

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 2879

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. 2879*”.
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. 100 (910 McNaughton Avenue) CD No. 100”
  - (2) by adding the following text as Section 67.87 (or as other appropriately numbered subsection within Section 67):

#### **67.87 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 100 [CD NO. 100]**

In that Zone designated as CD No. 100 [Comprehensive Development District No. 100] 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.

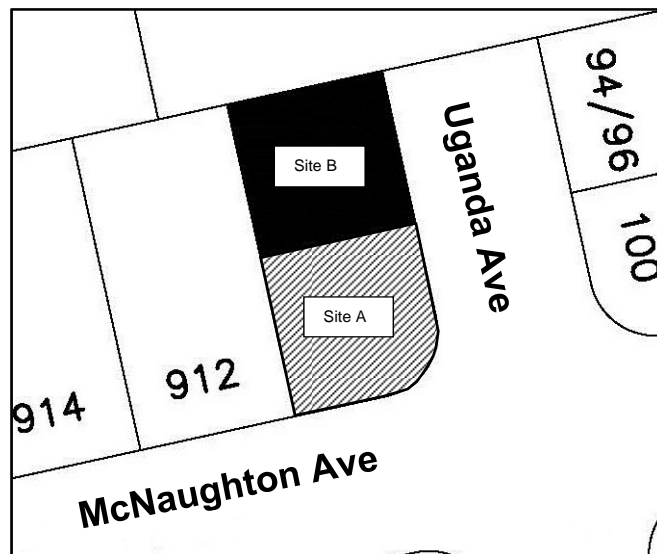


Figure 1. Site A & Site B

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

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

(2) **Parcel Size**

- (a) The minimum Parcel Size for a Parcel created by subdivision consistent with Site A [Figure 1] shall be 322 square metres.
- (b) The minimum Parcel Size for a Parcel created by subdivision consistent with Site B [Figure 1] shall be 325 square metres.

(3) **Frontage**

- (a) The minimum Frontage of a Parcel created by subdivision consistent with Site A [Figure 1] shall be 16.1 metres measured at the Front Lot Line.
- (b) The minimum Frontage of a Parcel created by subdivision consistent with Site B [Figure 1] shall be 17.5 metres measured at the Front Lot Line.

(4) **Number of Buildings**

Not more than one (1) Principal Building shall be located on a Parcel. No Accessory Buildings or Structures permitted.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.38

(6) **Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 50 square metres.

(7) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(8) **Building Width**

The minimum width for a Principal Building shall be 7.0 metres.

(9) **Lot Coverage**

A Principal Building shall not cover more than 30% of a Parcel.

(10) **Siting Requirements**

**Principal Buildings:** Where lands in this CD-100 zone have been subdivided into two Parcels:

- (i) Front Setback (Site A [Figure 1]): No Principal Building shall be located within 6.0 metres of the Front Lot Line.
- (ii) Side Setback (Site A [Figure 1]): No Principal Building shall be located within 4.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 9.5 metres.
- (iii) Rear Setback (Site A [Figure 1]): No Principal Building shall be located within 1.5 metres of the Rear Lot Line.
- (iv) Front Setback (Site B [Figure 1]): No Principal Building shall be located within 4.5 metres of the Front Lot Line.
- (v) Side Setback (Site B [Figure 1]): No Principal Building shall be located within 3.0 metres of any Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 6.4 metres.
- (vi) Rear Setback (Site B [Figure 1]): No Principal Building shall be located within 5.5 metres of the Rear Lot Line.
- (vii) Principal Buildings within Comprehensive Development District No. 100 [CD No. 100] shall be separated by not less than 3.9 metres.

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

(11) **Siting Exception**

- (a) Within the CD-100 zone, the minimum distance to the eastern Lot Line may be reduced by not more than 1.4 metres to accommodate exterior stairs to ground level, attached to and forming part of any Principal Building.
- (b) Within the CD-100 zone, the minimum distance to the southern Lot Line may be reduced by not more than 1.1 metres to accommodate exterior stairs to ground level, attached to and forming part of any Principal Building.

(12) **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 any Principal Building

(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: 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484 [910 McNaughton Avenue] shown cross-hatched on Schedule "A" attached hereto from RS-1 [Single Family Residential] to CD No. 100 [Comprehensive Development District No. 100].
- (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 \_\_\_\_\_, 2016.

