



Reference Plan of
Lot A, Suburban Lot 40, Esquimalt District, Plan 31764

Pursuant to Section 100(1)(a) of the Land Title Act

BCGS 92B.043



All distances are shown in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:400.

LEGEND

Integrated Survey Area No. 38, Township of Esquimalt, NAD83 (CSRS).

Grid bearings are derived from observations between geodetic control monuments 84H0148 and 84H0159.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.99961085 which has been derived from control monuments 84H0148 and 84H0159.

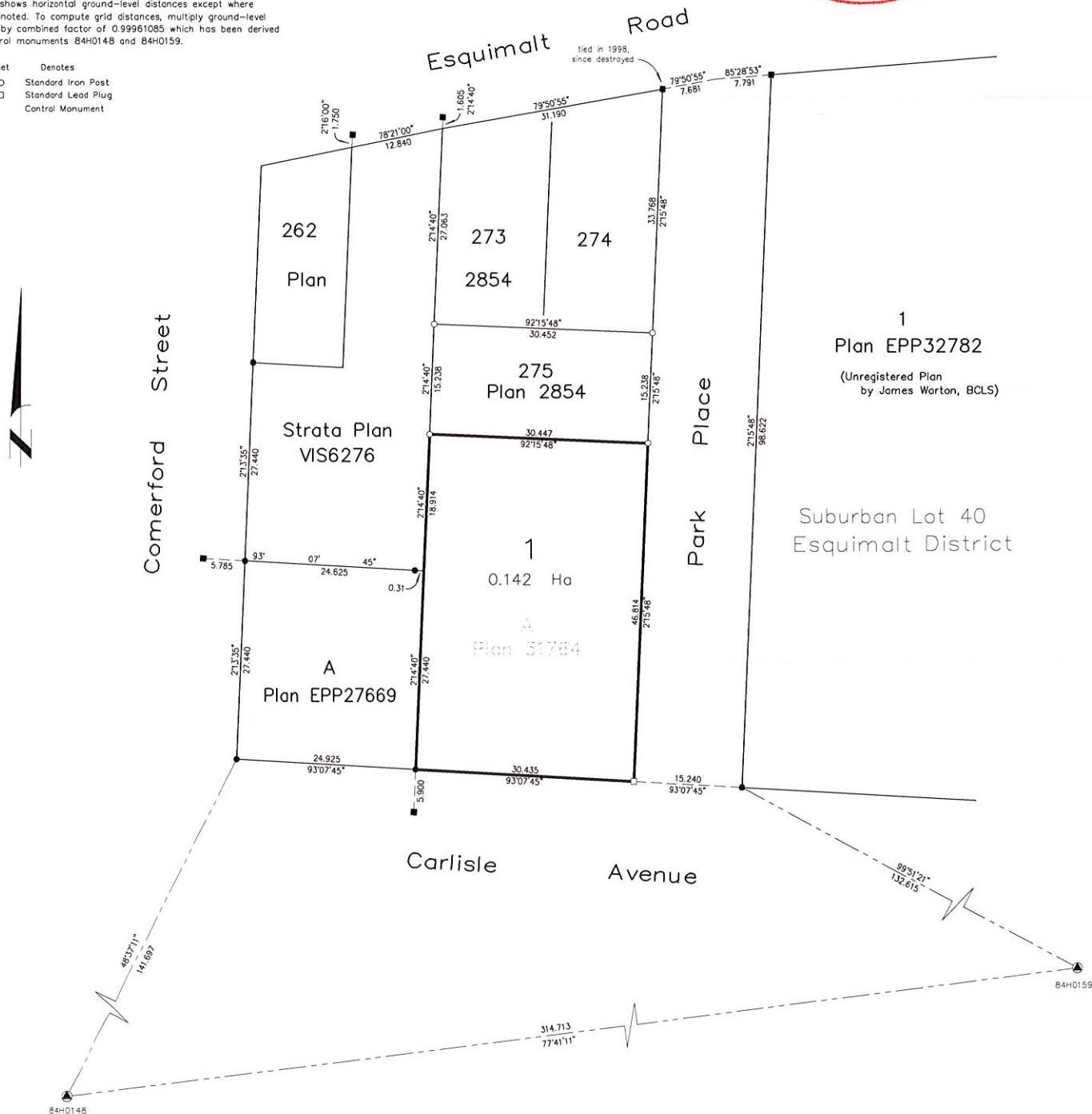
Found	Set	Denotes
●	○	Standard Iron Post
■	□	Standard Lead Plug
▲		Control Monument

PLAN EPP36750

RECEIVED

OCT 09 2018

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



File : 11621 REF03-19

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

This plan lies within the
Capital Regional District.

The field survey represented by this plan was
completed on the 9th day of September, 2013.
James Worton, BCLS 757

48. CORE COMMERCIAL [C-3]

The intent of this Zone is to accommodate commercial establishments usually found in the major commercial Area.

(1) Permitted Uses

The following Uses and no others are permitted:

- (a) Business and Professional Office
- (b) Financial institution
- (c) Home Occupation
- (d) Hotel
- (e) Mixed commercial/residential subject to Section 48(6)
- (f) Personal Service Establishment
- (g) Retail Store
- (h) Restaurant
- (i) Entertainment and Theatre
- (j) Club House
- (k) Video Store
- (l) Assembly Use
- (m) Group Children's Day Care Centre

(2) Prohibited Uses

- (a) Adult Entertainment Uses
- (b) Adult Motion Picture Studio
- (c) Adult Theatre
- (d) Adult Video Store
- (e) Escort Services

(3) Building Height

No Building shall exceed a Height of 13 metres.

