CITY OF LANGFORD

BYLAW NO. 300

A BYLAW TO REGULATE THE USE OF LAND, BUILDINGS, AND STRUCTURES AND THE PROVISION OF PARKING AND LOADING SPACES, SCREENING, AND LANDSCAPING

The Council of the City of Langford, in open meeting assembled, enacts as follows:

1. **Adoption of Regulations**

   The document entitled "Langford Zoning Bylaw", annexed hereto and marked as Schedules A, B, C, D, E, and F to Bylaw No. 300, is adopted as regulations pursuant to sections 903, 904, 906, 909, and 946 of the *Local Government Act*.

2. **Repeal**

   "Langford Zoning Bylaw No. 980, 1981" is repealed.

3. **Citation**

   This Bylaw may be cited for all purposes as "Langford Zoning Bylaw No. 300, 1999".

READ A FIRST TIME this 18th day of January, 1999.

PUBLIC HEARING held this 20th day of January, 1999.

READ A SECOND TIME this 20th day of January, 1999.

READ A THIRD TIME this 20th day of January, 1999.

MINISTRY OF TRANSPORTATION APPROVAL this 2nd day of February, 1999.

ADOPTED this 15th day of February, 1999.

MAYOR

CLERK-ADMINISTRATOR

Adopted: 1999-02-15
Consolidated: 2026-06-29

List of Schedules

Schedule No.	Bylaw No.	Date Adopted	Amending Bylaw No.	Date Amended	Schedule Description
A	300	15 Feb 99			Zoning Regulations
B	300	15 Feb 99			Zoning Map
C	300	15 Feb 99	2273	29 Jun 26	Cluster Housing Density for Lots A and B (Deleted)
D	300	15 Feb 99			Costco Landscaped Setback
E	300	20 Jul 09	1962 1931	1 Nov 21 6 Dec 21	Goldstream Meadows
F	300	15 Feb 99			Walfred Road Area
G	300	16 Feb 21			Hull's Field
H	520	3 Mar 03	2032	18 Jul 22	Olympic View Development Areas (Scheddule H Deleted)
I	812	19 Jan 04			Business Park 1A – Millstream Road East
J	801	1 Dec 03			Isabell/Happy Valley/Lodmell/Sooke/Walfred/Willshire Area
K	1248	1 Mar 10			972 and 974 Preston Way
L	2000	20 Jun 22			Westhills
M	628	21 Dec 01			Millstream Road East
N	1096	18 Jan 10			Sooke/Jacklin Area
O	1254	2 Nov 09	1573 1623	17 Aug 15 15 Aug 16	Bear Mountain – Suite Prohibited Areas
O-2	1768	18 Jun 18	1623 1768 1997	15 Aug 16 18 Jun 18 21 Mar 22	RCBM2 (Resort Community of Bear Mountain 2)
O-3	1788	30 Jul 18			CD6A Zone Map
P	730	7 Apr 03			Rural Areas
Q	1231	20 Apr 15			Valley View Development
R	2009	24 Jan 22	2037 2032 2066 2204	6 Jun 22 18 Jul 22 15 Aug 22 17 Mar 25	CCP Zone
S	1146	21 Apr 08			C3 Zone Additional Uses (Jacklin/Attree)
T	946	20 Jun 05			Millstream Road East Business Park
U	2062	6 Sep 22			BP9 – Millstream Road Northeast
V	1286	7 Sep 10			CD10 – Boulder Ridge
W	2155	17 Jun 24			Transited-Orineted Area (TOA)

Schedule No.	Bylaw No.	Date Adopted	Amending Bylaw No.	Date Amended	Schedule Description
X	1209	15 Jun 09	1860	21 Oct 19	South Skirt Mountain Neighbourhood
Y	1295	18 Oct 10			Hazelwood/Luxton Neighbourhood
Z	1521	14 Jul 14	1521 1648	14 Jul 14 3 Oct 16	McCormick Meadows Area Plan
AA	2183	17 Jun 24			Small-Scale Multi-Unit Housing – Transit Stops
AB					
AC	1314	19 Oct 11	1349	19 Oct 11	Happy Valley-Flatman
AD	1320	17 Aug 15	1559	16 Mar 15	Omnibus No. 22 – Amenity Contributions
AE	1886	21 Jun 21	1856	6 Dec 21	Revised Schedule
AG	1450	18 Feb 13			CD20 – Eagle Ridge
AH	1457	4 Mar 13			Green Development Checklist
AI	1476	17 Jun 13	1853 1884	2 Dec 19 8 Sep 20	RM7A Zone Schedule AI
AJ	1661	5 Dec 16	2028	15 Aug 22	MUE1 Zone Schedule AJ
AK	1725	5 Sep 17			Spencer Road, 2741 to 2761, and 996 Preston Avenue
AL	1580	14 Aug 17			Area 1 and 2 – 2326 and 2350 Millstream Road
AM	1885	17 Aug 20			1100 McCallum Road and 2780 Spencer Road
SW	1670	4 Dec 17	1670 1742	4 Dec 17 3 Apr 18	Business Park 2A – Sooke Road West
WL	1760	3 Feb 20			Worral – Latoria

Table of Concordance

Zoning Bylaw No. 980 (Repealed)	Zoning Bylaw No. 300	Zoning Bylaw No. 300 (Replaced With)
Greenbelt 1 (GB1)	Deleted	
Greenbelt 2 (GB2)	Deleted	
Greenbelt 2A (GB2A)	Deleted	
Greenbelt 3	Deleted	
Greenbelt Residential 1 (GR1)	Deleted	
Greenbelt Residential 2 (GR2)	Deleted	
Greenbelt Residential 3 (GR3)	Deleted	
Greenbelt Residential 4 (GR4)	Deleted	
Agriculture 1 (AG1)	Agriculture 1 (AG1)	
Agricultural 2 (AG2)	Agriculture 2 (AG2)	Deleted
Agricultural 3 (AG3)	Deleted	
Rural 1 (A1)	Agriculture 1 (AG1)	
Rural Residential 1 (AR1)	Rural Residential 1 (RR1)	
Rural Residential 2 (AR2)	Deleted	
	Rural Agriculture and Eco-Tourism (RAE1)	
Residential 1 (R1)	One- and Two-Family Residential (R2) [unsewered areas]	One- and Two-Family Residential (R2)
	One- and Two-Family Residential A (R2A)	One- and Two-Family Residential (R2)
Residential Small Lot (RS1)	Residential Small Lot (RS1)	Residential Small Lot (RS1)
	Residential Small Lot 2 (RS2)	Residential Small Lot (RS1)
	Residential Small Lot 3 (RS3)	Residential Small Lot (RS1)
	Residential Small Lot 4 (RS4)	One- and Two-Family Residential (R2)
	Residential Infill (R1) *(Bylaw No. 2274)*	
One-Family Dwelling (R2)	One-Family Residential (R1)	One- and Two-Family Residential (R2)
Residential Service (R3)	Deleted	
	One- to Five-Family Residential (R3) [sewered areas]	One- and Two-Family Residential (R2)
	One-Family Residential 4 (R4)	One- and Two-Family Residential (R2)
	Residential Lakeshore (RL1)	
Single-Family Residential (R1500)	Rural Residential 1 (RR1)	
	Rural Residential 2 (RR2)	
	Rural Residential 3 (RR3)	
	Rural Residential 4 (RR4)	
	Rural Residential 5 (RR5)	

Zoning Bylaw No. 980 (Repealed)	Zoning Bylaw No. 300	Zoning Bylaw No. 300 (Replaced With)
	Rural Residential 6 (RR6)	
	Rural Residential 6A (RR6A)	
	Rural Residential 7 (RR7)	
Mobile Home Park (RH1)	Mobile Home Park (RH1)	
Low Density Attached Housing (RM1)	Low Density Attached Housing (RM1)	Deleted *(Bylaw No. 2274)*
Attached Housing (RM2)	Attached Housing (RM2)	Residential Townhouse (RT3) *(Bylaw No. 2274)*
	Attached Housing (RM2A)	
Apartment (RM3)	Apartment (RM3)	Medium Density Residential (RM6) *(Bylaw No. 2274)*
	Apartment (RM3A)	
Apartment-Senior Citizen (RM4)	Apartment-Senior Citizen (RM4)	
Residential Service [Attached] (RM5)	Low Density Attached Housing (RM1)	
Residential Service [Apartment] (RM6)	Apartment (RM3)	
Medium Density Apartment (RM7)	Apartment (RM3)	
	Apartment A (RM3A)	
	Medium-Density Apartment (RM7)	
	Medium-Density Apartment A (RM7A)	
	Assisted Living Medium Density Apartment (RM8)	
	Medium-Density Apartment (RM9)	
	Residential Townhouse 1 (RT1)	Residential Townhouse 1 (RT1) *(Bylaw Nos. 1662, 1864)*
	Residential Townhouse 2 (RT2)	Residential Townhouse 2 (RT2) *(Bylaw Nos. 1662, 1864)*
Cluster Housing Residential (CH1)	Cluster Housing Residential (CH1)	
	Cluster Housing Residential (CH2)	
	Cluster Housing Residential (CH3)	
	Cluster Housing Residential (CH4)	
	Cluster Housing Residential (CH5)	
Neighbourhood Commercial (C1)	Neighbourhood Commercial (C1)	
Community Commercial (C2)	District Commercial (C3)	
District Commercial (C3)	District Commercial C3)	
Apartment Commercial (C4)	Community Town Centre Pedestrian (C8)	
	Community Town Centre Pedestrian A (C8A)	
Office Commercial (C5)	Office Commercial (C5)	
Service Commercial (CS1)	Service Commercial (CS1)	
Neighbourhood Public House (C6)	Neighbourhood Public House (C6)	
	Neighbourhood Mixed Use (C6A)	
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Zoning Bylaw No. 980 (Repealed)	Zoning Bylaw No. 300	Zoning Bylaw No. 300 (Replaced With)
	Neighbourhood Mixed Use – McCallum (C6C)	
Professional Office (C7)	Office Commercial (C5)	
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	Community Town Centre Pedestrian A (C8A)	
	Community Town Centre Pedestrian 9 (C9)	
	Community Town Centre Pedestrian 9 (C9A)	Deleted
	Community Town Centre Pedestrian 9 (C9B)	Deleted
	Belmont Market and Residences (C10)	
Highway Commercial (CS2)	Deleted	
Commercial Industrial (CS3)	Commercial Industrial (CS3)	
Nursery Commercial (CS4)	Deleted	
	City Centre (CC1)	
	City Centre (CC2)	
	City Centre Pedestrian (CCP)	
Tourist Commercial – Motel (CT1)	Tourist Commercial – Motel (CT1)	
Tourist Commercial – Campsite (CT2)	Tourist Commercial – Campsite (CT2)	
	Tourist Commercial – Hotel (CT3)	
Commercial Recreation (CR1)	Commercial Recreation (CR1)	Deleted *(Bylaw No. 2213)*
Marina Commercial (CR2)	Marina Commercial (CR2)	
	Mixed Use Residential Commercial (MU1)	Mixed Use Six Story *(Bylaw No. 2274)*
	Mixed Use Residential Commercial A (MU1A)	
	Mixed Use Residential Commercial 2 (MU2)	
	Mixed Use Employment 1 (MUE1)	
	Mixed Use Employment 2 (MUE2)	
	Mixed Use Employment 3 (MUE3)	
	Mixed Use Employment 4 (MUE4)	
Special Wholesale (W1)	Special Wholesale (W1)	
Large Format Business (W2)	Large Format Business (W2)	
Comprehensive Development (CD1)	Comprehensive Development – Goldstream Meadows (CD1)	
	Comprehensive Development – Hull's Field (CD2)	
	Comprehensive Development – Westhills (CD3)	

Zoning Bylaw No. 980 (Repealed)	Zoning Bylaw No. 300	Zoning Bylaw No. 300 (Replaced With)
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	Resort Community of Bear Mountain 1 (RCBM1)	
	Resort Community of Bear Mountain 2 (RCBM2)	
	Comprehensive Development – Sooke/Jacklin (CD7)	
	Comprehensive Development – Valley View (CD8)	
	Comprehensive Development – Baker View Heights (CD9)	
	Comprehensive Development – Boulder Ridge (CD10)	
	Comprehensive Development – South Skirt Mountain (CD12)	
	Comprehensive Development – South Walfred (CD13)	
	Comprehensive Development – Hazelwood/Luxton (CD14)	
	Comprehensive Development – McCormick Meadows (CD15)	
	Comprehensive Development – Katie's Pond (CD18)	
	Comprehensive Development – Eagle Ridge (CD20)	
	Comprehensive Development – Radiant Way (CD21)	
Light Industrial (M1)	Light Industrial (M1)	
General Industrial (M2)	General Industrial (M2)	
Heavy Industrial (M3)	Heavy Industrial (M3)	
Business Park (BP1) (Millstream Road)	Business Park 1 (BP1)	
	Business Park 1A – Millstream Road East (BP1A)	
	Business Park 2 – Sooke Road (BP2)	
	Business Park 2A – Sooke Rd West (BP2A)	
	Business Park 3 – Amy Road (BP3)	
	Business Park 4 – Millstream Road North (BP4)	
	Business and Technology Park (BT1)	
	Business Park 5 – McCallum Rd South (BP5)	
	Business Park 6 – Gardner Creek (BP6)	

Zoning Bylaw No. 980 (Repealed)	Zoning Bylaw No. 300	Zoning Bylaw No. 300 (Replaced With)
	Business Park 7 – Henry Eng (BP7)	
	Business Park 8 – Centre Mountain (BP8)	
	Business Park 9 – Millstream Road Northeast (BP9)	
Neighbourhood Institutional (P1)	Neighbourhood Institutional (P1)	
	Neighbourhood Institutional (P1A)	
	Neighbourhood Institutional (P1B)	
Community Institutional (P2)	Community Institutional (P2)	
Public Utility (P3)	Public Utility (P3)	
Park and Open Space (P4)	Park and Open Space (P4)	
Solid Waste Disposal (P5)	Deleted	
	Commercial – Institutional (P5)	Deleted
	Institutional Residential (PR1)	Deleted
Amenity (AM)	Amenity (AM)	



City of Langford

Schedule "A" to

Zoning Bylaw No. 300

Adopted 18 February 2020

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Part 1
INTERPRETATION

(Replaced by Bylaw No. 1662)

Section 1.01 – Definitions

*Terms defined in this Section are noted in **bold** text throughout the Bylaw.*

1.01.01 In this Bylaw:

A

Abut means directly adjacent to, or physically touching and, when used with respect to a **lot**, means **lots** that share a common **lot line**.

Accessory means, in relation to a **use**, **building** or **structure**, incidental, secondary and exclusively devoted to a **principal use**, **building** or **structure** expressly permitted by this Bylaw on the same **lot**.

Active building frontage is a **building façade** that incorporates commercial and/or individually accessed residential units at grade along the **frontage**. Private amenity space and residential lobbies may also be included provided they do not dominate the building façade and are designed in accordance with the City Centre Design Guidelines. For the purpose of calculating minimum **active building frontage** requirements, that portion of the **frontage** required for minimum setbacks specified in Part 6 of this Bylaw or for a driveway up to 6 m in width may be excluded. *(Bylaw No. 1904)*

Adult Day Services means a facility that provides services that assist seniors and adults with disabilities by providing supportive group programs and activities, such as: personal assistance, health services (including nursing and rehabilitation services), therapeutic social and recreational activities in a group setting, health education and promotion, nutrition and paramedical care as well as caregiver support, including both respite, support groups, information and education programs. *(Bylaw No. 1951)*

Affordable Housing means an **Apartment** which is owned and operated by a governmental agency or non-profit society with below-market rents, usually secured through an agreement with project funders. *(Bylaw No. 2272)*

Agricultural equipment means vehicles and equipment used for agricultural purposes, including but not limited to: tractors, combines, sprayers, seeders, balers, harvesters and cultivators.

Agricultural fairgrounds means land, **buildings** and **structures** including barns, exhibit halls and **grandstands** used for agriculturally-related events on a seasonal or temporary basis and includes the display of farm products for judging or for sale, livestock shows, rodeos, carnivals, and temporary **accessory uses** including but not limited to: farmers markets, flea markets, craft sales and concerts.

Agricultural Zone means any **Zone** with a short form starting with "AG".

Agriculture means the growing, rearing, producing and harvesting of agricultural products, and may include the storage and sale on an individual farm of the products harvested, reared, or produced on that farm and the storage of **agricultural equipment** used on that farm. This **use** excludes **intensive agriculture** and all manufacturing, processing, storage and repairs not specifically included in this definition.

Amenity space means any indoor area within a multiple **residential building** that provides recreational space specifically, but not necessarily exclusively, intended for the use of the residents of the multiple **residential**

building or another such **building** on the same **lot** or in the same strata plan. Examples of an **amenity space** include: a children's play area, a games room, a swimming pool, or a hobby room.

Animal hospital means land, **buildings** and **structures** used for the veterinary care and treatment of domestic animals including cats, dogs, other house pets, and farm livestock such as cattle, chickens, goats, horses, pigs or sheep, but does not include premises used for the disposal of animal carcasses or the boarding of healthy animals.

Animal shelter means land, **buildings** and **structures** used for the temporary accommodation and care or impoundment of lost, abandoned or neglected animals, and may include outdoor enclosures for animals being accommodated or impounded.

Apartment means a **building** with three or more **dwelling** u**nits**, all of which shall have a gross floor area of no less than 30 m^2 and with a common entrance from the exterior of the **building**. *(Bylaw No. 1944)*

Apartment, senior citizens means an **apartment** providing accommodation for persons over 55 years of age.

Approving Officer means the **Approving Officer** for the City of Langford appointed pursuant to the *Land Title Act*.

Artist or craftsperson studio means land, **buildings** and **structures** used for creating, finishing, refinishing or small-scale production of custom or handmade arts, crafts or commodities and the retail sale of such commodities.

Asphalt plant means land, **buildings** and s**tructures** used for the production and recycling of asphalt and similar products are produced or recycled, and may include the stockpiling and storage of bulk materials and the storage, packaging, shipping and **accessory** sale of finished products manufactured on the site.

Assisted living means land, **buildings** and s**tructures** used to provide care including but not limited to meals, housekeeping, personal care, nursing care, supervision, assistance with daily tasks, counselling and rehabilitation, to three or more residents of the premises who are not related to the operator by blood or marriage. This **use** does not include a **community care facility**.

Auction means land, **buildings** and **structures** used for the sale of goods and equipment at auction and the related temporary storage of such goods and equipment.

Automobile means a motorized vehicle including, but not limited to: cars, light duty trucks, and motorcycles.

Automobile, large means a motorized vehicle:

(1) With one or more of the following characteristics:

- (a) Tandem axles;
- (b) A passenger capacity in excess of 15 persons;
- (c) A permanently attached truck or delivery body;
- (d) Dual wheels where the vehicle includes a flat deck or other form of utility deck; or

(2) That can generally be described as a:

- (a) Bus;
- (b) Cube van;
- (c) Dump truck;
- (d) Flatbed truck; or
- (e) Tractor, trailer or tractor trailer combination; or

(3) Which requires a Class 1, Class 2, Class 3, or Class 4 Driver's License.

Automobile and recreational vehicle storage means land, **buildings** and **structures** used for the **unenclosed storage** of **automobiles**, **recreational vehicles** and **large automobiles**. This **use** does not include a **parking facility**.

Automobile body and paint shop means land, **buildings** and **structures** used for the repair and painting of **automobile** bodies, including passenger vehicles and large **automobiles**, and **automobile** parts and accessories.

Automobile dealership means a retail outlet that carries an automobile manufacturer's product line through a contract with the automobile manufacturer. The automobile dealership may sell and service automobiles and parts associates with automobiles. *(Bylaw No. 1864)*

Automobile parts and accessories sale and repair means land, **buildings** and **structures** used for the sale, installation and repair of parts and accessories for **automobiles**, **large automobiles**, **recreational vehicles** and boats, but does not include the sale or repair of the vehicles themselves.

Automobile recycling and salvage means land, **buildings** and **structures** used for the collection, storage, disassembling, re-selling, shredding and crushing of **automobiles**, l**arge automobiles**, **recreational vehicles**, boats, other vehicles, equipment and associated parts.

Automobile rental and sale, major means land, **buildings** and **structures** used for the sale, lease or rental of **large automobiles**, **recreational** v**ehicles**, **agricultural equipment**, and vehicles and equipment used for industrial and construction operations, and may include **accessory automobile repair and service**.

Automobile rental and sale, minor means land, **buildings** and **structures** used for the sale, lease or rental of **automobiles**, and may include **accessory** a**utomobile repair and service**. This **use** does not include the sale, lease or rental of **large automobiles**, **recreational vehicles**, **agricultural equipment** or vehicles and equipment used for industrial and construction operations.

Automobile repair and service, major means land, **buildings** and s**tructures** used for the repair and servicing of **large automobiles**, **recreational vehicles, agricultural equipment** and vehicles and equipment used for industrial and construction operations. This **use** does not include an **automobile body and paint shop**.

Automobile repair and service, minor means land, **buildings** and **structures** used for the repair and servicing of **automobiles**. This **use** does not include the repair or servicing of **large automobiles**, **recreational vehicles**, **agricultural equipment** or vehicles and equipment used for industrial and construction operations, or an **automobile body and paint shop**.

Automobile towing and storage means land, **buildings** and **structures** used dispatching tow trucks to transport inoperable **automobiles**, **large automobiles**, **recreational vehicles**, boats and/or other vehicles or equipment, including an outdoor compound for the safe storage of such vehicles; and **accessory office** or storage **buildings**. This **use** does not include **automobile recycling and salvage**.

B

Bakery means land, **buildings** and **structures** used for preparing and selling baked goods for consumption either on- or off-site.

Bed and breakfast means a **home occupation** where sleeping accommodation and a morning meal are provided to paying guests as an **accessory use** to the owner's residential occupancy of the premises. This **use** specifically excludes short term vacation rentals or any other occupancy by paying guests which occurs independently of the owner's residential occupancy.

Boarder means a person who rents and resides in a separate or shared sleeping room in a **dwelling unit**, without separate **kitchen** facilities.

Boarding kennel means land, **buildings** and **structures** used for the commercial breeding, raising, training, boarding, overnight accommodation, and grooming of dogs, cats or other household pets, and may include **accessory** retail sales of pet products. This **use** does not include an **animal hospital**, **veterinary practice**, or **animal shelter** but may include a **breeding kennel**.

Body rub means manipulating, touching, or stimulating, by any means, a person's body or part of a person's body, and excludes medical, therapeutic, or cosmetic massage treatment given by a person duly qualified, licensed, or registered to do so under legislation of the Province of British Columbia, and therapeutic touch therapy or treatment.

Body rub parlour means a **building** where a **body rub** is performed, offered, or solicited, or from which a person is dispatched to another location to perform a **body rub**.

Breeding kennel means land, **buildings** or **structures** used for the commercial keeping of more than two and not more than six dogs or cats over the age of six months for breeding or showing purposes.

Building means any **structure** used or intended for supporting or sheltering any **use** or occupancy.

Building and lumber supply store means land, **buildings** and **structures** used for the wholesale or retail sale of building, construction and home improvement materials, including the storage and sale of lumber and building products from an **unenclosed storage** area.

Building envelope means the portion of a **lot** on which a **residential building** may be sited according to the **setback** requirements in Parts 3 and 6 of this Bylaw. For the purposes of calculating the area of a **building envelope,** any area of the **lot** used or required to be used for a septic field (including any replacement field required under the *Public Health Act*) must be excluded.

Building footprint means the horizontal area within the vertical projection of the outermost walls of a **building** or **structure**, as well as decks, porches and similar attached **structures**.

Business Park Office means office space for functions or activities associate with, but not necessarily accessory to, another business park or industrial use which may include but is not limited to the generality of the foregoing: administrative and sales offices for research, development and manufacturing, offices for the administration of education and training facilities, offices for contractors, trades and trade unions and offices for wholesale distribvution independent of a wholesale storage function. *(Bylaw No. 1951)*

Business support service means printing, duplicating, binding, shredding, or photographic processing services; mail distribution services; the provision of maintenance, janitorial, security, reception or administrative services; the sale, rental, repair or servicing of office equipment, furniture or machines; and any other similar service provided to a business enterprise.

Business Park Zone means any **Zone** with a short form starting with "BP".

Bicycle Parking, Long-Term means bicycle parking intended for long-term users of a **building**, such as employees or residents, and will consist of a secure space dedicated for bicycle parking within a **structure** or **building** on the same **lot**. *(Bylaw No. 2272)*

Bicycle Parking, Short-Term means bicycle parking intended for short-term use by visitors and customers of a **building**, and will consist of bicycle racks located in a publicly accessible space at or near a building entrance. *(Bylaw No. 2272)*

C

Campground means land, **buildings** and **structures** used for the temporary accommodation (maximum 60 days) of travellers in tents, travel trailers, tent trailers and **recreational vehicles** and similar transportable accommodations other than **mobile homes**.

Car wash means land, **buildings** and **structures** used for washing or cleaning **automobiles** on an automated, semi-automated, manual or self-serve basis.

Cardlock gasoline service station see g**asoline service station, cardlock.**
Caretaker dwelling unit means a single **dwelling unit** that is **accessory** to a non-**residential building** or **use** of the same **lot**, and occupied for the purpose of providing security or maintenance services for the **lot** or for **buildings** and **structures** on the same **lot**.

Carriage Suite means an accessory **dwelling unit** located on the second floor of a detached accessory building.

Catering means the preparation of food and beverages for delivery and consumption off-site.

Cemetery means land, **buildings** and **structures** used for interment of human remains, and may include a **crematorium** and **accessory buildings** for grounds keeping, equipment storage, and administrative **office**s.

Charitable facility means land, **buildings** and **structures** used as an **office**, base of operations or meeting place of a charity registered as such by the Canada Revenue Agency, and which may include **accessory uses** including, but not limited to: **kitchen** facilities and meeting places. Typical **uses** may include, but are not limited to: youth centres, community halls and group camps.

Chief Building Inspector means the **Chief Building Inspector** of the City of Langford.

Commercial composting means the commercial use of land, **buildings** and **structures** to produce compost and soils from organic materials, which may include **unenclosed storage** and **accessory buildings** and **structures**.

Commercial nursery and greenhouse means the commercial **use** of land, **buildings** and **structures** for growing and propagating plant materials including, but not limited to: flowers, plants, shrubbery, trees, and sod. This **use** may include the **accessory** sale of plants and landscaping materials, but not the sale of garden equipment and pesticides.

Commercial Zone means any **Zone** with a short form starting with “C”, “CS”, “CR”, “CT”, or “MU” or any **lot** in a **Zone** with a short form starting with “BP”, if the **principal use** on the **lot** is retail sales.

Common outdoor amenity space is an outdoor space accessible to all residents within an **apartment** or **apartment**, **senior citizens** building that is constructed with surface materials that include sod, pavers, decking, sport court paving or similar materials that allow the space to be used for active or passive recreational use by the residents of the **building**. *(Bylaw No. 1904)*

Common wall means a wall jointly owned and used by two parties under a party wall or similar agreement.

Community care facility means land, **buildings** and **structures** licensed pursuant to the *Community Care and Assisted Living Act* and may include **assisted living** and supported care, **home occupation** d**aycares**, **group daycares** and p**reschools**.

Community garden means land used to grow flowers, fruits and/or vegetables as a community, neighbourhood or group initiative and not as a commercial venture and may include **accessory buildings** or **structures** for tool storage.

Concrete Plant means land, **buildings** and **structures** used to manufacture concrete and concrete products, including pre-cast concrete products, and may include the **accessory** stockpiling and storage of bulk materials and the storage, packaging, shipping and **accessory** sale of finished products manufactured on the site.

Contractor Service means land, **buildings** and **structures** used for carpentry, electrical, heating, painting, plumbing or similar services which are provided on other premises, where all goods and materials are kept within an enclosed **building** or a screened yard. This **use** shall not include any manufacturing.

Consignment sales means retail sales of secondhand goods on behalf of a third party in exchange for a percentage of the retail price or a fixed fee, but does not include a **pawn shop** or the purchasing of secondhand goods for resale.

Convenience store means a small-scale **retail store** providing goods and merchandise to serve the day-to-day needs of the surrounding neighbourhood including, but not limited to: grocery items, newspapers and magazines, and personal care and household items.

Corner lot means a **lot** at the intersection or junction of two or more **highways** which has both a **front lot line** and an **exterior side lot line**;

Crematorium means a facility where human or animal remains are burned or processed, and may include associated facilities for the preparation of remains for cremation.

Cultural facility means land, **buildings** and **structures** used for displaying, storing, restoring or the holding of events related to art, literature, music, history, performing arts or science including, but not limited to: an art gallery, archive, auditorium, museum, performing arts centre, interpretive centre or theatre other than a **drive-in theatre**.

D

Domestic poultry means the following species of domestic bird: chicken, duck, emu, goose, Indian peafowl, mute swan, ostrich, pigeon, pheasant, turkey, guinea fowl, and rhea.

Dormitory means residential accommodation that does not include individual **kitchen** facilities, but which may include individual bathroom facilities and is operated as an **accessory use** to a **school** or other institutional or educational **use** and is not subject to either the *Residential Tenancy Act* or the *Hotel Guest Registration Act.*

Drive-in theatre – see **theatre, drive-in**

Drive-through facility means an **accessory use** where service is provided to a person within an **automobile** and includes any associated speaker system or electronic message board required for such service.

Drive-through financial institution – see **financial institution, drive-through**.

Dwelling unit means two or more rooms used or designed to be used as a self-contained permanent home or residence by one or more persons and that contains a **kitchen** or cooking facilities, living, sleeping and sanitary facilities. This **use** does not include a **hotel** or **dormitory**. *(Bylaw No. 1944)*

Dwelling, one-family means a detached **building** containing one **dwelling unit** or one **dwelling unit** with a **secondary suite**, but does not include a **mobile home**, **modular home** or **recreational vehicle.**

Dwelling, two-family means a **building** containing two attached **dwelling units** which are located one above the other, or side-by-side as described in Section 3.07; or two detached **dwelling units** on one **lot** or building strata plan.

E

Electric or Hybrid Vehicle Charging Facility means land, buildings and structures used for the charging of batteries in electric or hybrid vehicles. *(Bylaw No. 1951)*

Equestrian facility means land, **buildings** and **structures** used for boarding horses, training horses and their riders, and staging equestrian events. This **use** does not include a horse racing track.

Equipment sales, service, repair and rental, major means land, **buildings** and **structures** used for the sale, service, rental or repair of large equipment items including, but not limited to: construction equipment, industrial equipment, and heavy machinery such as skid steer loaders, backhoes, bulldozers, excavators, and farm or forestry equipment, including **accessory unenclosed storage** of such equipment.

Equipment sales, service, repair and rental, minor means land, **buildings** and **structures** used for the sale, servicing, rental or repair of small equipment items including, but not limited to: lawnmowers, power tools, trade tools and construction tools, where all storage is contained within an enclosed **building**.

Electronics sales, service and manufacturing means land, **buildings** and **structures** used for the sale, servicing, repair and indoor manufacturing of household electronic goods including, but not limited to computers, televisions, telephones and audio equipment.

Engineer means a member of the Association of Professional Engineers and Geoscientists of British Columbia.

Escort service or dating service means the provision of an introduction, for a fee, of a person to another person for the purpose of short-term companionship.

Exotic dancing means any dance performance in which the pubic area, genitals, nipples or areola of the dancer is exposed to the view of another person.

Exterior side lot line - see **lot line, exterior side**.

F

Family means one or more persons related by blood, marriage, common law, adoption, or foster parenthood; or not more than four unrelated persons sharing one **dwelling unit**.

Farm use means those **uses** and activities designated as a "farm use" in Section 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation.*

Film production studio means land, **buildings** and **structures** used for the recording and production of digital media, and may include the **accessory** packing or shipping of products and related administrative functions.

Financial institution means land, **buildings** and **structures** used for financial and investment transactions including banks, trust companies, credit unions or similar establishments. This **use** does not include **drive-through financial institutions**.

Financial institution, drive-through means a **financial institution** providing service to persons within an **automobile** and includes any associated speaker system or electronic message board required for such services.

Fitness centre means land, **buildings** and **structures** used for indoor fitness training activities including, but not limited to: exercises classes, weight rooms, martial arts, dance, yoga, and gymnastics. This **use** may include the **accessory** retail sale of health and fitness merchandise.

Floor area ratio means the figure obtained when the **gross floor area** of all the **buildings** on a **lot** is divided by the area of the **lot**, and the following shall not be included as **building** area for the purpose of calculating **floor area ratio**:

(1) Any portion of a storey used for motor vehicle or bicycle parking purposes, unless such parking is a **principal use**;

(2) Any portion of a basement or cellar containing heating equipment or laundry, recreational or storage facilities;

(3) Outdoor swimming pools and open sundecks; and

(4) Any portion of a penthouse containing elevator or mechanical equipment.

Front building line means a line parallel to the **front lot line**, passing through the point of the **building** nearest the **front lot line**, and in the case of a **panhandle lot** means the **lot line** or **lot lines** nearest the **abutting highway**, but not forming a boundary of the access strip;

Front Lot Line - see **lot line, front**.

Frontage means the length of that **lot** boundary which **abuts** a **highway**, or access route in a bare land strata plan, and for this purpose **highway** does not include a walkway or emergency access route.

Funeral parlour means **buildings** and **structures** used for preparing human remains for burial or cremation, holding funerals services and the **accessory** sale of caskets, urns and other related funeral items. This **use** does not include a **crematorium**.

G

Garage or carport means a detached **accessory building** or a portion of the **principal building** whose **principal use** is the parking or temporary storage of **automobiles**.

Garage sale means the occasional display and sale of used items to the general public in a **garage or carport** or open area of the residential premises.

Garden centre and feed supply store means land, **buildings** and **structures** used for the display and retail sale of garden and animal feed items including, but not limited to: flowers, vegetables, plants, trees, shrubs, seeds, soil, gardening tools, outdoor furniture and animal feed products. This **use** may include an **accessory**, seasonal outdoor display area but does not include a **commercial nursery and greenhouse**.

Garden Suite means an accessory **dwelling unit** located on the ground floor of a detached accessory building.

Gasoline service station means land, **buildings** and **structures** used for the sale of automotive fuels and other automotive fluids for use in motor vehicles, or the charging of batteries in electric or hybrid vehicles, and may include an **accessory convenience store**, but does not include a **cardlock gasoline service station**.

Gasoline service station, card lock means land, **buildings** and **structures** used for the retail sale of gasoline or diesel fuel to the final user with pumps which are operated by the user by way of a card lock and credit arrangement, but excludes bulk fuel dispensing.

General industrial use - see **industrial use, general**.

Golf course means land, **buildings** and **structures** used for playing the game of golf, and may include a **golf driving range** and **accessory buildings** or **structures** for a club house, **retail store** or pro shop, **restaurant** and equipment storage. This **use** does not include a **miniature golf course**. **Golf course, miniature** means land, **buildings** and **structures** used to simulate the game of golf on a small scale, and may include an **accessory restaurant**. This **use** does not include a **golf course** or **golf driving range**.

Golf driving range means land, **buildings** and **structures** used for practicing or developing golf technique, and may include **accessory buildings** or **structures** for equipment storage. This **use** does not include a **golf course** or **miniature golf course**.

Grandstand means a seating area for spectators at a race or sporting event.

Gravel processing means land, **buildings** and **structures** used for washing, screening, grading, sorting, milling, concentration and storage of aggregate materials including, but not limited to: gravel, minerals, rocks, earth, clay or sand. This **use** may include the **accessory** sale of products processed on the site, but does not include an **asphalt plant**, a **concrete plant** or aggregate extraction activities.

Green energy and heat production means land, **buildings** or **structures** used for producing energy, including heat energy, from renewable resources including, but not limited to: sunlight, wind, rain, tides, biomass or geothermal heat.

Gross floor area means the total space within a **building** between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exit doors, vertical service spaces (shafts for the installation of mechanical, electrical and plumbing installations and facilities such as elevators, refuse chutes and linen chutes) and their enclosing assemblies, or voids within **Buildings** such as atriums and the space above staircases. Heat pumps, other mechanical equipment, gas meters and/or propane tanks that are permanently affixed to a **building** or **structure** by way of plumbing or other duct work shall not be included in the calculation of **gross floor area**.

Group daycare means land, **buildings** and **structures** used to provide care for more than eight children who are not related by blood or marriage to the operator, in accordance with the *Community Care and Assisted Living Act*. This **use** does not include **preschools** or **schools**.

H

Height means the vertical distance from the average finished grade at the perimeter of a **building** or **structure** to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a **structure** without a roof to the highest point of the **structure .** in the case of a fence or shrub, **height** means the vertical distance from the average finished ground level at any point along the fence or shrub to the highest point of the fence or shrub directly above.

Highway means a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a private right of way on private property.

Home business means a **home** o**ccupation** permitted as an **accessory use** to a **one-family dwelling** or **two-family dwelling** on a **lot** with less than 4,000 m^2 (1 ac) of **lot area**.

Home industry means a **home** o**ccupation** permitted as an **accessory use** to a **one-family dwelling** or **two-family dwelling** on a **lot** with at least 4,000 m^2 (1 ac) of **lot area**.

Home occupation means an occupation, business or professional practice which is carried on in a **dwelling unit** for remuneration or financial gain, and which is clearly ancillary to the **residential use** of a **dwelling unit**, or to the

residential use of a **lot** occupied by a **dwelling unit**, and where the proprietor is a resident of the **dwelling unit**. A **home occupation** may be one of three types: 1) **home** o**ffice**; 2) **home business**; or 3) **home industry**.

Home occupation daycare means the provision of care, as a **home occupation**, to more than two but not more than eight children who are not related by blood or marriage to the operator, in accordance with the *Community Care and Assisted Living Act*.

Home office means a **home occupation** that operates without the attendance of customers or clients on the premises.

Hospital means an institution as defined for the purposes of Part 1 of the *Hospital Act.*

Hotel means land, **buildings** and **structures** providing accommodation for the travelling public in units which contain individual sanitary facilities including water closet and wash basin and which may contain cooking facilities, in respect of which:

(1) The stay is limited to a maximum of 60 days;

(2) A guest register is required to be kept pursuant to the *Hotel Guest Registration Act*; and

(3) A **restaurant** is provided on the same **lot** unless cooking facilities are provided in each unit;

This **use** includes motels and inns, and may include **accessory** conference and meeting facilities, but does not include **bed and breakfasts, dormitories** or **residential hotels**.

Household equipment and appliance service and repair means land, **buildings** and **structures** used for repairing or servicing where household items including, but not limited to: furniture, electronics or appliances entirely within an enclosed **building**. This **use** may include the **accessory** sale of products associated with the services provided, but does not include the servicing or repair of items with gas-powered engines.

I

Indoor recreation facility see **recreation facility, indoor**.

Industrial use, general means the use of land, **buildings** and **structures** for processing, fabricating, assembling, manufacturing, storing, distributing, testing, cleaning, servicing, repairing, wrecking or salvaging goods, materials or equipment in an enclosed **building** or an outdoor area. This **use** does not include:

(1) Any **use** that generates fumes, dust, smoke, light, vibration, noise or odours that extend beyond the boundary of the **lot** on which the **use** occurs;

(2) The use, storage or production of volatile materials that constitute a risk to health, safety, or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;

(3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;

(4) The primary processing of wood, metals or chemicals; or

(5) Sawmills, planer mills, fertilizer plants, **asphalt plants**, oil refineries, or bulk oil storage plants.

This **use** may include **accessory** administrative **office**, retail sales and distribution **uses**. Typical **general industrial uses** include, but are not limited to: truck terminal facilities; metal, fiberglass or wood manufacturing and

fabrication; carpentry shops; welding shops; machine shops; **warehouse** storage; and food and beverage processing.

Industrial use, light means the use of land, **buildings** and **structures** for processing, fabricating, assembling, manufacturing, storing, distributing, testing, cleaning, servicing, repairing, wrecking or salvaging of goods other than **automobiles**, materials or equipment and the use of land for **accessory unenclosed storage** associated with such **uses**. This **use** does not include:

(1) Any outdoor assembling, manufacturing, wrecking, testing, servicing or **uses** other than **accessory unenclosed storage**;

(2) The use, storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;

(3) Any **use** that generates heavy truck traffic or fumes, dust, smoke, light, vibration, noise, odours, heavy truck traffic or other impacts that extend beyond the boundary of the **lot** on which the **use** is located;

(4) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;

(5) The primary processing of wood, metals or chemicals; or

(6) **Gravel processing**, garbage dumps sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants.

This **use** may include **accessory** administrative **office**, retail sales and distribution **uses**. Typical **light industrial uses** include, but are not limited to: **contractor services**, food and beverage processing and packaging, recycling facilities, wholesaling and **warehouse** storage.

Industrial Zone means any **Zone** with a short form starting with "M", any **Special Wholesale Zone** with a short form starting with "W"; and any **lot** in a **Zone** with a short form starting with "BP", unless the **principal use** on the **lot** is retail sales.

Institutional Zone means any **Zone** with a short form starting with "P".

Intensive agriculture means **piggeries**, feed lots, mushroom farms, the raising of fur-bearing animals, manure storage or the slaughter of animals.

Interior side lot line - see **lot line, interior side.**

K

Keeping of animals for domestic purposes means the raising, breeding or rearing of horses, cattle, sheep, goats, rabbits or **domestic poultry** for work or the production of food or other animal products. This **use** may include the **accessory** sale of meat**,** eggs, milk and milk products and wool produced on the premises.

Kitchen means a room or an area in a **building** used for, or designed to be used for, the preparation or storage of food and which may contain, but is not limited to, any combination of a sink, refrigerator, cooking appliances, hood exhaust fan or 220 volt electrical and plumbing service lines. *(Bylaw No. 1992)*

L

Landscape and screening area means an irrigated decorative planting area containing any combination of trees, bushes, shrubs, plants, and flowers, including natural vegetation other than noxious weeds and invasive species, bark mulch, decorative boulders, decorative paving other than motor vehicle parking areas and sidewalks, planters, ornamental fences and the like, planted and maintained to mask or separate **uses** or to enhance the natural environment.

Landscaping means the planting and maintenance of lawns of natural lawns, shrubs and trees, and the installation of fences, benches, walkways, driveways, and other structures and materials used in landscape architecture, and includes the retention of existing trees and plants, excluding noxious weeds and invasive species, for the purpose of enhancing the natural environment. *(Bylaw No. 2274)*

Large automobile – see **automobile, large**.

Library means a collection of books, manuscripts, publications, and other materials for reading, viewing or listening, maintained and made available to the public for borrowing, study or reference.

Licensed pharmacy means premises licensed under the *Pharmacy Operations and Drug Scheduling Act*.

Licensed premises means land, **buildings** or **structures** licensed under the *Liquor Control and Licensing Act*, but does not include a **liquor store** or a **retail store** where packaged alcoholic beverages are sold in conjunction with another retail use.

Light industrial use - see **industrial use, light**.

Liquor store means premises licensed under the *Liquor Control and Licensing Act* for the retail sale of packaged alcoholic beverages for consumption off-site.

Live Landscaping means an area of a lot consisting of living plant material such as trees, shrubs, flowers, grss, or other ground cover planted in the ground and maintained inn a permeable state. Such areas must remain unobstructed and not contain buildings or structures above or below the finished grade except that structures below the finished grade ma be permitted where alternative engineered solutions – such as soil cells or structural soil – are provided, or where sufficient soil volume is maintained to support healthy tree growth in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Planning and Community Development. Features such as artificial turf, gravel, decorative stone, pavers, asphalt, or impermeable surface of any kind are not permitted in live landscaping areas. *(Bylaw No. 2274)*

Lot means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the Bare Land Strata Regulations under the *Condominium Act*.

Lot area means the total area of land contained within the boundaries of a **lot**, excluding any portion comprising an access strip as described in the definition of **panhandle lot**.

Lot coverage means the sum of the horizontal areas of the **building footprints** of every **building** or **structure** on a **lot**, expressed as a percentage of the **lot area**, and in the case of a **building** or **structure** with no walls and a roof the **building footprint** shall be the horizontal area within the drip line of the roof.

Lot depth means the depth of a **lot** measured in accordance with Section 3.19 of this Bylaw.

Lot line means the boundary of a **lot**, and:

(1) **Front lot line** means the **lot line** that is common to the **lot** and an **abutting highway** or access route in a bare land strata plan, and where there are two or more such **lot lines** the shortest is deemed the **front lot line**, and in the case of a **panhandle lot** means the **lot line**or **lot lines** nearest the **abutting highway**, but not forming a boundary of the access strip as indicated in the definition of **panhandle lot**;

(2) **Rear lot line** means the **lot line** that is opposite the **front lot line** in the case of a **lot** having four sides, and where the rear portion of a **lot** is bounded by intersecting **side lot lines** means the point of intersection;

(3) **Exterior side lot line** means a **lot line** that is not a **front lot line** or **rear lot line** and that is common to the **lot** and an **abutting highway** or access route in a bare land strata plan; and

(4) **Interior side lot line** means a **lot line** that is not a **front lot line**, **rear lot line** or **exterior side lot line**

Lot Width means the width of a**lot** measured in accordance with Section 3.19 of this Bylaw.

M

Manufactured home means a **mobile home** or a **modular home**.

Marina means land, **buildings**, **structures** and water areas used for docking, berthing or mooring boats and other watercraft, including, but not limited to: boat launches, boat lifts, boathouses, docks, piers and wharves, and **accessory uses** including, but not limited to: administrative **offices**, r**estaurants**, bait sales, marine fueling stations, marine service, repair and rental facilities, laundry and shower facilities and dry land storage areas.

Marine sales, service, repair and rental facility means land, **buildings** and **structures** used for the sale, rental, repair and servicing of boats and other watercraft, and boat engines, or the sale of marine supplies and fishing equipment.

Medical Clinic is a health care facility that is primarily focused on the care of outpatients and does not include treatment of persons requiring admissions for overnight or extended stays. *(Bylaw No. 1944)*

Miniature golf course – see g**olf course, miniature**.

Mini-storage facility means **buildings** and **structures** in which individual storage units are rented or leased for the storage of goods, materials and equipment other than hazardous chemicals, flammable substances or toxic materials.

Mobile food vendor means a mobile structure, including but not limited to licensed motorized vehicles (e.g., food trucks), trailers, carts, or similar mobile units, which are fully self-contained or connected to temporary utility-services and where food and beverages are prepared and served to the public for immediate consumption. *(Bylaw No. 2213)*

Mobile home means a transportable **dwelling unit** meeting CSA-Z240 MH standards or equivalent, which upon arriving at the **lot** or site for location is, apart from incidental operations such as placement on foundation supports and connection to utilities, ready for occupancy. This **use** does not include "park model" **recreational vehicles**.

Modular Housing means a **one-family dwelling, garden suite**, or **carriage suite** which is modular or prefabricated meeting CSA Standard A277-M1990, "Procedues for Certification of Factory-Built Houses", or equivalent, but does not include manufactured homes meeting CAN/CSA-Z240-MH Series "Mobile Homes" standards, or equivalent.

Motorcycle sale, rental, repair and service means land, **buildings** and **structures** used for the sale, rental, repair and servicing of motorcycles and motorcycle parts.

Multiple Residential Zone means any **Zone** with a short form starting with "RM", "RT", or "CH". *(Bylaw No. 2274)*

N

Natural boundary means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the body of water a character distinct from that of its banks, in vegetation, as well as the nature of the soil itself.

Non-conforming use means any lawful **use** existing at the time of the adoption of this Bylaw which does not conform to all the provisions of this Bylaw for the **Zone** in which such **building** or **use** is located.

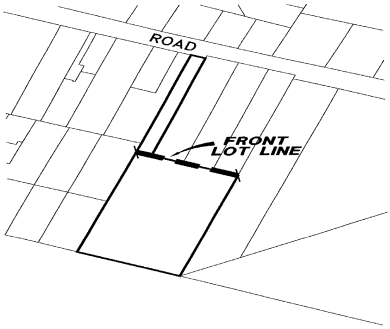
O

Office means **buildings** used for conducting the administrative functions of a business, profession, service, industry, government or similar activity but does not include the sale, rental, servicing, repair or manufacturing of any products or goods. Typical **uses** include government administration, the administration of not-for-profit organizations, the operation of law firms, accounting firms, engineering firms, medical or dental clinics (including **accessory licensed pharmacies**), physiotherapy, chiropractic or massage therapy clinics, medical imaging and laboratory services, and real estate agencies.

Outdoor recreation facility – see **recreation facility, outdoor**.

P

Panhandle lot means any **lot**, with any of the **building envelope** situated directly behind another **lot** such that an access strip, which is an integral part of the **lot**, provides the **lot frontage** as shown in the drawing below:



Parking facility means land, **buildings** and **structures,** the **principal use** of which is the temporary parking of **automobiles** on an hourly or daily basis, but does not include the long-term storage of vehicles or the parking of boats, **recreational vehicles** or **automobiles** lacking a current license decal. This **use** does not include the **accessory** parking of **automobiles** in conjunction with another permitted **use**.

Pawn shop means **buildings** and **structures** used for keeping goods and chattels at pawn, and the sale of such goods and chattels. This **use** does not include **consignment sales.**

Personal service establishment means land, **buildings** and **structures** used for providing services related to the care and appearance of the body or the cleaning or repair of personal effects, including but not limited to: aestheticians, barber shops, beauty salons, clothes alteration or repair, laundry and dry cleaning services, shoe repair and watch repair. This **use** excludes the fabrication or manufacturing of goods for retail or wholesale distribution, **body rub parlours**, and **escort or dating** s**ervices**.

Pet daycare means the daytime lodging of cats, dogs, or other domestic pets entirely within an enclosed **building**, for another person for financial gain, and may include **accessory office**, retail sales of pet food and care products, **pet grooming** and training. This **use** excludes the keeping of animals overnight, an **animal shelter** or an animal pound.

Pet grooming means the use of **buildings** and **structures** for the grooming of dogs and cats entirely within an enclosed **building**, and may include the **accessory** retail sale of pet food and care products. This **use** does not include **pet** d**aycare**, **boarding kennels**, **breeding kennels**, or overnight accommodation of animals.

Piggery means premises in which more than two pigs are kept.

Place of worship means **buildings** and **structures** where people gather for religious or spiritual purposes and may include **accessory uses** including child care services, administrative offices and food preparation and service.

Preschool means land, **buildings** and **structures** used for providing care and education to preschool age children not related by blood or marriage to the operator, for a maximum of four hours per day per child in accordance with the *Community Care and Assisted Living Act*. This **use** does not include **group daycares** or **schools**.
Principal means, in relation to a **use**, **building** or **structure,** the main or primary **use**, **building** or **structure**, as the case may be, conducted or constructed on a **lot**.

Public Assembly and Entertainment Uses means a public gathering of persons for scientific, educational, cultural, religious, philanthropic, charitable, recreational purposes, or any other purpose not otherwise specifically defined in this Bylaw. *(Bylaw No. 1992)*

R

Rear Building Line means the line parallel to the rear lot line, passing through the point of the building nearest the rear lot line.

Rear lot line - see l**ot line, rear**.

Recording and Broadcast studio means a facility for the production of radio and television programming and the production of audio recordings, which may also include the simultaneous recording and broadcast through the airwaves, by wire (e.g.: telecom or cable) or by way of the internet, as in the example of podcasts.
(Bylaw No. 1951)

Recreation facility, indoor means land, **buildings** and **structures** used for sports and recreational activities conducted indoors. Typical **uses** include **fitness centres**, swimming pools, hockey rinks, curling rinks, gymnasiums, indoor tennis courts and indoor athletic fields. This **use** may include **accessory** food and beverage services and the **accessory** retail sale of health and fitness merchandise.

Recreation facility, outdoor means land, **buildings** and **structures** used for sports and recreational activities conducted outdoors other than motorcycle, **automobile**, go-kart and dog racing and outdoor shooting. Typical **uses** include sports fields, swimming pools, hockey rinks, tennis courts, bowling greens, fitness trails and skateboard parks. This **use** may include **accessory** seating areas for spectators and **accessory buildings** for washrooms, change rooms and equipment storage and **accessory** food and beverage services.

Recreation vehicle means a vehicle or trailer designed or used primarily for accommodation during travel or recreation, and includes motorhomes and park model **recreational vehicles**, travel trailers, fifth wheel trailers, campers, any trailer designed to provide any form of accommodation, utility and boat trailers, boats, jet skis and off-road vehicles.

Recycling depot means land, **buildings** and **structures** used for the collection and temporary storage of recyclable materials, but does not involve the processing of recyclable materials (other than compaction); the storage of paints, solvents or other hazardous materials; or outdoor compaction and storage.

Recycling facility means land, **buildings** and **structures** used for the collection, storage, sorting and shipping of recyclable materials, but not including **automobiles** or **automobile** parts, large equipment or wood waste.

Research and development facility means land, **buildings** and **structures** used for scientific or industrial research, investigation, testing, analysis, experimentation and product development, and may include **accessory office**, conference, and training facilities.

Residential building means a **one-family dwelling**, **two-family dwelling**, t**ownhouse** or **apartment**.

Residential hotel means **buildings** and **structures** used to provide accommodation to the traveling public and persons temporarily residing in the City, in units which contain individual sanitary facilities including water closet and wash basin, and which may contain cooking facilities, in respect of which:

(1) The stay of any individual is limited to a maximum of 180 days in a calendar year; and

(2) A guest register is required to be kept pursuant to the *Hotel Guest Registration Act*.

Residential use means the occupancy or **use** of a **building** or part thereof as a **dwelling unit**, and specifically excludes the **use** of a **building** or part thereof as accommodation for the traveling public, except where permitted as a **bed and breakfast.**

Residential Zone means any **Zone** with short forms starting with "R", "RS" or "RH".

Restaurant means **buildings** and **structures** where food and beverages are prepared and served to the public, which may be licensed under the *Liquor Control and Licensing Act*. This **use** may include **accessory** outdoor seating areas, but does not include a **drive-through restaurant**.

Restaurant, drive-through means a **restaurant** where food and beverages are provided to patrons seated within an **automobile** and includes any associated speaker system or electronic message board required for such service.

Restricted Zone means the following zones: RR1, RR3, RR6, RR6A, RR7, RS1, R2, RL1, CH2, BP1A Area D, RCBM1 Area 6, CD8 Area 1, CD13, CD14, and CD20 Areas 3 and 4. *(Bylaw No. 2183)*

Retail store means land, **buildings** and **structures** where goods are offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods sufficient only to service such premises. This **use** may include **consignment** s**ales**, a **second hand dealer** or a **convenience store**, but does not include any other retail sales **use** specifically permitted by this Bylaw.

Rural Residential Zone means any **Zone** with a short form starting with 'RR'.

S

School means land, **buildings** and **structures** used to provide education to a body of students in accordance with the *School Act,* including **preschools**, elementary, middle and high **schools**.

Second hand dealer includes every person carrying on the trade or business or purchasing or selling any second hand goods or who keeps a store, shop, or other place of business for the purpose of carrying on such trade or business, but does not include a retail merchant or trader who in good faith accepts as a trade-in any chattel as

part only of the consideration for the sale by him of another chattel where the balance of the sale consideration is paid or payable in money, the lawful currency of Canada, and who subsequently sells the trade-in.

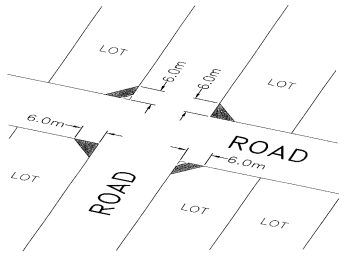
Secondary suite means an accessory dwelling unit located within a one-family dwelling or a two-family dwelling. (*Bylaw No. 2213)*

Senior citizens apartment – see **apartment, senior citizens.**

Setback means the shortest distance from a **lot line** or other feature to a **building** or **structure**.

Shopping centre means commercial premises located in one or more **buildings** designed as an integrated unit.

Sight triangle means the area formed by a triangle in the angle formed by the intersection of two **highway** right-of-way boundaries, or boundaries produced and bounded by a line joining two points in those boundaries, 6 m (19.7 ft) from the point of intersection, as shown shaded in the drawing below:



Sign means any device or medium including its supporting **structure** visible from any **highway** or **lot** other than the one on which it is located and which is used to attract attention for advertising, information or identification purposes.

Silviculture means land used for growing, cultivating, protection and harvesting of forest products grown on the same site, but does not include the manufacturing or processing of any forest products.

Special wholesale means land, **buildings** and **structures** used for retail sale of goods to the public from a **warehouse**-style facility.

Streamside Protection and Enhancement Area (SPEA) means an area, as defined in the *Riparian Areas Regulation*:

(1) Adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and

(2) The size of which is determined according to the regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

Structure means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, including any satellite dish, heat pump, gas meter, propane tank or other attached mechanical equipment, but excluding any fence, beehive, little free library, retaining wall, underground sewage disposal facility, and paved or concrete surface. *(Bylaw No. 2213)*

Suite means a **dwelling unit** that is accessory to a one-family dwelling and must be located within the one-family dwelling (**secondary suite**) or within an accessory building (**garden suite or carriage suite**). *(Bylaw No. 1992)*

T

Taxi office means an **office** from which taxis are dispatched, but does not include the parking, storage or marshalling of taxi.

Temporary construction and real estate marketing office means **buildings** and **structures** used during the construction period for the management of construction activities or marketing of real estate located on or near a **development** site in respect of which a Building Permit has been issued and has not expired.

Theatre, drive-in means land, **buildings** and **structures** consisting of an outdoor movie screen, a projection booth and a parking area used for the viewing of movies from within **automobiles** and may include **accessory** food and beverage sales.

Tourist information centre means land, **buildings** and **structures** used to provide information about attractions, lodging, maps and similar material to the travelling public or visitors to an area.

Townhouse means:

(1) At least three **dwelling units** on one **lot**; or

(2) In the case of a **building** or land subdivided pursuant to the *Strata Property Act*, at least three **dwelling units** on the lands included within the strata plan; or

(3) In the case of a **building** and land subdivided pursuant to the *Land Title Act*, at least three **dwelling units**, separated by party walls as defined by the *BC Building Code;*

where each **dwelling unit** is intended to be used as a permanent residence of one **family** (excluding any **accessory** rental **dwelling unit**, where permitted) and has a separate entrance at grade.

Training and education facility means land, **buildings** and **structures** where students are taught curriculum and/or provided training or certification with regards to a specific trade, service or skill and may include: **accessory** administration, athletic activities, food service, research facilities and student accommodation. Typical **uses** may include, but are not limited to: universities, colleges, tutoring, trade schools, and driving schools.

Transited-Oriented Area (TOA) means a geographic area within a prescribed distance from a transit station as defined by provincial regulation and shown on Schedule W. *(Bylaw No. 2155)*

Transportation terminal means land, **buildings** and **structures** used for the arrival and departure of passengers travelling by air, rail, water, bus, taxi or other motor vehicle, and may include **accessory** facilities for the storage and forwarding of goods transported by those means. This **use** does not include a bus stop.

U

Unenclosed storage means an area not contained within a **building** or **structure** where materials and equipment including but not limited to: construction materials, equipment, solid fuels, lumber and new building materials, monuments and stone products, **utility** equipment, or other materials, goods, products, equipment or machinery other than salvage or scrap materials, derelict **automobiles** or **large automobiles**, and materials ordinarily placed in a landfill are stored, baled, placed, piled or handled.

Unlicensed vehicle means an automobile or large automobile that does not display number plates with active Vehicle Insurance. *(Bylaw Nos. 1944, 2126)*

Use means the purpose or function to which land, the surface of water, **buildings** or **structures** are designed, intended to be put, or put.

Utility means land, **buildings** and **structures** used to provide water, sewer, electrical, telephone, and similar services.

V

Vehicle Insurance means vehicle insurance as defined in the *Insurance (Vehicle) Act. (Bylaw No. 2126)*
Veterinary practice means the care and treatment of domestic animals by a registered veterinarian, including overnight hospitalization, but not including the care and treatment of farm livestock such as horses, cattle, sheep, goats or pigs, or the keeping or boarding of healthy animals, or the incineration or other disposal of animal carcasses.

Viniculture means the cultivation of grapes for winemaking.

W

Warehouse means a **buildings** or **structures** in which finished goods, products and materials are received and stored for distribution, including the packaging, repackaging, distribution and shipment of goods, products and materials, but not including retail sales or the bulk storage and distribution of industrial fluids including, but not limited to: fuels, solvents or lubricants.

Watercourse means any natural or man-made depression with well-defined banks and a bed 0.6 m (2 ft) or more below the surrounding land giving direction to a current of water at least six months of the year, a marsh, pond, lake or stream having a drainage area of 2.0 km^2 (494.2 ac) or more.

Winery means land, **buildings** and **structures** used for the manufacturing and bottling of wine in accordance with the *Liquor Control and Licensing Act*. This **use** may also include **viniculture**, and **accessory** retail sales and service of wine and related products manufactured on-site.

Works yard means land, **buildings** and **structures** used for the storage, manufacturing, maintenance or repair of infrastructure, materials and equipment directly related to the construction and maintenance of infrastructure such as **highways** and **utilities**.

Z

Zone means a **Zone** established by Part 5 of this Bylaw.

1.02 Numbering

1.02.01 In the numbering used in this Bylaw, the first number indicates the Part of the Bylaw, the second number indicates the Section, the third number indicates the Subsection, the bracketed number indicates the Article, and the bracketed letter indicates the Clause, as follows:

8	Part
8.1	Section
8.1.2	Subsection
8.1.2(1)	Article
8.1.2(1)(a)	Clause

Part 2
GENERAL PROVISIONS

(Replaced by Bylaw No. 1662)

2.01 Application

2.01.01 The provisions of this Bylaw apply to the City of Langford shown on Schedule "A" (Zoning Map) which forms part of this Bylaw.

2.02 Requirements for Compliance

2.02.01 Land or the surface of water in the City of Langford may not be used, land may not be subdivided, **buildings** and **structures** on land or on the surface of water may not be constructed, altered, located or used, and **signs** may not be erected or located on any land except as specifically permitted by this Bylaw or the City of Langford Sign Bylaw.

2.02.02 All siting measurements must be made on a horizontal plane from the **natural boundary**, **lot line** or other feature specified in this Bylaw to the nearest portion of the **building**, **structure** or **use** in question.

2.03 Violation

2.03.01 A person commits an offence under this Bylaw, who, being an owner or occupier of land or of the surface of water in the City of Langford: *(Bylaw No. 1992)*

(1) Violates any property that is subject to regulation under this Bylaw, for the purpose of the provisions of this Bylaw;

(2) Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;

(3) Neglects or omits to do anything required under this Bylaw;

(4) Carries out, causes or permits to be carried out any development of land or the surface of water in a manner prohibited by or contrary to any of the provisions of this Bylaw; or *(Bylaw No. 1992)*

(5) Fails to comply with an order, direction or notice given under this Bylaw; or prevents or obstructs or attempts to prevent or obstruct a person authorized under Section 2.04 from entering on property.

2.04 Administration and Enforcement

2.04.01 Pursuant to Section 16 of the *Community* Charter, the City of Langford may enter, at any reasonable time, upon any property that is subject to regulation under this Bylaw for the purpose of determining whether the regulations are being observed. *(Bylaw No. 1992)*

2.04.02 A person must not obstruct any Bylaw Enforcement Officer, or any other designated person engaged in the administration or enforcement of this Bylaw. *(Bylaw No. 1992)*

2.05 Penalty

2.05.01 Every person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty not exceeding the maximum as stated in the *Offence Act* as amended from time to time. *(Bylaw No. 1992)*

2.05.02 Each day during which an offence against this Bylaw continueS is deemed to constitute a new separate offence. *(Bylaw No. 1992)*

2.05.03 The penalties imposed under Subsections 2.05.01 and 2.05.02 are in addition to and not in substitution for any other remedy that the City may pursue for a contravention of this Bylaw. *(Bylaw No. 1992)*

2.06 Non-compliance with Siting, Size and Shape Requirements

2.06.01 A **building** which exists at the time of adoption of this Bylaw, but which fails to comply with the requirements relating to siting, size and shape must not be altered or extended except in compliance with the requirements of this Bylaw. *(Bylaw No. 1992)*

2.07 Non-Conforming Uses

2.07.01 The regulations governing **non-conforming uses** are set forth in the *Local Government Act*.

2.07.02 The lawful **use** of any land, **building** or **structure** existing at the time of the adoption of this Bylaw may be continued (subject to the provisions of the *Local Government Act*), despite such use being non-conforming with the provisions of this Bylaw. *(Bylaw No. 1992)*

2.08 Units of Measurement

2.08.01 Metric measurements are used in this Bylaw.

2.08.02 Imperial measurements included in this Bylaw do not form part of this Bylaw and are intended only as a convenience for the reader. In most cases they have been rounded up or down to the nearest decimal point.

2.09 Section 514 Subdivision

2.09.01 Despite the minimum **lot** sizes established by this Bylaw for various Zones, the minimum **lot area** that may be subdivided in accordance with Section 514 of the *Local Government* Act in the Walfred Road area (as defined by Schedule "F") is 40 ha (98.8 ac), and no **lot** created by such a subdivision in that area may be less than 2 ha (4.9 ac) in **lot area**; and

2.09.02 Despite the minimum **lot areas** established by this Bylaw for various Zones, the minimum **lot area** that may be subdivided in accordance with Section 514 of the *Local Government Act* in a rural area (as defined by Schedule "P") is 40 ha (98.8 ac) and no **lot** created by such a subdivision in that area may be less than 4 ha (9.9 ac) in **lot area**.

2.10 Severability

2.10.01 If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision shall be severed from the Bylaw and the decision that such provision is invalid shall not affect the validity of the remaining provisions of the Bylaw.

2.11 Development Permit Guidelines

2.11.01 Appendices A to V are adopted pursuant to Section 488 of the *Local Government Act* as guidelines pertaining to the Development Permit Areas designated in the Langford Official Community Plan.

Part 3
GENERAL REGULATIONS

(Replaced by Bylaw No. 1662)

3.01 Uses Permitted in Any Zone

3.01.01 Except where specifically excluded the following **uses**, **buildings** and **structures** are permitted in every Zone:

(1) **Uses**, **buildings** and **structures** which are **accessory** to a **principal** permitted **use**, **building** or **structure** on the same **lot**.

(2) **Utility** poles, underground electrical and telephone lines and telephone exchange **buildings**;

(3) Pipelines, radio, television and transmission towers (except that transmission towers are not desirable within 150 m [492.1 ft] of any **Residential Zones** or **school** sites) and wires, traffic control devices, clock towers, and underground or submarine utility systems, which may be sited on any portion of a **lot**;

(4) Water supply facilities including reservoirs, treatment plants, pumping stations intake structures and supply lines;

(5) Sewage collection, treatment and supply facilities including treatment plants, sewage pumping stations, storm drainage retention ponds, and sewer mains and service lines;

(6) Parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves;

(7) Road-side produce stands not exceeding a footprint 10 m^2 (107.6 ft^2) and used for the retail sale of farm products that are grown or reared on the land upon which the stand is located;

(8) Domestic composting of organic materials originating from a **lot** and used on that same **lot**, provided that the composting use does not cover more than 1% of the total **lot area**;

(9) Filming of motion pictures, but not including **film production studios**; and

(10) Facilities for police, fire or ambulance services; and

(11) **Temporary construction and real estate marketing offices**, subject to Section 3.06.

(12) **Community Gardens**. *(Bylaw No. 2274)*

3.02 Prohibited Uses

3.02.01 Any **use** not expressly permitted in this Bylaw is prohibited in every **Zone** and where a particular **use** is expressly permitted in one Zone, such **use** is prohibited in every **Zone** where it is not also expressly permitted.

3.02.02 The following **uses** are prohibited in every **Zone**:

(1) Commercial airstrips;

(2) Helipads other than those used for emergency landing or evacuation and those **accessory** to public safety **uses** such as **hospitals** or fire stations;

(3) Disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the *Environmental Management Act* or Regulations under that Act, or from the Capital Region Health Board;

(4) The disposal or storage of hazardous or toxic waste;

(5) The sale or distribution of *cannabis sativa* in any form and related drug paraphernalia, other than in a **licensed pharmacy** or as permitted in section 6.69C of this bylaw; *(Bylaw No. 1951)*

(6) The occupancy of any trailer, **recreational vehicle**, camper, or other vehicle as a residence;

(7) **Exotic dancing**;

(8) **Escort service or dating service**; and

(9) **Body rub parlours**.

(10) Boiling of Blood, Bone, Soap, and Tripe;

(11) Refining of Coal Oil;

(12) Extracting Oil from Fish;

(13) Storing Hides;

(14) Tallow melting;

(15) Slaughtering of animals;

(16) Manufacturing of gas, alkali, sulphuric acid, chemical manure, nitric acid, suphate and muriate of ammonia, chlorine or bleaching powder.

3.02.03 For clarity, any suite which is not permitted by the regulations of the applicable Zone as laid out in Part 6 of this Bylaw or which does not comply with section 3.08 of this Bylaw must be decommissioned. *(Bylaw No. 1992)*

3.03 Vehicle Storage

(1) Except where specifically permitted, no **lot** with a **lot area** greater than or equal to 550 m^2 (5,920.2 ft^2) may be used for the keeping of more than one **unlicensed vehicle**, other than a farm vehicle or ***recreation vehicle***, which is not completely enclosed in a **building** or **structure**; *(Bylaw No. 2126)*

(2) Except where specifically permitted, no **lot** with a **lot area** less than 550 m^2 (5,920.2 ft^2) may be used for the keeping of any ***recreation vehicle*** or **unlicensed vehicle** which is not completely enclosed in a **building** or **structure**; *(Bylaw Nos. 2126 and 2082)*

(3) No **lot** may be used for the keeping of detached parts of **automobiles** or **large automobiles**, unless the parts are completely enclosed in a permanent **building**. *(Bylaw No. 2126)*

3.03.02 No **unlicensed vehicle** of any type may be stored on a lot in a location between the **abutting highway** and the **front building line**. *(Bylaw No. 2126)*

3.03.03 No vacant **lot** in any **Residential Zone** may be used for the keeping of **unlicensed vehicles**, **large automobiles** or **automobile** parts. *(Bylaw No. 2126)*

3.04 Agricultural Land Reserve

3.04.01 Despite any regulation in this Bylaw, land designated as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act*, will be subject to:

(1) The *Agricultural Land Commission Act*;

(2) Regulations made under the *Agricultural Land Commission Act*; and

(3) Relevant orders of the Provincial Agricultural Land Commission made under the *Agricultural Land Commission Act*.

3.05 Accessory Buildings and Structures

3.05.01 **Every Zone**

The following regulations apply to **accessory buildings** and **structures** located in every **Zone**:

(1) An **accessory building** or **structure** may not be used for human habitation, except as otherwise provided for in this Bylaw.

(2) No **accessory building** may be located within 1 m (3.3 ft) of any **principal building**, or attached to any **principal building** by any means other than as provided in Article 3.05.01(3) below.

(3) Where an **accessory building** is attached to a **principal building** by a foundation, floor, walls and roof it shall be considered part of the **principal building** and must comply in all respects with the requirements of this Bylaw applicable to a **principal building**.

(4) Despite any **setback** requirement in any **Zone**, no **accessory building** may be located within 15 m (49.2 ft) of a **front lot line** unless it complies with the **front lot line setback** requirements applicable to the **principal building.**

(5) A satellite dish antenna installed on the roof of a **building** may not extend above the maximum **height** permitted for the **building** upon which it is located.

(6) A satellite dish antenna installed on the ground is subject to the **setbacks**, **lot coverage** and **height** regulations for **accessory buildings** and **structures** for the **Zone** in which it is located.

(7) Metal containers designed and constructed for shipping may not be placed on any **lot** in conjunction with an existing **residential use**.

(8) Eaves and gutters may project into the **accessory building setbacks** specified in this Section by not more than 1 m (3.3 ft), provided that a **setback** of at least 0.45 m (1.5 ft) is maintained.

3.05.02 **Agricultural, Residential, Rural Residential, Multiple Residential Zones, and Comprehensive Development Zones**

The following regulations apply to **accessory buildings** and **structures** located in **Agricultural**, **Residential**, **Rural Residential**, **Multiple Residential**, and **Comprehensive Development Zones**:

(1) Despite any **setback** requirement in any **Zone**, no **building** or **structure** for an **agriculture use** may be located within 30 m (98.4 ft) of the **front lot line** or within 15 m (49.2 ft) of any other **lot line**.

(2) Despite any **setback** requirement in any **Zone**, no **building** or **structure** for an **intensive agriculture use** may be located within 90 m (295.3 ft) of the **front lot line** or within 30 m (98.4 ft) of any other **lot line**

(3) The **height** of an **accessory building** shall not exceed the maximum **height** for a **building** or **structure** permitted in Part 6 of this Bylaw, with the exception that:

(a) Any **building** that is **accessory** to a **one-family dwelling** or **two-family dwelling** may not exceed a **height** equal to:

i. Either 4.5 m (14.8 ft) or 60% of the **height** of the **principal dwelling**, whichever is greater; or

ii. Two storeys, or the **height** of the **principal dwelling** where the **principal use** on the property is a **one-family dwelling** and the **lot area** is greater than or equal to 1,000 m^2 (0.3 ac); and

(b) Any **building** that is **accessory** to a multi-family residential **use** may not exceed 4.5 m (14.8 ft) in **height**.

(4) The total floor area of all the buildings that are accessory to a residential use on any lot may not exceed 30 m^2 (323 ft^2), except under the following circumstances.

Use	Lot Size	Maximum Total Floor Area
One-family residential	200 m^2 – 799 m^2	65 m^2 (700 ft^2)
One-family residential	800 m^2 – 999 m^2	80 m^2 (861 ft^2)
One-family residential	1,000 m^2 (10,764 ft^2) or greater	180 m^2 (1,937 ft^2), plus an additional 10 m^2 (107.6 ft^2) of floor area for each additional 100 m^2 (1,077 ft^2) of lot area in excess of 1,000 m^2
Multi-family residential	-	10 m^2 (107.6 ft^2) per dwelling unit on the lot

Under no circumstance may accessory buildings and structures exceed the maximum site coverage regulations in Part 6 of this Bylaw.

(5) Despite any **setback** requirement in any **Zone**, no **accessory building** may be located within 1 m (3.3 ft) of a **side lot line** or **rear lot line** or within 6 m (19.7 ft) of an **exterior side lot line** except in the CD3 Zone, and except where a common **garage** is erected on a common **lot line**, provided, however, that an **accessory building** in a **Multiple Residential Zone** may not be located within 3 m (9.8 ft) of a **lot line** which **abuts** an **Agricultural**, **Rural Residential**, or **Residential Zone**.

(6) The following regulations also apply to **accessory buildings** on **corner lots** in an **Agricultural**, **Rural Residential**, **Residential**, **Multiple Residential**, or **Comprehensive Development Zone**, except the CD3 Zone:

(a) An **accessory building** on a **corner lot** may not be located closer to the **exterior side lot line** than the minimum **setback** for the **principal building**; and

(b) An **accessory building** on a **corner lot** may not be located within 2 m (6.6 ft) of any **rear lot line** that **abuts** a **lot** in an **Agricultural**, **Rural Residential**, **Residential**, or **Multiple Residential Zone**.

3.05.03 **Commercial, Industrial and Institutional Zones**

The following regulations apply to **accessory buildings** and **structures** located in **Commercial**, **Industrial**, **Institutional**, and **Comprehensive Development Zones**:

(1) An **accessory building** on a **corner lot** may not be located closer to the **exterior side lot line** than required for the **principal building**; and

(2) An **accessory building** may not be located within 3 m (9.8 ft) of any **rear lot line** that **abuts** a **lot** in an **Agricultural**, **Rural Residential**, **Residential**, or **Multiple Residential Zone**.

3.06 Temporary Buildings

3.06.01 Temporary **buildings** or **structures** may only be erected for the following purposes: **offices** for construction or real estate marketing coordination; and

3.06.02 The permitted temporary **buildings** or **structures** are only permitted for a period not to exceed the duration of construction.

3.07 Two-Family Dwellings

3.07.01 The following regulations apply to **two-family dwellings** in all Zones:

(1) A **common wall** in a **two-family dwelling** must have, at any one storey level, a horizontal dimension of at least 15% of the total perimeter wall length of the **two-family dwellings** combined, measured at the outer surface of the exterior walls and the **common wall** including enclosed **garages** or **carports**.

(2) Both **dwelling units** must contain a minimum of 4.5 m (14.8 ft) of linear wall length of habitable space facing the **front lot line** or **exterior side lot line** except that this regulation does not apply to the CD3 Zone or to **two-family dwellings** located on **lots** within an Agricultural or Rural Residential Zone if the **lot** is 4,000 m^2 (1 ac) or more in **lot area**.

(3) A **suite** is prohibited in conjunction with any **two-family dwelling**, unless otherwise expressly permitted in Part 6 of this Bylaw. *(Bylaw No. 2213)*

(4) The keeping of more than two **boarders** per **dwelling unit** is prohibited in any **two-family dwelling**.

(5) Notwithstanding Section 3.07.01(2), for lots with a lot width below 11 m, where a **two-family dwelling** is permitted by Part 6 of this Bylaw, the linear length of habitable space facing the **front lot line** or **exterior side lot line** may be reduced to 3 m. *(Bylaw No. 2213)*

3.08 Suites

A suite is permitted as an accessory use to a one-family dwelling, or other type of dwelling unit as specifically permitted in Part 6 of this Bylaw. There are three types of suites – secondary suites, garden suites, and carriage suites. *(Bylaw No. 2183)*

3.08.01 General Regulations for all Suites

(1) There may only be one suite per lot, unless otherwise permitted in Part 6 of this Bylaw; *(Bylaw No. 2183)*

(2) The owner must occupy either the principal dwelling, or the suite that is accessory to the principal dwelling; *(Bylaw No. 2213)*

(3) Deleted; *(Bylaw No. 2183)*

(4) An Occupancy Permit has been issued for the secondary suite;

(5) One additional off-street parking space shall be provided for the exclusive use of the occupancy of a suite, and this space shall not be located in tandem with any parking space for the principal dwelling to which the secondary suite is accessory;

(6) The suite and the principal dwelling unit to which it is accessory must be a single real estate entity. Strata titling is not permitted. *(Bylaw No. 2213)*

3.08.02 Additional Regulations for Secondary Suites

(1) The secondary suite must be completely contained within the principal dwelling unit to which it is accessory; *(Bylaw No. 2213)*

(2) The secondary suite must be integrated in a manner that maintains the form and character of the housing typology to which it is accessory; *(Bylaw No. 2213)*

(3) Deleted. *(Bylaw No. 2183)*

3.08.03 Regulations for Garden suites and Carriage Suites

(1) Garden suites and carriage suites are not permitted on lots within the “City Centre” designation as delineated in the Official Community Plan;

(2) Garden suites or carriage suites must be completely contained in a detached accessory building;

(3) Garden suites and carriage suites may be constructed as **modular housing**; *(Bylaw No. 2213)*

(4) Garden suites or carriage suites may not be located;

(a) Within 3 m (9.8 ft) of the primary dwelling;

(b) Within 1 m (3.2 ft) of any rear lot line;

(c) Within 1 m (3.2 ft) of any interior side lot line;

(d) Within 3m (9.8ft) of any front lot line or exterior side lot line, except that no garage or carport that faces either a front or exterior side lot line may be located within 5.5 m (18 ft) of that lot line;

(5) A garden suite or carriage suite is only permitted on a lot having a width greater than or equal to 11 m (36.1 ft) and adepth greater than or equal to 29 m (95.1 ft);

(6) Only one driveway per lot is permitted;

(7) Rooftop patios are not permitted;

(8) Garden suites or carriage suites must be connected to municipal sanitary sewer or provide confirmation of adequate septic capacity prior to the issuance of a building permit;

(9) All accessory buildings and structures on the lot including garden suites and carriage suites may not exceed the maximum footprint set out in section 3.05.02(4) or the maximum lot coverage of the applicable zone in Part 6 of this Bylaw;

(10) If a suite already exists within the primary dwelling it must be decommissioned prior to the issuance of a building permit for the garden suite or carriage suite, unless both a secondary suite and either a carriage or garden suite are specifically permitted in Part 6 of this Bylaw. The following must occur: *(Bylaw No. 2183)*

(a) Removal of **kitchen** OR removal of shower/bathtub and the plumbing lines; and *(Bylaw No. 1992)*

(b) Remove the exterior access OR sufficiently open access to the principal dwelling.

3.08.04 **Additional Regulations for Garden Suites**

(1) Permitted only on lots over 400 m^2 (5,305.6 ft^2) unless otherwise noted in Part 6 of this Bylaw;

(2) Must be located behind the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 65 m^2 (700 ft^2);

(4) Height maximum of 4.5 m (14.8 ft).

3.08.05 **Additional Regulations for Carriage Suites**

(1) Permitted only on lots over 1,000 m^2 (10,764 ft^2) unless otherwise noted in Part 6 of this Bylaw; *(Bylaw No. 2183)*

(2) Must be located in front of the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 90 m^2 (969 ft^2);

(4) Height maximum of two storeys;

(5) Ground floor of the carriage suite must be exclusively used for vehicle parking;

(6) Are not permitted on panhandle lots;

(7) On lots over 4,000 m^2 (1 ac);

  (a) Section 3.08.05(2) does not apply;

  (b) Permitted on panhanlde lots, despite Section 3.08.05(6);

  (c) Ground floor may contain uses other than a garage, including but without limiting the generality of the foregoing: workshop, storage, or art studio;

(8) Where permitted on lots less than 1,000 m^2 (10,764 ft^2) as per Part 6 of this Bylaw:

  (a) May not be located within an accessory building that has a building footprint of more than 60 m^2 (645 ft^2);

  (b) May not have a gross floor area of more than 60 m^2 (645 ft^2);

  (c) May only be located on lots with laneway access, corner lots, or on a lot that shares a driveway with an adjacent lot that benefits from a registered recipricol access easement;

  (d) May be located on lots with a minimum width of 9.5 m (31ft) and a minimum depth of 29 m (95 ft) provided that the lot has direct vehicle acces from a highway, laneway, access route in a bare land strata plan, registered access easement, or other secondary access route;

  (e) The one-family dwelling to which the carriage suite is accessory may not contain vehicle parking;

  (f) Notwithstanding the definition of “height” in Part 1, Section 3.05.02(3), and 3.08.05(4), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade of the lot.

