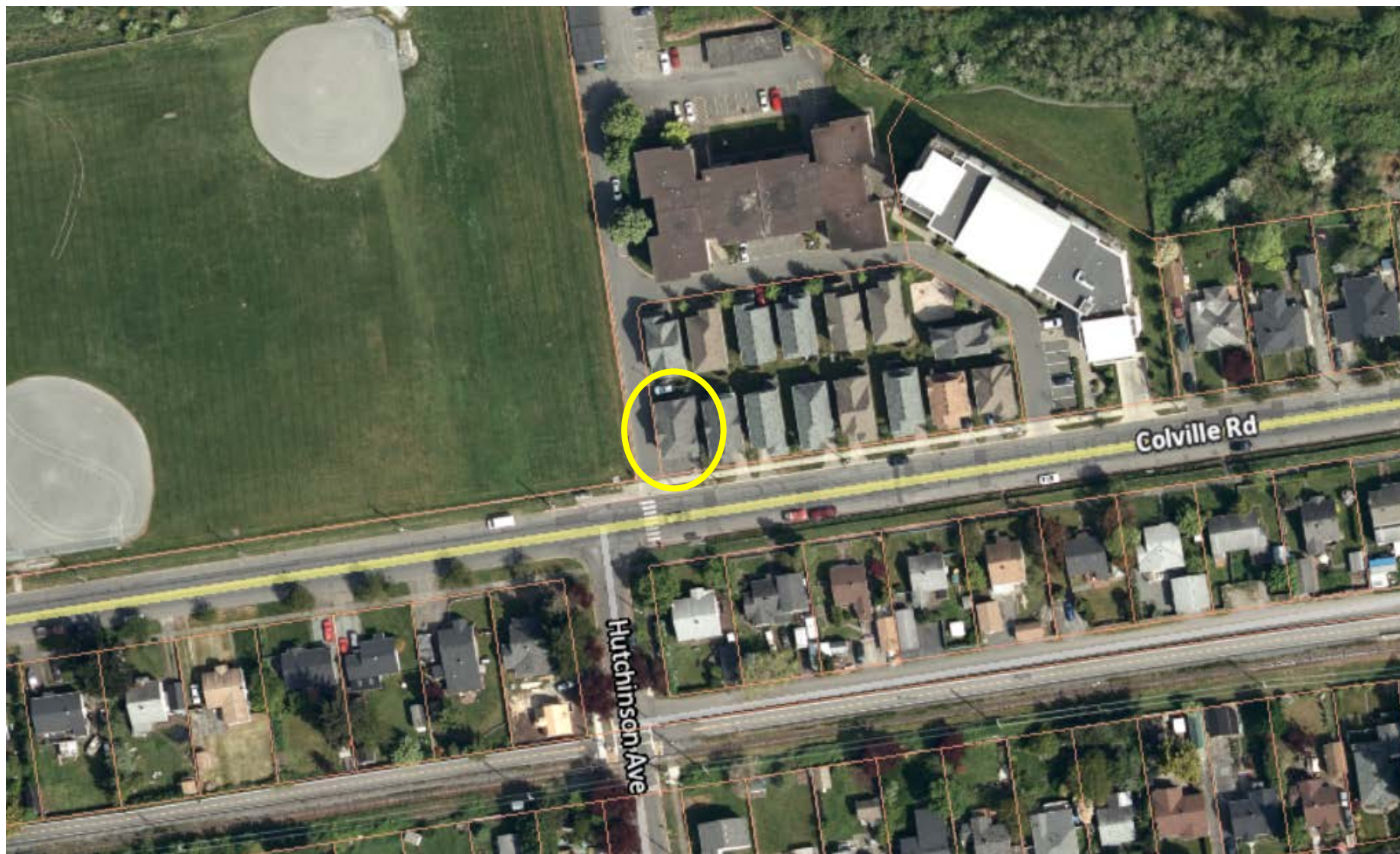
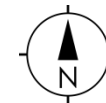
