

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 2966

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. 2966"*.

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 Section 31, Zone Designations, in the appropriate alpha-numeric sequence:

"Comprehensive Development District No. 122 (615 Bryden Court) CD No. 122"

(2) by adding the following text as Section 67.109 (or as other appropriately numbered subsection within Section 67):

**67.109 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 122 [CD NO. 122]**

In that Zone designated as CD No. 122 [Comprehensive Development District No. 122] 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 section.

(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 385 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 13.6 metres measured at the Front Lot Line.

(4) **Number of Principal Buildings**

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

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(6) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(7) **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.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres..
- (iii) Rear Setback: No Principal Building shall be located within 7.45 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) **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.

(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 005-340-004, Lot A, Section 11, Esquimalt District, Plan 9543 [615 Bryden Court], shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Two Family/Single Family Residential] to CD No. 122 [Comprehensive Development District No. 122]
- (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 9<sup>th</sup> day of September, 2019.

READ a second time by the Municipal Council on the 9<sup>th</sup> day of September, 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.

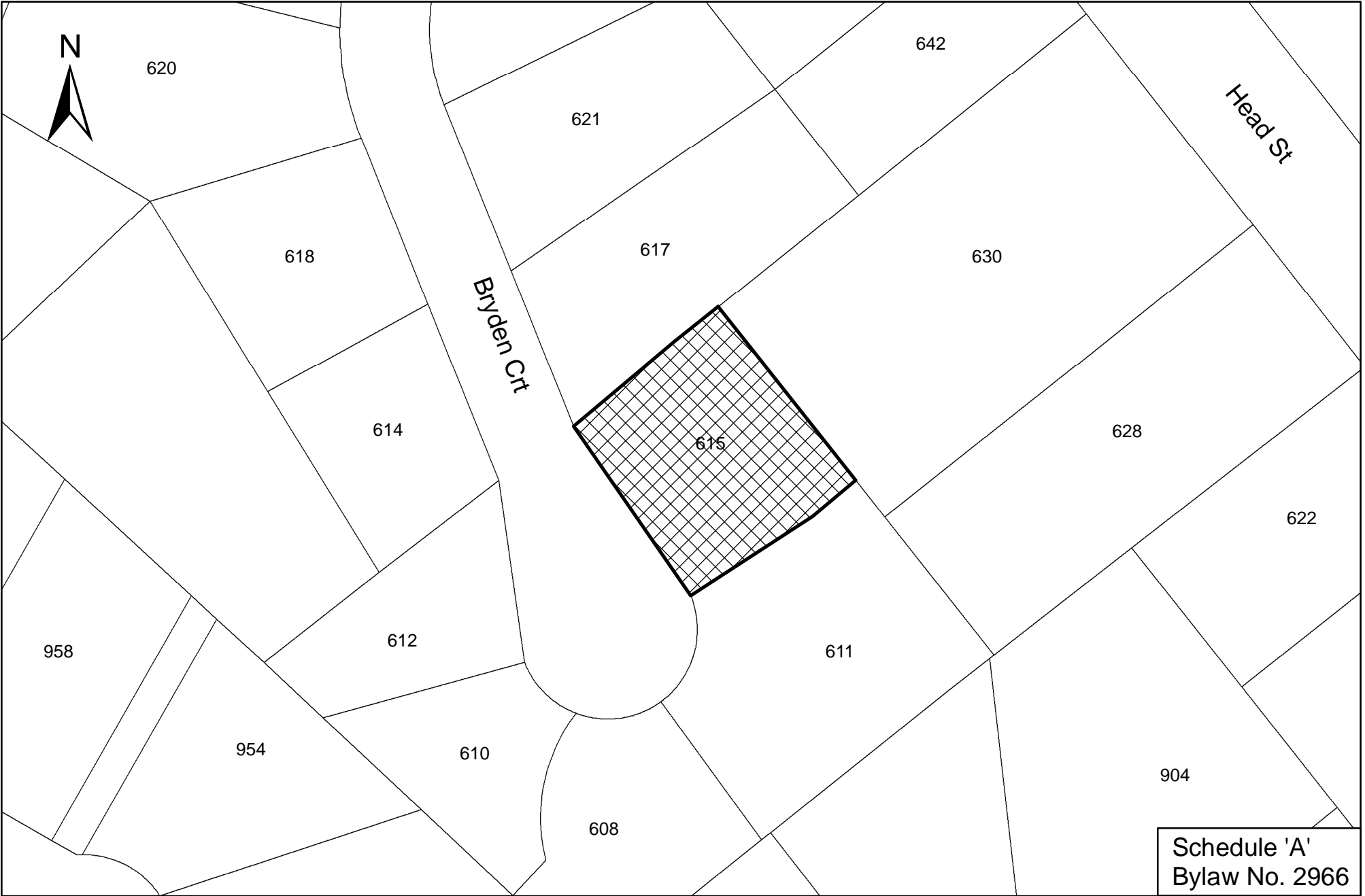
**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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BARB DESJARDINS  
MAYOR

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RACHEL DUMAS  
CORPORATE OFFICER



Schedule 'A'  
Bylaw No. 2966