3.09 Home Occupations

3.09.01 All Three Types

Three types of **home occupation** are permitted depending on the type of **dwelling unit** in which the **home occupation** is conducted and the size of the **lot** on which it is located. The following regulations apply to all three types of **home occupations**.

(1) The types of **home occupations** permitted are determined as follows:

(a) A **home office** is permitted as an **accessory use** in any **dwelling unit**, including **one**- and **two-family dwellings**, **suites**, **manufactured homes**, and **apartment** units;

(b) A **home business** is permitted as an **accessory use** to a **one**- or **two-family dwelling** located on a **lot** with a **lot area** less than 4,000 m^2 (1 ac); and

(c) A **home industry** is permitted as an **accessory use** to a **one**- or **two-family dwelling** located on a **lot** with a **lot area** of 4,000 m^2 (1 ac) or larger.

(2) **Home occupations** may not alter the residential character of the properties on which the commercial activity takes place, and more specifically may not:

(a) Cause or result in any variation or alteration in the external residential appearance of the land and premises in which it is carried on;

(b) Produce noise, vibration, smoke, dust, odour, litter, or heat, other than that normally associated with a dwelling;

(c) Create or cause any fire hazard, electrical interference;

(d) In the case of a **bed and breakfast home business**, cause an increase in demand for, or usage of, on-site parking or parking on the adjacent street beyond one vehicle per room used for guest sleeping accommodation for guests; or

(e) In the case of all other **home occupations**, cause an increase in demand for, or usage of, on-site parking or parking on the adjacent street beyond what would normally be associated with two visitors per hour to residential premises between the hours of 9:00 am and 6:00 pm, Monday to Friday, and one visitor per hour at other times.

(3) The following **uses** are prohibited for all types of **home occupation**:

(a) Dance instruction or performance area except dancing lessons for children under 16 years old in classes of six or fewer;

(b) Orchestra or band training;

(c) Restaurant;

(d) Manufacturing, welding, or any other **light industrial use**;

(e) The salvage or repair, or both, of **automobiles** or **large automobiles**;

(f) Business that requires the marshalling of **automobiles** or **large automobiles**;

(g) Storage of more than one **automobile** or **large automobile** over 8,600.0 kg GVW on lots with a **lot area** less than 4,000 m^2 (1 ac); and

(h) Retail or wholesale sale of goods except for goods manufactured or produced as part of a **home occupation**;

(4) **Home occupations** must be conducted entirely within a **dwelling unit,** except that on **lots** with greater than or equal to 550 m^2 (5,920.2 ft^2) of **lot area**, **home occupations** may be conducted within an **accessory building** provided that minimum on-site parking requirements are satisfied**.**

(5) Despite Article 3.09.01(4), **catering** must be contained within a **one-family dwelling**.

(6) Not more than 25% of the **gross floor area** of a **dwelling unit** may be used for **home occupation** purposes.

(7) No storage of materials, commodities, or finished products is permitted in connection with the operation of a **home occupation** other than within a permitted **building** or within a contractor's yard as provided for in article 3.09.04(1).

(8) Except for one unilluminated **sign** not exceeding 0.2 m^2 (2.2 ft^2) in area, no **sign** or other advertising matter may be exhibited or displayed on the premises or **lot** where a **home occupation** is conducted.

(9) The operator of every **home occupation** must obtain a Business License issued by the City of Langford.

(10) The operator of every **home occupation** must comply with all licencing, health and other application regulations of British Columbia and the Capital Regional District.

(11) Any **home occupation** that is a food services establishment as defined in the Food Premises Regulation under the *Public Health Act* must be approved by the Medical Health Officer prior to operation.

(12) A **home occupation** may not employ more than one employee who does not reside on the premises.

(13) In addition to the off-street parking spaces required for the **dwelling unit**, parking for **home occupations** shall be provided in accordance with Part 4.

(14) No **automobiles** that are used by the proprietor of a **home office** or by another person engaged in the business with which the **home office** is associated, may be kept or parked on the premises at which the **home office** is carried on, with the sole exception of **automobiles** used by the proprietor or any other resident of the premises for purposes unrelated to the **home office**.

(15) A **pet grooming** business, as a **home occupation**, must be conducted entirely within a **dwelling unit** or permitted **accessory building**. Dogs or cats that are awaiting grooming or that have been groomed must be kept indoors, and must not be allowed to roam, or be leashed, penned or caged outdoors.

3.09.02 **Home Offices**

The following regulations apply to **home offices**:

(a) A **home office** may not serve customers on the **lot** on which the **home office** is located nor cause an increase in demand for, or usage of, on-site parking or parking on the adjacent street.

(b) Not more than 25% of the **gross floor area** of a **dwelling unit**, and not more than 65 m^2 (699.7 ft^2) of total **gross floor area** on any **lot** may be used for **home office** purposes.

3.09.03 **Home Businesses**

The following regulations apply to **home businesses**:

(1) The following **uses** and no others are permitted as **home businesses**:

(a) **Artist or craftsperson studio** and **household equipment and appliance service and repair**, but excluding boat building and refurbishing, auto refurbishing, cabinet making and furniture making;

(b) **Bed and breakfast** limited to two rental rooms;

(c) **Catering** in a **one-family dwelling**;

(d) **Community care facility**, subject to Section 3.26;

(e) **Office**;

(f) **Personal service establishment**, limited to a single patron at any given time; **Pet grooming; and**

(g) The husbandry and rearing for sale of fish, amphibians, reptiles, invertebrates, or birds in enclosed **buildings** for wholesale or retail sale, but specifically excluding on-site processing for food.

(2) A **home business** other than a **bed and breakfast**, **home occupation daycare** or **community care facility** must not occupy more than 25% of a **dwelling unit**, and not more than 65 m^2 (699.7 ft^2) of **gross floor area** on any **lot**.

(3) A **community care facility**, for the care of not more than eight persons or as a residence for no more than 10 persons, not more than six of whom are persons in care, is permitted as an **accessory use** in a **one-family dwelling**.

(4) A **home occupation daycare**, for the care of not more than eight children, is permitted as an **accessory use** in a **one-family dwelling**, **two-family dwelling**, or **townhouse** unit.

3.09.04 **Home Industries**

The following regulations apply to home **industries**:

(1) All of the **uses** permitted in Article 3.09.03(1), the following **uses**, and no others are permitted as **home industries**:

(a) Small scale manufacturing which is carried on entirely within the **dwelling unit** or an **accessory building** including the fabrication of cabinets and furniture;

(b) Contractor's yard, provided that no more than two **automobiles** or **large automobiles** used in the **home industry** may be stored on the **lot** and no more than 500 m^2 (5,382 ft^2) of **lot area** may be used for outdoor storage;

(c) **Breeding kennels** subject to Section 3.11; and

(d) Propagation of plants, shrubs, fruits and vegetables for sale.

(2) A **home industry** must not occupy more than 25% of a **dwelling unit**, and not more than 90 m^2 (968.8 ft^2) of **gross floor area** on any **lot** .

(3) Any **accessory building** used for a **home industry** must be screened from **abutting lots** in a **Rural Residential**, **Residential**, or **Multiple Residential Zone** by a continuous **landscape and screening area** not less than 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft) at time of planting.

3.09.05 **Bed and Breakfasts**

The following additional regulations apply to **bed and breakfasts**:

(1) Not more than four guests may be accommodated at any one time.

(2) Not more than two bedrooms may be used to accommodate guests.

(3) No rental of equipment or material is permitted except to guests.

(4) A **bed and breakfast** may only be conducted within a **principal** dwelling or an approved **suite** and may only be operated in conjunction with the owners' concurrent residency of the property.

3.09.06 **Garage Sales**

The following regulations apply to **garage sales** on residential **lots**:

(1) **Garage sales** are only permitted on **lots** occupied by a **one-family dwelling**, a **two-family dwelling**, or a **townhouse**.

(2) No residential property shall be used for a **garage sale** more than three times within a twelve month period, and no single **garage sale** may be conducted for more than two consecutive days.

3.10 Boarding Kennels

3.10.01 In addition to the regulations for **home industries** in Section 3.09, the following regulations apply to **boarding kennels** in any Zone in which they are a permitted **use**:

(1) A **boarding kennel** is permitted as an **accessory use** on a **lot** with a **lot area** of 4.0 hectares (9.9 ac) or larger.

(2) The **buildings** and land associated with the **boarding kennel** use may not occupy more than 15% of the total **lot area**.

(3) Accommodation for not more than 30 animals may be provided on the **lot**.

(4) No **building** or land area used for dog boarding may be located:

(a) Within 30 m (9 .4 ft) of any **lot line**;

(b) Within 90 m (295.3 ft) of a residence existing at the time of construction or expansion of the **boarding kennel** facility unless such residence is occupied by the owner or a full-time employee of the **boarding kennel**;

(c) Within the **setback** distance from a **natural boundary** prescribed in Section 3.16 of this Bylaw; or

(d) In between the **front building line** of the **principal residential building** on a **lot** and the **abutting highway**.

(5) In addition to the off-street parking spaces required by Part 4 of this Bylaw, one parking space per five dog or cat enclosures must be provided for patrons of a **boarding kennel**.

(6) All dogs and cats must be kept within a **building** from 8:00 p.m. to 7:00 a.m. on the following day.

(7) All **buildings** and land areas used by dogs as part of the boarding kennel must be screened from **residential uses**, institutional **uses**, and **highways** by a **landscape and screening area** not less than 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of not less than 1.8 m (5.9 ft) in **height**, at the time of planting.

(8) A **boarding kennel** and its operation must also comply with the requirements of the Langford Animal Control Bylaw.

3.11 Breeding Kennels

3.11.01 In addition to the regulations for **home industries** in Section 3.09, the following regulations apply to **breeding kennels** in any Zone in which they are a permitted **use**:

(1) A **breeding kennel** is permitted as an **accessory use** on a **lot** with a **lot area** of 4,000 m^2 (1 ac) or larger.

(2) The **buildings** and land associated with the **breeding kennel use** may not occupy more than 15% of the total **lot area**.

(3) Accommodation for not more than six dogs or cats over the age of four months may be provided on the **lot**.

(4) No **building** used for dog breeding may be located:

(a) Within 30 m (98.4 ft) of a **front lot line** or **exterior side lot line**;

(b) Within 10 m (32.8 ft) of an **interior side lot line** or **rear lot line**;

(c) Within 90 m (295.3 ft) of a residence existing at the time of construction or expansion of the **breeding kennel** facility unless such residence is occupied by the owner or a full-time employee of the **breeding kennel**;

(d) Within the **setback** distance from a **natural boundary** prescribed in Section 3.16 of this Bylaw; or

(e) In front of the **front building line** of the **principal residential building**.

(5) In addition to the off-street parking spaces required by Part 4 of this Bylaw, one space must be provided for patrons of a **breeding kennel**.

(6) All dogs and cats must be kept within a **building** from 8:00 p.m. to 7:00 a.m.

3.12 A **breeding kennel** and its operations must also comply with the requirements of the Langford Animal Control Bylaw.**The Keeping of Animals for Domestic Purposes**

3.12.01 The keeping of horses, cattle, sheep, and goats for domestic purposes is permitted as an **accessory use** to the **residential use** of a **one-family dwelling** on any **lot** with an area of at least 4,000 m^2 (1 ac) in any **Residential Zone**, subject to the following regulations:

1) Horses, cattle, sheep and goats are limited to one animal for each 4,000 m^2 (1 ac) of **lot area**;

2) Horses, cattle, sheep and goats must be kept in a secure, fenced enclosure;

3) No **building** or **structure** used for the keeping of horses, cattle, sheep or goats or **unenclosed storage** of feed or manure may be located within 30 m (98.4 ft) of any **front lot line** or within 15 m (49.2 ft) of any other **lot line**;

4) The **accessory use** permitted by this Subsection includes the sale of meat, milk, milk products and wool produced on the premises;

5) The **accessory use** permitted by this Subsection includes the sale of manure produced on the premises, provided that the manure is securely bagged, if stored or displayed for sale within 15 m (49.2 ft) of any Lot Line.

3.12.02 The keeping of domestic poultry and rabbits is permitted as an **accessory use** to the **residential use** of a **one-family dwelling** on any **lot** greater than or equal to 4,000 m^2 (1 ac) in **lot area** in any **Residential Zone**, subject to the following regulations:

(1) The number of chickens, ducks, pigeons and rabbits, in total, that may be kept on any **lot** is limited to one for each 166 m^2 (1,786.8 ft^2) of **lot area**;

(2) Roosters are only permitted on land that is in the Agricultural Land Reserve (ALR);

(3) Domestic poultry must be kept in a secure, fenced enclosure;

(4) No **building** or **structure** erected for the purpose of keeping chickens, ducks, pigeons or rabbits or unenclosed storage of feed or manure may be sited within 3 m (9.8 ft) of any **rear lot line** or **side lot line**, or closer to a **front lot line** than the front face of the **principal** dwelling;

(5) No **building** or **structure** used for the keeping of domestic poultry other than chickens, ducks or pigeons or **unenclosed storage** of feed or manure may be located within 30 m (98.4 ft) of any **front lot line** or within 15 m (49.2 ft) of any other **lot line**;

(6) The **accessory use** permitted by this Subsection includes the sale of meat, eggs, fur and feathers produced on the premises; and

(7) The **accessory use** permitted by this Subsection includes the sale of manure produced on the premises, provided that the manure is securely bagged, if stored or displayed for sale within 15 m (49.2 ft) of any **lot line**.

3.12.03 The keeping of chickens, ducks, pigeons and rabbits for domestic purposes is permitted as an **accessory use** to the **residential use** of a **one-family dwelling** on any **lot** with a **lot area** less than 4,000 m^2 (1 ac) but not less than 550 m^2 (5,920.2 ft^2) in any **Residential Zone** subject to the following conditions:

(1) The number of chickens, ducks, pigeons and rabbits, in total, that may be kept on any **lot** is limited to four);

(2) Chickens, ducks, pigeons and rabbits must be kept in a secure, fenced enclosure;

(3) **Buildings** or **structures** that are erected for the purpose of keeping chickens, ducks, pigeons or rabbits may not exceed a cumulative **gross floor area** of 10 m^2 (107.6 ft^2) per **lot**;

(4) The siting and size of **buildings** or **structures** that are erected for the purpose of keeping chickens, ducks, pigeons or rabbits are subject to the requirements of this Subsection 3.12.03 where the requirements are different from those contained in Section 3.05 of this Bylaw, and the **gross floor area** of such **buildings** and **structures** may be excluded from the calculation of **accessory building** area under that Section;

(5) No **buildings** or **structures** erected for the purpose of keeping chickens, ducks, pigeons or rabbits or any **unenclosed storage** of feed or manure may exceed a height of 2.4 m (7.9 ft);

(6) No **building** or **structure** erected for the purpose of keeping chickens, ducks, pigeons and rabbits for domestic purposes or unenclosed storage of feed or manure may be sited within 3 m (9.8 ft) of any **rear lot line** or **side lot line**, or closer to a **front lot line** than the front face of the **principal** dwelling;

(7) The **accessory use** permitted by this Subsection includes the sale of eggs, meat, feathers and fur produced on the premises; and

(8) The slaughter of chickens, ducks pigeons or rabbits is prohibited on any **lot** less than 4,000 m^2 (1 ac) in **lot area**.

3.12.04 The keeping of bees and beehives for domestic purposes including the sale of honey produced on the premises is permitted as an **accessory use** to the **residential use** of a **one-family dwelling** on any **lot** in any **Residential Zone** with a **lot area** of at least 550 m^2 (5,920.2 ft^2) subject to the following conditions:

(1) The number of beehives shall not exceed two for any **lot** with a **lot area** greater than or equal to 550 m^2 (5,920.2 ft^2) and less than or equal to 800 m^2 (8,611.1 ft^2);

(2) The number of beehives shall not exceed one per 400 m^2 (4,305.6 ft^2) of **lot area** on **lots** greater than 800 m^2 (8,611.1 ft^2) in **lot area**; and

(3) All beehives must be sited to the rear of the **front building line** of any **principal building** and at least 3 m (9.8 ft) from any **lot line**.

3.13 Unenclosed Storage

3.13.01 Commercial, Industrial, and Business Park Zones

Where permitted in this Bylaw, **unenclosed storage** in the Industrial and **Business Park Zones** is subject to the following regulations unless otherwise expressly permitted in this Bylaw:

(1) The **unenclosed storage use** must not be located within 6 m (19.7 ft) of any **lot line** which does not **abut** a **lot** in a **Commercial**, **Business Park**, or **Industrial Zone**;

(2) The **unenclosed storage use** must not discharge or emit across **lot lines**:

(a) Odours, toxic or noxious matter or vapour;

(b) Heat, glare, or radiation; or

(c) Recurrently generated ground vibration.

(3) The maximum **height** of any **unenclosed storage use** may not be more than 3.5 m (11.5 ft) if the **lot abuts** any **lot** not located within an **Industrial Zone** or the BP1 Zone.

(4) Where an **unenclosed storage use** is located on a **lot** which **abuts** any **highway** or **lot** not located within an **Industrial Zone** or the BP1 Zone, the **unenclosed storage use** must be completely screened to a **height** of at least 2.5 m (8.2 ft) by **buildings** or a solid decorative fence located within a **landscape and screening area** not less than 1.5 m (4.9 ft) in width, or both. No display or storage of materials shall exceed a **height** of 1.8 m (5.9 ft) within 6 m (19.7 ft) of the **landscape and screening area**.

(5) Loading areas or truck yards associated with the **unenclosed storage use** must be screened as required in article 3.13.01(4).

3.14 Recycling Facilities

3.14.01 Recycling facilities are permitted in the C3, CS1, CS3, BP1, BP2, BP2A, BP3, BP4, BP7, BP8, M1, M2, M3, and CD3 (Area 4) *(Bylaw No. 2000)* Zones subject to the following requirements:

(1) The maximum area for **unenclosed storage** and sorting area is 2,000 m^2 (0.5 ac); and

(2) The use must comply with the regulations for **unenclosed storage** in Section 3.13 of this Bylaw.

3.15 Commercial Composting Facilities

3.15.01 In-vessel **commercial composting** of organic materials is permitted in any **Industrial Zone** or as otherwise permitted in Part 6 of this Bylaw, subject to the following requirements:

(1) The minimum **lot area** is 1,500 m^2 (16,145.9 ft^2); and

(2) Despite Section 3.13 of this Bylaw, the maximum **height** of stored topsoil, measured to the uppermost point of a topsoil pile, is 5 m (16.4 ft) and the uppermost point must be located at least two times its **height** from any **lot line**.

3.16 Flood Control and Environmental Protection

3.16.01 Despite any other regulation in this Bylaw, no **building** or any part thereof may be constructed, reconstructed, moved, or extended, nor may any **manufactured home** or **structure** be located:

(1) Within 30 m (98.4 ft) of the **natural boundary** of any **watercourse**;

(2) With the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a **mobile home** or unit, the ground level on which it is located:

(a) Less than 0.6 m (2 ft) above the two hundred year flood level as designated in the Official Community Plan; and

(b) Less than 1.5 m (4.9 ft) above the **natural boundary** of the sea or any other lake, swamp or pond; and

(c) Less than 1.5 m (4.9 ft) above the **natural boundary** of any other **watercourse**.

(3) Article 3.16.01(2) does not apply to:

(a) An alteration of an existing **building** or **structure** used as a residence that does not involve an addition exceeding 25% of the **gross floor area** of the **building** or **structure** prior to the alteration; or

(b) Farm **buildings** other than **dwelling units** and closed sided livestock housing; or

(c) Closed-sided livestock housing, if such livestock housing is elevated 1 m (3.3 ft) above the natural ground elevation; or

(d) An industrial **building**, if such **building** is flood proofed to an elevation equal to the two hundred year flood level as designated in the Official Community Plan.

3.16.02 No fill may be placed to support a **building** or **structure**, within 30 m (98.4 ft) of the **natural boundary** of any **watercourse**.

3.16.03 Municipal pumphouses and pump houses for irrigation purposes on either agricultural land or golf courses are exempt from Subsections 3.16.01 and 3.16.02.

3.17 Location and Siting of Buildings and Structures

3.17.01 Swimming Pools

No permanent swimming pool may be located in any required **setback** from a **front lot line** or within 3 m (9.8 ft) of any **side lot line** or **rear lot line**.

3.17.02 Underground Structures

The whole or any part of a **structure** below finished ground elevation, other than a swimming pool, may be sited on any portion of a **lot**.

3.17.03 Visibility at Intersections

No person may place or permit to be placed or grow, or permit to be grown, any tree, shrub, plant, fence, or other structure within a **sight triangle** above an elevation such that an object 0.9 m (3 ft) above the surface elevation of one **highway** is obstructed if viewed from a point 0.9 m (3 ft) above the surface elevation of the other **highway**.

3.18 Projections into Required Setbacks

3.18.01 The following features may project into a required **setback**, to the extent specified in Table 1:

Table 1: Permitted Projections into Required Setbacks

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Principal building, except those features noted separately below	All **lots**	From **exterior side lot line**	**Exterior side lot line abutting** a **highway** less than 4.5 m (14.8 ft) wide	**Principal building** may be located a minimum of 2 m (6.6 ft) from the **exterior side lot line**
Fireplaces, chimneys, eaves, gutters, bay windows, and ornamental features such as cornices, pilasters, belts courses, sills	All **lots**	3 m (9.8 ft) or greater	All types	**Setback** for the projecting feature only may be reduced by not more than 1 m (3.3 ft)
	All **lots**	Less than 3 m (9.8 ft)	**Interior side lot line** only	**Setback** for the projecting feature only may be reduced to 0.9 m (3 ft)
				Setback for projecting eaves and gutters only may be reduced to 0.45 m (1.5 ft)
Steps, sunlight control projections, canopies, balconies, decks (not including deck posts), or porches	Greater than or equal to 380 m^2 (4,090.3 ft^2)	n/a	All types	**Setback** for the projecting feature only may be reduced by not more than 1 m (3.3 ft)
	Less than 380 m^2 (4,090.3 ft^2)	n/a	**Front** or **rear lot line** only	**Setback** for the projecting feature only may be reduced by not more than 1 m (3.3 ft)

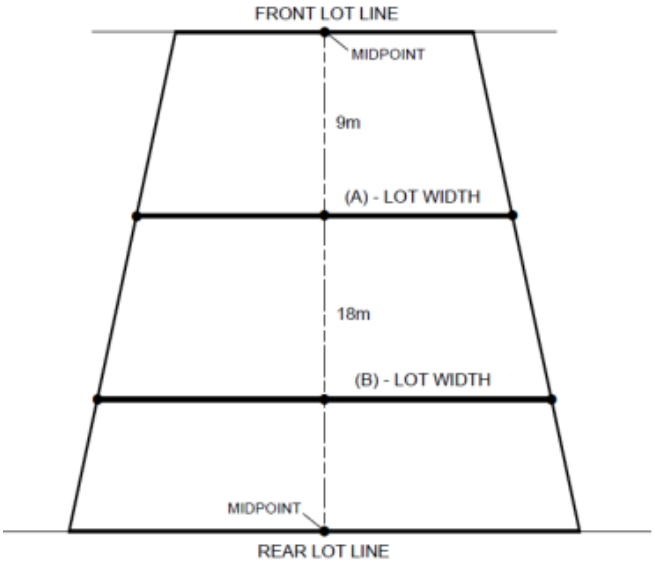
3.19 Calculation of Lot Width and Depth

3.19.01 Dimensions of **lots** are calculated as follows except where otherwise specified in Part 6 of this Bylaw.

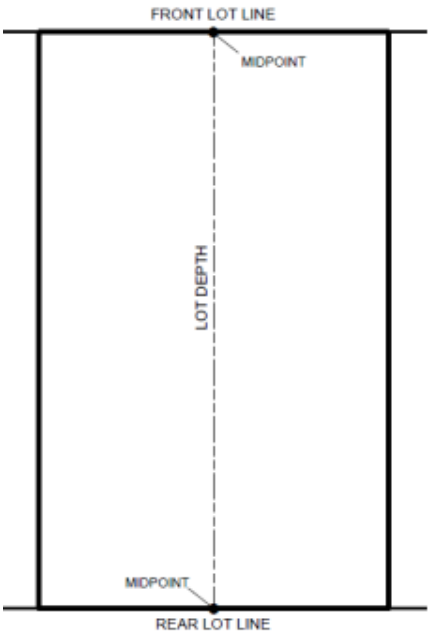
(1) **Lot width** will be the lesser of the following measurements:

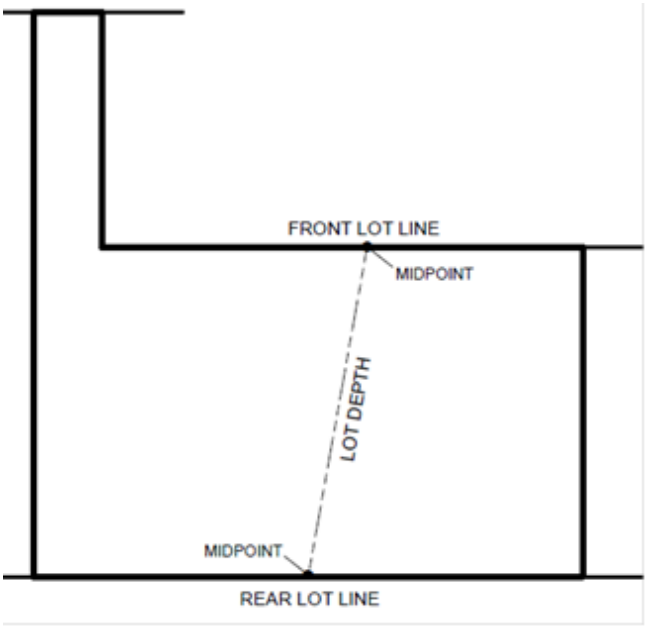
(a) The length of a line perpendicular to a line connecting the midpoints of the **front lot line** and **rear lot line** and 9 m (29.5 ft) to the rear of the **front lot line**; and

(b) The length of a line perpendicular to a line connecting the midpoints of the **front lot line** and **rear lot line** and 18 m (59.1 ft) to the rear of the **front lot line**.



(2) **Lot depth** will be the length of a line connecting the mid-points of the **front lot line** and **rear lot lin**e.





3.20 Height Exceptions

3.20.01 The **height** regulations specified elsewhere in this Bylaw do not apply to church spires, church belfries, church domes, fire and hose towers, public observation towers, transmission towers, chimneys, radio towers, or elevator and ventilating machinery penthouses provided that no such **structure** covers more than 20% of the **lot** or, if located on a **building**, not more than 10% of the roof area of the **principal building** on that **lot**, or to stadiums, utility poles, flag poles bearing the flag of Canada or British Columbia, or **drive-in theatre** projection screens.

3.21 Landscaping and Screening

3.21.01 All Zones

The regulations in this Subsection apply to the provision and maintenance of screening and landscaping to mask or separate **uses**, or to enhance the natural environment, in every Zone except as otherwise expressly required or permitted in this Bylaw.

(1) The minimum width for **landscape and screening areas** required by this Bylaw is 1 m (3.3 ft).

(2) Wherever possible, **landscape and screening areas** shall retain existing trees and natural vegetation, other than invasive species, and add planting that enhances the natural environment.

(3) Required **landscape and screening areas** must not be located on septic fields, and a septic field must not be located in a required **landscape and screening area**, unless approved in writing by the Vancouver Island Health Authority.

(4) Where a landscape plan is required to be submitted as part of a Development Permit application, the provisions of this Bylaw will apply in addition to those contained in the City of Langford Landscape Policy No. 6630-00 and the applicable Development Permit guidelines.

(5) Trees planted as part of a landscape plan submitted with a Development Permit application shall comply with the soil volume requirements specified in Bylaw No. 1000. *(Bylaw No. 2274)*

(6) All portions of a **lot** that are not covered by a **building** or **structure** or used for off-street parking must be landscaped. *(Bylaw No. 1904)*

3.21.02 Residential, Multiple Residential, Commercial, Industrial, and Institutional Zones

The regulations in this Subsection apply to the provision and maintenance of screening and landscaping to mask or separate **uses**, or to enhance the natural environment in **Multiple Residential**, **Commercial**, **Industrial** and **Institutional Zones** except as otherwise expressly required or permitted in this Bylaw.

(1) All planted areas (trees, shrubs, groundcover, lawn, raised beds and planters in a **landscape and screening area** must be serviced and maintained by an underground automatic irrigation system.

(2) On **lots** within a **Multiple Residential Zone**, a landscape screen must be provided along any **interior side lot line** extending back from the **front building line** of the **principal building** to the **rear lot line**, and along the **rear lot line**. It must consist of a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a decorative fence of a minimum **height** of 1.8 m (5.9 ft) and decorative planting.

(3) **Landscape and screening areas** between vehicle parking areas and **highways** must be provided with a low hardy shrub or hedge at a minimum **height** of 1.2 m (3.9 ft) at the time of planting that effectively screen vehicle headlights.

3.21.03 **Fences**

(1) The **height** of a fence is, for the purposes of this Bylaw, the vertical distance from the average finished ground level at any point along the fence to the highest part of the fence directly above.

(2) Fences may be constructed within any required **setback**, other than that portion of a **lot** that is within a **sight triangle**, and that portion of a **lot** that is within a designated Interface Fire Hazard or Riparian Development Permit Area unless either authorized by a Development Permit or specifically exempted from the requirements of a Development Permit.

(3) Fences **abutting** a **highway** within the required **setback** from a **front lot line** in all **zones** shall not exceed a **height** of 1.2 m (3.9 ft) and shall be constructed of wrought iron, picket or similar style providing less than complete visual screening.

(4) The following regulations apply to fences on **lots** containing **one-family dwellings**, **two-family dwellings** or **townhouse uses**:

(a) Fences along **interior side lot lines** and **rear lot lines** (where not **abutting** a **highway**) shall not exceed a **height** of 1.8 m (5.9 ft);

(b) Despite Article 3.21.03(3), that portion of a fence **abutting** a **highway** that is at least 1.8 m (5.9 ft) to the rear of the **front building line** may exceed 1.2 m (3.9 ft) in **height** but shall not exceed a **height** of 1.8 m (5.9 ft) and may be constructed with a solid style.

(5) Ornamental features such as arbours or gates are exempt from the **height** restrictions of this Subsection.

(6) Fences on **lots** containing Institutional uses are exempt from the height restrictions of this subsection. *(Bylaw No. 2126)*

3.22 Compliance with Lot Area Regulations

3.22.01 **Lots** created by subdivision must comply with the minimum and average **lot area** regulations set out in Part 6 of this Bylaw except that a park to be dedicated upon deposit of the subdivision plan need not comply with those regulations.

3.22.02 For the purposes of this Bylaw, average **lot area** is the sum of the **lot areas** of the proposed **lots** divided by the number of proposed **lots**:

3.22.03 The average and minimum **lot** sizes in Part 6 of this Bylaw do not apply:

(1) If the **lot** being created is to be used solely for the unattended equipment necessary for the operation of facilities referred to in articles 3.01.01(2) and (3) of this Bylaw or for a community water or sewer system, a community gas distribution system, a community radio or telephone receiving antenna, a radio or television broadcasting antenna, a telecommunication relay, an automatic telephone exchange, an air or marine navigational aid, an electrical substation, transportation corridor, or generating station road access, and any other similar public service or utility and the owner grants to the City of Langford a covenant under the *Land Title Act*

restricting the **use** of the **lot** to that **use** and prohibiting the disposal of that **lot** except through dedication to the City of Langford.

(2) If the **lot** being created is for park **use**, an ecological reserve, or dedication to the Crown.

3.22.04 The **Approving Officer** may approve a subdivision consolidation containing **lots** with **lot areas** or **lot widths** less than the requirements in this Bylaw if:

(1) The subdivision consolidation creates a lesser number of **lots**; and

(2) The smallest **lot** created is larger than the smallest of the **lots** being consolidated.

3.22.05 The **Approving Officer** may approve a boundary adjustment subdivision which creates **lots with lot areas** less than the requirements in this Bylaw, if: *(Bylaw No. 1920)*

(1) The subject lots are adjoining;

(2) No additional lots are created;

(3) Where the proposed lots are under 6,000 m^2 (1.5 ac) in area, the boundary adjustment does not result in the reduction of any lot by more than 20% of its original size; and

(4) The requirements of this Bylaw respecting siting of buildings and structures an minimum lot width are complied with.

3.23 Enforcement of Siting Regulations

3.23.01 Every application for a Building Permit must provide a plan signed by a B.C. Land Surveyor showing the location on the **lot** of all existing and proposed **buildings**, **structures** and sewage absorption fields in relation to **lot** and **Zone** boundaries, **watercourses**, wells and the sea, and in relation to other **buildings** on the **lot**, unless the Building Inspector determines that the provision of such plan is not reasonably necessary to establish whether proposed **buildings**, **structures** and sewage absorption fields comply with the siting requirements of this Bylaw.

3.23.02 Every applicant for a Development Permit or a Development Variance Permit must provide a plan as described in Subsection 3.23.01 unless the City of Langford Council makes the determination referred to in that Section.

3.24 Conversion of Building Use

3.24.01 **Buildings** may be converted, altered, or remodeled for another **use**, provided that the converted **building** conforms to all the provisions and regulations prescribed in this Bylaw for the **Zone** in which it is located, as well as any applicable provisions and regulations of the BC Building Code and the City of Langford Building and Plumbing Bylaw.

3.25 Covenants Against Building and Subdivision

3.25.01 Where, under this Bylaw, an owner of land is required or authorized to grant a covenant restricting subdivision or development, the covenant must be granted to the City of Langford in priority to all financial charges and delivered in registerable form satisfactory to the City prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant must indemnify

the City of Langford in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenanter.

3.26 Community Care Facilities and Group Daycares

3.26.01 In addition to, and despite any other regulations for **community care facilities** in any **Zone** in this Bylaw, the following regulations apply to **community care facilities** in any **Zone** in which they are a permitted **use***:*

(1) A **community care facility** may not exist in conjunction with any other permitted **use** on the same property;

(2) With the sole exception of a **home occupation daycare**, a **community care facility** is not permitted as a **home occupation** in a **two-family dwelling**, a **townhouse**, an **apartment**, or a **mobile home**;

(3) Despite Article 3.26.01(1), a **community care facility** may be operated as a **home occupation**, subject to Section 3.09, provided that the **one-family dwelling** in which the **community care facility** is operated is occupied by the caretaker or proprietor of the **community care facility**;

(4) Despite Article 3.26.01(1), a **community care facility** may be operated as a **home occupation**, subject to Section 3.09, in conjunction with a **home office use** within the same **one-family dwelling**;

(5) Despite Article 3.26.01(1), a **community care facility** may be operated on the same **lot** as any institutional **use**; and

(6) Despite Article 3.26.01(1), a **community care facility** may be operated on the same **lot** as any other **use** in the CT3 Zone.

3.26.02 The following regulations apply to **group daycares** in any **Zone** in which they are a permitted **use***:*

(1) In **Residential Zones**, a **group daycare** is permitted only where the **dwelling unit** is occupied by the proprietor of the **group daycare**, and only in a **one-family dwelling** or a permitted **accessory building** associated with a **one-family dwelling**;

(2) In **Commercial** and **Institutional Zones**, a **group daycare** is permitted as a stand-alone **use**;

(3) In the C8, C8A, MU1, and MU1A Zones, a **group daycare** is only permitted within commercially designated space on the ground floor;

(4) Deleted; *(Bylaw No. 2213)*

(5) Deleted; *(Bylaw No. 2213)*

(6) Deleted; *(Bylaw No. 2213)*

(7) **Group daycares** in a **Residential Zone** and **home occupation daycares** are not permitted in conjunction with a suite;

(8) Despite any provision of Section 3.09 of this Bylaw, and in addition to the off-street parking spaces required for the **dwelling unit** by Part 4 of this Bylaw, a **group daycare** in a **Residential Zone** shall provide two off-street parking spaces for pick-up and drop-off and one additional parking space per non-resident employee;

(9) Deleted; *(Bylaw No. 2082)*

(10) Deleted; *(Added by Bylaw No. 2082, removed by Bylaw No. 2213)*

(11) Despite Section 3.05, children's play equipment associated with a **group daycare** in non-**residential zones** may be located a minimum of 1 m (3.3 ft) from any **lot line**;

(12) Deleted; (*Bylaw Nos. 1937 and 2082*)

(13) Deleted; *(Bylaw No. 1937 and 2082)*

(14) Deleted. *(Added by Bylaw No. 1998, removed by Bylaw No. 2213)*

3.26.03 A **group daycare** or **community care facility** shall provide a 1.8 m (5.9 ft) high decorative solid wood fence along all **lot lines abutting** a **lot** containing a **one-family dwelling** or **two-family dwelling**.

3.27 Temporary Commercial Use and Temporary Industrial Use Permit Areas

3.27.01 All land within the City of Langford as shown on Schedule "A" (Zoning Map) is designated as an area where Temporary Commercial Use Permits may be issued in accordance with Section 921 of the *Local Government Act*.

3.27.02 All land within the City of Langford as shown on Schedule "A" (Zoning Map) is designated as an area where Temporary Industrial Use Permits may be issued in accordance with Section 921 of the *Local Government Act*.

3.27.03 Council may require, as a condition of issuance of a Temporary Use Permit, that development meet the current requirements of the applicable Development Permit Area.

3.27.04 Council may require the following information in regards to the land for which a Temporary Use Permit is being sought either as a condition of issuance, or prior to issuance of a Temporary Use Permit:

(1) A geotechnical evaluation;
(2) An environmental impact assessment;
(3) A wildfire hazard assessment;
(4) A stormwater management and drainage plan;
(5) A groundwater management plan;
(6) A soil removal plan;
(7) An acoustical analysis and sound attenuation plan;
(8) A traffic analysis and traffic impact mitigation plan;
(9) A parking study and parking plan;
(10) A site lighting plan; and
(11) An analysis of the impact of the proposal on the visual quality of the site from surrounding properties.

Part 4
PARKING REGULATIONS

(Replaced by Bylaw No. 1662, Further Replaced by Bylaw No. 2272)

Section 4.01 – Off-Street Parking

4.01.01 **Required Number of Off-Street Parking Spaces**

When any new use of land or buildings or structures takes place or when any existing use of land or buildings or structures is enlarged or increased in capacity, provision must be made for off-street vehicular parking spaces and bicycle parking spaces in accordance with the standards set out in this section. The number of off-street vehicle parking spaces required in respect of particular uses is set out in **Table 1**, and where a particular use is not listed the number required for the most similar listed use applies. Furthermore, where a rezoning application is submitted to establish a land use not listed in **Table 1**, Council may require a Parking Demand Study to be provided as part of that rezoning application and subsequently add a parking requirement to **Table 1**. Where calculations of the required number of off-street parking spaces results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).

Table 1 – Minimum Number of Required Vehicle Parking Spaces

Use	**Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200**		
	City Centre	**Urban Centres/ Corridors**	**Complete Communities /All Other Areas**
1. Residential			
Affordable Housing	No minimum requirement		
Apartment, rental (subdivided pursuant to the *Strata Property Act*)	No minimum requirement	0.9 spaces per dwelling unit	1.1 spaces per dwelling unit
Apartment, strata (subdivided pursuant to the *Land Title Act*)	No minimum requirement	1 space per dwelling unit	1.2 spaces per dwelling unit
Assisted living	No minimum requirement	0.3 spaces per sleeping unit plus 0.5 spaces per on-duty employee	
Boarders, the keeping of	No minimum requirement	1 space per sleeping unit	
Mobile home or modular housing	1 space per home site		
Residential uses on **Lots** developed within a **Restricted Zone**	1 space per dwelling unit		
Residential uses on **Lots** developed within a **Restricted Zone** as shown on Schedule AA that have a lot area of 281 m^2 or greater	0 spaces per dwelling unit		
Suites	1 space per dwelling unit		

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	**Urban Centres/ Corridors**	**Complete Communities /All Other Areas**
Townhouse; dwelling, one-family; or dwelling, two-family	1 space per dwelling unit	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Transit-Oriented Area, as shown on Schedule W	0 spaces per dwelling unit		
Visitor Parking (apartment, rental; apartment, strata; and townhouse)	0.05 spaces per dwelling unit (buildings with 10 or more units)	0.10 spaces per unit	
2. Commercial			
Automobile rental and sale, minor	No minimum requirement	4 plus 1 per 55 m^2 gross floor area of **Office** and sales area combined	
Automobile rental and sale, major	No minimum requirement	3 plus 1 per 100 m^2 gross floor area of **Office** and sales area combined	
Automobile repair and service, major and minor	No minimum requirement	3 spaces per service bay	
Financial institution (includes **drive through)**	No minimum requirement	1 space per 35m^2 gross floor area	1 space per 30m^2 gross floor area
Fitness centre	No minimum requirement	1 space per 30m^2 gross floor area	1 space per 25m^2 gross floor area
Fitness centre on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550 except parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place)	n/a		29
Gasoline service station and car wash	No minimum requirement	1 space per 35m^2 gross floor area	1 space per 30m^2 gross floor area
Group Daycare/Preschool	Provision of both employee and short-term drop-off/pick-up spaces: **Employee:** 1 space per employee **Short-term drop-off/pick up:** Less than or equal to 8 children = 2 spaces Each additional 10 children = 1 space		
Home occupation daycare, other than in a **one-family dwelling**	1 space for pickup and drop-off and 1 space per non-resident employee		
Hotel, motel and tourist accommodation	No minimum requirement	1 space per room	1 space per room
Multi-unit commercial site	No minimum requirement	1 space per 35m^2 gross floor area	1 space per 30m^2 gross floor area

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	**Urban Centres/ Corridors**	**Complete Communities /All Other Areas**
Office	No minimum requirement	1 space per 40m^2 gross floor area	1 space per 35m^2 gross floor area
Personal service establishment	No minimum requirement	1 space per 30m^2 gross floor area	1 space per 25m^2 gross floor area
Public Assembly	No minimum requirement	1 space per 20m^2 gross floor area	
Restaurant (includes **drive-through)**	No minimum requirement	1 space per 25m^2 gross floor area	1 space per 20m^2 gross floor area
Retail Store (less than 2,000 m^2)	No minimum requirement	1 space per 50m^2 gross floor area	1 space per 40m^2 gross floor area
Retail Store (more than 2,000 m^2)	No minimum requirement	1 space per 40m^2 gross floor area	1 space per 30m^2 gross floor area
Uses not listed in this table	No minimum requirement	1 space per 30m^2 gross floor area	1 space per 25m^2 gross floor area
3. Industrial			
Commercial **uses** in the **Business Park Zones** excluding the BP3 Zone	1 space per 45m^2 gross floor area		
Heavy industrial **uses**	1 space per 90m^2 gross floor area		
Light and **general industrial uses**	1 space per 45m^2 gross floor area		
Light industrial uses in Area A of the MUE1 Zone	1 space per 100m^2 gross floor area		
Mini-Storage Facility (individual units)	1 space per 185m^2 gross floor area		
Mini-Storage Facility (warehouse style)	1 space per 400m^2 gross floor area		
Multi-unit light industrial building	1 space per 45m^2 gross floor area		
Special wholesale	1 space per 100m^2 gross floor area		
Uses in the BP3 Zone	1 space per 100m^2 gross floor area		
Warehouse (storage)	1 space per 200m^2 gross floor area		

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	**Urban Centres/ Corridors**	**Complete Communities /All Other Areas**
4. Institutional			
Ambulance station	As determined by a parking study		
Business support service	1 space per 20m^2 gross floor area		
Charitable facility or **cultural facility**	1 space per 50m^2 gross floor area		
Fire station	As determined by a parking study		
Hospital	As determined by a parking study		
Place of Worship	1 space per 30m^2 gross floor area		
Police Station	As determined by a parking study		
Post-secondary institution	1 space per 70m^2 gross floor area		
School, Elementary and Middle	1 space per 120m^2 gross floor area		
School, Secondary	1 space per 80m^2 gross floor area		
5. Marine			
Marine Repair and Service	3 per service bay		
Marine Sales and Rental	1 plus 1 per 45 m^2 (484.4 ft2) GFA of sales and **office** area combined		
6. Recreational/Cultural			
Archery/shooting range	1 per target corridor		
Arena/roller/ice skating rink	Greater of 1 per 60 m^2 gross floor area rink surface or 1 per 3 seats		
Batting cage	1 per cage		
Bowling alley/bowling green	3 per alley		
Campground	1 per site, in addition to visitor parking spaces Visitor parking spaces: 1 per 6 sites		
Curling rink	1 per employee plus 4 per ice sheet		
Equestrian facility	1 per boarded and rental horse plus 1 per employee		
Entertainment establishment	1 per 14m^2		
Golf course	4 per golf hole		
Recreation Facility, indoor	1 space per 25m^2 gross floor area		
Recreation Facility, outdoor	1 space per 25m^2 gross floor area		
Stadium	1 per 3 seats		
Tennis/racquetball courts	3 per court		

4.01.02 Transportation Demand Management

1. All apartment uses with 50 or more **dwelling units** within the City Centre and Transit Oriented Area shall provide carsharing in accordance with **Table 2**.

2. Outside of the City Centre and Transit Oriented Area, multi-family residential uses are eligible for optional transportation demand management reductions in accordance with **Table 3**.

3. Where carsharing vehicles are provided, the dedicated parking spaces shall be located outside of secure parking facilities, with a preference for surface parking areas that are easily accessible by the public.

Table 2 – Required Transportation Demand Management (Within City Centre and Transit Oriented Area)

Number of Apartment Units	Transportation Demand Management Requirement
50 or more	All **dwelling units** shall be provided with membership to a two-way carshare service for the lifetime of the building. A minimum of one carshare vehicle and one dedicated parking space shall be provided on-site or within 100 metres of the site.
100 or more	All **dwelling units** shall be provided with membership in a two-way carshare service for the lifetime of the building. A minimum of two carshare vehicles and corresponding dedicated parking spaces shall be provided on-site or within 100 metres of the site.

Table 3 – Transportation Demand Management Strategies Eligible for Vehicle Parking Reductions

(TDM Strategies to be secured by a Section 219 Covenant)

TDM Strategy	Details	Reductions	OCP Designation
Carsharing	Provision of memberships to a two-way carshare service for all **dwelling units** for the lifetime of the building.	0.05 spaces per unit	Urban Centres Corridors
	Provision of carshare vehicle(s) and dedicated parking space(s) on-site or within 100m of the site and memberships for all **dwelling units** for the lifetime of the building.	0.10 spaces per unit	Urban Centres Corridors
Transit Passes	Provision of a BC Transit EcoPASS in the amount of $1,500 (per year), or an equivalent transit pass, for each **dwelling unit** for a minimum period of three (3) years.	0.10 spaces per unit	Urban Centres Corridors
	Provision of a BC Transit EcoPASS in the amount of $1,500 (per year), or an equivalent transit pass, for each **dwelling unit** for a minimum period of five (5) years	0.15 spaces per unit	Urban Centres Corridors

Additional Bicycle Parking	Provision of a minimum of 20% additional **long-term bicycle parking** spaces above the minimum requirement per **Table 10**.	0.02 spaces per unit	Urban Centres Corridors Complete Communities
Additional Oversized Bicycle Parking	Provision of a minimum of 10% additional oversized bicycle parking spaces above the minimum requirement per Section 4.03.03	0.05 spaces per unit	Urban Centres Corridors Complete Communities

4.01.03 Payment In-Lieu of Required Vehicle Parking

1. For residential buildings with more than 5 **dwelling units** and commercial uses in areas designated Urban Centre, Corridor, Complete Communities, and/or Employment Lands:

    a) At the option of the owner or occupier of the building, structure or land, rather than provide the parking space(s) required in this bylaw, the owner or occupier may pay to the City the sum of $30,000.00 per parking space in-lieu of providing the space(s) required by this Bylaw, up to a maximum of 25% of the total number of required parking spaces, which the City will deposit into a reserve fund to be used for the provision of public parking spaces or for facilities that support walking, cycling and transit, or other transportation options.

    b) Notwithstanding the above, for **apartment, rental** buildings, the owner or occupier may pay to the City the sum of $15,000.00 per parking space in-lieu of providing the space(s) required by this Bylaw, up to a maximum of 25% of the total number of required parking spaces.

2. The monies referred to in Section 4.01.03(1) are payable in accordance with the provisions of Section 525 of the Local Government Act.

4.01.04 Parking Location and Dimensions

Table 4 – Dimensions of Parking Spaces and Aisles

Parking Angle	Width	Length	Aisle Width
0°	2.6m	7m	3.7m (one-way)
45°	2.6m	5.5m	4.1m (one-way)
90°	2.6m	5.5m	7m (two-way)*****

*****the Length may be reduced to 6.7 m (22 ft) for in-**building** and underground private parking for multi-family residential buildings

1. Vehicle parking spaces and aisles shall be in accordance with the standards outlined in **Table 4**.

    a) If a parking space **abuts** an obstruction, wall or fence of more than 0.3 (1 ft) in **height** on one side, the clear width of the parking space must be at least 2.7 m (8.9 ft). If a parking space is obstructed on two sides, the clear width of the parking space must be at least 3m (9.8ft).

2. Where a lot contains both commercial and multi-family residential uses, the off-street parking spaces required for visitor parking for the multi-family residential use may be counted towards the parking required for commercial uses provided that a covenant in favour of the City is registered on title allowing the use of the parking spaces in accordance with this section. Corresponding signage outlining the shared usage of the parking spaces must also be provided.

3. Off-street parking is permitted in any required setback from any lot line, and in any Zone, except that;

    a) Off-street parking for **apartments** may not be located in any required setback from a **front lot line**;

    b) On a corner lot occupied by any **apartment** in any **apartment** development, off-street parking may not be located in any required setback from an exterior side lot line.

    c) In all Institutional Zones, off-street parking may not be located in any required setback from a front lot **line**;

4.01.05 Access to Parking Spaces

1. All required parking spaces must be freely accessible from a highway or access easement registered in favour of the City of Langford.

2. All parking spaces must be kept clear and unobstructed when not occupied by vehicles.

4.01.06 Landscape, Material, Grading and Maintenance

1. All off-street parking areas shall be delineated with painted lines and surfaced with asphalt, concrete, pavers or a similar durable dust-free material.

2. Each off-street parking area shall be designed and constructed in accordance with accepted engineering practices, with ramp grades not exceeding 15% gradient, and parking spaces and drive aisles not exceeding 5% gradient.

3. Where a ramp greater than 10% gradient is provided, a minimum transition length of 3.0m at a maximum gradient of 8% shall be provided on either end.

4. Where twenty (20) or more vehicle parking spaces are provided in a surface parking area, a minimum of 5% of the parking area shall be landscaped with grass, plants, trees, rain garden, or stormwater management facilities.

5. Parking, loading, and storage of vehicles is not permitted within any required landscaped area.

6. Any lighting of parking spaces must be so arranged as to direct the light exclusively on the parking area at illumination levels of 11 Lux or less.

4.01.07 Pedestrian Facilities

1. For all commercial uses with more than 30 parking spaces, a pedestrian walkway shall be installed over the length of the parking area providing direct access to the primary building entrance.

2. Any vehicle parking spaces abutting a pedestrian walkway shall include a physical barrier (e.g., curb or wheel stop) that prevents a vehicle from protruding into the pedestrian walkway.

4.01.08 Accessible Parking

1. The minimum number of accessible parking spaces shall be provided as a function of the total number of parking spaces provided on-site in accordance with **Table 5**.

2. If a residential development is within the City Centre or a Transit Oriented Area where there is no minimum requirement for standard off-street parking spaces, accessible parking spaces shall be provided in accordance with **Table 6**.

3. If a commercial development is within the City Centre where there is no minimum requirement for standard off-street parking spaces, the minimum requirement for accessible parking spaces shall be calculated using the Urban Centre vehicle parking requirements outlined in **Table 1** and then applied to the amount of required accessible parking spaces per **Table 5**.

Table 5 – Amount of Required Accessible Parking Spaces (For All Areas Outside of City Centre)

Total Number of Required Vehicle Parking Spaces	Minimum Number of Required Accessible Parking Spaces	Minimum Number of Required Van-Accessible Parking Spaces
1-6	0 spaces	0 spaces
7-36	1 space	0 spaces
37-68	2 spaces	1 space
69-100	3 spaces	1 space
101-150	4 spaces	1 space
151-200	5 spaces	1 space
201-300	6 spaces	2 spaces
301-400	7 spaces	2 spaces
401-500	8 spaces	2 spaces
Over 500	2% of the total spaces	2 spaces

Notes:

1. The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6), two (2) of which must be van accessible.

2. A single access aisle may be shared between two adjacent accessible parking spaces.

Table 6 – Amount of Required Accessible Parking Spaces for Residential Uses in the City Centre and Transit-Oriented Areas

Residential		
Total Number of Dwelling Units	**Minimum Number of Required Accessible Parking Spaces**	**Minimum Number of Required Van-Accessible Parking Spaces**
1-6 units	0 spaces	0 spaces
7-50 units	1 space	0 spaces
51-100 units	2 spaces	1 space
101-200 units	3 spaces	1 space
201-300 units	4 spaces	1 space
301-400 units	5 spaces	1 space
Over 400 units	6 spaces	2 spaces
Plus one (1) accessible space for each residential unit designed as an accessible unit		

Notes:

1. The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6), two (2) of which must be van accessible.
2. A single access aisle may be shared between two adjacent accessible parking spaces.

4. All accessible parking spaces shall:

   a) Be provided on the same lot as the building or use which they serve.

   b) Be located closest to the accessible building entrance or site access point.

   c) Be designed in accordance with the dimensions specified in **Table 7** and illustrated in **Figure 1**.

   d) Be clearly marked on the parking surface and with appropriate signage.

   e) Have a firm, stable, and slip-resistant surface.

   f) Be level, including adjacent drive aisles and key circulation corridors. The maximum slope in any direction shall not exceed five percent (5%).

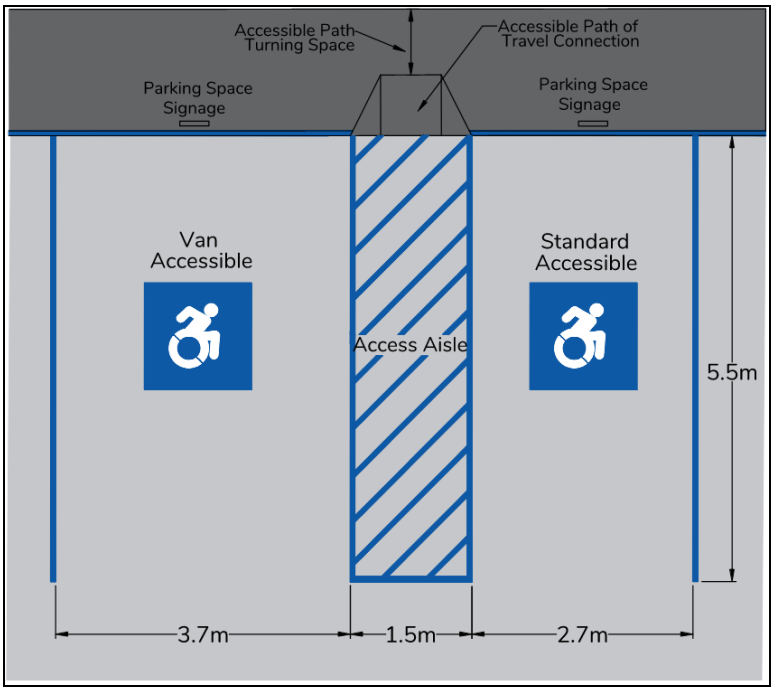
   g) Have curb ramps used on any curb between the accessible parking space and the building entrance where needed to facilitate circulation between the parking surface level and walkway level.

   h) Share a single access aisle where two accessible parking spaces are adjacent.

Table 7 – Dimensions of Accessible Parking Spaces

Regulation	Standard Accessible Parking Space	Van Accessible Parking Space
Width	4.2m (2.7m stall + 1.5m access aisle)	5.2m (3.7m stall + 1.5m access aisle)
Length	5.5m	5.5m
Vertical Clearance	2.75m	2.75m
Note: Access aisles shall be a minimum 1.5m in width and marked with a diagonal hatched pavement marking as per **Figure 1**.		

Figure 1: Accessible Parking



4.01.09 Small Car Parking

Small car parking spaces are permitted subject to the following conditions:

1. Small car parking may only account for a maximum of 40% of the total parking spaces for all uses;
2. Despite Section 4.01.09(1), garages and driveways are not permitted to have small car parking spaces.
3. The depth of the spaces for small cars for 90 degree parking may be reduced from 5.5m to 4.5m;
4. Obstructed parking spaces under Section 4.01.04 may be designated as small car parking; and
5. Small car spaces shall be clearly marked “small car” on the surface parking stall or with a sign.

4.01.10 Electric Vehicle Charging Infrastructure Requirements

1. The minimum number of required Energized Electric Vehicle Outlets shall be calculated in accordance with **Table 8**.

2. Where calculations of the required number of off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).

3. Electric vehicle charging infrastructure requirements in accordance with **Table 8** do not apply to residential visitor parking.

4. In **Table 8**, “Minimum charging level” refers to the minimum charging level to be provided at each energized space, where L2 = Level 2, and L2M = Level 2 with energy management enabled.

5. All conduits must be connected to electrical rooms.

6. Where an Electric Vehicle Management System (“EVMS”) is provided, all communications equipment, control systems, and other devises required to operate the EVMS shall be installed.

7. The following are required at the time of building permit application and must be approved prior to issuance of a building permit for a building subject to the requirements of this section.

    a) A site plan that shows the location, number and specifications of all energized parking spaces, conduits and electrical connections and, if required, the communications equipment, control systems and other devices required to operate the EVMS;

    b) A memo from an electrical engineer that verifies that the load capacity of the building can provide Level 2 Electric Vehicle charging to all parking spaces;

Table 8 – Minimum Number of Required Energized Electric Vehicle Outlets

Land Use	Minimum Number of Energized Electric Vehicle Outlets	Minimum Charging Level
Residential		
Apartment, rental	100%	L2M
Apartment, strata	100%	
Congregate care/assisted living	50%	
One-family and two-family dwelling	100%	
Townhouse	100%	
Commercial		
Business & professional office; financial service; medical office; hotel, motel and tourist accommodation	20%	L2M
All other commercial **uses**	10%	L2
Industrial		
All industrial **uses**	10%	L2
Institutional		
Art and cultural facility	10%	L2
Post-secondary institution	20%	L2M
Recreation and community centre	20%	
School, Elementary and Middle	10%	
School, Secondary	10%	
Recreational/Cultural		
All recreational/cultural uses	5%	L2

Section 4.02 – Loading Space Requirements

4.02.01 Supply

1. The minimum number of required loading spaces shall be calculated in accordance with **Table 9**.

Table 9 – Minimum Number of Required Loading Spaces

Land Use	Gross Floor Area / Unit Threshold	Minimum Required Loading Spaces
Apartment (including rental, strata and affordable)	15-49 dwelling units	1 space if no on-street loading space is available along frontage
	50+ units	1 space
Commercial & Industrial	500m^2 to 2,000m^2	1 space
	Over 2,000m^2	2 spaces
Hotels, motels, tourist accommodation	0 to 2,800m^2	1 space
Institutional	0 to 2,500m^2	1 space
	Over 2,500m^2	2 spaces
Other Similar Use	As determined by a parking study	

4.02.02 Design and Layout

1. Each loading space shall be of adequate size and with appropriate access to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 7.5m in length, 3.5m in width, and have an over-height clearance of less than 3.0m.

2. Access to any loading area shall be arranged such that no reversing movements shall occur on arterial roads as designated by the City.

3. Each off-street loading space shall be clearly marked for use as a loading space in which standard, visitor, or accessible parking is not permitted.

Section 4.03 – Bicycle and Mobility Scooter Regulations

4.03.01 Required Bicycle Spaces

1. The minimum number of required **long-term** and **short-term bicycle** spaces shall be calculated in accordance with **Table 10**.

2. Where calculations of the required number of off-street bicycle spaces results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).

3. Bicycle spaces are intended to be used for any micromobility device. Micromobility devices refer to small, lightweight personal-use vehicles such as bicycles, electric-assist bicycles (e-bikes) and electric kick scooters (e-scooters).

Table 10 – Minimum Number of Required Bicycle Parking Spaces

Use	Required Bicycle Parking Spaces	
	Long-term	**Short-term**
Residential		
One-family dwelling, Two-family dwelling, Suites, Townhouse (up to 6 units)	1 space per unit	0 spaces
Apartment, Townhouse (more than 6 units)	1 space per unit with one-bedroom (plus den) or less 1.25 spaces per unit with two or more bedrooms	6 spaces located at main entrance
Apartment and Townhouse in the City Centre	1.25 spaces per unit with one-bedroom (plus den) or less 1.5 spaces per unit with two or more bedrooms	6 spaces located at main entrance
Congregate care / assisted living	1 space per 20 units plus 1 per employee	6 spaces
Commercial		
Financial service	1 space per 150m^2 gross floor area	6 spaces
Fitness centre	1 space per 150m^2	6 spaces
Gasoline service station and car wash	1 space per 250m^2	3 spaces
Office	1 space per 150m^2	6 spaces
Multi-unit commercial site	1 space per 150m^2	6 spaces for every 3 units
Hotel, motel and tourist accommodation	1 space per 15 rooms	6 spaces
Office	1 space per 150m^2	6 spaces
Personal service establishment	1 space per 150m^2	6 spaces
Retail Store (less than 2,000m^2)	1 space per 150m^2	6 spaces
Retail Store (more than 2,000m^2)	1 space per 150m^2	6 spaces
Restaurant (coffee shop, bakery)	1 space per 150m^2	6 spaces

Use	Required Bicycle Parking Spaces	
	Long-term	**Short-term**
Industrial		
All industrial uses	1 space per 1,000m^2	6 spaces
Institutional		
Art and cultural facility	1 space per 150m^2	1 space per 100m^2
Assembly (convention facilities, banquet halls)	1 space per 250m^2	1 space per 100m^2
Daycare / Preschool	No minimum requirement	1.0 per employee
Fire station	1 space per 500m^2	1 space per 100m^2
Hospital	1 space per 500m^2	1 space per 100m^2
Place of Worship	1 space per 500m^2	1 space per 100m^2
Police Station	1 space per 500m^2	1 space per 100m^2
Post-secondary institution	1 space per 500m^2	1 space per 100m^2
Recreation and community centre	1 space per 500m^2	1 space per 100m^2
School, Elementary and Middle	1 space per 1,500m^2	1 space per 100m^2
School, Secondary	1 space per 1,500m^2	1 space per 100m^2
Recreational / Cultural		
All Recreational/Cultural Uses	No minimum requirement	1 space per 100m^2

4.03.02 Bicycle Parking Design Specifications

1. **Short-term bicycle parking** shall be:

   a) Located not more than 15m of any main entrances, whether inside or outside of the building, within a well-lit area that is clearly visible and accessible to visitors and allows for casual surveillance by the occupants or users of the building.

   b) Located at the surface level, physically separated from vehicle parking facilities, and does not interfere with pedestrian travel.

   c) Provided as a bicycle rack that is permanently ground or wall anchored. Permitted bicycle racks include inverted U and post and ring designs.

   d) Designed in accordance with the dimensions in **Table 11** and illustrated in **Figure 2**.

Table 11 – Short Term Bicycle Parking Design Specifications

Bicycle Parking Type	Width	Depth
Horizontal	1.0m	1.5m
Oversized	0.9m	3.0m
Access Aisle	1.5m	

Figure 2: Short-Term Bicycle Parking Design

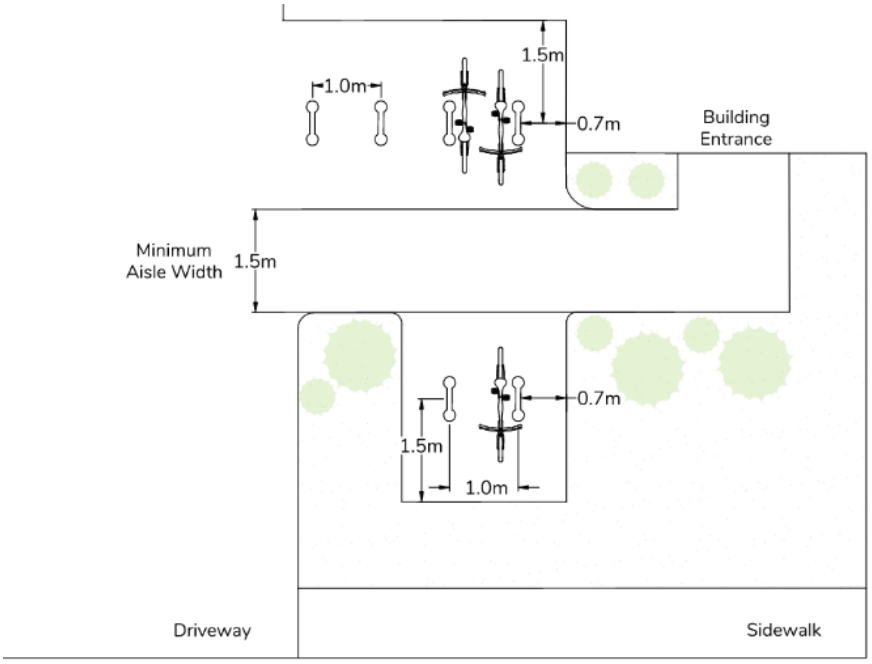


Figure 3: Permitted Bicycle Racks (Short-Term and Long-Term Bicycle Parking)



2. **Long-term bicycle parking** shall be:

   a) Located inside a building or within a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees, or other identified users of the building.

   b) Designed with an entry door into the bicycle parking facility with a minimum width of 0.9m, and equipped with an automatic door opener.

   c) Provided as a bicycle rack that is permanently ground or wall anchored. Permitted bicycle racks include inverted U and post and ring designs.

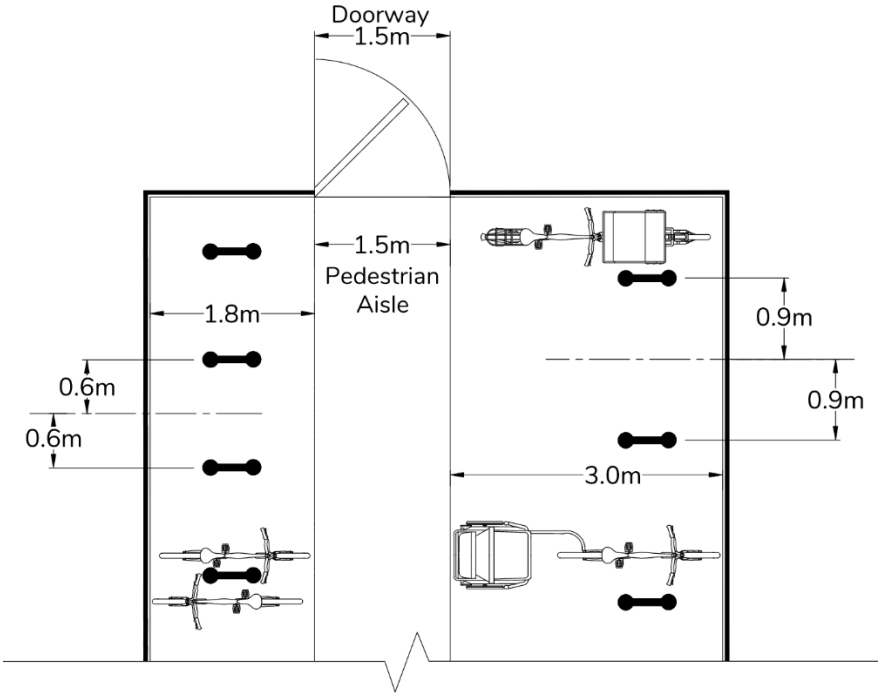
d) Located on each residential floor, surface level or at the first level of a vehicle parking area accessed directly from a primary building entrance, underground parking ramp, or by a stairwell that includes a ramp for bicycles. A location that is below the first level of a vehicle parking area may be permitted where an elevator designed to accommodate loading and unloading of bicycles is provided, offering direct access to the outside.

e) Designed in accordance with the dimensions in **Table 12** and illustrated in **Figure 4**.

Table 12 – Long Term Bicycle Parking Design Specifications

Bicycle Parking Type	Width	Depth	Vertical Clearance
Horizontal	0.6m	1.8m	2.0m (Additional clearance required if stacked)
Vertical	0.6m	1.4m	
Oversized	0.9m	3.0m	
Access Aisle	1.5m		
Access Door	1.5m		

Figure 4: Long-Term Bicycle Parking Room Design



3. Each bicycle rack shall:

    a) Be designed as an inverted U or post and ring rack to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock.

    b) Include mounting points or racks that are securely anchored to the ground, floor, or wall.

    c) For a horizontal or ground anchored space, include mounting points that support a bike at least 1 point on the front wheel and 1 point on the frame at least 0.2 m apart horizontally so that the bicycle cannot fall or be pushed over.

    d) For a vertical or wall anchored space, include mounting points that support the bike by at least 1 wheel and 1 other point of contact so that the bicycle cannot fall or be pushed over.

4. Stacked or vertical bicycle parking configurations cannot exceed 50% of the required long-term bicycle parking spaces.

    a) Stacked **long-term bicycle parking spaces** shall be designed to provide access without the need to lift the bicycle entirely off the ground and include a pneumatic or mechanical lift.

4.03.03 Oversized Bicycle Parking

1. A minimum of 15% of the required **long-term bicycle parking** and **short-term bicycle parking** spaces in the City Centre shall be designed as Oversized Bicycle Parking Spaces.

2. A minimum of 10% of the required **long-term bicycle parking** and **short-term bicycle parking** spaces in all areas outside of the City Centre shall be designed as Oversized Bicycle Parking Spaces.

3. Oversized Bicycle Parking Spaces shall be provided as ground-anchored racks and have minimum dimensions of 3.0m in length and 0.9m in width.

4. A minimum of 50% of required **Long-Term Oversized Bicycle Parking Spaces** shall have access to an electrified 110V outlet within 2m of the Oversized Bicycle Parking Space.

4.03.04 Mobility Scooter Regulations

1. A minimum of five (5) mobility scooter parking spaces are required in **recreational facilities**, **assisted living** facilities and medical clinics.

2. Mobility scooter parking spaces shall be a minimum 1.0m in width and 1.5m in length.

3. Mobility scooter parking spaces shall be located adjacent to the primary building entrance or inside of the building, and shall not impede pedestrian access to the building or sidewalk.

4. Mobility scooter parking spaces shall be secured and located within 2.0m of a 110V wall outlet.

5. Mobility scooter parking spaces shall be separate from bicycle parking spaces.

6. Mobility scooter spaces shall be designed with adequate turning space and accessible pathways between the parking space and the building entrance, with curb ramps where needed to facilitate circulation between the parking surface level and walkway level.

4.03.05 End of Trip Facilities

1. The minimum number of required end-of-trip facilities shall be calculated in accordance with **Table 13** for commercial, industrial, and institutional uses.

2. Where a Bicycle Repair Set is required in accordance with **Table 13**, it shall at a minimum include tools for bikes, a commercial grade pump, and a way to raise a bike up to perform simple maintenance.

Table 13 – Required End-of-Trip Facilities

Bicycle Number of Long-term Bicycle Parking Spaces	Number of Showers	Number of Clothing Lockers	Number of Bicycle Repair Sets
6-15	1	0.5 lockers per long-term bicycle space	1
16-29	2	0.5 lockers per long-term bicycle space	1
30-64	4	0.5 lockers per long-term bicycle space	2
65+	+2 for each additional 30 long-term bicycle spaces	+2 for each additional 30 long-term bicycle spaces	+1 for each additional 30 long-term bicycle parking spaces

Part 5
ESTABLISHMENT OF ZONES

(Replaced by Bylaw No. 1662)

5.01 Division into Zones

5.01.01 The City of Langford is divided into the **zones**, the geographic boundaries of which are as shown on the Zoning Maps designated as Schedule "B" that forms part of this Bylaw.

5.01.02 Zone Boundaries

5.01.03 Where a **zone** boundary is shown on Schedule "B" as following any **highway**, right-of-way of stream, the centre line of such **highway**, right-of-way or stream is the **zone** boundary.

5.01.04 Where a **zone** boundary shown on Schedule "B" does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from Schedule "B".

5.02 Lots Divided by a Zone Boundary

5.02.01 If a **lot** is divided by one or more **zone** boundaries, each of the **lot** portions enclosed by the **lot** boundaries and the **zone** boundaries must be considered as a separate **lot** for the purposes of determining the requirements of this Bylaw in respect of subdivision.

5.02.02 In the circumstances described in Subsection 5.03.01, the number of dwellings permitted on a **lot** must be calculated with reference to the areas of the portions of the **lot** lying within each **zone**, and dwellings may only be constructed if and to the extent that the density regulation for the **zone** in which the construction is to occur is complied with.

5.02.03 In the circumstances described in Subsection 5.03.01, if one of the portions of the **lot** is in an **Agricultural Zone**, any dwelling permitted in respect of that portion of the **lot** may, despite any other provision of this Bylaw, be constructed on another portion of the **lot**.

5.03 Short Form of Zones

5.03.01 The **zone** categories, **zone** designations and the short forms used in this Bylaw are:

Agricultural Zones	
Agriculture 1	AG1
Rural Residential Zones	
Rural Residential 1	RR1
Rural Residential 2	RR2
Rural Residential 3	RR3
Rural Residential 4	RR4
Rural Residential 5	RR5
Rural Residential 6	RR6
Rural Residential 6A	RR6A
Rural Residential 7	RR7
Rural Agriculture and Eco-Tourism	RAE1

Residential Zones *(Bylaw No. 1864)*

Residential Small Lot	RS1
Residential Infill	R1
One- and Two-Family Residential	R2
Mobile Home Park	RH1
Residential Lakeshore	RL1
Residential Townhouse 1	RT1
Residential Townhouse 2	RT2

Multiple Residential Zones

Residential Townhouse	RT3
Attached Housing A	RM2A
Medium Density Residential	RM6
Apartment A	RM3A
Apartment – Senior Citizens	RM4
Medium-Density Apartment	RM7
Medium-Density Apartment A	RM7A
Assisted Living Medium Density Apartment	RM8
Medium-Density Apartment	RM9
Cluster Housing Residential	CH1
Cluster Housing Residential	CH2
Cluster Housing Residential	CH3
Cluster Housing Residential	CH4
Cluster Housing Residential	CH5

Commercial Zones

Neighbourhood Commercial	C1
District Commercial	C3
Office Commercial	C5
Neighbourhood Public House	C6
Neighbourhood Mixed Use	C6A
Neighbourhood Mixed Use	C6B
Neighbourhood Mixed Use McCallum	C6C
Community Town Centre Pedestrian	C8
Community Town Centre Pedestrian A	C8A
Community Town Centre Pedestrian	C9
Belmont Market and Residences	C10
City Centre	CC1
City Centre 2	CC2
City Centre Pedestrian	CCP
Service Commercial	CS1
Commercial Industrial	CS3
Tourist Commercial – Motel	CT1
Tourist Commercial – Campground	CT2
Tourist Commercial – Hotel	CT3
Marina Commercial	CR2
Mixed Use Six Storey	MU6
Mixed Use Residential Commercial A	MU1A
Mixed Use Residential Commercial 2	MU2
Mixed Use Employment	MUE1
Mixed Use Employment	MUE2
Mixed Use Employment	MUE3

Mised Use Employment	MUE4
Industrial/Business Park Zones	
Business Park 1 – Millstream Road West	BP1
Business Park 1A – Millstream Road East	BP1A
Business Park 2 – Sooke Road	BP2
Business Park 2A – Sooke Road West	BP2A
Business Park 3 – Amy Road	BP3
Business Park 4 – Millstream Road North	BP4
Business Park 5 – McCallum Rd South	BP5
Business Park 6 – Gardner Creek	BP6
Business Park 7 – Henry Eng Pl	BP7
Business Park 8 – Centre Mountain	BP8
Business Park 9 – Millstream Road Northeast	BP9
Business and Technology Park	BT1
Special Wholesale	W1
Large Format Business	W2
Industrial Zones	
Light Industrial	M1
General Industrial	M2
Heavy Industrial	M3
Institutional Zones	
Neighbourhood Institutional	P1
Neighbourhood Institutional	P1A
Neighbourhood Institutional	P1B
Community Institutional	P2
Utility	P3
Park and Open Space	P4
Amenity	AM
Comprehensive Development Zones	
Comprehensive Development – Goldstream Meadows	CD1
Comprehensive Development – Hull's Field	CD2
Comprehensive Development – Westhills	CD3
Comprehensive Development – Olympic View	CD4
Comprehensive Development – Sooke/Jacklin	CD7
Comprehensive Development – Valley View	CD8
Comprehensive Development – Baker View Heights	CD9
Comprehensive Development – Boulder Ridge	CD10
Comprehensive Development – South Skirt Mountain	CD12
Comprehensive Development – South Walfred	CD13
Comprehensive Development – Hazelwood/Luxton	CD14
Comprehensive Development – McCormick Meadows	CD15
Comprehensive Development – Katie's Pond	CD18
Comprehensive Development – Eagle Ridge	CD20
Comprehensive Development – Radiant Way	CD21
Resort Community of Bear Mountain 1	RCBM1
Resort Community of Bear Mountain 2	RCBM2

Part 6
ZONE REGULATIONS

Section 6.01 – Agriculture 1 (AG1) Zone

(Replaced by Bylaw No. 1662)

The intent of the AG1 Zone is to permit agricultural and limited non-agricultural uses on land designated as Agricultural Land Reserve (ALR).

6.01.01 Permitted Uses

The following **uses** and no others are permitted in the AG1 Zone, subject to approval by the Agricultural Land Commission, where required:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Agriculture**;

(3) **Boarding kennel**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac) and subject to Section 3.10;

(4) **Breeding kennel**, subject to Section 3.11;

(5) **Cemetery**;

(6) **Dwelling, one-family**;

(7) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m^2 (8,987.9 ft^2) and subject to Section 3.07;

(8) **Farm use**;

(9) **Golf course**;

(10) **Group daycare**, subject to Subsection 3.26.02;

(11) **Home occupation**, subject to Section 3.09;

(12) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);

(13) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(14) The keeping of not more than four **boarders** in a **one-family dwelling**;

(15) Uses **accessory** to a **principal use** permitted in this **Zone**; and

(16) Uses permitted by Section 3.01 of this Bylaw.

6.01.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

(2) Despite Article (1), the **lot** legally described as Lot 6, Block B, Section 88, Metchosin District, Plan 1139 (3420 Luxton Road) may be subdivided into **lots** with **lot areas** of not less than 1.3 ha (3.2 ac).

(3) Despite Article (1), the **lot** legally described as Parcel D (DD 144079I), Section 79, Metchosin District, Except Parcel No. 1 (DD 150993I) Thereof and Except Part in Plan VIP74070, may be subdivided into **lots** with **lot areas** of not less than 1.76 ha (4.4 ac).

(4) Notwithstanding subsection 6.01.02(1), a lot having an area not less than 3,000 m^2 (0.74 ac) may be created from land legally described as: Lot 5, Section 98, 99 and 100, Metchosin District, Plan 20923 Except Part in Plan VIP52592; and Lot 5, Block 3, Sectoins 89, 97, 98, 99, 100, 100A, 101 and 101A, Metchosin District, Plan 1817 except part in plan VIP52253.

6.01.03 Density of Development

(1) There may not be more than one **residential building** on a **lot**.

(2) Despite Article (1), one additional **one-family dwelling**, **modular home** or **mobile home** used for the sole purpose of housing farm employees may be located on a **lot** classified as a farm pursuant to the *Assessment Act*.

(3) Despite Articles (1) and (2), one additional **one-family dwelling**, **modular home** or **mobile home** used for the sole purpose of housing an immediate family member of the owner may be located on a **lot** in accordance with the *Agricultural Land Commission's Agricultural Land Reserve Use, Subdivision and Procedure Regulation.*

6.01.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 10.5 m (34.5 ft).

(2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.01.05 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**; and

(2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.

(3) Despite Article (1), the siting of any **building, structure** or open space used by dogs as part of a **boarding kennel** or **breeding kennel** must comply with Sections 3.10 and 3.11 of this Bylaw.

Section 6.10 – Rural Residential 1 (RR1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR1 Zone is to permit one-family residential uses on large rural lots.

6.10.01 Permitted Uses

The following **uses** and no others are permitted in the RR1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Home occupation**, subject to Section 3.09;

(5) **Secondary suite, garden suite,** or **carriage suite** in a **one-family dwelling**, subject to Section 3.08;

(6) The keeping of not more than two **boarders** in a **one-family dwelling**;

(7) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(8) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.10.03(2) and (3); *(Bylaw No. 2183)*

(9) **Dwelling, two-family**;

(10) **Secondary Suite** in a **two-family dwelling**, subject to Section 3.08;

(11) **Townhouse**.

6.10.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (0.37 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

(4) Despite Article 6.10.02(1), no **lot** having a **lot area** less than 1 ha (2.47 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.10.03 Density of Development

(1) There may not be more than one **dwelling unit** on a **lot**, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a secondary suite;

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(4) The **gross floor area** of any dwelling may not exceed 600 m^2 (6,458.4 ft^2).

(5) **Residential buildings** and **accessory buildings** combined may not exceed a **floor area ratio** of 0.55.

6.10.04 Lot Coverage

(1) **Lot coverage** of the **residential building** may not exceed 35%.

(2) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

6.10.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.10.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 3 m (9.8 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line**.

Section 6.11 – Rural Residential 2 (RR2) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR2 Zone is to permit one- and two-family residential uses on moderately large rural lots.

6.11.01 Permitted Uses

The following **uses** and no others are permitted in the RR2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 30.5;

(2) **Agriculture**;

(3) **Boarding kennel**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac) and subject to Section 3.10;

(4) **Breeding kennel**, subject to Section 3.11;

(5) **Community garden**;

(6) **Cemetery**;

(7) **Dwelling, one-family**;

(8) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m^2 (8,987.9 ft^2) and subject to Section 3.07;

(9) **Equestrian facility**;

(10) **Golf course**;

(11) **Group daycare**, subject to Subsection 3.26.02;

(12) **Home occupation**, subject to Section 3.09;

(13) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);

(14) **Secondary suite, garden suite,** or **carriage suite** in a **one-family dwelling**, subject to Section 3.08;

(15) The keeping of not more than four **boarders** in a **one-family dwelling**;

(16) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(17) **Uses** permitted by Section 3.01 of this Bylaw.