(4) Lot Coverage

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 80% of the Area of the Parcel for each Storey of a Building that is above the second Storey.

(5) Siting Requirements

- (a) Front Setback: Subject to Section 24 and 28, no front Setback shall be required.
- (b) Side Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.
- (c) Exterior Side Lot Line: Subject to Section 24 and 28, no Exterior Side Yard Setback shall be required.
- (d) Rear Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.

(6) **Screening and Landscaping**

Screening and Landscaping shall be provided in accordance with Section 23.

(7) **Mixed Commercial/Residential**

Where a Parcel is used for combined residential and Commercial Use,

- (a) the residential Use shall:
 - (i) be contained in the same Building as the Commercial Use;
 - (ii) have a separate entrance from outside;
- (b) the Commercial Use shall be limited to those Uses specified in Section 48(1); and
- (c) Dwelling Units shall not be less than 30 square metres.

(8) **Off Street Parking**

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



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
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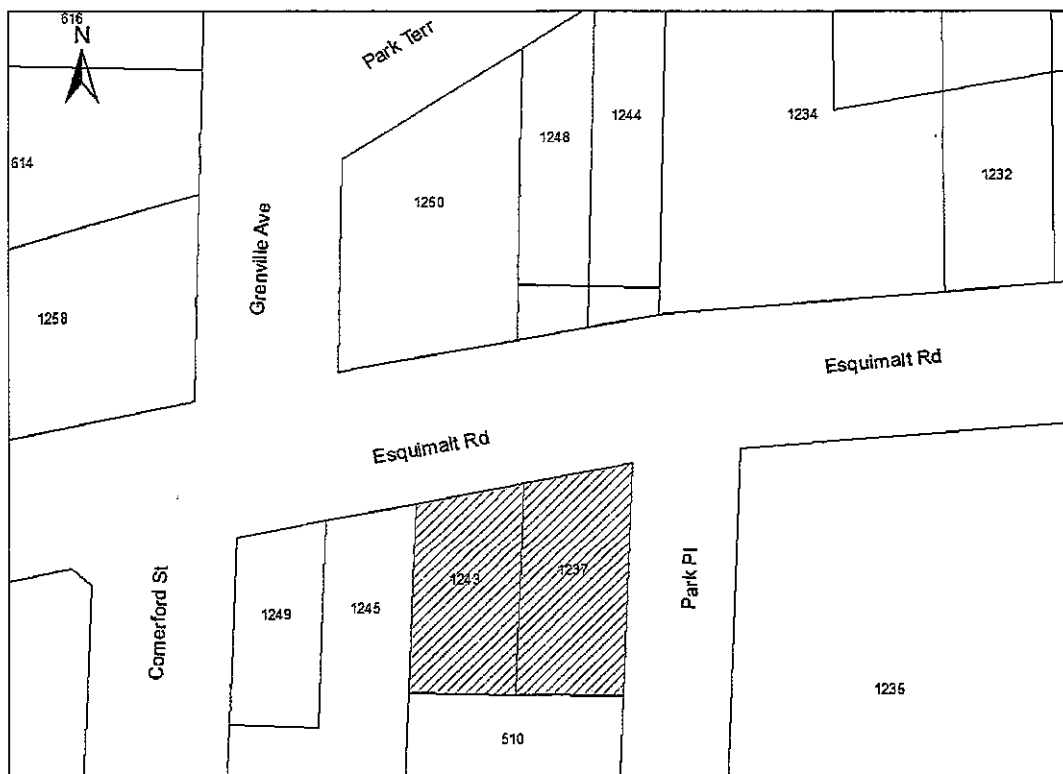
November 2, 2018

TEMPORARY USE PERMIT NOTICE

An application for a Temporary Use Permit has been received for the property at 1237 and 1243 Esquimalt Road legally described below, shown as the hatched area on the map below.

Purpose of the Application:

The Temporary Use Permit would allow the site to be used as parking lot. The parking lot will have approximately twenty-six parking stalls which would include one parking space for persons with disabilities. There will also be a parking space suitable for a food truck, to be located at the southeast corner of the site. This parking lot is temporary in nature while the Township takes steps to decide the future of the site. The Permit would be valid until November 18, 2021.



Site Location: 1237 and 1243 Esquimalt Road

Legally described as Lot 273 Esquimalt District Plan VIP2854 Subsidy Lot 40 [PID: 006-386-407] and Lot 274, Plan VIP2854 Subsidy Lot 40, Esquimalt Land District [PID: 006-386-423]

Please Turn Over

The Municipal Council will consider this application at the **Special Meeting of Council commencing at 7:00 p.m., Monday, November 19, 2018 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C.** Affected persons may make representations to Council at that time, or submit a written submission prior to that date, to the Municipal Hall at the address noted above or via email to corporate.services@esquimalt.ca.

A copy of the Temporary Use Permit and information related to this application may be reviewed at the Development Services counter, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from November 5, 2018 until November 19, 2018 inclusive [excluding Saturdays, Sundays and Statutory Holidays].

ANJA NURVO
DIRECTOR OF CORPORATE SERVICES

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Director of Corporate Services at 250-414-7135.