

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2849

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. 2849”*.
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. 92 (1038 Colville Road) CD No. 92”

- (2) by adding the following text as Section 67.79 (or as other appropriately numbered subsection within Section 67):

67.79 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 92 [CD NO. 92]

In that Zone designated as CD No. 92 [Comprehensive Development District No. 92] 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.

- (1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation

- (2) **Parcel Size**

The minimum Parcel Size of Parcels created by subdivision shall be 330 square metres.

- (3) **Lot Width**

The width of parcels created by subdivision shall not be less than 9.0 metres measured at the Front Lot Line.

(4) **Density**

The number of Dwelling Units permitted in this CD-92 Zone shall be limited to two [2] for a density of one [1] unit per 330 square metres.

(5) **Number of Principal Buildings**

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

(6) **Floor Area**

(a) The Floor Area of the First Storey of a Principal Building shall not exceed 77 square metres.

(b) The total Floor Area of a Principal Building shall not exceed 154 square metres.

(c) Notwithstanding Section 6(a), the Floor Area of the First Storey of a Principal Building, not including a Private Garage, shall not exceed 58 square metres.

(d) In this zone, Floor Area located in any Basement, or portion thereof, within a Principal Building, where the ceiling is less than 1.2 metres above the natural Grade at any point, shall be exempt from the requirements of Section 6(b).

(7) **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.

(8) **Building Width**

The maximum width for a Principal Building shall be 5.6 metres

(9) **Lot Coverage**

(a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 29% of a parcel.

(b) Notwithstanding Section 9(a) Principal Buildings shall not cover more than 27% of the Area of a parcel

(10) **Siting Requirements**

(a) **Principal Buildings:** Where lands in this CD-92 zone have been subdivided into two parcels:

(i) No Principal Building shall be located within 7.5 metres of a Front Lot Line.

- (ii) No Principal Building shall be located within 1.5 metres of any Side Lot Line with the total setback of all Side Yards not to be less than 3.3 metres.
- (iii) The westernmost Principal Building shall not be located within 12 metres of the Rear Lot Line.
- (iv) The easternmost Principal Building shall not be located within 10.7 metres of the Rear Lot Line.
- (v) The separation between Principal Buildings within Comprehensive Development District No. 92 [CD No. 92] shall not be less than 3.6 metres.

Where lands in this zone have not been subdivided, the most restrictive of the above requirements are applicable.

(b) Accessory Buildings:

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 7.0 metres of any Principal Building.

(11) Fencing

Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of any Principal Building and 2 metres behind the front face of the Principal Building.

(12) Landscaping and Open Space

Landscaping and Open Space shall be as shown on the landscape plan approved as part of the active Development Permit.

(13) 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 006-326-617 Lot 12, Block 13, Section 10, Esquimalt District, Plan 2546 [1038 Colville Road] shown cross-hatched on Schedule "A" attached hereto from RD-3 [Two Family/ Single Family Residential] to CD No. 92 [Comprehensive Development District No. 92].

- (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 25th day of May, 2015.

READ a second time by the Municipal Council on the 25th day of May, 2015.

A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the 22nd day of June, 2015.

READ a third time by the Municipal Council on the 22nd day of June, 2015.

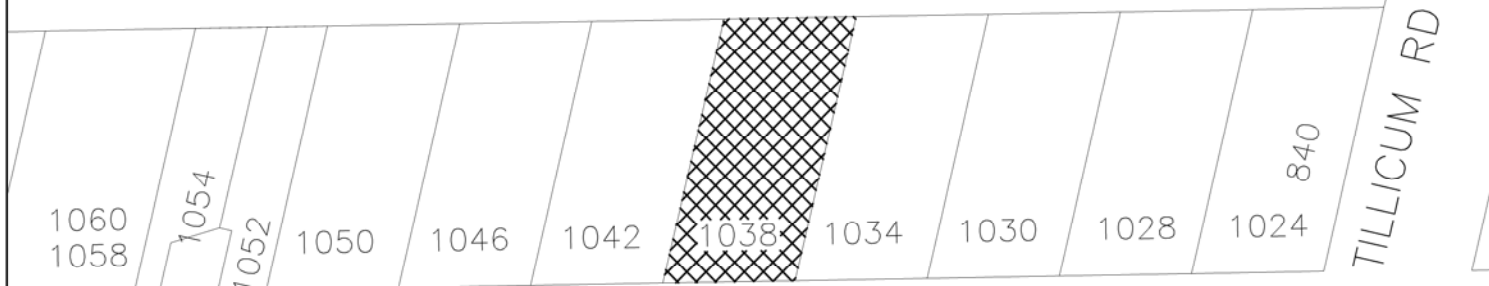
ADOPTED by the Municipal Council on the ---- day of ----, 2015.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



GORGE VALE GOLF COURSE



COLVILLE RD



SCHEDULE 'A'
BYLAW NO. 2849