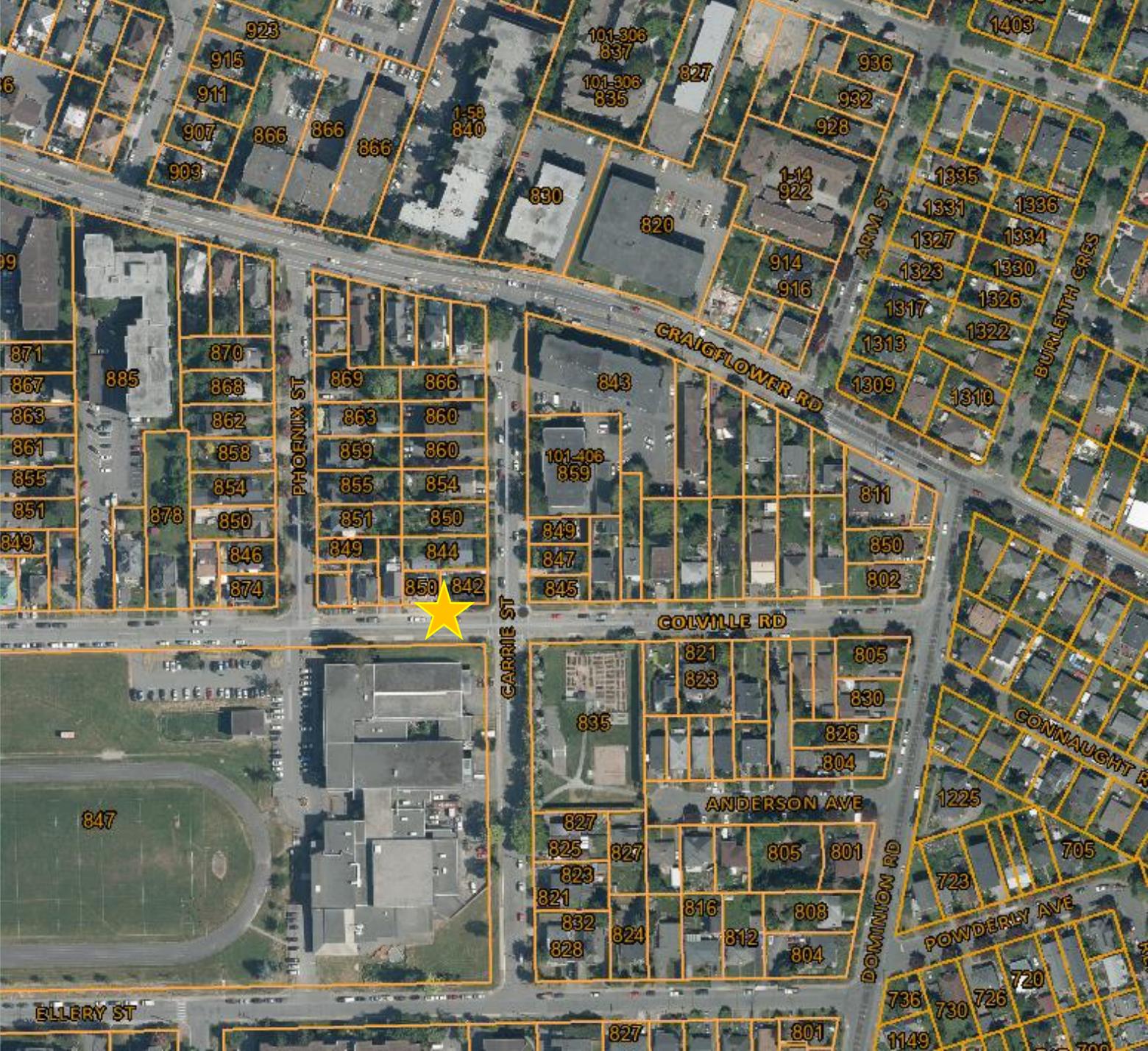


TOWNSHIP OF ESQUIMALT

850 Colville/842 Carrie Section 219 Covenant Discharge

Site location



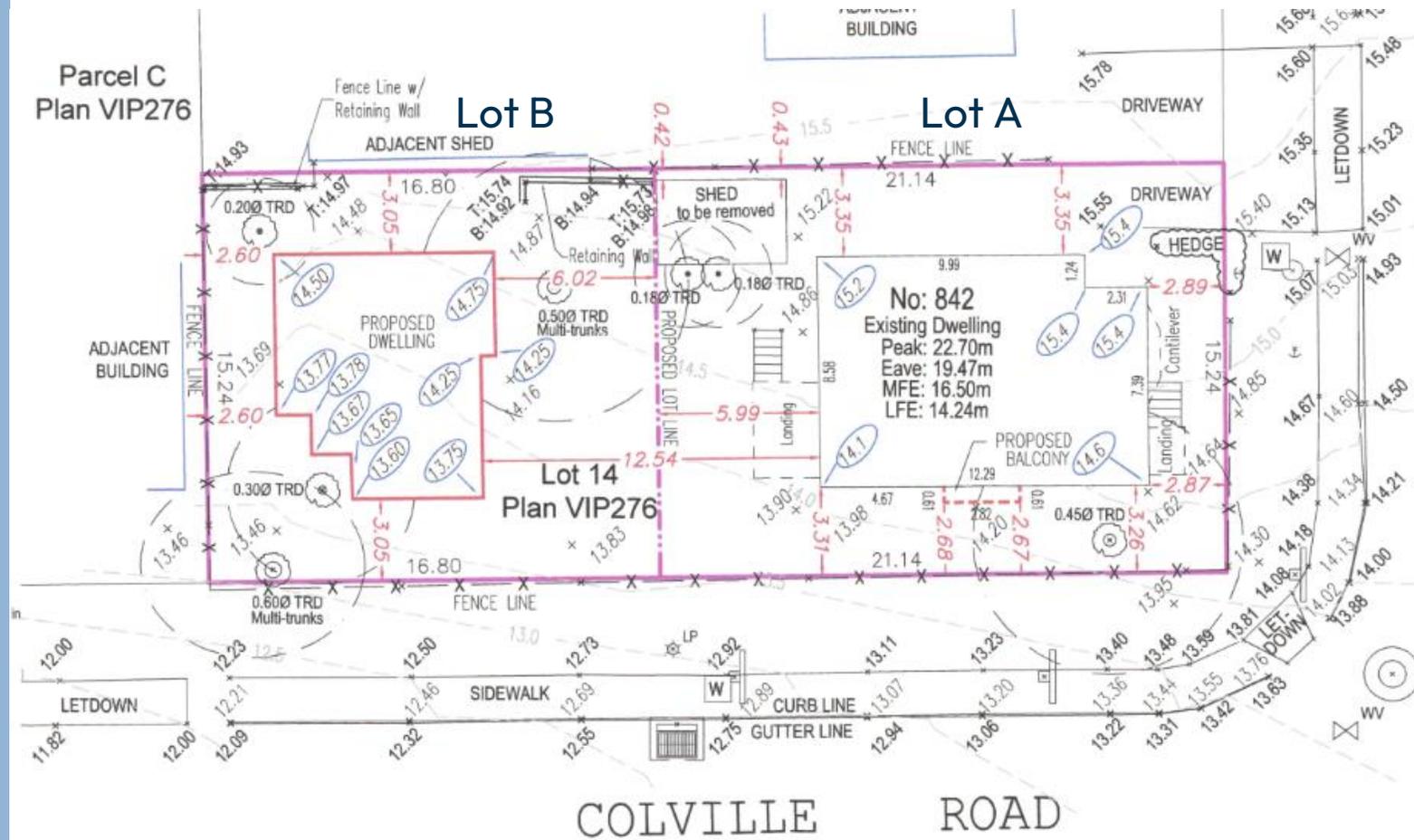
Subdivision

842 Carrie Street

- Lot A
- Existing house

850 Colville Road

- Lot B
- New house



Chronology

- June 2021 – Rezoning complete, Section 219 covenant registered on title
- January 2022 – Subdivision complete
- December 2023 – Building complete, conditions on site B met, covenant discharge application received

Covenant Conditions

MAXIMUM DWELLING UNITS

- Lot A (existing): Restricted to one dwelling unit and one secondary suite
- Lot B (new lot): Restricted to one dwelling unit

SMALL SCALE, MULTI UNIT, HOUSING LEGISLATION

- Lot A & B both “restricted zones”
- Under the new Provincial legislation, zoning for Lot A - 842 Carrie Street (318.88m²) must permit a minimum of four (4) dwelling units, and Lot B - 850 Colville Road (256.31m²) must be permitted to have a minimum of three (3) dwelling units

842 Carrie Road (Lot A)

CONDITIONS

- “Lot A must not be built upon, including renovations or repairs of the existing building for which a permit is required, unless...”
 - Step Code 3 is met or exceeded
 - The owner has provided a heat pump
 - Level 2 or better EV charger is installed



850 Colville Road (Lot B)

CONDITIONS

- Step Code 3 or higher. The applicant has achieved Step 5, therefore this requirement has been met
- Heat pump installed
- No gas connection
- EV charger installed



Options

1. That Council direct staff to coordinate with the property owner to discharge the Section 219 Covenant that is currently registered on title.

2. That Council not approve the discharge of the Section 219 Covenant and direct staff to work with the property owner to amend the covenant, either in relation to building restrictions and requirements, or density and use matters, or both [as Council may direct].



Thank You

Questions?