

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2952

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. 2952”*.
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.117 (821,823 & 825 Wollaston Street)
CD No.117”

- (2) by adding the following text as Section 67.103 (or as other appropriately numbered subsection within Section 67):

67.103 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 117 [CD NO. 117]

In that Zone designated as CD No. 117 [Comprehensive Development District No.117] 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) Townhouse 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 of this bylaw.

(2) Parcel Size

- (a) The minimum Parcel Size of fee simple Parcels created by subdivision shall be 640 m²
- (b) notwithstanding the above, the minimum Parcel Size of a strata lot including limited common property shall be 165 m².

(3) **Number of Principal Buildings**

Not more than one (1) Principal Building shall be located in the CD No.117 zone.

(4) **Density**

The number of Dwelling Units permitted in this CD No. 117 Zone shall be limited to three [3] dwelling units for a density of one (1) per 165 m².

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.4.

(6) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(7) **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.

(8) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback – North: The principal building shall not be located within 6.1 metres of the Front Lot Line.
- (ii) Side Setback – East: The principal building shall not be located within 1.8 metres of the Eastern Interior Lot Line.
- (iii) Side Setback – West: The principal building shall not be located within 3.0 metres of the Western Interior Lot Line.
- (iv) Rear Setback – South: The principal building shall not be located within 7.5 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located

within 1.5 metres of a Rear Lot Line.

- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(9) **Siting Exceptions**

- (a) Within the CD No. 117 zone, the following reductions are permitted to the siting requirements to accommodate the staircases on the principal building:

- (i) The distance to the Eastern Interior Lot Line may be reduced by no more than 1.2 metres.
 - (ii) The distance to the Western Interior Lot Line may be reduced by no more than 1.3 metres.

(10) **Fencing**

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.

(11) **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 Parking Bylaw, 1992, No. 2011 (as amended), 2 parking spaces may be located closer to the Front Lot Line than the front face of the principal building. Specifically for Strata Lot 1 Section 11 Esquimalt District Strata Plan VIS5729 [821 Wollaston Street] and Strata Lot 2 Section 11 Esquimalt District Strata Plan VIS5729 [825 Wollaston Street].
- (3) by changing the zoning designation of PID 026-216-485, 026-216-507, 026-216-493, Strata Lots 1,2 & 3 Section 11 Esquimalt District, Strata Plan VIS5729 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot As Show on Form V [821,823 & 825 Wollaston Street] shown cross-hatched on Schedule "A" attached hereto from RD-2 [Two Family Small Lot Residential Zone] to CD No. 117 [Comprehensive Development District No. 117].
 - (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 4th day of February, 2019.

READ a second time by the Municipal Council on the 4th day of February, 2019.

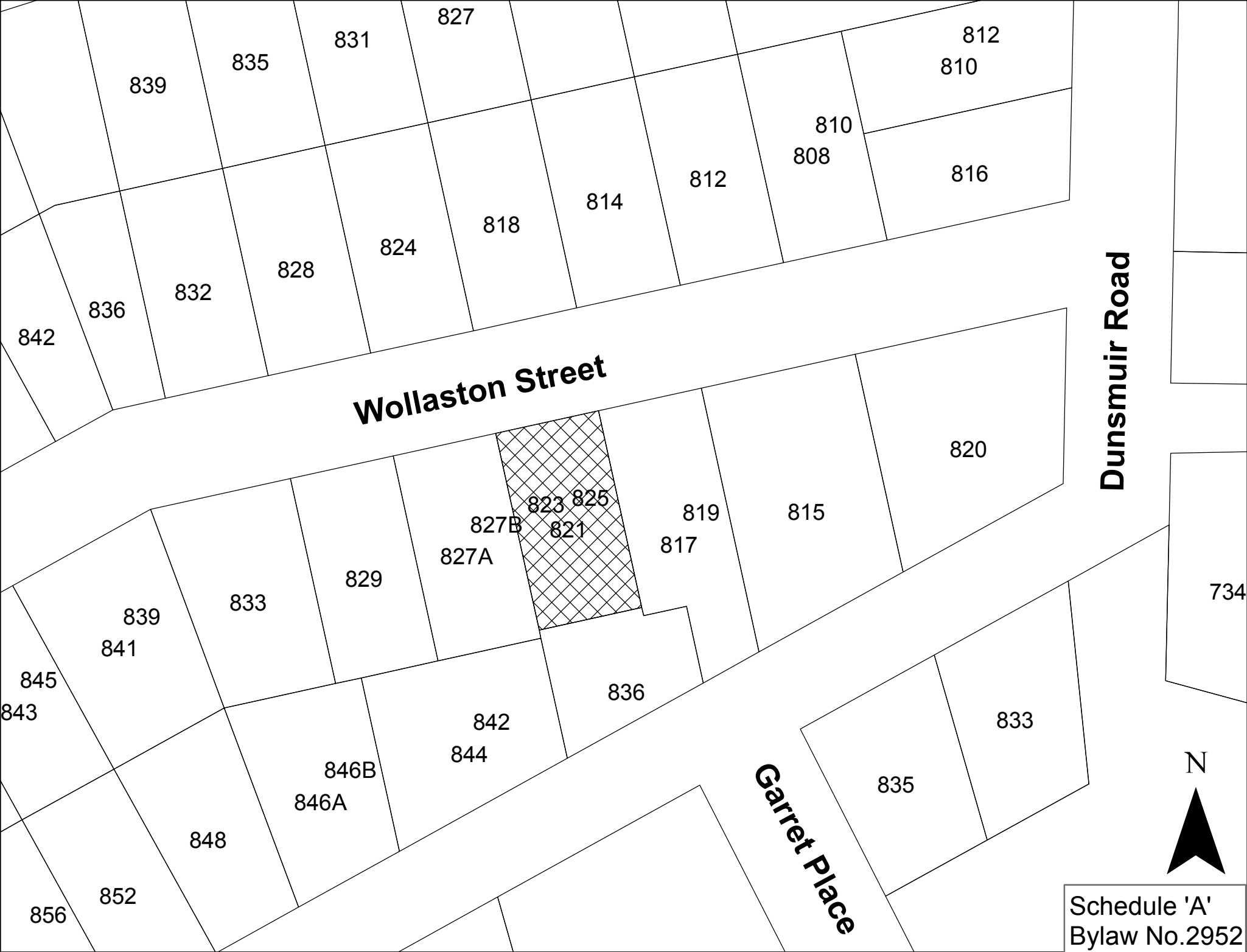
A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ---- day of -----, 2019.

READ a third time by the Municipal Council on the ---- day of -----, 2019.

ADOPTED by the Municipal Council on the ---- day of -----, 2019.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER



Schedule 'A'
Bylaw No.2952