READ a second time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2016.

A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the \_\_\_\_ day of \_\_\_\_\_, 2016.

READ a third time by the Municipal Council on the \_\_\_\_ day of October, 2016.

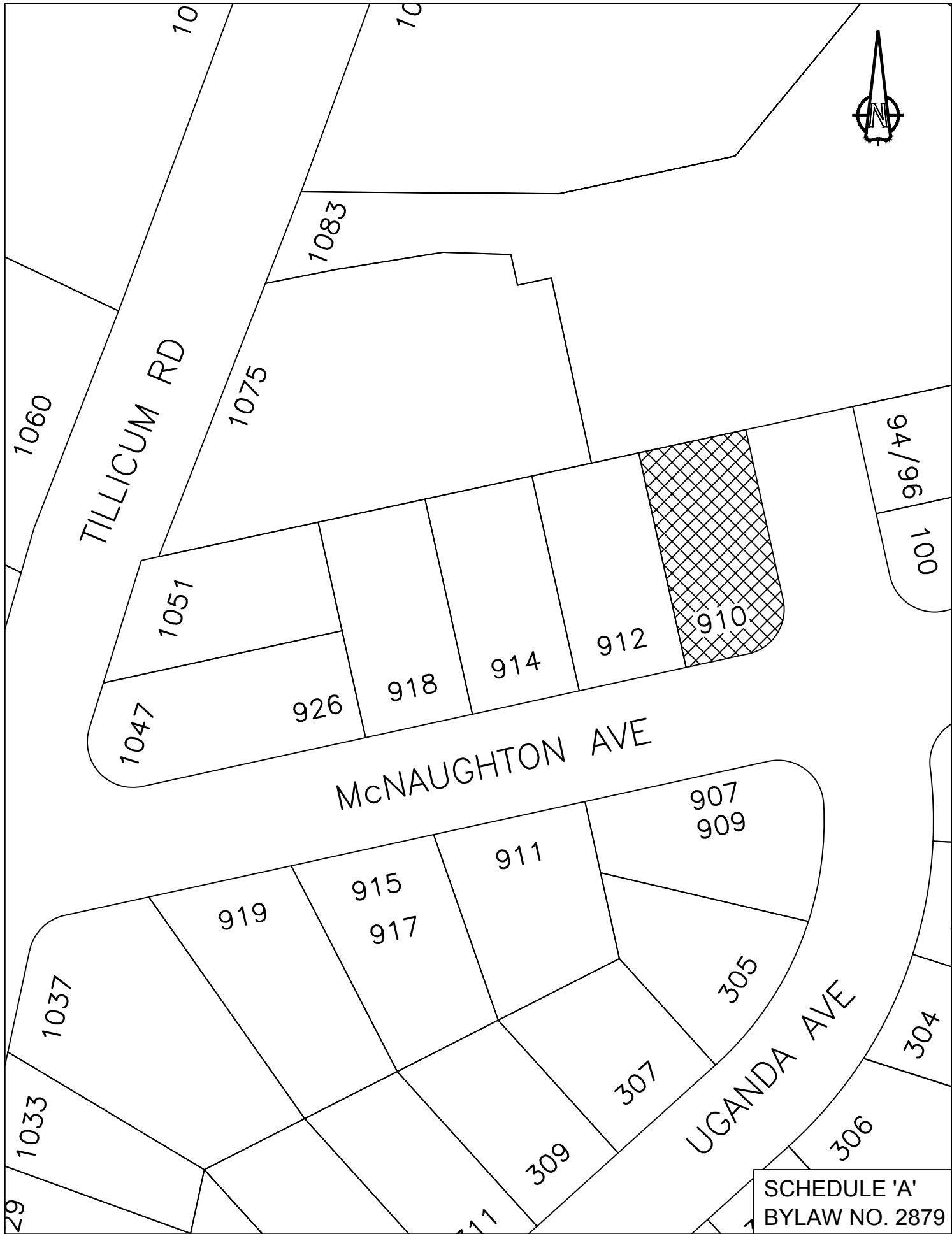
**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2016.

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BARBARA DESJARDINS  
MAYOR

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ANJA NURVO  
CORPORATE OFFICER



SCHEDULE 'A'  
BYLAW NO. 2879