

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2979

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. 2979"*.
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.128 (1072 Colville Road) CD No. 128"

- (2) by adding the following text as Section 67.115 (or as other appropriately numbered subsection within Section 67):

67.115 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 128 [CD NO. 128]

In that Zone designated as CD No. 128 [Comprehensive Development District No.128] 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) Two 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

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 630 square metres.

(3) **Number of Principal Buildings**

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

(4) **Floor Area Ratio**

(a) The Floor Area Ratio shall not exceed 0.4.

(5) **Lot Coverage**

The Lot Coverage of the principal building shall not exceed 36%.

(6) **Building Height**

No Principal Building shall exceed a Height of 7.3 metres.

(7) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: The principal building shall not be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: The principal building shall not be located within 2.2 metres of the Eastern Interior Lot Line.
- (iii) Side Setback: The principal building shall not be located within 2.1 metres of the Western Interior Lot Line.
- (iv) Rear Setback – North: The principal building shall not be located within 7.5 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

No Accessory Buildings shall be permitted.

(8) **Siting Exceptions**

The minimum distance to the Front Lot Line may be reduced by not more than 0.7 metres to accommodate the covered entry at the front of the principal building.

(9) **Fencing**

Subject to Part 4, 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 005-541-885, Lot 13, Block 12, Section 10, Esquimalt District, Plan 5241 [1072 Colville Road] shown cross-hatched on Schedule "A" attached hereto from RS-1 [Single Family Residential] to CD. No. 128 [Comprehensive Development District No. 128].
- (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 November, 2019.

READ a second time by the Municipal Council on the 4th day of November, 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

RACHEL DUMAS
CORPORATE OFFICER

N



1082

1078

1076

1072

1068

1064

Colville Rd

MacLeod Ave

Schedule 'A'
Bylaw No. 2979