



350

1038

1042

1036

1024

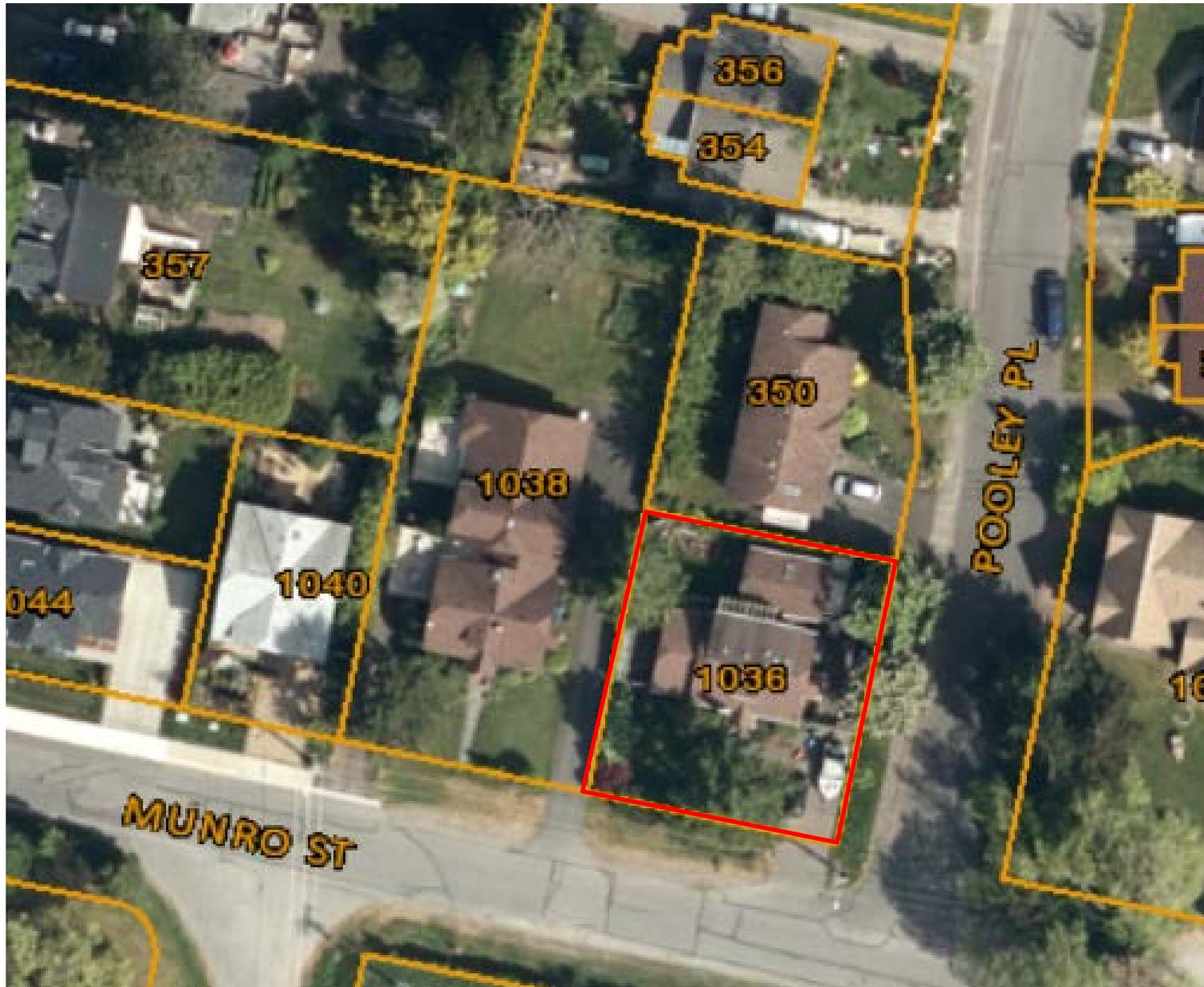
Pooley Pl

Munro St

Clifton Terr

Subject Property Map
1036 Munro Street

1036 Munro Street



DIVISION 1 - RESIDENTIAL ZONES

34. SINGLE FAMILY RESIDENTIAL [RS-1]

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land.

(1) Permitted Uses

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (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 530.0 square metres.

(3) Minimum Lot Width

The minimum width of Parcels created by subdivision shall be 16 metres measured at the Front Building Line.

(4) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.35.

(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.

(7) Building Width

The minimum width for any Single 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 Parcel.

(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.

(10) **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.

(11) **Off Street Parking**

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





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

March 6, 2017

DEVELOPMENT VARIANCE PERMIT NOTICE

An application for a Development Variance Permit has been received from the registered owners of 1036 Munro Street.

Purpose of the Application:

Construction of an accessory building [shed] was started on the property without contacting the municipality to determine the correct siting for an accessory building. The applicant wishes to keep the building where it is currently located so is requesting two siting variances.

The following variances to Zoning Bylaw, 1992, No. 2050 are required:

Zoning Bylaw, 1992, No. 2050, Section 34(9)(b)(ii) – Side Setback: a 2.98 metre reduction to the required 3.6 metre setback from an exterior side lot line [i.e. from 3.6 metres to 0.62 metres];

Zoning Bylaw, 1992, No. 2050, Section 34(9)(b)(iv) – Building Separation: a 1.1 metre reduction to the required 2.5 metre separation between a principal building and an accessory building [i.e. from 2.5 metres to 1.4 metres].