6.11.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

(2) Despite Article (1), the **lot** legally described as Lot 6, Block B, Section 88, Metchosin District, Plan 1139 (3420 Luxton Road) may be subdivided into **lots** with **lot areas** of not less than 1.3 ha (3.2 ac).

(3) Despite Article (1), the **lot** legally described as Lot A, Section 83, Metchosin District, Plan 18993 (3504 Happy Valley Road) may be subdivided into **lots** with **lot areas** not less than 1,100 m^2 (11,840.3 ft^2) and the **lot** legally described as Lot 1, Sections 83 and 84, Metchosin District, Plan VIP64069 (3512A Happy Valley Road) may be subdivided into **lots** with **lot areas** not less than 685 m^2 (7,373.3 ft^2).

6.11.03 Density of Development

(1) There may not be more than one **residential building** on a **lot,** exclusive of either a garden suite or carriage suite;.

(2) Despite Article (1), one additional **one-family dwelling** used for the sole purpose of housing farm employees may be located on a **lot** classified as a farm pursuant to the *Assessment Act*, where such **lot** is 4 ha (9.9 ac) or more in **lot area**.

6.11.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).

(2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.11.05 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

(2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.

(3) Despite Article (1), the siting of any **building**, **structure** or open space used by dogs as part of a **boarding** or **breeding kennel** must comply with Sections 3.10 and 3.11 of this Bylaw.

(4) Despite Article 3.08.03(3)(a) a carriage suite may be located not less than 2.5 m (8.2 ft) from a one-family dwelling on the lot legally described as Lot A, Section 83, Metchosin District, Plan 18993, PID 003-673-413 (3504 Happy Valley Road).

Section 6.12 – Rural Residential 3 (RR3) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR3 Zone is to permit one-family residential uses on smaller rural lot.

6.12.01 Permitted Uses

The following **uses** and no others are permitted in the RR3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Dwelling, two-family**, on the property legally described as Lot 5, Section 80, Metchosin District, Plan 7142, Except Parcel "A" (DD 247137-I) Thereof (3622 Happy Valley Road) and subject to Section 3.07;

(5) **Group daycare**, subject to Subsection 3.26.02;

(6) **Home occupation**, subject to Section 3.09;

(7) **Secondary suite, garden suite,** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(8) The keeping of not more than four **boarders** in a **one-family dwelling**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw;

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.12.03(2) and (3): *(Bylaw No. 2183)*

(11) **Dwelling, two family**;

(12) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(13) **Townhouse.**

6.12.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(4) Despite Article 6.12.02(1), on land whose legal description is set out in Table 1 of Schedule "AD", the minimum **lot area** for subdivision may be 550 m^2 (5,920.2 ft^2) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the time of subdivision.

6.12.03 Density of Development

(1) There may not be more than one **dwelling unit** on a **lot**, exclusive of either a **secondary** suite, **garden suite**, or **carriage suite**, unless otherwise specified beylow; *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a secondary suite and a detached garden suite or carriage suite; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

6.12.04 Regulations for Two-Family Dwelling Use

A **two-family dwelling** is subject to the regulations of the R2 Zone and not the regulations of this **Zone**.

6.12.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.12.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.12.07 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line** or **rear lot line**; or *(Bylaw No. 2183)*

(2) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(3) Within 4.5 m (14.8 ft) of any **exterior side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.13 – Rural Residential 4 (RR4) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR4 Zone is to permit one- and two-family residential uses on smaller rural lots with sanitary sewer service, and to maintain large lots where community sanitary sewer is not provided.

6.13.01 Permitted Uses

The following **uses** and no others are permitted in the RR4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Agriculture**;

(3) **Boarding kennel**, subject to Section. 3.10;

(4) **Breeding kennel**, subject to Section. 3.11;

(5) **Community garden**;

(6) **Dwelling, one-family**;

(7) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m^2 (8,987.9 ft^2), a **lot width** greater than or equal to 18 m (59.1 ft), and subject to Section 3.07;

(8) **Group daycare**, subject to Subsection 3.26.02;

(9) **Home occupation**, subject to Section 3.09;

(10) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);

(11) **Secondary suite garden suite,** or **carriage suite** in a **one-family dwelling**, in accordance with Section 3.08;

(12) The keeping of not more than four **boarders** in a **one-family dwelling**;

(13) **Truck terminal facility** on the property legally described as Lot 1, Sections 99 and 100, Metchosin District, Plan 20923, Except That Part in Plan 51055 and VIP75263, PID No. 003-488-250 (2981 and 2985 Awsworth Road); *(Bylaw No. 1897)*

(14) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(15) **Uses** permitted by Section 3.01 of this Bylaw.

6.13.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.

(2) Despite Article 6.13.02(1), no **lot** having a **lot area** less than 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

(3) Despite Articles 6.13.02(1) and (2), a **lot** having a **lot area** less than 2,000 m^2 (0.5 ac) may be created by subdivision from land legally described as Lot 3, Sections 98 and 99, Metchosin District, Plan 20923 Except Part in Plan CIP51472 (2983 Sooke Road); Lot 5, Sections 98, 99 and 100, Metchosin District, Plan 20923 Except Part in Plan VIP52595 (2965 Sooke Road); and Lot 5, Block 3, Sections 89, 97, 98, 99, 100, 100A, 101 and 101A, Metchosin District, Plan 1817 Except Part in Plan VIP52253 (2961 Sooke Road).

(4) Despite Article 6.13.02(2), on properties legally described as Strata Lot 1 and 2, Section 26, Goldstream District, Strata Plan VIS5460 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V (1319 and 1323 Ravensview Dr), no **lot** having a **lot area** less than 0.70 ha (1.7 ac) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that **lot** is serviced by a municipal sanitary sewer system, except that no **lot** created under this regulation may contain a **secondary suite garden suite,** or **carriage suite.**

(5) Despite Article 6.13.02(2), a **lot** with a **lot area** less than 40 ha (98.8 ac) but not less than 2.7 ha (6.7 ac) may be created by subdivision without connection to the municipal sanitary sewer system on the property legally described as That Portion of the Southerly 11 Chains of Section 81, Metchosin District, Lying Westerly of the Happy Valley Road, Except Those Parts in Plans 28272 and VIP52319 (3690 Happy Valley Road).

(6) Despite Article 6.13.02(2), on properties legally described as Strata Lot 1 and 2, Section 26, Goldstream District, Strata Plan VIS5460 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown of Form V (1319 and 1323 Ravensview Dr), no **lot** having a **lot area** less than 0.7 ha (17.3 ac) may be created by subdivision, unless the **lot** is serviced by a municipal sanitary sewer system. No **lot** created under this regulation may contain a **secondary suite**.

6.13.03 Other Regulations for Two-Family Dwellings

Despite the other regulations in this Section, **two-family dwellings** are prohibited on **panhandle lots**.

6.13.04 Density of Development

(1) There may not be more than one **residential building** per **lot**, exclusive of either a garden suite or carriage suite;

(2) Despite Article 6.04.04(1), on land legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Section 26, Goldstream District, Plan VIP68970 there may be two **one-family dwellings** on a **lot** if:

(a) Neither of the buildings has a **gross floor area** less than 85% of the **gross floor area** of the other **building**, and neither **building** has a **building footprint** greater than 242 m^2 (2,604.9 ft^2);

(b) Each of the **buildings** is oriented to the fronting street;

(c) Neither of the **buildings** has a width or depth less than 9.7 m (31.8 ft); and

(d) Neither of the **buildings** contains a **secondary suite** nor have a garden suite or carriage suite.

6.13.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed either 30% or 1,000 m^2 (10,763.9 ft^2).

6.13.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).

(2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.13.07 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

(2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.

Section 6.14 – Rural Residential 5 (RR5) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR5 Zone is to permit one-family residential uses on smaller rural lots with community sanitary sewer service, and to maintain large lot areas where community sanitary service is not provided.

6.14.01 Permitted Uses

The following **uses** and no others are permitted in the RR5 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Group daycare** , subject to Subsection 3.26.02;

(6) **Home occupation**, subject to Section 3.09;

(7) **Secondary suite, garden suite,** or **carriage suite** in a **one-family dwelling**, subject to Section 3.08;

(8) The keeping of not more than four **boarders** in a **one-family dwelling**;

(9) The keeping of **animals for domestic purposes**, on a **lot** with a **lot area** greater than or equal to 4,000 m^2 (0.99 ac);

(10) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(11) **Uses** permitted by Section 3.01 of this Bylaw.

6.14.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.

(2) Despite Article 6.05.02(1), no **lot** having a **lot area** less 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.14.03 Density of Development

(1) There may not be more than one **residential building** on a **lot**, exclusive of either a garden suite or carriage suite;

(2) Despite Article 6.14.03(1), there may be two **residential buildings** on the property legally described as Lot 1, Block 2, Section 86, Metchosin District, Plan 1524 (3294 Happy Valley Road) if:

(a) Each **building** is oriented towards the street;

(b) The **gross floor area** of one **building** is not less than 85% of the **gross floor area** of the other **building**;

(c) Each **building** has a separate driveway; and

(d) Neither **building** on a single **lot** has a **secondary suite, garden suite, or carriage suite**.

6.14.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).

6.14.05 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of that **exterior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

(2) Despite Article (1), a **building** or **structure** in a building strata plan may, for the purpose of aiding in the orientation of a dwelling to the street, be located within 1.5 m (4.9 ft) of a **rear lot line**, where that **lot line abuts** an **interior side lot line** of another **lot** AND where the **setback** to the **interior side lot line** has been increased to at least 10 m (32.8 ft).

Section 6.15 - Rural Residential 6 (RR6) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR6 Zone is to permit one-family residential uses and carriage housing on conventional sized lots.

6.15.01 Permitted Uses

The following **uses** and no others are permitted in the RR6 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Group daycare**, subject to Subsection 3.26.02;

(5) **Home occupation**, subject to Section 3.09;

(6) **Secondary suite, garden suite, or carriage suite** in accordance with Section 3.08; *(Bylaw No. 2183)*

(7) The keeping of not more than four **boarders** in a **one-family dwelling**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on lots less than 4,047 m2 (1 acre) in lot area, subject to Sections 6.15.03(2) and (3): *(Bylaw No. 2183)*

(9) **Dwelling, two-family**;

(10) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(11) **Townhouse**.

6.15.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 14 m (45.9 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(4) Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m^2 (5,382 ft^2) if the owner of the land proposed to be subdivided:

(5) Pays to the City the amount specified in Coloumn 4 of table 1 of Schedule AD, prior to the time of subdivision.

6.15.03 Density of Development

(1) There may not be more than one **dwelling unit** on a **lot**, exclusive of either a **secondary suite, garden suite, or carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which one unit may contain a **secondary suite.**

6.15.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.15.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.15.06 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(2) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(3) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(4) Within 3 m (9.8 ft) of any **exterior side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.16 – Rural Residential 6A (RR6A) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR6A Zone is to permit one-family residential uses and carriage housing on conventional sized lots.

6.16.01 Permitted Uses

The following **uses** and no others are permitted in the RR6A Zone:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) **Group daycare** , subject to Subsection 3.26.02;

(e) **Home occupation**, subject to Section 3.09;

(f) **Secondary suite, garden suite,** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(g) The keeping of not more than four **boarders** in a **one-family dwelling**;

(h) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(i) **Uses** permitted by Section 3.01 of this Bylaw;

(j) In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.16.03(2) and (3); *(Bylaw No. 2183)*

  (a) **Dwelling, two family**;

  (b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

  (c) **Townhouse**.

6.16.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 14 m (45.9 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(4) Despite Article 6.16.02(1), on land whose legal description is set out in Table 1 of Schedule "AD", the minimum **lot area** for subdivision may be 550 m^2 (5,920.2 ft^2) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to the time of subdivision.

(5) No land may be subdivided into bare land strata lots having an average **lot area** of less than 1 ha (2.5 ac), if any of the strata **lots** in the strata plan has a **lot area** of less than 550 m^2 (5,920.2 ft^2).

6.16.03 Density of Development

(1) There may not be more than one **dwelling unit** on a **lot**, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse; or**

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage house**; or

(c) **Townhouse; or**

(d) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

6.16.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.16.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.16.06 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(2) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(3) Within 1.5 m (4.9 ft) of any **interior side lot line**;

(4) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.17 – Rural Residential 7 (RR7) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR7 Zone is to permit one-family residential uses and carriage housing on larger lots.

6.17.01 Permitted Uses

The following **uses** and no others are permitted in the RR7 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Group daycare**, subject to Subsection 3.26.02;

(5) **Home occupation**, subject to Section 3.09;

(6) **Secondary suite, garden suite, or carriage suite** in accordance with a one-family dwelling, in accordance wit Section 3.08. *(Bylaw No. 2183)*

(7) The keeping of not more than four **boarders** in a **one-family dwelling**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.17.03(2) and (3). *(Bylaw No. 2183)*

(10) **Dwelling, two-family**;

(11) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(12) **Townhouse.**

6.17.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(4) Despite Article 6.17.02(1), on land whose legal description is set out in Table 1 of Schedule "AD", the minimum **lot area** for subdivision may be 800 m^2 (8,611.1 ft^2) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the time of subdivision.

(5) No land may be subdivided into bare land strata **lots** having an average **lot area** of less than 1 ha (2.5 ac), if any of the strata **lots** in the strata plan have a **lot area** of less than 800 m^2 (8,611.1 ft^2).

6.17.03 Density of Development

(1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(2) A maximum may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**; *(Bylaw No. 2183)*

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) Townhouse**; or**

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(4) Despite Article 6.17.03(1), on lots with an area of no less than 400 m^2 (4,305 ft^2) outside of any area protected by a non-disturbance covenant, a garden suite or carriage suite shall be permitted;

(5) A **residential building** that encroaches onto a **lot** in the RR7 Zone on the date of adoption of Langford Zoning Bylaw, Amendment No. 441 (New RR7 (Rural Residential 7 – Klahanie) Zone), 2015 is deemed not to be a **residential building** on the **lot** for the purposes of Article 6.17.03(1).

6.17.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%. *(Bylaw No. 2183)*

6.17.05 Height and Size of Principal Use Buildings

No **buildings** or **structures** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.17.06 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot** line, except that no **garage or** carport whose vehicle access crosses a or **front lot line** may be located with 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(2) Within 6 m (19.7 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(3) Within 3 m (9.8 ft) of any **interior side lot line**; or

(4) Within 4 m (13.1 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.18 – Rural Agriculture and Eco-Tourism (RAE1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RAE1 Zone is to permit a mix of residential, agricultural/agri-tourism, eco-tourism and educational uses.

6.18.01 Permitted Uses

The following **uses** and no others are permitted in the RAE1 Zone:

General Uses:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Uses accessory** to a **principal use** permitted in this **Zone**;

(3) **Uses** permitted by Section 3.01 of this Bylaw;

Agricultural Uses:

(4) **Agriculture**;

(5) **Commercial nursery and greenhouse**;

(6) **Equestrian facility**;

(7) **Intensive agriculture** on **lots** with a **lot area** of 4 ha (9.9 ac) or more;

Educational Uses:

(8) **Preschool**;

(9) **School**;

Agri-Tourism and Eco-Tourism Uses:

The following **uses** are permitted as **accessory uses** to any agricultural or educational **use**:

(10) **Campground**;

(11) **Dormitory**, consisting of a single unit (cabin) or multiple units (bunkhouses);

(12) Rental of recreational equipment including, but not limited to: bicycles, kayaks and canoes, horses, clothing and outdoor gear;

Residential Uses:

(13) **Dwelling, one-family**;

(14) **Home occupation**, subject to Section 3.09; and

(15) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08.

6.18.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.

(2) Despite Article 6.18.02(1), no **lot** having a **lot area** less than 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.18.03 Density of Development

(1) There may not be more than one **one-family dwelling** per **lot**.

6.18.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 20% or 1,000 m^2 (10,763.9 ft^2).

6.18.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 10.5 m (34.5 ft); and

(2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.18.06 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 10 m (32.8 ft) of any **rear lot line**;

(a) Within 7.5 m (24.6 ft) of any other **lot line**; and

(2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.

Section 6.20 – Residential Small Lot 1 (RS1) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the Residential Small Lot 1 (RS1) Zone is to permit one-family dwelling lots serviced by municipal sewers within the urban core as an infill use, or in new neighbourhoods where a sewer system is in place.

6.20.01 Permitted Uses

The following **uses** and no others are permitted in the RS1 Zone:

(1) **Accessory buildings** and **structures**;

(2) **Dwelling, one-family**;

(3) **Dwelling, two-family**; *(Bylaw No. 2014)*

(4) **Group Daycare**, on the property legally described as Strata Lot 2, Section 1, Range 3 West, Highland District, Strata Plan EPS3543, PID No. 029-824-711 (2323 Belair Road); *(Bylaw No. 2086);*

(5) **Home occupation**, in accordance with Section 3.09;

(6) **Secondary suite**, **garden suite**, or **carriage suite**, in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(7) Deleted. *(Bylaw No. 2183)*

(8) Deleted. *(Bylaw No. 2183)*

(9) The keeping of not more than four **boarders** in a **one-family dwelling**;

(10) **Townhouses**, not to exceed 62 units, on the property legally described as Lot 1, Section 3, Range 3 West, Highland District, Plan 9548, Except that Part in Plan 14368, PID No. 005-349-893 (2120 Millstream Road); *(Bylaw Nos. 1761 and 2132)*

(11) **Townhouses** on the properties legally described as PID No. 002-559-285 (3306 Happy Valley Road); PID No. 003-620-603 (3310 Happy Valley Road); PID No. 005-198-143 (3326 and 3328 Happy Valley Road); PID No. 018-357-776 (3338 Happy Valley Road); PID No. 018-357-784 (3340 Happy Valley Road); PID No. 004-491-823 (3344 Happy Valley Road); and PID No. 000-156-884 (3416 Hazelwood Road); PID No. 029-377-994 (3420 Luxton Road); PID No. 005-630-037 (1120 Finney Road); PID No. 025-806-530 (3219 Loledo Place; and PID No. 025-806-548 (3235 Loledo Place); PID No. 009-831-983 (1551 Sawyer Road), and PID No. 025-843-192 (1559 Sawyer Road). *(Bylaw Nos. 2014 and 2059)*

(12) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(13) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.20.03(2), (3), and (4): *(Bylaw No. 2183)*

(14) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(15) **Townhouse.**

6.20.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 850 m^2 (9,150 ft^2) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;

(2) Despite Subsection 6.20.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum **lot area** for subdivision of **lots** for a **one-family dwelling** use may be 200 m^2 (2,153 ft^2) if the owner of the land proposed to be subdivided:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;

(3) No **lot** having a **lot width** of less than 9 m (29.5 ft) may be created by subdivision;

(4) Despite Section 6.20.02(3), no **lot** rezoned after June 30, 2024 having a **lot width** of less than 10 m (32.8 ft) may be created by subdivision; *(Bylaw No. 2183)*

(5) No **lot** having a **building envelope** with a width or depth less than 5.5 m (18 ft) nor an area less than 67 m^2 (720 ft^2) may be created by subdivision;

(6) No panhandle **lot** having a **lot area** less than a 400 m^2 (4,305 ft^2) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;

(7) Despite Article 6.20.02(1) and 6.20.02(2), the minimum **lot area** and minimum **lot width** for subdivision of lots for a one-family dwelling use may be further reduced for the properties listed in Table 1 below as indicated:

Table 1

Legal Description	Minimum Lot Width
PID No. 000-156-884 (3416 Hazelwood Road)	8.4 m (27.5 ft), except one lot included in the plan of subdivision may be 7.6 m (24.9 ft)

6.20.03 Density of Development

(1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below or where permitted by Sections 6.20.01(10) and (11). *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling,** of which one unit may contain a a **secondary suite**.

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(4) A maximum of six **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms: *(Bylaw Nos. 2183, 2274)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(5) Deleted. (*Bylaw No. 2274)*

(6) The total floor area of a one-family dwelling on lots less than 400 m^2 (4,306 ft^2) on the property legally described as Lot 3, Section 84, Esquimalt District, Plan 21075; PID No. 003-488-209 (939 Walfred Road) may not exceed the total area of the lot upon which it is controlled.

6.20.04 Regulations of Use *(Bylaw No. 2014)*

(1) A **two-family dwelling** use is submect to the regulations of the R2 Zone and not the regulations of this zone.

(2) A **townhouse** use is subject to the regulations of the RT1 Zone and not the regulations of this zone.

6.20.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) Despite subsection 6.20.05(1), the **lot coverage** for a **Townhouse** use may exceed 50% but may not exceed 60%.

6.20.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

(2) Despite subsection 6.20.06(1) any **townhouse** structure or a principal **building** on property legally described as PID No. 000-156-884 (3416 Hazelwood Road) may exceed a height of 9 m (29.5 ft), but may not exceed a height of three storeys.

(3) Despite subsection 6.20.06(1) any townhouse structure or a principal building on the property legally described as PID No. 009-831-983 (1551 Sawyer Road) and PID No. 025-843-192 (1559 Sawyer Road) may exceed a height of 9.0 m (29.5 ft), but may not exceed a height of three storeys. *(Bylaw No. 2059)*

6.20.07 Setbacks

(1) No principal **building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** when the lot fronts on and has access from a highway or access route in a bare land strata plan, except that no garage or carport that faces any front lot line and whose vehicle access crosses a front line mine may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting highway or access route;

(b) Within 3 m (9.8 ft) of any **rear lot line**; *(Bylaw No. 2183)*

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting **highway** or access route; *(Bylaw No. 2183)*

(d) Within 1.5 m (4.9 ft) of any **interior side lot line**.

6.20.08 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw shall apply.

6.20.09 General

The relevant regulations of Part 3 of this Bylaw shall apply.

Section 6.21 – Residential Infill (R1) Zone

(Bylaw No. 2274)

The intent of the Residential Infill Zone is to permit one- and two-family residential, townhouse, and small-scale multi-unit infill housing in areas served by community sewer.

6.21.01 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

(1) **Accessory buildings** and **structures**;

(2) **Dwelling, one-family**;

(3) **Dwelling, two-family**;

(4) **Group daycare**;

(5) **Home occupation**, in accordance with Section 3.09;

(6) Keeping of domestic animals in accordance with Section 3.12;

(7) **Suites** in accordance with Section 3.08 and Section 6.30.03;

(8) **Townhouse**;

(9) The keeping of not more than four **boarders** in a **one-family dwelling**;

(10) **Uses accessory** to a **principal use** permitted in this zone; and

(11) **Uses** permitted by Section 3.01 of this Bylaw.

6.21.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 300 m^2 may be created by subdivision'

(2) No **lot** having a **lot width** less than 12 m may be created by subdivision.

(3) No **lot** having a **building envelope** with a width or depth less than 5.5 m nor an area less than 67 m^2 may be created by subdivision.

(4) No **panhandle lot** may be created by subdivision.

6.21.03 Density of Development

(1) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms:

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse; or**

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

(2) A maximum of four **dwelling units** may be permitted on **lots** over 281 m^2, which may be in the following prescribed forms:

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(3) A maximum of six dwelling units may be permitted on **lots** that are within 400 m of a prescribed trnsit stop as shown on Schedule AA, which may be in the following prescribed forms:

(a) **One-family** dwelling, which may contain a secondary suite; or

(b) **One-family dwelling,** which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.21.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

6.21.05 Height and Size of Principal Use Buildings

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

6.21.06 Setbacks

(1) No principal **building** may be located in:

(a) Within 3 m of any **front** or **exterior lot line**, except that no **garage or carport** whose vehicle access crosses a **front** or **exterior side lot line** may be located within 5.5 m of that **lot line**; or

(b) Within 3 m of the **rear lot line**; or

(c) Within 1.5 m of any **interior side lot line**.

6.21.07 Landscape

In addition to the regulations contained in Section 3.21 of this Bylaw, the following shall apply in the R1 Zone:

(1) In addition to all other regulations of this Bylaw, for a **two-family dwelling** or **townhouse** use, a continuous landscape and screening area of at least 1 m in width containing a shrub, hedge, or fence screen of a minimum height of 1.8 m, at time of planting, must be provided along any **interior lot line** starting from 6 m to the rear of the **front lot line** and extending to the **rear lot line**.

(2) A minimum of 10% of the **lot area** shall be provided on-site as **live landscaping.**

(3) At least one area of **live landscaping** shall have a minimum area of 20 m^2, a minimum horizontal dimension of 3 m on all sides, and contain at least one tree.

6.21.08 General

The relevant regulations of Part 3 of this Bylaw shall apply.

Section 6.22 – One- and Two-Family Residential (R2) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the One- and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1 ha (2.47 ac) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m^2 (4,305 ft^2) and two-family dwellings on a lot with an area not less than 600 m^2 (6,458 ft^2) in areas that are served by community sewer.

6.21.09 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

(12) **Accessory buildings** and **structures**;

(13) **Dwelling, one-family**;

(14) **Dwelling, two-family**, in accordance with Section 6.22.03; *(Bylaw No. 1945)*

(15) **Group daycare**, in accordance with Subsection 3.26.02;

(16) **Home occupation**, in accordance with Section 3.09;

(17) **Schools** on lands shaded on the map attached as Schedule WL to this Bylaw;

(18) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08**;** *(Bylaw No. 2183)*

(19) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes, in accordance with Section 3.12;

(20) The keeping of not more than four **boarders** in a **one-family dwelling**;

(21) **Townhouses** on those properties legally described as PID No. 001-539-990, (798 Gwendolynn Drive), PID No. 009-875-867 (3690 Happy Valley Road), PID No. 002-035-235 (3694 Happy Valley Road), PID No. 001-138-138 (4342 West Shore Parkway), and on lands shown shaded on the map attached as Schedule WL to this Bylaw; *(Bylaw No. 2170)*

(22) **Uses accessory** to a **principal use** permitted in this zone; and

(23) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.22.04(2), (3), and (4): *(Bylaw No. 2183)*

(24) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(25) **Townhouse.**

6.21.10 Subdivision Lot Requirements

(5) No **lot** having a **lot area** less than 2 ha (5 ac) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m^2 (4,305 ft^2) may be created by subdivision if:

(a) The property is served by community sanitary sewer; **AND**

(b) Is not within the lands designated as "City Centre" on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford's Official Community Plan; **AND EITHER**

(c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**

(d) The legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.

(6) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.

(7) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m^2 (1,000 ft^2) may be created by subdivision.

(8) No **panhandle lot** may be created in the R2 Zone.

(9) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstreat District, Plan 24172; PID No. 002-981-220 (2955 Irwin Road), the minimum **lot area** for subdivision may be 260 m^2 (2,798.6 ft^2) if:

(a) The owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and

(b) The maximum density of development does not exceed 18 **lots**.

(10) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200 m^2 (2,152.8 ft^2) if the owner of the land proposed to be subdivided:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and

(b) Does not create more than 30 **lots** by subdivision that have a **lot area** less than 400 m^2 (4,305.6 ft^2).

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 Zone:

(1) Deleted. *(Bylaw No. 2183)*

(2) Deleted. *(Bylaw Nos. 2082 and 2183)*

(3) Deleted. *(Bylaw Nos. 2082 and 2183)*

(4) Deleted. *(Bylaw No. 2082)*

(5) Deleted. *(Bylaw No. 2183)*

(6) Deleted. *(Bylaw Nos. 1945 and 2082)*

(7) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit;

(8) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen with a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6 m (19.7 ft) to the rear of the front lot line and extending to the **rear lot line**.

6.22.04 Density of Development

(6) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below or where permitted by Section 6.22.01(10). *(Bylaw No. 2183)*

(7) Deleted. *(Bylaw No. 2183)*

(8) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse; or**

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

(9) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage house; or**

(c) **Townhouse; or**

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(10) Under no circumstances may the density exceed more than 60 lots on the property legally described as Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255 and EPP111153, PID No. 017-612-675 (2207 Millstream Road). *(Bylaw No. 2150)*

(11) A maximum of six **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms: *(Bylaw Nos. 2183, 2274)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage house**; or

(c) **Townhouse; or**

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(12) Deleted. *(Bylaw Nos. 2183, 2274)*

(13) Under no circumstances may the density of development on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road) and PID No. 002-035-235 (3694 Happy Valley Road) exceed 125 Single-Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.

(14) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

(15) Under no circumstances may there be more than 12 townhouse units on the property legally described as PID No. 001-539-990, (798 Gwendolynn Drive). *(Bylaw No. 2170)*

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%. *(Bylaw No. 2183)*

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.22.07 Setbacks

(1) No principal **building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;

(b) Within 3 m (9.8 ft) of any **rear lot line**; *(Bylaw No. 2183)*

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.5 m (4.9 ft) of any **interior side lot line**.

(2) Despite Article (1), the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.

(3) Despite Article (1) and Article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot** line nor within 7.6 m (25 ft) of any **exterior side, front, or rear lot line.**

6.22.08 Landscape Screening

(1) The relevant regulations of Section 3.21 of this Bylaw must apply.

(2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.

Section 6.24 – Mobile Home Park (RH1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RH1 Zone is to permit manufactured homes in areas serviced by community sanitary sewer.

6.24.01 Permitted Uses

The following **uses** and no others are permitted in the RH1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Home office**, subject to Section 3.09;

(4) **Manufactured home** parks subject to the provisions of the Capital Regional District Mobile Home Parks Bylaw No. 1, 1977 and amendments thereto;

(5) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(6) **Uses** permitted by Section 3.01 of this Bylaw.

6.24.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 0.5 ha (1.3 ac) may be created by subdivision .

(2) No subdivision plan may be approved unless each **lot** created by the subdivision has a **lot width** of at least 25 m (82 ft).

Section 6.26 – Residential Lakeshore (RL1) Zone

(Bylaw No. 1864)

The intent of the Residential Lakeshore (RL1) Zone is to permit a one-family dwelling on a lot abutting Langford, Glen, or Florence Lake with an area of not less than 1,500 m^2 (0.37 ac) unless the Streamside Protection and Enhancement Area (SPEA) is provided to the City.

6.26.01 Permitted Uses

The following **uses** and no others are permitted in the RL1 Zone:

(1) **Accessory buildings** and **structures**;

(2) **Dwelling, one-family**;

(3) **Group daycare** in accordance with Section 3.26.02;

(4) **Home occupation** in accordance with Section 3.09;

(5) **Secondary suite, garden suite** or **carriage suite** as an accessory use to a **one-family dwelling**, in accordance with Section 3.08;

(6) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Section 3.12;

(7) The keeping of not more than four **boarders** in a **one-family dwelling**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.26.03(2) and (3): *(Bylaw No. 2183)*

(10) **Dwelling, two-family**;

(11) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(12) **Townhouse.**

6.26.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (16,146 ft^2) may be created by subdivision, and the **Streamside Protection and Enhancement Area** (SPEA) designated by a qualified environmental professional in a riparian areas assessment shall beincluded in the **lot area** calculation for the purpose of determining compliance with this article;

(2) Despite subsection 6.26.02(1) **lots** having **lot areas** of 950 m^2 (10,226 ft^2) and greater may be created by subdivision if the **Streamside Protection and Enhancement Area** (SPEA) designated by a qualified environmental professional in a riparian areas assessment of the **lot** being subdivided is transferred to the City of Langford at the time of subdivision;

(3) Despite subsection 6.26.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot area for subdivision of lots abutting Langford, Glen, or Florence Lake may be as specified in articles (a) and (b) below, if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD prior to Subdivision Approval:

(a) Lots with an area of 1,500 m^2 (16,146 ft^2) or greater, including the area of the SPEA, may be created abutting Langford, Glen, or Florence Lake; and

(b) Lots with an area of 550 m^2 (5,920 ft^2) or greater may be created provided such lots are located directly behind a new lot created pursuant to article (i) above and do not abut Langford, Glen, or Florence Lake.

(4) No **lot** may be created having a **lot width** less than 16 m (52.5 ft).

(5) No **lot** may be created having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m^2 (2,002 ft^2).

6.26.03 Density of Development

(2) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below; *(Bylaw No. 2183)*

(3) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(4) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(b) **One-family dwelling**, which may contain a **secondary suite**; or

(c) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(d) **Townhouse; or**

(e) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.26.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.26.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.26.06 Setbacks

(1) No **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage or carport** that faces a **front lot line** may be located within 5.5m (18 ft) of the **front lot line**; or

(b) Within 5.5 m (18 ft) of any **rear lot line**; or

(c) Within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.5 m (4.9 ft) of any **interior side lot line**.

6.26.07 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw must apply.

6.26.08 General

The relevant regulations of Part 3 of this Bylaw must apply.

Section 6.28 – Residential Townhouse (RT1) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the RT1 Zone is to permit one-family and townhouse residential uses in areas serviced by community sanitary sewer.

6.28.01 Permitted Uses

The following **uses** and no other uses are permitted in the RT1Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**, on property legally described at Lot 1 Section 84 Metchosin District Plan VIP67043 (3483 Happy Valley Road);

(4) **Home office**, subject to Section 3.09;

(5) **Townhouse**;

(6) Uses **accessory** to a **principal use** permitted in this **Zone**; and

(7) **Uses** permitted under Section 3.01 of this Bylaw.

6.28.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 100 m^2 (1,076.4 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 5 m (16.4 ft) may be created by subdivision.

6.28.03 Density of Development

(1) Except as provided in Article (2) and (3), the **floor area ratio** may not exceed 0.5. *(Bylaw No. 2015)*

(2) Notwithstanding Subsection 6.28.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the maximum floor area ratio may be increased to 1.2 if the owner of the land proposed to be developed:

a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit. *(Bylaw No. 1869)*

(3) Notwithstanding Subsection 6.28.03(1) and (2), on land whose legal description is Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524 (3216 Happy Valley Road), the maximum floor area ratio may be increased to 1.5 if the owner of the land proposed to be developed: *(Bylaw No. 2015)*

a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit.

(4) Notwithstanding Subsection 6.28.03(1), on land whose legal description is Lot 1, Section 3, Range 3 West, Highland District, Plan 9548, Except That Part in Plan 14368, PID No. 005-349-893 (2120 Millstream Road), the maximum **floor area ratio** may be increased to 0.56 if the owner of the land proposed to be developed: *(Bylaw No. 2132)*

a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit. *(Bylaw No. 2132)*

6.28.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone and not the regulations of this **Zone**.

6.28.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.28.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 3 storeys. *(Bylaw Nos. 1950 and 2015)*

6.28.07 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 1.2 m (3.9 ft) of any **interior side lot lines abutting** any **Zone** other than the RT1 Zone; or

(c) Within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 5.5 m (18 ft) of any **rear lot line**.

Section 6.28A – Residential Townhouse (RT2) Zone

(Replaced by Bylaw Nos. 1662 and 1864)

The intent of the RT2 Zone is to permit townhouse residential uses in areas serviced by community sanitary sewer.

6.28A.01 Permitted Uses

The following **uses** and no others are permitted in the RT2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Home office**, subject to Section 3.09;

(4) **Townhouse**;

(5) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(6) **Uses** permitted by Section 3.01 of this Bylaw.

6.28A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) may be created by subdivision.

(2) Despit Article 6.28A.02(1), a **lot** having a **lot area** no less than 100 m^2 (1,076.4 ft^2) may be created by subdivision, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

(3) No **lot** having a **lot width** less than 5 m (16.4 ft) may be created by subdivision.

6.28A.03 Density of Development

(1) No lot may be developed having a density greater than one **dwelling unit** per 550 m^2 (5,920.2 ft^2) of **lot area**.

(2) Despite Article 6.28A.03(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum density may be one **dwelling unit** per 100 m^2 (1,076.4 ft^2) of **lot area**, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

6.28A.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.28A.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of two storeys.

6.28A.06 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 2 m (6.6 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 1.2 m (3.9 ft) of any **interior side lot line abutting** any **Zone** other than the RT2 Zone; or

(c) Within 1.5 m (4.9 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 3.5 m (11.5 ft) of any **rear lot line abutting** any **Zone** other than the RT2 Zone.

Section 6.31 – Residential Townhouse (RT3) Zone

(Bylaw No. 2274)

The intent of the Residential townhouse 3 Zone is to permit townhouse residential uses in areas serviced by community sanitary sewers.

6.31.01 Permitted Uses

The following **uses** and no others are permitted in the RT3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Home occupation**, subject to Section 3.09;

(3) **Townhouse**;

(4) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(5) **Uses** permitted by Section 3.01 of this Bylaw.

6.31.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,000 m^2 may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m may be created by subdivision.

6.31.03 Density of Development

(1) There **floor area ratio** may not exceed 1.25.

6.31.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.31.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of three storeys.

(2) No **townhouse building** may exceed a width of 50 m or six **dwelling units**, whichever is the lesser.

6.31.06 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m of any **front** or **exterior lot line**; except that no **garage or carport** whose vehicle access crosses a **front** of **exterior side lot line** may be located within 5.5 m of that lot line; or

(2) Within 3 m of any **interior side** or **rear lot lines**; or

(i) Despite subsection (b), if the side of a **townhouse building** faces the **interior side** or **rear lot line**, the **setback** to that **lot line** may be reduced to 1.5 m.

6.31.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply in the RT3 Zone:

(1) A minimum of 10% of the **lot area** shall be provided on-site as **live landscaping**.

(2) At least one area of **live landscaping** shall have a minimum area of 20 m^2, a minimum horizontal distance of 3 m on all sides, and contain at least one tree.

Section 6.31A – Attached Housing (RM2A) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM2A Zone is to permit two-family and townhouse residential uses in areas serviced by community sanitary sewers.

6.31A.01 Permitted Uses

The following **uses** and no others shall be permitted in the RM2A Zone.

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, two-family**, subject to Section 3.07;

(4) **Home occupation**, subject to Section 3.09;

(5) **Townhouse**;

(6) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(7) **Uses** permitted by Section 3.01 of this Bylaw.

6.31A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,600 m^2 (0.4 ac) may be created by subdivision**.** *(Bylaw No. 2027)*

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.31A.03 Density of Development

(1) Except as provided in Article (2), **buildings** in the RM2A Zone shall not exceed a **floor area ratio** of 0.75. *(Bylaw No. 2274)*

(2) Despite subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 1.5, if the owner of the land proposed to be developed: Pays to the City the amount specified in Column 4 of Table 1 of schedule AD, prior to issuance of a building permit.

(3) Deleted. *(Bylaw No. 2274)*

6.31A.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 45%.

6.31A.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of three storeys.

(2) No **townhouse building** or **two-family dwelling** may exceed a width of 50 m (164 ft) or six **dwelling units**, whichever is the lesser.

6.31A.06 Setbacks

No **building** or **structure** may be located:

(1) Within 5.5 m (18 ft) of any **front lot line**; or

(2) Within 5.5 m (18 ft) of any **exterior side lot line**; or

(3) Within 7.5 m (25 ft) of atleast one interior side or rear lot line, and within 3 m (10ft) of the other interior side or rear lot line.

Section 6.32 – Medium Density Residential (RM6) Zone

(Bylaw No. 2274)

The intent of the Medium Density Residential Zone is to permit multi-family residential buildings up to six storeys in height within key areas of the City Centre and OCP designated Corridors..

6.32.01 Permitted Uses

The following **uses** and no others are permitted in the RM3 Zone:

(1) **Accessory uses, buildings,** and **structures**;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Home occupation** in accordance with Section 3.09;

(6) **Uses** permitted by Section 3.01 of this Bylaw.

6.32.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,400 m^2 may be created by subdivision.

6.32.03 Regulations for Use

(1) **Residential** units on the ground floor facing a **highway** must have individual, front door access at grade;

(2) **Buildings** must incorporate a minimum **active building frontage** of 80%.

6.32.04 Density of Development

(1) The **floor area ratio** may not exceed 3.0.

6.32.05 Height

(1) No **building** or **structure** may exceed a **height** of six storeys.

6.32.06 Setbacks

(1) No portion of a **building** or **structure** may be located within 3 m of any **lot line**.

6.32.07 Parking

In addition to the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the RM6 Zone.

(1) Parking stalls located adjacent to a **highway** must be screened by a **building** containing an active use;

(2) Surface parking stalls may be located adjacent to an **interior side** or **rear lot line** when screened by a fence no less than 1.8 m in **height** and by a landscaping strip no less than 1 m in width.

6.32.08 Landscaping

In addition to the regulations contained in Section 3.21 of this Bylaw, the following shall apply in the RM6 Zone:

(1) A minimum of 10% of the **lot area** shall be provided on-site as **live landscaping**.

(2) At least one area of **live landscaping** whall have a minimum area of 35 m^2, a minimum horizontal dimension of 4.5 m on all sides, and contain at least one tree.

Section 6.32A – Apartment (RM3A) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM3A Zone is to permit two-family, townhouse and apartment residential uses in areas serviced by community sanitary sewers, and to provide, through density bonusing, for higher densities of development.

6.32A.01 Permitted Uses

The following **uses** and no others are permitted in the RM3A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;;

(2) **Apartment**;

(3) **Community garden**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Home occupation**, subject to Section 3.09;

(6) **Townhouse**;

(7) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(8) **Uses** permitted by Section 3.01 of this Bylaw.

6.32A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,800 m^2 (0.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.32A.03 Density of Development

(1) There may not be more than one **dwelling unit** per 550 m^2 (5,920.2 ft^2) of **lot area**.

(2) Despite Article 6.32A.03 (1), on land whose legal description is set out in Table 1 of Schedule "AD", the density of development may exceed one **dwelling unit** per 550 m^2 (5,920.2 ft^2), if the owner of the land proposed to be developed:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to issuance of a Building Permit; and

(b) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule "AD", prior to issuance of a Building Permit.

(3) Despite Article 6.32A.03(2), **buildings** developed pursuant to Article (2) shall not exceed a maximum of one **dwelling unit** per 200 m^2 (2,152.8 ft^2).

(4) Under no circumstances may the **floor area ratio** exceed 1.0.

6.32A.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.32A.05 Height and Size of Principal Use Buildings

(1) No **apartment building** may exceed a **height** of six storeys.

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

6.32A.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 7.5 m (24.6 ft) of any **side lot line** or a distance equal to 0.6 multiplied by the **height** of the **building in** metres, whichever is less; or

(3) Within 10 m (32.8 ft) of the **rear lot line** or a distance equal to the **height** of the **building** in metres, whichever is less.

Section 6.33 – Apartment – Senior Citizens (RM4) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM4 Zone is to permit apartment residential uses for senior citizens in areas serviced by community sanitary sewers.

6.33.01 Permitted Uses

The following **uses** and no others are permitted in the RM4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment, senior citizens**;

(3) **Community garden**;

(4) **Home occupation**, subject to Section 3.09;

(5) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(6) **Uses** permitted by Section 3.01 of this Bylaw.

6.33.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 5,000 m^2 (1.2 ac) may be created by subdivision.

6.33.03 Density of Development

The total area of **buildings** and **structures** on any **lot** must not exceed the lesser of the following:

(1) The sum of the following, in square metres:

(a) The number of one bedroom **dwelling units** on the **lot** times 93;

(b) The number of two bedroom **dwelling units** on the **lot** times 278; and

(c) The number of three bedroom **dwelling units** on the **lot** times 464; or

(2) The area of a maximum **floor area ratio** of 0.6, or a maximum **floor area ratio** of 0.75 if at least 75% of the required off-street parking is provided underground.

6.33.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 16%.

6.33.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of six storeys.

6.33.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 7.5 m (24.6 ft) of any **side lot line** or a distance equal to 0.6 multiplied by the **height** of the **building** in metres, whichever is less; or

(3) Within 10 m (32.8 ft) of the **rear lot line** or a distance equal to the **height** of the **building**, whichever is less.

Section 6.34 – Cluster Housing Residential (CH1) Zone

(Replaced by Bylaw No. 1662, Amended by Bylaw No. 2183))

The intent of the CH1 Zone is to permit townhouse residential uses in a manner designed to cluster density within a smaller portion of the development site and preserve open space. (Bylaw No. 2273)

6.34.01 Permitted Uses

The following **uses** and no others are permitted in the Cluster Housing (CH1) Zone:

(1) **Accessory building** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Home office** , subject to Section 3.09;

(4) **Townhouse**; *(Bylaw No. 2273)*

(5) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(6) **Uses** permitted by Section 3.01 of this Bylaw.

6.34.02 Density of Development

(1) There may not be more than 76 **dwelling units** in the CH1 Zone. *(Bylaw No. 2273)*

6.34.03 Height and Size of Principal Use Buildings

(1) The height of any **residential building** shall not exceed 12 m (39.4 ft) or three storeys.

(2) The height of any **accessory building** shall not exceed 5 m (16.4 ft).

(3) No **townhouse building** or **structure** shall exceed a width of 50 m (164 ft) or six **dwelling units**, whichever is greater.

6.34.04 Setbacks

(1) No **townhouse** may be located:

(a) Within 5 m (16.4 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 6 m (19.7 ft) of any **side lot line**, except that on a **corner lot** no **townhouse** may be located within 7.5 m (24.6 ft) of the **exterior side lot line**; or

(c) Within 7.5 m (24.6 ft) of any **rear lot line**.

(2) Deleted. *(Bylaw No. 2273)*

6.34.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.34.06 Subdivision Lot Requirements

The following regulations apply to all **lots** that may be created by subdivision:

(1) Minimum **lot area** shall be 695 m^2 (7,480.9 ft^2);

(2) Minimum **lot width** shall be 16 m (52.5 ft); and

(3) Minimum **lot depth** shall be 30 m (98.4 ft).

Section 6.35 – Cluster Housing Residential (CH2) Zone

(Replaced by Bylaw No. 1662)

The intent of the CH2 Zone is to permit one-family residential uses in a manner designed to cluster density within a smaller portion of the development site and preserve open space.

6.35.01 Permitted Uses

The following **uses** and no others are permitted in the CH2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Group daycare** , subject to Subsection 3.26.02;

(5) Deleted. *(Bylaw No. 2082)*;

(6) **Home occupation**, subject to Section 3.09;

(7) **Secondary suite garden suite**, or **carriage house** in conjunction with a **one-family dwelling**, in accordance with Section 3.08; *(Bylaw No. 2183)*

(8) The keeping of not more than four **boarders** in a **one-family dwelling**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.35.03(1) and (2): *(Bylaw No. 2183)*

(11) **Dwelling, two-family**;

(12) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(13) **Townhouse**.

6.35.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 1,400 m^2 (15,069.5 ft^2) may be created by subdivision.

6.35.03 Density of Development

(1) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

(2) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**;

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**;

(3) The maximum density on the property legally described as Parcel A (DD34484I), Section 80, Metchosin District, Except Part On Plan Attached to Conveyance Dated the 24th Day of July 1911 From David Albert Henry to the Canadian Northern Pacific Railway Company and Deposited Under DD 27589 and Except Parts in Plans 6887 and 7142 shall be eight **one-family dwelling**s . This may be increased to 16 **one-family dwellings** if at least 45% of the property is dedicated as park and the applicant provides at its own cost, the installation of sewer services to the entire subdivision, prior to subdivision.

(4) There may not be more than one **group daycare** on land legally described as Lot 1, Section 80, Metchosin District, Plan VIP70354 (1028 Lomalinda Drive).

6.35.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

6.35.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **rear lot line**; or

(2) Within 1.5 m (4.9 ft) of any **interior side lot line** provided, however, that the sum of the **setbacks** from any two **interior side lot lines** is not less than 4.5 m (14.8 ft); or

(3) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.35.06 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

Section 6.36 – Medium-Density Apartment (RM7) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM7 Zone is to permit two-family, townhouse and apartment residential uses at a medium density in areas serviced by community sanitary.

6.36.01 Permitted Uses

The following **uses** and no others shall be permitted in the RM7 Zone.

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Community garden**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Home occupation**, subject to Section 3.09;

(6) **Townhouse**; and

(7) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(8) **Uses** permitted by Section 3.01 of this Bylaw.

6.36.02 Subdivision Lot Requirements

(2) No **lot** having a **lot area** less than 4,000 m^2 (1 ac) may be created by subdivision.

(3) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.

(4) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

6.36.03 Density of Development

(1) The maximum floor area ratio in the RM7 Zone is 1.6.

(2) Deleted. *(Bylaw No. 2274)*

(3) Deleted. *(Bylaw No. 2274)*

(4) Deleted. *(Bylaw No. 2274)*

6.36.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%;

(2) **Lot coverage** of all **buildings** and **structures** with **heights** of three storeys or more located in the shaded area shown on Schedule "AE" may not exceed 75%.

6.36.05 Height and Size of Principal Use Buildings

(1) No **apartment building** may exceed a **height** of six storeys.

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

6.36.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 3 m (9.8 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 3 m (9.8 ft) of any **rear lot line**; or

(5) Within 7.5 m (24.6 ft) of any **rear lot line**, if that **lot line abuts**, or is separated only by a **highway**, from a **lot** in a **Residential Zone**.

Section 6.36A – Medium-Density Apartment A (RM7A) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM7A Zone is to permit two-family, townhouse and apartment residential uses at a medium density in areas serviced by community sanitary sewer and to allow for increased densities through density bonussing.

6.36A.01 Permitted Uses

The following **uses** and no others are permitted in the RM7A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**, except on the parcel legally described as Lot 3, Section 108, Esquimalt District, Plan 15809 Except Parts in Plans VIP71966 and VIP71969 (300 Phelps Avenue); Lot 15, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967 (647 Redington Avenue), Lot 17, Section 109, Esquimalt District, Plan 12187 (2478 Selwyn Road), Lot 16, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967, (2482 Selwyn Road); and Lot A, Section 84, Esquimalt District, Plan VIP51623 (3296 Jacklin Road);

(3) **Community garden**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Group Daycare**, on the property legally described as Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Avenue) and in accordance with Subsection 3.26.02;

(6) **Home occupation**, subject to Section 3.09;

(7) **Townhouse**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.36A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 3,000 m^2 (0.7 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

(4) Despite Article 6.36A.02(1), on **lots** located within the shaded area shown on Schedule "AI", a **lot** having a **lot area** less than 3,000 m^2 (0.7 ac) but not less than 90 m^2 (968.8 ft^2) may be created by subdivision if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

(5) Despite Articles 6.36A.02(2) and 6.36A.02(3), on **lots** located within the shaded area shown on Schedule "AI", no **lot** having a **lot width** less than 4 m (13.1 ft) or a **lot depth** less than 22 m (72.2 ft) may be created by subdivision.

6.36A.03 Density of Development

(1) There may not be more than three **dwelling units** on a **lot**, with a combined **floor area ratio** not exceeding 0.5.

(2) Despite subsection 6.36A.03(1), on land whose legal description is setout in Table 1 of Schedule AD, the **floor area ratio** may be increased to a maximum of 1.25 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit; *(Bylaw No. 1886)*

(3) Provided Subsection 6.36A.03(2) is met, the **floor area ratio** may be further increased for an **apartment** use on land whose legal description is set out in Table 1 below, as indicated: *(Bylaw Nos. 1432 and 1886)*

Legal Description	Maximum Floor Area Ratio
Lot 2, Section 109, Esquimalt District, Plan 10541, Except Part in Plan 27737, PID No. 005-272-556 (2681 Claude Road)	2.1
Common Property Plan VIS5695 (2691 Secretariat Way)	3.0
Lots 5 and 6, Section 5, Esquimalt District, Plan 5, PID Nos. 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road	2.7
Lots 41 and 42, Section 80, Esquimalt District, Plan 12203, PID Nos. 004-973-330 and 002-622-203 (918 and 924 Jenkins Avenue)	2.02

(4) *(Deleted by Bylaw No. 1886)*

(5) *(Deleted by Bylaw No. 1886)*

(6) *(Deleted by Bylaw No. 1886)*

(7) *(Deleted by Bylaw No. 1886)*

(8) *(Deleted by Bylaw No. 1886)*

6.36A.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 35% unless the density bonus provisions of Article 6.36A.03(2) have been engaged, in which case the **lot coverage** of all **buildings** and **structures** may not exceed 50 %.

(2) **Lot coverage** of all **buildings** and **structures** with **heights** of threestoreys or more located in the shaded area shown on Schedule "AE" may not exceed 75%.

(3) Despite any other part of this Subsection, on **lots** located within the shaded area shown on Schedule "AI", the **lot coverage** may not exceed 85%.

6.36A.05 Height and Size of Principal Use Buildings

(1) No **apartment building** may exceed a **height** of six storeys.

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of three storeys.

(3) On the **lot** legally described as Lot 1, Section 109, Esquimalt District, Plan 15552 Except Part in Plan VIP71965 (667 Redington Avenue) the maximum **height** for an **apartment** is five storeys.

(4) On the **lot** legally described as Common Property Plan VIS5696 (2691 Secretariat Way) the maximum height for an apartment may be 7 storeys. *(Bylaw No. 1853)*

6.36A.06 Setbacks

(1) No **building** or **structure** may be located:

(2) Within 7.5 m (24.6 ft) of any **front lot line**; or

(3) Within 3 m (9.8 ft) of any **interior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(5) Within 3 m (9.8 ft) of any **rear lot line**; or

(6) Within 7.5 m (24.6 ft) of any **rear lot line**, if that **lot line abuts**, or is separated only by a **highway**, from a **lot** in a Residential Zone; or

(7) Despite Articles (4) and (5), on lands legally described as Lot 7, Section 109, Esquimalt District, Plan 10426 (656 Strandlund Avenue); Lot 1, Section 109, Esquimalt District, Plan 28414 (660 Strandlund Avenue); and Lot 9, Section 109, Esquimalt District, Plan 10426 (664 Strandlund Avenue) the minimum **setback** to the Trans Canada Highway Lands is 4.6 m (15.1 ft).

Section 6.37 – Cluster Housing Residential (CH3) Zone

(Replaced by Bylaw No. 1662)

The intent of the CH3 Zone is to permit one-family residential uses in a manner designed to cluster density within a smaller portion of the development site and preserve open space.

6.37.01 Permitted Uses

The following **uses** and no others are permitted in the CH3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Home occupation**, subject to Section 3.09;

(5) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(6) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(7) **Uses** permitted by Section 3.01 of this Bylaw.

6.37.02 Density of Development

There may not be more than one **residential building** on a **lot**.

6.37.03 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 9 ha (22.2 ac) may be created by subdivision.

(2) Despite Article 6.37.03(1), up to 17 **lots**, none having a **lot area** of less than 1,500 m^2 (16,145.9 ft^2), may be subdivided from Lot 1, Section 26, Goldstream District, Plan 17841, Except Parts in Plans 24172, 43873, and VIP67119, if 5.7 ha (14.1 ac) of the land shown as Amenity on Schedule "G" is transferred to the City of Langford for Park purposes.

6.37.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.37.05 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line** or **rear lot line**; or

(b) Within 1.5 m (4.9 ft) of any **interior side lot line** provided, however, that the sum of the **setbacks** from any two **interior side lot lines** is not less than 4.5 m (14.8 ft); or

(c) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.37.06 Lot Coverage

Lot **coverage** of all **buildings** and **structures** may not exceed 35%.

Section 6.37A – Cluster Housing Residential 4 (CH4) Zone

(Replaced by Bylaw No. 1662)

The intent of the CH4 Zone is to permit one-family, two-family and townhouse residential uses in a manner designed to cluster density within a smaller portion of the development site and preserve open space.

6.37A.01 Permitted Uses

The following **uses** and no others are permitted in the CH4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Home occupation**, subject to Section 3.09;

(6) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(7) **Townhouse**;

(8) **Uses accessory** to a **principal use** permitted in this Zone; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.37A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 100 m^2 (1,076.4 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** of less than 5 m (16.4 ft) may be created by subdivision.

6.37A.03 Density of Development

(1) There may not be more than three **dwelling units** in the CH4 Zone;

(2) Despite Article 6.37A.03(1), on land whose legal description is set out in Table 1 of Schedule "AD", there may be more than three **dwelling units** in the CH4 Zone, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of a Building Permit for **townhouse** or **two-family dwelling uses** or prior to subdivision approval for **one-family dwelling uses**.

6.37A.05 Lot Coverage

Lot **coverage** of all **buildings** and **structures** may not exceed 60%.

6.37A.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of three storeys.

6.37A.07 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage** or **carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(2) Within 1.2 m (3.9 ft) of any **interior side lot lines abutting** any Zone other than the CH4 Zone; or

(3) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(4) Within 3 m (9.8 ft) of any **rear lot line**.

Section 6.37B – Cluster Housing Residential 5 (CH5) Zone

(Replaced by Bylaw No. 1662)

The intent of the CH5 Zone is to permit one-family, two-family and townhouse residential uses in a manner designed to cluster density within a smaller portion of the development site and preserve open space.

6.37B.01 Permitted Uses

The following **uses** and no others are permitted in the CH5 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Home occupation**, subject to Section 3.09;

(6) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(7) The keeping of not more than one **boarder** in a **one-family dwelling**;

(8) **Townhouse**;

(9) **Uses accessory** to a **principal use** permitted in this Zone; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

6.37B.02 Subdivision Lot Requirements

One-Family Dwelling Lots

(1) No **lot** having a **lot area** less than 700 m^2 (17,534.7 ft^2) may be created by subdivision for a **one-family dwelling**.

(2) No **lot** for a one-family dwelling may have a **lot width** less than 15 m (49.2 ft).

(3) No **lot** for a **one-family dwelling** may have a **building envelope** width or depth less than 7 m (23 ft).

Two-Family Dwelling Lots

(4) No **lot** having a **lot area** less than 835 m^2 (8,987.9 ft^2) may be created by subdivision for a **two-family dwelling**.

(5) No **lot** for a **two-family dwelling** may have a **lot width** less than 18 m (59.1 ft).

(6) No **lot** for a **two-family dwelling** may have a **building envelope** width or depth less than 14 m (45.9 ft).

Townhouse Lots

(7) No **lot** having a **lot area** less than 600 m^2 (6,458.3 ft^2) may be created by subdivision for a **townhouse**.

(8) No **lot** for a **townhouse** may have a lot width less than 24 m (78.7 ft).

6.37B.03 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **one-family** or **two-family dwelling lot**.

(2) There may not be less than three **dwelling units** on a **townhouse lot**.

(3) Deleted. *(Bylaw No. 2273)*

6.37B.04 Density of Development in the CH5 Zone

(1) There may not be more than 10 **dwelling units** in the CD5 Zone.

(2) Despite Article 6.37B.04(1), there may be more than 10 **dwelling units** in the CH5 Zone if the owner of the land to be built upon has provided to the City, prior to the issuance of a Building Permit for a **two-family dwelling** or **townhouse** and prior to subdivision approval for a **one-family dwelling**:

(a) $1,000 per **one-family dwelling lot** towards the General Amenity Reserve Fund;

(b) $610 per **dwelling unit** in a **two-family dwelling** towards the General Amenity Reserve Fund;

(c) $610 per **townhouse dwelling unit** towards the General Amenity Reserve Fund; and

(d) An area of land not less than 141,640 m^2 (35 ac) as open space.

(3) Provided that all of the requirements of Subsection 6.37B.04(2) have been met, the maximum density of development in the CH5 Zone is 312 **dwelling units**, exclusive of **secondary suites**.

6.37B.05 Regulations for Two-Family Dwelling Use

Two-family dwellings are prohibited on **panhandle lots**.

6.37B.06 Height and Size of Principal Use Buildings

(1) No **one-family dwelling** may exceed a **height** of 10 m (32.8 ft).

(2) No **two-family dwelling** may exceed a **height** of 10 m (32.8 ft).

(3) No **townhouse building** may exceed a **height** of three storeys.

6.37B.07 Setbacks

(1) No **one-family dwelling** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

(2) No **townhouse** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 5.5 m (18 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

6.37B.08 Lot Coverage

(1) The **lot coverage** of all **buildings** and **structures**, where the **principal use building** is less than two storeys above finished grade, shall not exceed 40%.

(2) The **lot coverage** of all **buildings** and **structures**, where the **principal use building** is two storeys or higher above finished grade, shall not exceed 35%.

Section 6.38 – Assisted Living Medium Density Apartment (RM8) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM8 Zone is to provide for assisted living uses in areas serviced by community sanitary sewer.

6.38.01 Permitted Uses

The following **uses** and no others are permitted in the RM8 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Assisted living**;

(3) **Community garden**;

(4) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(5) **Uses** permitted by Section 3.01 of this Bylaw.

6.38.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 1,500 m^2 (0.4 ac) may be created by subdivision.

6.38.03 Density of Development

Buildings shall not exceed a **floor area ratio** of 1.35.

6.38.04 Lot Coverage

Lot coverage of all **buildings** and **structures** must not exceed 35%.

6.38.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of six storeys.

6.38.06 Setbacks

No **building** or **structure** may be located:

(1) Within 4.5 m (14.8 ft) of any **front lot line**; or

(2) Within 7.5 m (24.6 ft) of any **interior side lot line** except that a Setback from an **interior side lot line** that **abuts** a **lot** in the RM8 Zone, or a **lot** in an Institutional Zone, may be reduced to 2.7 m (8.9 ft); or

(3) Within 6 m (19.7 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.38.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the RM8 Zone:

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a solid decorative fence of not less than 1.8 m (5.9 ft) in **height**, together with appropriate decorative planting, must be provided along all **lot lines** separating the **lot** from any Residential Zone; and

(2) Despite Article 6.38.07(1), and where a **lot abuts** a **highway** separating the **lot** from **residential uses**, the solid decorative fence shall only be required if surface parking spaces are provided within the **setback** area between the **principal building** and the **abutting highway**.

Section 6.39 – Medium-Density Apartment (RM9) Zone

(Replaced by Bylaw No. 1662)

The intent of the RM9 Zone is to permit two-family, townhouse and apartment residential uses at a medium density in areas serviced by community sanitary sewer, and to provide for increased densities through density bonusing.

6.39.01 Permitted Uses

The following **uses** and no others shall be permitted in the RM9 Zone.

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Community garden**;

(4) **Dwelling, two-family**, subject to Section 3.07;

(5) **Home occupation**, subject to Section 3.09;

(6) **Townhouse**;

(7) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(8) **Uses** permitted by Section 3.01 of this Bylaw.

6.39.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 4,000 m^2 (1 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

6.39.03 Density of Development

(1) Except as provided in Articles (2) and (3), **buildings** shall not exceed a **floor area ratio** of 1.0;

(2) Despite Article 6.39.03(1), on land whose legal description is set out in Table 1 of Schedule "AD", the **floor area ratio** may be increased to 2.0, if the owner of the land proposed to be developed:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of a Building Permit; and

(b) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of an occupancy permit.

(3) Despite the **floor area ratio** specified in Article 6.39.03(1) and provided that the density bonus provisions specified in Article 6.39.03(2) have been met, the **floor area ratio** may be further increased to 2.25 if the owner provides at least 50% of the parking spaces required by this Bylaw

in an underground or under building parking structure, and by an additional 0.02 to a maximum of 2.5 for every additional 5% of the parking spaces so provided, subject to compliance with the density bonus provisions specified in Clause 6.39.03(2)(a).

(4) Despite Articles 6.39.03(1), (2), and (3), the **floor area ratio** may be increased to a maximum of 2.5 on a **lot** located in the shaded area shown on Schedule "AE".

6.39.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** with **heights** of three storeys or more located in the shaded area shown on Schedule "AE" may not exceed 75%.

6.39.05 Height and Size of Principal Use Buildings

(1) No **apartment building** may exceed a **height** of six storeys.

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

6.39.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 3 m (9.8 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 3 m (9.8 ft) of any **rear lot line**; or

(5) Within 7.5 m (24.6 ft) of any **rear lot line**, if that **lot line abuts**, or is separated only by a **highway**, from a **lot** in a **Residential Zone**.

Section 6.40 – Neighbourhood Commercial (C1) Zone

(Replaced by Bylaw No. 1662)

The intent of the C1 Zone is to permit small-scale commercial and service uses to serve the local neighbourhood.

6.40.01 Permitted Uses

The following **uses** and no others are permitted in the C1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Bakery**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(3) **Business support service**;

(4) **Car wash**, on land legally described as Lot 1, Section 1, Range 3 West, Highland District, Plan 6726

(5) **Community garden**;

(6) Dance studio, on land legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385;

(7) **Dwelling unit**, limited to a maximum of one in conjunction with any of the **principal uses** permitted in this **Zone**, provided that:

(a) If located on the same storey as the commercial **use**, it is located to the rear of the commercial **use**; and

(b) The **dwelling unit** is fully separated from the commercial **use** with the main street access to the **dwelling unit** being entirely separated from that of the related commercial **use**;

(8) **Gasoline service station**, on land legally described as Lot 1, Section 1, Range 3 West, Highland District, Plan 6726

(9) **Group daycare** , subject to Subsection 3.26.02;

(10) Deleted. *(Bylaw No. 2082)*

(11) **Medical Clinics** and accessory related commercials uses;

(12) **Office**;

(13) On the property legally described as Lot A, Section 79, Metchosin District, Plan EPP115091, PID No. 031-542-476 (991 and 995 Latoria Rd) [formerly Lots 1 and 2, Section 79, Metchosin District, Plan 7510, Except Part in Plan 26418, PID Nos. 005-658-250 and 002-914-921 (3553 and 3559 Happy Valley Road)] the following uses are also permitted: *(Bylaw No. 1986)*

(a) Group daycare in accordance with Section 3.26.02; *(Bylaw No. 2082)*
(b) Fitness Centre;
(c) Library;
(d) Liquor Store; and
(e) Veterinary Practice;

(14) **Personal service establishment**;

(15) **Preschool**;

(16) **Restaurant**;

(17) **Retail Store:**

(18) **Uses accessory** to a **principal use** permitted in this **Zone**;

(19) **Uses** permitted by Section 3.01 of this Bylaw; and

(20) **Veterinary practice**, on land legally described as Lot 2, Section 112, Esquimalt District, Strata Plan VIS4692 and Lot 1, Section 112, Esquimalt District, Plan VIP70623.

6.40.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.40.03 Regulations for Use

(1) Any goods produced on the premises must be sold at retail on the same premises.

(2) There may not be more than one **dwelling unit** on a **lot**.

6.40.04 Density of Development

(1) The **floor area ratio** may not exceed 0.5.

(2) The **floor area ratio** may be increased to 1.0 on a lot located in the shaded area shown on Schedule “AE”.

6.40.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** located in the shaded area shown on Schedule “AE” may not exceed 75%.

6.40.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.40.07 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** if the **interior side lot line abuts** a **Residential Zone** or a **Multiple Family Residential Zone**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 10 m (32.8 ft) of any **rear lot line**.

6.40.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C1 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows;

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9ft) high must be provided along all **rear lot lines** or side **lot lines** separating the developed portion of the **lot** from any **Residential Zone** or **Multiple Family Residential Zone**, whether or not such **Zone** is separated by a **highway** or not; and

(3) Despite Articles (1) and (2) where the lot abuts a highway separating the lot from residential use a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the front lot line if surface parking spaces are provided between the highway and the building. Otherwise, the owner may provide 3 m (9.8 ft) continuous landscape strip.

Section 6.41 – District Commercial (C3) Zone

(Replaced by Bylaw No. 1662)

The intent of the C3 Zone is to permit commercial and service uses to serve the community as a whole.

6.41.01 Permitted Uses

The following **uses** and no others are permitted in the C3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Animal hospital** in an enclosed **building**;

(3) **Auction**;

(4) **Automobile parts and accessories sale, installation and repair**;

(5) **Automobile repair and service facility, minor** on land legally described as Lot 47, Section 80, Esquimalt District, Plan 12203 (2988 Jacklin Road);

(6) **Automobile repair and service facility, minor** as an **accessory use** on land legally described as Lot 2, Section 73, Esquimalt District, Plan 5988; a portion of Lot 2, Section 73, Esquimalt District, Plan 5988; a portion of Lot 2, Section 73, Esquimalt District, Plan 5039, except that part in Plan 7390; a portion of Lot B, Section 73, Esquimalt District, Plan 8234; and a portion of Lot 1, Section 73, Esquimalt District, Plan 7390 (as shown on the map attached to and forming part of this Bylaw as Schedule "I") (860 Attree Avenue);

(7) **Automobile repair and service facility, minor** limited to a maximum of 20% of the **gross floor area** of the **building** in which it is located, on land legally described as Lot 1, Section 80, Esquimalt District, Plan 29395 (2924 Jacklin Road); and Lot A, except that part east of the centre line of Reference Plan 49711, Section 74, Esquimalt District, Plan 49712 (790 Kelly Road); and the portion of Lot B, Section 74, Esquimalt District, Plan 49710, lying west of the centre line of Reference Plan 49711 (2945 Jacklin Road, Westshore Town Centre);

(8) **Bakery**;

(9) **Business support service**;

(10) **Car wash**;

(11) **Catering**;

(12) **Charitable facility**;

(13) **Commercial nursery and greenhouse**;

(14) **Community garden**;

(15) **Cultural facility**;

(16) **Dwelling unit**, limited to a maximum of one per **lot**, and **accessory** to any of the **principal uses** permitted in this **Zone**, provided that:

(a) If located on the same storey as the commercial **use**, the **dwelling unit** is located to the rear of the commercial **use**; and

(b) The **dwelling unit** is fully separated from the commercial **use** with the main street access to the **dwelling unit** being entirely separated from that of the related commercial **use**;

(17) **Film production studio**;

(18) **Financial institution**;

(19) **Fitness centre**;

(20) **Funeral parlour**;

(21) **Gasoline service station**;

(22) **General Industrial Uses**, limited to sheet metal cutting and fabrication, and restricted to one such use on the propert legally described as Lot 1, Section 99, Esquimalt District, Plan EPP19681; PID No.;028-851-323 (1016 McCallum Road) in the portions as shown shaded on Plan No.1 attached to and forming part of this Bylaw;

(23) Groundwater extraction, processing, packaging, warehousing and retail sale, on land legally described as Lot 1, Section 73, Esquimalt District, Plan 10023, Except Parts in Plan VIP69580 (895 Station Avenue);

(24) **Group daycare** on the lot legally described as Lot 1, Section 72, Esquimalt District, Plan EPP24286 (2780 Veterans Memorial Parkway) in accordance with Section 3.26.02; *(Bylaw No. 2082)*

(25) **Hotel**;

(26) **Household equipment and appliance service and repair**;

(27) **Library**;

(28) **Licensed premises**;

(29) **Liquor store**;

(30) **Medical Clinics** and accessory related commercials uses;

(31) **Office**;

(32) One **dwelling unit** per **lot** that is **accessory** to any of the **uses** permitted in this **Zone**, provided that:

(a) If located on the same level as the commercial **use** it will be located behind the commercial **use**; and

(b) It is fully separated from the commercial **use** with the main street access to the **dwelling unit** being entirely separated from that of the related commercial **use**;

(33) **Parking facility**;

(34) **Personal service establishment**;

(35) **Recreation facility, indoor**;

(36) **Recycling depot**;

(37) **Restaurant**;

(38) **Restaurant, drive-through**, except on **lots** that **abut** Goldstream Avenue;

(39) **Retail store**;

(40) **School**;

(41) **Shopping centre**;

(42) **Taxi office**;

(43) **Training and education facility**;

(44) **Transportation terminal**;

(45) **Unenclosed storage**, subject to Section 3.13, as an **accessory use** to a **principal use** permitted in this **Zone**;

(46) **Uses accessory** to a **principal use** permitted in this **Zone**;

(47) **Uses** permitted by Section 3.01 of this Bylaw; and

(48) Within that portion of the lands shown shaded on the map attached as Schedule "S", the following **uses**:

(a) **Automobile body and paint shop**;

(b) **Automobile rental and sale facility, major**;

(c) **Automobile rental and sale facility minor**;

(d) **Automobile repair and service facility, major**;

(e) **Automobile repair and service facility, minor**;

(f) **Contractor service**;

(g) **Equipment sales, service, repair and rental, minor**; and

(h) **Warehouse**.

6.41.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.41.03 Density of Development

The **floor area ratio** may not exceed 4.5.

6.41.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 75%.

6.41.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of six storeys.

6.41.06 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(b) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** a **Residential Zone** or a **Multiple Family Residential Zone**; or

(c) Within 3 m (9.8 ft) of any **rear lot line**.

(2) If the area between the **front building line** and the **front lot line** and **exterior side lot line**, exclusive of access driveways, is landscaped, the minimum **setbacks** in respect of the **front lot line** and **exterior side lot lines** may be reduced to 4.5 m (14.8 ft).

(3) If the **rear lot line abuts** a **Residential Zone** or a **Multiple Family Residential Zone**, the minimum **setback** in respect of the **rear lot line** must be increased to at least 6 m (19.7 ft).

6.41.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C3 Zone.

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This landscaping may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows;

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **rear lot lines** or **side lot lines** separating the developed portion of the **lot** from any **Residential Zone** or **Multiple Family Residential Zone**, whether such property be separated by a **highway** or not.

(3) Despite Articles (1) and (2) where the **lot abuts** a **highway** with a **residential use** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**. If the parking is placed behind the **building** a 3 m (9.8 ft) continuous landscape strip will be sufficient.

Section 6.42 – Office Commercial (C5) Zone

(Replaced by Bylaw No. 1662)

The intent of the C5 Zone is to accommodate commercial use.

6.42.01 Permitted Uses

The following **uses** and no others are permitted in the C5 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Assisted living**;

(3) **Community garden**;

(4) **Film production studio**;

(5) **Financial institution**;

(6) **Group daycare**, subject to Subsection 3.26.02;

(7) **Medical clinics** and accessory related commercial uses;

(8) **Office**;

(9) One **caretaker dwelling unit**, in conjunction with and in addition to any of the other **principal use** permitted in this **Zone**;

(10) **Personal Service Establishment**

(11) **Preschool**;

(12) Uses **accessory** to a **principal use** permitted in this **Zone**; and

(13) **Uses** permitted by Section 3.01 of this Bylaw.

6.42.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.42.03 Density of Development

(1) The **floor area ratio** may not exceed 1.0.

(2) The **floor area ratio** on a **lot** located in the shaded area shown on Schedule "AE" may not exceed 1.5.

6.42.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** located in the shaded area shown on Schedule "AE" may not exceed 75%.

6.42.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.42.06 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(b) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** a **Residential Zone** or a **Multiple Family Residential Zone**; or

(c) Within 3 m (9.8 ft) of any **rear lot line**.

(2) If the area between the **front building line** and the **front lot line** and **exterior side lot lines**, exclusive of access driveways, is landscaped, the minimum Setbacks in respect of the Front **lot line** and **exterior side lot line** may be reduced to 4.5 m (14.8 ft).

(3) If the **rear lot line abuts** a **Residential Zone** or a **Multiple Family Residential Zone**, the minimum **setback** in respect of the **rear lot line** must be increased to 6 m (19.7 ft).

6.42.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C5 Zone.

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This landscaping may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows;

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **rear lot lines** or **side lot lines** separating the developed portion of the **lot** from any **Residential Zone** or **Multiple Family Residential Zone**, whether such property be separated by a **highway** or not ;and

(3) Despite Articles (1) and (2) where the **lot abuts** a **highway** with a **residential use** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**. If the parking is placed behind the **building** a 3 m (9.8 ft) continuous landscape strip will be sufficient.

Section 6.43 – Neighbourhood Public House (C6) Zone

(Replaced by Bylaw No. 1662)

The intent of the C6 Zone is to create a vibrant pedestrian oreiented area that will be a focal point of attraction within the neighbourhood and nearby mixed-use areas.

6.43.01 Permitted Uses

The following **uses** and no others are permitted in the C6 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Catering**;

(3) **Community garden**;

(4) **Film production studio**;

(5) **Licensed premises** with a maximum seating capacity of 120 interior seats and 100 exterior patio seats;

(6) **Liquor store,** subject to Subsection 6.43.07;

(7) One **caretaker dwelling unit**, in conjunction with and in addition to any of the other **principal uses** permitted in this **Zone**;

(8) **Restaurant**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

6.43.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 3,000 m^2 (.7 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.43.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.43.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 6 m (19.7 ft) or one storey.

6.43.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **rear lot line**; or

(2) Within 7.5 m (24.6 ft) of any **interior side lot line**; or

(3) Within 10 m (32.8 ft) of any **exterior side lot line**.

6.43.06 Landscape Screening

In addition to the regulations contains in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C6 Zone.

(1) A continuous 1.5 m (4.9 ft) **landscape and screening area** must be provided along all **side lot lines** and **rear lot lines**;

(2) Where the **lot abuts** a **Residential Zone**, a solid decorative fence at least 1.8 m (5.9 ft) in **height** must be provided within the **landscape and screening area** in Article (1); and

(3) Those areas of the **lot** fronting any **highways** will be landscaped to a minimum depth of 3 m (9.8 ft) and may be interrupted for pedestrian or vehicular access. Parking will be prohibited within the 3 m (9.8 ft) landscaped strip.

6.43.07 Liquor Stores

A **liquor stores** is not a permitted **use** if the property on which it is located is less than 800 m (2,624.7 ft) from another **liquor store** or retail wine store **use.**

Section 6.43A – Neighbourhood Mixed Use (C6A) Zone

(Replaced by Bylaw No. 1662)

The intent of the C6A zone is to provide a mix of residential *uses and commercial* uses *to create a vibrant transition with pedestrian orientation between the mixed use residential and commercial nodes and nearby* residential uses*.*

6.43A.01 Permitted Uses

The following **uses** and no other uses are permitted in the C6A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Business support service**;

(4) **Catering**;

(5) **Charitable facility**;

(6) **Community garden**;

(7) **Dwelling, one-family**;

(8) **Film production studio**;

(9) **Financial institution**;

(10) **Fitness Centre**;

(11) **Group daycare**, subject to Subsection 3.26.02;

(12) **Home occupation**, subject to Section 3.09;

(13) **Licensed premises** ;

(14) **Liquor store,** subject to Article 6.43A.03(4);

(15) **Medical clinics** and accessory related commercial uses;

(16) **Office**;

(17) **Personal service establishment**;

(18) **Preschool**;

(19) **Recreation facility, indoor** ;

(20) **Restaurant**;

(21) **Retail store**;

(22) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(23) **Townhouse**;

(24) **Uses accessory** to a **principal use** permitted in this **Zone**;

(25) **Uses** permitted by Section 3.01 of this Bylaw; and

(26) **Veterinary practice**;

6.43A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 700 m^2 (7,534.7 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subdivision.

(3) Despite Article 6.43A.02(1) a **lot** for **one-family dwelling** having a **lot area** less than 700 m^2 (7,534.7 ft^2) may be created by subdivision, provided that the **lot area** is not less than 220 m^2 (2,368.1 ft^2).

6.43A.03 Regulations for Use

(1) **Unenclosed storage** is not permitted.

(2) Non-residential uses are prohibited above the ground floor and no storey may contain a mix of **residential uses** and non-residential **uses**.

(3) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may an **accessory building** exceed a **height** of 4 m (13.1 ft), and **accessory uses** and **buildings** may not cover a total of more than 10% of the **lot area**.

(4) A **liquor stores** shall not be a permitted **use** if the property on which it is located is less than 800 m (2,624.7 ft) from another **liquor store** or retail wine store **use.**

6.43A.04 Density of Development

(1) Except as provided in Articles (2) and (3), the total commercial **gross floor area** may not exceed a **floor area ratio** of 0.3 and the residential density may not exceed one **dwelling unit** per 550 m^2 (5,920.2 ft^2) of **lot area** except on land legally described as Lot 8, Section 1, Range 3 West, Highland District, Plan 8530 (691 Hoylake Avenue) and Lot 1, Section 1, Range 3 West, Highland District, PLAN 25339 (697 Hoylake Avenue) where the residential density may not exceed one **one-family dwelling** per **lot**.

(2) Despite Article 6.43A.04(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum commercial **floor area ratio** is 2.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

(3) Despite Article 6.43A.04(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum density of residential development is 36 **one-family dwellings** or **townhouse dwelling units** if all of the land is developed for those **uses**, or a **floor area ratio** of 2.0 if all of the land is developed for **apartments**.

6.43A.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 70%.

6.43A.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of four storeys.

(2) Despite Article 6.43A.06(1) a **building** or **structure** may exceed a **height** of four storeys, but may not exceed a **height** of six storeys if the storeys above the ground floor are residential.

6.43A.07 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line** or **exterior side lot line**, except that no **garage or carport** may be located within 5.5 m (18 ft) of the **highway** from which it has vehicular access; or

(2) For any **building** or **structure** greater than four storeys in **height**, within 13.5 m (44.3 ft) of any **interior side lot line** or **rear lot line**, unless the **lot line abuts** another **lot** in the C6A Zone, a **Commercial Zone**, a **Multiple Residential Zone** or mixed use **Zone** in which case no **setback** is required; or

(3) For any **building** or **structure** less than five storeys in **height**, within 3 m (9.8 ft) of any **interior side lot line** and within 6 m (19.7 ft) of any **rear lot line**, unless the **lot line abuts** another **lot** in the C6A Zone, a **Commercial Zone**, a **Multiple Residential Zone**, or mixed use Zone in which case no **setback** is required.

6.43A.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of the Bylaw the following requirements apply to landscape screening in the C6A Zone.

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in **height**, together with decorative planting, must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**.

(2) Despite Article (1) where the **lot abuts** a **highway** with **residential uses** across the street a 1.2 m (3.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**.

Section 6.43B – Neighbourhood Mixed Use (C6B) Zone

(Replaced by Bylaw No. 1662)

The intent of the C6B Zone is to provide a mix of residential uses and commercial uses to create a vibrant transition with pedestrian orientation between the mixed use residential and commercial nodes and nearby residential uses.

6.43B.01 Permitted Uses

The following uses and no others are permitted in the C6B zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Animal hospital**, in enclosed **buildings**;

(3) **Apartment**, above the ground floor;

(4) **Apartment,** on land shown as Area 1 in Schedule AL;

(5) **Automobile parts and accessories sale and repair**;

(6) **Automobile repair and service, minor**, as an **accessory use** to **automobile parts and accessories sale and repair**;

(7) **Business support service**;

(8) **Car wash**;

(9) **Community garden**;

(10) **Cultural facility**;

(11) **Electronics sale, service and manufacturing** ;

(12) **Financial institution**;

(13) **Financial institution, drive-through**;

(14) **Fitness centre**;

(15) **Home occupation**, subject to Section 3.09;

(16) **Medical clinics** and accessory related commercial uses**;**

(17) **Office**;

(18) **Restaurant**;

(19) **Retail store**;

(20) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(21) **Uses** permitted by Section 3.01 of this Bylaw.

