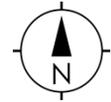




Subject Property Map:
481 S Joffre St

481 South Joffre Street - air photo



40. TWO FAMILY/SINGLE FAMILY RESIDENTIAL [RD-3]

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Home Occupation
- (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 for Parcels created by subdivision shall be 668 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

(4) **Floor Area Ratio**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings shall not exceed 0.4.

(5) **Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

(6) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.
- (c) When developing a front to back Two Family Dwelling, the back Dwelling Unit shall be no higher than the highest point of the existing Dwelling Unit. A Two Family Dwelling is considered back to front if more than 75% of the floor area of the back Dwelling Unit is behind the rear wall of the front Dwelling Unit.

(7) **Building Width**

The minimum width of any Single Family or Two Family Dwelling shall be 7 metres.

(8) **Lot Coverage**

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

(8.1) **Building Massing** [*Amendment, 2018, Bylaw No. 2938*]

- (1) Second and Third Storey Setback: The front face of the second and third storey(s) shall be set back a minimum of 1.5 metres from the front face of the First Storey of the Principal Building.
- (2) Design Guideline: Articulation of building elements is encouraged, to add visual interest and reduce apparent building height and volume.



(9) **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 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located 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 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.

(c) **Garage Setback** [*Amendment, 2018, Bylaw No. 2938*]

Detached Garages, and that portion of a Principal Building used as a Garage, shall be set back a minimum of 1.5 metres from the front face of the Principal Building.

(10) **Common Wall Requirements**

In Two Family Dwellings the common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(11) **Fencing**

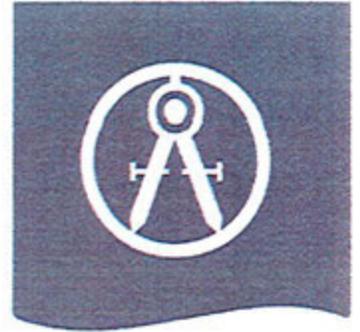
Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(12) **Off Street Parking**

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

(13) **Driveway Width**

The maximum width of a driveway surface on a Two Family Residential lot shall be a total of 5.5 metres. This applies to a double-wide driveway, or the combined width of two (2) single lane driveways serving a Two Family Dwelling.



240 Notices
Mailed July 31, 2020

July 31, 2020

NOTICE OF WAIVED PUBLIC HEARING

REZONING APPLICATION Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999

Dear resident,

There is an application for a Rezoning in your neighbourhood. The Township has received this application from the registered owner of 481 South Joffre Street (next page) to allow a Detached Accessory Dwelling Unit [Garden Suite] to be constructed behind the existing house.

Notice is hereby given that the Council of the Township of Esquimalt has waived the holding of a public hearing in relation to the associated Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing in relation to zoning bylaw amendments that are consistent with the municipality's Official Community Plan.

Details:

Purpose of the Application:

Amendment Bylaw No. 2999 provides for the following change to Zoning Bylaw, 1992, No. 2050 with respect to the affected lands:

- change in zoning designation from Two Family/ Single Family Residential [RD-3] to Comprehensive Development District No. 141 [CD No. 141].

The general purpose of this change in zoning is to allow a Detached Accessory Dwelling Unit [Garden Suite] to be constructed behind the existing house. The comprehensive development zone is written with specific permitted uses, density, setbacks, height, lot coverage and parking regulations for this proposal.

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Site Location:



Description of Land: 481 South Joffre Street

- Parcel Identifier (PID): 003-150-909
- Legal description: Lot 4, Section 11, Esquimalt District, Plan 4729

Input Opportunities

The Municipal Council will consider reading Amendment Bylaw No. 2999 a third time at the **Regular Meeting of Council commencing at 7 p.m., Monday, August 17, 2020 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.**

Affected persons may submit written correspondence to the Corporate Officer, prior to that date, at the municipal hall address noted above or via email to corporate.services@esquimalt.ca. Submissions will be shared with Council.

Where and When Further Information can be obtained

Copies of **Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999** may be inspected, and other information related to this application may be reviewed from August 4, 2020 until August 17, 2020:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing; or
- upon request, at municipal hall by booking an appointment either by emailing Karen Hay, Planner at karen.hay@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

The Regular Meeting of Council can be viewed online via webcast at <https://esquimalt.ca.legistar.com/Calendar.aspx>. The "Video" link will become available at or after 7 p.m. on August 17, 2020; selection of the link will launch the Council Meeting and Agenda Viewer.