Site Location: 1036 Munro Street
[PID 017-444-837, Lot A, Section 11, Esquimalt District Plan VIP52814]

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, March 20, 2017 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, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from March 6, 2017 until March 20, 2017 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.

POWELL & ASSOCIATES

BC Land Surveyors

Building Location Certificate of:
Lot A, Section 11,
Esquimalt District, Plan VIP52814

Civic Address: 1036 Munro Street

Parcel Identifier: 017-444-837
in the Municipality of Esquimalt

Prepared for: Paine

SCALE 1 : 200, Metric
(plot on 8.5" x 11" sheet)

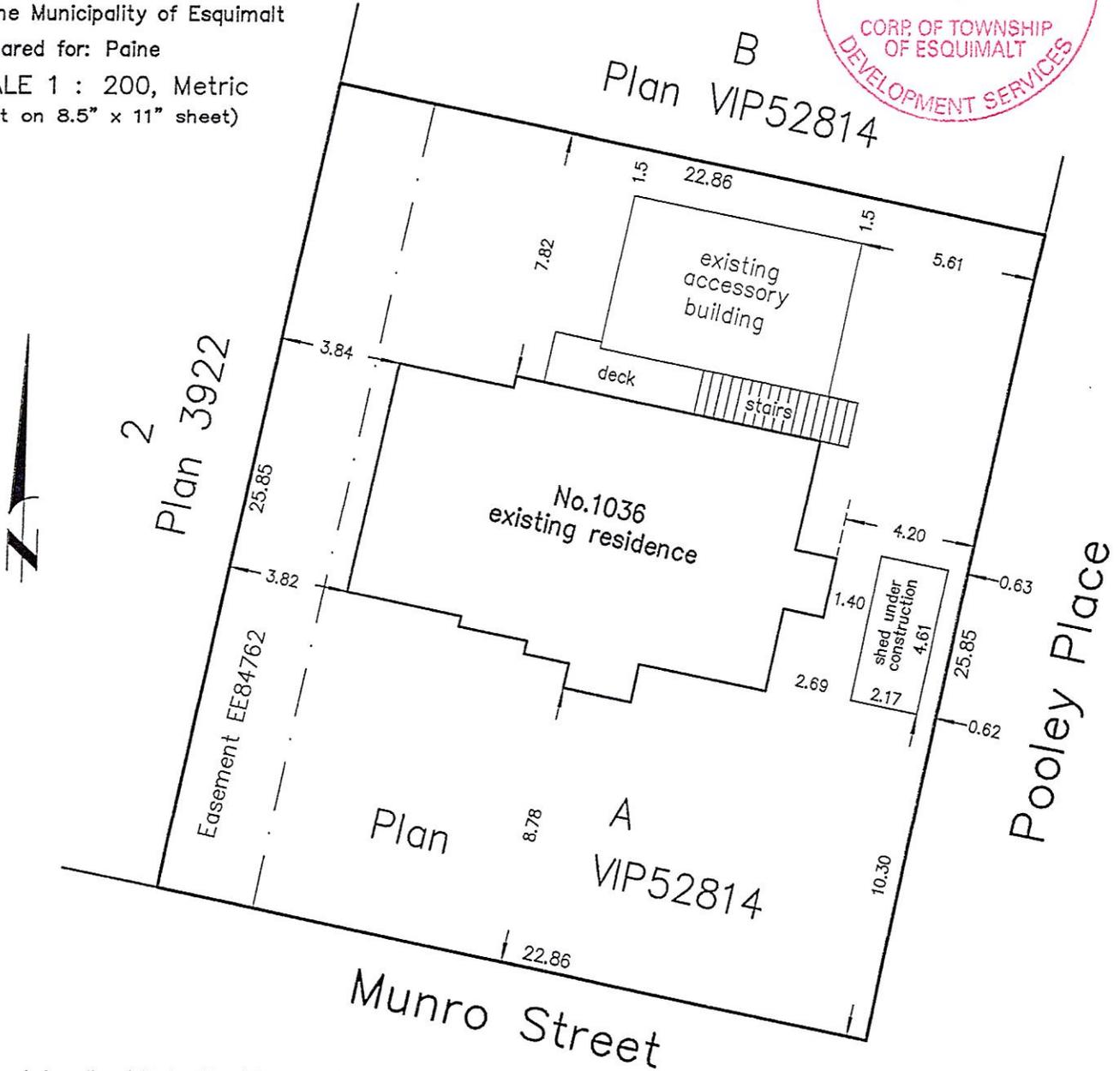
The following non-financial charges are shown on
the current title and may affect the property.

72673G - Restrictive Covenant
EE84762 - Easement

Setbacks are derived from field survey.

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

250-2950 DOUGLAS ST
VICTORIA, B.C.
V8T 4N4
Phone: (250) 382-8855
File: 3088-6



This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This building location certificate has been prepared in accordance with the ABCLS Professional Reference Manual and is certified correct this 20th day of January, 2017.

Scott Pearse
1BUGAM
Digitally signed by Scott Pearse 1BUGAM
DN: c=CA, cn=Scott Pearse 1BUGAM,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=1BUGAM
Date: 2017.01.20 13:31:54 -08'00'
Scott T. Pearse, B.C.L.S. ©

This document is not valid unless digitally signed and sealed.

This Plan was prepared for Municipal inspection purposes and is for the exclusive use of our client. All rights reserved. No person may copy, reproduce, transmit, or alter this document in whole or in part without the consent of the signatory. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.