6.43B.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

(3) No land shall be subdivided unless the density and **lot coverage** limits established by this Bylaw are distributed among the **lots** being created, such that the limits for the **Zone** as a whole will not be exceeded if each **lot** being created by subdivision is developed to its full potential, and the limits are made applicable to each **lot** by amendment of this Bylaw or by covenant under Section 219 of the *Land Title Act*.

6.43B.03 Lot Coverage

Lot coverage of all **buildings** and **structures** shall not exceed 75%.

6.43B.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure**, for a commercial **use** may exceed a **height** of three storeys.

(2) No **building** or **structure** containing multi-family **dwelling units** or a mix of multi-family **dwelling units** and commercial **uses** may exceed a **height** of six storeys.

6.43B.05 Density of Development

(1) The **floor area ratio** of all commercial **buildings** shall not exceed 0.8.

(2) The **floor area ratio** of all **buildings** containing multi-family **dwelling units** or a mix of multi-family **dwelling units** and commercial **uses** shall not exceed 1.7.

(3) The maximum number of **dwelling units** shall not exceed three.

(4) Despite Article 6.43B.05(2), the number of **dwelling units** may exceed three if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

6.43B.06 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of Millstream Road or Treanor Avenue; or

(2) Within 7.5 m (24.6 ft) of the westerly boundary of the C6B **Zone**, except that no **setback** is required for a non-residential **use** located entirely below the natural grade of the **abutting** property to the west.

6.43B.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each **lot** that **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.43C – Neighbourhood Mixed-Use McCallum (C6C)

(Replaced by Bylaw No. 1662)

The intent of the C6C Zone is to integrate residential and commercial uses to create a pedestrian oriented neighbourhood.

6.43C.01 Permitted Uses

The following **uses** and no others are permitted in the C6C Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Bakery**, not exceeding a **gross floor area** of 350 m^2 (3,767.4 ft^2);

(6) **Catering**;

(7) **Charitable facility**;

(8) **Community care facility**;

(9) **Community garden**;

(10) **Cultural facility**, excluding **drive-in theatres**;

(11) **Dwelling, two-family**, subject to Section 3.07;

(12) **Film production studio**;

(13) **Financial institution**;

(14) **Financial institution, drive-through**;

(15) **Fitness centre**;

(16) **Group daycare**, subject to Subsection 3.26.02;

(17) **Home occupation**, subject to Section 3.09;

(18) **Hotel**;

(19) **Licensed premises**;

(20) **Medical Clinics** and accessory related commercials uses;

(21) **Office**;

(22) **Personal service establishment**;

(23) **Preschool**;

(24) **Recreation facility, indoor**;

(25) **Research and development facility**;

(26) **Restaurant**;

(27) **Retail store**;

(28) **School**;

(29) **Shopping centre**;

(30) **Townhouse**;

(31) **Training and education facility**;

(32) **Uses accessory** to a **principal use** permitted in this **Zone**;

(33) **Uses** permitted by Section 3.01 of this Bylaw; and

(34) **Veterinary practice**, in enclosed **buildings**.

6.43C.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,481.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

(3) Despite Sections 6.43C.02(1) and (2), a **lot** with a **lot area** no less than 500 m^2 (5,382 ft^2) and a **lot width** no less than 10 m (32.8 ft) may be created by subdivision for a **townhouse use**.

6.43C.03 Density of Development

(1) There may not be more than 10 **dwelling units** in the C6C Zone.

(2) Despite Section 6.43C.03(1), there may be more than 10 **dwelling units** in the C6C Zone on land whose legal description is set out in Table 1 of Schedule "AD" if the owner of the land proposed to be built upon pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

(3) The **floor area ratio** may not exceed 6.0.

6.43C.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%. *(Bylaw No. 2274)*

(2) Deleted. *(Bylaw No. 2274)*

(3) Despite Article 6.43C.04(1), the **lot coverage** of all **buildings** and **structures** on **lots** containing **townhouse** or **two-family dwellings** may not exceed 60%.

6.43C.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of six storeys.

(2) Deleted. *(Bylaw No. 2274)*

(3) Despite Article 6.43C.05(1), no **townhouse** or **two-family dwelling building** may exceed a **height** of three storeys. *(Bylaw No. 2274)*

6.43C.06 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **lot line** that **abuts** a **highway**, except that no **garage or carport** may be located within 5.5 m (18 ft) of the **highway** from which it has access; or

(2) Within 5.5 m (18 ft) of any **lot line** that **abuts** Strata Plan VIS5695; or

6.43C.07 Regulations of Use

Despite, Subsection 6.43C.01, the **use** of any lot **abutting** Strata Plan VIS5695 is restricted to:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Dwelling, two-family**, subject to Section 3.07;

(3) **Home occupation**, subject to Section 3.09; and

(4) **Townhouse**.

6.43C.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the C6C Zone:

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential Zone** or **Multiple Residential Zone**.

Section 6.44 – Community Town Centre Pedestrian (C8) Zone

(Replaced by Bylaw No. 1662)

The intent of the C8 Zone is to provide for all types of retail and general business oriented to pedestrian needs.

6.44.01 Permitted Uses

The following **uses** and no others are permitted in the C8 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Assisted living**, on the properties legally described as Lot 3, Section 5, Esquimalt District, Plan 1776; Lot A, Section 5, Esquimalt District, Plan 12888; and Lot 7, Section 5, Esquimalt District, Plan 1776;

(4) **Catering**;

(5) **Charitable facility**;

(6) **Community garden**;

(7) **Cultural facility**;

(8) **Equipment and appliance repair, minor**;

(9) **Film production studio**;

(10) **Financial institution**;

(11) **Fitness centre**;

(12) **Group daycare**, subject to Subsection 3.26.02;

(13) **Home occupation**, subject to Section 3.09;

(14) **Hotel**;

(15) **Library**;

(16) **Licensed premises**;

(17) **Liquor store**;

(18) **Medical Clinics** and accessory related commercials uses;

(19) **Motorcycle sale, rental, repair and service**, on land legally described as Lot 11, Section 5, Esquimalt District, Plan 7165;

(20) **Office**;

(21) **Personal service establishment**;

(22) **Preschool**;

(23) **Restaurant**;

(24) **School**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**, and not in conjunction with any **residential use**;

(25) **Retail store**;

(26) **Shopping centre**;

(27) **Training and education facility**;

(28) **Uses accessory** to a **principal use** permitted in this **Zone**;

(29) **Uses** permitted by Section 3.01 of this Bylaw; and

(30) **Veterinary practice**.

6.44.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision, except that **lots abutting** Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4,000 m^2 (1 ac) in **lot area**.

(2) No **lot** having a **lot width** less than 15.2 m (49.9 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.6 ft) may be created by subdivision.

6.44.03 Regulations for Use

(1) **Unenclosed storage** is not permitted.

(2) Outdoor seating areas and the outdoor display of goods for retail sale are permitted as **accessory uses**.

(3) **Residential uses** are only permitted on the ground level of a **building** that is not within 30 m (98.4 ft) of a public road, and having direct public access to that road.

(4) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may they exceed a **height** of 4 m (13.1 ft) or cover a total of more than 10% of the **lot area**.

6.44.04 Density of Development

(1) The **floor area ratio** may not exceed 2.5. *(Bylaw No. 2274)*

(2) Deleted. *(Bylaw No. 2274)*

(3) Deleted. *(Bylaw No. 2274)*

(4) Deleted. *(Bylaw No. 2274)*

6.44.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.

(2) **Lot coverage** of all **buildings** and **structures** may not be less than 40%.

6.44.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of six storeys.

6.44.07 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 2 m (6.6 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** an area designated Residential or Multiple Residential in the Official Community Plan; or

(c) Within 2 m (6.6 ft) of any **exterior side lot line**; or

(d) Within 7.5 m (24.6 ft) of any **rear lot line**; or

(2) Despite any other regulation in this Section, a **building** or **structure** may be located within 7.5 m (24.6 ft), but not within 3 m (9.8 ft) of any **rear lot line** of the property legally described as Lot 12, Section 5, Esquimalt District, Plan 7165 (2760 Peatt Road).

(3) Despite any other regulation in this Section, a **building** or **structure** may be located within 6 m (19.7 ft), but not within 1 m (3.3 ft) of any **interior side lot line** of the property legally described as Lot A, Section 72, Esquimalt District, Plan 8099, Except that Part in Plan VIP69759 (2705 Millstream Road); Lot 4, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2717 Millstream Road); Lot 5, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2725 Millstream Road); Lot 6, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2737 Millstream Road); Lot 14, Section 72, Esquimalt District, Plan 6981 (2748 Winster Road); Lot B, Section 72, Esquimalt District, Plan 8099 (685 Wagar Avenue); That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Southerly Boundary of Said Lot Distant 76 Feet From the South Easterly Corner of Said Lot, Except Part in Plan VIP69791 (690 Hoffman Avenue); and That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the West of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending from a Point on the Southerly Boundary of Said Lot Distant 76 Feet from the South Easterly Corner of Said Lot Except Part in VIP69791 (2745 Millstream Road).

(4) Despite any other regulation in this Section, a **building** or **structure** may be located within 2 m (6.6 ft), but not within 0.3 m (1 ft) of any **exterior side lot line** of the property legally described as Lot A, Section 72, Esquimalt District, Plan 8099, Except that Part in Plan VIP69759 (2705 Millstream Road); Lot 4, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2717 Millstream Road); Lot 5, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2725 Millstream Road); Lot 6, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2737 Millstream Road); Lot 14, Section 72, Esquimalt District, Plan 6981 (2748 Winster Road); Lot B, Section 72, Esquimalt District, Plan 8099 (685 Wagar Avenue); That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Southerly Boundary of Said Lot Distant 76 Feet From the South Easterly Corner of Said Lot, Except Part in Plan VIP69791 (690 Hoffman Avenue); and That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the West of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending from a Point on the Southerly Boundary of Said Lot Distant 76 Feet from the South Easterly Corner of Said Lot Except Part in VIP69791 (2745 Millstream Road).

(5) Despite any other regulation in this Section, a **building** or **structure** may be located within 7.5 m (24.6 ft), but not within 3 m (9.8 ft) of any **rear lot line** of the property legally described as Lot A, Section 72, Esquimalt District, Plan 8099, Except that Part in Plan VIP69759 (2705 Millstream

Road); Lot 4, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2717 Millstream Road); Lot 5, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2725 Millstream Road); Lot 6, Section 72, Esquimalt District, Plan 5920, Except that Part in Plan VIP69759 (2737 Millstream Road); Lot 14, Section 72, Esquimalt District, Plan 6981 (2748 Winster Road); Lot B, Section 72, Esquimalt District, Plan 8099 (685 Wagar Avenue); That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Southerly Boundary of Said Lot Distant 76 Feet From the South Easterly Corner of Said Lot, Except Part in Plan VIP69791 (690 Hoffman Avenue); and That Part of Lot 7, Section 72, Esquimalt District, Plan 5920, Lying to the West of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending from a Point on the Southerly Boundary of Said Lot Distant 76 Feet from the South Easterly Corner of Said Lot Except Part in VIP69791 (2745 Millstream Road).

6.44.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the C8 Zone:

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**, except in the case of an **interior side lot line** separating the **lot** from an area designated as Pedestrian Commercial in the Official Community Plan.

(2) Despite Article (1) where the **lot abuts** a **highway** with **residential uses** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**.

6.44.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw, all parking and loading facilities must be located to the rear of the **building** accommodating the **principal use**, or underground.

Section 6.44A – Community Town Centre Pedestrian A (C8A) Zone

(Replaced by Bylaw No. 1662)

The intent of this Zone is to provide for all types of retail and general business Uses customarily associated with the central business districts of urban areas in an environment oriented to pedestrian needs.

6.44A.01 Permitted Uses

The following **uses** and no others are permitted in the C8A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory buildings** and uses;

(3) **Animal Hospital** in an enclosed building;

(4) **Apartment**;

(5) **Appliance repair;**

(6) **Auction room;**

(7) **Automobile** glass repair, on land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together with an interest in the common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue);

(8) **Bakery;**

(9) **Business college and trade school;**

(10) **Catering**;

(11) **Charitable facility**;

(12) **Community garden**;

(13) **Cultural facility**;

(14) **Equipment and appliance repair, minor**;

(15) **Film production studio**;

(16) **Financial institution**;

(17) **Fitness centre**;

(18) **Funeral parlour**;

(19) **Group daycare**, subject to Subsection 3.26.02;

(20) **Home occupation**, subject to Section 3.09;

(21) **Hotel**;

(22) **Library**;

(23) **Licensed premises**;

(24) **Liquor store**;

(25) **Medical Clinics** and accessory related commercials uses;

(26) **Office**;

(27) **Parking Facility;**

(28) **Personal service establishment**;

(29) **Preschool**;

(30) **Printing, publishing and bookbinding;**

(31) **Restaurant**;

(32) **School**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area,** and not in conjunction with any **residential use**;

(33) **Retail store**;

(34) **Shopping centre**;

(35) **Training and education facility**;

(36) **Uses accessory** to a **principal use** permitted in this **Zone**;

(37) **Uses** permitted by Section 3.01 of this Bylaw;

(38) **Veterinary practice**; and

(39) The retail sale of parts and accessories for automobiles, trucks, boats, camper vehicles, farm machinery and manufactured homes.

6.44A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision, except that **lots abutting** Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4,000 m^2 (1 ac) in **lot area**.

(2) No **lot** having a **lot width** less than 15.2 m (49.9 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.6 ft) may be created by subdivision.

6.44A.03 Regulations for Use

(1) **Unenclosed storage** is not permitted.

(2) Outdoor seating areas and the outdoor display of goods for retail sale are permitted as **accessory uses**.

(3) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may they exceed a **height** of 4 m (13.1 ft) or cover a total of more than 10% of the **lot area**.

6.44A.04 Density of Development

(1) Except as provided in Articles (2) and (3), the **floor area ratio** may not exceed 1.0.

(2) Deleted. *(Bylaw No. 2274)*

(3) Deleted. *(Bylaw No. 2274)*

(4) Deleted. *(Bylaw No. 2274)*

(5) Despite Article 6.44A.04(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum **floor area ratio** is 2.5, if the owner of the land proposed to be developed: *(Bylaw No. 2273)*

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of a Building Permit; and

(b) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule "AD", prior to the issuance of an occupancy permit.

(6) Notwithstanding Subsection 6.44A.04(1), the floor area ratio may be increased to 5.0, on the land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Enttlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), if the owner provides:

(a) A minimum of 75% of the parking spaces required by this Bylaw in an underground parking structure;

(b) The amenity contributions set out in Table 1 of Schedule AD, prior to the issuance of a Building Permit for development with a Maximum floor area over 1.0; and

(c) Residential dwelling units on any storey above the ground floor.

6.44A.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.

(2) **Lot coverage** of all **buildings** and **structures** may not be less than 40%.

6.44A.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of six storeys.

(2) On land legally described as Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue), the maximum height of buildings and structures shall be governed by the provisions of Subsection 6.44A.04(6) and not 6.44A.06(1).

6.44A.07 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** an area designated Residential or Multiple Residential in the Official Community Plan; or

(3) Within 2 m (6.6 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.44A.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the C8A Zone.

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**.

(2) Despite Article (1) where the **lot abuts** a **highway** with **residential uses** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**.

(3) Despite Article (1), the **landscape and screening area** may be reduced to zero along **interior side lot lines**, where the **interior side lot line abuts** an area designated as Pedestrian Commercial in the Official Community Plan.

6.44A.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw the following requirements apply to parking and loading in the C8A Zone.

(1) All parking and loading facilities must be located to the rear of the **building** accommodating the **principal use** or underground.

(2) Parking is prohibited on the ground level of any **building**.

Section 6.44B – Community Town Centre Pedestrian 9 (C9) Zone

(Replaced by Bylaw No. 1662)

The intent of this Zone is to provide for all types of retail and general business uses customarily associated with the central business districts of urban areas in an environment oriented to pedestrians needs, and to exclude commercial and other uses, other than parking facilities, which do no make intensive use of site, which create breaks in business frontage, which constitute a nuisance, or which are in anyway incompatible with the intensive development of a retail and general business area.

6.44B.01 Permitted Uses

The following **uses** and no others are permitted in the Community Town Centre Pedestrian 9 (C9) Zone:

(1) **Accessory buildings** and **uses**;

(2) **Apartments**;

(3) *(Deleted by Bylaw No. 1920)*

(4) Film production studios;

(5) Financial instituitions;

(6) Food catering facilities;

(7) Group day care in accordance with Section 3.26.02;

(8) Health clubs;

(9) Home occupation in accordance with Section 3.09;

(10) Hotels;

(11) Library;

(12) **Medical Clinics** and accessory related commercials uses;

(13) Minor repair shops (excluding petroleum-powered engines);

(14) Offices;

(15) Personal service establishments;

(16) Premises licensed pursuant to the Liquor Control and Licensing Act;

(17) Preschool;

(18) Public assembly and entertainment uses;

(19) Restaurants, bakeries, and cafes, explicitly excluding drive-in and drive-thru restaurants;

(20) Schools, not exceeding 200 m^2 (2,105 ft^2) of gross floor area, and not in conjunction with any other residential use;

(21) Retail stores;

(22) Shopping centres;

(23) Temporary construction and real estate marketing offices;

(24) Theatres, excluding drive-ins;

(25) Universities and schools;

(26) Veterinary practices;

(27) dog and cat grooming;

(28) churches and places of worship;

(29) Assisted living;

(30) Hospice; and

(31) Uses permitted by Section 3.01 of this Bylaw.

6.44B.02 Subdivision Lot Requirements

(1) No lot having an area less than 695 m^2 (7,480 ft^2) may be created by subdivision in the Community Town Centre Pedestrian 9 (C9) Zone,

(2) No lot may be created having a lot width less than 15.2 m (50 ft).

(3) No lot may be created having a lot depth less than 34 m (112 ft).

6.44B.03 Regulations for Use

(1) All principal uses must be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

(2) The storage and display of all good and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.

(3) All accessory uses must be located to the rear of the building accommodating the principal use. in no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.44B.04 Density of Development

(1) Except as provided in article (2) the floor area ratio may not exceed 0.5

(2) Notwithstanding section 6.44B.04(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to a maximum floor area ratio of 6.0, if the owner of the land proposed to be developed:

a) Pays to the City the amount specified in Column 4 of the Table 1 of Schedule AD, prior to the issuance of a building permit; and

6.44B.05 Lot Coverage

(1) Lot coverage of all buildings and structures may not exceed 90%;

(2) Lot coverage of all buildings and structures may not be less than 40%.

6.44B.06 Height

(1) No **building** or **structure** on the property legally described as Lot A, Section 83, Esquimalt District, Plan VIP56369, PID No. 018-233-376 (2615 Sooke Road) may exceed a **height** of six storeys. *(Bylaw No. 2045)*

6.44B.07 Setbacks

(1) No building or structure may be located;

a) Within 2 m (6.5 ft) of any front lt line; or

b) Within 2 m (6.5 ft) of any interior side lot line where the interior side lot adjoins an area designated Residential or Multiple Residential in the Official Community Plan; or

c) Within 2 m (6.5 ft) of an exterior side lot line; or

d) Within 2 m (6.5 ft) of any rear lot line; or

(2) In addition to the other articles in this subsection the building, parking and landscaping must be designed and sited in accordance with an approved development permit.

6.44B.08 Landscape Screening

(1) In addition to the regulations contained in Section 3.21 of this Bylaw the following regulations must apply to landscape screening in the Community Town Centre Pedestrian 9 (C9) Zone.

(2) A landscape and screening are not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along lot lines separating the lot from any Residential or Multiple Residential Zone.

(3) Despite Article (2) where the lot abuts a highway with residential across the street a 1.8 m (6 ft) high landscaping screen or solid decorative fence will be provided along the lot line if parking is placed in front of the building.

(4) Notwithstanding Article (2), the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins an area designated as Pedestrian Commercial in the Official Community Plan.

6.44B.09 Parking

(1) In addition to the regulations contained in Part 4 of this Bylaw the following regulations apply to parking and loading in the Community Town Centre Pedestrian 9 (C9) Zone.

(2) All parking and loading facilities must be located to the rear of the building accommodating the principal use or underground.

(3) Deleted. *(Bylaw No. 2174)*

6.44B.10 General

The relevant regulations of Part 3 of this Bylaw must apply.

Section 6.45 – Service Commercial (CS1) Zone

(Replaced by Bylaw No. 1662)

The intent of the CS1 Zone is to accommodate a wide range of goods and service based commercial areas to address the needs and requirements of the city.

6.45.01 Permitted Uses

The following **uses** and no others are permitted in the CS1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13;

(3) **Animal hospital**, in enclosed **buildings**;

(4) **Auction**;

(5) **Automobile body and paint shop**;

(6) **Automobile parts and accessories sale, installation and repair**;

(7) **Automobile rental and sale facility, major**;

(8) **Automobile rental and sale facility, minor**;

(9) **Automobile towing and storage facility**;

(10) **Building and lumber supply store**;

(11) **Business support service**;

(12) **Car wash**;

(13) **Catering**;

(14) **Commercial nursery and greenhouse**;

(15) **Community garden**;

(16) **Contractor service**;

(17) **Drive-through facility**;

(18) **Equipment sales, service, repair and rental, major**;

(19) **Equipment sales, service, repair and rental, minor**;

(20) **Film production studio**;

(21) **Fitness centre**;

(22) **Garden centre and feed supply store**;

(23) **Gasoline service station**;

(24) **Household equipment and appliance service and repair**;

(25) **Medical Clinics** and accessory related commercials uses;

(26) **Office**;

(27) One **caretaker dwelling unit**, in conjunction with and in addition to any of the other **principal uses** permitted in this Zone;

(28) **Parking facility**;

(29) **Personal service establishment**;

(30) **Pet daycare**;

(31) **Recreation facility, indoor**;

(32) **Recycling facility**;

(33) **Restaurant**;

(34) **Restaurant, drive-through**;

(35) **Retail store**, not exceeding 200 m^2 (2,152.8 ft^2) in **gross floor area**;

(36) **School**, not exceeding 280 m^2 (3,013.9 ft^2) of **gross floor area**;

(37) **Transportation terminal**;

(38) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(39) **Uses** permitted by Section 3.01 of this Bylaw.

6.45.02 Further Use Regulations

Despite Subsection 6.45.01, the following **uses** are not permitted on those lands shown outlined in heavy black line on the map attached to this Bylaw as Schedule "J":

(1) **Building and lumber supply store**;

(2) **Contractor service**;

(3) **Recycling facility**; and

(4) **Transportation terminal**.

6.45.03 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.45.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** located in the shaded area shown on Schedule "AE" may not exceed 75%.

6.45.05 Density of Development

(1) The maximum **floor area ratio** is 1.0.

(2) The maximum **floor area ratio** is 1.5 on a **lot** located in the shaded area shown on Schedule "AE".

6.45.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.45.07 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** an **Agricultural Zone**, **Residential Zone**, **Rural Residential Zone**, **Multiple Residential Zone** or **Institutional Zone**; or

(3) Within 3 m (9.8 ft) of any **rear lot line**, except that no **building** or **structure** may be located within 6 m (19.7 ft) of any **rear lot line abutting** an **Agricultural Zone**, **Residential Zone**, **Rural Residential Zone**, **Multiple Residential Zone** or **Institutional Zone**.

6.45.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the CS1 Zone:

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This landscaping may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**.

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Residential Zone** or **Multiple Residential Zone** or **Institutional Zone** whether such property be separated by a **highway** or not.

Section 6.46 – Commercial Industrial (CS3) Zone

(Replaced by Bylaw No. 1662)

The intent of the CS3 Zone is to accommodate the development of industry.

6.46.01 Permitted Uses

The following **uses** and no others are permitted in the CS3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13;

(3) **Animal hospital**, in enclosed **buildings**;

(4) **Auction**;

(5) **Automobile body and paint shop**;

(6) **Automobile rental and sale facility, major**;

(7) **Automobile rental and sale facility, minor**;

(8) **Automobile repair and service facility, minor**;

(9) **Automobile towing and storage facility**;

(10) **Building and lumber supply store**;

(11) **Business support service**;

(12) **Car wash**;

(13) Carpentry shop;

(14) **Commercial nursery and greenhouse**;

(15) **Community garden**;

(16) **Contractor service**;

(17) **Drive through facility** -;

(18) **Dwelling unit**, limited to a maximum of one, in conjunction with any of the other **uses** permitted in this **Zone**;

(19) **Equipment sales, service, repair and rental, minor**;

(20) Film **production studio**;

(21) Gasoline **service station**;

(22) **Household equipment and appliance service and repair**;

(23) Machine shop, with not more than 100 m^2 (1,076.4 ft^2) of **gross floor area**;

(24) **Parking facility**;

(25) **Personal service establishment**;

(26) **Pet daycare**;

(27) **Recycling depot**;

(28) **Recycling facility**, subject to Section 3.14;

(29) **Restaurant** ;

(30) **Restaurant, drive-through**;

(31) **Retail store**, not exceeding 200 m^2 (2,152.8 ft^2) in **gross floor area**;

(32) **Transportation terminal**;

(33) **Uses accessory** to a p**rincipal use** permitted in this **Zone**;

(34) **Uses** permitted by Section 3.01 of this Bylaw;

(35) **Warehouse**, having not more than 900 m^2 (87,120 ft^2) of **gross floor area**; and

(36) Welding shop.

6.46.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.46.03 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** located in the shaded area shown on Schedule "AE" may not exceed 75%.

6.46.04 Density of Development

(1) The maximum **floor area ratio** is 1.0.

(2) The maximum **floor area ratio** is 1.5 on a **lot** located in the shaded area shown on Schedule "AE".

6.46.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.46.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** an **Agricultural Zone**, **Residential Zone**, **Rural Residential Zone**, **Multiple Residential Zone** or **Institutional Zone**; or

(3) Within 3 m (9.8 ft) of any **rear lot line**except that no **building** or **structure** may be located within 6 m (19.7 ft) of any **rear lot line abutting** an **Agricultural Zone**, **Residential Zone**, **Rural Residential Zone** or **Institutional Zone**.

6.46.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the CS3 Zone:

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**; and

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Residential Zone**, **Multiple Residential Zone** or **Institutional Zone** whether such property be separated by a **highway** or not.

Section 6.47 – Tourist Commercial – Motel (CT1) Zone

(Replaced by Bylaw No. 1662)

The intent of the CT1 Zone is to support the accommodation needs of out of town interests.

6.47.01 Permitted Uses

The following **uses** and no others are permitted in the CT1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Campground**;

(3) **Community garden**;

(4) **Film production studio**;

(5) **Hotel**;

(6) **Golf course, miniature**;

(7) One **one-family dwelling**, in conjunction with and in addition to any of the other **uses** permitted in this **Zone**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.47.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,800 m^2 (0.4 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.47.03 Regulations for Use for a Campground Use

No **campground** space may be occupied for a total of six months or more in any 12-month period by the same occupant, tent, trailer or **recreational vehicle**.

6.47.04 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

(2) The **floor area ratio** of all **buildings** and **structures** on the **lot** may not exceed 0.5.

6.47.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.47.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 10 m (32.8 ft) of any **rear lot line**.

6.47.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, except in those portions of a **lot** where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Residential Zone**, **Multiple Residential Zone** or **Institutional Zone** whether such property be separated by a **highway** or not.

Section 6.48 – Tourist Commercial – Campground (CT2) Zone

(Replaced by Bylaw No. 1662)

The intent of the CT2 Zone is to provide accommodation through limited development.

6.48.01 Permitted Uses

The following **uses** and no others are permitted in the CT2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Campground**;

(3) **Community garden**;

(4) **Film production studio**;

(5) **Golf course**;

(6) **Golf course, miniature**;

(7) **Golf driving range**;

(8) One **one-family dwelling**, in conjunction with and in addition to any of the other **uses** permitted in this **Zone**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

6.48.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

6.48.03 Regulations for Use for a Campground Use

No campground space may be occupied for a total of six months or more in any 12-month period by the same occupant, tent, trailer or **recreational vehicle.**

6.48.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.48.05 Density of Development

The **floor area ratio** may not exceed 0.4.

6.48.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.48.07 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 10 m (32.8 ft) of any **rear lot line**.

6.48.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, except in those portions of a **lot** where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Residential Zone**, **Multiple Residential Zone**, or **Institutional Zone** whether such property be separated by a **highway** or not.

Section 6.50 – Marina Commercial (CR2) Zone

(Replaced by Bylaw No. 1662)

The intent of the CR2 Zone is to provide marine specific guidelines for development and that incorporates land and marine based values.

6.50.01 Permitted Uses

The following **uses** and no others are permitted in the CR2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family** or t**wo-family dwelling**, limited to a maximum of one, in conjunction with any of the other **uses** permitted in this **Zone**;

(4) **Film production studio**;

(5) **Marina**;

(6) **Marine sales, service, repair and rental facility**;

(7) **Restaurant**;

(8) **Restaurant, drive-through**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

6.50.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

6.50.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.50.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.50.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.50.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, except in those portions of a **lot** where a **building abuts** a **lot line**, screen planting at least 1.8 m (5.9 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 1.8 m (5.9 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Residential Zone**, **Multiple Residential Zone** or **Institutional Zone** whether such property be separated by a **highway** or not.

Section 6.51 – Mixed Use Six Storey (MU6) Zone

(Replaced by Bylaw No. 1662, Mixed Use Residential Commercial (MU1) Deleted, Replaced by Mixed Use Six Storey (MU6) Bylaw No. 2274)

The intent of the Mixed Use Six Storey Zone is to permit multi-family residential, commercial, institutional, and compatible light industrial uses within OCP designated Corridors, and mutli-family residential, commercial, and institutional uses within portions of the City Centre..

6.51.01 Permitted Uses

The following **uses** and no others are permitted in the MU6 Zone:

(1) **Accessory buildings** and/or **structures**;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Bakery**;

(6) **Catering**;

(7) **Charitable facility**;

(8) **Cultural facility**;

(9) **Convenience store**;

(10) **Financial institution**;

(11) **Fitness centre**;

(12) **Group daycare**, in accordance with Section 3.26.02;

(13) **Home occupation**, in accordance with Section 3.09;

(14) **Hotel**;

(15) **Library**;

(16) **Licensed premises**;

(17) **Liquor store**;

(18) **Medical clinics**;

(19) **Office**;

(20) **Personal service establishment**;

(21) **Pet daycare**;

(22) **Pet grooming**;

(23) **Place of worship**;

(24) **Public assembly and entertainment uses**;

(25) **Pre-school**;

(26) **Restaurant**;

(27) **Retail store**;

(28) **Training and education facility**;

(29) **Veterinary practice**;

(30) **Uses** permitted by Section 3.01 of this Bylaw.

5.51.02 Further Permitted Uses

(1) In areas identified as "Corridor" within the Official Community Plan, the following additional uses is permitted:

(a) **Industrial use, light**.

5.51.03 Subdivision Lot Requirements

(2) No **lot** having a **lot area** less than 700 m^2 (7,534.7 ft^2) may be created by subdivision.

(3) No **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subdivision.

6.51.04 Regulations for Use

(1) **Residential** units on the ground floor facing a **highway** must have individual, front door access at grade;

(2) **Residential uses** must not share an entrance, vestibule, or hallways with a **non-residential use**;

(3) **Buildings** must incorporate a minimum **active building frontage** of 80%.

6.51.05 Density of Development

(1) The **floor area ratio** may not exceed 3.0.

6.51.06 Height

(1) No **building** or **structure** may exceed a **height** of six storeys.

6.51.07 Setbacks

(1) No portion of a **building** or **structure** may be located within 3 m of any **lot line**.

6.51.08 Parking

In addition to the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the MU6 Zone:

(1) Parking stalls located adjacent to a **highway** must be screened by a **building** containing an active use, which may include commercial or residential units;

(2) Surface parking stalls may be located adjacent to an **interior side** or **rear lot line** when screened by a fence no less than 1.8 m in **height** and by a landscaping strip no less than 1 m in width.

6.51.09 Landcaping

In addition to the regulations contained in Section 3.21 of this Bylaw, the following shall apply in the MU6 Zone:

(1) A minimum of 10% of the **lot area** shall be provided on-site as **live landscaping**.

(2) At least oen area of **live landscaping** shall have a minimum area of 35 m^2, a minimum horizontal dimension of 4.5 m on all sides, and contain at least one tree.

Section 6.51A – Mixed Use Residential Commercial (MU1A) Zone

(Replaced by Bylaw No. 1662)

The intent of the MU1A Zone is to provide a mix of residential *uses and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.*

6.51A.01 Permitted Uses

The following **uses** and no others are permitted in the MU1A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Business support service**, located on the ground floor only;

(4) **Community garden**;

(5) **Financial institution**, located on the ground floor only;

(6) **Group daycare**, subject to Subsection 3.26.02;

(7) **Home occupation**, subject to Section 3.09; *(Bylaw No. 2213)*

(8) **Home office** , subject to Section 3.09, and on land legally described as Lot A, Section 72, Esquimalt District, Plan 12506, Except Part in Plan 36622 (685 Fairway Avenue) which may include the following:

(a) **Artist or craftsperson studio**, excluding boat building and auto refurbishing;

(b) **Bed and breakfast** subject to Section 3.09 and limited to two rental rooms;

(c) **Business support service**;

(d) Carpentry shop;

(e) Dance school and/or recital area;

(f) **Equipment and appliance repair, minor**;

(g) **Group daycare**, subject to Subsection 3.26.02 and providing care to not more than seven children at a time;

(h) Educational tutoring;

(i) Garment making and the manufacture of small leather goods, but excluding the tanning or curing of leather;

(j) **Household equipment and appliance service and repair facility**;

(k) Jewelry manufacturing;

(l) Musical training and recording studios;

(m) **Office**;

(n) **Personal service establishment** ;

(o) Retail sale of goods manufactured within the **dwelling unit**;

(9) **Medical Clinics** and accessory related commercials uses;

(10) **Office**, located on the ground floor only;

(11) **Personal service establishment**, located on the ground floor only;

(12) **Preschool**;

(13) **Restaurant**, located on the ground floor only;

(14) **Retail store**, located on the ground floor only;

(15) **School**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**, and not in conjunction with any **residential use**;

(16) **Townhouse**;

(17) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(18) **Uses** permitted by Section 3.01 of this Bylaw.

6.51A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 700 m^2 (7,534.7 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subdivision.

(3) Despite Article (1), on lands legally described as Lot C, Section 5, Esquimalt District, Plan 28421, Except Part in Plan VIP62970 (972/974 Preston Way) no **lot** having a **lot area** less than 356.9 m^2 (3,841.6 ft^2) may be created by subdivision.

(4) Despite Article (2), on lands legally described as Lot C, Section 5, Esquimalt District, Plan 28421, Except Part in Plan VIP62970 (972/974 Preston Way) no **lot** having a **lot width** less than 8.1 m (26.6 ft) may be created by subdivision.

6.51A.03 Regulations for Use

(1) **Unenclosed storage** is not permitted.

(2) Outdoor seating areas and the outdoor display of goods for retail sale are permitted as **accessory uses**.

(3) All Above-ground **dwelling units** in a **building** with a mix of **residential uses** and non-residential **uses** must be provided with a separate entrance at ground level, except where the **building** consists of all **residential uses**.

(4) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may they exceed a **height** of 4 m (13.1 ft) or cover a total of more than 10% of the **lot area**.

(5) On the property legally described as Lot 2, Section 5, Esquimalt District, Plan 26285 (997 and 999 Goldstream Avenue), **group daycares** are permitted on any floor of a **structure** built before 2012.

6.51A.04 Density of Development

(1) Except as provided in Article (2), not more than one **dwelling unit** per 550 m^2 (5,920.2 ft^2) of **lot area** may be constructed on any **lot**, and the **floor area ratio** for all **uses** may not exceed 0.3.

(2) Despite Article 6.51A.04(1), on land whose legal description is set out in Table 1 of Schedule "AD", the density of development shall be regulated by **floor area ratio** only and the maximum **floor area ratio** is 2.0, if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

(3) Deleted. *(Bylaw No. 2274)*

(4) For land legally described as Lot A, Section 72, Esquimalt District, Plan 12506, Except Part in Plan 36622 (685 Fairway Avenue), the owner of the land proposed to be developed must also pay to the City, at the time of Building Permit, $500 per **dwelling unit** towards the General Amenity Reserve Fund in addition to any amounts required by Section 6.51A.04(2), to entitle the owner to density in excess of 0.3.

(5) Despite Article 6.51A.04(1), on land legally described as Lot 2, Section 5, Esquimalt District, Plan 26285 (997 and 999 Goldstream Avenue), the density of development shall be one **group daycare**. Any change of density shall require a traffic study to the satisfaction of the City Engineer.

(6) Deleted. *(Bylaw No. 2274)*

6.51A.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.

(2) **Lot coverage** of all **buildings** and **structures** may not be less than 50%.

(3) Despite Article (2), the **lot coverage** of all **buildings** and **structures** on a **lot** containing a **townhouse use** may not be less than 40%.

(4) Despite Article (2), the **lot coverage** of all **buildings** and **structures** on properties legally described as Lots 1 and 2, Section 72, Esquimalt District, Plan 15185 (720 and 724 Meaford Avenue); Lot A, Section 72, Esquimalt District, Plan EPP61132 (732 Meaford Avenue); and Lot 3, District Lot 72, Esquimalt District, Plan 27017 (2844 Millstream Road) may not be less than 35%.

(5) Despite Article (2), the **lot coverage** of all **buildings** and **structures** on the property legally described as Lot A, Section 72, Esquimalt District, Plan 44443 (731 Station Avenue) may be less than 50%.

(6) Despite Article (2), the **lot coverage** of all **buildings** and **structures** shown shaded on Schedule AK may not be less than 25%.

(7) Despite Article (2), the **lot coverage** of all **buildings** and **structures** on the properties legally described as Lot A, Sections 79 and 99, Esquimalt District, Plan 12587 (1067 Goldstream Avenue); That Part of Lot 1, Section 79, Esquimalt District, Plan 4284 Lying Northerly of a Boundary Parallel and Perpendicularly Distant 100 Feet from the Southerly Boundary of Said Lot; and That Part of Section 99, Esquimalt District Lying Southerly of the Island Highway and West of Plan 4284 (1077 Goldstream Avenue) may not be less than 29%**.**

6.51A.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of seven (7) storeys.

6.51A.07 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 2 m (6.6 ft) of any **front lot line**; or

(b) Within 2 m (6.6 ft) of any **exterior side lot line**; or

(c) Within 7.5 m (24.6 ft) of any **rear lot line**.

(2) Despite Article (1), on lands legally described as Lot C, Section 5, Esquimalt District, Plan 28421, Except Part in Plan VIP62970 (972/974 Preston Way) the minimum **setback** to the **rear lot line** is 6 m (19.7 ft) for Unit "A" and 3.7 m (12.1 ft) for Unit "B" as shown on the site plan attached to this Bylaw as Schedule "K".

6.51A.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the MU1A Zone:

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in **height**, together with decorative planting, must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**.

(2) Despite Article (1) where the **lot abuts** a **highway** with **residential uses** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **lot line** if parking is placed in front of the **building**.

(3) Despite Article (1), the **landscape and screening area** is not required along **interior side lot lines**, where the **interior side lot line abuts** an area designated as Pedestrian Commercial in the Official Community Plan.

6.51A.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw, all parking and loading facilities must be located to the rear of the **building** accommodating the **principal use**, or underground**.**

Section 6.52 – Tourist Commercial – Hotel (CT3) Zone

(Replaced by Bylaw No. 1662)

The intent of the CT3 Zone is to accommodate the expansion of accessory uses that may be associated with tourism oriented development.

6.52.01 Permitted Uses

The following **uses** and no others are permitted in the CT3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory uses**, limited to the following:

(a) **Charitable facility**;

(b) Conference and meeting facility;

(c) **Cultural facility**;

(d) **Fitness centre**;

(e) **Licensed premises**;

(f) **Parking facility**;

(g) **Personal service establishment**;

(h) **Restaurant**;

(i) **Retail store**, not exceeding a total **gross floor area** of 465 m^2 (5,005.2 ft^2) within the entire CT3 Zone;

(3) **Assisted living**;

(4) **Community garden**;

(5) **Hotel**;

(6) **Residential hotel**;

(7) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(8) **Uses** permitted by Section 3.01 of this Bylaw.

6.52.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 8,000 m^2 (2 ac) may be created by subdivision.

6.52.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.52.04 Density of Development

The **floor area ratio** of a **building** for a **hotel use** or a **residential hotel use** may not exceed 2.0.

6.52.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of four storeys.

6.52.06 Setbacks

No **building** may be located:

(1) Within 2 m (6.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** a Lot with a wholly **residential use**; or

(3) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.52.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CT3 Zone:

(1) Parking areas shall be screened from any **abutting residential** or commercial **use** by a landscape screen not less than 3 m (9.8 ft) in width and 1.8 m (5.9 ft) in **height**, measured at the time of planting.

(2) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide including a solid decorative fence of 1.8 m (5.9 ft) high shall be provided along all **lot lines** of a commercial or park **use** that **abut** a **residential use**.

Section 6.53 – Mixed-Use Employment 1 (MUE1) Zone

(Replaced by Bylaw No. 1662)

The intent of the MUE1 Zone is to provide an area for pedestrian oriented mixed-use residential and commercial activity.

6.53.01 Permitted Uses

(1) The following **uses** and no others are permitted in Area A and Area B of the MUE1 Zone as shown shaded on the MUE1 Zone Map attached as Schedule "AJ":

Restaurant, Retail and Other Service Commercial Uses

(a) All of the **uses** permitted in the CS1 Zone;

(b) **Financial institution**;

(c) **Financial institution, drive-through**;

(d) **Hotel**;

(e) **Licensed premises**;

(f) **Parking facility**;

(g) **Restaurant**, limited to a maximum of 1,858 m^2 (19,999.3 ft^2) of **gross floor area**;

(h) **Retail store**, limited to a maximum of 1,858 m^2 (19,999.3 ft^2) of **gross floor area**;

General Uses

(i) **Accessory buildings** and **structures**, subject to Section 3.05;

(j) **Health Services;**

(k) **Transportation terminal**;

(l) **Underground Vehicle storage**;

(m) **Underground mini**-storage;

(n) **Uses accessory** to a **principal use** permitted in this **Zone**;

(o) **Uses** permitted by Section 3.01 of this Bylaw.

Business and Technology Uses

(p) **Business support service;**

(q) **Catering;**

(r) **Electronics sale, service and manufacturing**;

(s) **Equipment sale, service, repair and rental, minor**, relating directly to any other principal use permitted in this Zone;

(t) **Film production studio**;

(u) **Industrial use, light**;

(v) **Medical Clinics and accessory related commercials uses**;

(w) **Office**;

(x) **Research and development facility**;

Educational, Cultural and Recreational Uses

(y) **Charitable facility**;

(z) **Community care facility**;

(aa) **Community garden**;

(bb) **Cultural facility**;

(cc) **Group daycare,** subject to with Subsection 3.26.02;

(dd) **Fitness centre**;

(ee) **Recreation facility, indoor**;

(ff) **Recreation facility, outdoor**;

(gg) **School**;

(hh) **Training and education facility**;

Accessory and Transition Residential Uses

(ii) **Dormitory**;

(jj) **Dwelling, one-family, built prior to July 1, 2014**;

(kk) **One caretaker dwelling unit,** in conjunction with and forming part of any other principal use permitted in this Zone;

(ll) **Secondary suite in a one-family dwelling,** subject to Section 3.08; *(Bylaw No. 2183)*

(mm) **Temporary housing** for construction workers, subject to Section 3.06;

(2) In addition to those uses permitted in accordance with Article 6.53.01(1), the following uses are permitted in Area B of the MUE1 Zone as shown shaded on the MUE1 Zone Map attached as Schedule "AJ":

Residential Uses

(nn) **Apartment**;

(oo) **Assisted living**;

(pp) **Home occupation,** subject to Section 3.09; *(Bylaw No. 2213)*

(qq) **Place of Worship** on land legally described as Lot 1, Sections 85, 99, 115 and 116, Esquimalt District, Plan EPP67815, PID No. 030-170-133 (2750 Leigh Road); and *(Bylaw No. 2234)*

(rr) **Townhouse**.

6.53.02 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **lot line** that **abuts** a **highway**, except where the **building** is flanked by a sidewalk with a width of at least 2 m (6.6 ft) in which case no **setback** is required from that **lot line**; or

(2) Within 6 m (19.7 ft) of any **lot line** that **abuts** a **lot** in a **Residential** or **Multiple Residential Zone**.

6.53.03 Density of Development

(1) No **building** or **structure** may be constructed on any parcel of land that does not have access to a **highway**, and where a parcel of land has access to a **highway** there may not be more than three residential **dwelling units** or more than 150 m^2 (1,614.6 ft^2) of non-residential **gross floor area** in the MUE1 Zone.

(2) Despite Subsection 6.53.03(1), there may be more than three residential **dwelling units** and more than 150 m^2 (1,615 ft^2) of non-residential gross floor area in the Mixed-Use Employment 1 (MUE1) Zone, but not more than 92,900 m^2 (999,967.2 ft^2) of **gross floor area** in Area A and not more than 204,386 m^2 (2,200,000 ft^2) of gross floor area in Area B if the owner of the land proposed to be built upon has:

(a) Consolidated the lands that are within the MUE1 Zone;

(b) Entered into an agreement with the City of Langford, to the satisfaction of Council, to provide to the City;

(i) $1,000,000 towards the City's General Amenity reserve fund; OR

(ii) An alternate amenity with a demonstrable value equivalent to $1,000,000; OR

(iii) A transfer of 15% of the lands located within MUE1 Zone to the City of Langford; OR

(iv) Some equivalent combination of (i) and/or (ii) and/or (iii);

AND

(c) Provided a traffic impact study that analyzes the impact of the proposed development on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road dedication and off-site traffic improvements recommended by the traffic impact study, to the satisfaction of the Director of Engineering.

(3) Despite subsections 6.53.03(1) and (2), there may be more than 92,900 m^2 (1,000,000 ft^2) of gross floor area in Area A and more than 204,386 m^2 (2,200,000 ft^2) of gross floor area in Area B, if the owner of the land proposed to be built upon has provided an additional traffic impact study that analyzes the impact of development beyond this level on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road

dedication and off-site traffic improvements recommended by the traffic impact study, all to the satisfaction of the Director of Engineering.

(4) Deleted. *(Bylaw No. 2028)*

(5) Under no circumstances may the density of development within the MUE1 Zone exceed a **floor area ratio** of 2.5.

(6) A maximum of 200 units of Assisted Living are permitted in area A.

(7) Notwithstanding Subsection 6.53.03(2), on lands whose legal description is Lot 1, Section 85, Esquimalt District, Plan EPP108379, PID No. 031-430-006 (2787 Lakeview Terrace), the number of residential dwelling units can exceed three units, if the owner of the land proposed to be built upon: *(Bylaw No. 2188)*

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit. *(Bylaw No. 2188)*

6.53.04 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the MUE1 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide shall be provided along the developed portion of each **lot** which **abuts** a **highway**. The landscaping shall have a height of not less than 1.5 m (4.9 ft) and may include a decorative fence.

(2) A continuous **landscape and screening area** not less than 2.5 m (8.2 ft) wide containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along the developed portion of each **lot** which **abuts** a property in a **Residential** or **Multiple Residential Zone**, except where the boundary between the two lots is separated by a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.53B – Mixed-Use Employment 2 (MUE2) Zone

(Replaced by Bylaw No. 1662)

The intent of the MUE2 Zone is to provide zoning for a pedestrian oriente residential and commercial area that tansitions from surrounding areas.

6.53B.01 Permitted Uses

The following **uses** and no others are permitted in the MUE2 Zone:

Restaurant, Retail and Other Service Commercial Uses

(1) **Financial institution**;

(2) **Gasoline Service Station**

(3) **Hotel**;

(4) **Licensed premises**;

(5) **Parking facility**, excluding vehicle storage;

(6) **Restaurant**, limited to a maximum of 1,858 m^2 (19,999.4 ft^2) of **gross floor area**;

(7) **Retail store**, limited to a maximum of 5,574 m^2 (59,998 ft^2) of **gross floor area**;

General Uses

(8) **Accessory buildings** and **structures,** subject to Section 3.05**;**

(9) **Transportation terminal**;

(10) **Uses accessory** to a **principal use** permitted in this **Zone**;

(11) **Uses** permitted by Section 3.01 of this Bylaw;

Business and Technology Uses

(12) **Business support service**;

(13) **Catering**;

(14) **Electronics sale, service and manufacturing;**

(15) **Equipment sale, service, repair and rental, minor**, relating directly to any other **principal use** permitted in this **Zone**

(16) **Film production studio;**

(17) **Medical Clinics** and accessory related commercials uses;

(18) **Office;**

(19) **Research and development facility**, in enclosed **buildings**;

Educational, Cultural and Recreational Uses

(20) **Charitable facility**;

(21) **Community care facility**;

(22) **Community garden**;

(23) **Cultural facility**;

(24) **Group daycare**, subject to with Subsection 3.26.02;

(25) **Fitness centre**;

(26) **Recreation facility, indoor**;

(27) **Recreation facility, outdoor**;

(28) **School**;

(29) **Training and education facility**;

Further Commercial Uses *(Bylaw No. 1961)*

On property legally described as Lot C, Section 112, Esquimalt District, Plan EPP88774 (830 McCallum Road) the following uses are also permitted:

(30) **Contractor services;**

(31) **Industrial use, light;**

(32) **Special wholesale;**

(33) **Warehouse;**

On property legally described as Lot G and Lot H, Sections 112 and 112A, Esquimalt Distrtict, Plan EPP88774 (2371 City7 Gate Boulevard and 780 McCallum Road) the following uses are also permitted:

(34) **Automobile rental and sale, minor;**

Residential Uses

(35)

(36) **Apartment**;

(37) **Assisted living**; and

(38) **Home occupation**, subject to Section 3.09; *(Bylaw No. 2213)*

(39) **Townhouse.**

6.53B.02 Height of Principal Use Buildings

No **townhouse** may exceed a **height** of three storeys.

6.53B.03 Setbacks

(1) No building or structure may be located:

(a) Within 2 m (6.6 ft) of any **lot line** that **abuts** a **highway**; or

(b) Within 6 m (19.7 ft) of any **lot line** that **abuts** a **lot** in a **Residential Zone** or **Multiple Residential Zone.**

(2) Despite Article 6.53B.03(1), townhouses may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 5.5 m (18 ft) of any **rear lot line**; or

(c) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(d) Within 3.5 m (11.5 ft) of any **exterior side lot line**.

6.53B.04 Density of Development

(1) There may not be any development on any parcel of land that does not have access to a **highway**, and where a parcel of land has access to a **highway** there may not be more than one **dwelling unit** or more than 150 m^2 (1,614.6 ft^2) of non-residential **gross floor area** in the MUE2 Zone.

(2) Despite Article 6.53B.04(1), there may be more than one **dwelling unit**, but not more than 300 **dwelling units**, and more than 150 m^2 (1,614.6 ft^2) of non-residential **gross floor area**, but not more than 14,000 m^2 (150,694.8 ft^2) of non-residential **gross floor area** in the MUE2 Zone if the owner of the land proposed to be developed has entered into an agreement with the City of Langford, to the satisfaction of Council, to provide to the City:

(a) 16,200 m^2 (4 ac) of land in a block form and location to the satisfaction of the Director of Planning; and either

(b) $1,500,000 towards the City's General Amenity Reserve Fund; OR

(c) An amenity **building** on this site to the satisfaction of the Director of Planning, with a certified construction value of $1,000,000 and $500,000 towards the City's General Amenity Reserve Fund; and either

(d) $500,000 toward the City's General Amenity Reserve Fund for this site; OR

(e) Arts and cultural structure(s) on this site to the satisfaction of the Director of Planning with a certified construction value of $500,000.

(3) Despite Articles 6.53B.04(1) and (2) there may be more than 300 **dwelling units** or more than 14,000 m^2 (150,694.8 ft^2) of non-residential **gross floor area** in the MUE2 Zone, if the owner of the land proposed to be developed provides to the City a traffic impact assessment that analyzes the impact of development proposed beyond 300 **dwelling units** and 14,000 m^2 (150,694.8 ft^2) of non-residential **gross floor area** on the surrounding road network, and has entered into an agreement with the City of Langford with regards to required road dedication and off-site traffic improvements recommended by the traffic impact assessment, as well as full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards, all to the satisfaction of the Director of Engineering.

(4) Under no circumstances may the density of development within the MUE2 Zone exceed a **floor area ratio** of 6.0.

Section 6.53C – Mixed-Use Employment 3 (MUE3) Zone

(Replaced by Bylaw No. 1885)

6.53C.01 Permitted Uses

(1) With those portions of lands identified as 'Area 1' on the zone map attached as Schedule 'AM' the following uses and no others are permitted:

Restaurant, Retail, and Other Service Commercial Uses

(1) **Animal hospital** in enclosed buildings;

(2) **Auction**;

(3) **Automobile dealership**;

(4) **Business support service**;

(5) **Car wash**;

(6) **Equipment sales, service, repair and rental, minor**;

(7) **Film production studio**;

(8) **Financial institution**;

(9) **Catering**;

(10) **Gasoline service station**;

(11) **Fitness centre**;

(12) **Household equipment and appliance service and repair**;

(13) **Hotel;**

(14) **Licensed premises**;

(15) **Liquor store**;

(16) **Medical clinic**;

(17) **Office**;

(18) **Personal service establishment**;

(19) **Pet daycare**;

(20) **Restaurants, drive**-thru;

(21) **Retail store**;

General Uses

(22) **Accessory buildings and uses**;

(23) **Accessory unenclosed storage;**

(24) **Temporary construction and real estate marketing office;**

(25) Uses permitted by Section 3.01 of this Bylaw;

Business and Technology Uses

(26) **Electronics sales, service, and manufacturing**;

(27) **Research and development facility**;

(28) **Educational, cultural, and recreational uses**;

(29) **Community care facility**;

(30) **Cultural facility**;

(31) **Group daycare** subject to Section 3.26.02;

(32) **Recreation facility, indoor;**

(33) **Recreation facility, outdoor;**

(34) **School**;

Residential Uses

(35) **Apartment**;

(36) **Assisted living**;

(37) **Caretaker dwelling unit**;

(38) **Home occupation** subject to Section 3.09;

(39) **Townhouse**;

(40) **Manufactured home** and **modular housing**, subject to the Manufactured Home Park (RH1) Zone.

(3) Within those portions of the lands identified as 'Area 2' on the zone map attached as Schedule 'AM', the following uses and no other are permitted:

(1) **Apartment**;

(2) **Home occupation**, subject to Section 3.09; *(Bylaw No. 2213)*

(3) **Townhouse**;

(4) **Manufactured home** and **modular housing**, subject to the Manufactured Home Park (RH1) Zone.

(4) Notwithstanding Section 6.53C.01(2), those portions of the lands identified as 'Area 2' on the zone map attached as Schedule 'AM' are permitted the uses under Section 6.53C.01(1) if no **manufactured home** or **modular housing** exists within any lot on 'Area 2'.

6.53C.02 Height of Principal Use Buildings

No townhouse may exceed a height of three storeys.

6.53C.03 Setbacks

(1) No building or structure may be located:

(a) Within 2 m (6.5 ft) of any lot line that adjoins a highway;

(b) Within 6 m (20 ft) of any lot line that adjoins a lot in a Residential or Multiple Residential Zone;

(2) Notwithstanding subsection 6.53C.03(1), no **townhouse** may be located:

(a) Within 3 m (9.8 ft) of any front lot line, nor within 5.5 m (18 ft) of a portion of a building comprising of an attached garage;

(b) Within 5.5 m (18 ft) of any rear lot line;

(c) Within 1.5 m (5 ft) of an interior side lot line;

(d) Within 3.5 m (11.5 ft of any interior side lot line;

6.53C.04 Density of Development

(1) There may not be any development on any parcel of land that does not have access to a highway, and where a parcel of land has access to a highway there may not be more than one residential **dwelling unit** or more than 150 m^2 (1,615 ft^2) of non-residential gross floor area in the Mixed-Use Employment 3 (MUE3) Zone;

(2) Notwithstanding subsection 6.53C04(01), there may be more than one residential **dwelling unit**, and more than 150 m^2 (1,615 ft^2) of non-residential gross floor area in Area 1 of Schedule 'AM' for the Mixed-Use Employment 3 (MUE3) Zone, if the owner of the land proposed to be built up on has:

(a) Provided to the City of Langford, to the satisfaction of Council:

i. A minimum of 4.0 hectares of land in a form and location to the satisfaction of the Director of Planning; and

ii. Land dedication, or the registration of a non-disturbance covenant, of any additional lands within Area 1 of the Schedule 'AM' that a qualified professional determines needs to be protected, as per their analysis of the development permit areas.

(3) Notwithstanding subsection 6.53C.04(1), there may be more than one residential dwelling unit, and more than 150 m^2 (1,615 ft^2) of non-residential gross floor area in Area 2 of Schedule 'AM' for the Mixed-Use Employment Centre (MUE3) Zone, if the owner of the land proposed to be built upon has:

(a) Provided, to the satisfaction of Council:

i. An amenity building with a minimum gross floor area of 93 m^2 (1,000 ft^2) within the mobile home park for the use of the residents of the mobile home park, designed to the satisfaction of the Director of Planning; and

ii. Land dedication, or the registration of a non-disturbance covenant, of any additional lands within Area 2 of Schedule 'AM' that a qualified professional determines needs to be protected, as per their analysis of the development permit areas.

(b) Maintained a minimum of 40 **manufactured home** or **modular housing** units within Area 2.

(4) Under no circumstances may the density of development within the MUE3 Zone exceed a floor area ratio of 6:1.

(5) Notwithstanding Section 6.53C.04(3), there may not be more than 78 manufactured or modular homes within 'Area 2' on the zone map attached as Schedule 'AM' nor may the density of any non-manufactured/modular homes exceed 50 units per hectare (20 units per acre) without implementing recommendations of a Traffic Impact Assessment that ensures vehicular movements are at an acceptable level of operational capacity.

6.53C.05 General

The relevant regulations of Part 3 of this Bylaw apply.

Section 6.53D – Mixed-Use Employment 4 (MUE4) Zone

(Replaced by Bylaw No. 1893)

6.53D.01 Permitted Uses

(1) The following uses and no others are permitted in the Mixed-Use Employment 4 (MUE4) Zone:

Commercial Uses

(a) **Animal hospital** in enclosed buildings;

(b) **Automobile dealership**;

(c) **Business support service**;

(d) **Equipment sales, service, repair and rental, minor**;

(e) **Film production studio**;

(f) **Financial institutional**;

(g) **Catering**;

(h) **Fitness centre**;

(i) **Household equipment and appliance service and repair**;

(j) **Hotel**;

(k) **Licensed premises**;

(l) **Liquor store**;

(m) **Medical clinic**;

(n) **Office**;

(o) **Personal service establishment**;

(p) **Pet daycare**;

(q) **Restaurants, excluding drive-**through;

(r) **Retail store**;

General Uses

(s) **Accessory buildings** and uses;

(t) **Accessory** unenclosed storage;

(u) Uses permitted by Section 3.01 of this Bylaw;

Business and Technology Uses

(v) **Electronic sales, service, and manufacturing**;

(w) **Research and development facility**;

(x) **Educational, cultural, and recreational uses**;

(y) **Community care facility**;

(z) **Group daycare** subject to Section 3.26.02;

(aa) **School**;

Residential Uses

(bb) **Apartment**;

(cc) **Assisted living**;

(dd) **Caretaker dwelling unit**;

(ee) **Home occupation** subject to Section 3.09; and

(ff) **Townhouse.**

6.53D.02 Height of Principal Use Buildings

No **townhouse** may exceed a **height** of three storeys.

6.53D.03 Setbacks

(1) No building or structure may be located:

(a) Within 2 m (6.5 ft) of any **lot line** that adjoins a **highway**;

(b) Within 4 m (13.1 ft) of any **lot line** that adjoins a lot in a Residential or Multiple Residential Zone;

(2) Despite article 6.53D.03(1), no **townhouse** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of a **front lot line**;

(b) Within 5.5 m (18 ft) of any **rear lot line**;

(c) Within 1.5 m (5 ft) of an **interior side lot line**;

(d) Within 3.5 m (11.5 ft) of any **exterior side lot line**.

6.53D.04 Density of Development

(1) There may not be any development on any parcel of land that does not have access to a **highway**, and where a parcel of land has access to a **highway** there may not be more than one residential dwelling unit or more than 150 m^2 (1,614.6 ft^2) of non-residential **gross floor area** in the MUE4 Zone;

(2) Despite article 6.53D.04(1), there may be more than one residential **dwelling unit**, and more than 150 m^2 (1,614.6 ft^2) of non residential **gross floor area** in the MUE4 Zone, if the owner of the land proposed to be built upon pays to the City of Langford:

(a) $250,000 by December 1, 2020, or prior to the issuance of the first Residential Building Permit, whever is first; and

(b) $250,000 by June 1, 2021, or 180 days from the issuance of the first Residential Building Permit, whichever is first; and

(c) $250,000 by December 1, 2021, or 365 days from the issuance of the first Residential Building Permit, whichever is first; and

(d) $250,000 by June 1, 2022, or 545 days from the issuance of the first Residential Building Permit, whichever is first; and

(e) $712.50 per dwelling unit in excess of 515 units in the MUE4 Zone towards the General Amenity Reserve Fund; and

(f) $10.75 per m^2 ($1.00 per ft^2) of gross floor area per commercial and/or business development towards the General Amenity Reserve Fund; and

(g) $750 per dwelling unit on the 1^{st} to 4^{th} storeys of the building towards the Affordable Housing Reserve Fund; and

(h) $375 per dwelling unit on the 5^{th} and 6^{th} storeys of the building towards the Affordable Housing Reserve Fund; and

(i) $187.50 per dwellingunit on the 7^{th} storey or higher of the building towards the Affordable Housing Reserve Fund.

(3) Under no circumstances may the density of development within the MUE4 Zone exceed a **floor area ratio** of 6:1.

6.53D.05 General

The relevant regulations of Part 3 of this Bylaw apply.

Section 6.54 – Belmont Market and Residences (C10) Zone

(Replaced by Bylaw No. 1662)

The intent of the C10 Zone is to accommodate a wide range of uses appropriate for the development of an urban area while promoting a pedestrian orientation.

6.54.01 Permitted Uses

The following **uses** and no others are permitted in the C10 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Bakery**, not exceeding 350 m^2 (3,767.4 ft^2) of **gross floor area**;

(6) **Catering**;

(7) **Car wash**;

(8) **Charitable facility**;

(9) **Community care facility**;

(10) **Community garden**;

(11) **Cultural facility**;

(12) **Film production studio**;

(13) **Financial institution**;

(14) **Financial institution, drive-through**;

(15) **Fitness centre**;

(16) **Gasoline service station**;

(17) **Group daycare** on the lot legally described as Lot 1, Section 75, Esquimalt District, Plan EPP75724, PID No. 030-357-951, (3030 Merchant Way) in accordance with Section 3.26.02; *(Bylaw No. 2082)*

(18) **Home occupation**, subject to Section 3.09;

(19) **Hotel**;

(20) **Licensed premises**;

(21) **Medical Clinics** and accessory related commercials uses;

(22) **Office**;

(23) **Personal service establishment**;

(24) **Preschool**;

(25) **Recreation facility, indoor**;

(26) **Recreation facility, outdoor**;

(27) **Research and development facility**;

(28) **Restaurant**;

(29) **Retail store**;

(30) **School**;

(31) **Shopping centre**;

(32) **Townhouse**;

(33) **Training and education facility**;

(34) **Uses accessory** to a **principal use** permitted in this **Zone**;

(35) **Uses** permitted by Section 3.01 of this Bylaw; and

(36) **Veterinary practice**, in enclosed **buildings**.

6.54.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 15.2 m (49.9 ft) or a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

(3) Despite Articles 6.54.02(1) and (2), a **lot** with a **lot area** no less than 100 m^2 (1,076.4 ft^2) and a **lot width** no less than 5 m (16.4 ft) may be created by subdivision in the C10 Zone for a **townhouse use**.

6.54.03 Density of Development

(1) There may not be more than 92.9 m^2 (1,000 ft^2) of commercial **gross floor area** or more than three **dwelling units** in the C10 Zone as a whole.

(2) Despite Article 6.54.03(1), there may be more than 92.9 m^2 (1,000 ft^2) of commercial **gross floor area** and more than three **dwelling units** in the C10 Zone as a whole, if the owner of the land proposed to be built upon has:

(a) Provided to the City of Langford a contribution of $2,500,000 towards the General Amenity Reserve Fund;

(b) Entered into an agreement with the City of Langford with regards to required road dedication, off-site traffic improvements, and development servicing requirements, including the construction of full frontage improvements to Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering;

(c) Entered into a reciprocal access agreement to allow vehicles and pedestrians to move between those adjacent properties legally described as Lot A, Section 75, Esquimalt District, Plan VIP77807 (3061 Jacklin Road) and Lot 1, Sections 75 and 76, Esquimalt District, Plan EPP37564 (3143 Jacklin Road).

(3) Provided that the provisions of Article 6.54.03(2) have been met, the maximum density permitted is as follows:

(c) On **lots** with a **lot area** greater than 30,000 m^2 (322,917.3 ft^2), the **floor area ratio** may not exceed 1.0; and

(d) On **lots** with a **lot area** of 30,000 m^2 (322,917.3 ft^2) or less, the **floor area ratio** may not exceed 5.0.

6.54.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 90%.

6.54.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 10 storeys.

6.54.06 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **lot line** that **abuts** a **highway**; or

(2) Within 6 m (19.7 ft) of any **lot line** that **abuts** the Galloping Goose Trail.

6.54.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the C10 Zone:

(2) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**; and

(3) Despite Article 6.54.07(1), no **landscape and screening area** is required along **interior side lot lines** that **abut** a **lot** within the C10 Zone.

Section 6.56 – Mixed-Use Residential Commercial Zone (MU2) Zone

(Replaced by Bylaw No. 1662)

The intent of the MU2 Zone is to provide a mix of residential uses and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.56.01 Permitted Uses

The following **uses** and no others are permitted in the MU2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Catering**;

(4) **Charitable facility**;

(5) **Community garden**;

(6) **Cultural facility**;

(7) **Film production studio**;

(8) **Financial institution**;

(9) **Fitness centre**;

(10) **Group daycare** , subject to Subsection 3.26.02;

(11) **Home occupation**, subject to Section 3.09;

(12) **Hotel**;

(13) **Licensed premises**;

(14) **Liquor store,** subject to Article 6.53.03(4);

(15) **Medical Clinics** and accessory related commercials uses;

(16) **Office**;

(17) **Personal service establishment**;

(18) **Preschool**;

(19) **Recreation facility, indoor**;

(20) **Restaurant**;

(21) **Retail store**;

(22) **School**, not in conjunction with any **residential use**;

(23) **Shopping centre**;

(24) **Training and education facility**;

(25) **Uses accessory** to a **principal use** permitted in this **Zone**;

(26) **Uses** permitted by Section 3.01 of this Bylaw; and

(27) **Veterinary practice**.

6.56.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision, except that **lots abutting** Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4,000 m^2 (1 ac) in **lot area**.

(2) No **lot** having a **lot width** less than 15.2 m (49.9 ft) may be created by subdivision.

(3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

6.56.03 Regulations for use

(5) **Unenclosed storage** is not permitted.Outdoor seating areas and the outdoor display of goods for retail sale are permitted as a**ccessory uses**.

(6) All above-ground **dwelling units** in a **building** with a mix of **residential uses** and non-residential **uses** must be provided with a separate entrance at ground level, except where the **building** consists of all **residential uses**.

(7) All **accessory buildings** and **uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may **accessory buildings** exceed a **height** of 4 m (13.1 ft) and **accessory buildings** and **uses** may not cover a total of more than 10% of the **lot area**.

(8) A **liquor store** is not a permitted **use** if the property on which it is located as less than 800 m^2 (2,624.7 ft^2) from another **liquor store** or retail wine store **use**.

6.56.04 Density of Development

(1) Except as provided in Articles 6.56.04(2) and (3) below, the **floor area ratio** may not exceed 0.3, and in no case may it exceed 5.0.

(2) The **floor area ratio** may exceed 0.3, but in no case may it exceed 5.0, if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in Article 6.56.04(3) below.

(3) Despite Article 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a **floor area ratio** of 0.3 to a maximum of 5.0 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

6.56.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.

(2) Where a rooftop garden or terrace is provided, the **lot coverage** of all **buildings** and **structures** may be increased to 100%.

6.56.06 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may have a **height** less than two storeys or exceed a **height** of 15 storeys. *(Bylaw No. 1858)*

6.56.07 Setbacks

No **building** or **structure** may be located:

(1) Within 1.2 m (3.9 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that **abuts** an area designated Neighbourhood in the Official Community Plan; or

(3) Within 1.2 m (3.9 ft) of any **exterior side lot line**; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line** that **abuts** an area designated Neighbourhood in the Official Community Plan.

6.56.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the MU2 Zone:

(1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (5.9 ft) in **height** must be provided along all **lot lines** separating the **lot** from any **Residential** or **Multiple Residential Zone**; and

(2) Despite Article (1) above, no **landscape and screening area** is required along **interior side lot lines** that **abut** a **lot** in the MU2 Zone.

6.56.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw, the following requirements apply to parking and loading in the MU2 Zone:

(1) At least 75% of all required residential parking spaces shall be provided as underground parking or enclosed within the **building envelope**; and

(2) Parking is only permitted on the ground level of any **building** if the **building** area extends along the length of the front and exterior side yard **setback** areas and the parking spaces are located behind these portions of the **building**.

Section 6.57 – City Centre (CC1) Zone

(Bylaw No. 1904)

The intent of the City Centre Zone is to allow for high-density development that must include a residential component as the primary use within a building.

6.57.01 Permitted Uses

The following **uses** and no others are permitted in the CC1 Zone:

(1) **Accessory uses, buildings,** and/or **structures**;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Bakery**;

(6) **Catering**;

(7) **Charitable facility**;

(8) **Cultural facility**;

(9) **Fitness centre**;

(10) **Group daycare**, in accordance with Section 3.26.02;

(11) **Home occupation** in accordance with Section 3.09;

(12) **Hotel**;

(13) **Library**;

(14) **Licensed premises**;

(15) **Liquor store**;

(16) **Medical clinics**;

(17) **Office**;

(18) **Personal service establishment**;

(19) **Pet daycare;**

(20) **Pet grooming**;

(21) **Place of worship**;

(22) **Public assembly and entertainment uses**;

(23) **Pre-school**;

(24) **Restaurant**;

(25) **Retail store**;

(26) **Townhouses**;

(27) **Training and education facility;**

(28) **Veterinary practice**;

(29) Uses permitted by Section 3.01 of this Bylaw.

6.57.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.49 ac) may be created by subdivision in the CC1 Zone.

6.57.03 Regulations for Use

(1) **Residential** units on the ground floor must have individual at grade access;

(2) **Residential uses** must not share an entrance, vestibule, or hallway with a **non-residential use**;

(3) No **lot** with a **lot area** less than 1,400 m^2 (0.35 ac) or a **frontage** less than 37 m (121 ft) may be used for any use other than a **Townhouse use**;

(4) Despite article 6.57.03(3), an apartment is a permitted use on land legally described as Lot 6, Section 5, Esquimalt District, Plan 7089, Except Part in Plan 7619, PID No. 000-028-533 (2749 Jacklin Road).

6.57.04 Regulations for Townhouse Use

(1) A **Townhouse use** is subject to the regulations of the RT1 Zone and not the regulations of this **Zone**.

6.57.05 Density of Development

(1) Except as provided in article 6.57.05(2) the **floor area ratio** may not exceed 0.3;

(2) Despite articfle 6.57.05(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 5.0 if the owner of the land proposed to be developed:

(a) Pays to the Citry the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and

(b) Provides at least 100 m^2 (1,076 ft^2) or 5% of the lot area, whichever is greater, as **common outdoor amenity space**; and

(c) Incorporates a minimum **active building frontage** of 80%.

6.57.06 Height

(1) No **building** or **structure** may exceed a **height** of 6 storeys. *(Bylaw No. 1919)*

6.57.07 Setbacks

(1) No portion of a **building** or **structure two storeys or less** in **height** may be located:

(a) Within 2 m (6.6 ft) of any **front** or **exterior side lot line**;

(b) Within 3 m (9.8 ft) of any **interior side** or **rear lot line**;

(2) No portion of a **building** or **structure three storeys or greater** in **height** may be located:

(a) Within 4 m (13 ft) of an **exterior** or **front lot line**;

(b) Within 3 m (9.8 ft) of any **interior side** or **rear lot line;**

(c) Despite article 6.57.06(2)(a), where a **building** or **structure** greater than six storeys in height has a building façade with a horizontal plane greater than 20 m (65.6), a minimum 30% of the façade must be setback an additional 1 m (3.3 ft) from the established setback.

6.57.08 Parking

In addition to the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the CC1 Zone:

(1) No unenclosed surface parking spaces may be located with 3 m (9.8 ft) of a **lot line abutting** a **highway**;

(2) Parking stalls located adjacent to a **highway** must be screened by a **building** containing an active use, which may include commercial or residential units;

(3) Surface parking stalls may be located adjacent to an **interior side** or **rear lot line** when screened by a fence no less than 1.8 m (6 ft) in height and by a landscaping strip no less than 1 m (3.3 ft) in width. *(Bylaw No. 1952)*

Section 6.58 – City Centre Pedestrian (CCP) Zone

(Bylaw No. 1919)

The intent of the City Centre Pedestrian Zone is to create a pedestrian focused, vibrant city centre by allowing for high-desnity, commercial, and mixed-use residential commercial developments within the central downtown core.

6.58.01 Permitted Uses

(1) Within those portions of th lands identified as "Area 1" on the CCP Zone map attached as Schedule "R", the following **uses** and no others are permitted:

(a) When located on the ground floor of a **building**:

(i) **Accessory uses, buildings, and/or structures;**

(ii) **Apartments**, when located on a corner lot and facing the secondary street which may not include Peatt Road, Claude Road, Goldstream Avenue, Veterans Memorial Parkway, or Jacklin Road; *(Bylaw No. 2082)*

(iii) **Bakery**;

(iv) **Cultural facility**;

(v) **Financial institution**;

(vi) **Fitness centre**;

(vii) **Hotel**;

(viii) **Library**;

(ix) **Licensed premises**;

(x) **Liquor store**;

(xi) **Personal service establishment**;

(xii) **Public assembly and entertainment uses**;

(xiii) **Restaurant**;

(xiv) **Retail store**;

(xv) **Pet grooming**;

(xvi) **Uses** permitted by Section 3.01 of this Bylaw.

(b) When located above the ground floor of a **building**:

(i) **Catering;**

(ii) **Charitable facility;**

(iii) **Group daycare, subject to Section 3.26.02;**

(iv) **Medical clinic;**

(v) **Office;**

(vi) **Place of worship;**

(vii) **Preschool;**

(viii) **Training and education facility;**

(ix) **Uses** permitted by article 6.58.1(1).

(c) When located above the third storey of a **building**:

(i) **Apartment**;

(ii) **Apartment, senior citizens**;

(iii) **Assisted living**

(iv) **Home occupation**, subject to Section 3.09;

(v) **Uses** permitted by article 6.58.1(1) and (2).

(2) Within those portions of the lands identified as "Area 2" on the CCP Zone map attached as Schedule "R", the following **uses** and no others are permitted:

(a) When located on the ground floor of a **building:**

(i) **Uses** permitted by articles 6.58.01(1)(a) and (1)(b);

(b) When located above the ground floor of a **building**:

(i) **Uses** permitted by articles 6.58.01(1)(a), (1)(b), and (1)(c).

6.58.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.49 acres) may be created by subdivision in the CCP Zone.

6.58.03 Regulations for Use

(1) **Commercial** units on the ground floor must have individual at grade access;

(2) **Residential uses** must not share an entrance, vestibule, or hallway with a **non-residential use**;

(3) No **lot** with a **lot area** less than 1,400 m^2 (0.35 acres) or a **frontage** less than 37 m 121 ft) may be used for any **use** other than a **Commercial** use.

6.58.04 Density of Development

(1) Except as provided in article 6.58.04(2) the **floor area ratio** may not exceed 0.3;

(2) Despite article 6.58.04(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 6.0 if the owner of the land proposed to be developed:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and

(b) Provides at least 100 m^2 (1,076 ft^2) or 5% of the lot area, whichever is greater, as **common outdoor amenity space**; and

(c) Incorporates a minimum **active building frontage** of 80%.

6.58.05 Height

(1) **No** building or **structure** on land whose legal description is set out in Table 1 below may exceed the **height** specified in column 2:

Table 1

1. **Legal Description**	**2. Maximum Permitted Height**
Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Rd); Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Rd); Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Rd); Lot 4, Section 5, Esquimalt District, Plan 10444, PID No. 10444, PID No. 005-232-830 (2827 Knotty Pine Rd); and Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Rd)	6-storeys

6.58.06 Setbacks

(1) No portion of a **building** or **structure 2 storeys or less** in **height** may be located:

(a) Within 2 m (6.6 ft) of any **front** or **exterior side lot line**;

(b) Within 3 m (9.8 ft) of any **interior side lot line** or **rear lot line**;

(2) No portion of a **building** or **structure 3 storeys or greater** in **height** may be located**:**

(a) Within 4 m (13 ft) of an **exterior** or **front lot line**;

(b) Within 3 m (9.8 ft) of any **interior side lot line**, nor within 5 m (16.4 ft) of any **interior side lot line** adjoining a **lot** zoned to permit a **building** 7 or more storeys in **height**;
(Bylaw No. 2066)

(c) Within 3 m (9.8 ft) of any **rear lot line**, nor within 5 m (16.4 ft) of any **interior side** or **rear lot line** adjoining a **lot** zoned to permit a **building** 7 or more storeys in **height**;
(Bylaw No. 2066)

(d) Despite article 6.58.05(2)(a), where a **building** or **structure** greater than 6 storeys in height has a building façade with a horizontal plane greater than 20 m (65.6 ft), a minimum 30% of the façade must be setback an additional 1 m (3.3 ft) from the established setback.

6.58.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the CCP Zone:

(1) A landscape and screening area not less than 1.0 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in height, together with decorative planting, must be provided along all lot lines separating the lot from any **Residential** or **Multiple Residential Zone**.

6.58.08 Parking

In addition to the regulations contained in Part 5 of this Bylaw, the following regulations apply to parking and loading in the CCP Zone:

(1) No unenclosed surface parking spaces may be located within 3 m (9.8 ft) of a **lot line abutting** a **highway** unless screened by a **building** containing an active use.

Section 6.59 – City Centre (CC2) Zone

(Bylaw No. 1919)

The intent of the CC2 Zone is to allow for medium-density multi-family residential development in neighbourhoods outside of the central downtown core.

6.59.01 Permitted Uses

The following **uses** and no others are permitted in the CC2 Zone;

(1) **Accessory uses**, buildings, and/or structures;

(2) **Apartment**;

(3) **Apartment, senior citizens**;

(4) **Assisted living**;

(5) **Home occupation** in accordance with Section 3.09;

(6) **Townhouses**;

(7) Uses permitted by Section 3.01 of this Bylaw.

6.59.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.49 acres may be created by subdivision in the CC2 Zone.

6.59.03 Regulations for Use

(1) **Residential** units on the ground floor must have individual at grade access;

(2) No **lot** with a **lot area** less than 1,400 m^2 (0.35 acres) or a **frontage** less than 37 m (121 ft) may be used for any **use** other than a **Townhouse use**.

6.59.04 Regulations for Townhouse Use

(1) A **Townhouse use** is subject to the regulations of the RT1 Zone and not the regulations of this **Zone**.

6.59.05 Density of Development

(1) Except as provided in article 6.59.05(2) the **floor area ratio** may not exceed 0.3;

(2) Despite article 6.59.05(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 3.0 if the owner of the land proposed to be developed:

(a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and

(b) Provides at least 100 m^2 (1,076 ft^2) or 5% of the lot area, whichever is greater, as **common outdoor amenity space**; and

(c) Incorporates a minimum **active building frontage** of 80%.

6.59.06 Height

(1) No **building** or **structure** may exceed a **height** of 4 storeys.

6.59.07 Setbacks

(1) No portion of a **building** or **structure** may be located:

(a) Within 2 m (6.6 ft) of any **front or exterior side lot line**;

(b) Within 3 m (9.8 ft) of any **interior side lot line**, nor within 5 m (16.4 ft) of any **interior side lot line** adjoining a **lot** zoned to permit a **building** 4 or more storeys in **height**;

(c) Within 3 m (9.8 ft) of any **rear lot line**.

6.59.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the CC2 Zone:

(1) A landscape and screening area not less than 1.0 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in height, together with decorative planting, must be provided along all lot lines separating the lot from any **Residential** or **Multiple Residential Zone**.

6.59.09 Parking

In addition to the regulations contained in Part 5 of this Bylaw, the following regulations apply to parking and loading in the CC2 Zone:

(1) No unenclosed surface parking spaces may be located within 3 m (8.8 ft) of a **lot line abutting** a **highway** unless screened by a **building** containing an active use.

Section 6.60 – Business Park 1 (BP1 – Millstream Road West) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP1 Zone is to provide for light industrial and servie based commercial uses with limited ancillary retail uses.

