

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 3000

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. 3000*".
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 5 - Section 31. Zone Designations, in the appropriate alpha-numeric sequence:  
  
*"Comprehensive Development No. 142 (876 Dunsmuir Road) CD No. 142"*
  - (2) by adding the following text as Section 67.129 (or as other appropriately numbered subsection within Section 67):

#### **67.129 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 142 [CD NO. 142]**

In that Zone designated as CD No. 142 [Comprehensive Development District No. 142] 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**

Maximum One (1) Building containing not more than four (4) Townhouse Dwellings in total. No Accessory Buildings or Structures permitted.

##### **(3) Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.67

##### **(4) Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 110 square metres.

(5) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 665 square metres.

(6) **Building Height**

No Building shall exceed a Height of 9.0 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel.

(8) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 6.0 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 2.4 metres of the eastern Interior Side Lot Line or within 3.6 metres of the western Interior Side Lot Line. The total Setbacks of all side yards shall not be less than 6.0 metres.
- (iii) Rear Setback: No Principal Building shall be located within 9.2 metres of the Rear Lot Line.

(9) **Siting Exceptions**

- (a) The minimum distance to the Front Lot Line may be reduced by not more than 1.2 metres to accommodate a raised planter attached to and forming part of a Principal Building
- (b) The minimum distance to a Side Lot Line may be reduced by not more than 0.6 metres to accommodate structural pillars forming part of a Principal Building.

(10) **Landscaping**

- (a) Landscaping shall be provided in an amount of not less than 50% of the area of the Rear Yard of the Parcel.
- (b) Landscaping shall be provided in an amount of not less than 25% of the total area of the Parcel

(11) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Building and 2 metres behind the front face of the Building.

(12) **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 1.25 spaces per dwelling unit.
- (b) Notwithstanding Section 11(1) of Parking Bylaw, 1992, No. 2011 (as amended), a minimum of one of the required parking spaces shall be marked "Visitor".
- (3) by changing the zoning designation of PID 001-586-971 Lot 77, Section 11 Esquimalt District, Plan 265 [876 Dunsmuir Road] shown cross-hatched on Schedule "A" attached hereto, from RD-1 [Two Family Residential] to CD No. 142 [Comprehensive Development District No. 142].
- (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 \_\_\_\_ day of \_\_\_\_, 2020.

READ a second time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2020.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the \_\_\_\_ day of \_\_\_\_, 2020.

READ a third time by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2020.

**ADOPTED** by the Municipal Council on the \_\_\_\_ day of \_\_\_\_, 2020.

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BARBARA DESJARDINS  
MAYOR

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RACHEL DUMAS  
CORPORATE OFFICER



Schedule 'A'  
Bylaw No. 3000