

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3132

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, 2024, NO. 3132*”.

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 Section 31, Zone Designations, in the appropriate alpha-numeric sequence:

“Comprehensive Development District No. 165 (914 McNaughton Avenue)
CD No. 165”

(2) by adding the following text as Section 67.152 (or as other appropriately numbered subsection within Section 67):

67.152 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 165 [CD NO. 165]

In that Zone designated as CD No. 165 [Comprehensive Development District No. 165] 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 Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Two Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6 of this bylaw
- (d) Boarding: subject to the requirements of Section 30.3 of this bylaw
- (e) 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 668 square metres.

(3) **Number of Principal Buildings**

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

(4) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.58.

(5) **Building Height**

No Principal Building shall exceed a Height of 8.7 metres.

(6) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.

(7) **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 3.0 metres of the western Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 3.0 metres of the eastern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 7.5 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(8) **Common Wall Requirements**

The common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(9) **Fencing**

- (a) 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.
- (b) Notwithstanding Part 4, Section 22(1), fencing located on top of a retaining wall shall be measured distinctly and shall not 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.

(10) **Off-Street Parking**

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

(b) Notwithstanding Section 9(4) of the Parking Bylaw, 1992, No. 2011(as amended), a maximum of two parking spaces may be located closer to the Front Lot Line than the front face of the Principal Building.

(3) by changing the zoning designation of PID 005-972-116 Lot 4, Block 1, Section 10, Esquimalt District, Plan 5484 [914 McNaughton Avenue], shown cross-hatched on Schedule 'A' attached hereto, from RD-4 [Two Family DADU Residential] to CD No. 165 [Comprehensive Development District No. 165].

(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 ____ day of _____, 2024.

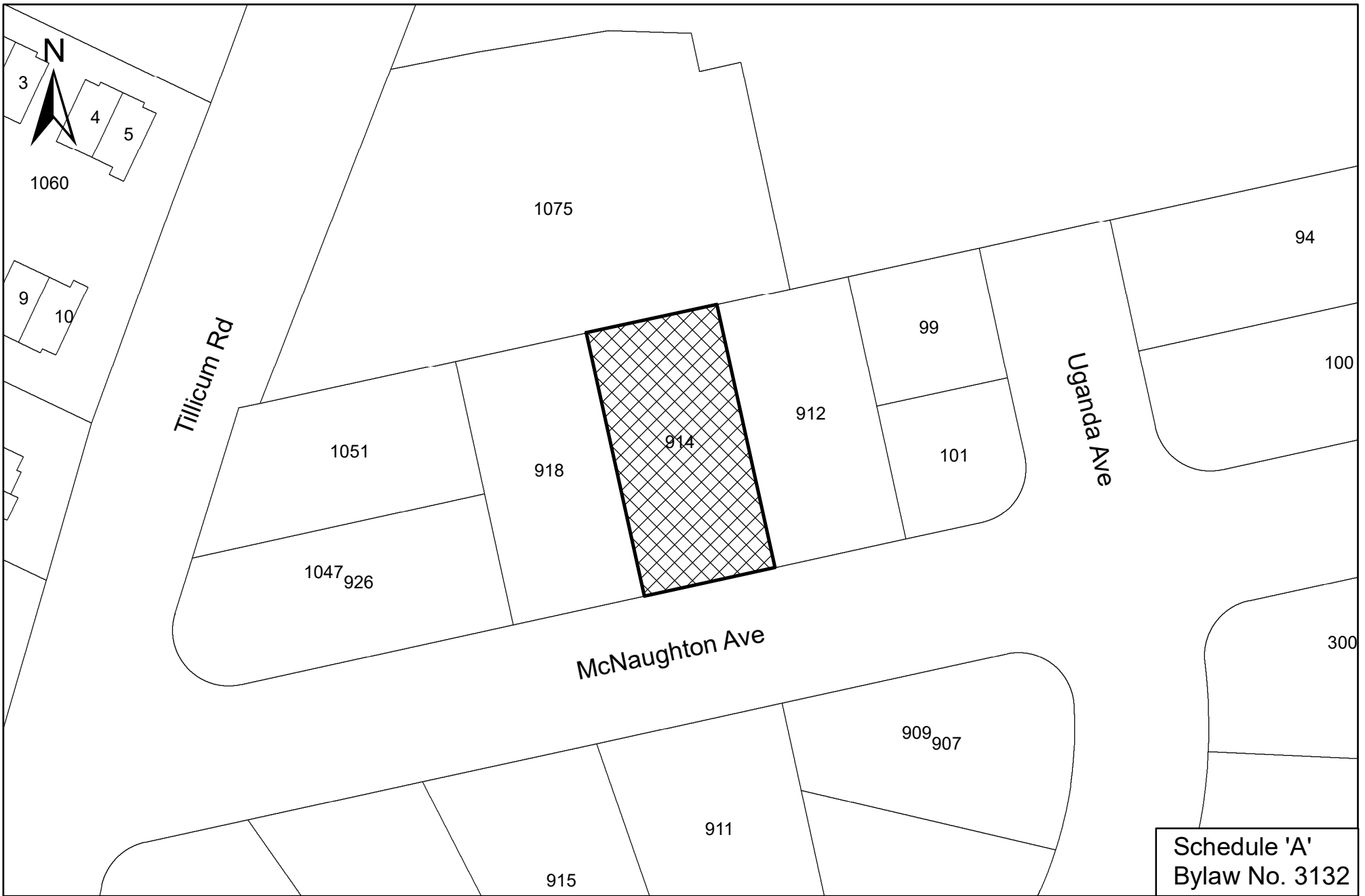
READ a second time by the Municipal Council on the ____ day of _____, 2024.

READ a third time by the Municipal Council on the ____ day of _____, 2024.

ADOPTED by the Municipal Council on the ____ day of _____, 2024.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



Schedule 'A'
Bylaw No. 3132