

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2976

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. 2976*”.
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 No. 127 (522-526 Admirals Road) CD No. 127”

- (2) by adding the following text as Section 67.114 (or as other appropriately numbered subsection within Section 67):

67.114 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 127
[CD NO.127]

In that Zone designated as CD No.127 [Comprehensive Development District No. 127] 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**

Only Mixed Commercial / Residential and Cannabis Sales Store uses are permitted and the following Uses and no others shall be permitted as part of that development:

- (a) Art Gallery
- (b) Arts and Craft Studios excluding Wood and Metal working
- (c) Arts and Wellness Teaching Centre
- (d) Assembly Use
- (e) Business and Professional Office
- (f) Catering Service
- (g) Charitable Organization Office
- (h) Club House
- (i) Commercial Instruction and Education
- (j) Counselling Services
- (k) Educational Institution
- (l) Entertainment and Theatre
- (m) Financial Institution

- (n) Fitness Centre
- (o) Group Children's Day Care Centre
- (p) Home Occupation
- (q) Hotel
- (r) Laboratory and Clinic
- (s) Mixed commercial/residential
- (t) Personal Service Establishment
- (u) Printing Establishment, Printing and Publishing
- (v) Research Establishment
- (w) Restaurant
- (x) Retail Store
- (y) Store, Cannabis Sales
- (z) Veterinary Clinic, Veterinary Services
- (aa) Video Store

(2) **Number of Dwelling Units**

Not more than one (1) Dwelling Unit shall be located in this Zone.

(3) **Size and Location of Commercial Space**

- (a) The Floor Area dedicated to Cannabis Sales Store shall not be greater than 120.0 square metres.

(4) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 689 square metres.

(5) **Building Height**

No Principal Building shall exceed a Height of 7.0 metres.

(6) **Lot Coverage**

- (a) Principal Buildings and Structures combined shall not cover more than 45% of the Area of the Parcel.

(7) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: No Principal Building shall be located within 1.3 metres of the Front Lot Line.
- (ii) Rear Setback: No Principal Building shall be located within 17.5 metres of the Rear Lot Line.
- (iii) No Principal Building shall be located within 3 metres of the northern Lot Line.
- (iv) No Principal Building shall be located within 0.4 metres of the southern Lot Line.

(b) Accessory Buildings:

No accessory buildings or structures shall be permitted.

(8) Siting Exceptions

Within the CD-127 zone, the minimum distance to a Lot Line may be reduced by not more than the following distances to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building:

(a) Front Lot Line: 1.3 metres

(9) Screening and Landscaping

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

(10) Off-Street Parking

Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), the minimum amount of off-street parking shall be 9 parking spaces.

- (3) by changing the zoning designation of PID 001-031-066, Lot 179, Suburban Lot 39, Esquimalt District, Plan 2854 [522-526 Admirals Road], shown cross-hatched on Schedule 'A', from Core Commercial [C-3] to CD No. 127 [Comprehensive Development District No. 127].
- (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 19th day of August, 2019.

READ a second time by the Municipal Council on the 19th day of August, 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

Esquimalt Rd



Constance Ave

Admirals Rd

1315

528

524

520

516

527

519

511

524

520

516

533

1253

526

520

516

515

Schedule 'A'
Bylaw No. 2976