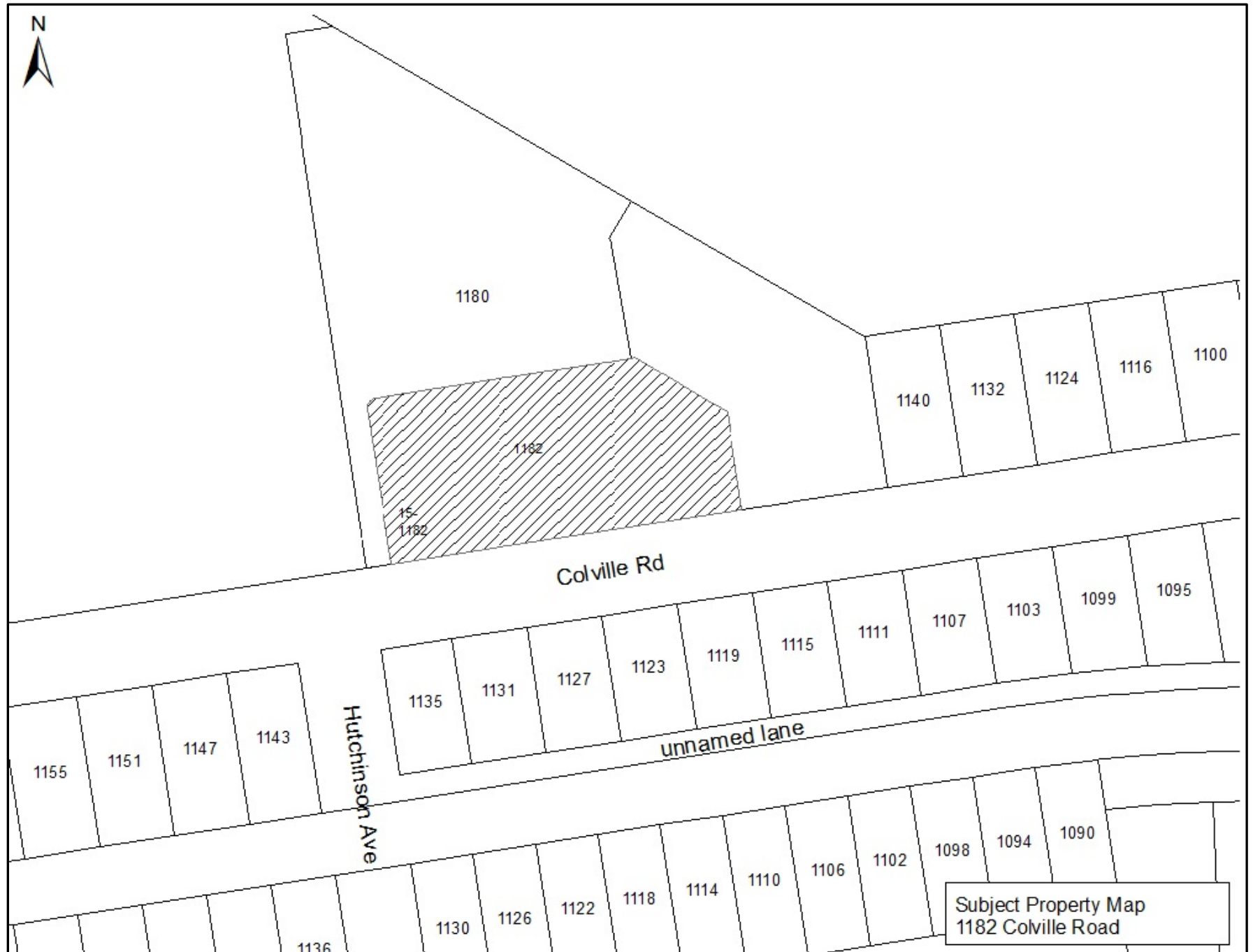
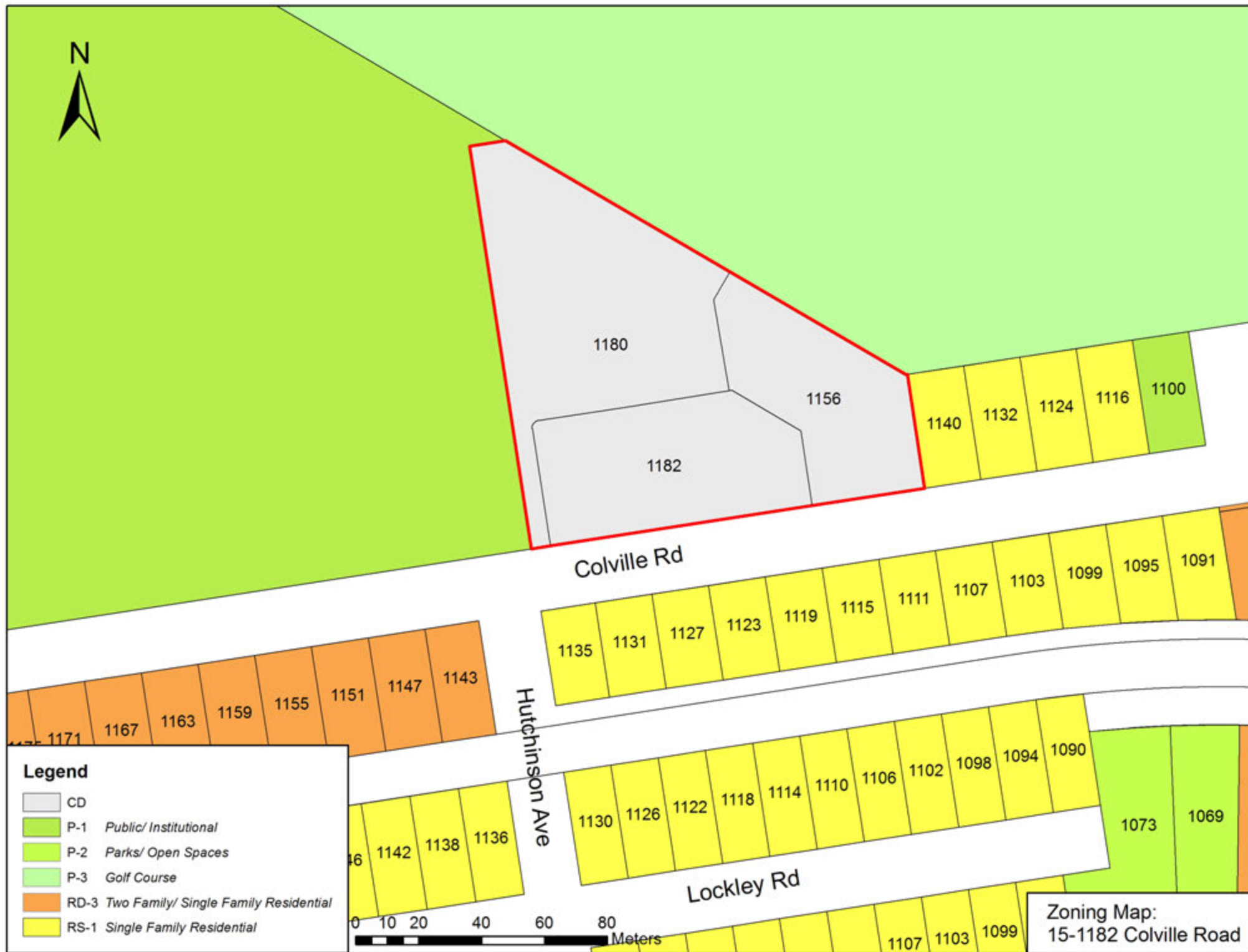


