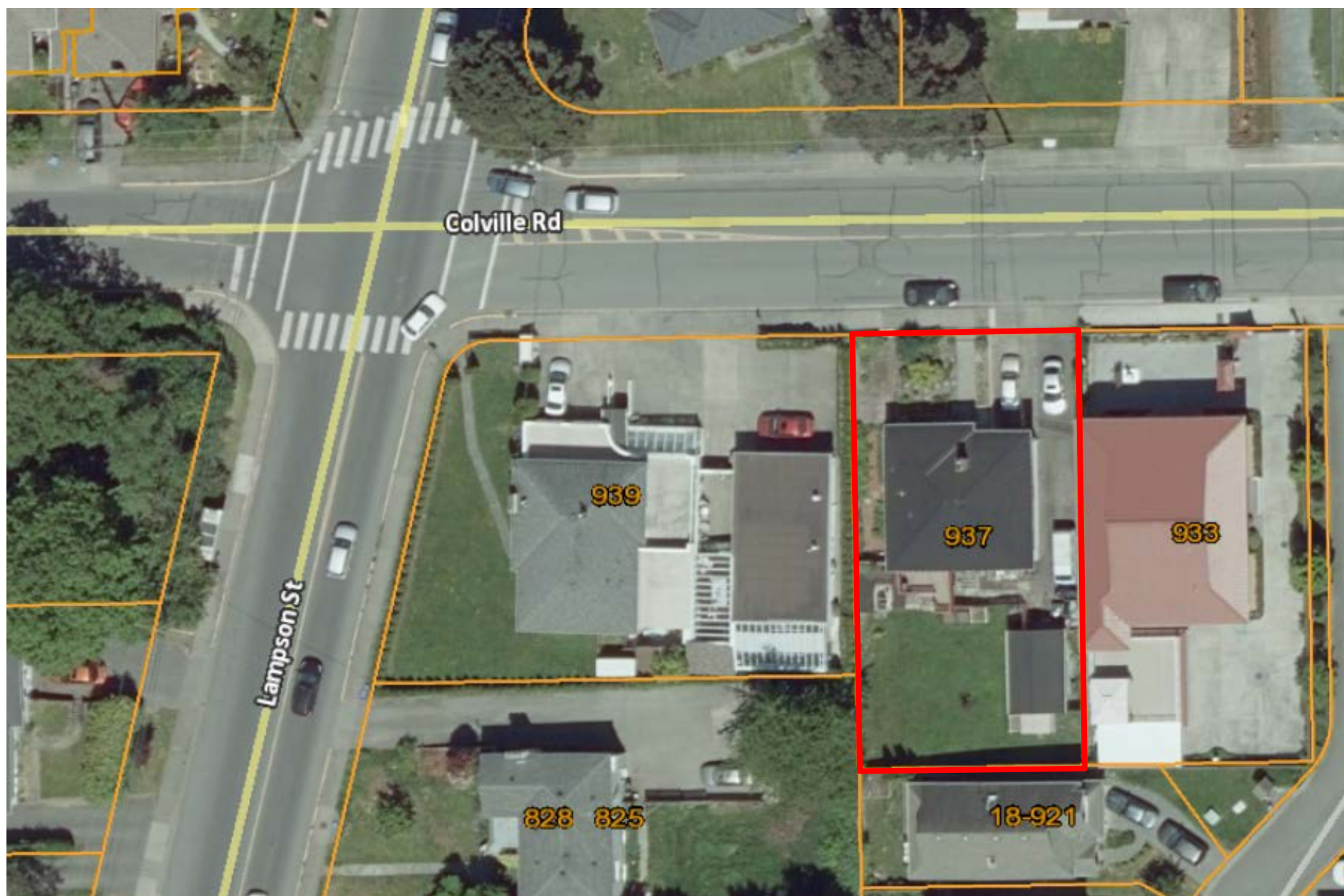
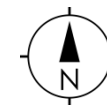


937 Colville Road - air photo



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2975

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. 2975*".
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. 126 (937 Colville Road) CD No. 126*"
 - (2) by adding the following text as Section 67.113 (or as other appropriately numbered subsection within Section 67):

67.113 COMPREHENSIVE DEVELOPMENT DISTRICT No. 126 [CD No. 126]

In that Zone designated as CD No. 126 [Comprehensive Development District No. 126] 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) Townhouse Residential
- (b) Home Occupation

(2) Number of Buildings and Dwelling Units

- (a) Maximum One (1) Building containing not more than six (6) Townhouse Dwellings in total. No Accessory Buildings or Structures permitted.

(3) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.68

(4) Unit Size

The minimum Floor Area for each Dwelling Unit shall not be less than 60 square metres.

(5) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 635 square metres.

(6) **Building Height**

No Building shall exceed a Height of 9.1 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 33% of the Area of a Parcel.

(8) **Siting Requirements**

(a) **Building**

- (i) No Principal Building shall be located within 2.3 metres of the Front Lot Line.
- (ii) No Principal Building shall be located within 3.1 metres of the eastern Interior Lot Line or within 5.4 metres of the western Interior Lot Line. The total Setbacks of all side yards shall not be less than 8.5 metres.
- (iii) No Principal Building shall be located within 13.7 metres of the Rear Lot Line.