6.60.01 Permitted Uses

The following **uses** and no others are permitted in the BP1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Animal hospital**, in enclosed **buildings**;

(3) **Auction**;

(4) **Automobile parts and accessories sales and repair**;

(5) **Automobile repair and service facility, minor**;

(6) **Bakery**;

(7) **Building and lumber supply store**;

(8) **Business support service**;

(9) Carpentry shop;

(10) **Commercial nursery and greenhouse**;

(11) **Contractor service**;

(12) **Electronics sale, service, repair and rental, minor**;

(13) **Equipment sales, service, repair and rental, minor**;

(14) **Garden centre and feed supply store**;

(15) **Film production studio**;

(16) **Fitness centre**;

(17) **Funeral parlour**;

(18) **Household equipment and appliance service and repair facility**;

(19) **Industrial use, light**;

(20) Machine shop;

(21) **Mini-storage facility**;

(22) **Medical Clinics** and accessory related commercials uses;

(23) **Office**;

(24) One **caretaker dwelling unit**, in conjunction with another **principal use** permitted in this **Zone**;

(25) **Pet daycare**;

(26) **Recreation facility, indoor**, with a minimum **gross floor area** of 1,395 m^2 (15,015.7 ft^2);

(27) **Recycling depot**;

(28) **Recycling facility**, subject to Section 3.14;

(29) Rental of goods and equipment, excluding **automobiles**, **large automobiles** or **recreational vehicles**;

(30) **Research and development facility**;

(31) **Restaurant**, limited to a maximum of 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(32) **Restaurant, drive-through**, limited to a maximum of 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(33) **Retail store**, as an **accessory use** limited to a maximum of 20% of the **gross floor area** occupied by a **principal** commercial **use**;

(34) **Training and education facility**;

(35) **Unenclosed storage**, subject to Section 3.13;

(36) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(37) **Uses** permitted by Section 3.01 of this Bylaw.

6.60.02 Further Use Regulations

(1) On land legally described as Lot 12, Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP62067 Road Only; Lot E, Sections 111 and 112, Esquimalt District, Plan VIP67382, except Plan VIP67385; Amended Lot 13 (DD 226266-I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946; and Amended Lot 14 (DD 2262627I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946 the following **uses**, in addition to those described in Subsection 6.60.01, are permitted:

(a) **Assisted living**;

(b) **Charitable facility**;

(c) **Cultural facility**;

(d) **Financial institution**;

(e) **Hotel**;

(f) **Licensed premises**;

(g) **Personal service establishment**, **accessory** to a **hotel** or **assisted living use**;

(h) **Restaurant**, not exceeding a maximum of 465 m^2 (5,005.2 ft^2) of **gross floor area**;

(i) **Retail store**, with a minimum **gross floor area** of 697 m^2 (7,502.5 ft^2);

(j) **Retail store**, selling furniture and home furnishings with a minimum **gross floor area** of 465 m^2 (5,005.2 ft^2).

(2) Despite any other regulation in Section 6.60, the following **uses** are prohibited on land legally described as Lot 12, Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP62067 Road Only; Lot E, Sections 111 and 112, Esquimalt District, Plan VIP67382, except Plan VIP67385; Amended Lot 13 (DD 226266-I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946; and Amended Lot 14 (DD 226267I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946:

(a) **Household equipment and appliance service and repair facility**;

(b) **Industrial use, light**;

(c) Machine shop; and

(d) **Retail store**, as an **accessory use** limited to a maximum of 20% of the **gross floor area** occupied by a business.

6.60.03 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (21,527.8 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.60.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.60.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

(2) On land legally described as Amended Lot 13 (DD 226266-I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946; and Amended Lot 14 (DD 226267I), Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP65946 the **height** of **principal use buildings** may not exceed the lesser of 15 m (49.2 ft), and four storeys.

(3) On land legally described as Lot 12, Sections 111 and 112, Esquimalt District, Plan 6252, except part in Plan VIP62067 Road Only; Lot E, Sections 111 and 112, Esquimalt District, Plan VIP67382, except Plan VIP67385; the **height** of **principal use buildings** may not exceed the lesser of 15 m (49.2 ft), and four storeys.

6.60.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial Zone**, **Industrial Zone**, or **Business Park Zone**; or

(3) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial; or

(4) Within 7.5 m (24.6 ft) of any **rear lot line** except that no Setback is required from a **rear lot line** that **abuts** a **lot** in a **Commercial Zone**, **Industrial Zone**, or **Business Park Zone**; or

(5) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.60.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BP1 Zone.

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **Building** or for viewing shop windows.

(2) Except in those portions where a **building abuts** a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lot lines** which do not **abut** a **lot** in a **Commercial**, **Business Park** or **Industrial Zone**.

Section 6.61 – Special Wholesale (W1) Zone

(Replaced by Bylaw No. 1662)

The intent of the W1 Zone is to accommodate large-scale retail of commercial goods.

6.61.01 Permitted Uses

The following **uses** and no others are permitted in the W1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory office**, subject to Article 6.61.02(1);

(3) **Accessory retail store**, subject to Article 6.61.02(2);

(4) **Financial institution**;

(5) **Gasoline service station**;

(6) One **accessory dwelling unit**;

(7) **Special wholesale**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**;

(9) **Uses** permitted by Section 3.01 of this Bylaw; and

(10) **Warehouse**.

6.61.02 Floor Area Limitations

(1) **Accessory offices** may not exceed 20% of the **gross floor area** of the **building** in which they are located.

(2) **Accessory retail stores** may not exceed 30% of the **gross floor area** of the **building** in which they are located.

6.61.03 Height and Size of Principal Use Buildings

The maximum **height** of any **building** is 12 m (39.4 ft).

6.61.04 Minimum Lot Area Requirement

The minimum **lot area** of any **lot** created by subdivision is 2 ha (4.9 ac), except for Lot D as shown on Schedule "C" in which case the minimum **lot area** is 0.9 ha (2.3 ac).

6.61.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 7.5 m (24.6 ft) of any **rear lot line** or a distance equivalent to the **height** of the **building** on the **lot** that is nearest to the **rear lot line**, whichever is greater; or

(3) Within 3 m (9.8 ft) of any **side lot line**.

6.61.06 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.61.07 Landscaping

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the W1 Zone:

(1) A landscaped area as identified on the plan labelled as Schedule "D" shall be provided of not less than 5 m (16.4 ft) from all **abutting** residentially designated lands including a minimum 1.8 m (5.9 ft) high solid fence; and

(2) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide shall be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. The landscaping shall have a **height** of not less than 1.5 m (4.9 ft) and may include a decorative fence.

Section 6.62 – Large Format Business (W2) Zone

(Replaced by Bylaw No. 1662)

The intent of the W2 Zone is to promote specific guidelines for an individual location and development.

6.62.01 Permitted Uses

The following **uses** and no others are permitted in the W2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory office**;

(3) **Office supply store**, with a minimum **gross floor area** of 1,858 m² (19,999.3 ft^2);

(4) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(5) **Uses** permitted by Section 3.01 of this Bylaw.

6.62.02 Floor Area Limitations

Accessory offices may not exceed 20% of the **gross floor area** of the **building** in which they are located.

6.62.03 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.62.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.62.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 3 m (9.8 ft) or any **side lot line**; or

(3) Within 7.5 m (24.6 ft) of any **rear lot line** or a distance equivalent to the **height** of the closest **building** on the **lot**, whichever is greater.

6.62.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, a **landscape and screening area** not less than 4 m (13.1 ft) wide shall be provided along the developed portion of each side of a **lot** that **abuts** a **highway**. The landscaping shall have a **height** of not less than 1.5 m (4.9 ft) and may include a decorative fence.

Section 6.63 – Business Park 2 (BP2 – Sooke Road) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP2 Zone is to accommodate large-scale industrial equipment and associated infrastructure in such a fashion to control industrial sprawl.

6.63.01 Permitted Uses

The following **uses** and no others are permitted in the BP2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13;

(3) **Automobile repair and service facility, major**;

(4) **Building and lumber supply store**;

(5) **Equipment sale, service, repair and rental facility, minor**;

(6) **Industrial use, light**;

(7) **Mini-storagefacility**;

(8) **Medical Clinics** and accessory related commercials uses;

(9) **Office**;

(10) **Recycling facility**, subject to Section 3.14;

(11) Rental of goods and equipment, excluding **automobiles**, **large automobiles** and **recreational vehicles**;

(12) **Uses accessory** to a **principal use** permitted in this **Zone**;

(13) **Uses** permitted by Section 3.01 of this Bylaw; and

(14) **Warehouse**.

6.63.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (21,527.8 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.63.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.63.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.63.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial Zone**, **Industrial Zone**, or **Business Park Zone**; or

(3) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial; or

(4) Within 10 m (32.8 ft) of any **rear lot line** except that the **setback** from a **rear lot line** that **abuts** a **lot** in a **Commercial Zone**, **Industrial Zone**, or **Business Park Zone** may be reduced to nil; or

(5) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.63.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous **landscape and screening area** not less than 3 m (9.8 ft) wide, or a continuous **landscape and screening area** not less than 2.5 m (9.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting, must be provided along the developed portion of each **lot** which **abuts** a **highway** or a property in an **Agricultural**, **Residential**, or **Institutional Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.63A – Business Park 2A (BP2A – Sooke Road West) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP2A Zone is to accommodate small-scale industrial activity and infrastructure.

6.63A.01 Permitted Uses

The following **uses** and no others are permitted in the BP2A Zone:

(1) **Accessory buildings**and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13;

(3) **Animal hospital**, in enclosed **buildings**;

(4) **Automobile parts and accessories sale, installation and repair facility**;

(5) **Automobile rental and sale facility, major**;

(6) **Automobile rental and sale facility, minor**;

(7) **Automobile repair and service facility, major**;

(8) **Automobile repair and service facility, minor**;

(9) **Automobile towing and storage facility**;

(10) **Bakery**;

(11) **Building and lumber supply store**;

(12) **Business support service**;

(13) **Car wash**;

(14) **Carpentry shop**;

(15) **Catering**;

(16) **Commercial nursery and greenhouse**;

(17) **Concrete plant**;

(18) **Contractor service;**

(19) **Crematorium**;

(20) **Equipment sales, service, repair and rental facility, minor**;

(21) **Film production studio**;

(22) **Financial institution**;

(23) **Financial institution, drive-through**;

(24) **Fitness centre**;

(25) **Garden centre and feed supply store**;

(26) **Gasoline service station**;

(27) *(Deleted by Bylaw No. 1888)*;

(28) *(Deleted by Bylaw No. 1890);*

(29) **Group daycare**, subject to Subsection 3.26.02;

(30) **Green energy and heat production**;

(31) **Household equipment and appliance service and repair facility**;

(32) **Industrial use, general**;

(33) **Industrial use, light**;

(34) **Licensed premises**;

(35) **Mini-storage facility**;

(36) **Medical Clinics** and accessory related commercials uses;

(37) **Office**;

(38) One **caretaker dwelling unit**, in conjunction with other **principal uses** permitted in this **Zone**;

(39) **Recycling depot**;

(40) **Recycling facility**, subject to Section 3.14;

(41) Rental of goods and equipment, excluding **automobiles**, **large automobiles** and **recreational vehicles**;

(42) **Research and development facility**;

(43) **Restaurant**;

(44) **Restaurant, drive-through**;

(45) **Retail store**, limited to a maximum of 25% of the **gross floor area** of the **building**in which it is located;

(46) **Retail store,** on lands shown as "Business Park 2A – Sooke Road West" on the BP2A Zone Map on Schedule SW;

(47) **School,** on lands shown as "Business Park 2A – Sooke Road West" on the BP2A Zone Map on Schedule SW;

(48) **Uses accessory** to a **principal use** permitted in this **Zone**;

(49) **Uses** permitted by Section 3.01 of this Bylaw;

(50) **Veterinary practice**, in enclosed **buildings**; and

(51) **Warehouse**.

6.63A.02 Further Use Regulations

Despite any other part of Section 6.63A, the following uses are expressly prohibited on those lands shown as "Business Park 2A – Sooke Road West" on the BP2A Zone Map on Schedule SW:

(1) Gravel and aggregate processing and sale; and

(2) Retail sale, rental and repair of motorcycles, **automobiles**, trucks, boats, **recreational vehicles**, **manufactured homes**, farm machinery and small industrial equipment such as skid steer loaders, heavy industrial equipment and heavy trucks (i.e. greater than 2,700 gf of GVW) and parts and accessories thereof.

6.63A.03 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,000 m^2 (0.3 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 7 m (23 ft) may be created by subdivision.

6.63A.04 Density of Development

The maximum **lot area** for any **lot** containing **buildings** and **structures** that comprise less than 10% **lot coverage** shall be 1,000 m^2 (0.3 ac).

6.63A.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.63A.06 Height and Size of Principal Use Buildings

(1) No **building** may exceed four storeys in **height**.

(2) No **structure** may exceed a **height** of 15 m (49.2ft).

6.63A.07 Setbacks

No **building** or **structure** may be located:

(1) Within 4.5m (14.8 ft) of any **lot line** that **abuts** Sooke Road; or

(2) Within 3 m (9.8 ft) of any other **lot line** that **abuts** a Highway;

6.63A.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous **landscape and screening area** not less than 3 m (9.8 ft) wide, or a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting, must be provided along the developed portion of each **lot** which **abuts** a **highway** or a property in an **Agricultural**, **Residential**, or **Institutional Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.64 – Business Park 1A (BP1A – Millstream Road East) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP1A Zone is to provide for a mix of multi-family residential, small lot residential and business park commercial uses, with commercial uses limited to an aggregate total gross floor area of 27,870 m^2 (299,990.2 ft^2) within the Zone as a whole, and with smaller retail stores (less than 697 m^2 (7,502.5 ft^2) and restaurants being limited as part of this aggregate total commercial gross floor area.

6.64.01 Permitted Uses

(1) The following **uses** and no others are permitted within that portion of the BP1A Zone identified as "Area A – Commercial", "Area C – Commercial and/or Multi-Family Residential" and "Area E – Amenity" on the BP1A map attached as Schedule "T":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Animal hospital**, in enclosed **buildings**;

(c) **Automobile parts and accessories sale, installation and repair facility**;

(d) **Business support service**;

(e) **Car wash**;

(f) **Cultural facility**;

(g) **Electronics sale, service and manufacturing**, which shall be considered a commercial **use** for the purposes of the regulations in Section 6.64;

(h) **Financial institution**;

(i) **Financial institution, drive-through**;

(j) **Fitness centre**;

(k) **Home occupation**, subject to Section 3.09 and in conjunction with an **apartment**;

(l) **Medical Clinics** and accessory related commercials uses;

(m) **Office**;

(n) **Personal service establishment**;

(o) **Restaurant**;

(p) **Restaurant, drive-through**;

(q) Retail sale of wine, on land legally described as Lot 10, Section 111 and 112, Esquimalt District, Plan VIP79770 (2401 Millstream Road) and subject to Subsection 6.64.08;

(r) **Retail store**;

(s) **Uses accessory** to a **principal use** permitted in this **Zone**;

(t) **Uses** permitted by Section 3.01 of this Bylaw; and

(u) In addition to the foregoing **uses**, **apartment uses** are also permitted within that portion of the BP1AZone identified as "Area C – Commercial and/or Multi-Family Residential" on the BP1A map attached as Schedule "T".

(2) The following **uses** and no others are permitted within that portion of the BP1A Zone identified as "Area B – Multi-Family Residential", "Area C – Commercial and/or Multi-Family Residential" and "Area E – Amenity" on the BP1A map attached as Schedule "T":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Dwelling, one-family**;

(d) **Dwelling, two-family**, subject to Section 3.07;

(e) **Home occupation**, subject to Section 3.09;

(f) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(g) **Townhouse**;

(h) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

(3) The following **uses** and no others are permitted within that portion of the BP1A Zone identified as "Area D – Single Family Residential" and "Area E – Amenity" on the BP1A map attached as Schedule "T":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Dwelling, one-family**;

(c) **Dwelling, two-family**, subject to Sections 6.64.05(1) and (2); *(Bylaw No. 2183)*

(d) **Home occupation**, subject to Section 3.09;

(e) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, subject to Section 3.08 and Sections 6.6.05(1) and (2); *(Bylaw No. 2183)*

(f) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08 and Sections 6.64.05(1) and (2); *(Bylaw No. 2183)*

(g) **Townhouse**, subject to Sections 6.64.05(1) and (2); *(Bylaw No. 2183)*

(h) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

(4) **Mini-storage facilites**, and no other **uses**, are permitted on lands that are not shown shaded on Schedule "T".

6.64.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

(3) No land shall be subdivided unless the **gross floor area** and **lot coverage** limits established by this Bylaw are distributed among the **lots** being created, such that the limits for the **Zone** as a whole will not be exceeded if each **lot** being created by subdivision is developed to its full potential, and the limits are made applicable to each **lot** by amendment of this Bylaw or by covenant under Section 219 of the *Land Title Act*.

6.64.03 Lot Coverage

(1) The **lot coverage** of all **buildings** and **structures** within that portion of the BP1A Zone identified as Schedule "T" as a whole shall not exceed 50%.

(2) The **lot coverage** of all **buildings** and **structures** on an individual **lot** may not exceed 75%.

(3) The **lot coverage** of all **buildings** and **structures** within that portion of the BP1A Zone legally described as Lot 1, Section 109, Esquimalt District, Plan 15552 Except Part in Plan VIP71965 (667 Redington Avenue), shall not exceed 75%.

6.64.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure** for a commercial **use** may exceed a height of 13.7 m (45 ft).

(2) No **building** or **structure** for a multi-family **residential use**, or a mixed commercial and multi-family **residential use** may exceed a height of 18.3 m (60 ft).

6.64.05 Density of Development

(1) Within "Area D – Single-Family Residential" on the BP1A Zone Map attached as Schedule "T" a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(2) Within "Area D – Single-Family Residential" on the BP1A Zone Map attached as Schedule "T" a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**;

(3) The total combined **gross floor area** of all commercial **buildings** within that portion of the BP1A Zone identified of Schedule "T", shall not exceed 27,870 m^2 (299,990.2 ft^2).

(4) The total combined **gross floor area** of **retail stores** with individual gross **floor areas** less than 464.5 m^2 (5,000 ft^2) is limited to a maximum of 7,432 m^2 (79,997.4 ft^2) for the entire BP1A Zone as a whole.

(5) **Restaurants** shall not exceed a total combined **gross floor area** of 2 ,787 m^2 (29,999 ft^2) in the BP1A Zone as a whole.

(6) **Offices** shall not exceed a total combined **gross floor area** of 2,230 m^2 (24,003.5 ft^2) in the BP1A Zone as a whole.

(7) The **floor area ratio** of any multi-family **residential building** is limited to a maximum of 1.5.

(8) The combined **gross floor area** of all **buildings** on that portion of the BP1A Zone legally described as Lots A and B, Section 109, Esquimalt District, Plan EPP86128 (658 and 664 Redington Avenue) shall not exceed 20,250 m^2 (218,000 ft^2). *(Bylaw No. 2068)*

(9) **Personal service establishments** shall not exceed a **gross floor area** of 186 m^2 (2,002.1 ft^2) within a single unit.

(10) **Personal service establishments** shall not exceed a total combined **gross floor area** of 743 m^2 (7,997.6 ft^2) in the BP1A Zone as a whole.

6.64.06 Setbacks

(1) No **building** or **structure** may be located:

(a) Within 3 m.0 (9.8 ft) of Millstream Road, McCallum Road and any residential lot whose **automobile** access is off Redington Avenue or Skedans Road; or

(b) Within 4.5 m (14.8 ft) of Sunshine Terrace or Treanor Avenue, except that the minimum **setback** is 3 m (9.8 ft) where **automobile** access to the dwelling is provided by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling and no portion of a **building** comprising an attached **garage or carport** may be located within 5.5 m (18 ft) of Sunshine Terrace or Treanor Avenue.

(2) Despite any other regulation in this Section, no **building** or **structure** on a **lot** less than 550 m^2 (5,920.2 ft^2) in **lot area** may be located:

(a) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(b) Within 3 m (9.8 ft) of any **exterior side lot line**; or

(c) Within 3 m (9.8 ft) of any **rear lot line**; and *(Bylaw No. 2183)*

(d) Within 1.5 m (4.9 ft) of any statutory right-of-way registered in favour of the City of Langford paralleling Millstream Road.

(3) Despite any other regulation in this Section, no **building** or **structure** containing a multi-family **residential use** may be located:

(a) Within 3 m (9.8 ft) of any **interior side lot line**; or

(b) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(c) Within 3 m (9.8 ft) of any **rear lot line**.

6.64.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BP1AZone:

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each **lot** that **abuts** a **highway** except that on **lots** developed with **residential uses** only, the **landscape and screening are**a shall be not less than 1 m (3.3 ft) in width. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows; and

(2) Except in those portions where a **building abuts** a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lot lines abutting** a **lot** that is not in a **Commercial**, **Business Park** or **Industrial Zone**.

6.64.08 Retail Sale of Wine

The retail sale of wine is not a permitted **use** if the property on which it is located is less than 800 m (2,624.7 ft) from another **liquor store** or retail wine store **use.**

Section 6.65 – Business Park 3 (BP3 – Amy Road) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP3 Zone is to accommodate small-scale industry in close proximity to a residential area.

6.65.01 Permitted Uses

The following **uses** and no others are permitted in the BP3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Automobile parts and accessories sale, installation and repair facility**;

(3) **Automobile rental and sale facility, major**; *(Bylaw No. 1953)*

(4) **Automobile rental and sale facility, minor**; *(Bylaw No. 1953)*

(5) **Automobile repair and service facility, major**; *(Bylaw No. 1953)*

(6) **Automobile repair and service facility, minor**; *(Bylaw No. 1953)*

(7) **Bakery**;

(8) **Building and lumber supply store**;

(9) **Business support service**;

(10) **Carpentry shop**;

(11) **Catering**; *(Bylaw No. 1953)*

(12) **Contractor service**;

(13) **Electronics sale, service and manufacturing**;

(14) **Equipment sales, service, repair and rental facility, minor**;

(15) **Film production studio**;

(16) **Fitness centre**; *(Bylaw No. 1953)*

(17) **Funeral parlour**;

(18) **Household equipment and appliance service and repair facility**;

(19) **Industrial use, general**; *(Bylaw No. 1953)*

(20) **Industrial use, light**;

(21) **Licensed premises**;

(22) **Machine shop**;

(23) **Mini-storage facility**;

(24) **Medical Clinics** and accessory related commercials uses;

(25) **Office**;

(26) One **caretaker dwelling unit**, in conjunction with and **accessory** to a **principal use** permitted in this **Zone**;

(27) **Recycling depot**;

(28) **Recycling facility**, subject to Section 3.14;

(29) **Rental of goods and equipment**, excluding **automobiles**, **large automobiles** and **recreational vehicles**;

(30) **Research and development facility**;

(31) **Restaurant**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area** per **lot**;

(32) **Retail store**, as an **accessory use** not exceeding 20% of the **gross floor area** occupied by a business;

(33) **Transportation terminal**;

(34) **Unenclosed storage**, subject to Section 3.13;

(35) **Uses accessory** to a **principal use** permitted in this **Zone**;

(36) **Uses** permitted by Section 3.01 of this Bylaw; and

(37) **Warehouse**.

6.65.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (16,145.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.65.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.65.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of two storeys.

6.65.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial; or

(3) Within 10 m (32.8 ft) of any **rear lot line** except that no **setback** is required from a **rear lot line** that **abuts** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**; or

(4) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.65.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, where the Setback is 1 m (3.3 ft) or more, a continuous **landscape and screening area** not less than 1 m (3.3 ft) wide containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting, must be provided along the developed portion of each **lot** which **abuts** a property in an **Agricultural**, **Residential**, or **Institutional Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.66 – Business Park 4 – Millstream Road North (BP4) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP4 Zone is to accommodate a wide range of commercial-scale industry.

6.66.01 Permitted Uses

The following **uses** and no others are permitted within the BP4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13;

(3) **Asphalt plant**;

(4) **Automobile parts and accessories Sale, Installation and Repair Facility**;

(5) **Automobile rental and sale facility, major**;

(6) **Automobile rental and sale facility, minor**;

(7) **Automobile repair and service facility, major**;

(8) **Automobile repair and service facility, minor**;

(9) **Automobile towing and storage facility**;

(10) **Building and lumber supply store**;

(11) Carpentry shop;

(12) **Commercial nursery and greenhouse**;

(13) **Concrete plant**;

(14) **Contractor service**;

(15) **Crematorium**;

(16) **Deleted.** *(Amended by Bylaw No. 2273)*

(17) **Equipment sales, service, repair and rental facility, major**;

(18) **Equipment sales, service, repair and rental facility, minor**;

(19) **Film production studio**;

(20) **Garden centre and feed supply store**;

(21) **Gravel processing**;

(22) **Home occupation**, subject to Section 3.09 ;

(23) **Household equipment and appliance service and repair facility**;

(24) **Industrial use, general**;

(25) Machine shop;

(26) **Medical Clinics** and accessory related commercials uses;

(27) **Mini-storage facility**;

(28) **Office**;

(29) One **caretaker dwelling unit**, in conjunction with a **principal use** permitted in this **Zone**;

(30) **Recycling facility**, subject to Section 3.14;

(31) **Restaurant**;

(32) **Deleted.** *(Bylaw Nos. 2183, 2273)*

(33) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(34) **Uses** permitted by Section 3.01 of this Bylaw.

6.66.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (0.5 ac) may be created by subdivision.

(2) Despite Article 6.66.02(1), a **lot** having a **lot area** of not less than 300 m^2 (3,229.2 ft^2) and not more than 599 m^2 (6,447.6 ft^2) may be created by subdivision if the **front lot line abuts** Millstream Road.

6.66.03 Lot Coverage

The **lot coverage** of all **buildings** and **structures** within the BP4 Zone as a whole shall not exceed 50%.

6.66.04 Height and Size of Principal Use Buildings

(1) No **building** for a commercial, business park or industrial **use** may exceed a **height** of three storeys.

(2) Deleted. *(Bylaw No. 2273)*

6.66.05 Density of Development

(1) The **floor area ratio** for all business park **uses** shall not exceed 1.0.

(2) Deleted. *(Bylaw No. 2273)*

6.66.05.1 Setbacks

No **building** or **structure** may be located within 3 m (9.8 ft) of Millstream Road.

6.66.05.2 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each **lot** that **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.67 – Langford Business and Technology Park (BT1) Zone

(Replaced by Bylaw No. 1662)

The intent of the BT1 Zone is to provide for predominantly technology related business and industry in a business park setting for the purpose of maximizing job creation and business development opportunities.

6.67.01 Permitted Uses

The following **uses** and no others are permitted in the BT1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**, subject to the regulations and density bonus provisions of the RM7A Zone, on the **lots** legally described as Lot G, Section 99, Esquimalt District, Plan EPP20282 (2757 Leigh Road) and Lot F, Section 99, Esquimalt District, Plan EPP20282 (2763 Leigh Road);

(3) **Business support service**;

(4) **Contractor service**;

(5) **Dwelling, one-family**, which may contain a **secondary suite** within the **one-family dwelling** or a garden suite or carriage suite in accordance with Section 3.08, on land legally described as Lot 7, Section 99, Esquimalt District, Plan 22423 (2792 Leigh Road);

(6) **Electronics sale, service and manufacturing**;

(7) **Film production studio**;

(8) **Fitness centre**;

(9) **Group daycare**, subject to Subsection 3.26.02;

(10) **Industrial use, light**;

(11) **Medical Clinics** and accessory related commercials uses;

(12) **Office**;

(13) **Research and development facility**;

(14) **Restaurant**, limited to a maximum of 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(15) **Retail store**, limited to a maximum of 25% of the **gross floor area** of any **building**;

(16) **School**;

(17) **Training and education facility**;

(18) **Uses accessory** to a **principal use** permitted in this **Zone**; and

6.67.02 Uses permitted by Section 3.01 of this Bylaw.**Regulations of Use for Contractor Service Uses**

Unenclosed storage and parking for vehicles **accessory** to a **contractor service** must be located within a rear or interior side yard **setback** area and must be screened from public view.

6.67.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 90%.

6.67.04 Setbacks

No **building** or **structure** may be located within 6 m (19.7 ft) of any **lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial** or **Business Park Zone**.

6.67.05 Regulations for One-Family Dwelling Use

In addition to the other regulations in this Section the following regulations apply to **one-family dwellings** in the BT1 Zone:

(1) **One-family dwellings** are prohibited on **panhandle lots**;

(2) The **lot area** for a **one-family dwelling** may not be less than 750 m^2 (8,072.9 ft^2);

(3) No **principal building** or **structure** for a **one-family dwelling use** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line** or **rear lot line**, unless the **structure** was in existence on January 1, 2016; or

(b) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(c) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be within 5.5 m (18 ft) of the **exterior side lot line**;

6.67.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BT1 Zone:

(1) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide must be provided along the developed portion of each **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**;

(2) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lot lines** which do not **abut** a **lot** in a **Commercial**, **Business Park** or **Industrial Zone**.

Section 6.68 – Business Park 5 (BP5 – McCallum Road South) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP5 Zone is to accommodate and regulate commercial-scale industry.

6.68.01 Permitted Uses

The following **uses** and no others are permitted in the BP5 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Automobile parts and accessories sale, installation and repair facility**;

(3) **Contractor service**;

(4) **Equipment sales, service, repair and rental facility, minor**;

(5) **Industrial use, light**;

(6) **Medical Clinics** and accessory related commercials uses;

(7) **Office**;

(8) One **caretaker dwelling unit**, in conjunction with and **accessory** to a **principal use** permitted in this **Zone**;

(9) **Retail store**, as an **accessory use** limited to a maximum of 20% of the **gross floor ar**ea occupied by a business;

(10) **Unenclosed storage**, subject to Section 3.13;

(11) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(12) **Uses** permitted by Section 3.01 of this Bylaw.

6.68.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (16,145.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.68.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.68.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4ft).

6.68.05 Setbacks

No **building** or **structure** may be located:

(1) Within 3 m (9.8 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that **abuts** a **Zone** where the **principal** permitted **use** is residential, unless the **building** is designed to act as a sound attenuation screen, in which case the minimum **setback** is 2.5 m (8.2 ft); or

(3) Within 3 m (9.8 ft) of any **exterior side lot line**; or

(4) Within 6 m (19.7 ft) of any **rear lot line** that **abuts** a **Zone** where the **principal** permitted **use** is residential, unless the **building** is designed to act as a sound attenuation screen, in which case the minimum **setback** may be reduced to 2.5 m (8.2 ft).

6.68.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BP5 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide shall be provided along the developed portion of each **lot** which **abuts** a **highway**. The landscaping shall have a **height** of not less than 1.5m (4.9 ft) and may include a decorative fence.

(2) A continuous **landscape and screening area** not less than 2.5 m (8.2 ft) wide containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along the developed portion of each **lot** which **abuts** a property in a **Residential Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.69 – Business Park 6 – Gardner Creek (BP6) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP6 Zone is to accommodate a range of commercial-scale industry.

6.69.01 Permitted Uses

The following **uses** and no others are permitted in the BP6 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13 and limited to a maximum of 20% of total **lot area**;

(3) **Animal hospital**, in enclosed **buildings**;

(4) **Auction**;

(5) **Automobile parts and accessories sale, installation and repair facility**;

(6) **Automobile rental and sale facility, major**;

(7) **Automobile rental and sale facility, minor**;

(8) **Automobile repair and service facility, major**;

(9) **Automobile repair and service facility, minor**;

(10) **Bakery**;

(11) **Building and lumber supply store**;

(12) **Business support service**;

(13) Carpentry shop;

(14) **Catering**;

(15) **Contractor service**;

(16) **Electronics sale, servicing and manufacturing**;

(17) **Equipment sales, service, repair and rental, minor**;

(18) **Film production studio**;

(19) **Fitness centre**;

(20) **Funeral parlour**;

(21) **Garden centre and feed supply store**;

(22) **Household equipment and appliance service and repair**;

(23) **Industrial use, light**;

(24) Machine shop;

(25) **Mini-storage facility**;

(26) One **caretaker dwelling unit**, in conjunction with and **accessory** to a **principal use** permitted in this **Zone**;

(27) **Research and development facility**;

(28) **Training and education facility**;

(29) **Uses accessory** to a **principal use** permitted in this **Zone**;

(30) **Uses** permitted by Section 3.01 of this Bylaw;

(31) **Warehouse**; and

(32) Welding shop.

6.69.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 90 m^2 (695.8 ft^2) may be created by subdivision.

6.69.03 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of two storeys.

6.69.04 Setbacks

(1) No **building** or **structure** may be located:

a) Within 1.5 m (4.9 ft) of the northernmost boundary of the BP6 Zone; or

b) Within 1.5 m (4.9 ft) of Millstream Road; or

c) Within 3 m (9.8 ft) of the southern **lot line** of the property legally described as Lot A, Section 1, Range 3 West, Highland District, Plan 40135 (2312 Millstream Road);

d) Within 6 m (19.7 ft) of the westernmost boundary of the property legally described as Lot A, Section 1, Range 3 West, Highland District, Plan 40135 (2312 Millstream Road).

(2) Despite Clause 6.69.04(1)(a), no **building** or **structure** may be located within 6 m (19.7 ft) of the northernmost boundary of the BP6 Zone, if any portion of that **building** or **structure** is located within 40 m (131.2 ft) of Millstream Road.

(3) Despite Clause 6.69.04(1)(b), no **setback** from Millstream Road is required on the property legally described as Lot A, Section 1, Range 3 West, Highland District, Plan 40135 (2312 Millstream Road).

(4) Despite any other clause in this Bylaw, no **building** or **structure** may be located within 1.2 m (4.9 ft) of a **Streamside Protection and Enhancement Area** (SPEA) where the side of the **building** facing the SPEA is fenestrated, or within 0.5 m (1.6 ft) of a SPEA where the side of the **building** facing the SPEA is not fenestrated.

6.69.05 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BP6 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each **lot** which **abuts** a **highway**. The landscaping shall have a **height** of not less than 1.5 m (4.9 ft) and may include a decorative fence.

(2) A continuous **landscape and screening area** not less than 2.5 m (8.2 ft) wide containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along the developed portion of each **lot** which **abuts** a property in a **Residential Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.69A – Business Park 7 – Henry Eng (BP7) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP7 Zone is to accommodate a wide range of commercial uses near riparian and residential settings.

6.69A.01 Permitted Uses

The following **uses** and no others are permitted in the BP7 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory unenclosed storage**, subject to Section 3.13 and limited to a maximum of 20% of total **lot area**;

(3) **Animal hospital**, in enclosed **buildings**;

(4) **Assisted living**;

(5) **Auction**;

(6) **Automobile parts and accessories sale, installation and repair facility**;

(7) **Automobile rental and sale facility, major**;

(8) **Automobile rental and sale facility, minor**;

(9) **Automobile repair and service facility, major**;

(10) **Automobile repair and service facility, minor**;

(11) **Bakery**;

(12) **Building and lumber supply store**;

(13) **Business support service**;

(14) Carpentry shop;

(15) **Catering**;

(16) **Charitable facility**;

(17) **Commercial nursery and greenhouse**;

(18) **Contractor service**;

(19) **Cultural facility**;

(20) **Electronics sales, service and manufacturing**;

(21) **Equipment sales, service, repair and rental, minor**;

(22) **Film production studio**;

(23) **Financial institution**;

(24) **Fitness centre**;

(25) **Funeral parlour**;

(26) **Garden centre and feed supply store**;

(27) **Household equipment and appliance service and repair**;

(28) **Industrial use, light**;

(29) **Licensed premises**;

(30) Machine shop;

(31) **Medical Clinics** and accessory related commercials uses;

(32) **Mini-storage facility**;

(33) **Office**;

(34) One **caretaker dwelling unit**, in conjunction with and **accessory** to a **principal use** permitted in this **Zone**;

(35) **Recreation facility, indoor**;

(36) **Recycling depot**;

(37) **Recycling facility**, subject to Section 3.14;

(38) **Research and development facility**;

(39) **Restaurant**, limited to a maximum of 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(40) **Retail store**, as an **accessory use**, limited to a maximum of 20% of the **gross floor area** occupied by a business;

(41) **Training and education facility**;

(42) **Uses accessory** to a **principal use** permitted in this **Zone**;

(43) **Uses** permitted by Section 3.01 of this Bylaw; and

(44) **Warehouse**.

6.69A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (21,527.8 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.69A.03 Lot coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.69A.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of two storeys.

(2) Despite Article 6.69A.04(1), no **building** or **structure** for **office use** may exceed a **height** of three storeys.

6.69A.05 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of any **lot line**; or

(2) Within 6 m (19.7 ft) of any **lot line** that **abuts** a **lot** in the R2 Zone.

6.69A.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BP7 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide shall be provided along the developed portion of each **lot** which **abuts** a **highway**. The landscaping shall have a **height** of not less than 1.5 m (4.9 ft) and may include a decorative fence.

(2) A continuous **landscape and screening area** not less than 2.5 m (8.2 ft) wide containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along the developed portion of each **lot** which **abuts** a property in the R2 Zone. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows.

Section 6.69B – Business Park 8 – Centre Mountain (BP8) Zone

(Replaced by Bylaw No. 1662)

The intent of the BP8 Zone is to accommodate a wide range of commercial and light industry uses.

6.69B.01 Permitted Uses

The following **uses** and no others are permitted in the BP8 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Animal hospital**;

(3) **Asphalt plant**;

(4) **Auction**;

(5) **Automobile and recreational vehicles storage facility**;

(6) **Automobile body and paint shop**;

(7) **Automobile parts and accessories sale, installation and repair**;

(8) **Automobile rental and sale facility, major**;

(9) **Automobile rental and sale facility, minor**;

(10) **Automobile repair and service facility, major**;

(11) **Automobile repair and service facility, minor**;

(12) **Automobile towing and storage facility**;

(13) **Bakery**;

(14) **Building and lumber supply store**;

(15) Bulk oil plant;

(16) **Business support service**;

(17) **Campground**;

(18) **Car wash**;

(19) Carpentry shop;

(20) **Catering**;

(21) **Charitable facility**;

(22) **Commercial composting**;

(23) **Commercial nursery and greenhouse**;

(24) **Community garden**;

(25) **Concrete plant**;

(26) Conference and meeting facility;

(27) **Contractor service**;

(28) **Crematorium**;

(29) **Cultural facility**;

(30) **Electronics sales, service and manufacturing**;

(31) **Equipment sales, service, repair and rental, major**;

(32) **Equipment sales, service, repair and rental, minor**;

(33) **Film production studio**;

(34) **Financial institution**;

(35) **Financinal institution, drive-through**;

(36) **Fitness centre**;

(37) **Funeral parlour**;

(38) **Garden centre and feed supply store**;

(39) **Gasoline service station**;

(40) **Gasoline service station, cardlock**;

(41) **Golf course**;

(42) **Golf course, miniature**;

(43) **Golf driving range**;

(44) **Group daycare**, subject to Subsection 3.26.02;

(45) **Gravel processing**;

(46) **Hotel**;

(47) **Household equipment and appliance service and repair**;

(48) **Industrial use, general**;

(49) **Industrial use, light**;

(50) **Licensed premises**;

(51) **Liquor store**;

(52) Machine shop;

(53) **Mini-storage facility**;

(54) **Medical Clinics** and accessory related commercials uses;

(55) **Office**;

(56) **Office supply store**;

(57) One **caretaker dwelling unit**, in conjunction with and in addition to any of the other **principal uses** permitted in this **Zone**;

(58) **Parking facility**;

(59) **Personal service establishment**;

(60) **Pet daycare**;

(61) **Recreation facility, indoor**;

(62) **Recreation facility, outdoor**;

(63) **Recycling depot**;

(64) **Recycling facilty**, subject to Section 3.14;

(65) Rental of goods and equipment, excluding **automobiles**, **large automobiles**, or **recreational vehicles**;

(66) **Research and development facility**;

(67) **Restaurant**;

(68) **Restaurant, drive-through**;

(69) **Retail store**;

(70) **School**;

(71) **Shopping centre**;

(72) **Transportation facility**;

(73) **Training and education facility**;

(74) **Unenclosed storage**, subject to Section 3.13;

(75) **Uses accessory** to a **principal use** permitted in this **Zone**;

(76) **Uses** permitted by Section 3.01;

(77) **Veterinary practice**;

(78) **Warehouse**; and

(79) Welding shop.

6.69B.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,000 m^2 (0.25 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 7 m (23 ft) may be created by subdivision.

6.69B.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 60%.

6.69B.04 Height and Size of Principal Use Buildings

(1) No **building** may exceed a **height** of four storeys.

(2) No **structure** may exceed a **height** of 15 m (49.2 ft).

6.69B.05 Setbacks

(1) No **building** or **structure** may be located within 4.5 m (14.8 ft) of any **lot line** that **abuts** a **highway**.

(2) No **building** or **structure** may be located within 6 m (19.7 ft) of any **lot line** that does not **abut** a **lot** in a **Business Park Zone** or **Industrial Zone**.

6.69B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to landscape screening in the BP8 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in **height**, at the time of installation or planting, shall be provided along the developed portion of any **lot** that **abuts** a **highway**; and

(2) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) in **height** and decorative planting shall be provided along the developed portion of any **lot** that does not **abut** a **lot** in a **Business Park Zone** or **Industrial Zone**.

Section 6.69C – Business Park 9 – Millstream Road Northeast (BP9) Zone

(Bylaw No. 1951)

The intent of the BP9 Zone is to accommodate a wide range of business and light industrial uses in enclosed buildings with a controlled number of ancillary uses.

6.69C.01 Permitted Uses

The following **uses** and no others are permitted in the BP9 Zone:

(1) **Accessory uses, buildings** and **structures**, subject to Section 3.05;

(2) **Adult day services**;

(3) **Apartments**, only on those lands shown shaded on Schedule "U"; *(Bylaw No. 2062)*

(4) **Animal hospital**, in enclosed buildings;

(5) **Auction** in enclosed buildings;

(6) **Automobile parts and accessories sale, installation and repair facility**;

(7) **Automobile rental and facility, major**;

(8) **Automobile rental and facility, minor**;

(9) **Automobile repair and service facility, major**;

(10) **Automobile repair and service facility, minor**, whichmay include cleaning and detailing, but excludes an automated, semi-automated or self-serve car wash;

(11) **Bakery**;

(12) **Building and lumber supply store**, in enclosed buildings;

(13) **Business park office**;

(14) **Business support services**;

(15) **Cardlock gasoline service station**;

(16) **Catering**;

(17) **Contractor service** in enclosed buildings;

(18) Cultivation of *cannabis sativa*, manufacturing of derivatives of *cannabis sativa* and wholesale distribution of *cannabis sativa* and derivatives, excluding retail sales, in enclosed buildings;

(19) **Dormitory**;

(20) **Electric or hybrid vehicle charging facility**;

(21) **Equipment sales, service, repair and rental facility, major**, in enclosed buildings;

(22) **Equipment sales, service, repair and rental facility, minor**, in enclosed buildings;

(23) **Film production studio**;

(24) **Financial institution, including drive-through** subject to Subsection 6.69C.02(1);

(25) **Funeral parlour**;

(26) **Group daycare**, subject to Subsection 3.26.02;

(27) **Green energy and heat productions**;

(28) **Hotel**;

(29) **Household equipment and appliance service and repair**;

(30) **Industrial use, general**, in enclosed buildings;

(31) **Industrial use, light** in enclosed buildings;

(32) **Licensed premises**;

(33) **Mini-storage** in enclosed buildings and specifically excluding the use of metal containers designed and constructed for shipping; unless within an enclosed building;

(34) **Personal service establishment** subject to Subsection 6.69C.02(1);

(35) **Pet daycare**;

(36) **Recording and broadcast studio**;

(37) **Research and development facility**;

(38) **Restaurant** subject to Subsection 6.69C.02(1);

(39) **Retail store**, subject to Subsection 6.69C.02(2);

(40) **Townhouse**, only on those lands shown shaded on Schedule "U"; *(Bylaw No. 2062)*

(41) **Training and education facility** in enclosed buildings, which includes student accommodation;

(42) **Uses** permitted by Section 3.01 of this Bylaw;

(43) **Veterinary practice**, in enclosed buildings.

6.69C.02 Permitted Uses

(1) Despite any part of Section 6.69C the combined total gross floor area of all **Financial Institutions, Personal Service Establishment, Restaurant and Retail** uses in the BP9 (Business Park 9 – Millstream Road Northeast) Zone shall not exceed 7,500 m^2 (70,730 ft^2);

(2) Despite any other part of Section 6.69C the combined total gross floor area of all **Automobile rental and sale facility, minor** uses in the BP9 (Business Park 9 – Millstream Road Northeast) Zone shall not be less than 1,850 m^2 (19,914 ft^2) and not more than 5,575 m^2 (60,000 ft^2);

(3) *(Deleted by Bylaw No. 2062)*

6.69C.03 Density of Development

(1) Except as provided in Article (2), the total combined gross floor area in the BP9 zone may not exceed 100 m^2 (1,076 ft^2);

(2) Despite Article 6.69C.03(1) there may be more than 100 m^2 (1,076 ft^2) of combined gross floor area in the BP9 zone if:

a) the owner of the land provides to the City a lot of not less than 32,375 m^2 (8 acres) of land in area, in a location and in a condition that is satisfactory to the City's needs, as determined by its Chief Administrative Officer and subject to the following:

i) that the owner has prepared the land to be dedicated to the City to a required elevation to accommodate an indoor recreation facility and associated off-street parking wholly outside of the 200-year floodplain as well as a seasonal playing field which may be within the 200-year floorplain;

ii) that the owner has entered into an agreement with the City to provide an access route through the easterly portion of the amenity lot to provide emergency access between the BP9 zone and Goldie Avenue, to the satisfaction of the Chief Administrative Officer;

iii) that services, including water, municipal sewer, telecom and gas have been provided to the property line to the satisfaction of the Chief Administrative Officer;

iv) that the owner has entered into an agreement with the City to construct a multi-use trail adjacent to the Streamside Protection and Enhancement Area (SPEA) within the amenity area and provide permanent split rail fencing to delineate the SPEA to the satisfaction of the City Parks Manager;

AND

b) the owner has agreed, by way of a s.219 covenant registered in priority over all other charges and in favour of the City, to enter into license agreement satisfactory to the City in regards to the operation of the racetrack until September 15, 2022;

AND

c) the owner has paid to the City of Langford $500,000 as a condition of bylaw adoption;

AND

d) the owner of the land has paid $750,000 to the City on the earlier of December 30th, 2021 or upon confirmation of registration with BC Land Titles (LTO) of Phase 1 of the proposed subdivision of land legally described as Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467 Except Plan EPP55578, Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467 Except Plans EPP55578 and EPP64255, PID No. 017-612-675, (2207 Millstream Road);

AND

e) the owner of the land has paid to the City $1,250,000 on the earlier of: September 30th, 2022 or the date when the racetrack is vacated by the licensed operator and development on that portion of the BP9 zone may occur.

(3) Under no circumstances may the **gross floor area** exceed 3.0.

(4) The number of **dwelling units** on the lands shown shaded on Schedule "U" may not exceed **150**, unless a **Film Production Studio** has been issued a building permit above the foundation in the BP9 zone, in which case the number of **dwelling units** may exceed 150 provided that the **floor area ratio** does not exceed 4.0. *(Bylaw No. 2062)*

6.69C.04 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,000 m^2 (0.3 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 20 m (66 ft) may be created by subdivision.

6.69C.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not be less than 20% and may not exceede 80%.

6.69C.06 Height and Size of Principal Use Buildings

(1) No **structure** may exceed a **height** of 32 m (105 ft).

(2) No building or structure within those lands shown shaded on Schedule "U" may exceed a height of 12 storeys. *(Bylaw No. 2062)*

6.69C.07 Setbacks

No building or structure may be located:

(1) Within 4.5 m (14.8 ft) of any **lot line** that **abuts** a Highway;

(2) Within 6 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

6.69C.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to landscape screening in the BP9 zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in **height**, at the time of installation or planting, shall be provided along the developed portion of any **lot** that **abuts** a **highway**; and

(2) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) in **height** and decorative planting shall be provided along the developed portion of any lot that does not **abut** a **lot** in a **Business Park zone** or **Industrial zone**.

Section 6.70 – Light Industrial (M1) Zone

(Replaced by Bylaw No. 1662)

The intent of the M1 Zone is to provide a mix of light industry operations.

6.70.01 Permitted Uses

The following **uses** and no others are permitted in the M1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Accessory** a**utomobile parts and accessories sale, installation and repair facility**;

(3) **Accessory commercial composting**, subject to Section 3.15

(4) **Accessory unenclosed storage**, subject to Section 3.13;

(5) **Automobile repair and service facility, major**;

(6) **Automobile repair and service facility, minor**;

(7) **Automobile towing and storage facility**, on land legally described as Lot 9, Block F, Sections 88 and 90, Esquimalt District, Plan 1139 (1245 Parksdale Drive);

(8) **Community care facility,** where the care provided is for adults and where none of those in care, or providing care, reside at the property;

(9) **Equipment sales, service, repair and rental, minor**;

(10) **Film production studio**;

(11) **Home occupation**, subject to Section 3.09 and in conjunction with a **caretaker dwelling unit** permitted in this Zone;

(12) **Household equipment and appliance service and repair**;

(13) **Industrial use, light**;

(14) One **caretaker dwelling unit** ;

(15) Skateboard school and related **uses** including manufacturing, retail sale and repair of skateboards, on land legally described as Part 3 of Strata Lot 3, Section 79, Esquimalt District, Strata Plan VIS5358;

(16) **Recycling depot**;

(17) **Recycling facility**, subject to Section 3.14;

(18) **Restaurant**;

(19) **Uses** permitted by Section 3.01 of this Bylaw; and

(20) **Warehouse**, not exceeding 900 m^2 (9,687.5 ft^2) of **gross floor area** and not used for retail sales.

6.70.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,800 m^2 (0.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.70.03 Prohibited Uses

(1) The incineration, for salvage purposes, or any goods or materials including, but not limited to **automobiles** or **automobile** parts.

(2) Refuse and garbage dumps.

(3) Sawmills, planer mills, fertilizer plants, **asphalt plants**, refineries, and bulk oil storage plants.

(4) Uses for which a permit is required under the *Environmental Management Act* or Regulations under that Act, except for **uses** permitted in Articles 6.70.03(2) to (6) inclusive.

(5) **Automobile and recreational vehicle storage**, or **automobile towing and storage**, with the sole exception of the existing vehicle storage facility on the land legally described as Lot A, Section 79, Esquimalt District, Plan 9701 (DD K112776) (979 Dunford Avenue) and Lot 7, Section 79, Esquimalt District, Plan 1512, except that portion in Plan 17412 (1001 Dunford Avenue).

(6) **Automobile recycling and salvage**, with the sole exception of the existing auto parts facility on the land legally described as Lot 1, Section 79, Esquimalt District, Plan VIP74824 (945 Dunford Avenue).

6.70.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.70.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft) or three storeys.

6.70.06 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **Business Park** or **Industrial Zone**; or

(3) Such that the sum of the **setbacks** from any two **side lot lines abutting** a **lot** in a **Business Park** or **Industrial Zone** is less than 6 m (19.7 ft); or

(4) Within 6 m (19.7 ft) of any **exterior side lot line**; or

(5) Within 7.5 m (24.6 ft) of any **rear lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial.

6.70.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M1 Zone.

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.

(2) Except in those portions where a **building** abuts a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots lines** which do not **abut** a lot in a **Business Park** or **Industrial Zone**.

Section 6.71 – General Industrial (M2) Zone

(Replaced by Bylaw No. 1662)

The intent of the M2 Zone is to accommodate and expand on the uses of the M1 and CS3 zones.

6.71.01 Permitted Uses

The following **uses** and no others are permitted in the M2 Zone:

(1) All of the **uses** permitted in the CS3 Zone;

(2) All of the **uses** permitted in the M1 Zone;

(3) **Crematorium**;

(4) **Film production studio**;

(5) **Fitness centre**, on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550, Except Parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place);

(6) **Gasoline service station**;

(7) **Gasoline service station, cardlock**;

(8) **Gravel processing**;

(9) **Industrial use, general**;

(10) **Office**, on land legally described as Lot 1, Section 5, Esquimalt District, Plan 1457 (Orono Avenue);

(11) **Recycling facility**, subject to Section 3.14;

(12) **Uses accessory** to a **principal use** permitted in this **Zone**;

(13) **Uses** permitted by Section 3.01 of this Bylaw; and

(14) **Warehouse**, with a **gross floor area** not exceeding 900 m^2 (9,687.5 ft^2) but excluding retail sales.

6.71.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (0.4 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.71.03 Prohibited Uses

(1) The burning of motor vehicles and other things for salvage purposes.

(2) Refuse and garbage dumps.

(3) Uses for which a permit is required under the *Environmental Management Act* or Regulations under that Act, except for **uses** permitted in Articles 6.71.03(2) to (5) inclusive.

(4) Sawmills, planer mills, fertilizer plants, **asphalt plants**, oilrefineries, and bulk oil storage plants.

6.71.04 Regulations of Use

Unenclosed storage areas must conform to the regulations in Section 3.13 of this Bylaw.

6.71.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.71.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.71.07 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **Business Park** or **Industrial Zone**; or

(3) Within 6 m (19.7 ft) of any **exterior side lot line**; or

(4) Within 10 m (32.8 ft) of any **rear lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial**, or **Business Park Zone**, or an area in a **Comprehensive Development Zone** where the **principal use** permitted is commercial, business park or industrial.

6.71.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M2 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.

(2) Except in those portions where a **building abuts** a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots lines** which do not **abut** a **lot** in a **Business Park** or **Industrial Zone**.

Section 6.72 – Heavy Industrial (M3) Zone

(Replaced by Bylaw No. 1662)

The intent of the M3 Zone is to accommodate heavy and high impact industrial operations.

6.72.01 Permitted Uses

The following **uses** and no others are permitted in the M3 Zone:

(1) **Accessory buildings** and s**tructures**, subject to Section 3.05;

(2) **Asphalt plant**;

(3) **Automobile and recreational vehicle storage facility**;

(4) **Automobile recycling and salvage**;

(5) **Automobile towing and storage facility**;

(6) Bulk oil storage plant;

(7) **Commercial composting**, subject to Section 3.15;

(8) Fertilizer plant;

(9) **Film production studio**;

(10) **Gravel processing**;

(11) One **caretaker dwelling unit** ;

(12) Planer mill;

(13) **Recycling facility**, subject to Section 3.14;

(14) Refinery;

(15) Sawmill;

(16) **Unenclosed storage**, subject to Section 3.13;

(17) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(18) **Uses** permitted by Section 3.01 of this Bylaw.

6.72.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,500 m^2 (0.4 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.72.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.72.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.72.05 Setbacks

No **building** or **structure** may be located:

(1) 9

(2) 10 m (32.8 ft) of any **rear lot line**.

6.72.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the M3 Zone.

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must contain a hedge, shrubs or decorative fence of not less than 1.5 m (4.9 ft) in **height**.

(2) Except in those portions where a **building abuts** a **lot line**, a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lots line** which do not **abut** a **lot** in a **Business Park** or **Industrial Zone**.

Section 6.80 – Neighbourhood Institutional (P1) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1 Zone is to accommodate community and civic operations as well as institutional uses.

6.80.01 Permitted Uses

The following **uses** and no others are permitted in the P1 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Assisted living** ;

(3) **Charitable facility**;

(4) **Community garden**;

(5) **Cultural facility**;

(6) **Group daycare**, subject to 3.26.02;

(7) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;

(8) **Place of worship**;

(9) **Recreation facility, indoor**;

(10) **School**;

(11) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(12) **Uses** permitted by Section 3.01 of this Bylaw.

6.80.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80.03 Density of Development

(1) The **floor area ratio** shall not exceed 1.0.

(2) Despite Article 6.80.03(1), on land whose legal description is set out in Table 1 of Schedule "AD", the maximum **floor area ratio** is 2.5 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit.

6.80.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.80.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 40%.

(2) Despite Article 6.80.05(1), on land legally described as Lot A, Section 81, Esquimalt District, Plan 26335, Except Part in Plan VIP82658 (911 Jenkins Avenue) **lot coverage** of all **buildings** and **structures** may not exceed 45%.

6.80.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80.07 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 10 m (32.8 ft) of any **rear lot line**.

6.80.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential**, **Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.80A – Neighbourhood Institutional (P1A) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1A Zone is to accommodate uses that supplement neighbourhood function and engagement.

6.80A.01 Permitted Uses

The following **uses** and no others are permitted in the P1A Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Assisted living** ;

(3) **Community garden**;

(4) **Group daycare**, subject to Subsection 3.26.02;

(5) One **one-family dwelling**, in conjunction with a **place of worship**;

(6) **Place of worship**;

(7) **School**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.80A.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80A.03 Density of Development

(1) There may not be more than one **place of worship**, one **accessory office building a**nd one **one-family dwelling** in conjunction with a **place of worship** on a **lot** in the P1A zone.

(2) Despite Article 6.80A.03(1), more than one **place of worship**, one **accessory office building** and one **one-family dwelling** in conjunction with a **place of worship** are permitted on a **lot** if Irwin Road is connected through to the Westshore Parkway, and this road connection is constructed and functional to the satisfaction of the City Engineer, provided that the **gross floor area** and **lot coverage** do not exceed the maximums for the P1A Zone.

(3) The combined **gross floor area** of **accessory buildings** may not exceed 232 m^2 (2,497.2 ft^2).

6.80A.04 Regulations of Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.80A.05 Regulations of Use for Assisted Living

An **assisted living use** is subject to the regulations of the RM8 Zone.

6.80A.06 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.80A.07 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80A.08 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 10 m (32.8 ft) of any **rear lot line**.

6.80A.09 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential**, **Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.80B- Neighbourhood Institutional B (P1B) Zone

(Replaced by Bylaw No. 1662)

The intent of the P1B Zone is to accommodate uses that supplement neighbourhood function and engagement.

6.80B.01 Permitted Uses

The following **uses** and no others are permitted in the P1B Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Charitable facility**;

(3) **Community garden**;

(4) **Cultural facility**;

(5) **Dormitory**, as an **accessory use**;

(6) **Fitness centre**;

(7) **Medical Clinics** and accessory related commercials uses;

(8) **Office**, as an **accessory use**;

(9) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(10) **Uses** permitted by Section 3.01 of this Bylaw.

6.80B.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.80B.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 75%.

6.80B.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 12 m (39.4 ft).

6.80B.05 Setbacks

No **building** or **structure** may be located:

(1) Within 6 m (19.7 ft) of any **front lot line**; or

(2) Within 1.5 m (4.9 ft) of any **side lot line**; or

(3) Within 4.5 m (14.8 ft) of any **rear lot line**.

6.80B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting Residential**, **Multiple Residential**, or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

Section 6.81 – Community Institutional (P2) Zone

(Replaced by Bylaw No. 1662)

The intent of the P2 Zone is to accommodate a mix of uses to support civic activities.

6.81.01 Permitted Uses

The following **uses** and no others are permitted in the P2 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Assisted living**;

(3) **Charitable facility**;

(4) **Community care facility**;

(5) **Community garden**;

(6) **Cultural facility**;

(7) **Equestrian facility**;

(8) **Group daycare**, subject to Subsection 3.26.02;

(9) **Hospital**;

(10) **Library**;

(11) **Licensed premises**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;

(12) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;

(13) **Parking facility**;

(14) **Place of worship**;

(15) **Recreation facility, indoor**;

(16) **Recreation facility, outdoor**;

(17) **School**;

(18) **Tourist information centre**;

(19) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(20) **Uses** permitted by Section 3.01 of this Bylaw.

6.81.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

6.81.03 Regulations for Use for a One-Family Dwelling

A **one-family dwelling use** is subject to the regulations of the R2 Zone.

6.81.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.81.05 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 10 m (32.8 ft) of any **rear lot line**.

6.81.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, any parking area must be separated from an **abutting highway** or **Residential**, **Multiple Residential** or **Institutional Zone** by a **landscape and screening area** not less than 3 m (9.8 ft) in width.

6.81.07 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.82 – Utility (P3) Zone

(Replaced by Bylaw No. 1662)

The intent of the P3 Zone is to accommodate utilities and utility related uses.

6.82.01 Permitted Uses

The following **uses** and no others are permitted in the P3 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Utility**;

(4) **Uses accessory** to a **principal use** permitted in this **Zone**;

(5) **Uses** permitted by Section 3.01 of this Bylaw; and

(6) Works Yard.

6.82.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,800 m^2 (0.5 ac) may be created by subdivision.

(2) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.82.03 Setbacks

(1) Except as permitted in Article 6.82.03(2), no **building** or **structure** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line** or **exterior side lot line**; or

(b) Within 6 m (19.7 ft) of any **interior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

(2) No **building** or **structure** situated on the property legally described as Lot 1, Section 83, Esquimalt District, Plan VIP76810 (3213 Happy Valley Road) may be located within 6 m (19.7 ft) of any **lot line** that is common to a **lot** on which **residential uses** are permitted.

6.82.04 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the P3 Zone:

(1) A continuous **landscape and screening area** not less than 2 m (6.6 ft) wide must be provided along the developed portion of each side of the **lot** which **abuts** a **highway**. This landscaping may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**. This **landscape and screening area** must have a **height** of not less than 1.5 m (4.9 ft) or a solid decorative fence of not less than 1.5 m (4.9 ft) must be provided.

(2) Except in those portions where a **building abuts** a **lot line**, screen planting at least 2 m (6.6 ft) high in a strip at least 1.5 m (4.9 ft) wide, or a solid decorative fence at least 2 m (6.6 ft) high must be provided along all **lot lines** separating the developed portion of the **lot** from any **Agricultural**, **Residential**, **Rural Residential**, **Multiple Residential**, **Commercial** or **Institutional Zone** whether such property be separated by a **highway** or not.

6.82.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.83 – Park and Open Space (P4) Zone

(Replaced by Bylaw No. 1662)

The intent of the P4 Zone is to accommodate green space and permit minimal development in association to green and open space.

6.83.01 Permitted Uses

The following **uses** and no others are permitted in the P4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Agricultural fair grounds**;

(3) **Cemetery**;

(4) **Community care facility**;

(5) **Community garden**;

(6) **Golf course**;

(7) **Group daycare**, subject to Subsection 3.26.02;

(8) **Licensed premises**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;

(9) One **one-family dwelling**, in conjunction with and in addition to a **principal use** permitted in this **Zone**;

(10) **Preschool**;

(11) **Recreation facility, indoor**;

(12) **Recreation facility, outdoor**;

(13) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(14) **Uses** permitted by Section 3.01 of this Bylaw.

6.83.02 Subdivision Lot Requirements

No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

6.83.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.83.04 Setbacks

No **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line**; or

(3) Within 10 m (32.8 ft) of any **rear lot line**.

6.83.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 15 m (49.2 ft) or four storeys.

Section 6.85 – Amenity (AM) Zone

(Replaced by Bylaw No. 1662)

The intent of the AM Zone is to accommodate amenities and accessory uses.

6.85.01 Permitted Uses

The following **uses** and no others are permitted in the AM Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Group daycare**, subject to Subsection 3.26.02;

(4) **Preschool**;

(5) **Recreation facility, indoor**;

(6) **Recreation facility, outdoor**;

(7) **School**;

(8) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

Section 6.90 – Comprehensive Development 1 – Goldstream Meadows (CD1) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD1 Zone is to accommodate a mix of residential, commercial and light industry to create a well-rounded community development.

6.90.01 Permitted Uses

(1) Within that portion of the lands identified as "Area 1 – Business Park", on the CD1 Zone Map attached as Schedule "E", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Animal hospital**, in enclosed **buildings**;

(c) **Artist or craftsperson studio**, in enclosed **buildings**;

(d) **Assisted living**;

(e) **Auction**;

(f) **Automobile parts and accessories sale, installation and repair facility**, in enclosed **buildings**;

(g) **Automobile rental and sale facility, minor**, in enclosed **buildings**;

(h) **Automobile repair and service facility, minor**, in enclosed **buildings**;

(i) **Bakery**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(j) Bookstore, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(k) **Business support service**;

(l) **Campground**;

(m) **Car wash**;

(n) Carpentry shop, in enclosed **buildings**;

(o) **Catering**; *(Bylaw No. 1962)*

(p) **Charitable facility**; *(Bylaw No. 1962)*

(q) **Community garden**;

(r) **Contractor service**;

(s) **Convenience store**, not exceeding 250 m^2 (2,691 ft^2) of **gross floor area**;

(t) **Cultural facility**; *(Bylaw No. 1962)*

(u) **Electronics sales, service and manufacturing**;

(v) **Equipment sales, service, repair and rental, minor**;

(w) **Film production studio**;

(x) **Financial institution**;

(y) **Fitness centre**;

(z) **Funeral parlour**;

(aa) **Gasoline service station**;

(bb) **Hotel**;

(cc) **Household equipment and appliance service and repair**, in enclosed **buildings**;

(dd) **Industrial use, light**;

(dd) **Licensed premises**;

(ee) **Medical Clinics** and accessory related commercials uses;

(ff) **Mini-storage facility**; including **automobile and recreational vehicle storage**;

(gg) **Office**;

(hh) One **caretaker dwelling unit**, in conjunction with a **principal use** permitted in this Article;

(ii) **Personal service establishment**;

(jj) **Pet daycare**;

(kk) **Recreation facility, indoor**;

(ll) **Recreation facility, outdoor**

(mm) Rental of goods and equipment, excluding **automobiles**, **large automobiles** and **recreational vehicles**;

(nn) **Research and development facility**;

(oo) **Restaurant**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(pp) **Restaurant, drive-through**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(qq) **Retail store**, as an **accessory use** not exceeding 20% of the **gross floor area** occupied by a business;

(rr) **Training and education facility**;

(ss) **Uses accessory** to a **principal use** permitted in this Article;

(tt) **Uses** permitted by Section 3.01 of this Bylaw;

(uu) **Veterinary practice**; and

(vv) **Warehouse**.

(2) Within that portion of the lands identified as "Area 2 – Mixed Use" on the CD1 Zone Map attached as Schedule "E", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Assisted living**;

(d) **Bakery**, as an **accessory use** to a **retail store**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(e) **Charitable facility**, as an **accessory use** to a multi-family **residential use** or multiple single-family **residential uses** in a bare land strata plan;

(f) **Community garden**;

(g) Conference and meeting facility;

(h) **Cultural facility**, as an **accessory use** to a multi-family **residential use** or multiple single-family **residential uses** in a bare land strata plan;

(i) **Dwelling, one-family**;

(j) **Dwelling, two-family**, subject to Section 3.07;

(k) **Financial institution**;

(l) **Group daycare**, subject to Subsection 3.26.02;

(m) **Home occupation**, subject to Section 3.09;

(n) **Hotel**;

(o) **Licensed premises**;

(p) **Medical Clinics** and accessory related commercials uses;

(q) **Office**;

(r) **Personal service establishment**;

(s) **Preschool**;

(t) **Recreation facility, indoor**;

(u) **Recreation facility, outdoor**;

(v) **Restaurant** ;

(w) **Retail store**;

(x) **School**;

(y) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(z) **Townhouse**;

(aa) **Uses accessory** to a **principal use** permitted in this Article; and

(bb) **Uses** permitted by Section 3.01 of this Bylaw.

(3) Within that portion of the lands identified as "Area 3 – Cluster Housing" on the CD1 Zone Map attached as Schedule "E", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Assisted living**;

(d) **Bakery**, as an **accessory use** to a **retail store**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor area**;

(e) **Charitable facility**;

(f) **Community garden**;

(g) Conference and meeting facility;

(h) **Cultural facility**;

(i) **Dwelling, one-family**;

(j) **Dwelling, two-family**, subject to Section 3.07;

(k) **Fitness centre**;

(l) **Group daycare**, subject to Subsection 3.26.02;

(m) **Home occupation**, subject to Section 3.09;

(n) **Licensed premises**;

(o) **Mobile home**;

(p) **Modular home**;

(q) **Personal service stablishment**;

(r) **Preschool**;

(s) **Recreation facility, indoor**;

(t) **Restaurant**;

(u) **Retail store**;

(v) **Secondary suite** in a **one-family dwelling**, subject to section 3.08; *(Bylaw No. 2183)*

(w) **Townhouse**;

(x) **Uses accessory** to a **principal use** permitted in this Article; and

(y) **Uses** permitted by Section 3.01 of this Bylaw.

(4) Within that portion of the lands identified as "Area 4 – Amenity and Park Area" on the CD1 Zone Map attached as Schedule "E", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) All of the uses permitted in the P2 Zone;

(c) **Campground**;

(d) **Community garden**;

(e) **Uses accessory** to a **principal use** permitted in this **Article**; and

(f) **Uses** permitted by Section 3.01 of this Bylaw.

(5) Within that portion of the lands identified as "Area 5 – Multi-Family" on the CD1 Zone Map attached as Schedule "E", the following **uses** and no others are permitted: *(Bylaw No. 1931)*

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Home Occupation**, subject to Section 3.09**;**

(d) **Uses accessory to a principal use** permitted in this Article; and

(e) **Uses** permitted by Section 3.01 of this Bylaw.

6.90.02 Density of Development

(1) There may not be more than three (3) **dwelling units** in Area 2 – Mixed Use of the CD1 Zone, nor more than 250 Dwelling Units in "Area 3 – Cluster Housing" of the CD1 Zone.

(2) Despite Article 6.90.02(1), the number of Dwelling Units within "Area 2 – Mixed Use" of the CD1 Zone may exceed three if the owner:

(a) Dedicates to the City of Langford the areas identified on Schedule "E" as "Area 4 – Amenity and Park Area";

(b) Pays to the City $1,000 per single family dwelling equivalent unit towards the Affordable Housing Reserve Fund;

(c) The required contribution for small lot and multi-family residential development shall be determined using the following contribution table (as a contribution per single family equivalent/SFE) and the following multiplier:

Housing Type	Single Family Equivalent
½ Two-Family house	0.66
Small Lot Detatched	0.66
Multi-Family (Townhouses, Attached Housing, Apartment)	0.61

(d) Provides the following contributions to the City's General Amenity Reserve Fund, until a total of $1,000,000 has been provided:

(i) Prior to the first **dwelling unit** in excess of three to be authorized in "Area 2, $100,000; and

(ii) Upon the subsequent authorization of every 50th **dwelling unit** in "Area 2", $100,000;

(e) That the developer agrees to construct the following park improvements, in consultation with and to the satisfaction of the Manager of Parks and the Director of Engineering, prior building permit issuance of the third dwelling, and that these improvements may be offset with contributions required as per subsection 6.90.02(d) provided that such contributions are not also eligible for development cost charge credits:

(i) The creation of a surface parking lot to service the boat launch within the road right-of way;

(ii) Construction of a washroom within the right of way;

(iii) The construction of a multi-use trail connection between E&N Rail Trail and the Ed Nixon Park Trail;

(iv) Upgrades to the fishing pier and wharf;

(v) Improvements to the boat launch are;

(a) Adding signage/interpretive signage to the boat launch area;

(b) Improving natural trails;

(c) Removal of invasive plant material.

(3) For the purposes of Clauses 6.90.02(2)(b) and (c), a **dwelling unit** is authorized in the CD1 Zone when a Building Permit authorizing the construction of the **dwelling unit** is issued.

(4) Notwithstanding Subsection 6.90.02(1), there may be more than 250 residential dwellings within Area 3 – Cluster Housing of the CD1 Zone if the owner:

(a) Has in consultation with and to the satisfaction of the City Parks Manager, implements an approved concept plan for the improvement of the community park on Lot A, Plan 81816, with a certified construction value of not more than $100,000, excluding any site preparation works, and has obtained approval of the concept plan from the City Parks Manager;

(b) Agrees to construct, at the owners expense, a pedestrian connection through within Area 3 of the CD1 Zone, in consultation with and to the satisfaction of the Manager of Parks;

(c) Agrees to construct, at the owners expense, a trail connection through the Lands within the CD1 Zone to Willway Elementary School, in consultation with and to the satisfaction of the Manager of Parks;

(d) Has either constructed the park improvements shown on the approved concept plan to the satisfaction of the Parks Manager, or entered into a covenant with the City under s.219 of the Land Title Act requiring that the owner construct the community park within one (1) year of the date of approval of the concept plan, and provided security satisfactory to the Parks Manager securing the owners obligations under the covenant.

(5) There may not be more than three (3) **dwelling units** in "Area 5 – Multi-Family" of the CD1 Zone; *(Bylaw No. 1931)*

(6) Despite Article 6.90.02(5), the number of **dwelling units** in "Area 5 – Multi-Family" of the CD1 Zone may exceed three if the owner: *(Bylaw No. 1931)*

(a) Pays to the City the following contributions per **dwelling unit** prior to the issuance fo a Building Permit:

(i) $610 per **dwelling unit** towards the Affordable Housing Reserve Fund;
(ii) $3,660 per **dwelling unit** towards the General Amenity Reserve Fund; and
(iii) Contributions provided pursuant to clauses (i) and (ii) above may be refunded for each unit sold within the City's Attainable Home Ownership Program".

(7) Provided that the density bonus provisions of Article 6.90.02(2) have been met, the maximum density on each of the areas identified on Schedule "E" is as follows:

(a) Within "Area 1", the **floor area ratio** may not exceed 0.75;

(b) Within "Area 2", the **floor area ratio** may not exceed:

(i) 2.0 within "Area 2" as a whole;

(c) Within "Area 3", the number of **dwelling units** may not exceed 600; Within "Area 2" and "Area 3", the **gross floor area** of any individual retail commercial premises or occupancy may not exceed 465 m^2 (5,005.2 ft^2);

(d) Within "Area 3", the **gross floor area** for retail commercial **uses** may not exceed 1,858 m^2 (20,000 ft^2); and

(e) Within "Area 5", the **floor area ratio** may not exceed 1.5. *(Bylaw No. 1931)*

(8) Land in the CD1 Zone may not be subdivided unless the owner provides a Section 219 covenant registered in favour of the City of Langford which allocates the density permitted by Subsection 6.90.02 within the area identified on Schedule "E", among the parcels being created by the subdivision.

6.90.03 Subdivision Lot Requirements

No **lot** having a **lot area** less than 1,000 m^2 (10,763.9 ft^2) may be created by subdivision within "Area 1".

6.90.04 Height and Size of Principal Use Buildings

Buildings and **structures** within the various areas identified on Schedule "E", shall not exceed the following **heights**:

(1) Within "Area 1", the **height** of **buildings** and **structures** shall not exceed 18.3 m (60 ft);

(2) Within "Area 2", the **height** of **buildings** and **structures** shall not exceed four storeys unless 75% of all required off-street parking is provided underground or under **building**;

(3) Within "Area 3", the **height** of **one-family dwellings** shall not exceed 6 m (19.7 ft); and

(4) Within "Area 5", the **height** of **buildings** and **structures** shall not exceed six storeys. *(Bylaw No. 1931)*

6.90.05 Setbacks

No **building** or **structure** may be located:

(1) **In "Area 1 – Business Park":**

(a) Within 7.5 m (24.6 ft) of any **front lot line**, unless the **lot** is served by a rear access **highway** in which case the setback to a **front lot line** may be reduced to 1 m (3.3 ft); or

(b) Within 0 m (0 ft) of a **lot line** that **abuts** a **lot** that is not in "Area 1"; or

(c) Within 7.5 m (24.6 ft) of any **rear lot line** except that the **setback** from a **rear lot line** that **abuts** a **lot** in "Area 1" may be reduced to nil; or

(d) Within 6 m (19.7 ft) of any **exterior side lot line**.

(2) **In "Area 4 – Amenity and Park Area":**

(a) Within 7.5 m (24.6 ft) of any **front lot line** or **exterior side lot line**; or

(b) Within 6 m (19.7 ft) of any **interior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

(3) Despite Articles 6.90.06(1) through (3), any underground parking structure may have a zero **setback** to any **lot line**.

(4) **In "Area 5 – Multi-Family":** *(Bylaw No. 1931)*

(a) Within 4.5m 14.8 ft of any **lot line** adjoining Trans Canada Highway.

6.90.06 Lot Coverage

(1) **Lot coverage** in "Area 1" may not exceed 50%.

(2) **Lot coverage** in "Area 2" may not exceed:

(a) 65% for **apartment** and mixed **uses** and up to 100% for associated underground parking structures;

(b) 35% for other **uses**.

(3) Lot Coverage in "Area 3" may not exceed:

(a) 75% for **apartment**, non-residential and mixed **uses**;

(b) 50% for **residential uses** on **lots** 60 m^2 (645.8 ft^2) or greater in **lot area**; or

(c) 85% for **residential uses** on **lots** less than 60 m^2 (645.8 ft^2) in **lot area**.

(4) **Lot coverage** in "Area 4" may not exceed 35%.

(5) **Lot coverage** in "Area 5" may not exceed 25%. *(Bylaw No. 1931)*

6.90.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, in "Area 2" a minimum of 25% of the **lot** shall be extensively landscaped.

6.90.08 Regulations for Use

(1) The **residential uses** permitted in the CD1 Zone are permitted on **lots abutting** the West Shore Parkway, only if vehicular access to the **lot** is from a **highway** other than the West Shore Parkway.

(2) Conditions of **use** for **one-family dwellings** permitted in accordance with Clause 6.90.01(3)(i):

(a) **Building footprint**, excluding carports and porches, may not exceed 110 m^2 (1,184 ft^2);

(b) **Secondary suites, garden suites,** and **carriage suites** are prohibited;

(c) **One-family dwellings** may consist of either a main level only, a main level and a loft, or a main level and a basement;

(d) Where a **one-family dwelling** includes a basement, 25% of the basement must be designated as storage space.

Section 6.91 – Comprehensive Development 2 – Hull's Field (CD2) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD2 Zone is to accommodate a mix of residential, commercial and light industry to create a well-rounded community development.

6.91.01 Permitted Uses

The following **uses** and no others are permitted in the CD2 Zone:

(1) Within that portion of the lands identified as Parcel "A" on the CD2 Zone Map attached as Schedule "G":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Animal hospital**, in enclosed **buildings**;

(c) **Assisted living**;

(d) **Auction**;

(e) **Bakery**;

(f) **Business support service**;

(g) **Car wash**;

(h) **Charitable facility**;

(i) **Community care facility**;

(j) **Community garden**;

(k) **Cultural facility**;

(l) **Financial institution**;

(m) **Financial institution, drive-through**;

(n) **Fitness centre**;

(o) **Funeral parlour**;

(p) **Gasoline service station**;

(q) **Hotel**;

(r) **Licensed premises**;

(s) **Liquor store**;

(t) **Medical Clinics** and accessory related commercials uses;

(u) **Office**;

(v) **Parking facility**;

(w) **Personal service establishment**;

(x) **Pet daycare**;

(y) **Recreation facility, indoor**;

(z) **Restaurant** ;

(aa) **Restaurant, drive-through**;

(bb) **Retail store**;

(cc) **School**;

(dd) **Shopping centre**;

(ee) **Training and education facility**;

(ff) **Transportation terminal**;

(gg) **Uses accessory** to a **principal use** permitted in this Article; and

(hh) **Uses** permitted by Section 3.01 of this Bylaw.

(2) Within that portion of the lands identified as Parcel "B" on the CD2 Zone Map attached as Schedule "G":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Animal hospital**, in enclosed **buildings**;

(c) **Apartment**;

(d) **Auction**;

(e) **Automobile** and boat showrooms;

(f) **Automobile body and paint shop**;

(g) **Automobile parts and accessories sale, installation and repair facility**;

(h) **Bakery**;

(i) **Business support service**;

(j) **Catering**;

(k) **Commercial nursery and greenhouse**;

(l) **Community care facility**;

(m) **Community garden**;

(n) **Contractor service**;

(o) **Equipment sales, service, repair and rental facility, major**;

(p) **Financial institution**;

(q) **Financial institution, drive-through**;

(r) **Fitness centre**;

(s) **Home office**, subject to Section 3.09;

(t) **Hotel**;

(u) **Household equipment and appliance service and repair**;

(v) **Medical Clinics** and accessory related commercials uses;

(w) **Mini-storage facility**;

(x) **Office**;

(y) On the property legally described as Lot 2, Section 80, Esquimalt District, Plan VIP83598, PID No. 027-183-033 (#136-1047 Langford Parkway) the following uses are also permitted: *(Bylaw No. 1991)*

(a) Pet daycare; and
(b) Pet grooming;

(z) **Parking facility**;

(aa) **Recreation facility, indoor**;

(bb) **Recreation facility, outdoor**;

(cc) **Restaurant** ;

(dd) **Restaurant, drive-through**;

(ee) **Retail store**;

(ff) **School**;

(gg) **Townhouse** ;

(hh) **Training and education facility**;

(ii) **Transportation terminal**;

(jj) **U-brewery**, on land legally described as Lot 2, Section 80, Esquimalt District, Plan VIP83598 (128-1047 Langford Parkway);

(kk) **Unenclosed storage**;

(ll) **Uses accessory** to a **principal use** permitted in this Article;

(mm) **Uses** permitted by Section 3.01 of this Bylaw; and

(nn) **Warehouse**.

(3) Within that portion of the lands identified as Parcel "C" on the CD2 Zone Map attached as Schedule "G":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Accessory dormitories** which may include a kitchenette; *(Bylaw No. 2082)*

(c) **Community garden**;

(d) **Group daycare**, subject to Subsection 3.26.02;

(e) **Parking facility**;

(f) **Preschool**;

(g) **Public assembly and entertainment uses**; *(Bylaw No. 2227)*

(h) **Recreation facility, indoor**;

(i) **Recreation facility, outdoor**;

(j) **Restaurant**;

(k) **Uses accessory** to a **principal use** permitted in this Article; and

(l) **Uses** permitted by Section 3.01 of this Bylaw.

(4) Within that portion of the lands identified as Parcel "D" on the CD2 Zone Map attached as Schedule "G":

(a) Roads and public **utilities**; and

(b) **Uses** permitted by Section 3.01 of this Bylaw.

(5) Deleted. *(Bylaw No. 2273)xxx*

6.91.02 Density of Development

(1) The combined **gross floor area** of all commercial **buildings** on Parcel "A" may not exceed 93 m^2 (1,001 ft^2) **nor** may there be more than one **dwelling unit** on Parcel "B".

(2) Despite Article 6.91.02(1), the combined **gross floor area** of all commercial **buildings** on Parcel "A" may exceed 93 m^2 (1,001 ft^2) and there may be more than one **dwelling unit** on Parcel "B" if the owner provides the following to the City of Langford:

(a) Dedication of the area identified on Schedule "G" as Lot "C" to the City as an amenity site which may include access roads, servicing, and **parking facilities**; **)**

(b) Dedication of the area identified on Schedule "G" as Parcel "D" to the City of Langford as road right-of-way; and

(c) Registration of a Section 219 covenant which requires the owner to construct a road within the area identified on Schedule "G" as Parcel "D", to provide access from Jacklin Road to the area identified on Schedule "G" as Parcel "C", to City of Langford standards.