1182 Colville Road – Unit 15 - air photo







Zoning Map:
15-1182 Colville Road

67.45 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 57 [CD No. 57]

In that Zone designated as CD No. 57 (Comprehensive Development District No. 57), 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) Multiple Family Residential
- (c) Convenience Store
- (d) Home Occupation
- (e) Boarding: subject to the requirements of Section 30.3
- (f) 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 2,700 square metres.

(3) Building Height

- (a) No Principal Building shall exceed a Height of 15.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(4) Lot Coverage

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 38% of the combined Area of Lots A, B and C, Section 10, Esquimalt District, Plan VIP78136 and Lot 1, Section 10, Esquimalt District, Plan 6987.

(5) Floor Area Ratio

The combined Floor Area Ratio of all Apartment Dwelling Units and Single Family Dwelling Units shall not exceed 1.2.

(6) Number of Dwelling Units

The maximum number of Dwelling Units shall not exceed:

108	Apartment Dwellings
14	Single Family Dwellings
<u>1</u>	<u>Combined Convenience Store/Dwelling Unit</u>
123	Total Dwelling Units

(7) **Siting Requirements**

- (a) Front Setback: No Principal Building shall be located within 1.8 metres of any Front Lot Line.
- (b) Side Setbacks: No Principal Building shall be located within 1.5 metres of any Interior Lot Line.
- (c) Rear Setback: No Principal Building shall be located within 1.8 metres of any Rear Lot Line.
- (d) Building Separation: No Principal Building shall be located within 3 metres of any other Principal Building.

(8) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of any Principal Building fronting onto Colville Road.

(9) **Landscaping and Open Space**

Landscaping and Open Space shall be as shown on the plans prepared by Lombard North Group and included as Schedule "B" of Development Permit No. 09/2004 and Schedule "B" of Development Permit 22/2005.

(10) **Off Street Parking**

The number of off street parking stalls shall be provided in the following ratios:

- (a) 1.5 stalls for each Single Family Dwelling Unit.
- (b) 1.3 stalls for each Multiple Family Dwelling Unit.