

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3110

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, 2024, NO. 3110*”.

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

“Comprehensive Development District No. 163 (958 Wollaston Street) CD No. 163”

(2) by adding the following text as Section 67.150 (or as other appropriately numbered subsection within Section 67):

67.150 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 163 [CD NO. 163]

In that Zone designated as CD No. 163 [Comprehensive Development District No. 163] 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 Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Home Occupation
- (c) Boarding: subject to the requirements of Section 30.3

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 674 square metres.

(3) **Number of Principal Buildings**

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

(4) **Number of Dwelling Units**

No more than four (4) Dwelling Units shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.64.

(6) **Building Height**

No Principal Building shall exceed a Height of 11.3 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 43% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 3.8 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.8 metres of the western Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 6.6 metres of the eastern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 6.9 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line may be reduced by not more than 1.4 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (ii) The minimum distance to the Front Lot Line may be reduced by not more than 2.4 metres to accommodate an exterior stairway, attached to and forming part of a Principal Building.
- (iii) The minimum distance to the Rear Lot may be reduced by not more than 4.0 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.

(10) **Fencing**

- (a) 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.
- (b) Notwithstanding Part 4, Section 22(1), fencing located on top of a retaining wall shall be measured distinctly and shall not 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.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount not less than 36 square metres.

(12) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), off-street parking shall be provided in the ratio of 1.0 spaces per dwelling unit.
 - (b) Notwithstanding Section 11 of Parking Bylaw, 1992, No. 2011(as amended), no visitor parking is required.
- (3) by changing the zoning designation of PID 032-141-866 Lot B, Block D, District Lot 11, Esquimalt District, Plan EPP133018 [958 Wollaston Street], shown cross-hatched on Schedule 'A' attached hereto, from RS-1 [Single Family Residential] to CD No. 163 [Comprehensive Development District No. 163].
- (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 26th day of February, 2024.

READ a second time by the Municipal Council on the 26th day of February, 2024.

READ a third time by the Municipal Council on the 26th day of February, 2024.

ADOPTED by the Municipal Council on the ____ day of _____, 2024.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



Esquimalt Rd

MacAulay St

Wollaston St

932

938

945

942

959

946

961

950

965

954

969

958

941

982

964

945

976

972

968

949

953

957

940

961

Schedule 'A'
Bylaw No. 3110