(3) The maximum density on each of the parcels identified on Schedule "G" shall be as follows:

(a) Within Parcel "A", the **floor area ratio** for commercial **uses** may not exceed 0.5; and

(b) Within Parcel "B", the maximum **gross floor area** for commercial **uses** may not exceed 17,300 m^2 (186,215.6 ft^2), which represents a **floor area ratio** of 0.5. Residential **gross floor area** may be exchanged for commercial **gross floor area** at a ratio of 2 to 1, to a maximum **floor area ratio** of 1.0.

6.91.03 Height, Location, and Size of Principal Use Buildings

Buildings and **structures** within the various parcels identified on Schedule "G" shall not exceed the following **heights**:

(1) Within Parcel "A", the maximum **height** of **buildings** and **structures** shall not exceed 18 m (59.1 ft);

(2) Within Parcel "B", the maximum **height** of **buildings** and **structures** shall not exceed a height of 16 m (52.5 ft);

(3) Townhouses may not be located within 215 m (705.4 ft) of Jacklin Road; and

(4) There may be four storey **buildings** opposite Jenkins Road, and situated on Parcel "B", if these **buildings** are separated from Jenkins Road by a soft landscaped and treed buffer.

6.91.04 Setbacks

(1) Parcel "A"

(a) No **building** or **structure** may be located:

(i) Within 3 m (9.8 ft) of the northerly boundary of Parcel "A" as shown on Schedule "G"; or

(ii) Within 4.5 m (14.8 ft) of the easterly boundary of Parcel "A" as shown on Schedule "G"; or

(iii) Within 4.5 m (14.8 ft) of the westerly boundary of Parcel "A" as shown on Schedule "G".

(2) **Parcel "B"**

(a) No **building** or **structure** may be located:

(i) Within 6 m (19.7 ft) of the northerly boundary of Parcel "B" as shown on Schedule "G"; or

(ii) Within 0 m (0 ft) of the southerly boundary of Parcel "B" as shown on Schedule "G"; or

(iii) Within 1.5 m (4.9 ft) of the easterly boundary of Parcel "B" as shown on Schedule "G"; or

(iv) Within 1.5 m (4.9 ft) of the westerly boundary of Parcel "B" as shown on Schedule "G".

6.91.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** may not exceed 38% of the **lot area** in Parcel "A" as shown on Schedule "G".

(2) **Lot coverage** of all **buildings** and **structures** may not exceed 50% of the **lot area** in Parcel "B" as shown on Schedule G..

6.91.06 Regulations for Use

Land **uses** within the various parcels defined on Schedule "G" shall have the following regulations for **use**:

(1) No direct vehicular access from Parcels "A" and "B" shall be permitted onto Hull Road or Jenkins Avenue; and

(2) A pedestrian linkage must be provided through Parcels "A" and "B" to Parcel "C".

6.91.07 Minimum Parcel Requirement

(1) **Commercial Area – Parcel "A"**

(a) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision.

(2) **Residential Areas – Parcel "B"**

(a) No **lot** having a **lot area** less than 1,800 m^2 (19,375 ft^2) may be created by subdivision; and

(b) No **lot** having a **lot width** less than 18 m (59.1 ft) may be created by subdivision.

6.91.08 Subdivision – General

In the event of subdivision of Parcels "A" or "B", the minimum **setback** requirement pertaining to parcel boundaries not coincident with the boundaries of Parcels "A" or "B" shall be zero and **buildings** located on any parcel boundary may have a **common wall**.

Section 6.92 – Comprehensive Development 3 – Westhills (CD3) Zone

(Replaced by Bylaw Nos. 1662 and 2000)

The intent of the CD3 Zone is to accommodate a mix of residential, commercial and light industry to create a well-rounded community development.

6.92.01 Permitted Uses

(1) Within that Portion of the lands identified as "Area 1 – Community Core", on the CD3 Zone map attached as Schedule "L", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Artist or craftsperson studio**, in enclosed **buildings**;

(e) **Assisted living**;

(f) **Bakery**, not exceeding 350 m^2 (3,767.4 ft^2) of **gross floor area**;

(g) **Business support service**;

(h) **Catering**;

(i) **Charitable facility**;

(j) **Community garden**;

(k) **Conference and meeting facility;**

(l) **Cultural facility**;

(m) **Equipment sales, service, repair and rental, minor**;

(n) **Film production studio**;

(o) **Financial institution**;

(p) **Financial institution, drive-through**, only on lots abutting Langford Parkway or West Shore Parkway;

(q) **Fitness centre**;

(r) **Group daycare**, subject to Subsection 3.26.02;

(s) Deleted; *(Amended by Bylaw No. 2154, deleted by Bylaw No. 2184)*

(t) **Home occupation**, subject to Section 3.09;

(u) **Hospital**;

(v) **Hotel**;

(w) **Library**;

(x) **Licensed premises**;

(y) **Liquor store**;

(z) **Medical Clinics** and accessory related commercials uses;

(aa) **Office**;

(bb) **Parking facility** in an enclosed building that contains commercial uses on the ground floor facing the front and exterior side lot lines;

(cc) **Personal service establishment**;

(dd) **Place of worship**;

(ee) **Public assembly and entertainment uses**;

(ff) **Recreation facility, indoor**;

(gg) **Recreation facility, outdoor**;

(hh) **Recycling depot**;

(ii) **Research and development facility**;

(jj) **Restaurant**;

(kk) **Restaurant, drive-through**, only on lots abutting Langford Parkway or West Shore Parkway;

(ll) **Retail store**;

(mm) **School**;

(nn) **Townhouse** ;

(oo) **Training and education facility**;

(pp) **Transportation terminal**;

(qq) **Uses accessory** to a **principal use** permitted in this Article;

(rr) **Uses** permitted by Section 3.01 of this Bylaw; and

(ss) **Veterinary practice**, in enclosed **buildings**.

(2) Within those portions of the lands identified as "Area 2 – Single-Family and Multi-Family Residential Area" on the CD3 Zone map attached as Schedule "L", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Assisted living**;

(e) **Bed and breakfast** in **one-family dwellings** on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area** and subject to Section 3.09;

(f) **Charitable facility**;

(g) **Community garden**;

(h) **Cultural facility**;

(i) **Dwelling, one-family**, on lots with areas greater than or equal to 550 m^2 (5,920 ft^2), which must have a secondary suite, garden suite, or carriage suite in accordance with Section 3.08 unless an amenity contribution is provided in accordance with Section 6.92.03;

(j) **Dwelling, one-family**, on lots with areas less than 550 m^2 (5,920 ft^2) and greater than or equal to 300 m^2 (3,229 ft^2), which may have a secondary suite or carriage suite in accordance with Section 3.08;

(k) **Dwelling, one-family**, on **lots** with **lot areas** less than 300 m^2 (3,229.2 ft^2) which may contain a **secondary suite**, subject to Section 3.08;

(l) **Dwelling, two-family**, on **lots** with **lot areas** greater than 300 m^2 (3,229.2 ft^2) and **lot widths** not less than 10 m (32.8 ft);

(m) **Home occupation**, subject to Section 3.09;

(n) **Place of worship**;

(o) **Recreation facility, indoor**;

(p) **Recreation facility, outdoor**;

(q) **School**;

(r) The following **uses** whenlocated on the ground floor of a multi-family residential **building** with a minimum **height** of four storeys:

(i) **Bakery**, not exceeding 200 m^2 (2150 ft^2) of **gross floor area**;
(ii) **Group day-care**, subject to Subsection 3.26.02;
(iii) **Fitness centre**;
(iv) **Medical clinics** and accessory related commercial uses;
(v) **Office**;
(vi) **Restaurant**;
(vii) **Retail store**;

(s) The keeping of not more than four **boarders** in a **one-family dwelling**;

(t) **Townhouse**;

(u) **Uses accessory** to a **principal use** permitted in this Article; and

(v) **Uses** permitted by Section 3.01 of this Bylaw.

(3) Within those portions of the lands identified as "Area 3 – Amenity" on the CD3 Zone Map attached as Schedule "L", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Licensed premises;**

(d) **Marina;**

(e) **Recreation facility, indoor**;

(f) **Recreation facility, outdoor**;

(g) **Restaurant;**

(h) **Uses accessory** to a **principal use** permitted in this Article; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

(4) Within those portions of the lands identified as "Area 4 – Business Park" on the CD3 Zone map attached as Schedule "L", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment,** only when located above permitted business park **uses** on the ground floor of a **building**;

(c) **Automobile rental and sale, major**;

(d) **Automobile rental and sale, minor**;

(e) **Automobile repair and service, major**;

(f) **Automobile repair and service, minor**;

(g) **Bakery**;

(h) **Building and lumber supply store**;

(i) **Business support service**;

(j) **Carpentry shop**;

(k) **Car wash**;

(l) **Catering**;

(m) **Commercial nursery and greenhouse**;

(n) **Contractor service**;

(o) **Electronics sales, service and manufacturing**;

(p) **Equipment sales, service, repair and rental, minor**;

(q) **Film production studio**;

(r) **Financial institution**;

(s) **Financial institution, drive-through**;

(t) **Fitness centre**;

(u) **Garden centre and feed supply store**;

(v) **Green energy and heat production**;

(w) **Group day-care**, subject to Subsection 3.26.02;

(x) **Household equipment and appliance service and repair**;

(y) **Industrial use, light**;

(z) **Medical Clinics** and accessory related commercials uses;

(aa) **Mini-storage facility**;

(bb) **Office**;

(cc) One **caretaker dwelling unit**, in conjunction with a **principal use** permitted in this Section;

(dd) **Recreation facility, indoor**;

(ee) **Recycling depot**;

(ff) **Recycling facility**;

(gg) Rental of goods and equipment, excluding **automobiles, large automobiles** and **recreational vehicles**;

(hh) **Research and development facility**;

(ii) **Restaurant**, not exceeding 200 m^2 (2150 ft^2) of **gross floor area** ;

(jj) **Retail store**, as an **accessory use** limited to a maximum of 10% of the **gross floor area** occupied by a business;

(kk) **Training and education facility**;

(ll) **Uses accessory** to a **principal use** permitted in this Article;

(mm) **Uses** permitted by Section 3.01 of this Bylaw**;**

(nn) **Veterinary practice**, in enclosed buildings; and

(oo) **Warehouse**.

6.92.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 200 m^2 (2,152.8 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 9 m (29.5 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** width or depth less than 6 m (19.7 ft) nor a **building envelope** area less than 72 m^2 (775 ft^2) may be created by subdivision.

(4) No **lot** having a **lot area** greater than or equal to 550 m^2 (5,920.2 ft^2) may be created by subdivision having a **lot width** area less than 10 m^2 (32.8 ft^2).

(5) No **lot** having a **lot area** greater than or equal to 550 m^2 (5,920.2 ft^2) may be created by subdivision having a **building envelope** area less than 186 m^2 (2,002.1 ft^2).

(6) Despite Articles 6.92.02(1) to (5), a **lot** having a **lot area** of no less than 70 m^2 (753.5 ft^2) and a **lot width** no less than 4 m (13.1 ft) may be created by subdivision for a **townhouse use**.

6.92.03 Amenity Contributions for One-Family Dwellings with Secondary Suites

(1) Where a **one-family dwelling** on a **lot** with a **lot area** greater than or equal to 550 m^2 (5,920 ft^2) is constructed without a **secondary suite**, **garden suite**, or **carriage suite**, a contribution of $1,000 towards the Affordable Housing Reserve Fund shall be provided prior to the issuance of a Building Permit.

6.92.04 Density of Development on Individual Lots

There may not be more than one **residential building**, exclusive of any **garden suite** or **carriage suite** on a **lot** with a **lot area** less than 750 m^2 (8,072.9 ft^2).

6.92.05 Density of Development in the CD3 Zone

(1) There may not be more than 2,122 **dwelling units** in the CD3 Zone;

(2) Despite Article 6.92.05(1), land in the CD3 Zone may be developed for more than 2,122 **dwelling units** if the owner of the land proposed to be built upon has provided to the City:

(a) $2,000 per dwelling unit towards the General Amenity Reserve Fund; and

(3) For the purpose of Article 6.92.05(2):

(a) A one-family dwelling on a lot less than 550 m2 (5,920.2 ft2) is deemed equivalent to 0.66 dwelling units;

(b) A two-family dwelling is deemed to be equivalent to 1.32 dwellings units (2x 0.66); and

(c) A multi-family dwelling unit (townhouse or apartment) is deemed equivalent to 0.61 dwelling units.

(4) Provided that all of the density bonus provisions of Subsection 6.92.05 have been met, the maximum density of development within the CD3 Zone is as follows:

(a) Within Area 1:

(i) The **floor area ratio** may not exceed 10.0;

(ii) The **floor area ratio** may not be less than 0.75;

(iii) Despite article (ii), a **floor area ratio** of less than 0.75 may be constructed if the owner of the land proposed to be built upon has provided to the City $10.75 per m^2 of **floor area** less than that required pursuant to article (ii) towards the General Amenity Reserve Fund;

(iv) Despite articles (ii) and (iii), no more than 20% of Area 1 may have a **floor area ratio** of less than 0.75;

(5) Within "Area 2", the non-residential **gross floor area** may not exceed 6,000 m^2 (64, 583.5 ft^2);

(6) Under no circumstances may the number of **dwelling units** other than **secondary suites**, **garden suites**, or **carriage suites** within Areas 2 and 4 of the CD3 Zone exceed 4,950;

(7) Under no circumstance may the total number of **dwelling units** other than **secondary suites**, **garden suites**, or **carriage suites** within Areas 2 and 4 of the CD3 Zone exceed 4,950;

(8) In this Section, "non-residential **gross floor area**" means **gross floor area** for the **uses** listed in article 6.92.01(2)(r).

6.92.06 Lot Coverage

Within "Area 4", the **lot coverage** of all **buildings** and **structures** may not exceed 60%.

6.92.07 Height and Size of Principal Use Buildings

Within "Area 4", no **building** or **structure** may exceed a **height** of six storeys.

6.92.08 Setbacks

(1) Within “Area 2”, no building or structure may be located:

(i) Within 10 m (32.8 ft) of any **lot line** that **abuts** a **lot** in Area 4;

(2) Within “Area 4”, no building or structure may be located:

(i) Within 3 m (9.8 ft) of any **lot line** that **abuts** a **highway**;

(ii) Within 6 m of any **lot line** that **abuts** the RM2A (Attached Housing) or R2 (One- and Two-Family Residential) Zone.

6.92.09 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD3 Zone:

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide, or a continuous **landscape and screening area** not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting, must be provided along the developed portion of each **lot** in “Area 4” which **abuts** a **highway**, a **lot in Area 2**, or a **lot** in an **Agricultural**, **Residential**, **Rural Residential**, **Multiple Residential**, or **Institutional Zone**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows. The width of the **landscape and screening area** may also include the width of a planted boulevard.

Section 6.93 – Comprehensive Development 4 – Olympic View (CD4) Zone

(Replaced by Bylaw Nos. 1662 and 2034)

The intent of the CD4 Zone is to accommodate a mix of residential, commercial, and recreational uses to create a well-rounded community development.

6.93.01 Permitted Uses

The following **uses** and no others are permitted in the CD4 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Apartment**;

(3) **Apartment senior citizen**;

(4) **Assisted living**;

(5) **Bakery**, not exceeding 200 m^2 (2,152.8 ft^2) in **gross floor area**;

(6) **Bed and breakfast** in a one-family dwelling subject to Section 3.09;

(7) **Business support service**;

(8) **Charitable facility**;

(9) **Community care facility**;

(10) **Community garden**;

(11) **Cultural facility**;

(12) **Dwelling, one-family**;

(13) **Dwelling, two-family**, subject to Section 3.07;

(14) **Golf course**;

(15) **Golf course, miniature**;

(16) **Golf driving range**;

(17) **Group daycare**; subject to Section 3.26;

(18) **Home occupation**, subject to Section 3.09;

(19) **Hotel**;

(20) **Library**;

(21) **Licensed premises**;

(22) **Liquor store;**

(23) **Medical Clinics** and accessory related commercials uses;

(24) **Office**;

(25) **Personal service establishment**;

(26) **Place of worship**;

(27) **Preschool**;

(28) **Recreation facility, indoor**;

(29) **Recreation facility, outdoor**;

(30) **Restaurant**;

(31) **Retail store**;

(32) **School**;

(33) **Secondary suite** in a **one-family dwelling**, or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in addordance with Section 3.08;

(34) **Townhouse**;

(35) **Uses accessory** to a **principal use** permitted in this Article; and

(36) **Uses** permitted by Section 3.01 of this Bylaw.

6.93.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 550 m^2 may be created by subdivision; *(Bylaw No. 2273)*

(2) Deleted. *(Bylaw No. 2273)*

(3) No **lot** having a **lot area** less than 450 m^2 may be created by subdivision for a commercial use;

(4) Not **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subidivision;

(5) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) may be created by subdivision.

6.93.03 Density of Development

(1) There may not be more than 5 dwelling units in the CD4 Zone;

(2) Despite Article 6.93.03(1), there may be more than 5 dwelling units but no more than 461 dwelling units in the CD4 Zone if the owner of the land proposed to be built upon has provided to the City:

(a) $500 per dwelling unit towards the Affordable Housing Reserve Fund; and

(b) A covenant charging the land in CD4 Zone, in terms satisfactory to the City, ensuring that land in an amount equal to at least 40% of the land area within the CD4 Zone, in a location satisfactory to the City, and is used as golf course, dedicated as public land, or protected as covenanted open space;

(3) Despite Articles 6.93.03(1) and (2), land in the CD4 Zone may be developed for more than 461 dwelling units if the owner of the land proposed to be built upon has provided to the City:

(a) $2,000 per dwelling unit towards the General Amenity Reserve Fund; and

(b) $1,000 per dwelling unit towards the Affordable Housing Reserve Fund;

(4) For the purpose of Article 6.93.03(3):

(a) A one-family dwelling on a lot less than 550 m2 (5,920.2 ft2) is deemed equivalent to 0.66 dwelling units;

(b) A two-family dwelling is deemed to be equivalent to 1.32 dwelling units (2 x 0.66); and

(c) A multi-family dwelling unit (townhouse or apartment) is deemed equivalent to 0.61 dwelling units.

(5) Under no circumstances may the number of **one-family dwellings** in the CD4 Zone exceed 500, whether or not the dwellings have **secondary suites**, **garden suites**, or **carriages suites**;

(6) Under no circumstances may the total number of **dwelling units** in the CD4 Zone, other than **secondary suites**, **garden suites**, or **carriage suites**, exceed 1,000;

(7) Under no circumstances may the total number of **hotel** rooms exceed 200;

(8) Provided that all of the requirements of Subsecvtion 6.93.03(2) and (3) have been met, the maximum **floor area ratio** may not exceed:

(a) 0.5, to a maximum of 372 m2 of gross floor area, on a lot containing a one-family dwelling or two-family dwelling;

(b) 2.5 on a lot containing an apartment, apartment – senior citizens, assisted living, hotel, or commercial use;

(c) 0.7 on a lot containing a townhouse use, to a maximum of 223 m^2 of gross floor area per unit.

6.93.04 Lot Coverage

(1) **Lot coverage** of all buildings and structurs on a **lot** containing an **apartment, hotel** or commercial use shall not exceed 80%;

(2) **Lot coverage** of all buildings and **structures** on a **lot** containing a **one-family dwelling** shall not exceed 50% to a maximum total building footprint of 250 m^2;

(3) **Lot coverage** of all buildings and **structures** on a **lot** containing a **two-family dwelling** shall not exceed 60%;

(4) **Lot coverage** of all **buildings** and **structures** on a **lot** containing a **townhouse** use shall not exceed 80%.

6.93.05 Height, Location, and Size of Principal Use Buildings

(1) No **one-family or two-family dwelling** may exceed a height of 10 m (32.8 ft);

(2) **No townhouse building** may exceed a height of three storeys;

(3) **No principal building** or **structure** for an office, hotel, or apartment use shall exceed a height of 12 storeys, exclusive of storeys provided wholly as parking.

6.93.06 Setbacks

(1) No **apartment**, **hotel** or commercial **building** or **structure** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line** or **exterior side lot line**; or

(b) Within 3 m (9.8 ft) of any **interior side lot line**; or

(c) Within 4.5 m (14.8 ft) of any **rear lot line**.

(2) No **one-family dwelling** or **two-family dwelling** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no garage or carport that faces a front lot line may be located within 5.5 m of the front lot line;

(b) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(c) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage** or **carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **rear lot line**.

(3) No **townhouse** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 6 m of the **front lot line**;

(b) Within 4.5 m (14.8 ft) of any **rear lot line**; and

(c) Within 3 m (9.8 ft) of any **side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

6.93.07 Open Space and Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD4 Zone:

(1) Commercial parking areas shall be screened from any **abutting** residential or multi-family residential **use** by a **landscape and screening area** at least 1 m in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height**;

(2) All areas of the lot not covered by **buildings**, parking or **structures** shall maximize retention of native planting.

Section 6.95 – Resort Community of Bear Mountain 1 Zone (RCBM1)

(Replaced by Bylaw No. 1662)

The intent of the RCBM1 Zone is to accommodate primarily residential with some commercial uses.

6.95.01 Permitted Uses

The following **uses** and no others are permitted in the RCBM1 Zone:

(1) Within that portion of the lands identified as Area "1" on the RCBM1 Zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Assisted living**;

(d) **Bakery**, not exceeding 200 m^2 (2,152.8 ft^2) of **gross floor** ;

(e) **Bed and breakfast** in a **one-family dwelling**, on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area** and subject to Section 3.09;

(f) **Business support service**;

(g) **Charitable facility**;

(h) **Community garden**;

(i) **Cultural facility**, excluding a movie theatre;

(j) **Dwelling, one-family**;

(k) **Dwelling, two-family**, subject to Section 3.07;

(l) **Financial institution**;

(m) **Golf course**;

(n) **Golf course, miniature**;

(o) **Golf driving range**;

(p) **Group daycare**, subject to Subsection 3.26.02;

(q) **Home occupation**, subject to Section 3.09;

(r) **Hospital**;

(s) **Hotel**;

(t) **Licensed premises**;

(u) **Medical Clinics** and accessory related commercials uses;

(v) **Mini-storage facility**, on the property legally described as Lot 9, Section 82, Highland District, Plan VIP76365 (2020 Country Club Way) only;

(w) **Office**;

(x) **Parking facility**;

(y) **Personal service establishment**;

(z) **Place of worship**;

(aa) **Recreation facility, indoor**;

(bb) **Recreation facility, outdoor**;

(cc) **Restaurant**;

(dd) Retail sale and rental of mountain bikes and scooters;

(ee) **Retail store**;

(ff) **Schools**;

(gg) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(hh) **Townhouse**;

(ii) **Uses accessory** to a **principal use** permitted in this Article; and

(jj) **Uses** permitted by Section 3.01 of this Bylaw.

(2) Within that portion of the lands identified as Area "2" on the RCBM1 Zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**;

(b) **Apartment**, limited to a maximum of three **dwelling units**;

(c) **Community garden**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Home occupation**, subject to Section 3.09;

(g) **Preschool**, as an **accessory use** to a **school**;

(h) **Recreation facility, indoor**;

(i) **Recreation facility, outdoor**;

(j) Ronald McDonald House or similar use providing accommodation for the relatives of seriously ill children;

(k) **School**;

(l) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(m) **Townhouse**, on the property legally described as Lot 1, Section 2, Range 4W, Highland District, Plan VIP83430 (2332 Copper Rock Crt) only;

(n) **Uses accessory** to a **principal use** permitted in this Article; and

(o) **Uses** permitted by Section 3.01 of this Bylaw;

(p) **Townhouses,** on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive), subject to Section 6.95.04(9).

(3) Within that portion of the lands identified as Areas "3A", "3B" and "3C" on the RCBM1 Zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Community garden**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Home occupation**, subject to Section 3.09;

(g) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(h) **Townhouse**;

(i) **Uses accessory** to a **principal use** permitted in this Article; and

(j) **Uses** permitted by Section 3.01 of this Bylaw.

(4) Within that portion of the lands identified as Area "3C" on the RCBM1 zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) All of the **uses** permitted by Section 6.95.01(3);

(c) **Uses accessory** to a **principal use** permitted in this Article;

(d) **Uses** permitted by Section 3.01 of this Bylaw;

(e) **Viniculture**;

(f) **Winery**; and

(g) Where a minimum of 100 **dwelling units** are proposed within a single development:

(i) **Fitness centre**;

(ii) **Personal service establishment**;

(iii) **Restaurant**, not exceeding 929 m^2 (9,999.7 ft^2) in **gross floor area**; and

(iv) **Retail store**, with each store not exceeding 200 m^2 (2,152.8 ft^2) in **gross floor area**.

(5) Within that portion of the lands identified as Area "4" on the RCBM1 Zone Map attached as Schedule "O":

(a) Ronald McDonald House or similar Use providing accommodation for the relatives of seriously ill children.

(6) Within that portion of the lands identified as Area "5" on the RCBM1 Zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Uses accessory** to a **principal use** permitted in this Article;

(c) **Uses** permitted by Section 3.01 of this Bylaw;

(d) **Viniculture**; and

(e) **Winery**.

(7) Within that portion of the lands identified as Area "6" on the RCBM1 Zone Map attached as Schedule "O":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) **Home occupation**, subject to Section 3.09;

(e) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(f) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(g) The keeping of not more than four **boarders** in a **one-family dwelling**;

(h) **Uses accessory** to a **principal use** permitted in this Article; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.95.03(6) and (7): *(Bylaw No. 2183)*

(j) **Dwelling, two-family**;

(k) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(l) **Townhouse.**

6.95.02 Subdivision Lot Requirements

(1) No **panhandle lots** may be created by subdivision.

(2) No **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) may be created by subdivision..

(3) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision, unless access to the **lot** is provided by way of a rear access route.

(4) No **lot** for a **residential use** having a **building envelope** width or depth less than 7 m (23 ft) nor a **building envelope** area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(5) The minimum **lot area** for **two-family dwellings** and **apartment buildings** with a maximum of three **dwelling units** are as follows:

(a) 835 m^2 (8,987.9 ft^2) for a **two-family dwelling**; and

(b) 1,000 m^2 (10,763.9 ft^2) for an **apartment** with a maximum of three **dwelling units**.

(6) Despite Article 6.95.02(2), a **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) and not less than 370 m^2 (3,982.7 ft^2) may be created by subdivision for a **one-family dwelling**, provided that:

(a) The **lot width** is not less than 12 m (39.4 ft); and

(b) The **building envelope** on the **lot** created has a width and depth of at least 7 m (23 ft).

(7) No **lot** having a **lot area** less than 900 m^2 (9,687.5 ft^2) may be used for a commercial, **townhouse** or **apartment use**.

(8) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be used for an institutional **use**.

6.95.03 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **lot**.

(2) Despite Article 6.95.03(1), there may be two **residential buildings** on a **corner lot** having a **lot area** of not less than 835 m^2 (8,987.9 ft^2), if each of the **buildings** has its entrance facing a street.

(3) Despite Article 6.95.03(1), an **accessory building** containing a **dwelling unit** may be constructed on a **lot** with a **lot area** of not less than 1,000 m^2 (10,763.9 ft^2), if the **gross floor area** of the **dwelling unit** in the **accessory building** does not exceed 74 m^2 (796.5 ft^2) and the **dwelling unit** is located entirely on either the ground floor or the second floor of the **accessory building**.

(4) Despite Article 6.95.03(1), there may be more than one **residential building** on a **lot** if all of the **residential buildings** on the **lot** are of the same type, being , **townhouses**, **two-family dwellings** or **apartment buildings**. The density of **townhouse**and **two-family dwellings** may not exceed one **dwelling unit** per 285 m^2 (3,067.7 ft^2) of **lot area**.

(5) The **floor area ratio** of a **building** for an **apartment** or combined **apartment** and commercial **use** may not exceed 3.0, unless 95% of the required off-street parking is provided underground or within a **building**, in which case it may not exceed 7.0. The **floor area ratio** of a **building** for a commercial **use** may not exceed 7.0.

(6) Within "Area 6" on the RCBM1 Zone Map attached as Schedule "O" a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-fmaily dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse; or**

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(7) Within "Area" 6 on the RCBM1 Zone map attached as Schedule "O" a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.95.04 Density of Development in the RCBM1 Zone

(1) There may not be more than 150 **dwelling units** within that portion of the lands identified as Area "1" on the RCBM1 Zone Map attached as Schedule "O", nor more than 25 **dwelling units** within that portion of the lands identified as Area "2", Area "3A", Area "3B", or Area "3C" on the RCBM1 Zone Map attached as Schedule "O".

(2) Despite Article 6.95.04(1), the number of **dwelling units** in the RCBM1 Zone may exceed 150 **dwelling units** within that portion of the lands identified as Area "1" on the RCBM1 Zone Map attached as Schedule "O", and 25 **dwelling units** within that portion of the lands identified as Area "2", Area "3A", Area "3B", or Area "3C" if the applicant for a building permit provides to the City:

(a) $500 per additional **dwelling unit** other than **secondary suites** and **dwelling units** permitted under Article 6.95.03(3), to be held in a reserve fund and used for affordable housing;

(b) $1,500 per additional dwelling unit other than secondary suites and dwelling units permitted under Article 6.95.03(3), to be held in a reserve fund and used for parks and recreation, and only until such time as the combined contribution made towards a parks and recreation reserve fund and a general amenity reserve fund in respect of development in the RCBM1 Zone totals $2,500,000;

(c) $500 per additional **dwelling unit** other than **secondary suites** and **dwelling units** permitted under Article 6.95.03(3), to be held in a reserve fund and used for general amenity purposes and only until such time as the combined contribution made towards a parks and recreation reserve fund and a general amenity reserve fund in respect of development in the RCBM1 Zone totals $2,500,000;

and grants, or causes to be granted to the City:

(d) A covenant charging the land in the RCBM1 Zone, in terms satisfactory to the City, ensuring that 3.9 ha (9.5 ac) of land in the RCBM1 Zone will, at a time specified by the City, be transferred to the City at no cost, for community amenity purposes (such as park, sports fields, schools, or other civic uses); and

(e) A covenant charging the land in the RCBM1 Zone, in terms satisfactory to the City, ensuring that park land in an amount equal to at least 24.6% of the land area within the RCBM1 Zone, and in a location satisfactory to the City, and including at least 12.2 ha (30.1 ac) of land at 1321 Parkdale Drive, inclusive of any area dedicated under Section 941 of the *Land Government Act* and amenity lands as described in Clause 6.95.04(2)(d), is dedicated to the City at a time specified by the City; and

(f) A covenant charging the land in the RCBM1 Zone, in terms satisfactory to the City, ensuring that an area at a location satisfactory to the City is transferred to the City as a fire hall site upon registration of a subdivision of the portion of the RCBM1 Zone in which that area is located.

(3) Despite Articles 6.95.04(1) and 6.95.04(2), there may not be more than 15 **dwelling units** within that portion of the lands identified as Area "6" on the RCBM1 Zone Map attached as Schedule "O" exceed 15.

(a) Despite Article 6.95.04 (3), there may be more than 15 **dwelling units** within that portion of the lands identified as Area "6" on the RCBM1 Zone Map attached as Schedule "O" if the owner of the land proposed to be developed pays to the City $7,500 per Lot created in excess of 15 towards the General Amenity Reserve Fund for Taxation Stabilization.

(4) A maximum of one dwelling unit may be developed on the property legally described as Lot 2, Section 1, Range 4w, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive).

(5) Despite Section 6.95.04(4), more than one but no more tha 175 dwelling units may be developed on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Drive) if the owner of the land or applicant for a building permit:

(a) Provides $3,667 per Single Family Equivalent (SFE) to the City's General Amenity Reserve Fund; and

(b) Provides the amenity contributions noted in Section 6.95.04(2) above.

(6) Under no circumstance may the total number of **dwelling units** within the RCBM1 Zone exceed 5,000, exclusive of **secondary suites** and **dwelling units** permitted under Article 6.95.03(3).

(7) For the purposes of Articles 6.95.04(2) and (3), a commercial **building** shall be deemed to be one **dwelling unit**.

(8) For the purposes of Articles 6.95.04(2) through (4), **hotels** and care facilities are deemed to be commercial **buildings**.

(9) For the purposes of Clauses 6.95.04(2)(a), (b), and (c), **townhouse** or **apartment** type **dwelling unit** are deemed equivalent to 0.57 **dwelling units**.

(10) Under no circumstances may the total **gross floor area** of commercial **uses**, including any **golf course buildings**, clubhouse, **hotel**, or adult care facilities, in the RCBM1 Zone exceed 60,000 m^2 (645,834.6 ft^2).

6.95.05 Regulations for Accessory Buildings

Despite any other regulations in this Bylaw, **accessory buildings** on **lots** that **abut** a **golf course** must be situated within the side yard or front yard, and must not be situated closer to the **front lot line** than the required front yard **setback** for the **principal building**.

6.95.06 Regulations for Two- and Three-family Dwelling Use

Two-family dwellings and **apartments** with a maximum of three **dwelling units** may only be located on **corner lots**.

6.95.07 General Regulations for Use

(1) No **building** that has a mix of **residential uses** and commercial **uses** may have any **residential uses** on the ground floor, unless the **residential uses** are situated to the rear of the commercial **uses** on the ground floor.

(2) A minimum of one fully enclosed parking space, provided either within a **principal building**, or within an **accessory building**, is required in conjunction with any **one-family dwelling**.

6.95.08 Height and Size of Principal Use Buildings

(1) No **one-family dwelling**, t**wo-family dwelling**, **townhouse** or **apartment** with a maximum of three **dwelling units** may exceed a **height** of 9 m (29.5 ft).

(2) Within that portion of the lands identified as "Area 3A" on the RCBM1 Zone Map attached as Schedule "O", no **building** or **structure** may exceed a **height** of three storeys (exclusive of wholly non-residential storeys provided as parking).

(3) Within that portion of the lands identified as "Area 3B" on the RCBM1 Zone Map attached as Schedule "O", no **building** or **structure** may exceed a **height** of 10 storeys (exclusive of wholly non-residential storeys provided as parking).

6.95.09 Setbacks

Golf Course Lots

(1) On residential **lots** that **abut** a **golf course**, no **principal building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) from any **front lot line**; or

(b) Within 7.5 m (24.6 ft) from any **rear lot line**; or

(c) Within 6 m (19.7 ft) from any **exterior side lot line**; or

(d) Within 3 m (9.8 ft) of any **interior side lot line** not **abutting** a **golf course**; or

(e) Within 10 m (32.8 ft) of any **lot line abutting** a **golf course**.

Estate Residential Lots

(2) On residential **lots** with **lot areas** greater than 2,024 m^2 (0.5 ac), no **principal building** or **structure** may be located:

(a) Within 7.5 m (24.6 ft) of any **front lot line**; or

(b) Within 10 m (32.8 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **interior side lot line**; or

(d) Within 10 m (32.8 ft) of any **exterior side lot line**.

One- and Two-Family Residential Lots

(3) On residential **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2) and less than 2,024 m^2 (0.5 ac), no **one-family dwelling** may be located:

(a) Within 5.5 m (18 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

(4) On residential **lots** with **lot areas** greater than or equal to 835 m^2 (8,987.9 ft^2) and less than 2,024 m^2 (0.5 ac), no **two-family dwelling** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Small Lot

(5) On residential **lots** with **lot areas** greater than or equal to 370 m^2 (3,982.7 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **building** or **structure** may be located:

(a) Within 4.5 m (14.8 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**. This minimum **setback** may be reduced to 3 m (9.8 ft) where **automobile** access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(d) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Townhouse

(6) No **townhouses** may be located:

(a) Within 6 m (19.7 ft) from any **front lot line**; or

(b) Within 10 m (32.8 ft) from any **rear lot line**; or

(c) Within 6 m (19.7 ft) of any **interior side lot line**; or

(d) Within 7.5 m (24.6 ft) of any **exterior side lot line**.

Apartment

(7) No **apartment building** may be located:

(a) Within 0 m (0 ft) of any **front lot line**; or

(b) Within 7.5 m (24.6 ft) of any **side lot line**, or a distance from the **side lot lin**e equal to 0.6 multiplied by the **height** of the **building**, whichever is less; or

(c) Within 10 m (32.8 ft) of the **rear lot line** or a distance from the **rear lot line** equal to the **height** of the **building**, whichever is less; or

(d) Despite the **setbacks** for **apartment buildings**, any parking structure associated with an **apartment building** may have a zero **setback** to any **lot line**.

Commercial

(8) No **building** with a commercial **use** may be located:

(a) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** a **lot** with a wholly **residential use**; or

(b) Within 2 m (6.6 ft) of any **exterior side lot line**, except where the **building** is flanked by a sidewalk with a width of at least 2 m (6.6 ft) in which case the exterior side yard **setback** may be reduced to nil; or

(c) Within 6 m (19.7 ft) of any **rear lot line**.

(9) Despite Artice (8) , any parking structure associated with a **building** with a commercial Use may have a zero **setback** to any **lot line**.

Institutional

(10) No **building** with a **principal** institutional **use** may be located:

(a) Within 6 m (19.7 ft) of any **interior side lot line**; or

(b) Within 10 m (32.8 ft) of any **rear lot line**.

(11) Despite Article (10), any parking structure associated with a **principal building** with an institutional **use** may have a zero **setback** to any **lot line**.

Area 1 – Village Centre

(12) Despite any other regulation in this Subsection 6.95.09, a **principal use building** or **structure** within that portion of the lands identified as "Area 1" on the RCBM1 Zone Map attached as Schedule "O" may have a zero **setback** to any **lot line**.

6.95.10 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the RCBM1 Zone:

(1) Parking areas shall be screened from any **abutting residential**, commercial or **golf course use** by a landscape screen not less than 3 m (9.8 ft) in width and 1.8 m (5.9 ft) in height, measured at the time of planting;

(2) Landscaping in the form of grass, shrubs, ground cover, native plant communities, plants, trees, or flowers or a combination of them shall be installed and maintained in a total of not less than 10% of the **lot area**; and

(3) Open space including community park, natural open space, **golf course** fairways and buffers, and the BC Hydro right-of-way, shall constitute not less than 52.7% of the total area encompassed by the RCBM1 Zone.

Section 6.95A – Resort Community of Bear Mountain 2 Zone (RCBM2)

(Replaced by Bylaw No. 1662)

The intent of the RCBM2 Zone is to accommodate residential, commercial and very light resort related industry.

6.95A.01 Permitted Uses

The following **uses** and no others are permitted in the RCBM2 Zone:

(1) Within that portion of the lands identified as "Area 1" on the RCBM2 Zone Map attached as Schedule "O-2":

General Uses

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Parking facility**;

(c) Rental and repair of goods, sport and recreational equipment, tools and small equipment relating directly to any other permitted use in this Zone, including but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine, other than a golf cart or **golf course** maintenance equipment;

(d) **Transportation terminal**;

(e) **Uses accessory** to a **principal use** permitted in this Article;

(f) **Uses** permitted in Section 3.01 of this Bylaw;

Residential Uses

(g) **Apartment**;

(h) **Apartment, senior citizens**;

(i) **Assisted living** ;

(j) **Dwelling, one-family**;

(k) **Dwelling, two-family**, subject to Section 3.07;

(l) **Home occupation**, subject to Section 3.09;

(m) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(n) **Townhouse**;

Resort Commercial and Retail Uses

(o) **Catering**;

(p) **Financial institution**;

(q) **Hotel**;

(r) **Licensed premises**;

(s) **Medical Clinics** and accessory related commercials uses;

(t) **Office**;

(u) **Personal service establishment**;

(v) **Residential hotel**;

(w) **Restaurant**;

(x) **Retail store**;

Business and Technology Uses

(x) **Business support service**;

(y) **Electronics sales, service and manufacturing**;

(z) **Film production studio**;

(aa) **Industrial use, light**;

(bb) **Mini-storage facility**, in any **building** occupied by another permitted **principal use**, and not accounting for more than 25% of the **gross floor area** of any **building**;

(cc) **Research and development facility**;

Educational, Cultural, Recreational and Institutional Uses

(dd) **Charitable facility**;

(ee) **Community care facility**;

(ff) **Community garden**;

(gg) **Cultural facility**;

(hh) **Dormitory**, as an **accessory use** to a **school** or institutional **use**;

(ii) **Golf course**;

(jj) **Golf course, miniature**;

(kk) **Golf driving range**;

(ll) **Greenhouse**, as an **accessory buildings**;

(mm) **Group daycare**, subject to Subsection 3.26.02;

(nn) Outdoor gardening and bee-keeping as **accessory uses**, subject to Section 3.12;

(oo) **Place of worship**;

(pp) **Recreation facility, indoor**;

(qq) **Recreation facility, outdoor**;

(rr) **School**;

(ss) **Training and education facility**;

(2) Within that portion of the lands identified as "Area 2" on the CD6A Zone Map attached as Schedule "O-2":

General and Residential Uses

(a) **Accessory buildings** and **structures**;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Home occupation**, subject to Section 3.09;

(g) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(h) **Townhouse**;

(i) **Uses accessory** to a **principal use** permitted in this Article;

(j) **Uses** permitted in Section 3.01 of this Bylaw;

Educational, Cultural, Recreational and Institutional Uses

(k) **Charitable facility**;

(l) **Community garden**;

(m) **Cultural facility**;

(n) **Golf course**;

(o) **Golf course, miniature**;

(p) **Golf driving range**;

(q) Greenhouse, as an **accessory building**;

(r) Outdoor gardening and bee-keeping as **accessory** Uses, subject to Section 3.12;

(s) **Place of worship**;

(t) **Recreation facility, indoor**;

(u) **Recreation facility, outdoor**;

(3) Within that portion of the lands identified as "Area 3" the CD6A Zone Map attached as Schedule "O-2":

General and Residential Uses

(a) **Accessory buildings** and **structures**;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Home occupation**, subject to Section 3.09;

(g) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw Nos. 1997 and 2183)*

(h) **Townhouse**;

(i) **Uses accessory** to a **principal use** permitted in this Article;

(j) **Uses** permitted in Section 3.01 of this Bylaw;

Resort Commercial and Retail Uses

(k) **Hotel**;

(l) **Personal service establishment**;

(m) **Rental and repair** of goods, sport and recreational equipment, including, but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine;

(n) **Residential hotel**;

(o) **Restaurant**;

(p) **Retail store**;

Educational, Cultural, Recreational and Institutional Uses

(q) **Community care facility**;

(r) **Dormitory**, as an **accessory** Use to a School or institutional Use;

(s) Greenhouse, as an **accessory buildings**;

(t) **Group daycare**, subject to Subsection 3.26.02;

(u) Outdoor gardening and bee-keeping as **accessory** Uses, subject to Section 3.12;

(v) **Place of worship**;

(w) **School**;

(x) **Training and education facility**;

(4) Within that portion of the lands identified as "Area 4" on the CD6A Zone Map attached as Schedule "O-2":

General and Residential Uses

(a) **Accessory buildings** and **structures**;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Home occupation**, subject to Section 3.09;

(g) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(h) **Townhouse**;

(i) **Uses accessory** to a **principal use** permitted in this Article;

(j) **Uses** permitted in Section 3.01 of this Bylaw;

Business and Technology Uses

(j) **Business support service**;

(k) **Catering**;

(l) **Electronics sales, service and manufacturing**;

(m) **Film production studio**;

(n) **Industrial use, light**;

(o) **Medical Clinics** and accessory related commercials uses;

(p) **Mini-storage facility**, in any **building** occupied by a **principal use** permitted in this Article, and not accounting for more than 25% of the **gross floor area** in any **building**;

(q) **Office**;

(r) Rental and repair of goods, sport and recreational equipment, including, but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine;

(s) **Research and development facility**;

(t) **Restaurant**, limited to a maximum of 100 m^2 (1,076.4 ft^2) of **gross floor area**;

Educational, Cultural, Recreational and Institutional Uses

(u) **Community care facility**;

(v) **Community garden**;

(w) **Dormitory**, as an **accessory use** to a **school** or institutional **use**;

(x) Greenhouse, as an **accessory buildings**;

(y) **Group daycare**, subject to Subsection 3.26.02;

(z) Outdoor gardening and bee-keeping as **accessory** Uses, subject to Section 3.12;

(aa) **Place of worship**;

(bb) **School**;

(cc) **Training and education facility**;

(5) Within that portion of the lands identified as "Area 5" on the CD6A Zone Map attached as Schedule "O-2":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Apartment, senior citizens**;

(d) **Bed and breakfast** in a **one-family dwelling** on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area**, subject to Section 3.09;

(e) **Community garden**;

(f) **Dwelling, one-family**;

(g) **Dwelling, two-family**, subject to Section 3.07;

(h) **Home occupation**, subject to Section 3.09;

(i) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;

(j) **Townhouse**;

(k) **Uses accessory** to a **principal use** permitted in this Article;

(l) **Uses** permitted in Section 3.01 of this Bylaw;

(6) Within that portion of the lands identified as "Area 6" on the CD6A Zone Map attached as Schedule "O-2":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community care facility**;

(c) **Community garden**;

(d) **Dormitory**, as an **accessory use** to a School or institutional Use;

(e) Greenhouse, as an **accessory building**;

(f) **Group daycare**, subject to Subsection 3.26.02;

(g) Outdoor gardening and bee-keeping as **accessory uses**, subject to Section 3.12;

(h) **Place of worship**;

(i) **Recreation facility, indoor**;

(j) **Recreation facility, outdoor**;

(k) **School**;

(l) **Training and education facility**;

(m) **Uses accessory** to a **principal use** permitted in this Article; and

(n) **Uses** permitted by Section 3.01 of this Bylaw.

6.95A.02 Subdivision Lot Requirements

(1) No **panhandle lots** may be created by subdivision.

(2) No **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) may be created by subdivision.

(3) No lot having a **lot width** less than 16 m (52.5 ft) may be created by subdivision, unless access to the lot is provided by way of a rear access route.

(4) No **lot** for a **residential use** having a **building envelope** width or depth less than 7 m (23 ft) nor a **building envelope** area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

(5) The minimum **lot area** for **two-family dwellings** and **apartments** with a maximum of three **dwelling units** is as follows:

(a) 835 m^2 (8,987.9 ft^2) for a **two-family dwelling**; and
(b) 1,000 m^2 (10,763.8 ft^2) for an **apartment** with a maximum of three **dwelling unit**s.

(6) Despite Article 6.95A.02(2), a **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) and not less than 370 m^2 (3,982.7 ft^2) may be created by subdivision for a **one-family dwelling**, provided that:

(a) The **lot width** is not less than 12 m (39.4 ft); and
(b) The **building envelope** on the **lot** created has a width and depth of at least 7 m (23 ft).

(7) No **lot** having a **lot area** less than 900 m^2 (9,687.5 ft^2) may be used for a commercial **use**, **townhouse** or any type of **apartment use**.

(8) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be used for an institutional **use**.

6.95A.03 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **lot**.

(2) Despite Article 6.95A.03(1), there may be more than one **residential building** on a **lot** if all of the **residential buildings** on the **lot** are of the same type, being **townhouses**, **two-family dwellings** or **apartment buildings**.

(3) The density of **townhouse** and **two-family dwellings** may not exceed one **dwelling unit** per 285 m^2 (3,067.7 ft^2) of **lot area**.

(4) Despite Article 6.95A.03(3), the density of **townhouses** may not exceed one **dwelling unit** per 214 m^2 (2,314.2 ft^2) of lot area on the property legally described as Lot A, Section 82, Highland District, Plan VIP81958, Except Part in Plan EPP42751 (2089 Champions Way). *(Bylaw No. 2096)*

(5) The **floor area ratio** of a **building** for an **apartment** or combined **apartment** and commercial **use** may not exceed 3.0, unless 95% of the required off-street parking is provided underground or within a **building**, in which case it may not exceed 7.0.

(6) The **floor area ratio** of a **building** for a commercial **use** may not exceed 7.0.

6.95A.04 Density of Development in the RCBM2 Zone

(1) There may not be more than one **dwelling unit** and not more than 100 m^2 (1,076.4 ft^2) of commercial floorspace within each area (Areas 1 through 6) identified on the RCBM2 Zone Map attached as Schedule "O-2".

(2) Despite Article 6.95A.04(1), the number of **dwelling units** in the RCBM2 Zone may exceed one **dwelling unit** in each identified area of the RCBM2 Zone if the owner of the land or applicant for a building permit provides the following to the City:

(a) $2500 per **dwelling unit** towards the City's General Amenity Reserve Fund; and

(b) A covenant charging the land in the RCBM2 Zone is provided, in terms satisfactory to the City, ensuring that park land or green/open space or golf course in an amount equal to at least 40% of the land area within the RCBM1 and RCBM2 Zones combined;

(3) For the purposes of Clauses 6.95A.04(2)(a) and (b), a **dwelling unit** is authorized when a Building Permit authorizing the construction of the **dwelling unit** is issued, except that in the case of a subdivision of land into **lots** on which the RCBM2 regulations permit the construction of a **one-family dwelling** or **two-family dwelling**, **dwelling units** are authorized on such **lots** when the **approving officer** approves the subdivision plan creating the **lots**.

(4) For the purposes of Clauses 6.95.04(2)(a) and (b) a **dwelling unit** is defined as a single residential **lot** of not less than 550 m^2 (5920 ft^2) or a **one-family dwelling** on a lot not less than 550 m^2 (5,920 ft^2);

(5) For the purpose of Clauses 6.95.04(2)(a) and (b):

(a) A **one-family dwelling** on a **lot** less than 550 m^2 (5,920.2 ft^2) is deemed equivalent to 0.66 **dwelling units**;

(b) A **two-family dwelling** is deemed to be equivalent to 1.32 **dwelling units** (2 x 0.66); and

(c) A multi-family **dwelling unit** (**townhouse**, or **apartment**) is deemed equivalent to 0.61 dwelling units.

(6) Under no circumstance may the total number of **dwelling units** within the RCBM2 Zone Density Map attached as Schedule O-3 exceed:

(a) 473 dwelling units in Area A;

(b) 102 dwelling units in Area B;

(c) 16 dwelling units in Area C;

(d) 19 dwelling units in area D;

(e) 500 dwelling units in Area E1;

(f) 18 dwelling units in Area E2;

(g) 209 dwelling units in Area E3;

(h) 60 dwelling units in Area E4;

(i) 15 dwelling units in Area E5;

(j) 39 dwelling units in Area E6;

(k) 800 dwelling units in Area E7; and

(l) 1,049 dwelling units in Area E8.

(7) Under no circumstances may the total **gross floor area** of commercial **uses**, including any **golf course buildings**, clubhouse, **hotel**, or adult care facilities, in the RCBM2 Zone exceed 35,760 m^2 (384,917.4 ft^2).

(8) Despite Article 6.95A.04(6), an application may be made to Council to amend the maximum permitted number of dwelling units in an area shown on the RCBM2 Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant for a density amendment provides amenity contributions in accordance with Council's Affordable Housing and Amenity Contribution Policy, as amended from time to time.

(9) Despite Article 6.95A.04(6), more than 16 dwelling units but not more than 500 dwelling units may be constructed on Area C, as shown on the RCBM2 Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant provides the following for each dwelling unit over and above 16, in addition to the requirements of Subsection 6.95A.04(2);

(a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; and

(b) $6,000 per SFE toward the General Amenity Reserve Fund.

6.95A.05 Height and Size of Principal Use Buildings

(1) No **one-family dwelling**, **two-family dwelling**, **townhouse** or **apartment** with a maximum of three **dwelling units** may exceed a **height** of 9 m (29.5 ft).

(2) Within that portion of the lands identified as "Area 2" and "Area 5" on the RCBM2 Zone Map attached as Schedule "O-2", no **building** or **structure** may exceed a **height** of six storeys (exclusive of wholly non-residential storeys provided as parking).

(3) Within that portion of the lands identified as "Area 6" on the RCBM2 Zone Map attached as Schedule "O-2", no **building** or **structure** may exceed a **height** of four storeys (exclusive of wholly non-residential storeys provided as parking).

6.95A.06 Setbacks for All Land Uses within that portion of the lands identified as "Area 1" on the RCBM2 Zone Map attached as Schedule "O-2":

(1) Within 0 m (0 ft) from any **front lot line**; or

(2) Within 0 m (0 ft) from any **rear lot line**; or

(3) Within 0 m (0 ft) of any **interior side lot line**; or

(4) Within 0 m (0 ft) of any **exterior side lot line**.

6.95A.07 Setbacks for One- and Two-Family Dwellings within that portion of the lands identified as "Area 2", "Area 3" and "Area 4" on the RCBM2 Zone Map attached as Schedule "O-2":

One- and Two-Family Residential Lots

(1) On residential **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2) and less than 2,024.00 m^2 (0.5 ac), no **one-family dwelling** may be located:

(a) Within 5.5 m (18 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 2.4 m (7.9 ft) of any **interior side lot line**; or

(d) Within 1.5 m (4.9 ft) of any **interior side lot line**, on the lots legally described as Section 83 Highland District Except Parts in Plans VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056, EPP80460, EPP68922 and EPP86748 (1991 Bear Mountain Parkway) **and** Section 84 Highland District Except Plans

VIP72556, VIP75509, VIP89370, EPP72419, EPP80460, EPP86748 and EPP101117 (1950 Bear Mountain Parkway; *(Bylaw No. 1997); or*

(e) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

(2) On residential **lots** with **lot areas** greater than or equal to 835 m^2 (8,987.9 ft^2) and less than 2,024 m^2 (0.5 ac), no **two-family dwelling** may be located:

(a) Within 5.5 m (18 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Small Lot

(3) On residential **lots** with **lot areas** greater than or equal to 370 m^2 (3,982.7 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **building** or **structure** may be located:

(a) Within 4.5 m (14.8 ft) of any **front lot line** , except that no **garage or caport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**. This minimum **setback** may be reduced to 3 m (9.8 ft) where **automobile** access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(d) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

6.95A.08 Setbacks for One-, Two-Family Dwellings and Apartments with a maximum of three Dwelling Units within that portion of the lands identified as "Area 5" on the RCBM2 Zone Map attached as Schedule "O-2":

One- and Two-Family Residential Lots

(1) On residential **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2) and less than 2,024 m^2 (0.5 ac), no **one-family dwelling** may be located:

(a) Within 5.5 m (18 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

(2) On residential **lots** with **lot areas** greater than or equal to 835 m^2 (8,987.9 ft^2) and less than 2,024 m^2 (0.5 ac), no **two-family dwelling** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any Interior **side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Small Lot

(3) On residential **lots** with **lot areas** greater than or equal to 370 m^2 (3,982.7 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **building** or **structure** may be located:

(a) Within 4.5 m (14.8 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**. This minimum **setback** may be reduced to 3 m (9.8 ft) where **automobile** access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(d) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

6.95A.9 Setbacks for Multi-Family Residential Uses within that portion of the lands identified as "Area 2", "Area 3", "Area 4" and "Area 5" on the RCBM2 Zone Map attached as Schedule "O-2":

Townhouses

(1) No **townhouses** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 10 m (32.8 ft) of any **rear lot line**; or

(c) Within 6 m (19.7 ft) of any **interior side lot line**; or

(d) Within 7.5 m (24.6 ft) of any **exterior side lot line**.

Apartments

(2) No **apartment building** may be located:

(a) Within 0 m (0 ft) of any **front lot line**; or

(b) Within 7.5 m (24.6 ft) of any **side lot line**, or a distance from the **side lot line** equal to 0.6 multiplied by the **height** of the **building**, whichever is less; or

(c) Within 10 m (32.8 ft) of the **rear lot line** or a distance from the **rear lot line** equal to the **height** of the **building**, whichever is less; or

(d) Despite the **setbacks** for **apartment buildings**, any parking structure associated with an **apartment building** may have a zero **setback** to any **lot line**.

6.95A.10 Setbacks for Commercial Uses within that portion of the lands identified as "Area 2", "Area 3", "Area 4" and "Area 5" on the RCBM2 Zone Map attached as Schedule "O-2":

(1) No **building** with a commercial **use** may be located:

(a) Within 6 m (19.7 ft) of any **interior side lot line** where the **interior side lot line abuts** a **lot** with a wholly **residential use**; or

(b) Within 2 m (6.6 ft) of any **exterior side lot line**, except where the **building** is flanked by a sidewalk with a width of at least 2 m (6.6 ft) in which case the exterior side yard setback may be reduced to nil; or

(c) Within 6 m (19.7 ft) of any **rear lot line**.

(2) Despite Article (1), any parking structure associated with a **building** with a commercial **use** may have a zero **setback** to any **lot line**.

6.95A.11 Setbacks for Institutional Uses within that portion of the lands identified as "Area 2", "Area 3", "Area 4" and "Area 5" on the RCBM2 Zone Map attached as Schedule "O-2":

(1) No **building** with a **principal** institutional **use** may be located:

(a) Within 6 m (19.7 ft) of any **interior side lot line**; or

(b) Within 10 m (32.8 ft) of any **rear lot line**.

(2) Despite Article (1), any parking structure associated with a **principal building** with an institutional **use** may have a zero **setback** to any **lot line**.

6.95A.13 General Regulations

In addition to the regulations contained in Part 3 of this Bylaw, the following requirements apply to Development in the RCBM2 Zone:

(1) Despite any other regulations in this Bylaw, **accessory buildings** on **lots** that **abut** a **golf course** must be situated within the side yard or front yard, and must not be situated closer to the **front lot line** than the required front yard **setback** for the **principal building**.

(2) Except on lands identified as "Area 1" on the RCBM2 Zone Map attached as Schedule "O-2"; no **building** that has a mix of **residential** and commercial **uses** may have any **residential uses** on the ground floor, unless the **residential uses** are situated to the rear of the commercial **uses** on the ground floor or have their **principal** entrance facing a side or rear setback, or a rear access route.

Section 6.96 – Comprehensive Development 7 – Sooke/Jacklin (CD7) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD7 Zone is to accommodate commercial and light industry use.

6.96.01 Permitted Uses

The following **uses** and no others are permitted in the CD7 Zone:

(1) Within that portion of the lands identified as "Lot 1" on the CD7 Zone Map attached as Schedule "N":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Animal hospital**, in enclosed **buildings**;

(c) **Bakery**, not exceeding 200 m^2 (2,152.8ft^2) of **gross floor area**;

(d) **Business support service**;

(e) **Car wash**;

(f) **Community garden**;

(g) **Dwelling units**, located above the ground floor;

(h) **Film productions studio**;

(i) **Financial institution**;

(j) **Gasoline service station**;

(k) **Licensed premises**;

(l) **Medical Clinics** and accessory related commercials uses;

(m) **Office**;

(n) **Personal service establishment**;

(o) **Restaurant** , limited to a total **gross floor area** not exceeding 450 m^2 (4,483.8 ft^2) for all **restaurants** on the site;

(p) **Restaurant, drive-through**, limited to a total **gross floor area** not exceeding 450 m^2 (4,483.8 ft^2) for all **restaurants** on the site;

(q) **Retail store**;

(r) **Taxi office**;

(s) **Training and education facility**;

(t) **Uses accessory** to a **principal use** permitted in this Article;

(u) **Uses** permitted by Section 3.01 of this Bylaw; and

(v) **Veterinary practice**, enclosed **buildings**.

(2) Within that portion of the lands identified as "Lot 2" on the CD7 Zone Map attached as Schedule "N":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Community garden**;

(d) **Dwelling, two-family**, subject to Section 3.07;

(e) **Home occupation**, subject to Section 3.09;

(f) **Townhouse**;

(g) **Uses accessory** to a **principal use** permitted in this Article; and

(h) **Uses** permitted by Section 3.01 of this Bylaw.

6.96.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 2,000 m^2 (21,527.8 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 25 m (82 ft) may be created by subdivision.

6.96.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 75%.

6.96.04 Density of Development

(1) The combined density for all multi-family **residential uses** permitted by Article 6.96.01(2) shall not exceed a **floor area ratio** of 1.25 on that part of the lands where **residential uses** are permitted, unless at least 50% of required parking is provided underground, in which case the density of a **residential use** may be increased to 1.5, and further increased by 0.025 to a maximum **floor area ratio** of 1.75 for every additional 5% of parking that is provided underground, and the total combined **gross floor area** of all **residential uses** shall be limited to not more than 10,500 m^2 (113,021.1 ft^2).

(2) The combined density for all commercial **uses** permitted by Article 6.96.01(1) shall not exceed a **floor area ratio** of 0.8 on that part of the lands where a commercial **use** is permitted, and the total combined **gross floor area** of all such **uses** be limited to not more than 3,250 m^2 (34,982.7 ft^2).

(3) For the purposes of this Subsection 6.96.04, if the land is not subdivided such that Lots 1 and 2 on the CD7 Zone Map constitute separate legal **lots**, the **floor area ratio** shall be calculated by dividing the **gross floor area** of all **buildings** on that portion of a **lot** on which **buildings** of that type are permitted by Subsection 6.96.01, by the area of that portion of the **lot**.

(4) Despite Articles 6.96.04(1), (2), and (3), on land whose legal description is set out in the following table, the density of development may exceed three **dwelling units** and a **floor area ratio** of 0.6 if the owner of the land pays to the City the amount specified in Column 2 of Table 1 below, prior to the issuance of a Building Permit, towards the General Amenity Reserve Fund.

Table 1

1. Legal Description	2. Amenity Contribution
Lot 2, Section 83, Esquimalt District, Plan VIP84322 (3240 Jacklin Road)	$3,900 per Dwelling Unit

6.96.05 Height and Size of Principal Use Buildings

(1) No **apartment building** may exceed a **height** of 15 m (49.2 ft) or four storeys.

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

(3) No commercial **building** may exceed a **height** of 12.2 m (40 ft) or four storeys.

6.96.06 Setbacks

No **building** or **structure** may be located:

(1) Within 2 m (6.6 ft) of the Sooke Road right-of-way; or

(2) Within 3 m (9.8 ft) of the Jacklin Road right-of-way; or

(3) Within 3 m (9.8 ft) of any internal access route; or

(4) Within 6 m (19.7 ft) of any **lot line** common to a **lot** in a **Residential Zone**; or

(5) Within 0 m (0 ft) of any **interior side lot line** common to a **lot** in a **Commercial Zone**.

6.96.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD7 Zone:

(1) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide including a solid decorative fence of 1.8 m (5.9 ft) high must be provided along all **lot lines** that **abut** the developed portion of the **lot** and any other **Residential Zone**; and

(2) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along any portion of any **front lot line** or **exterior side lot line** that **abuts** a commercially developed portion of the **lot**.

Section 6.97 – Comprehensive Development 8 – Valley View (CD8) Zone

(Replaced by Bylaw No. 1662)

The intent of the C8 Zone is accommodate residential and related uses.

6.97.01 Permitted Uses

The following **uses** and no others are permitted in the CD8 Zone:

(1) Within that portion of the lands identified as "Area 1 – Single Family Residential", on the CD8 Zone Map attached as Schedule "Q":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Bed and breakfast** in **one-family dwellings** on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area** and subject to Section 3.09;

(c) **Community garden**;

(d) Concession stands that are **accessory** to **outdoor recreation** f**acilities** on the **lot** referred to in Clause 6.97.04(1)(b);

(e) **Dwelling, one-family**;

(f) **Home occupation**, subject to Section 3.09;

(g) **Parking facility**;

(h) **Recreation facility, outdoor**;

(i) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling in accordance with Section 3.08; *(Bylaw No. 2183)*

(j) Deleted. *(Bylaw No. 2183)*

(k) The keeping of not more than four **boarders** in a **one-family dwelling** on a **lot** having a **lot area** of 699 m^2 (7,524 ft^2);

(l) The keeping of not more than two **boarders** in a **one-family dwelling** on a **lot** having a **lot area** less than 699 m^2 (7,524 ft^2);

(m) The keeping of not more than one **boarder** in a **one-family dwelling** on a **lot** having a **lot area** less than 550 m^2 (5,920 ft^2);

(n) **Unenclosed storage** of seasonal **recreational vehicles**, on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area**;

(o) **Uses accessory** to a **principal use** permitted in this Article; and

(p) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.97.03(2) and (3): *(Bylaw No. 2183)*

(q) Dwelling, two-family;

(r) Secondary suite in a two-family dwelling, subject to Section 3.08;

(s) Townhouse.

(2) Within that portion of the lands identified as "Area 2 – Townhouse Residential", on the CD8 Zone Map attached as Schedule "Q":

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, two-family**, subject to Section 3.07;

(d) **Home occupation**, subject to Section 3.09;

(e) **Townhouse**;

(f) **Uses accessory** to a **principal use** permitted in this Article;

(g) **Uses** permitted by Section 3.01 of this Bylaw.

6.97.02 Subdivision Lot Requirements

(1) No **panhandle lots** may be created by subdivision.

(2) Within that portion of the lands identified as "Area 1 – Single-Family Residential", on the CD8 Zone Map attached as Schedule "Q":

(a) No **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2) may be created by subdivision;

(b) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision;

(c) No **lot** for a **residential use** having a **building envelope** width or depth less than 7 m (23 ft) nor a **building envelope** area less than 186 m^2 (2,002.1 ft^2) may be created by subdivision;

(d) Despite Clauses 6.97.02(2)(a), (b), and (c), a **lot** having a **lot area** of not less than 300 m^2 3,229.2 ft^2) may be created by subdivision for a **one-family dwelling**, provided that:

(i) The **lot width** is not less than 9 m (29.5 ft); and

(ii) The **building envelope** on the **lot** created has a width and depth of at least 6 m (19.7 ft); and

(e) Despite Clauses 6.97.02(a), (b) and (c), a **lot** having a **lot area** of not less than 250 m^2 (2,691 ft^2) but not more than 299 m^2 (3,218.4 ft^2) may be created by subdivision for a **one-family dwelling**, provided that the **lot width** is not less than 9 m (29.5 ft).

(3) Within that portion of the lands identified as "Area 2 – Townhouse Residential", on the CD8 Zone Map attached as Schedule "Q", not **lot** having a **lot area** less than 1,500 m^2 (16,145.9 ft^2) may be created by subdivision.

6.97.03 Density of Development on Individual Lots

(1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below or where permitted by Section 6.97.0-1(2). *(Bylaw No. 2183)*

(2) Within "Area 1 – Residential" on the CD8 Zone Map attached as Schedule "Q" a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

(3) Within "Area 1 – Residential" on the CD8 Zone Map attached as Schedule "Q" a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, or which both units may contain a **secondary suite**.

(4) The **gross floor area** of a **principal building** on any **lot** having a **lot area** of not less than 250 m^2 (2,691 ft^2), but not exceeding 299 m^2 (3,218.4 ft^2), shall be between 74 m^2 (796.5 ft^2) and 91 m^2 (979.5 ft^2).

(5) The **gross floor area** of an **accessory building** on any **lot** having a **lot area** of not less than 250 m^2 (2,691 ft^2), but not exceeding 299 m^2 (3,218.4 ft^2), shall not exceed 9.2 m^2 (99 ft^2).

6.97.04 Density of Development in the CD8 Zone

(1) Within that portion of the lands identified as "Area 1 – Residential", on the CD8 Zone Map attached as Schedule "Q":

(a) No **lot** may be created by subdivision unless the owner of the land proposed to be subdivided has:

(i) Deposited for registration against title to that **lot**, in priority to all financial charges, a housing agreement in a form satisfactory to the City of Langford which includes the following:

(a) Provisions insuring the **lot** will be provided for initial sale as affordable housing at a cost of no more than $150,000, which includes a house between the size of 74 m^2 (796.5 ft^2) and 91 m^2 (979.5 ft^2); and

(b) Restrictions on resale price; or

(ii) First paid to the City of Langford, in respect of that Lot, $3,000 towards the General Amenity Reserve Fund.

(b) No **lot** may be created by subdivision if, as a result of the subdivision creating that **lot**, the number of **lots** in the CD8 Zone will exceed 50, unless the owner of the land proposed to be subdivided has first conveyed to the City of Langford in fee simple a portion of the land in the CD8 Zone that is at least 1.2 ha (3 ac) in area and upon which has been built to the specifications and satisfaction of the City a multi-purpose sports field, tot lot, concession stand, parking lot, and landscape screen;

(c) No **lot** may be created by subdivision unless, upon the creation of that **lot**, it will be the case that there are housing agreements that conform with Clause 6.97.04(1)(a) registered, in priority, to all financial charges, against at least 10% of the **lots** in the CD8 Zone;

(d) There shall be no more than 167 fee simple residential **lots**;

(e) There shall be no more than 16 **lots** that have a **lot area** less than 300 m^2 (3,229.2 ft^2);

(f) There shall be no more than 79 **lots** that have a **lot area** less than 550 m^2 (5,920.2 ft^2); and

(g) No **lot** shall have a **lot area** less than 250 m^2 (2,691 ft^2).

(2) Within that portion of the lands identified as "Area 2 – Townhouse Residential", on the CD8 Zone Map attached as Schedule "Q":

(a) Except as provided in Article (b) below, the **floor area ratio** may not exceed 0.3;

(b) Despite Clause 6.97.04(2)(a), the **floor area ratio** may be increased to 0.75, if the owner of the land proposed to be developed pays $9,300 to the City towards the General Amenity Reserve Fund prior to the issuance of a Building Permit.

6.97.05 Height and Size of Principal Use Buildings

(1) No **one-family dwelling** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

(2) Deleted. *(Bylaw No. 2183)*

6.97.06 Setbacks

One-Family Residential Lots

(1) On residential **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2), no **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front property line**; or *(Bylaw No. 2183)*

(b) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Small Lot

(2) On residential **lots** with **lot areas** greater than or equal to 300 m^2 (3,229.2 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(b) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

Small Lot Affordable Housing

(3) On residential **lots** with **lot areas** greater than or equal to 250 m^2 (2,691 ft^2) and less than 300 m^2 (3,229.2 ft^2) no **principal building** may be located:

(a) Within 4 m (13.1 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**. This minimum **setback** may be reduced to 3 m (9.8 ft) where **automobile** access to the dwelling is provided from the rear by way of a rear lane of access route in a bare land strata plan and all parking is located at the rear of the dwelling; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

Accessory Buildings

(4) On residential **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2), no **accessory building** may be located:

(a) Within 1 m (3.3 ft) of the **principal building**; or

(b) Within 15 m (49.2 ft) of any **front lot line** unless it complies with the **front lot line setback** requirements applicable to the **principal building**; or

(c) Within 1 m (3.3 ft) of any **side lot line**; or

(d) Within 1 m (3.3 ft) of any **rear lot line**.

(5) On residential **lots** with **lot areas** greater than or equal to 250 m^2 (2,691 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **accessory building** may be located:

(a) Within 1 m (3.3 ft) of the **principal building**; or

(b) Within 5.5 m (18 ft) of any **front lot line**; or

(c) Within 1 m (3.3 ft) of any **side lot line**; or

(d) Within 1 m (3.3 ft) of any **rear lot line**.

Townhouses and Two-Family Dwellings

(6) On **lots** with **townhouses** and **two-family dwellings**, no **principal building** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(c) Within 10 m (32.8 ft) of any **rear lot line**.

6.97.07 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the C8 Zone:

(1) Parking areas shall be screened from any **abutting residential use** or commercial **use** by a **landscape and screening area** not less than 3 m (9.8 ft) in width and 1.8 m (5.9 ft) in **height**, measured at the time of planting.

(2) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide including a solid decorative fence of 1.8 m (5.9 ft) high must be provided along all commercial or park property **lot lines** that **abut** a **residential use**. The **landscape and screening area** must be provided on the commercial or park side of the property line and must be provided by the developer of the commercial or park property.

Section 6.98 – Comprehensive Development – Baker View Heights (CD9) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD9 Zone is accommodate residential oriented development.

6.98.01 Permitted Uses

The following **uses** and no others are permitted in the CD9 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**; *(Bylaw No. 2273)*

(4) **Dwelling, two-family**, subject to Section 3.07; *(Bylaw No. 2273)*

(5) **Home occupation**, subject to Section 3.09;

(6) **Townhouse**; *(Bylaw No. 2273)*

(7) **Secondary Suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw Nos. 1957 and 2183)*

(8) **Uses accessory** to a **principal use** permitted in this Zone; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.98.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 1,000 m^2 (10,763.9 ft^2) may be created by subdivision. *(Bylaw No. 2273)*

(2) Deleted. *(Bylaw No. 2273)*

(3) Deleted. *(Bylaw No. 2273)*

(4) Deleted. *(Bylaw No. 2273)*

(5) Deleted. *(Bylaw No. 2273)*

(6) No **panhandle lots** may be created by subdivision in the CD9 Zone.

(7) Despite Article 6.98.02(1), the minimum **lot area** for subdivision shall be 300 m^2 (3,229.2 ft^2) if the owner of the land proposed to be subdivided: *(Bylaw No. 2273)*

(a) Pays to the City, prior to the time of subdivision approval, in respect of any proposed parcel that has a **lot area** of less than 1,000 m^2 (10,763.9 ft^2) and more than 299 m^2 (3,218.4 ft^2), $2,000 towards the General Amenity Reserve Fund; and

(b) Enters into a housing agreement with the City in respect of at least the number of parcels in the subdivision indicated in Column 2 of Table 1 below, which parcels may, despite Article 6.98.02(1) and Clause 6.98.02(7)(a), have a **lot area** of not less than 270 m^2 (2,906.3ft^2), requiring the owner to construct on each such parcel within 26 weeks of the deposit of the subdivision plan a **one-family dwelling** having a **gross floor area** of between 74 m^2 (796.5 ft^2) and 91 m^2 (979.5 ft^2), restricting the selling price of the parcel and dwelling to $150,000 for the first five years following deposit of the subdivision plan, and restricting the selling price of the parcel and dwelling for the following twenty years to $150,000 plus $2,000 for each full year that has elapsed following the expiry of the initial five-year period; and

(c) Contributes to the General Amenity Reserve Fund in an amount specified in column 3 of Table 1 below:

Table 1

1. Legal description	2. Affordable Housing Lots	3. Cash Contribution to General Amenity Reserve Fund
That Part of Section 3, Range 3 West, Highland District, Shown Coloured Red on Plan Attached to DD 13124, Except Part in Plan 27507 (2110 Millstream Road)	3	$8,000

6.98.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%.

6.98.04 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **lot**.

(2) Deleted. *(Bylaw No. 2273)*

(3) Despite Article 6.98.04(1), there may be more than one **residential building** on a **lot** if the **residential buildings** on the **lot** are either all of the **townhouse** type. *(Bylaw No. 2273)*

6.98.05 Density of Development in the CD9 Zone

(1) There shall be no more than 38 **one-family dwelling lots** in the CD9 Zone. *(Bylaw No. 2273)*

(2) Deleted. *(Bylaw No. 2273)*

(3) There shall be no more than 44 multi-family **dwelling units** in the CD9 Zone.

(4) No **lot** in the CD9 Zone shall have a **lot area** less than 270 m^2 (2,906.3 ft^2).

6.98.06 Height and Size of Principal Use Buildings

(1) No **one-family dwelling** may exceed a **height** of 8.5 m (27.9 ft).

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

6.98.07 Setbacks

One-Family Residential Lots

(1) No **principal building** may be located:

(a) Within 4.5 m (14.8 ft) of any **front lot line** , except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**. This minimum **setback** may be reduced to 3 m (9.8 ft) where **automobile** access to the dwelling is provided from the rear, by way of a rear lane or rear access route in a bare land strata plan, and all parking is located at the rear of the dwelling; or

(b) Within 6 m (19.7 ft) of any **rear lot line**; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line** except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

(2) Despite Clause 6.98.07(1)(a), on residential **lots** with **lot are**as greater than or equal to 270 m^2 (2,906.3 ft^2) and less than 300 m^2 (3,229.2 ft^2), and that are subject to a housing agreement under Clause 6.98.02(7)(b), no **principal building** may be located within 4 m (13.1 ft) from any **front lot line**.

Townhouses and Two-Family Dwellings

(3) No **townhouse** or **two-family dwelling** may be located:

(a) Within 6 m (19.7 ft) of any **front lot line**; or

(b) Within 10 m (32.8 ft) of any **rear lot line**; or

(c) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or

(d) Within 6 m (19.7 ft) of any **interior side lot line**.

6.98.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD9 Zone:

(1) On **lots** with an **townhouse** or **two-family dwelling use**, a **landscape and screening area** must be provided along any **interior side lot line** or **rear lot line** extending back from the **front building line** of the **principal building**. It must consist of a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a decorative fence of a minimum **height** of 1.8 m (5.9 ft) and decorative planting.

6.98.09 Deleted. *(Bylaw No. 2273)*

Section 6.99 – Comprehensive Development – Boulder Ridge (CD10) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD10 zone is to accommodate residential and light commercial use.

6.99.01 Permitted Uses

(1) Within that portion of the lands identified as "Area 1 – Mixed Use Residential/Commercial" on the CD10 Zone Map attached as Schedule "V" the following **uses** and no others are permitted:

(a) **Community garden**;

(b) **Dwelling, one-family**;

(c) No more than four **dwelling units** which can be located on either the ground level or second storey, or a combination thereof; and

(d) No more than two commercial units on the ground level, each not exceeding 93 m^2 (1,001 ft^2) in **gross floor area**, in which the following **uses** are permitted:

(i) **Office**;

(ii) **Personal service establishment**;

(iii) **Restaurant**;

(iv) **Retail store**;

(v) **Uses accessory** to a **principal use** permitted in this Clause; and

(vi) **Uses** permitted by Section 3.01 of this Bylaw, other than 3.01.01(5) and (9).

(e) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(2) Within that portion of the lands identified as "Area 2 – Community Institutional" on the CD10 Zone Map attached as Schedule "V", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) Deleted. *(Bylaw No. 2273)*

(e) **Dwelling, two-family suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(f) **Dwelling, two-family**; *(Bylaw No. 2273)*

(g) **Townhouse**; *(Bylaw No. 2273)*

(h) **Uses accessory** to a **principal use** permitted in this Article; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

(3) Within those portions of the lands identified as "Area 3 – Attached Housing A" and "Area 5 – Attached Housing B" on the CD10 Zone Map attached as Schedule "V", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) **Dwelling, two-family**, subject to Section 3.07;

(e) **Home occupation**, subject to Section 3.09;

(f) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(g) **Townhouse**;

(h) **Uses accessory** to a **principal use** permitted in this Article; and

(i) **Uses** permitted by Section 3.01 of this Bylaw.

(4) Within that portion of the lands identified as "Area 4 – **Apartment**s", on the CD10 Zone Map attached as Schedule "V", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Community garden**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Group daycare**, subject to Subsection 3.26.02;

(g) **Home office**, subject to Section 3.09;

(h) **Parking facility**, as an **accessory use** to an **apartment** ;

(i) **Pet daycare**;

(j) **Preschool**;

(k) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(l) **Townhouse**;

(m) **Uses accessory** to a **principal use** permitted in this Article;

(n) **Uses** permitted by Section 3.01 of this Bylaw; and

(o) **Veterinary practice**, in enclosed **buildings**.

6.99.02 Subdivision Lot Requirements

(1) No **lot** having a **lot area** less than 850 m^2 (9,149.3 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

(3) No **lot** having a **building envelope** width or depth of less than 7 m (23 ft) nor a **building envelope** area of less than 186 m^2 (2,002.1 ft^2) may be created by subdivision.

6.99.03 Density of Development

(1) There may not be more than one **residential building** on a **lot**, except that two **apartment buildings** may be located on a **lot** not less than 2,500 m^2 (26,909.8 ft^2) in **lot area**.

(2) The **gross floor area** of an **accessory building** on any **lot** shall not exceed 9.2 m^2 (99 ft^2).

(3) The density of development of **lots** containing **apartment buildings** is limited to six **dwelling units**, unless all of the amenities described in Subsection 6.99.04 are provided, in which case more than six **apartment dwelling units** are permitted per **lot** to a maximum of 70 **apartments** in the CD10 Zone.

(4) Despite Subsection 6.99.02, if all of the amenities described in Subsection 6.99.04 are provided and the total number of **lots** in Areas 3 and 5 shown on the CD10 Zone Map attached as Schedule "V" does not exceed 89, the minimum **lot area** for subdivision in those areas is 75 m^2 (807.3 ft^2), the minimum **lot width**, **building envelope** width and **building envelope** depth in those areas is 4.6 m (15.1 ft), and the minimum **building envelope** area in those areas is 43 m^2 (462.9 ft^2).

6.99.04 Amenities for Density Increases

(1) The conditions for the density increases specified in Articles 6.99.03(3) and (4) are that prior to any subdivision approval or issuance of any building permit that results in **dwelling units** or **lots** in Areas 1, 3, 4 and 5 exceeding the density otherwise permitted, the owner has:

(a) Provided to the City either:

(i) Conveyance of land in fee simple to the City, for the purpose of greenspace or park area, being those portions of land designated as "Park Area" and "Green Space" on the site plan prepared by Wensley Architecture Limited and dated August 13, 2008, after having installed on such land to the satisfaction of the City any landscape screening required by Section 6.99 in respect of park property **lot lines abutting** a **residential use**; or

(ii) Cash-in-lieu contribution to the City for the portions of land described in (i) above, being $200,400 to be deposited in the General Amenity Reserve Fund.

(b) Registered a non-disturbance covenant, in favour of the City of Langford, over the portion of land designated as 'Common Property Green Space' on the sketch plan prepared by McIlvaney Riley Land Surveying Inc. and dated May 15, 2018, prohibiting the alteration of the land including the deposit or removal of soil and the alteration and removal of vegetation without the prior written consent of the City.

(c) Registered a restrictive covenant that prohibits the rear yard setbacks of the western residential units to be no closer than 1.0m west of the previous non-disturbance boundary as identified as 'existing covenant boundary' on the sketch plan prepared by McIlvaney Riley Land Surveying Inc. and dated May 15, 2018.

(d) Pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD", prior to subdivision or Building Permit, whichever comes first.

6.99.05 Height and Size of Principal Use Buildings

(1) No **townhouse** or **two-family dwelling** may exceed a **height** of 10 m (32.8 ft).

(2) No **one-family dwelling** shall exceed a **height** of three storeys, except that no **one-family dwelling** that fronts on Tayberry Terrace and whose legal parcel was created through the deposit of subdivision plan EPP14196 may exceed a **height** of 10 m (32.8 ft) or two storeys, whichever is less.

(3) No **apartment building** may exceed a **height** of 15 m (49.2 ft).

(4) No mixed use commercial **buildings** may exceed a **height** of 10 m (32.8 ft) or two storeys, whichever is less.

(5) Despite Article 6.99.05(1), **one-family dwellings** in Area 1 shall not exceed a **height** of 9.7 m (31.8 ft).

