

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2946

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. 2946*".
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. 113 (471 Kinver Street) CD No. 113"

- (2) by adding the following text as Section 67.99 (or as other appropriately numbered subsection within Section 67):

67.99 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 113 [CD NO. 113]

In that Zone designated as CD No. 113 [Comprehensive Development District No. 113] 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
- c) Boarding: subject to the requirements of Section 30.3
- d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 400 square metres.

(3) **Number of Principal Buildings**

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

(4) **Density**

The number of Dwelling Units permitted in this CD No. 113 Zone shall be limited to two [2], for a minimum density of one [1] unit per 400 square metres.

(5) **Unit Size**

Dwelling Units shall not have a Floor Area of less than 135 square metres.

(6) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(7) **Building Height**

No Principal Building shall exceed a Height of 7.1 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 2% of the Area of Parcel.

(9) **Siting Requirements**

(a) **Principal Buildings:**

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

(ii) No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line.

(iii) No Principal Building shall be located within 16.0 metres of the Rear Lot Line.

(iv) Principal Buildings shall be separated by not less than 3.0 metres.

(b) **Accessory Buildings:**

(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.

- (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.

(12) **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 005-918-545; Parcel A (DD 187668I) of Lots 1 and 2, Block 3, Section 11, Esquimalt District, Plan 6016 [471 Kinver Street] shown cross-hatched on Schedule "A" attached hereto from RD-3 [Two Family/ Single Family Residential] to CD No. 113 [Comprehensive Development District No. 113].
- (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 November, 2018.

READ a second time by the Municipal Council on the 26th day of November, 2018.

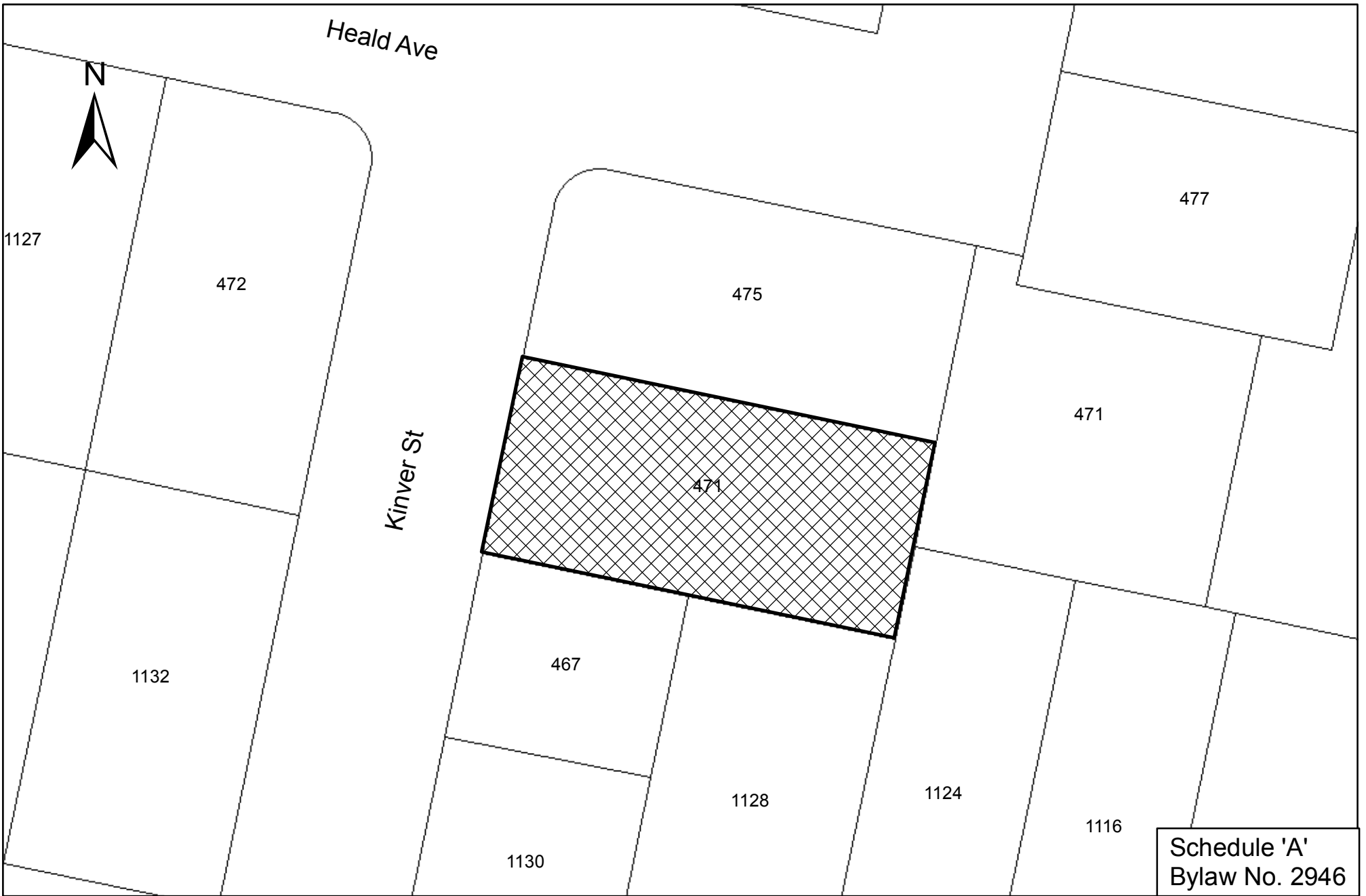
A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ---- day of -----, 2018.

READ a third time by the Municipal Council on the ---- day of -----, 2018.

ADOPTED by the Municipal Council on the ---- day of -----, 2018.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



Schedule 'A'
Bylaw No. 2946