

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2955

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. 2955*”.
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.118 (901 Selkirk Avenue) CD No. 118”

- (2) by adding the following text as Section 67.104 (or as other appropriately numbered subsection within Section 67):

67.104 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 118 [CD NO. 118]

In that Zone designated as CD No. 118 [Comprehensive Development District No.118] 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, Site C

(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 of this bylaw.

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 345 square metres.

(3) **Number of Principal Buildings**

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

(4) **Density**

The number of Dwelling Units permitted in this CD No. 118 Zone shall be limited to three [3], for a minimum density of one [1] unit per 345 square metres.

(5) **Floor Area Ratio**

- (a) The Floor Area Ratio shall not exceed 0.36.

(6) **Lot Coverage**

- (a) The Lot Coverage of the principal building shall not exceed 28% for a parcel created by subdivision consistent with Site A [Figure 1].
- (b) The Lot Coverage of the principal building shall not exceed 28% for a parcel created by subdivision consistent with Site B [Figure 1].
- (c) The Lot Coverage of the principal building shall not exceed 30% for a parcel created by subdivision consistent with Site C [Figure 1].

Where lands in this zone have not been subdivided consistently with Figure 1, the most restrictive of the above requirements are applicable.

(7) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(8) **Siting Requirements**

- (a) **Principal Buildings:**

- (i) Front Setback - East (Site A [Figure 1]): The principal building shall not be located within 6.0 metres of the Front Lot Line.
- (ii) Side Setback – South (Site A [Figure 1]): The principal building shall not be located within 2.1 metres of the Southern Interior Lot Line.
- (iii) Side Setback - North (Site A [Figure 1]): The principal building shall not be located within 1.5 metres of the Northern Interior Lot Line.
- (iv) Rear Setback - West (Site A [Figure 1]): The principal building shall not be located within 7.5 metres of the Rear Lot Line.
- (v) Front Setback - North (Site B [Figure 1]): The principal building shall not be located within 5.5 metres of the Front Lot Line.
- (vi) Side Setback - East (Site B [Figure 1]): The principal building shall not be located within 3.6 metres of the Eastern Exterior Lot Line.
- (vii) Side Setback – West (Site B [Figure 1]): The principal building shall not be located within 1.5 metres of the Western Interior Lot Line.
- (viii) Rear Setback - South (Site B [Figure 1]): The principal building shall not be located 6.3 metres of the Rear Lot Line.
- (ix) Front Setback - North (Site C [Figure 1]): The principal building shall not be located within 5.5 metres of the Front Lot Line.
- (x) Side Setback - East (Site C [Figure 1]): The principal building shall not be located within 2.3 metres of the Eastern Interior Lot Line.
- (xi) Side Setback – West (Site C [Figure 1]): The principal building shall not be located within 3.5 metres of the Western Interior Lot Line.
- (xii) Rear Setback - South (Site C [Figure 1]): The principal building shall not be located 6.2 metres of the Rear Lot Line.
- (xiii) The Principal Buildings within Comprehensive Development District No.118 [CD No. 118] shall be separated by not less than 3.7 metres.

Where lands in this zone have not been subdivided consistently with Figure 1, the most restrictive of the above requirements are

applicable.

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(9) **Fencing**

Subject to Part 4, Section 22, no fence shall exceed a Height of:

(a) 1.2 metres in front of the front face of a Principal Building;

(b) 1.2 metres within 6.0 metres of the exterior lot line

(c) 2.0 metres otherwise.

(10) **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 009-285-831; Lot 14 Block A Section 10 Esquimalt District Plan 195 Except Part in Plans 12714, 13477, and 15155 [901 Selkirk Avenue] shown cross-hatched on Schedule "A" attached hereto from RD-1 [Two Family Residential] to **CD No. 118** [Comprehensive Development District No. 118].
- (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 18th day of March, 2019.

READ a second time by the Municipal Council on the 18th day of March, 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



Selkirk Avenue

Arcadia Street

Inskip Street

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Schedule A
Bylaw No. 2955