6.99.06 Setbacks

Apartment

(1) On any **lot** for **apartment use**, no **building** may be located:

(a) Within 9 m (29.5 ft) of any **front lot line**; or

(b) Within 5 m (16.4 ft) of any **rear lot line**; or

(c) Within 4.5 m (14.8 ft) of any **interior side lot line**; or

(d) Within 3.5 m (11.5 ft) of any **exterior side lot line**.

Townhouse and Two-Family Dwellings

(2) No **townhouse** or **two-family dwelling** may be located:

(a) Within 1.3 m (4.3 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 2.3 m (7.6 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**. **One-Family Dwelling, Community Institutional and Mixed Use Residential/Commercial**

(3) No **principal building** that is not an **apartment building**, **townhouse** or **two-family dwelling** may be located:

(a) Within 3.5 m (11.5 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 5 m (16.4 ft) of any **rear lot line**; or

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.3 m (14.1 ft) of any **exterior side lot line**, except that no **garage of carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Accessory Buildings

(4) No **building accessory** to a community institutional **use** may be located:

(a) Within 1 m (3.3 ft) of the **principal building**; or

(b) Within 15 m (49.2 ft) of any **front lot line** unless it complies with the **front lot line setback** requirements applicable to the **principal building**; or

(c) Within 1 m (3.3 ft) of any **side lot line**; or

(d) Within 1 m (3.3 ft) of any **rear lot line**.

6.99.07 Lot Coverage

(1) The maximum **lot coverage** for **one-family dwellings** and **townhouse** units is 50% and for loft units is 57%.

(2) The maximum **lot coverage** of all other **uses** is 40% except that, in Area 1, the maximum **lot coverage** is 75%.

6.99.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD10 Zone:

(1) Parking areas shall be screened from any **abutting residential use** or commercial **use** by a **landscape and screening area** not less than 3 m (9.8 ft) in width and 1.8 m (5.9 ft) in **height**, measured at the time of planting.

(2) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide including a solid decorative fence of 1.8 m (5.9 ft) high shall be provided along all commercial or park property **lot lines** that **abut** a **residential use**. The **landscape and screening area** shall be provided on the commercial or park side of the property line, in the case of commercial property by the owner of that property.

Section 6.101 – Comprehensive Development – South Skirt Mountain (CD12) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD12 Zone is to accommodate residential, commercial and light industrial uses.

6.101.01 Permitted Uses

(1) Within that portion of the lands identified as "Area I – One or Two Family Residential", on the CD12 Zone Map attached as Schedule "X", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Assisted living**;

(c) **Bed and breakfast** in a **one-family dwelling**, on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area** and subject to Section 3.09;

(d) **Charitable facility**;

(e) **Community care facility**;

(f) **Community garden**;

(g) **Cultural facility**;

(h) **Dwelling, one-family**;

(i) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 300 m^2 (3,2299 ft^2) and a **lot width** not less than 10 m (33 ft); *(Bylaw No. 1864)*

(j) **Group daycare**, subject to Subsection 3.26.02;

(k) **Home occupation**, subject to Section 3.09;

(l) **Hospital**;

(m) **Recreation facility, indoor**;

(n) **School**;

(o) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(p) **Secondary suite, garden suites**, or **carriage suites** in a **one-family dwelling** or in an **accessory building**, on **lots** with a **lot area** equal to or greater than 550 m^2 (5,920.2 ft^2), subject to Section 3.08;

(q) The keeping of not more than four **boarders** in a **one-family dwelling**;

(r) **Townhouse**;

(s) **Uses accessory** to a **principal use** permitted in this Article; and

(t) **Uses** permitted by Section 3.01 of this Bylaw.

(2) Within those portions of the lands identified as "Area II – Multi-Family Residential" on the CD12 Zone map attached as Schedule "X", the following **uses** and no others are permitted:

(a) **Apartment**;

(b) **Apartment, senior citizens**;

(c) **Assisted living** ;

(d) **Uses accessory** to a **principal use** permitted in this Article; and

(e) **Uses** permitted by Article 6.101.01(1) of this Bylaw.

(3) Within those portions of the lands identified as "Area III" – Mixed-Use Multi-Family Residential" on the CD12 Zone Map attached as Schedule "X", the following **uses** and no others are permitted:

(a) Commercial **uses** in a mixed-use **building**, including:

(i) **Bakery**;

(ii) **Medical Clinics** and accessory related commercials uses;

(iii) **Office**;

(iv) **Personal service establishment**;

(v) **Recreation facility, indoor**;

(vi) **Restaurant**;

(b) **Retail store**; **Place of worship**;

(c) **Uses accessory** to a **principal use** permitted in this Article; and

(d) **Uses** permitted by Articles 6.101.01(1) and (2) of this Bylaw.

(4) Within those portions of the lands identified as "Area IV – Neighbourhood Centre" on the CD12 Zone Map attached as Schedule "X", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Artist or craftsperson studio**, in enclosed **buildings**;

(c) **Assisted living**;

(d) **Bakery**, limited to a maximum of 220 m^2 (2,368.1 ft^2) of **gross floor area**;

(e) **Business support service**;

(f) **Catering**;

(g) **Charitable facility**;

(h) **Community garden**;

(i) **Cultural facility**;

(j) **Financial institution**;

(k) **Hospital**;

(l) **Hotel**;

(m) **Licensed premises**;

(n) **Medical Clinics** and accessory related commercials uses;

(o) **Office**;

(p) **Parking facility**;

(q) **Personal service establishment**;

(r) **Recreation facility, indoor**;

(s) **Recreation facility, outdoor**;

(t) **Restaurant**;

(u) **Retail store**;

(v) **Uses accessory** to a **principal use** permitted in this Article;

(w) **Uses** permitted by Section 3.01 of this Bylaw;

(x) **Uses** permitted by Articles 6.101.01(1), (2) and (3) of this Bylaw; and

(y) **Veterinary practice**, in enclosed **buildings**.

(5) Within those portions of the lands identified as "Area V (a and b) – Commercial" on the CD12 Zone Map attached as Schedule "X", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Accessory** commercial **uses**, limited to the following;

(i) **Charitable facility**;

(ii) Conference and meeting facility;

(iii) **Cultural facility**;

(iv) **Licensed premises**;

(v) **Recreation facility, indoor**.

(c) **Car wash**;

(d) **Community garden**;

(e) **Financial institution**;

(f) **Financial institution, drive-through**;

(g) **Fitness centre**;

(h) **Gasoline service station**;

(i) **Hotel**;

(j) **Household equipment and appliance service and repair**;

(k) **Medical Clinics** and accessory related commercials uses;

(l) **Office**;

(m) **Parking facility**;

(n) **Personal service establishment**;

(o) **Recreation facility, indoor**;

(p) **Residential hotel**;

(q) **Restaurant**;

(r) **Restaurant, drive-through**;

(s) **Retail store**;

(t) **Transportation terminal**;

(u) **Uses accessory** to a **principal use** permitted in this Article; and

(v) **Uses** permitted by Section 3.01 of this Bylaw.

(6) Within those portions of the lands identified as "Area VI – Commercial Mixed-Use" on the CD12 Zone Map attached as Schedule "X", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Accessory** commercial **uses**, limited to the following;

(i) **Charitable facility**;

(ii) Conference and meeting facility;

(iii) **Cultural facility**;

(iv) **Group daycare**, subject to Subsection 3.26.02;

(v) **Licensed premises**;

(vi) **Office**;

(vii) **Parking facility**;

(viii) **Personal service establishment**;

(c) **Apartment**;

(d) **Apartment, senior citizens**;

(e) **Car wash**;

(f) **Community garden**;

(g) **Dwelling, two-family**, subject to Section 3.07;

(h) **Financial nstitution**;

(i) **Financial institution, drive-through**;

(j) **Gasoline service station**;

(k) **Hotel**;

(l) **Medical Clinics** and accessory related commercials uses;

(m) **Office**;

(n) **Recreation facility, indoor**;

(o) **Recreation facility, outdoor**;

(p) **Residential hotel**;

(q) **Restaurant**;

(r) **Restaurant, drive-through**;

(s) **Retail store**;

(t) **Townhouse**;

(u) **Uses accessory** to a **principal use** permitted in this Article; and

(v) **Uses** permitted by Section 3.01 of this Bylaw.

6.101.02 Subdivision Lot Requirements

(1) In Areas I, II, III, and IV:

(a) No **lot** having a **lot area** less than 200 m^2 (2,152.8 ft^2) or a **lot width** less than 6 m (19.7 ft) may be created by subdivision;

(b) No **lot** with a **lot area** greater than, or equal to 550 m^2 (5,920.2 ft^2) may be created having a **lot width** less than 10 m (32.8 ft); and

(c) Despite Clause 6.101.02(1)(a), a **lot** having a **lot area** of no less than 70 m^2 (753.5 ft^2) and a **lot width** no less than 4 m (13.1 ft) may be created by subdivision for a **townhouse use**.

(2) In Areas V (a and b) and VI:

(a) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision; and

(b) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.

(3) No land may be subdivided unless, concurrently with the subdivision, the Owner has granted to the City a covenant under Section 219 of the *Land Title Act* restricting the **use** of the land being subdivided and the construction of **buildings** and **structures** on the land such that the land **use** and density regulations contained in the CD12 Zone including the provisions for bonus density in Article 6.101.04(3) are made applicable to the individual parcels created by the subdivision in a manner that is consistent with this Bylaw and the Official Community Plan.

6.101.03 Density of Development on Individual Lots

There may not be more than one **residential building**, exclusive of any garden suite or carriage suite on a **lot** with a **lot area** less than 750 m^2 (8,072.9 ft^2).

6.101.04 Density of Development in the CD12 Zone

(1) Within Area VI:

(a) The **floor area ratio** may not exceed 1.0 for **buildings** containing **uses** other than **residential uses** and **hotels**; and

(b) The **floor area ratio** may not exceed 2.0 for **buildings** containing **residential** or **hotel uses**.

(2) There may not be more than 16 **dwelling units** in Areas I, II, III, IV, and V of the CD12 Zone.

(3) Despite Article 6.101.04(2), land in Areas I, II, III, and IV of the CD12 Zone may be subdivided and land may be developed for more than 16 **dwelling units** if the owner of the land to be built upon has provided the following to the City:

(a) $2,000 per **dwelling unit** towards the General Amenity reserve Fund; AND

(b) A covenant charging the land in CD12 Zone, in terms satisfactory to the City, ensuring that land in an amount equal to at least 40% of the land area within the CD12 Zone, and in

location satisfactory to the City, is dedicated as public land or protected as covenanted open space.

(4) For the purposes of Article 6.101.04(3), a **dwelling unit** is authorized when a building permit authorizing the construction of the **dwelling unit** is issued, except that in the case of a subdivision of land into **lots** on which the CD12 Zone regulations permit the construction of a **one-family dwelling** or **two-family dwelling**, **dwelling units** are authorized on such **lots** when the **Approving Officer** approves the subdivision plan creating the **lots**.

(5) For the purposes of Articles 6.101.04(3) a **dwelling unit** is defined as a single residential **lot** of not less than 550 m^2 (5,920.2 ft^2) or a **one-family dwelling** on a **lot** not less than 550 m^2 (5,920.2 ft^2).

(6) For the purpose of Article 6.101.04(3):

(a) A **one-family dwelling** on a **lot** less than 550 m^2 (5,920.2 ft^2) is deemed equivalent to 0.66 **dwelling units**;

(b) A **two-family dwelling** is deemed to be equivalent to 1.32 **dwelling units** (2 x 0.66); and

(c) A multi-family **dwelling unit** (**townhouse**, or **apartment**) is deemed equivalent to 0.61 **dwelling units**.

(7) Provided that all of the requirements of Subsection 6.101.04 have been met, the maximum density of development within Areas, I, II, III, IV and V (a and b) of the CD12 Zone is as follows:

(a) Within Area II the **floor area ratio** may not exceed 3.0;

(b) Within Area III:

i. The commercial **uses** permitted by Clause 6.101.01(3)(b) may not exceed 600 m^2 (6,458.3 ft^2) of **gross floor area**; and

ii. The **floor area ratio** may not exceed 7.0.

(c) Within Areas IV and V(a) the combined **gross floor area** for **uses** other than **residential uses** may not exceed 6,000 m^2 (64,583.5 ft^2);

(d) Within Area V(b) the **gross floor area** for **uses** other than **residential uses** may not exceed 1,000 m^2 (10,763.9 ft^2);

(e) Within Area VI, the **floor area ratio** may not exceed 7.0; and

(f) Within Area V (a and b):

(i) The **floor area ratio** may not exceed 1.0 for **buildings** containing only **uses** other than **hotels**; and

(ii) The **floor area ratio** may not exceed 2.0 for **buildings** containing **hotel uses**.

(8) Under no circumstances may the total number of residential dwellings other than **secondary suites** and **assisted living apartments** and **care facilities** in Areas I, II, III and IV of the CD12 Zone exceed 2,600.

6.101.05 Lot Coverage

Within Area V (a and b) and VI, the **lot coverage** of all **buildings** and **structures** may not exceed 50%.

6.101.06 Height and Size of Principal Use Buildings

(1) Within Area I, the **height** of **principal use buildings** may not exceed three storeys.

(2) *(Deleted by Bylaw No. 1943)*

(3) Within Area V (a and b) and VI, the **height** of **principal use buildings** may not exceed four storeys.

6.101.07 Setbacks

Within Area V (a and b) and VI, no **building** or **structure** may be located:

(1) Within 7.5 m (24.6 ft) of any **front lot line**; or

(2) Within 6 m (19.7 ft) of any **interior side lot line** that does not **abut** a **lot** in a **Commercial**, **Industrial** or **Business Park Zone**; or

(3) Within 10 m (32.8 ft) of any **rear lot line** except that no **setback** is required from a **rear lot line** that **abuts** a **lot** in a **Commercial Zone**, **Industrial Zone**, or **Business Park Zone**; or

(4) Within 6 m (19.7 ft) of any **exterior side lot line**.

6.101.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD12 Zone:

(1) A continuous **landscape and screening area** not less than 3 m (9.8 ft) wide must be provided along the developed portion of each **lot** in Area V (a and b) and VI which **abuts** a **highway**, and a continuous **landscape and screening area** not less than 3 m (9.8 ft) wide or not less than 2.5 m (8.2 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along the developed portion of each **lot** in Area V (a and b) and VI which **abuts** a property in an **Agricultural**, **Residential**, or **Institutional Zone** other than the CD12 Zone.

(2) The **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building** or for viewing shop windows. The width of the **landscape and screening area** may include the width of any landscaped portion of the **abutting highway** that is contiguous with the **landscape and screening area** and not separated from it by any paved, graveled or concrete area.

Section 6.102 – Comprehensive Development – South Walfred (CD13) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD13 Zone is accommodate residential and related uses.

6.102.01 Permitted Uses

The following **uses** and no others are permitted in the CD13 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Bed and breakfast** in a **one-family dwelling** on **lots** of 550 m^2 (5,920.2 ft^2) or greater in **lot area** and subject to Section 3.09;

(3) **Community garden**;

(4) **Dwelling, one-family**;

(5) **Group daycare**, subject to Subsection 3.26.02;

(6) **Home occupation**, subject to Section 3.09;

(7) **Parking facility**;

(8) **Recreation facility, outdoor**;

(9) **Secondary suite** in a **one-family dwelling, garden suite, or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(10) The keeping of not more than two **boarders** in a **one-family dwelling** located on a **lot** having a **lot area** more than 550 m^2 (5,920.2 ft^2), or not more than one **boarder** in a **one-family dwelling** located on a **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2);

(11) **Uses accessory** to a **principal use** permitted in this **Zone**; and

(12) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following uses are permitted on lots less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.102.03(2) and (3): *(Bylaw No. 2183)*

(13) **Dwelling, two-family;**

(14) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(15) **Townhouse**.

6.102.02 Subdivision Lot Requirements in the CD13 Zone

(1) A **lot** having a **lot area** of 850 m^2 (9,149.3 ft^2) or greater may be created by subdivision for a **one-family dwelling**, provided that:

(a) The **lot width** is not less than 18 m (59.1 ft); and

(b) The **building envelope** width or depth is not less than 14 m (45.9 ft).

(2) A **lot** having a **lot area** of between 550 m^2 (5,920.2 ft^2) and 850 m^2 (9,149.3ft^2) may be created by subdivision for a **one-family** d**welling** , provided that:

(a) The **lot width** is not less than 16 m (52.5 ft); and

(b) The **building envelope** on the **lot** created has a width or depth no less than 7 m (23 ft) nor a **building envelope** area less than 186 m^2 (2,002.1 ft^2).

(3) A **lot** having a **lot area** of between 220 m^2 (2,368.1 ft^2) and 550 m^2 (5,920.2 ft^2) may be created by subdivision for a **one-family dwelling**, provided that:

(a) The **lot width** is not less than 9 m (29.5 ft); and

(b) The **building envelope** on the **lot** created has a width or depth no less than 6 m (19.7 ft) nor a **building envelope** area of less than 74 m^2 (796.5 ft^2).

6.102.03 Density of Development on Individual Lots

(1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite**, or **carriage suite**, unless otherwise specified below. *(Bylaw No. 2183)*

(2) Deleted. *(Bylaw No. 2183)*

(3) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(4) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.102.04 Density of Development in the CD13 Zone

(1) No **lot** having a **lot area** less than 850 m^2 (9,149.3ft^2) may be created by subdivision.

(2) Despite Article 6.102.04(1), on land whose legal description is set out in the following table in Column 1, the minimum **lot area** for subdivision shall be 220 m^2 (2,368.1 ft^2), if the owner of the land proposed to be subdivided:

(a) Enters into a housing agreement and covenant with the City in respect of at least the number of **lots** in the subdivision indicated in Column 2 of Table 1 below, which **lots** must have a **lot area** of not less than 220 m^2 (2,368.1 ft^2) and no more than two of which **lots** may be contiguous along their **interior side lot lines**, requiring the owner to construct on each such **lot** within 26 weeks of the deposit of the subdivision plan a **one-family dwelling** having a **gross floor area** of not less than 83 m^2 (893.4 ft^2), a single-car garage, and three bedrooms, and restricting the selling price of the **lot** and dwelling to $165,000 for the first five years following deposit of the subdivision plan, and restricting the selling price of the **lot** and dwelling for the following 20 years to $165,000 plus $2,000 for each full year that has elapsed following the expiry of the initial five-year period; and

(b) Pays to the City the amount specified in Column 2 of Table 1 below prior to the time of subdivision approval;

Table 1

1. Legal Description	2. Amenity Contribution
Lot 6, Section 78 and 84, Esquimalt District, Plan 21772; Lot 5, Section 78 and 84, Esquimalt District, Plan 21772; Lot 4, Section 84, Esquimalt District, Plan 21772 (923, 927, 931 Walfred Road)	(a) Enters into a housing agreement and covenant for four affordable housing **lots** on the City's standard terms OR pays to the City $50,000 for each required affordable house towards the Affordable Housing Reserve Fund; (b) $2,500 per new **lot** created over and above increments of 10 towards the General Amenity Reserve Fund; (c) $6,800 per new **lot** created towards the General Amenity Reserve Fund; and (d) $4.19 per m^2 **lot area** for each **lot** smaller than 500 m^2 (5,920.2 ft^2); $2.29 per m^2 **lot area** for each **lot** larger than or equal to 550 m^2 (5,920.2 ft^2); towards the General Amenity Reserve Fund.

(3) No **lot** may be created by subdivision, if as a result of the subdivision creating that **lot**, the number of **lots** in the CD13 Zone will exceed 29, unless the owner of the land proposed to be subdivided has first conveyed to the City of Langford in fee simple a portion of the land in the CD13 Zone that is at least 6,835 m^2 (73,571.3 ft^2) in area.

(4) No **lot** may be created by subdivision unless upon the creation of that **lot** it will be the case that there are housing agreements that conform with Clause 6.102.04(2)(a) registered, in priority, to all financial charges, against at least 10% of the new **lots** in the CD13 Zone.

(5) There shall be no more than 45 **lots** in the CD13 Zone.

(6) There shall be no more than 37 **lots** in the CD13 Zone that have a **lot area** less than 550 m^2 (5,920.2 ft^2).

(7) No **lot** shall have a **lot area** less than 220 m^2 (2,368.1 ft^2).

6.102.05 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

(2) Despite Article 3.05.02(3), an **accessory building** on a **lot** greater than 550 m^2 (5,920.2 ft^2) may not exceed a **height** of 85% of the **height** of the **principal building**.

6.102.06 Setbacks

One-Family Residential Lots

(1) On **residential lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2), no **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(b) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(c) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(d) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Small Lots

(2) On **residential lots** with **lot areas** greater than or equal to 220 m^2 (2,368.1ft^2) and less than 550 m^2 (5,920.2ft^2), no **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line** , except no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 3 m (18 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(c) Within 2 m (6.6 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or *(Bylaw No. 1581)*

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

Accessory Buildings

(3) On **residential lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2), no **accessory building** may be located:

(a) Within 1 m (3.3 ft) of the **principal building**; or

(b) Within 15 m (49.2 ft) of any **front lot line** unless it complies with the **front lot line setback** requirements applicable to the **principal building**; or

(c) Within 1 m (3.3 ft) of any **side lot line**; or

(d) Within 1 m (3.3 ft) of any **rear lot line**.

(4) On **residential lots** with **lot areas** greater than or equal to 220 m^2 (2,368.1 ft^2) and less than 550 m^2 (5,920.2 ft^2), no **accessory building** may be located:

(a) Within 1 m (3 ft) of the **principal building**; or

(b) Within 5.5m (18 ft) of any **front lot line**; or

(c) Within 1 m (3.3 ft) of any **side lot line**; or

(d) Within 1 m (3.3 ft) of any **rear lot line**.

6.102.07 Lot Coverage

(1) Lot coverage of all buildings or structures may not exceed 50%. *(Bylaw No. 2183)*

(2) Deleted. *(Bylaw No. 2183)*

Section 6.103 – Comprehensive Development 14 – Hazelwood/Luxton (CD14) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD14 Zone is to accommodate residential and related uses.

6.103.01 Permitted Uses

The following **uses** and no others are permitted in the CD14Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Bed and breakfast** in a **one-family dwellings**, subject to Section 3.09;

(3) **Community garden**;

(4) **Dwelling, one-family**;

(5) **Dwelling, two-family**, on **lots** with **lot areas** greater than 850 m^2 (9,149.3 ft^2), subject to Section 3.07;

(6) **Garden suite** or **carriage suite** in conjunction with a one-family dwelling on lots greater than or equal to 300 m^2 (3,229.2 ft^2), in accordance with Section 3.08; *(Bylaw No. 2183)*

(7) **Group daycare**, subject to Subsection 3.26.02;

(8) **Home occupation**, subject to Section 3.09;

(9) One **apartment building** with a maximum of eight **dwelling units**, on the property legally described as Lot 11, Block 3, Sections 85, 86, 87 and 88, Metchosin District, Plan 1718 (3332 Hazelwood Road);

(10) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(11) The keeping of not more than two **boarders** in a **one-family dwelling** located on a **lot** having a **lot area** more than 550 m^2 (5,920.2 ft^2), or not more than one **boarder** in a **one-family dwelling** located on a **lot** having a **lot area** less than 550 m^2 (5,920.2 ft^2);

(12) **Uses accessory** to a **principal use** permitted in this Zone; and

(13) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.103.03(2) and (3): *(Bylaw No. 2183)*

(14) **Dwelling, two-family**;

(15) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(16) **Townhouse.**

6.103.02 Subdivision Lot Requirements in the CD14 Zone

(1) A **lot** having a **lot area** of 850 m^2 (9,149.3 ft^2) or greater may be created by subdivision for a **one-family dwelling** or **two-family dwelling**, provided that:

(a) The **lot width** is not less than 18 m (59.1 ft); and

(b) The **building envelope** width or depth is not less than 14 m (45.9 ft).

(2) A **lot** having a **lot area** of not less than 220 m^2 (2,368.1 ft^2) and not greater than 850 m^2 (9,149.3 ft^2) may be created by subdivision for a **one-family dwelling**, provided that:

(a) The **lot width** is not less than 9 m (29.5 ft); and

(b) The **building envelope** on the **lot** created has a width or depth no less than 6 m (19.7 ft) nor a **building envelope** area of less than 74 m^2 (796.5 ft^2).

(3) A **lot** having a **lot area** of 700 m^2 (7,534.7ft^2) or greater may be created by subdivision for a **multi-family residential use**, provided that the **lot width** is not less than 25 m (82 ft).

(4) No **lot** shall have a **lot area** less than 220 m^2 (2,368.1 ft^2).

(5) Despite Article 6.103.02(2), a **lot** that is subject to a housing agreement in accordance with Clause 6.103.04(2)(a) may be created by subdivision with:

(a) A **lot width** of no less than 8 m (26.3 ft); and

(b) A **building envelope** width or depth of no less than 5 m (16.4 ft), and a **building envelope** area of no less than 70 m^2 (753.5 ft^2).

6.103.03 Density of Development on Individual Lots

(1) There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite,** or **carriage suite**, unless otherwise specified below or where permitted by Sections 6.103.01(5) and (8). *(Bylaw No. 2183)*

(2) A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

(3) A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**, or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

6.103.04 Density of Development in the CD14 Zone

(1) No **lot** having a **lot area** less than 850 m^2 (9,149.3 ft^2) may be created by subdivision.

(2) Despite Article 6.103.04(1), on land whose legal description is set out in the following table in Column 1, the minimum **lot area** for subdivision shall be 220 m^2 (2,368.1 ft^2) or 700 m^2 (7,534.7 ft^2) for a multi-family **building**, if the owner of the land proposed to be subdivided:

(a) Enters into a housing agreement and covenant, in priority to all financial charges, with the City in respect of at least one **lot** out of every 10 created by a plan of subdivision in the CD14 Zone, or at least one strata-titled **apartment** unit out of every seven Lots created by subdivision or pays to the City $50,000 for each required affordable house towards the Affordable Housing Reserve Fund. The **lots** that are subject of the housing agreement and covenant must have a **lot area** of not less than 220 m^2 (2,368.1 ft^2) and no more than two of which **lots** may be contiguous along their **interior side lot lines**. The housing agreement and covenant shall require the owner to construct on each such **lot** within 26 weeks of the deposit of the subdivision plan a **one-family dwelling** having a minimum of 74 m^2 (796.5 ft^2) **in gross floor area**, a single-car garage, and three bedrooms, and restricting the selling price of the **lot** and dwelling to $165,000 + HST for the first five years following deposit of the subdivision plan, and restricting the selling price of the **lot** and dwelling for the following twenty years to $165,000 + HST plus $2,000 for each full year that has elapsed following the expiry of the initial five-year period. A Housing Agreement and Covenant with respect to an **apartment** unit shall require the owner to build, within 26 weeks of the deposit of the subdivision plan an **apartment** unit with at least one bedroom and a den that is strata-titled and the selling price is restricted to $124,000 + HST for the first five years following deposit of the strata plan and restricting the selling price of the **dwelling unit** for the following twenty years to $124,000 + HST plus $2,000 for each full year that has elapsed following the expiry of the initial five-year period; and

(b) Despite Clause 6.103.04(2)(a), no affordable house is required as part of the subdivision of the property legally described as Lot 14, Block 3, Sections 85, 86, 87 and 88, Metchosin District, Plan 1718 (3344 Hazelwood Road).

Table 1

1. Legal Description	2. Amenity Contribution
• Strata Lots 1 and 2, Section 87 and 88, Metchosin District, Plan VIS3860 (3371, 3373 Luxton Road) • Lots 9, 10, 12, 15, 16, and 17**,** Block 3 Sections 85-88, Metchosin District, Plan 1718 (3324, 3328, 3334-3336, 3348, 3352 Hazelwood Road, 1024 Englewood Avenue) • Strata Lots 1 and 2, Block 3 Sections 85-88, Metchosin District, Plan VIS39 (3340, 3342 Hazelwood Road)	a) $2,500 per new **lot** created over and above, or less than, increments of 10 **lots** towards the General Amenity Reserve Fund; b) $6,800 per new **lot** created towards the General Amenity Reserve Fund; c) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be subdivided towards the General Amenity Reserve Fund; and d) $4.19 per m^2 of **lot area** towards the General Amenity Reserve Fund.
• Lot 11, Block 3, Sections 85, 86, 87 and 88, Metchosin District, Plan 1718 (3332 Hazelwood Road)	a) $2,500 per **dwelling unit** created towards the General Amenity Reserve Fund; b) $6,800 per **dwelling unit** created towards the General Amenity Reserve Fund; c) $31,500 towards the General Amenity Reserve Fund; and d) $4.19 per m^2 of **lot area** for **one-family dwelling** and $6.10 per m^2 of **lot area** for multi-family units towards the General Amenity Reserve Fund.
• Lot 14, Block 3, Sections 85, 86, 87 and 88, Metchosin District, Plan 1718 (3344 Hazelwood Road)	a) $9,300 per new **lot** towards the General Amenity Reserve Fund; b) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be subdivided towards the General Amenity Reserve Fund; and c) $4.19 per m^2 of **lot area** towards the General Amenity Reserve Fund.
• Lot 8, Block 3, Section 86, Metchosin district, Plan 1718 (1017 Marwood Avenue)	a) $3,960 per new **lot** created towards the General Amenity Reserve Fund; and b) $660 per new **lot** created towards the Affordable Housing Reserve Fund.

6.103.05 Height and Size of Principal Use Buildings

(1) No **building** for **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

(2) Despite the definition of "**height**" in Part 1 and Article 3.05.02(3), the highest point of the roof of the carriage suite may not exceed the **height** of 85% of the highest point of the roof of the **one-family dwelling** to which it is **accessory**, as measured from the average finished grade.

6.103.06 Setbacks

Principal Use Buildings

(1) In "Area 1 – Hazelwood/Luxton Lots" and "Area 2 – Interior Lots" as shown on the CD14 Zone Map attached as Schedule "Y", no **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 3 m (9.8 ft) of any **rear lot line**; or *(Bylaw No. 2183)*

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line.**

(2) In "Area 3 – Laneway Lots" as shown on the CD14 Zone Map attached as Schedule "Y", no **principal building** may be located:

(a) Where the **lot** contains both a **one-family dwelling** and a **carriage suite**:

i. Within 3 m (9.8 ft) of any **front lot line**; or

ii. Within 3 m (9.8 ft) of any **rear lot line**, except that no **garage** or **carport** whose vehicle access crosses a **rear lot line** may be located within 5.5 m (18 ft) of the **rear lot line**; or *(Bylaw No. 2183)*

iii. Within 3 m (9.8 ft) of any **exterior side lot line**; or

iv. Within 1.2 m (3.9 ft) of any **interior side lot line**.

(b) Where the **lot** contains a **one-family dwelling** only (which may include a **secondary suite** within the **one-family dwelling**):

i. Within 3 m (9.8 ft) of any **front lot line**; or

ii. Within 3 m (9.8 ft) of any **rear lot line**, except that no **garage or carport** whose vehicle access crosses a **rear lot line** may be located within 5.5 m (18 ft) of the **rear lot line**; or *(Bylaw No. 2183)*

iii. Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

iv. Within 1.2 m (3.9 ft) of any **interior side lot line**.

Carriage Suite

(3) No **carriage suite** may be located:

(a) Within 5 m (16.4 ft) of the **principal building**; or

(b) Within 5.5 m (18 ft) of any **front lot line**; or

(c) Within 1.2 m (3.9 ft) of any **side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **rear lot line**.

(4) For the purposes of Articles 6.103.06(2) and (3) and despite the "Lot Line" definition contained in "Part 1 – Interpretation" of this Bylaw, where **lots** have frontage on both a road and a rear lane, the **rear lot line** shall be interpreted to be that **lot line abutting** the lane, regardless of the length of that **lot line** in relation to the **lot line abutting** the road.

6.103.07 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** shall not exceed 50%, where the **one**-**family dwelling** is more than one-storey in **height**.

(2) **Lot coverage** of all **buildings** and **structures** shall not exceed 60%, where the **one**-**family dwelling** is one-storey in **height**.

(3) **Lot coverage** of all **buildings** and **structures** on a multi-family **residential lot** shall not exceed 50%.

Section 6.104 – Comprehensive Development 15 – McCormick Meadows (CD15) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD15 Zone is to accommodate residential and related uses.

6.104.01 Permitted Uses

The following **uses** and no others are permitted in the CD15 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Bed and breakfast** in a **one-family dwellings**, subject to Section 3.09;

(3) **Community garden**;

(4) **Dwelling, one-family**;

(5) **Dwelling, two-family**, subject to Section 3.07;

(6) **Group daycare**, subject to Subsection 3.26.02;

(7) **Home occupation**, subject to Section 3.09;

(8) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(9) Deleted. *(Bylaw No. 2183)*

(10) The keeping of not more than four **boarders** in a **one-family dwelling** on **lots** with **lot areas** greater than or equal to 550 m^2 (5,920.2 ft^2);

(11) The keeping of not more than one **boarder** in a **one-family dwelling** on **lots** with **lot ar**eas less than 550 m^2 (5,920.2 ft^2), or in a **townhouse**;

(12) **Townhouse**;

(13) **Uses accessory** to a **principal use** permitted in this Zone; and

(14) **Uses** permitted by Section 3.01 of this Bylaw.

6.104.02 Subdivision Lot Requirements in the CD15 Zone

(1) No **lot** having a **lot area** less than 300 m^2 (3,229.2 ft^2) may be created by subdivision.

(2) No **lot** having a **lot width** less than 13 m (42.7 ft) may be created by subdivision.

(3) Despite Article 6.104.02(2), a minimum of 80 **lots** created by subdivision for a **one-family dwelling use** must have a **lot width** of no less than 14 m (45.9 ft).

(4) Despite Article 6.104.02(2), a maximum of 18 **lots** may be created by subdivision for a **one-family dwelling use** having a **lot width** of less than 13 m (42.7 ft) but no less than 12 m (39.4 ft), provided that the **lot area** is less than 550 m^2 (5,920.2 ft^2).

(5) Despite Articles 6.104.02(1) and (2), no **lot** having a **lot area** of less than 100 m^2 (1,076.4 ft^2) or a **lot width** less than 5 m (16.4 ft) may be created by subdivision for a **townhouse** or **two-family dwelling**.

6.104.03 Density of Development in the CD15 Zone

(1) There may not be more than three **dwelling units** in theCD15 Zone.

(2) Despite Article 6.104.03(1), there may be more than three **dwelling units** on land whose legal description is set out in Column 1 of Table 1 below, if the owner of the land proposed to be built upon, prior to the issuance of a Building Permit for **townhouse**and **two-family dwelling uses** and prior to subdivision approval for **one-family dwelling uses** pays to the City the amount specified in Column 2 of Table 1 below:

Table 1

1. Legal Description	2. Amenity Contribution
Lot B, Section 77, Metchosin District, Plan VIP59646 (1067 Braeburn Avenue)	a) $1,000 towards the Affordable Housing Reserve Fund per one-family **lot** created with a **lot area** of 550 m^2 (5,920 ft^2) or greater; b) $6,000 towards the General Amenity Reserve Fund per one-family **lot** created with a **lot area** of 550 m^2 (5,920 ft^2) or greater; c) $660 towards the Affordable Housing Reserve Fund per one-family **lot** created with a **lot area** less than 550 m^2 (5,920 ft^2); d) $3,960 towards the General Amenity Reserve Fund per one-family **lot** created with a **lot area** less than 550 m^2 (5,920 ft^2); e) $610 towards the Affordable Housing Reserve Fund per **townhouse** or **two-family dwelling unit**; f) $3,660 towards the General Amenity Reserve Fund per **townhouse** or **two-family dwelling unit**;

(a) Pays to the City $200,000 towards the General Amenity Reserve Fund prior to October 30, 2014;

(b) Enters into an agreement with the City to:

(i) Implement an open space plan with respect to those lands shown generally and labelled as “open space” on the CD15 Zone Map attached as Schedule “Z” which, at the discretion of the City, may include a combination of the following: transfer of land to the City, protection of land with a Section 219 non-disturbance or no-build covenant, or registration of a Statutory Right-of-Way in favour of the City; and

(ii) Constructs a trail and park improvements within those open space lands to the satisfaction of the Parks Manager.

(4) Under no circumstances may the total number of **dwelling units**, other than **suites**, in the CD15 Zone exceed 275.

6.104.04 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **lot**.

(2) Despite Clause 6.104.04(1)(a), there may be more than one **residential building** on a **lot** under the following circumstances:

(a) One additional **residential building** is permitted for a **garden suite** or **carriage suite** where permitted by Article 6.104.01(8); or

(b) One or more additional **residential buildings** are permitted where **townhouse** units are located within a strata plan subdivided pursuant to the *Strata Property Act*.

6.104.05 Height and Size of Principal Use Buildings

(1) No **one-family dwelling** may exceed a **height** of 9 m (29.5 ft).

(2) No **townhouse** or **two-family dwelling building** may exceed a **height** of three storeys.

6.104.06 Setbacks

One-Family Dwellings

(1) No **one-family dwelling** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front line**; or

(b) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side line**; or

(d) Within 6 m (19.7 ft) of any **rear lot line**.

Townhouses and Two-Family Dwellings

(2) No **townhouse** or **two-family dwelling** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 3 m (9.8ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(c) Within 4 m (13.1 ft) of any **Rear Lot Line**.

Garden Suites and Carriage Suites

(3) No **garden suite or carriage suite** may be located:

(a) Within 1 m (3.3 ft) of the **principal building**; or

(b) Within 5.8 m (19 ft) of any **front lot line**; or

(c) Within 1.2 m (3.9 ft) of any **side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **rear lot line**.

6.104.07 Lot Coverage

(1) The **lot coverage** of all **buildings** and **structures** on **lots** containing **one-family dwellings** may not exceed 50%.

(2) The **lot coverage** of all **buildings** and **structures** on lots containing **townhouses** or **two-family dwellings** must not exceed 60%

Section 6.107 – Comprehensive Development 18 – Katie's Pond (CD18) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD18 Zone is to accommodate residential and related uses.

6.107.01 Permitted Uses

(1) Within those portions of the lands identified as "Area I – Residential Use" on the CD18 Zone Map attached as Schedule "AC", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Bed and breakfast** in a **one-family dwellings**, subject to Section 3.09, on **lots** with **lot areas** greater than 300 m^2 (3,229.2 ft^2);

(c) **Community garden**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Group daycare**, subject to Subsection 3.26.02;

(g) **Home occupation**, subject to Section 3.09;

(h) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(i) **Suite, carriage** subject to Section 3.08, on **lots** with **lot areas** greater than or equal to 310 m^2 (3,336.8 ft^2);

(j) **Townhouse**;

(k) **Uses accessory** to a **principal use** permitted in this Article; and

(l) **Uses** permitted by Section 3.01 of this Bylaw.

(2) Within those portions of the lands identified as "Area 2 – Amenity Area" on the CD18 Zone Map attached as Schedule "AC", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Uses accessory** to a **principal use** permitted in this Article; and

(d) **Uses** permitted by Section 3.01 of this Bylaw.

6.107.02 Subdivision Lot Requirements in the CD18 Zone

(1) Within those portions of the lands identified as "Area I – Residential Use" on the CD18 Zone Map attached as Schedule "AC", the following Subdivision Lot requirements apply:

(a) No **lot** for a **one-family dwelling** may be created by subdivision having a:

(i) **Lot area** less than 230 m^2 (2,475.7 $ft^{2)}$;

(ii) Lot width less than 9 m (29.5 ft);

(iii) Building envelope width or depth less than 6 m (19.7 ft); and

(iv) Building **envelope** area less than 74 m^2 (796.5 ft^2);

(b) No **lot** for a **two-family dwelling** may be created by subdivision having a **lot area** less than 460 m^2 (4,951.4 ft^2) or a **lot width** less than 18 m (59.1 ft); and

(c) No **lot** for a **townhouse** may be created by subdivision having a **lot area** less than 100 m^2 (1,076.4 ft^2) or a **lot width** less than 5 m (16.4 ft).

(2) Within those portions of the lands identified as "Area 2 – Open Space/Amenity" on the CD18 Zone Map attached as Schedule "AC", no **lot** having a **lot area** less than 100 m^2 (1,076.4 ft^2) may be created by subdivision.

6.107.03 Density of Development in the CD18 Zone

(1) There may not be more than one **residential building** on a **lot**.

(2) Despite Article 6.107.03(1), there may be more than one **residential building** on a **lot** under the following circumstances:

(a) One additional **residential building** is permitted for a **carriage suite** where permitted by Article 6.107.01(1)(i); or

(b) One or more additional **residential buildings** are permitted where **townhouse** units are located within a strata plan subdivided pursuant to the *Strata Property Act*.

(3) There may not be more than three **dwellings units** in the CD18 Zone.

(4) Despite Article 6.107.03(3) there may be more than three **dwelling units** in the CD18 Zone, if the owner of the land proposed to be built upon pays to the City the amound specified in Column 2 of Table 1 below, prior to subdivision approval for **one-family dwellings** and prior to Building Permit issuance for **townhouse** and **two-family dwellings**:

Table 1 – Amenity Contributions

1. Legal Description	2. Amenity Contribution
Parcel "A" (DD 140453-I), Section 84, Metchosin District (941 Flatman Avenue); and Amended Lot 3 (DD 316116I), Section 84, Metchosin District, Plan 9835 (3467 Happy Valley Road)	a) $660 per new **lot** created towards the Affordable Housing Reserve Fund; b) $3,960 per new **lot** created towards the General Amenity Reserve Fund; and c) 9,924 m^2 (2.5 ac) of land dedication.
Lot 1, Sections 84 and 85, Metchosin District, Plan EPP40253 (3467 Happy Valley Road)	a) $660 per new **lot** created towards the Affordable Housing Reserve Fund; b) $3,960 per new **lot** created towards the General Amenity Reserve Fund; c) $1,320 per **two-family dwelling** created towards the Affordable Housing Reserve Fund; d) $7,920 per **two-family dwelling** created towards the General Amenity Reserve Fund; e) $610 per **townhouse dwelling unit** towards the Affordable Housing Reserve Fund; f) $3,660 per two **townhouse dwelling units** towards the General Amenity Reserve Fund; and g) 1,151 m^2 (0.3 ac) of land dedication.

(5) Despite the amenity contributions specified in Table 1 above, the owner may provide a reduced amenity contribution in accordance with Table 2 where the owner enters into an agreement with the City prior to subdivision approval, under which agreement the owner agrees to achieve a minimum Level 1 Rating defined by the Green Development Checklist Policy.

Table 2 – Amenity Contribution Reductions

Overall Green Development Checklist Project Rating	% Reduction to the Required Contributions Specified in Table 1
Level 1	10%
Level 2	15%
Level 3	25%
Level 4	50%

6.107.04 Height and Size of Principal Use Buildings

No **principal building** may exceed a **height** of 9 m (29.5 ft).

6.107.05 Setbacks

Principal Use Buildings

(1) No **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 1.2 m (3.9 ft) of any **interior side lot line**, except that no **setback** is required where **townhouse buildings** on **abutting lots** are attached; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 5.5 m (18 ft) of any **rear lot line**.

Carriage Suite

(2) No **carriage suite** may be located:

(a) Within 5 m (16.4 ft) of the **principal building**; or

(b) Within 5.8 m (19 ft) of any **front lot line**; or

(c) Within 1.2 m (3.9 ft) of any **side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **rear lot line**.

6.107.06 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** shall not exceed 50% where the **principal building** is more than one storey in **height**.

(2) **Lot coverage** of all **buildings** and **structures** shall not exceed 60% where the **principal building** is one-storey in **height**.

Section 6.109 – Comprehensive Development 20 – Eagle Ridge (CD20) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD20 Zone is to accommodate residential and related uses.

6.109.01 Permitted Uses

(1) Within those portions of the lands identified as "Area I" on the CD20 Zone Map attached as Schedule "AG", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Bed and breakfast** in a **one-family dwelling**, subject to Section 3.09;

(c) **Community garden**;

(d) **Dwelling, one-family**;

(e) **Dwelling, two-family**, subject to Section 3.07;

(f) **Group daycare**, subject to Subsection 3.26.02;

(g) **Home occupation**, subject to Section 3.09;

(h) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(i) **Townhouse**;

(j) **Uses accessory** to a **principal use** permitted in this Article; and

(k) **Uses** permitted by Section 3.01 of this Bylaw.

(2) Within those portions of the lands identified as "Area 2" on the CD20 Zone Map attached as Schedule "AG", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Apartment**;

(c) **Bed and breakfast** in a **one-family dwelling**, subject to Section 3.09;

(d) **Community garden**;

(e) **Dwelling, one-family**;

(f) **Dwelling, two-family**, subject to Section 3.07;

(g) **Group daycare**, subject to Subsection 3.26.02;

(h) **Home occupation**, subject to Section 3.09;

(i) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(j) **Townhouse**;

(k) **Uses accessory** to a **principal use** permitted in this Article; and

(l) **Uses** permitted by Section 3.01 of this Bylaw.

(3) Within those portions of the lands identified as "Area 3" on the CD20 Zone Map attached as Schedule "AG", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) **Home occupation**, subject to Section 3.09;

(e) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, on accordance with Section 3.08; *(Bylaw No. 2183)*

(f) **Uses accessory** to a **principal use** permitted in this Article; and

(g) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area** subject to Sections 6.109.03(4) and (5): *(Bylaw No. 2183)*

(h) **Dwelling, two-family**;

(i) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(j) **Townhouse**.

(4) Within those portions of the lands identified as "Area 4" on the CD20 Zone Map attached as Schedule "AG", the following **uses** and no others are permitted:

(a) **Accessory buildings** and **structures**, subject to Section 3.05;

(b) **Community garden**;

(c) **Dwelling, one-family**;

(d) **Home occupation**, subject to Section 3.09;

(e) **Secondary suite**, **garden suite**, or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08; *(Bylaw No. 2183)*

(f) **Uses accessory** to a **principal use** permitted in this Article; and

(g) **Uses** permitted by Section 3.01 of this Bylaw.

In addition, the following **uses** are permitted on **lots** less than 4,047 m^2 (1 acre) in **lot area**, subject to Sections 6.109.03(04) and (5). *(Bylaw No. 2183)*

(h) **Dwelling, two-family**;

(i) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(j) **Townhouse**.

6.109.02 Subdivision Lot Requirements

(1) Within those portions of the lands identified as "Area 1" on the CD20 Zone Map attached as Schedule "AG", the following Subdivision Lot Requirements apply:

(a) No **lot** having a **lot area** less than 300 m^2 (3,229.2 ft^2) or a **lot width** less than 9 m (29.5 ft) may be created by subdivision for a **one-family dwelling**; and

(b) No **lot** having a **lot area** less than 100 m^2 (1,076.4 ft^2) or a **lot width** less than 5 m (16.4 ft) may be created by subdivision for a **townhouse** or **two-family dwelling**.

(2) Within those portions of the lands identified as "Area 2" on the CD20 Zone Map attached as Schedule "AG", the following Subdivision Lot Requirements apply:

(a) No **lot** having a **lot area** less than 300 m^2 (3,229.2 ft^2) or a **lot width** less than 9 m (29.5 ft) may be created by subdivision for a **one-family dwelling**;

(b) No **lot** having a **lot area** less than 100 m^2 (1,076.4 ft^2) or a **lot width** less than 5 m (16.4 ft) may be created by subdivision for a **townhouse** or **two-family dwelling**; and

(c) No **lot** having a **lot area** less than 695 m^2 (7,480.9 ft^2) may be created by subdivision for an **apartment**.

(3) Within those portions of the lands identified as "Area 3" on the CD20 Zone Map attached as Schedule "AG", no Lot having a Lot Area less than 400 m2 (4,305.6 ft2) or a width less than 9 m (29.5 ft) may be created by subdivision.

(4) Within those portions of the lands identified as "Area 4" on the CD20 Zone Map attached as Schedule "AG", no **lot** having a **lot area** less than 1,374 m^2 (14,789.6 ft^2) may be created by subdivision.

6.109.03 Density of Development in the CD20 Zone

(1) There may not be more than 60 Single-Family Equivalent (SFE) **dwelling units** in the CD20 Zone. The maximum SFE in each "Area" identified on the CD20 Zone Map attached as Schedule "AG" are as follows: *(Bylaw No. 1920)*

(a) Area 1 – 36.68 SFE;

(b) Area 2 – 21.0 SFE; and

(c) Areas 3 and 4 – 2.32 SFE.

(2) Despite Article 6.109.03(1)(a), there may be more than 36.68 SFE in Area 1 of the CD20 Zone if the owner of the land proposed to be built upon: *(Bylaw No. 1920)*

(a) Pays to the City $90,000 towards the General Amenity Reserve Fund, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, and two-family dwellings; and

(b) Pays to the City the amount specified in Table 1 below, prior to subdivision approval for **one-family dwellings** and prior to the issuance of a Building Permit for **townhouse** and **two-family dwellings**:

Table 1 – Amenity Contributions *(Bylaw No. 1920)*

a) $5,400 per one-family **lot** greater than or equal to 550 m^2 (5,920 ft^2) towards the General Amenity Reserve Fund;
b) $3,564 per one-family **lot** less than 550 m^2 (5,920 ft^2) towards the General Amenity Reserve Fund;
c) $3,294 per **townhouse**, **two-family dwelling** or **apartment dwelling unit** towards the General Amenity Reserve Fund;
d) $900 per one-family **lot** greater than or equal to 550 m^2 (5,920 ft^2) towards the Affordable Housing Reserve Fund;
e) $594 per one-family **lot** less than 550 m^2 (5,920 ft^2) towards the Affordable Housing Reserve Fund; and
f) $549 per **townhouse**, **two-family dwelling** or **apartment dwelling unit** towards the Affordable Housing Reserve Fund

(3) Despite Article 6.109.03(1)(b), there may be more than 21.0 SFE in Area 2 of the CD20 Zone if the owner of the land proposed to be built upon: *(Bylaw No. 1920)*

(a) Pays to the City $60,000 towards the General Amenity Reserve Fund, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, two-family dwellings and apartments; and

(b) Pays to the City the amount specified in Table 1 below, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, two-family dwellings and apartments.

Table 2 – Amenity Contribution Reductions

Overall Green Development Checklist Project Rating	% Reduction to the Required Contributions Specified in the Amenity Contribution Policy
Level 2	15%
Level 3	25%
Level 4	50%

(4) Within "Area 3" and "Area 4" on the CD20 Zone Map attached as Schedule "AG", a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m^2, which may be in the following prescribed forms: *(Bylaw No. 2183)*

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **Townhouse**; or

(c) **Two-family dwelling**, of which one unit may contain a **secondary suite**.

(5) Within "Area 3" and "Area 4" on the CD20 Zone Map attached as Schedule "AG", a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m^2 and 4,047 m^2 (1 acre), which may be in the following prescribed forms:

(a) **One-family dwelling**, which may contain a **secondary suite**; or

(b) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**, or

(c) **Townhouse**; or

(d) **Two-family dwelling**, of which both units may contain a **secondary suite**.

(6) Under no circumstances may there be more than 56 SFE **dwelling units** created within those portions of the lands identified as "Area 1" on the CD20 Zone Map attached as Schedule "AG".

(7) Under no circumstances may there be more than 37 SFE **dwelling units** created within those portions of the lands identified as "Area 2" on the CD20 Zone Map attached as Schedule "AG".

(8) Under no circumstances may there be more than two **one-family dwellings** created within those portions of the lands identified as "Area 3" on the CD20 Zone Map attached as Schedule "AG".

(9) Under no circumstances may there be more than one **one-family dwelling** created within those portions of the lands identified as "Area 4" on the CD20 Zone Map attached as Schedule "AG".

(8) The following conversion ratios shall be used for the purposes of determining SFE density within the CD20 Zone:

(a) A **one-family dwelling** on a **lot** greater than or equal to 550 m^2 (5,920 ft^2) in **lot area** = 1.0 SFE;

(b) A **one-family dwelling** on a **lot** less than 550 m^2 (5,920 ft^2) in **lot area** = 0.66 SFE; and

(c) An **apartment**, **townhouse** or **two-family dwelling unit** = 0.61 SFE.

6.109.04 Height and Size of Principal Use Buildings

(1) No **building** or **structure** may exceed a **height** of 11 m (36.1 ft). *(Bylaw No. 2183)*

(2) No **townhouse** or **two-family dwelling** may exceed a **height** of three storeys.

(3) Despite any other part of this Bylaw, no **building** or **structure** constructed within those portions of the lands identified as "Area 2" on the CD20 Zone Map attached as Schedule "AG" may exceed a **height** of four storeys above the average finished grade of the westerly façade of that **building** or **structure**.

6.109.05 Setbacks

(1) No **one-family dwelling** on a **lot** with a **lot area** of 550 m^2 (5,920 ft^2) or greater may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; *(Bylaw No. 2183)*

(b) Within 1.5 m (4.9 ft) of any **interior side lot line**; or

(c) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 3 m (9.8 ft) of any **rear lot line**. *(Bylaw No. 2183)*

(2) No **one-family dwelling** on a **lot** with a **lot area** less than 550 m^2 (5,920 ft^2) may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or *(Bylaw No. 2183)*

(b) Within 1.2 m (3.9 ft) of any **interior side lot line**; or

(c) Within 3.0 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 3 m (9.8 ft) of any **rear lot line**. *(Bylaw No. 2183)*

(3) No **townhouse** or **two-family dwelling** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 1.2 m (3.9 ft) of any **interior side lot line abutting** any Zone other than the CD20 Zone; or

(c) Within 3.0 m (9.8 ft) of any **exterior side lot line**, except that no **garageor carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 6 m (19.7 ft) of any **rear lot line**.

(4) No **apartment building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**; or

(b) Within 3 m (9.8 ft) of any **interior side lot line**; or

(c) Within 3 m (9.8 ft) of any **exterior side lot line**; or

(d) Within 6 m (19.7 ft) of any **rear lot line**.

6.109.06 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** on any **lot** containing a **one-family dwelling** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** on any **lot** containing **apartment**, **townhouse** or **two-family dwelling uses** may not exceed 60%.

Section 6.110 – Comprehensive Development 21 – Radiant Way (CD21) Zone

(Replaced by Bylaw No. 1662)

The intent of the CD21 Zone is to accommodate residential and related uses.

6.110.01 Permitted Uses

The following **uses** and no others are permitted in the CD21 Zone:

(1) **Accessory buildings** and **structures**, subject to Section 3.05;

(2) **Community garden**;

(3) **Dwelling, one-family**;

(4) **Home occupation**, subject to Section 3.09;

(5) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08; *(Bylaw No. 2183)*

(6) The keeping of not more than one **boarder** in a **one-family dwelling**;

(7) **Townhouse**;

(8) **Uses accessory** to a **principal use** permitted in this Zone; and

(9) **Uses** permitted by Section 3.01 of this Bylaw.

6.110.02 Subdivision Lot Requirements in the CD21 Zone

(1) A **lot** having a **lot area** of not less than 220 m^2 (2,368.1 ft^2) may be created by subdivision, provided that: *(Bylaw No. 2273)*

(a) The **lot width** is not less than 8.5 m (27.9 ft); and

(b) The **building envelope** width or depth is not less than 5.5 m (18 ft).

(2) Deleted. *(Bylaw No. 2273)*

6.110.03 Density of Development on Individual Lots

(1) There may not be more than one **residential building** on a **lot**. *(Bylaw No. 2273)*

(2) Deleted. *(Bylaw No. 2273)*

6.110.04 Deleted. *(Bylaw No. 2273)*

6.110.05 Lot Coverage

(1) **Lot coverage** of all **buildings** and **structures** on any **lot** containing a **one-family dwelling** may not exceed 50%.

(2) **Lot coverage** of all **buildings** and **structures** on any **lot** containing a **townhouse** may not exceed 60%.

6.110.06 Height of Principal Use Buildings

(1) No **one-family dwelling** on a **lot** with a **lot area** less than 450 m^2 (4,843.8 ft^2) may exceed a **height** of 8.5 m (27.9 ft).

(2) No **one-family dwelling** on a **lot** with a **lot area** equal to or greater than 450 m^2 (4,843.8 ft^2) may exceed a **height** of 9 m (29.5 ft).

(3) No **townhouse** may exceed a **height** of three storeys.

6.110.07 Setbacks

One-Family Residential Lots

(1) No **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a front lot line may be located within 5.5 m (18 ft) of the front lot line; or

(b) Within 3 m (9.8 ft) of any **rear lot line**; or

(c) Within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no Garage or Carport that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or

(d) Within 1.2 m (3.9 ft) of any **interior side lot line**.

Townhouse Lots

(2) No **principal building** may be located:

(a) Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

(b) Within 3 m (9.8 ft) of any **rear lot line**; or

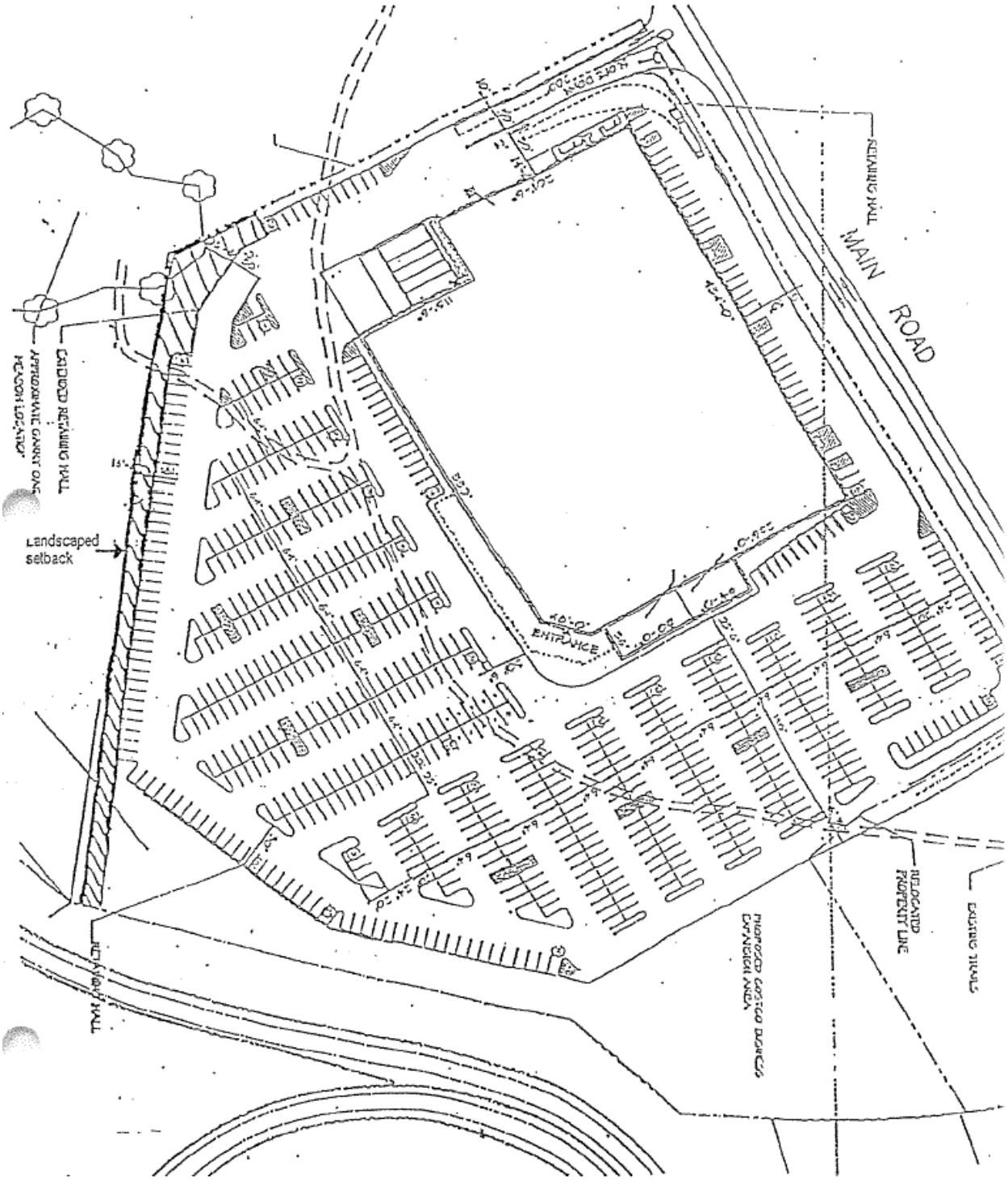
(c) Within 1.2 m (3.9 ft) of any **interior side lot line**, except that no **setback** is required where the **interior side lot line** is **abutting** a **townhouse use** in the CD21 Zone;

(d) Within 3 m (9.8 ft) of any **exterior side lot line** except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

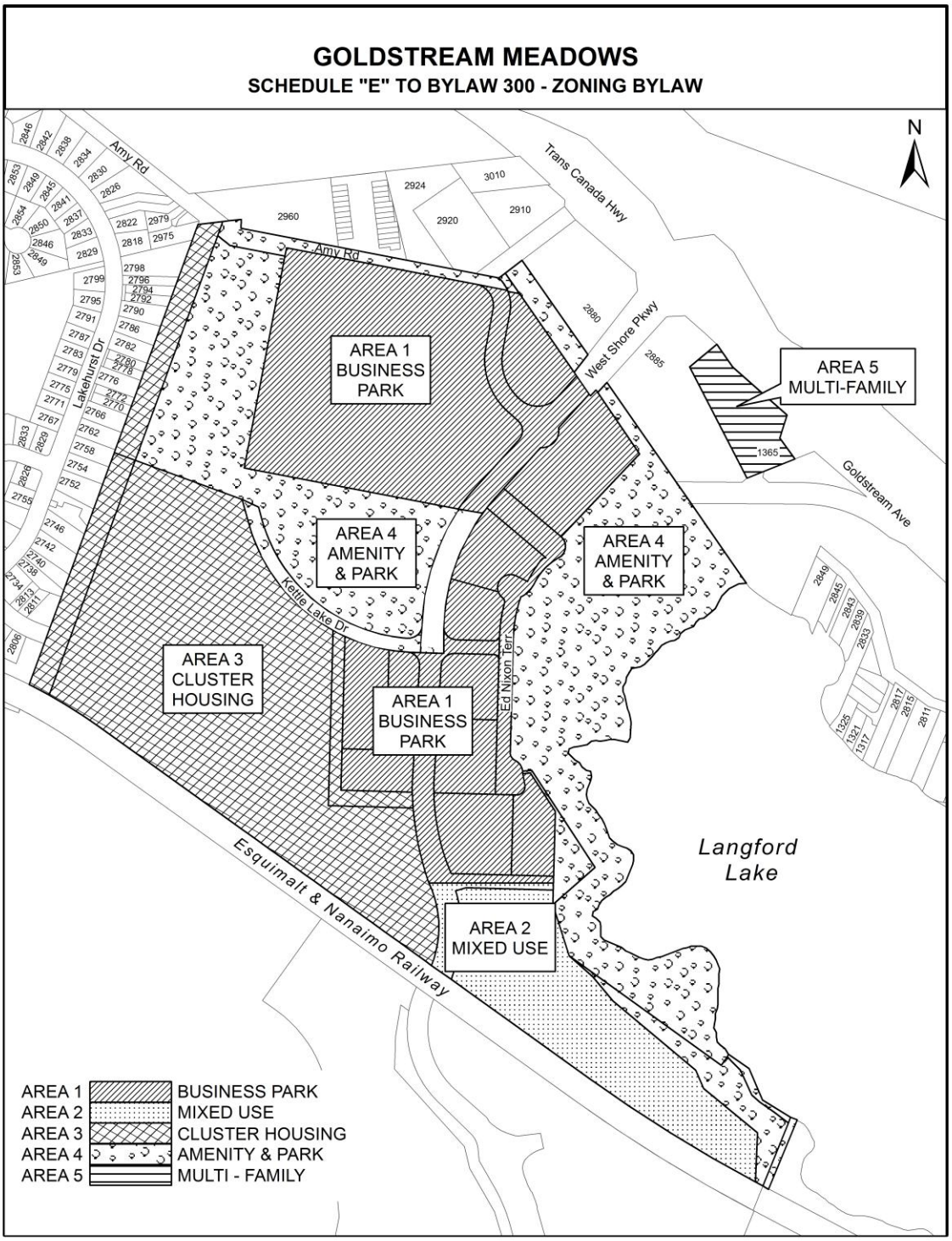
Schedule C

Deleted. *(Bylaw No. 2273)*

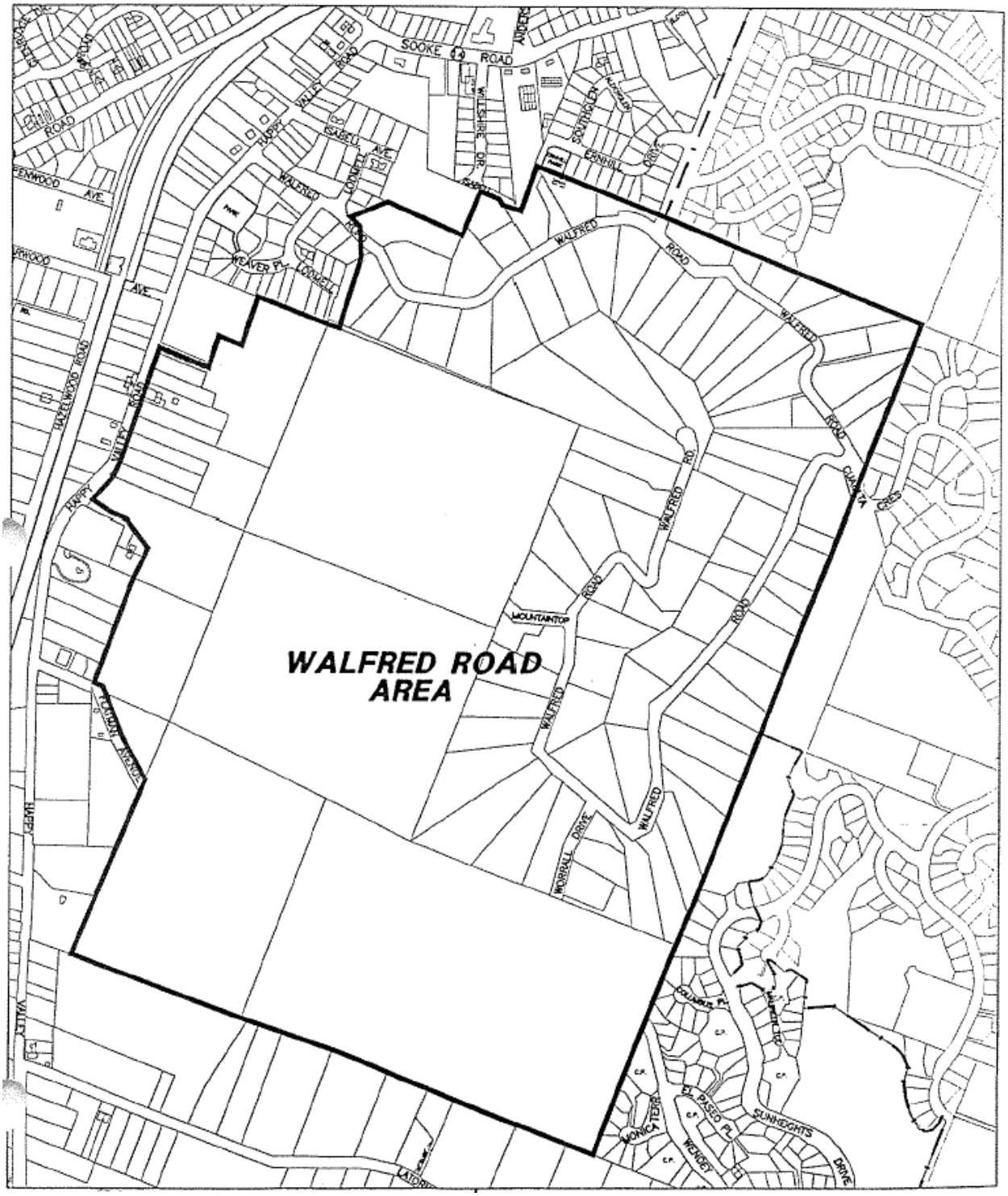
SCHEDULE 'D' TO BYLAW NO. 300
COSTCO LANDSCAPED SETBACK

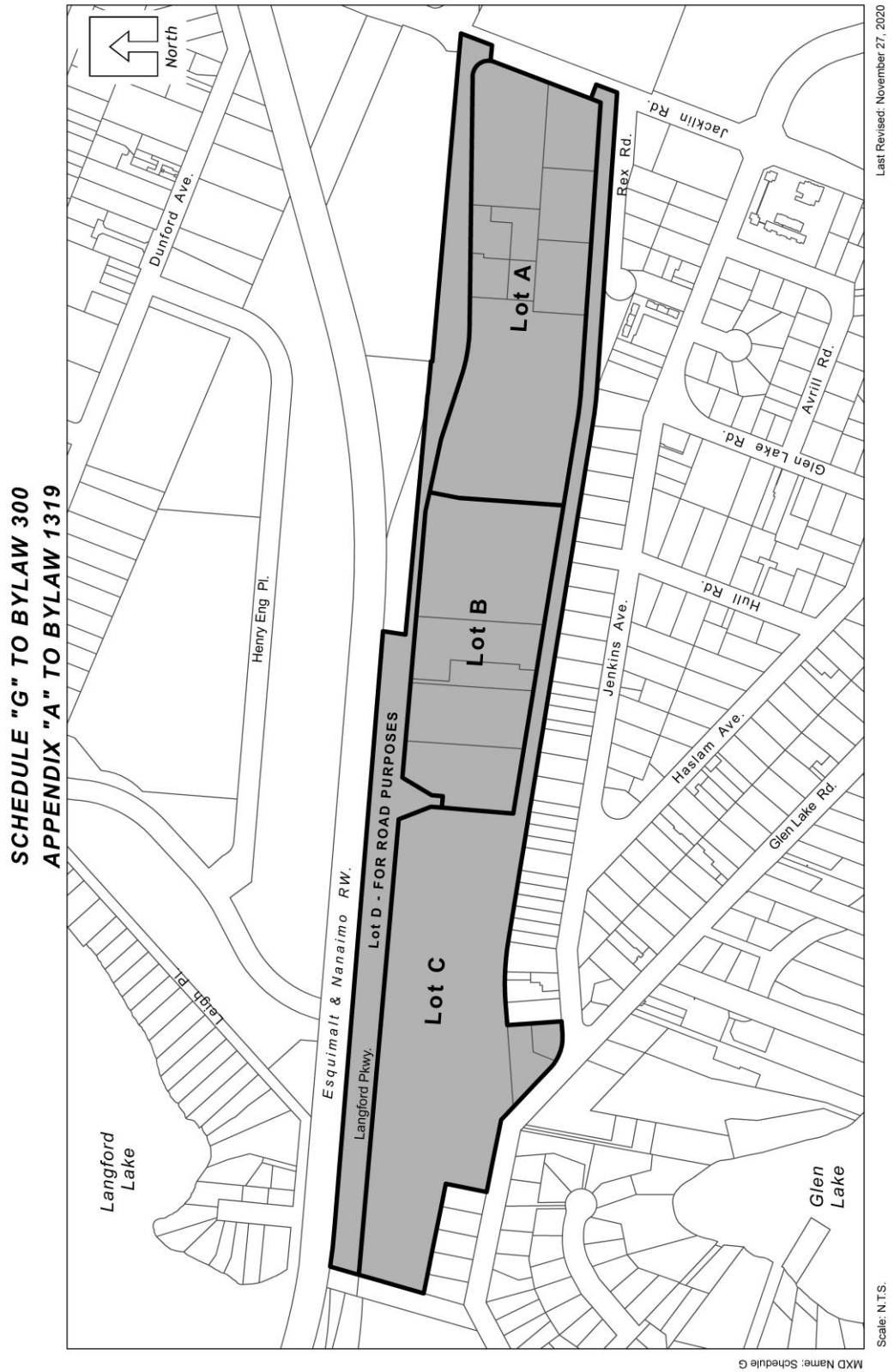


(Replaced by Bylaw Nos. 1962, 1931)



WALFRED LOCAL AREA PLAN
SCHEDULE F to BYLAW No.300



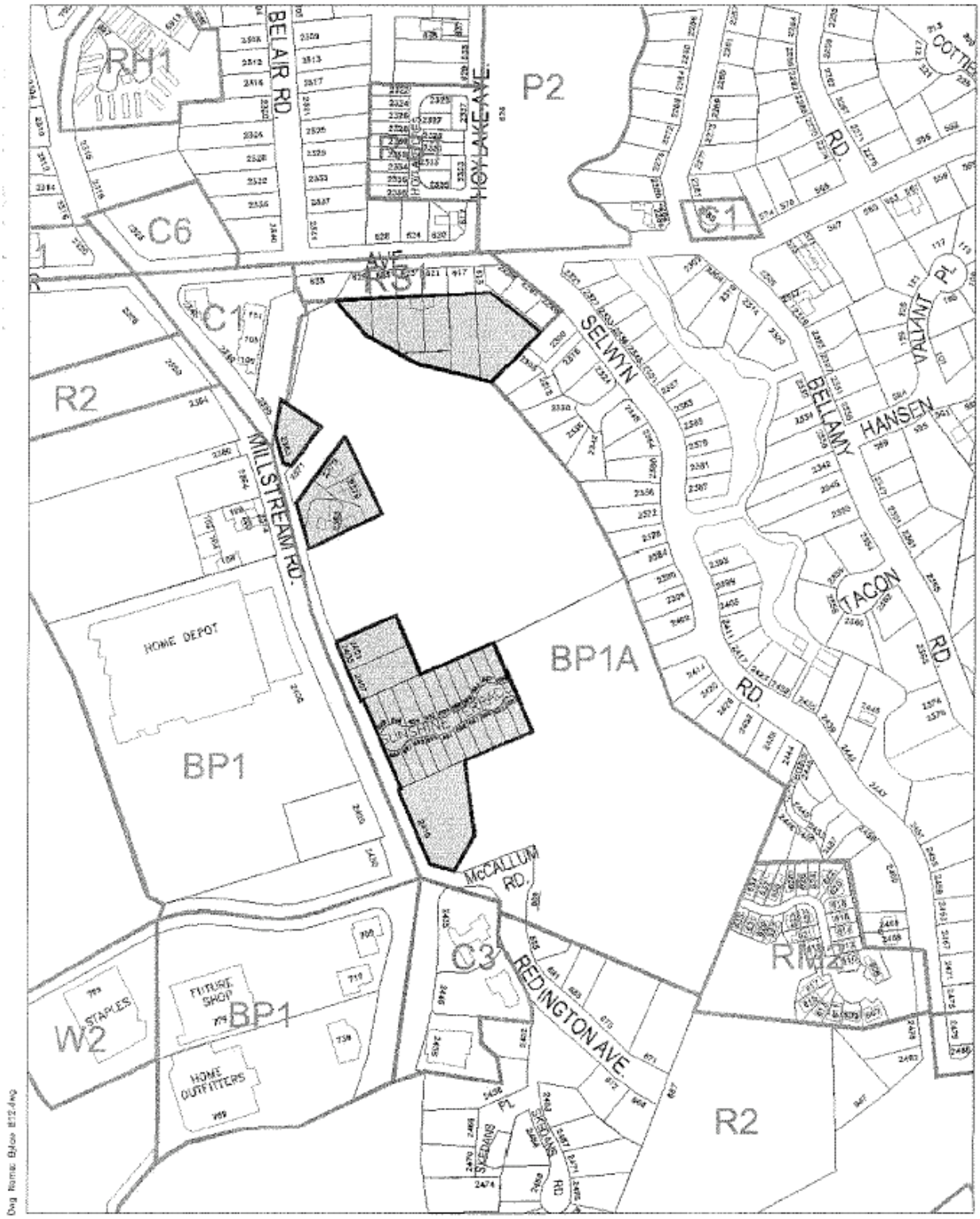


(Replaced by Bylaw No. 1948)

