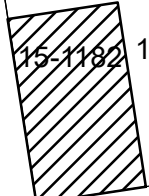




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14-1182 13-1182 11-1182 9-1182 7-1182 5-1182 1-1182
15-1182 12-1182 10-1182 8-1182 6-1182 4-1182 3-1182 2-1182



Colville Rd

Hutchinson Ave

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




1115

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Subject Property Map:
1182 Colville Road - Unit 15



Legend

-  CD *Comprehensive Development*
-  P-1 *Public/ Institutional*
-  P-3 *Golf Course*
-  RD-3 *Two Family/ Single Family Residential*
-  RS-1 *Single Family Residential*

Zoning Map:
1182 Colville Road - Unit 15



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1-1182
2-1182 3-1182 4-1182 6-1182 8-1182 10-1182 12-1182 15-1182

Colville Rd

Legend

-  Low Density Residential
-  Medium Density Residential
-  Agricultural Land Reserve
-  Neighbourhood Commercial Mixed-Use
-  Federal Land

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Official Community Plan
Land Use Designation Map:
1182 Colville Road - Unit 15

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) Home Occupation
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw
- (f) The following commercial uses located on the First Storey at 1182 Colville Road – Unit 15 (PID 026-865-683; Strata Lot 15 Section 10 Esquimalt District Strata Plan VIS6147)
 - (i) Arts and wellness Teaching Centre
 - (ii) Business and Professional Office
 - (iii) Convenience Store
 - (iv) Personal Service Establishment
 - (v) Retail Store

(2) Commercial Space

The Minimum Floor Area dedicated to Commercial Uses shall not be less than 80 square metres.

(3) Parcel Size

The Minimum Parcel size of fee simple parcels created by subdivision shall be 2,700 square metres.

(4) 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.

(5) 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.

(6) Floor Area Ratio

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

(7) **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 Commercial / Residential Dwelling Unit</u>
123	Total Dwelling Units

(8) **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.

(9) **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.

(10) **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.

(11) **Off Street Parking**

Notwithstanding Section 13(1) of the Parking Bylaw, 1992, No. 2011 (as amended), 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
- (c) 3 spaces for the Combined Commercial / Residential Dwelling Unit.