(9) **Siting Exceptions**

- (a) Within the CD-126 zone, the minimum distance to the Front Lot Line may be reduced by 2.3 metres to accommodate exterior stairs and a covered entrance attached to and forming part of a Principal Building
- (b) Within the CD-126 zone, the minimum distance to the western Side Lot Line may be reduced by 1.7 metres to accommodate exterior covered decks attached to and forming part of a Principal Building.
- (c) Within the CD-126 zone, the minimum distance to the eastern Side Lot Line may be reduced by 2.2 metres to accommodate exterior covered decks attached to and forming part of a Principal Building
- (d) Within the CD-126 zone, the minimum distance to Rear Lot Line may be reduced by 1.9 metres to accommodate exterior stairs and a covered entrance attached to and forming part of a Principal Building.

(10) **Landscaping**

Landscaping shall be provided in an amount of not less than 25% of the area of the Rear Yard of the Parcel.

(11) **Fencing**

- (a) Subject to Part 4, Section 22, no fence shall exceed a Height of 1.2 metres within 21 metres of the Front Lot Line [Colville Road]
- (b) Subject to Part 4, Section 22 and the above [(11)(a)], no fence shall exceed a Height of 2.0 metres.

(12) **Retaining Walls**

- (a) Notwithstanding Part 4, Section 22(1), Retaining Walls with a Height not exceeding 0.9 metres may be located within 2.3 metres of the Front Lot Line.
- (b) Notwithstanding Part 4, Section 22(1), Retaining Walls with a Height of 1.3 metres may be located not less than 2.3 metres from the Front Lot Line progressively increasing to a Height not more than 2.2 metres at a point not less than 21 metres from the Front Lot Line.
- (c) Notwithstanding Part 4, Section 22(1), Retaining Walls with a Height not exceeding 2.2 metres may be located within 14 metres of the Rear Lot Line.

(13) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011 (as amended), off-street parking shall be provided in the ratio of 0.8 spaces per dwelling unit.
 - (b) Notwithstanding Section 14(2)(a) of Parking Bylaw, 1992, No. 2011 (as amended), up to 80% of the total required Parking Spaces may be designated for small cars by reducing the depth of a stall for 90 degree parking from 5.5 metres to 4.5 metres
 - (c) Notwithstanding Section 11(1) of Parking Bylaw, 1992, No. 2011 (as amended), a minimum of 1 of the parking spaces required above (13)(a) shall be marked "Visitor".
- (3) by changing the zoning designation of PID 003-679-144 Lot 4, Block 1, Section 10 Esquimalt District, Plan 6277 [937 Colville Road] shown cross-hatched on Schedule "A" attached hereto, from RS-1 [Single Family Residential] to CD No. 126 [Comprehensive Development District No. 126].
- (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 2nd day of December, 2019.

READ a third time by the Municipal Council on the 2nd day of December, 2019.

ADOPTED by the Municipal Council on the 24th day of February, 2020.



BARBARA DESJARDINS
MAYOR



RACHEL DUMAS
CORPORATE OFFICER

1010
850

851

936

Colville Road

Lampson Street

832

827
939

825

821 938
942

Reeve Place

937

933

1-921

2-921

18-921

17-921

16-921

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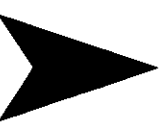
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Schedule A
Bylaw No. 2975



35 Notices
Mailed May 11, 2020

May 11, 2020

DEVELOPMENT VARIANCE PERMIT NOTICE

Dear Resident,

There is an application for a Development Variance Permit to add additional height to a proposed building in your neighbourhood. The Township has received this application from the registered owners of 937 Colville Road.

What does this mean?

As part of the application, the public has an opportunity to provide input to Council regarding the proposed changes.

These changes need to be considered by Council because they require a variance from the Township's Zoning Bylaw, 1992, No. 2050. Find more information about zoning and bylaws at Esquimalt.ca/development.

Details

Site Location: 937 Colville Road



Description of land:

- Parcel Identifier (PID): 003-679-144
- Legal description: Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277

"Please turn over"

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Purpose of the application

The applicant is requesting the following variance to Zoning Bylaw, 1992, No. 2050:

Vary “**Section 67.113, [CD No. 126], (6) Building Height:** An increase to the permitted height of a building from 9.1 metres to 9.5 metres measured from grade to the midpoint between the eaves and the highest ridge, for a variance of 0.4 metres.

This application allows additional height for a proposed townhouse residential building in accordance with a recently approved rezoning application. Due to unforeseen issues with the depth of an existing municipal sewer pipe on the property the applicant will need to add additional fill material to the proposed driveway to adequately cover the sewer. The height variance would allow the building to be raised relative to the existing grade of the site and maintain a similar height above the finished grade of the proposed driveway.

Input opportunities

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7 p.m., Monday, May 25, 2020 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.**

Affected persons may address Council electronically (by telephone) during the ‘Electronic Public Input’ portion of the agenda, or submit a written letter, prior to that date, to the municipal hall at the address noted above or via email to corporate.services@esquimalt.ca. To arrange for telephone input please call 250-414-7135 before 4:30 p.m. on the day of the meeting and speak with the Corporate Officer. Please direct written correspondence to the Corporate Services department prior to noon on the date of the meeting in order to be considered as “Late Items” to the published agenda.

Information related to this application may be reviewed on the Esquimalt.ca website from May 11, 2020 until May 25, 2020 by viewing the Development Tracker. <https://www.esquimalt.ca/business-development/development-tracker/development-variance-permit-applications>

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter, the Local Government Act and the Freedom of Information and Protection of Privacy Act, and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township’s public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Corporate Officer at 250-414-7135 or corporate.services@esquimalt.ca.

More information about the project: Karen Hay, Development Services; 250-414-7146

More information about development at the Township of Esquimalt: [Esquimalt.ca/development](https://www.esquimalt.ca/development)

Thank you,
Rachel Dumas, Corporate Officer
250-414-7135



50m Buffer Map
937 Colville Road