

## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### BYLAW NO. 3050

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, 2022, NO. 3050"*.

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. 146 (820 Dunsmuir Road) CD No. 146"

(2) by adding the following text as Section 67.133 (or as other appropriately  
numbered subsection within Section 67):

**67.133 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 146 [CD NO.  
146]**

In that Zone designated as CD No. 146 [Comprehensive Development  
District No. 146] 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
- (c) Boarding: subject to the requirements of Section 30.3

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision  
shall be 1150 square metres.

(3) **Number of Principal Buildings**

Not more than two (2) Principal Buildings shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than seven (7) Dwelling Units shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.70.

(6) **Building Height**

No Principal Building shall exceed a Height of 9.8 metres.

(7) **Lot Coverage**

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

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 6.25 metres of the eastern Front Lot Line abutting Dunsmuir Road.
- (ii) Side Setback: No Principal Building shall be located within 3.10 metres of the northern Exterior Side Lot Line abutting Wollaston Street.
- (iii) Side Setback: No Principal Building shall be located within 3.50 metres of the southern Exterior Side Lot Line abutting Dunsmuir Road.
- (iv) Rear Setback: No Principal Building shall be located within 4.50 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line may be reduced to 4.0 metres to accommodate stairs to the Principal Building.

(10) **Fencing**

- (a) 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.
- (b) Notwithstanding Part 4, Section 22(1), fencing located on top of a retaining wall shall be measured distinctly and shall not 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.

(11) **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 1.28 spaces per dwelling unit.
  - (b) Notwithstanding Section 11 of Parking Bylaw, 1992, No. 2011(as amended), a minimum of 1 of the parking spaces required per above (11) (a) shall be marked "Visitor".
- (3) by changing the zoning designation of PID 009-205-802 Amended Lot 66 (DD239848I), Section 11, Esquimalt District, Plan 265 [820 Dunsmuir Road], shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Two Family / Single Family Residential] to CD No. 146 [Comprehensive Development District No. 146].
- (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 -----, 2021.

READ a second time by the Municipal Council on the ---- day of -----, 2021.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the *Local Government Act* on the ---- day of -----, 2021.

READ a third time by the Municipal Council on the ---- day of ----, 2021.

**ADOPTED** by the Municipal Council on the ---- day of ----, 2021.

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BARB DESJARDINS  
MAYOR

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DEBRA HOPKINS  
CORPORATE OFFICER



Wollaston St

733

Sea Terr

820

815

817

734

1-730

Dunsmuir Rd

836

Schedule 'A'  
Bylaw No. 3050