

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 3057

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, 2022, NO. 3057*”.

2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:

(1) by adding the following words in Part 5 - Section 31, Zone Designations, in the appropriate alpha-numeric sequence:

“Comprehensive Development District No. 148 (1253 Lyall Street) CD No. 148”

(2) by adding the following text and figures as Section 67.135 (or as other appropriately numbered subsection within Section 67):

#### **67.135 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 148 [CD NO. 148]**

In that Zone designated as CD No. 148 [Comprehensive Development District No. 148] 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.

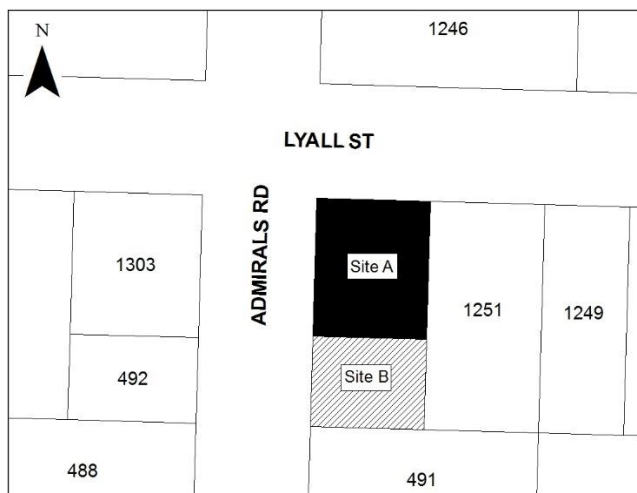


Figure 1. Site A & Site B

(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

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 263 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 14.44 metres measured at the Front Lot Line.

(4) **Number of Principal Buildings**

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

(5) **Floor Area Ratio**

- (a) The Floor Area Ratio shall not exceed 0.43 for a Parcel created by subdivision consistent with Site A [Figure 1].
- (b) The Floor Area Ratio shall not exceed 0.24 for a Parcel created by subdivision consistent with Site B [Figure 1].

Where lands in this zone have not been subdivided, the Floor Area Ratio shall not exceed 0.35.

(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) **Lot Coverage**

- (a) The Lot Coverage of the Principal Building, Accessory Buildings and Structures combined shall not exceed 26% for a Parcel created by subdivision consistent with Site A [Figure 1].
- (b) The Lot Coverage of the Principal Building, Accessory Buildings and Structures combined shall not exceed 28% for a Parcel created by subdivision consistent with Site B [Figure 1].

Where lands in this zone have not been subdivided, the Lot Coverage of the Principal Building, Accessory Buildings and Structures combined shall not exceed 30%.

(8) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback (Site A [Figure 1]): No Principal Building shall be located within 6.8 metres of the Front Lot Line.
- (ii) Side Setbacks (Site A [Figure 1]): No Principal Building shall be located within 1.15 metres of any Interior Side Lot Line. No Principal Building shall be located within 5.9 metres of any Exterior Side Lot Line.
- (iii) Rear Setback (Site A [Figure 1]): No Principal Building shall be located within 1.6 metres of the Rear Lot Line.
- (iv) Front Setback (Site B [Figure 1]): No Principal Building shall be located within 5.5 metres of the Front Lot Line.
- (v) Side Setbacks (Site B [Figure 1]): No Principal Building shall be located within 2.0 metres of the Northern Interior Side Lot Line. No Principal Building shall be located within 3.0 metres of the Southern Interior Side Lot Line.
- (vi) Rear Setback (Site B [Figure 1]): No Principal Building shall be located within 5.0 metres of the Rear Lot Line.
- (vii) The Principal Buildings within Comprehensive Development District No. 148 [CD No. 148] shall be separated by not 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 nor 3.6 metres of an Exterior 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 2.5 metres of any Principal Building.

(9) **Siting Exception**

Within Comprehensive Development District No. 148 [CD No. 148], the minimum distance to the Rear Lot Line may be reduced by no more than 1.4 meters to accommodate exterior stairs to ground level, attached to and forming part of the Principal Building located on Site B

[Figure 1].

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres on either the Lyall Street or Admirals Road frontages and no fence shall exceed a Height of 2.0 metres behind the front face of either of the Principal Buildings.

(11) **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 000-158-992 Lot 6, Block A, Suburban Lot 49, Esquimalt District, Plan 772 [1253 Lyall Street], shown cross-hatched on Schedule 'A' attached hereto, from RD-4 [Two Family DADU Residential] to CD No. 148 [Comprehensive Development District No. 148].
- (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 \_\_\_\_, 2022.

READ a second time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2022.

Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the \_\_\_\_ day of \_\_\_\_, 2022.

READ a third time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2022.

**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2022.

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BARBARA DESJARDINS  
MAYOR

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DEBRA HOPKINS  
CORPORATE OFFICER

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1246<sub>1250</sub>

504

Lyall St

Admirals Rd

1303

1307

492

488

1253

1251

1249

491

Schedule 'A'  
Bylaw No. 3057