More information about the project: Karen Hay, Planner, Development Services; 250-414-7179; karen.hay@esquimalt.ca.

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

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

Kite surfers gather for a touching 'sail past' tribute

Leukemia patient Harry Weiler honoured at his happy place

Kendra Crighton
News Staff

At least two dozen kite surfers sailed past a local kiter who had been diagnosed with leukemia.

Harry Weiler watched from the rocks on the Dallas Road waterfront July 23 with his wife Laurie Clark and their friends, as fellow kite boarders showed off their tricks for him. Marian Miszkziel, whose been friends with Weiler since 1980, said Weiler received his diagnosis last October.

"Like any good engineer, he got the data and facts. He had a stem cell trans-

plant and unfortunately, it didn't take a hundred per cent and things do not look exceptionally well in the future," said Miszkziel. "But he is just celebrating with his friends and family and we're having a gorgeous day."

When asked what Weiler means to him, Miszkziel responded "trust."

"Trust, compassion with a sort of like brittleness," he said.

"I can't imagine the impact he has on people's lives - he just cares and he's intelligent but he doesn't say much. He's cynical and sarcastic, but when he talks people listen."

It was a beautiful goodbye, as less than 24 hours later Weiler, with his wife by his side, made the decision to end his life with medical assistance in dying.

A post on bigwavedave.ca asked kites to come out and show their love for Weiler, adding the request that people fly their kites low on the shore side as it's a "common nautical symbol of respect."



Avid kite surfer Harry Weiler (centre) joins family and friends who gathered to watch a 'sailpast' in his honour last month. Weiler, who had been diagnosed with leukemia, passed away shortly after. (Kendra Crighton/News Staff)



CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF WAIVED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the Township of Esquimalt has waived the holding of a public hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3000, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing when zoning bylaw amendments are consistent with the municipality's Official Community Plan.

The Municipal Council will consider reading Amendment Bylaw No. 3000 a third time at the Regular Meeting of Council commencing at 7 p.m., Monday, August 17, 2020 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3000 provides for a change in the zoning designation of 876 Dunsmuir Road (legal description below) from Two Family Residential [RD-1] to Comprehensive Development District No. 142 [CD No. 142].

The general purpose of this change in zoning is to allow four new strata townhouse residences, to be constructed in one building on the subject property. The comprehensive development zone is written with specific permitted uses, density, lot coverage, setbacks, parking, and height regulations for this proposal.

Site Location:



Description of Land:

876 Dunsmuir Road: Legal Description: Lot 77, Section 11, Esquimalt District, Plan 265 [PID 001-586-971]

AND FURTHERMORE TAKE NOTICE that copies of the proposed bylaws and relevant background documents may be inspected, and other information related to this application may be reviewed from August 4, 2020 until August 17, 2020:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing; or
- upon request, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., by booking an appointment either by emailing Trevor Parkes, Senior Planner at trevor.parkes@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

RACHEL DUMAS
CORPORATE OFFICER



CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF WAIVED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the Township of Esquimalt has waived the holding of a public hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999, in accordance with Section 464(2) and 467 of the *Local Government Act*. The *Local Government Act* does not require the holding of a public hearing when zoning bylaw amendments are consistent with the municipality's Official Community Plan.

The Municipal Council will consider reading Amendment Bylaw No. 2999 a third time at the Regular Meeting of Council commencing at 7 p.m., Monday, August 17, 2020 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999 provides for a change in the zoning designation of 481 South Joffre Street (legal description below) from Two Family/ Single Family Residential [RD-3] to Comprehensive Development District No. 141 [CD No. 141].

The general purpose of this change in zoning is to allow a Detached Accessory Dwelling Unit [Garden Suite] to be constructed behind the existing house. The comprehensive development zone is written with specific permitted uses, density, lot coverage, setbacks, parking, and height regulations for this proposal.

Site Location:



Description of Land:

481 South Joffre Street: Legal Description: Lot 4, Section 11, Esquimalt District, Plan 4729 [PID 003-150-909]

AND FURTHERMORE TAKE NOTICE that copies of the proposed bylaws and relevant background documents may be inspected and other information related to this application may be reviewed from August 4, 2020 until August 17, 2020:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing; or
- upon request, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., by booking an appointment either by emailing Karen Hay, Planner, Development Services at karen.hay@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

RACHEL DUMAS
CORPORATE OFFICER