 1, 2021 by viewing the Development Tracker at: <https://www.esquimalt.ca/business-development/development-tracker/development-variance-permit-applications>. Alternatively, it may be viewed by appointment at the Municipal Hall by calling Development Services at 250-414-7103, between 8:30am and 4:30pm, Monday to Friday from February 16, 2021 until March 1, 2021.

Please note:

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter, the Local Government Act, and the Freedom of Information and Protection of Privacy 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 Corporate Officer at 250-414-7135 or corporate.services@esquimalt.ca.

More information about the project: Alex Tang, Development Services; 250-414-7132

More information about development at the Township of Esquimalt: Esquimalt.ca/development

Thank you,
Rachel Dumas, Corporate Officer; 250-414-7135