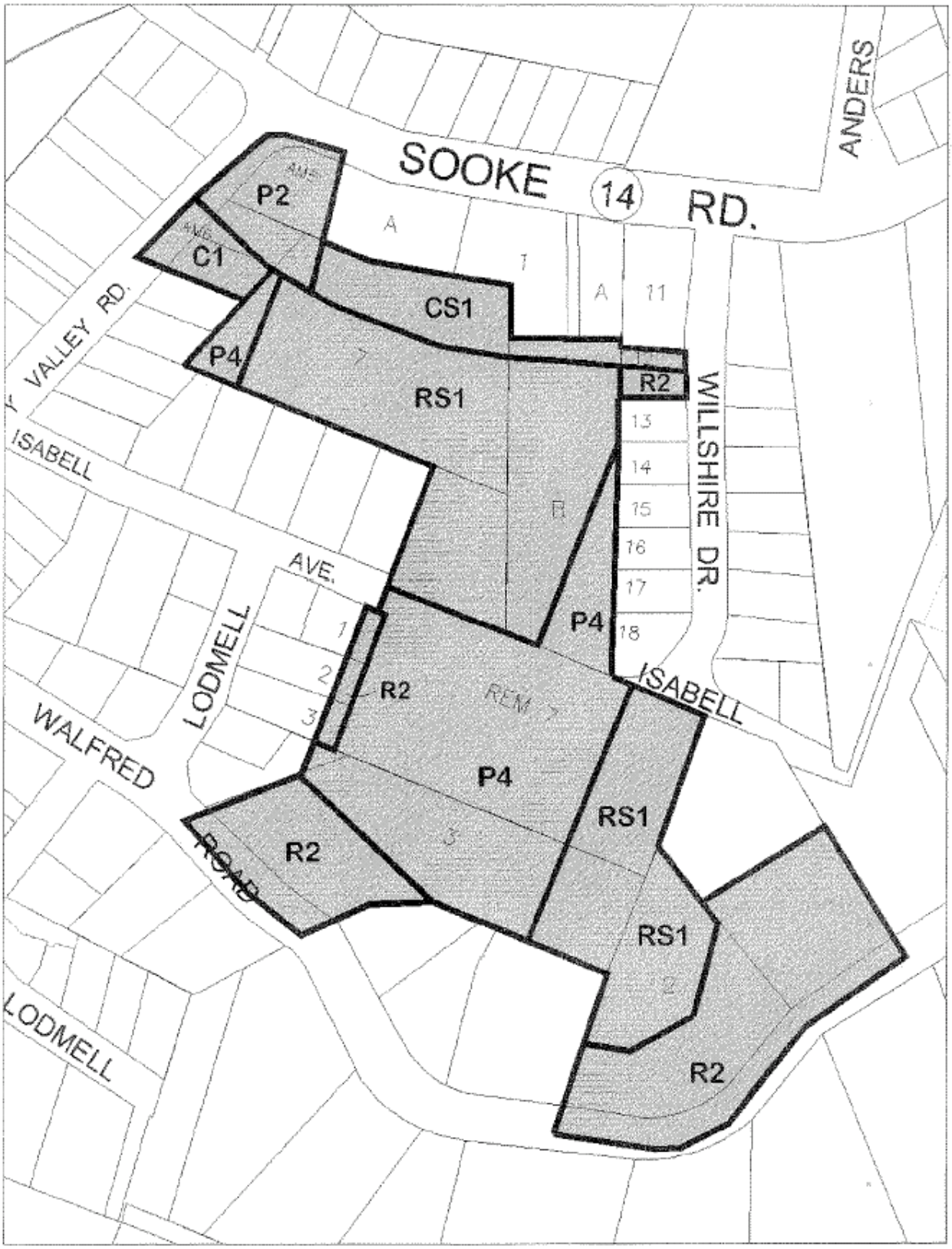
Schedule H

Deleted by Bylaw No. 2032
18 Jul 2022

SCHEDULE "I" TO BYLAW No. 300

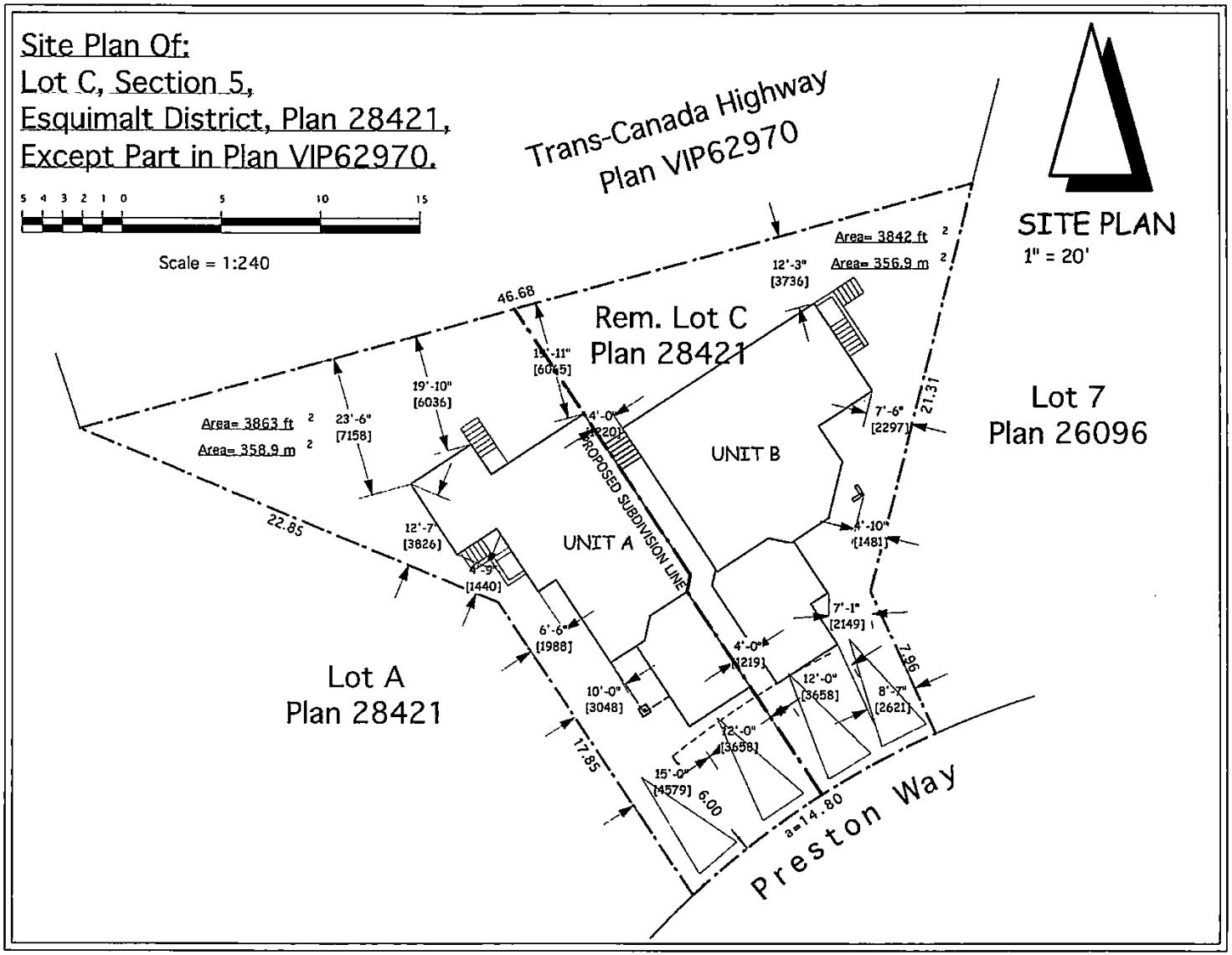


SCHEDULE "J" TO BYLAW No. 801



Appendix "A" to Bylaw No. 1248

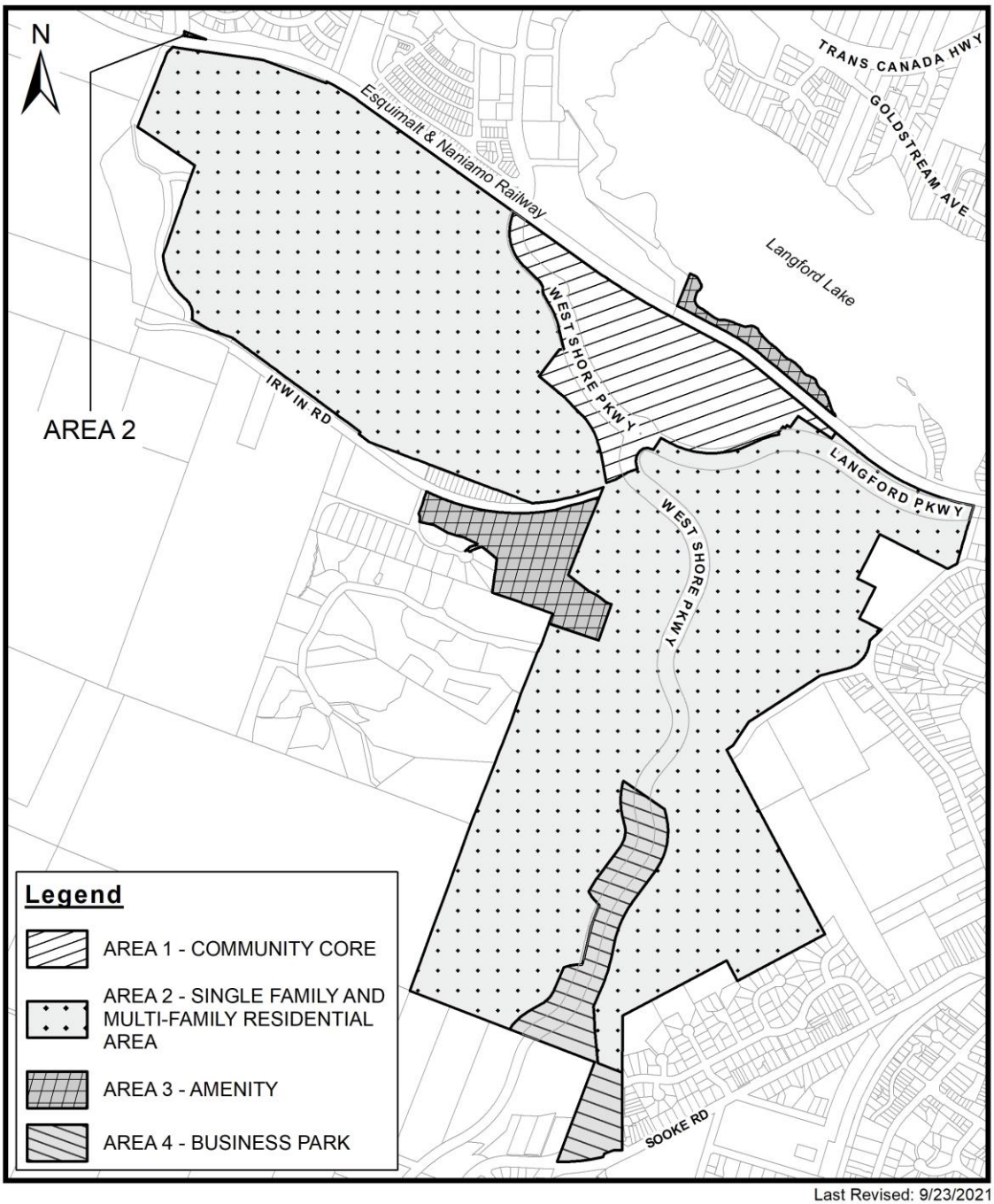
Schedule "K" to Bylaw No. 300



SCHEDULE L

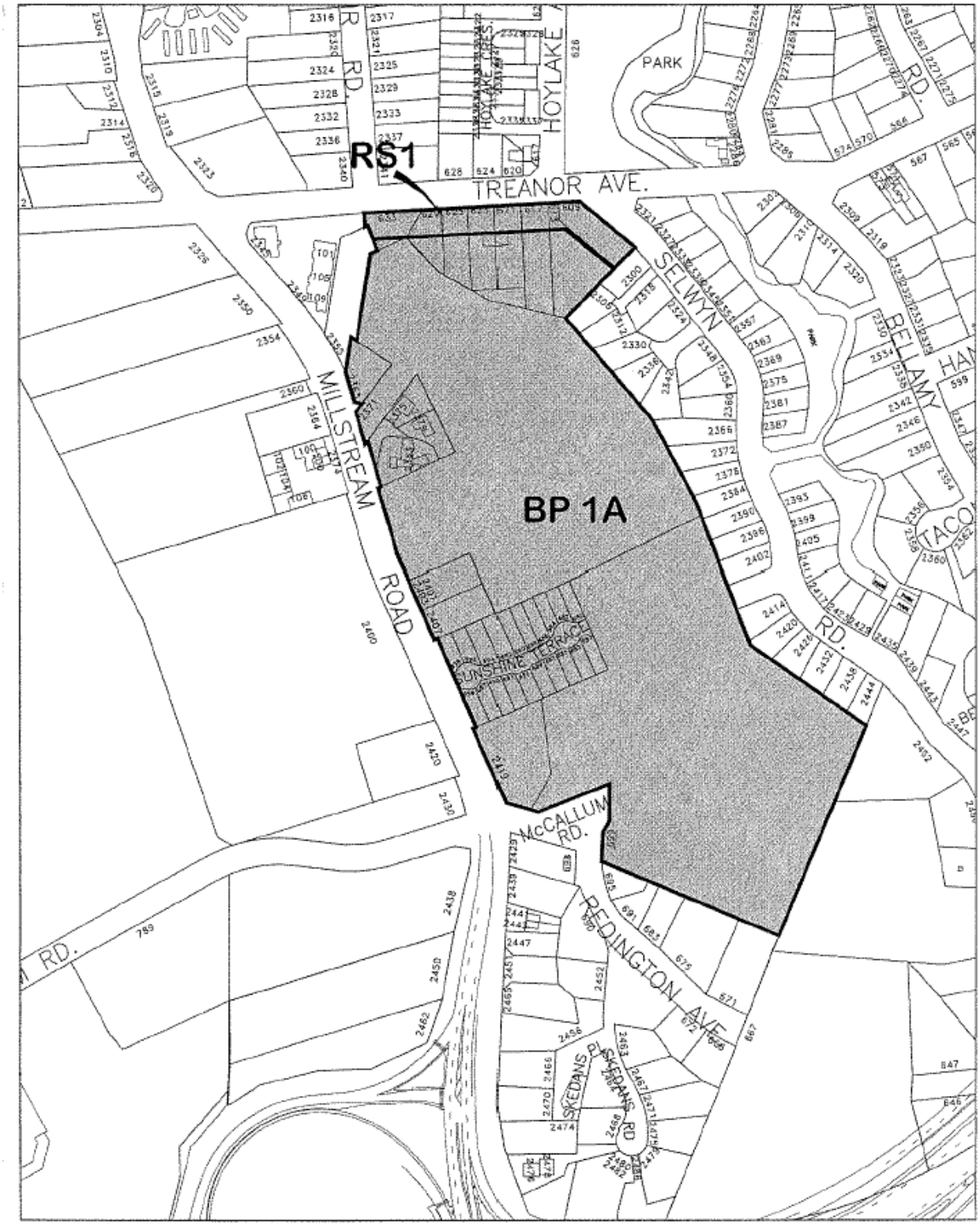
(Replaced by Bylaw No. 2000)

Schedule "L" to Bylaw No.300
West Hills

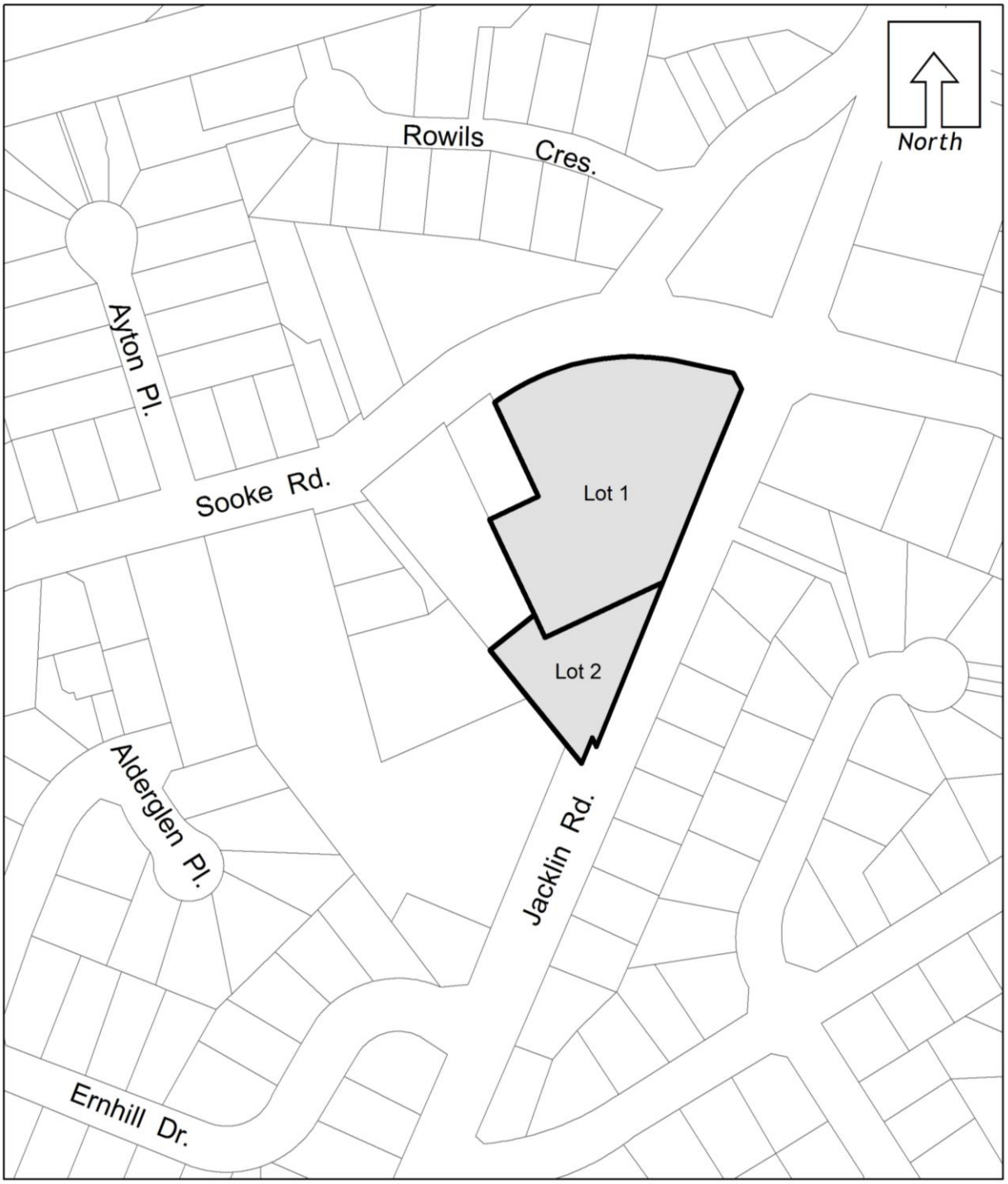


Last Revised: 9/23/2021

SCHEDULE M
(SCHEDULE A TO BYLAW 628)

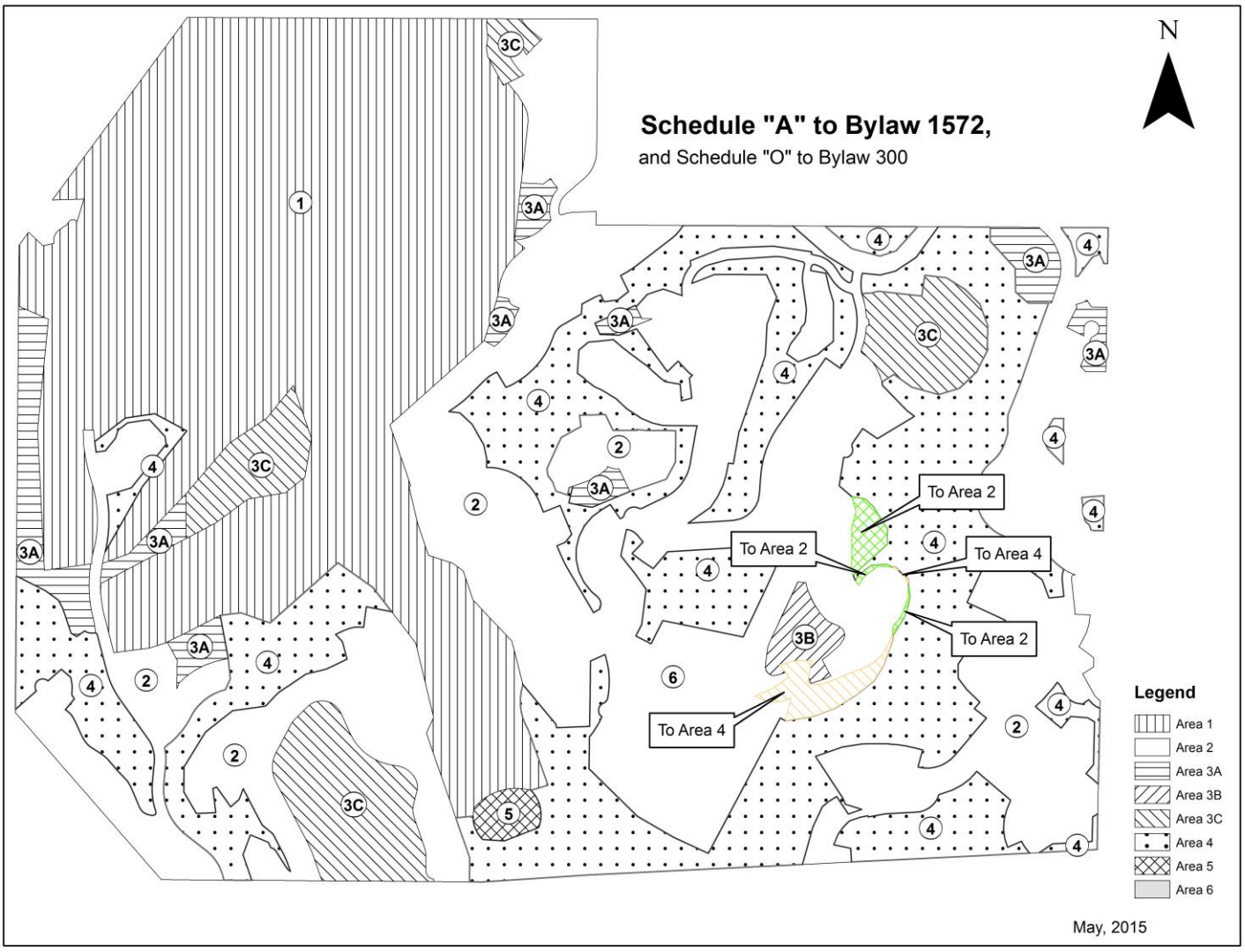


SCHEDULE "N" TO BYLAW No.300



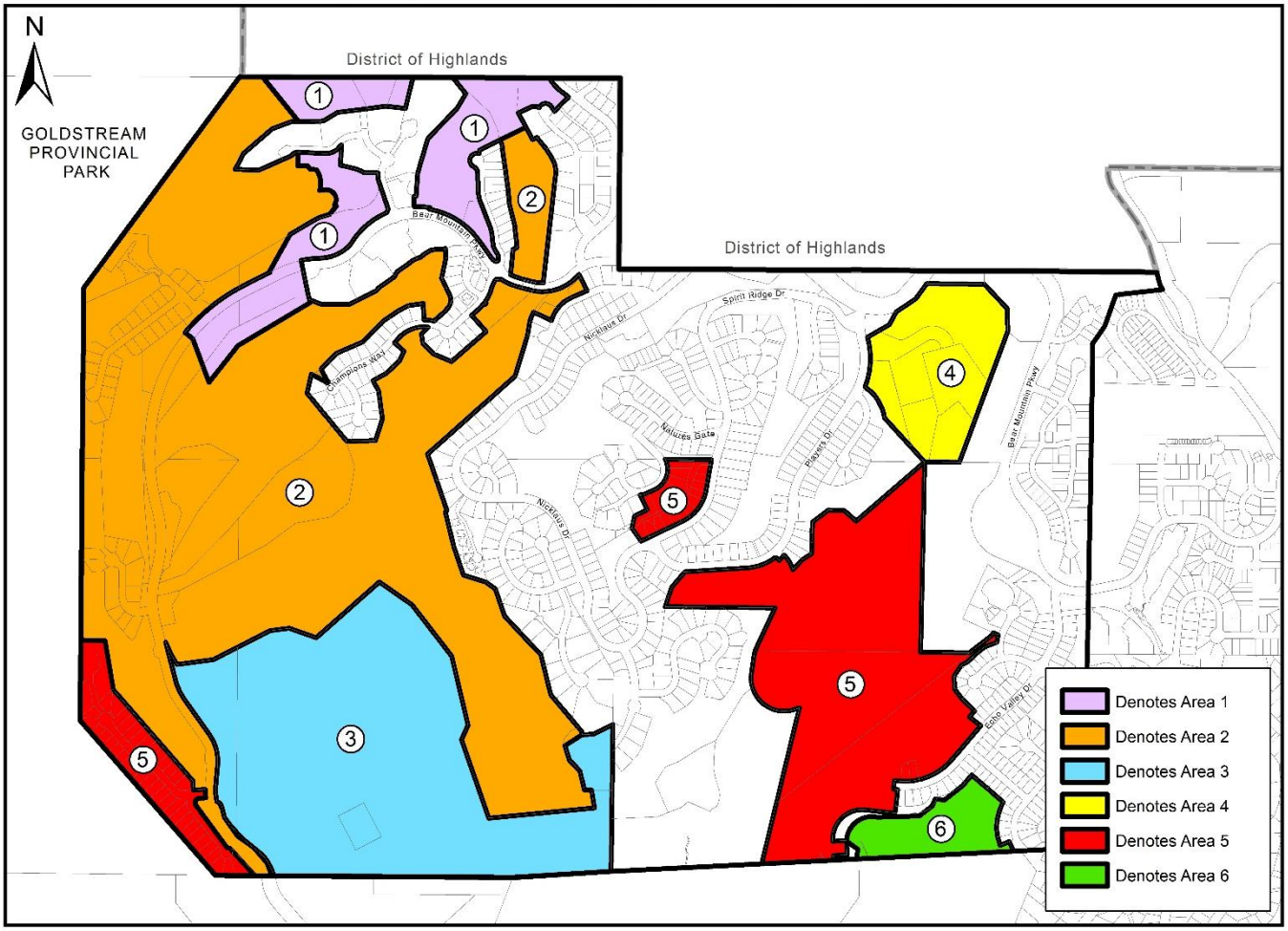
SCHEDULE O

(Replaced by Bylaw No. 1623)



Schedule O-2

(Added by Bylaw No. 1623; Replaced by Bylaw No. 1768, Replaced by Bylaw No. 1997))

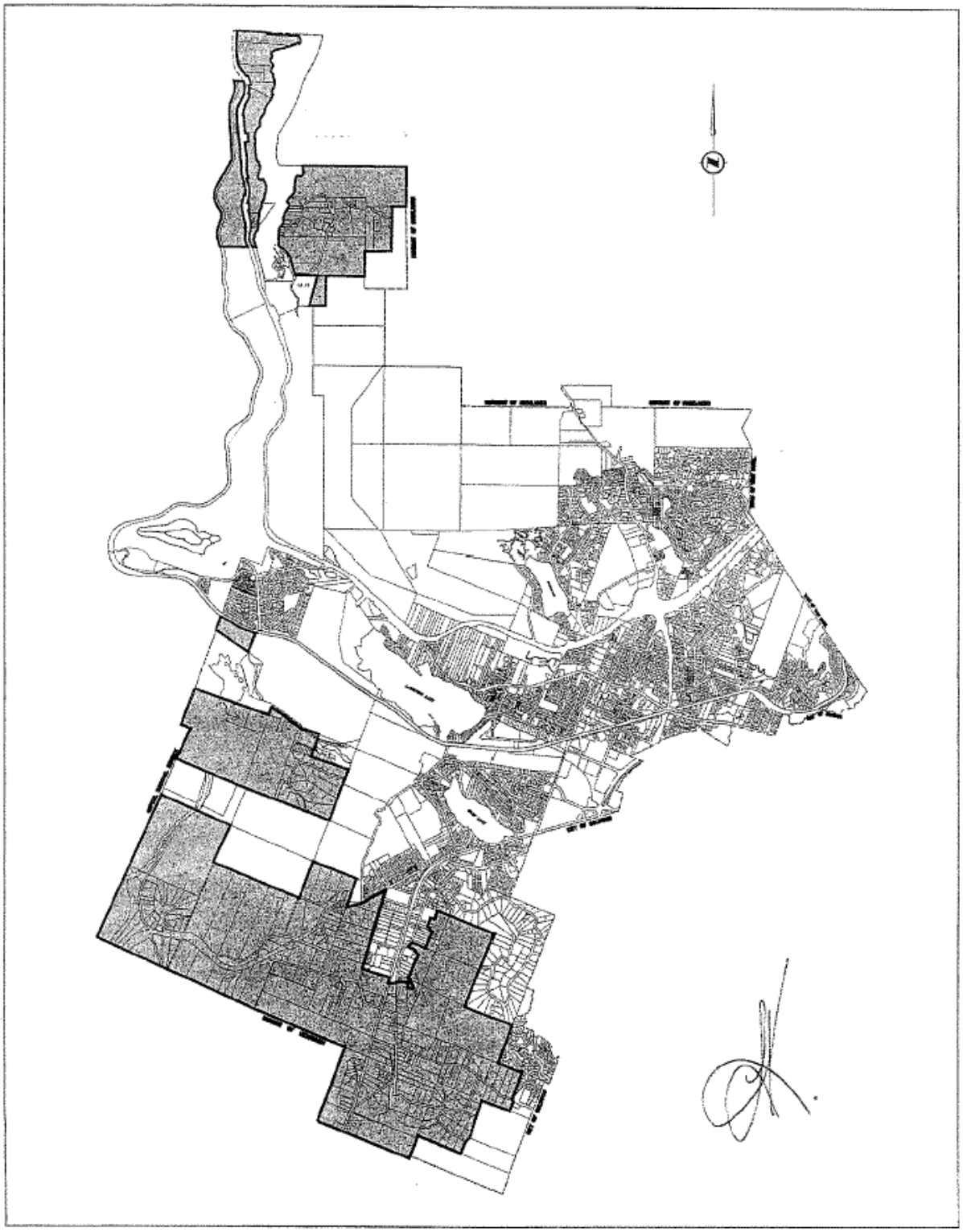


(Added by Bylaw No. 1788)

Schedule "O-3" to Bylaw No.300
CD6A Zone Map

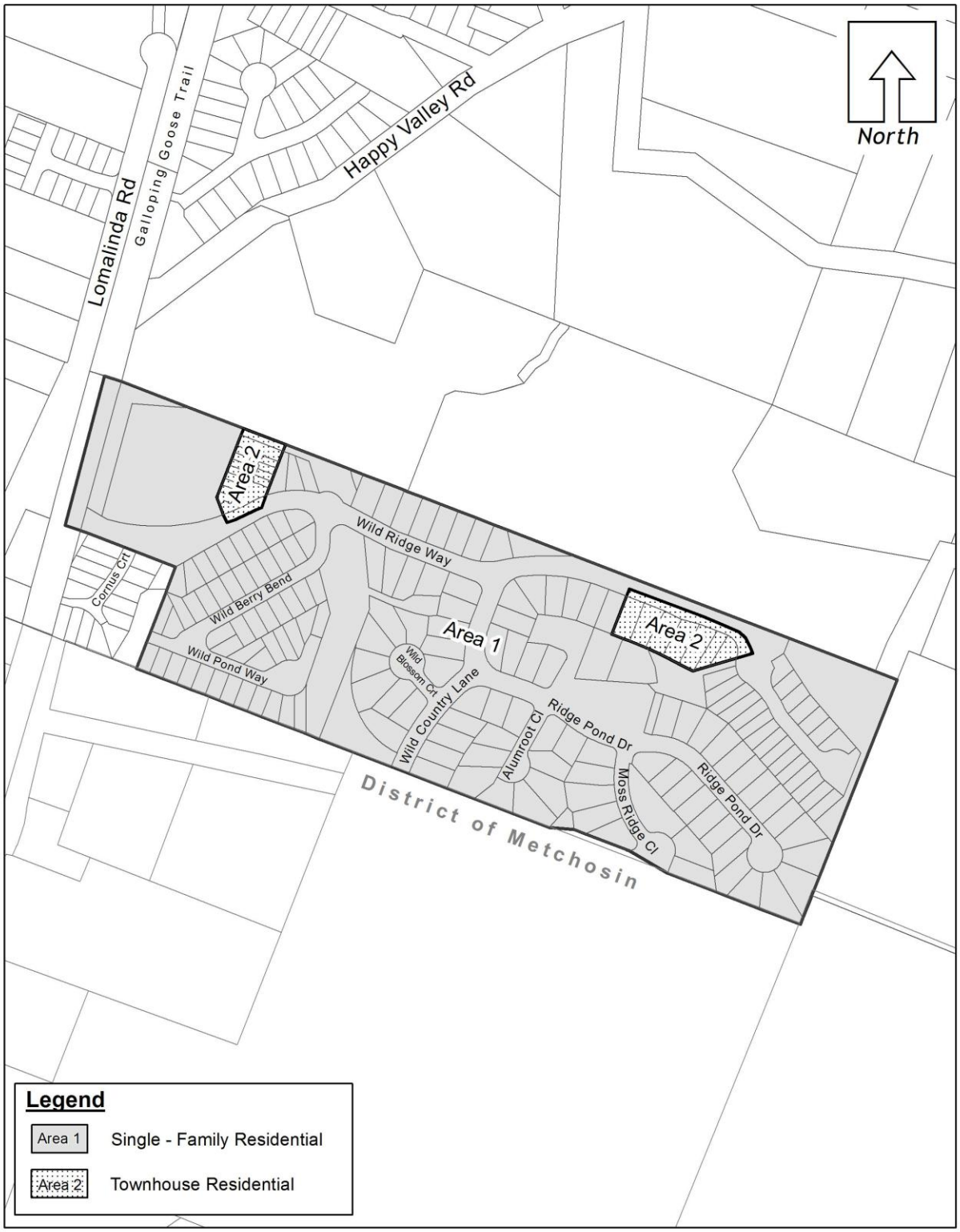


RURAL AREAS
SCHEDULE "P" TO BYLAW No.300



(Replaced by Bylaw No. 1562)

SCHEDULE "Q" TO BYLAW No.300



MXD Name: Schedule Q

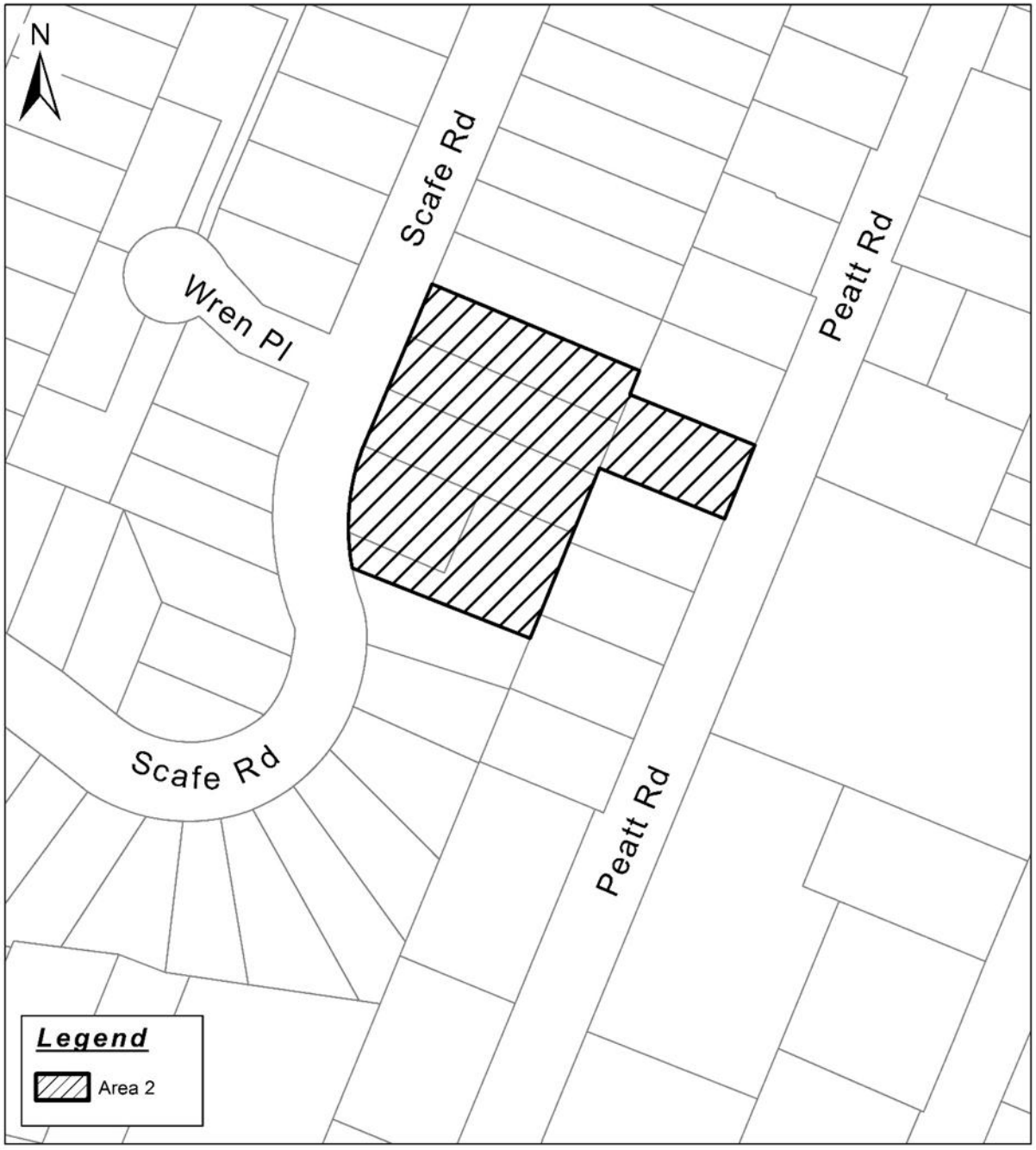
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Last Revised:March, 2015

(Amended by Bylaw No. 2009)

CCP Zone

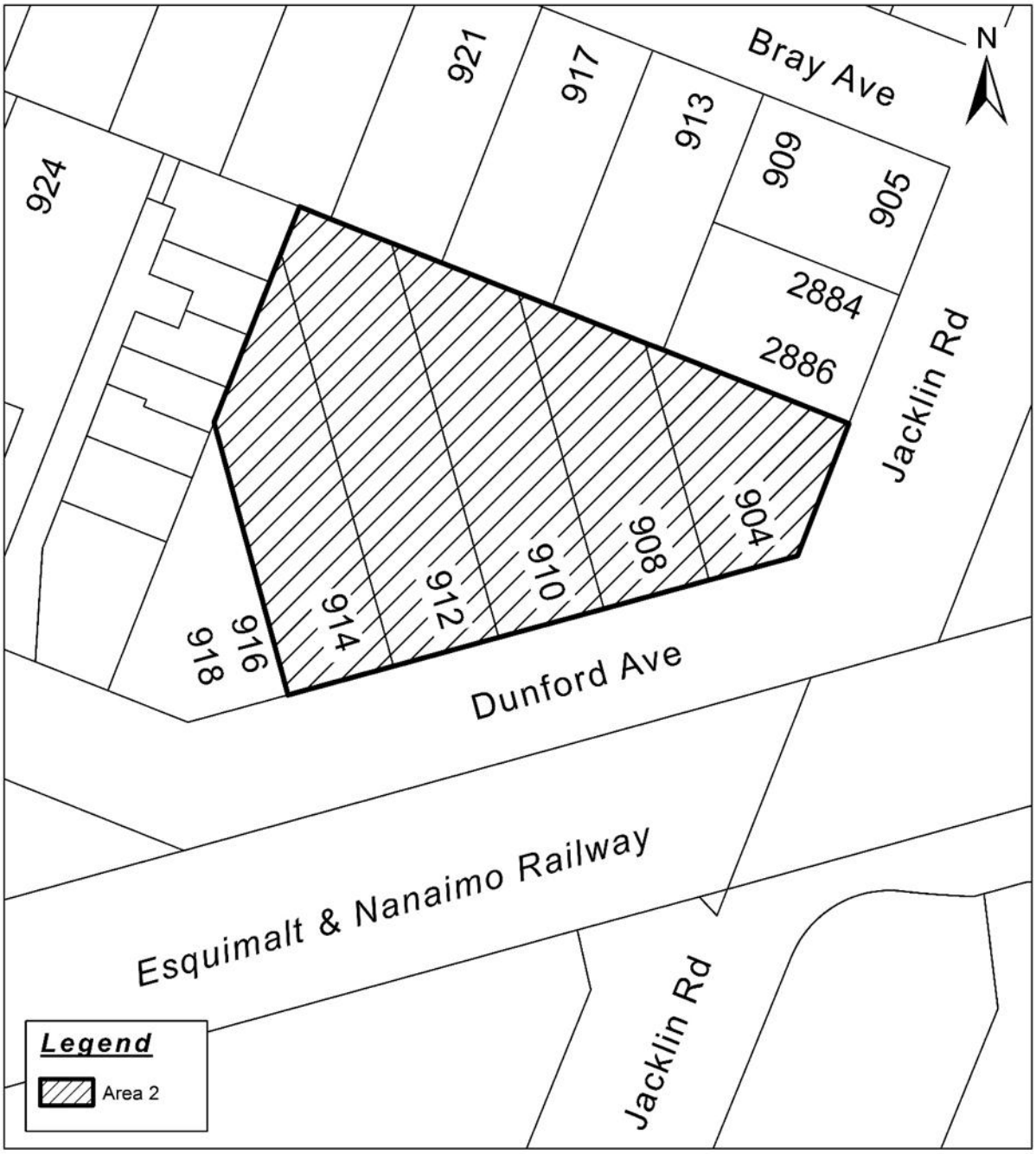
SCHEDULE "R" TO BYLAW No. 300



(Added by Bylaw No. 2037)

CCP Zone

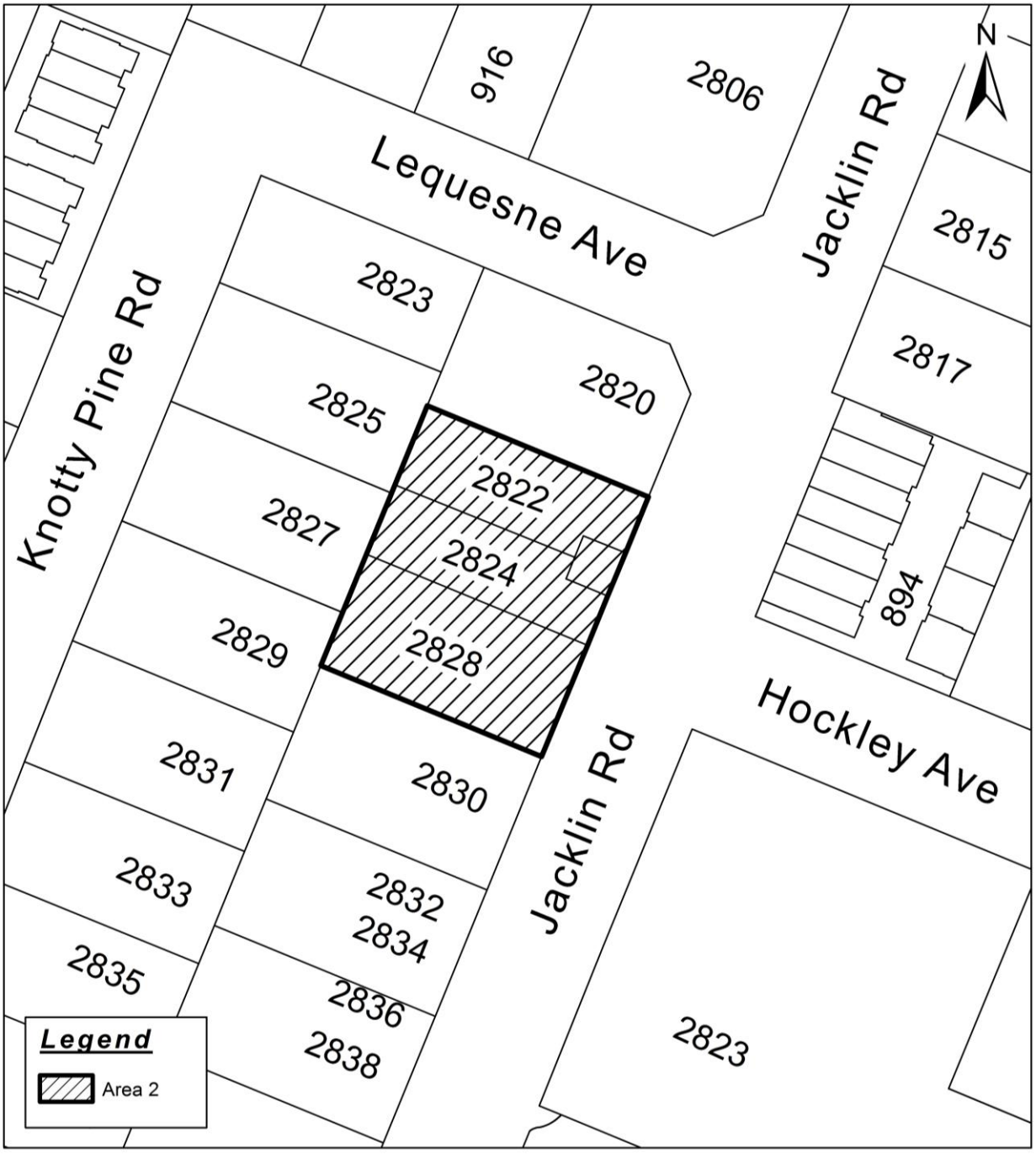
SCHEDULE "R" TO BYLAW No. 300



(Added by Bylaw No. 2032)

CCP Zone

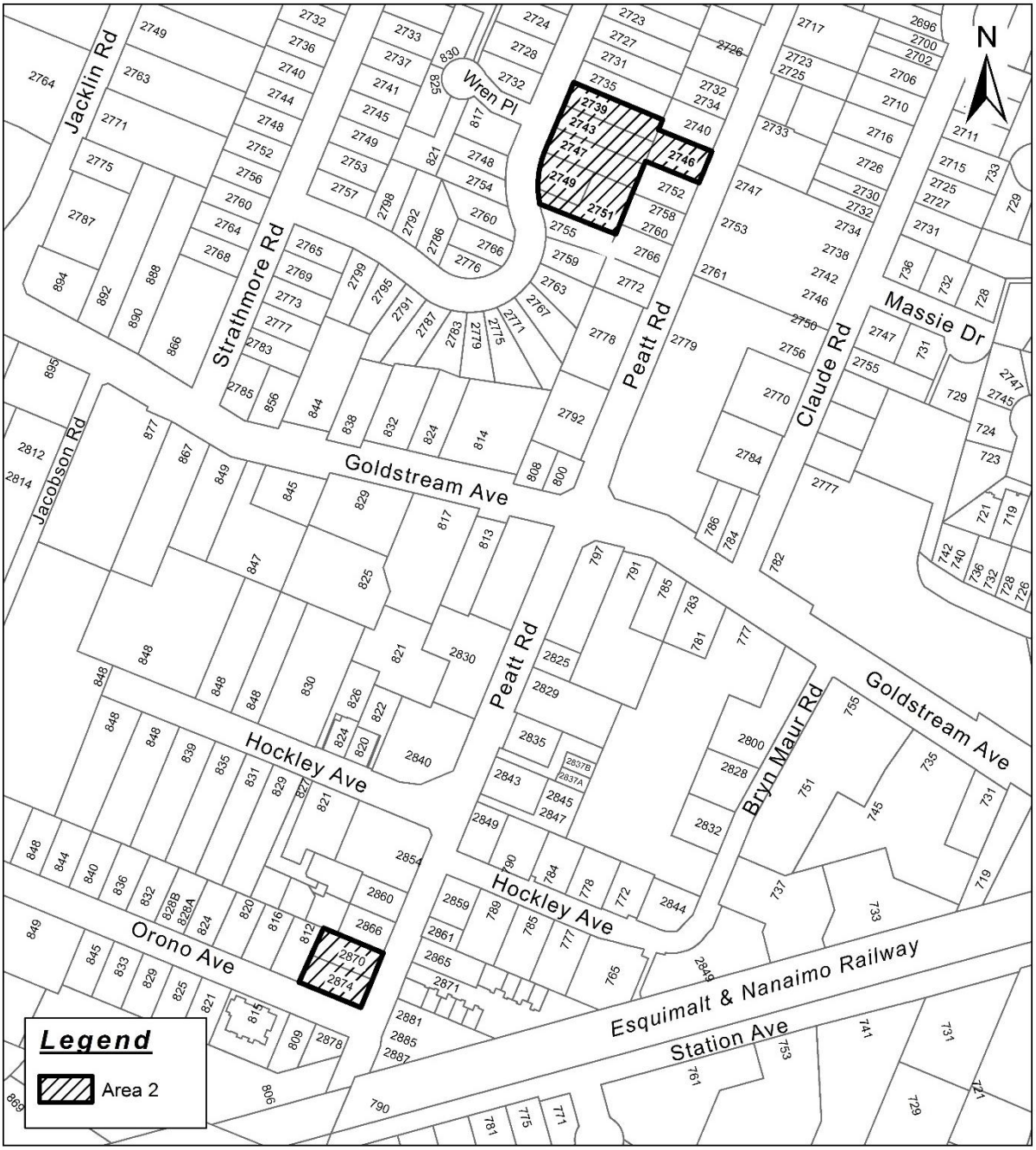
SCHEDULE "R" TO BYLAW No. 300



(Added by Bylaw No. 2066)

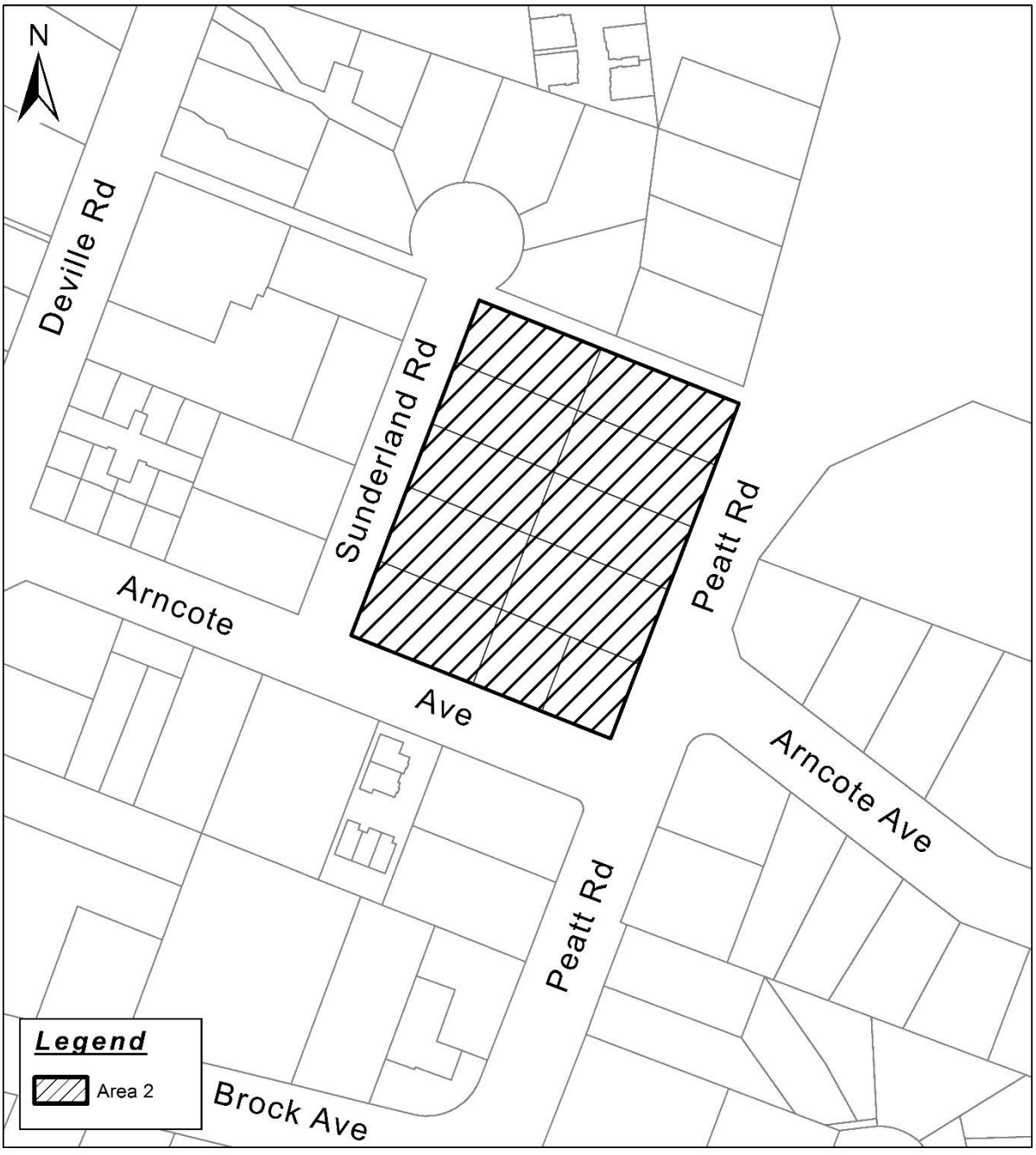
CCP Zone

SCHEDULE "R" TO BYLAW No. 300



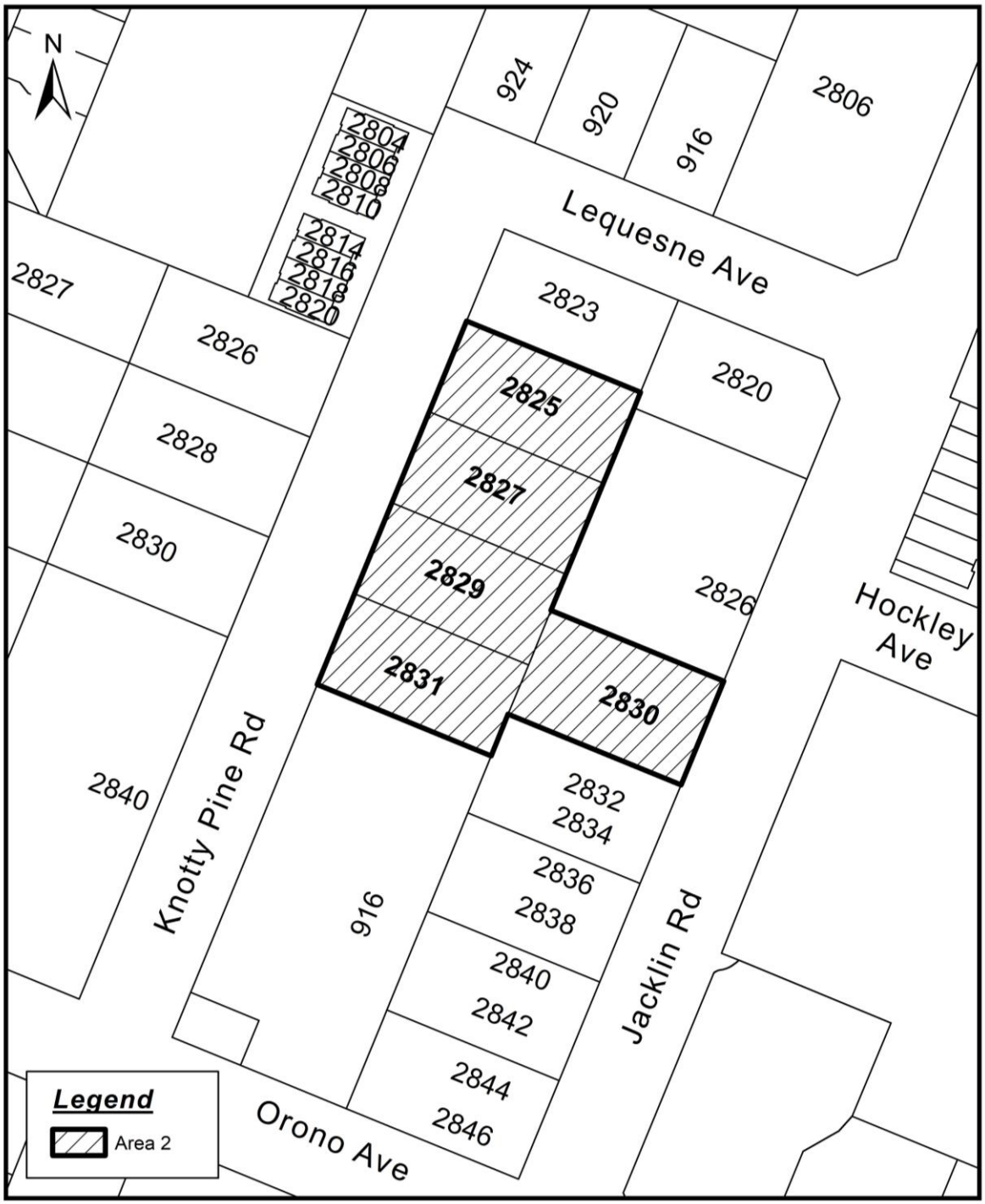
(*Added by Bylaw No. 2008)*

SCHEDULE "R" TO BYLAW No. 300

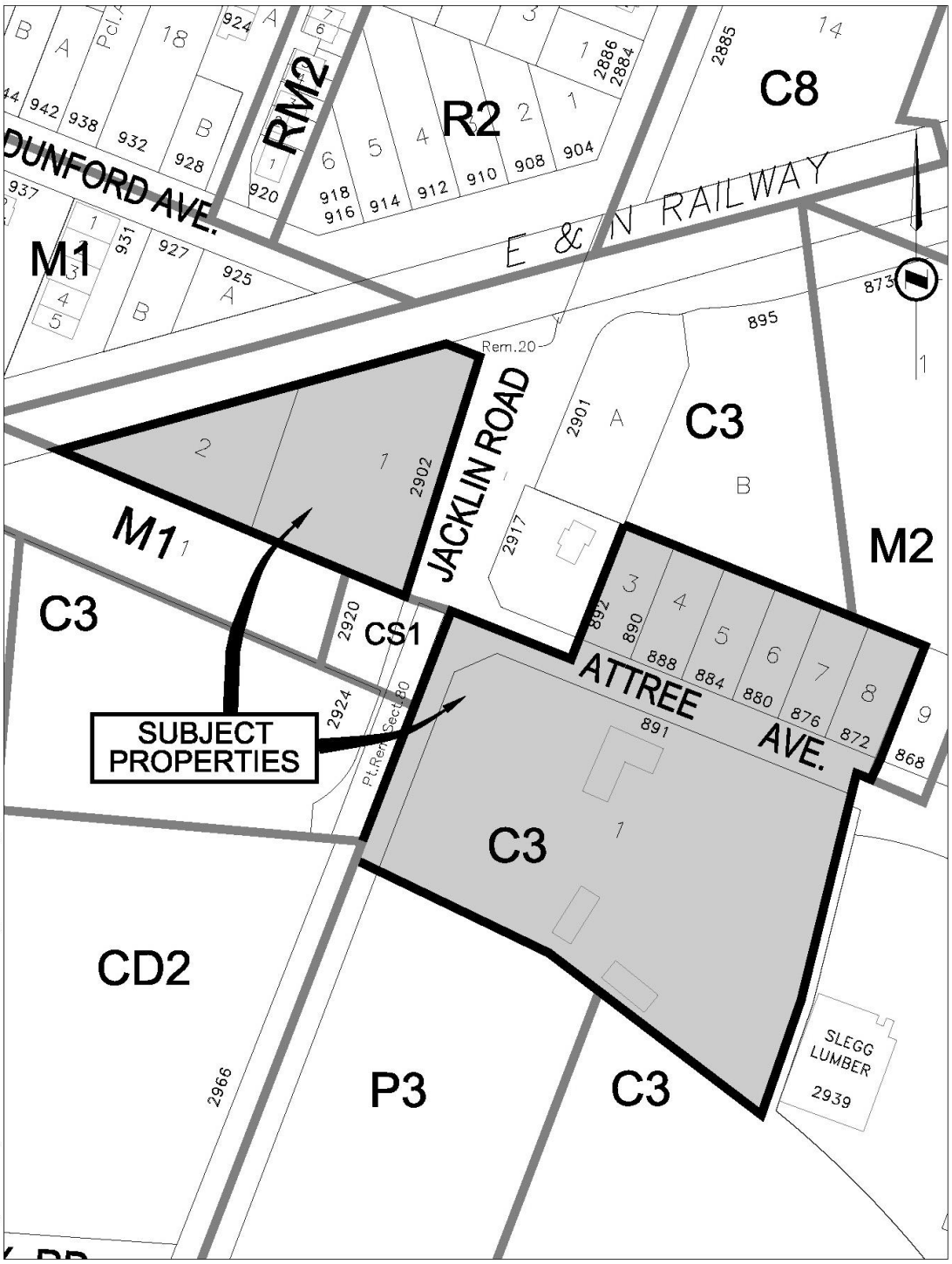


(Added by Bylaw No. 2204)
Schedule "R" to Bylaw No. 300

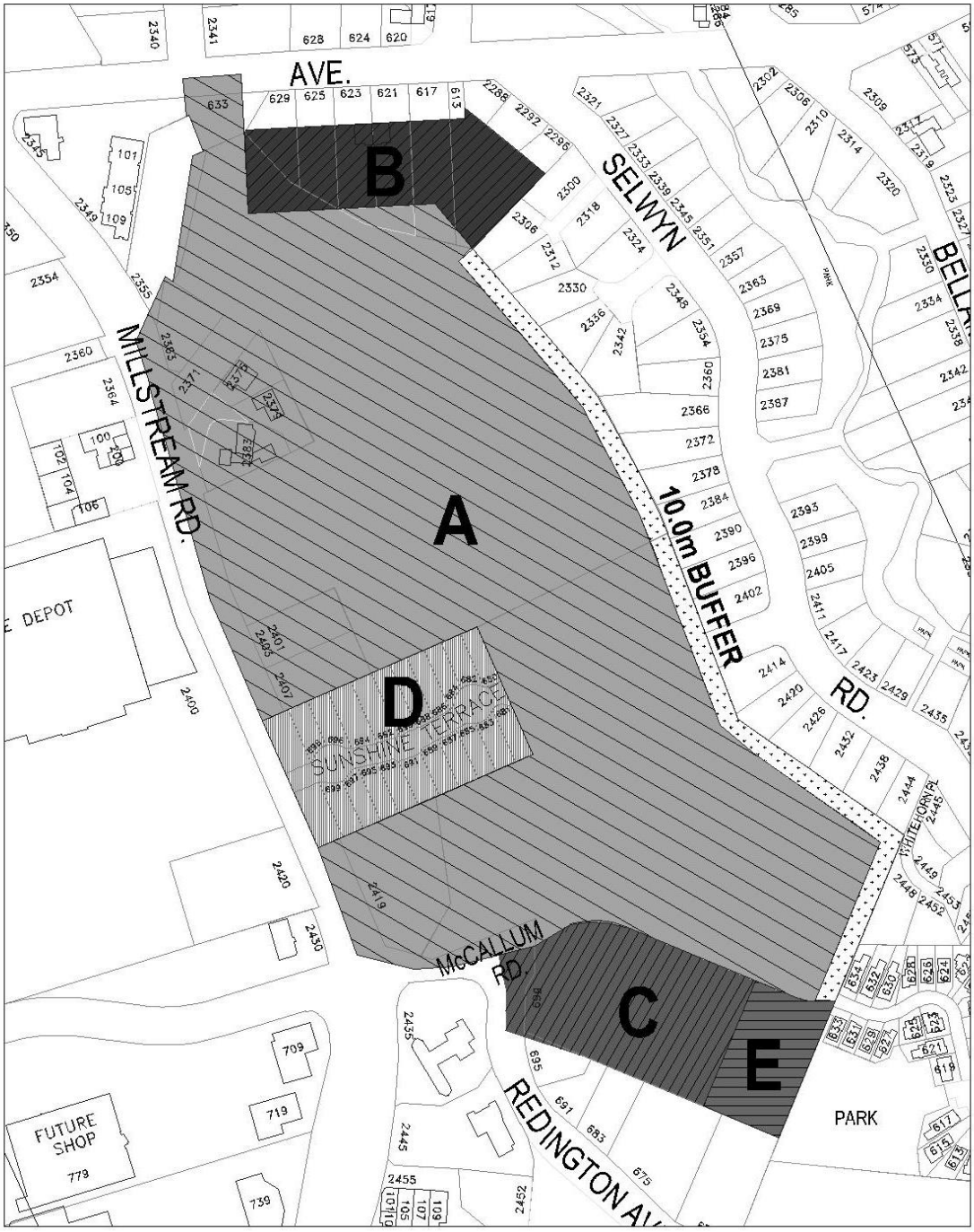
SCHEDULE "B" TO BYLAW No. 300



C3 ZONE ADDITIONAL USES (JACKLIN/ATTREE)
APPENDIX 1 TO BYLAW NO. 1146
SCHEDULE "S"



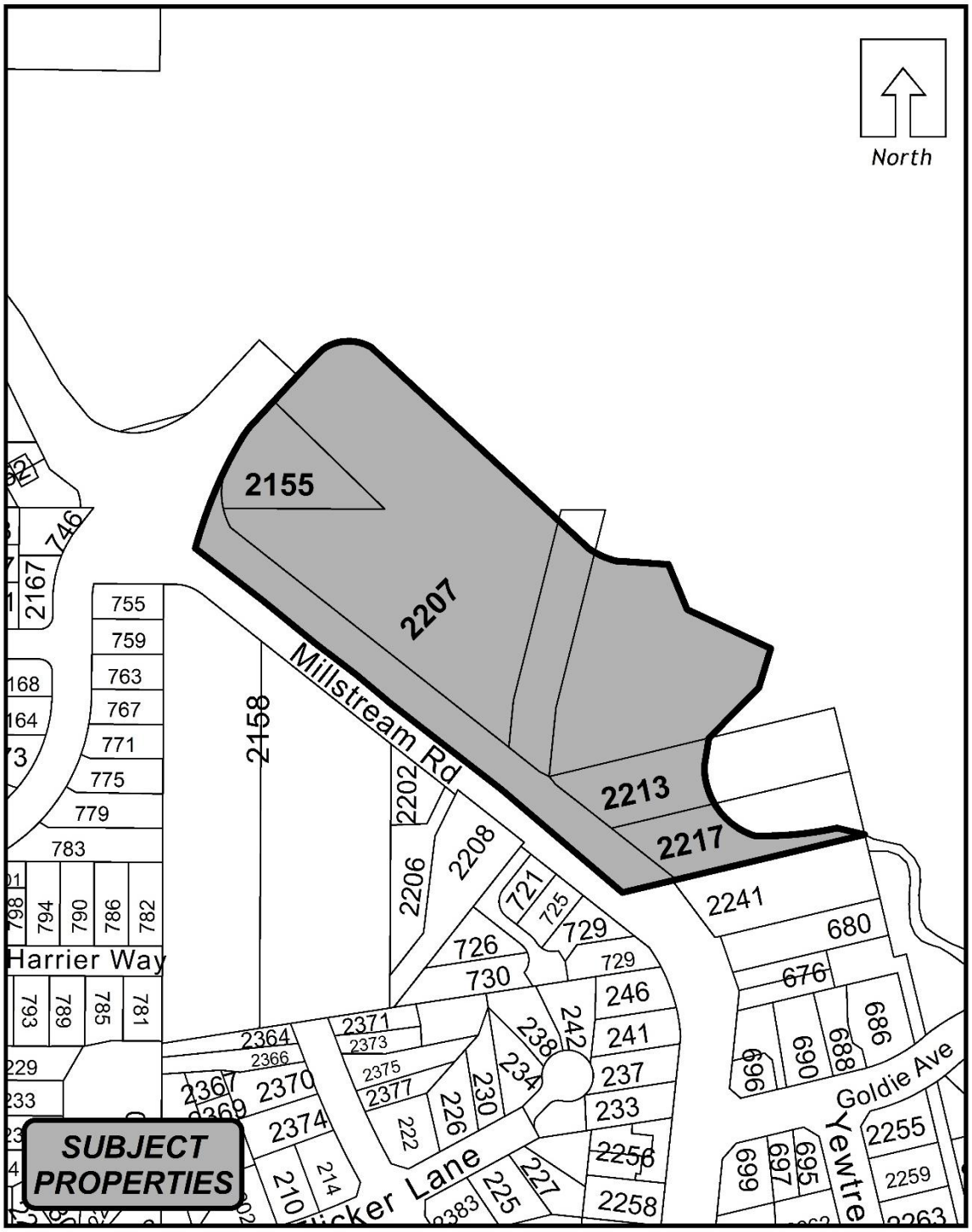
Appendix "A" to Bylaw 946
Schedule "T" to Bylaw No.300
Millstream East Business Park



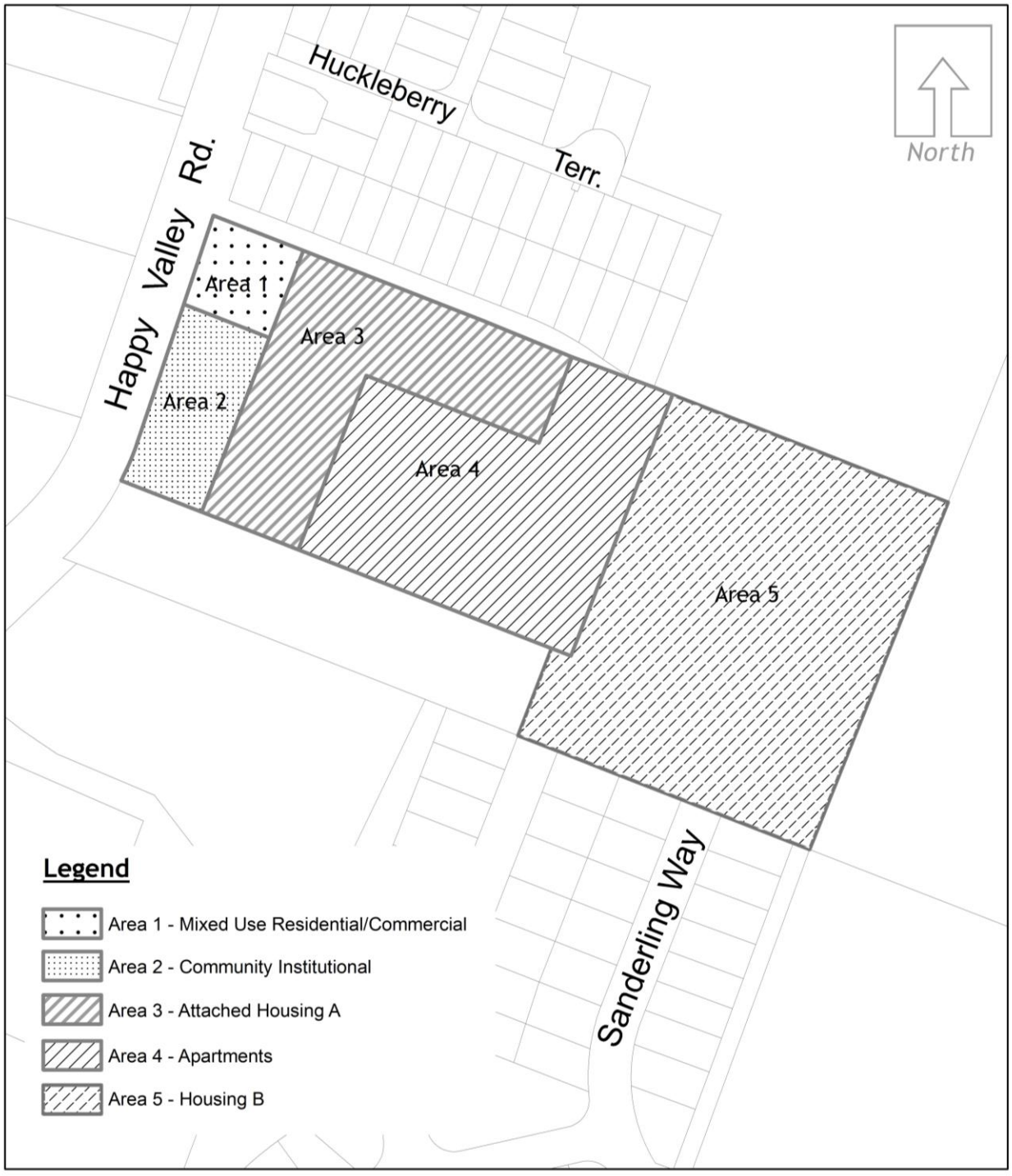
Name: Bylaw 946 — Appendix A

(Added by Bylaw No. 2062)

Schedule "U" to Bylaw No. 300.

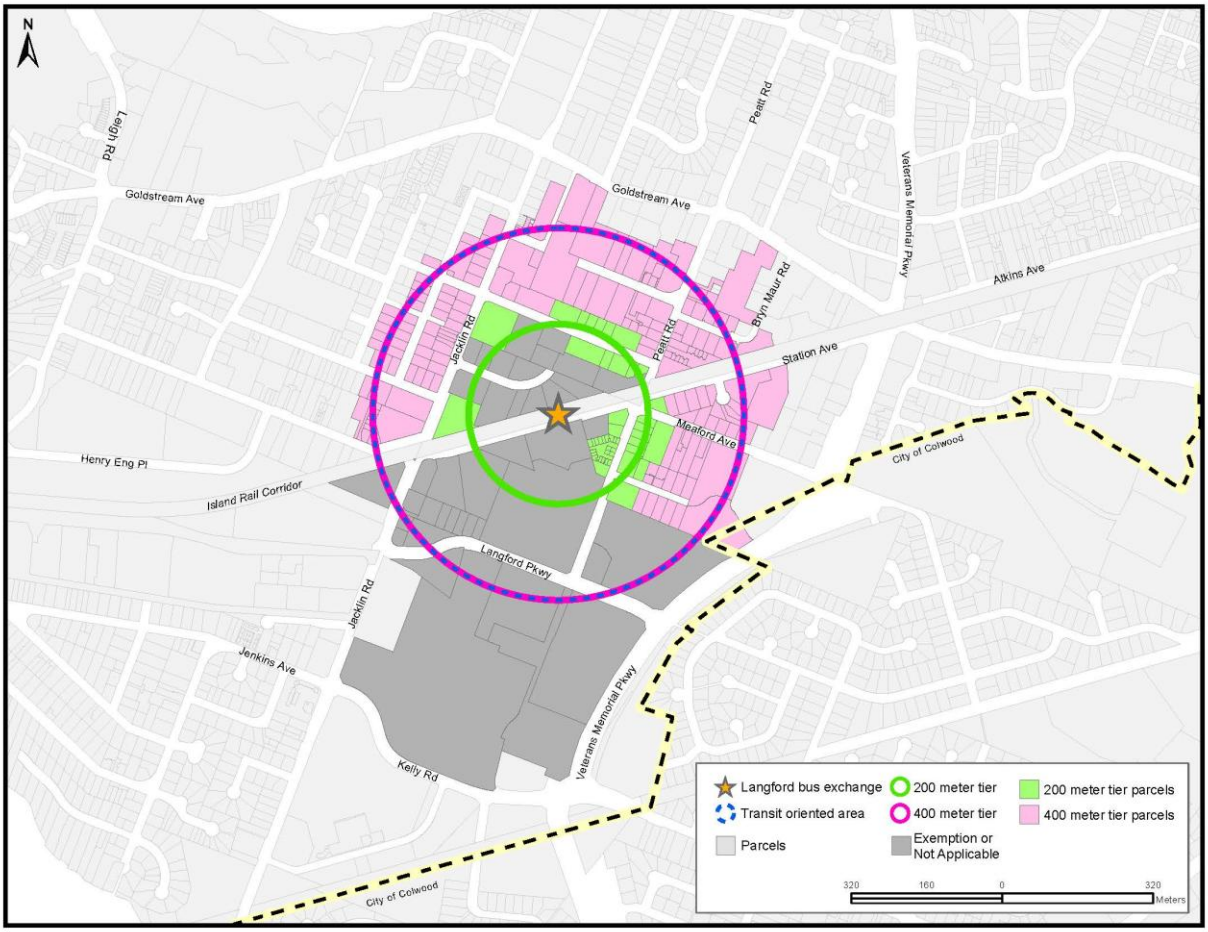


SCHEDULE V


Huckleberry Terr.
Happy Valley Rd.
North
Area 1
Area 2
Area 3
Area 4
Area 5
Sanderling Way
Legend
Area 1 - Mixed Use Residential/Commercial
Area 2 - Community Institutional
Area 3 - Attached Housing A
Area 4 - Apartments
Area 5 - Housing B

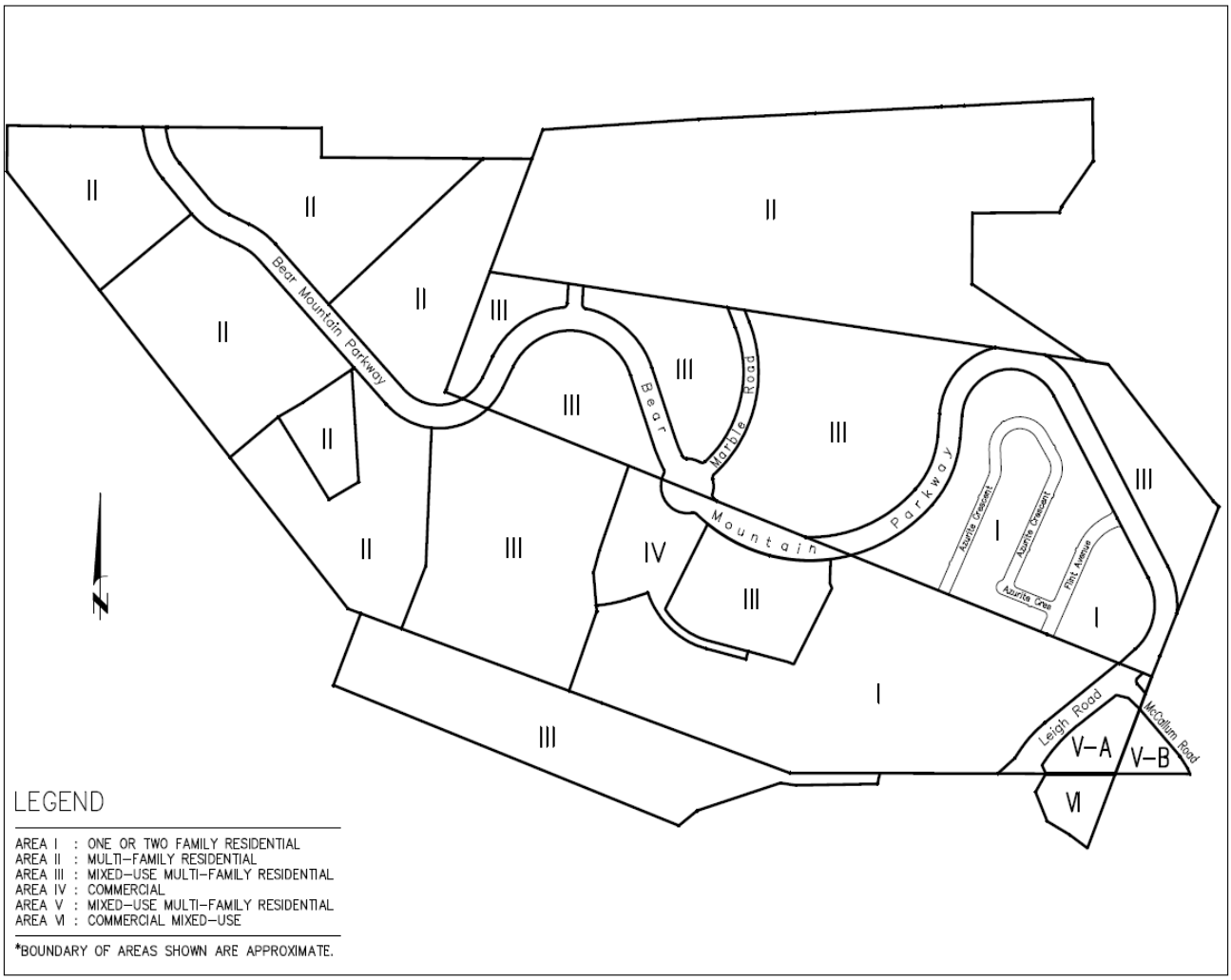
SCHEDULE W
TRANSIT-ORIENTED AREAS

(Bylaw No. 2155)

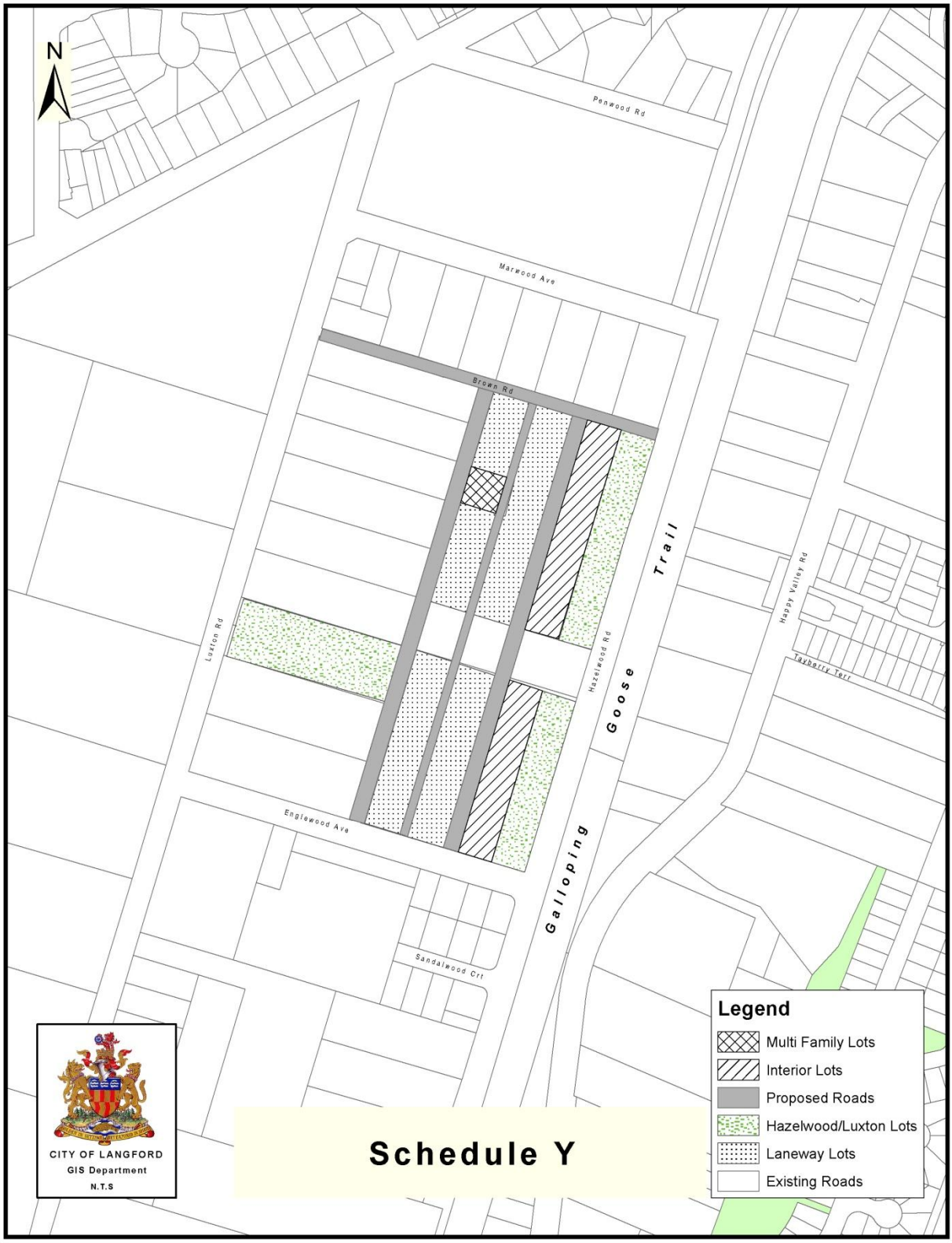


SCHEDULE X

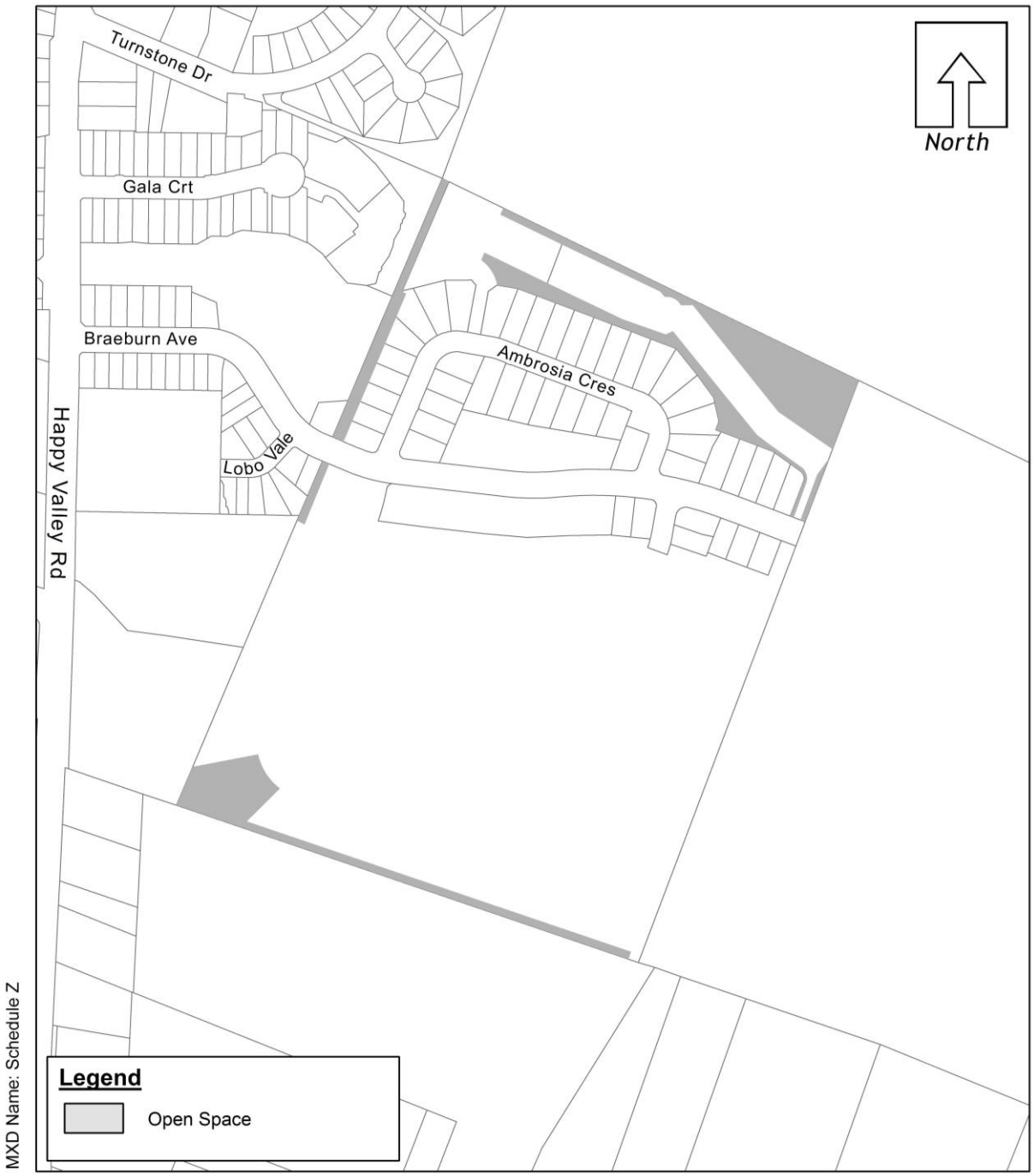
(Replaced by Bylaw No. 1860)



SCHEDULE Y


N
Penwood Rd
Marwood Ave
Brown Rd
Luxton Rd
Hazelwood Rd
Galloping Goose Trail
Happy Valley Rd
Tayberry Terr
Englewood Ave
Sandalwood Crt
CITY OF LANGFORD
GIS Department
N.T.S
Schedule Y
Legend
Multi Family Lots
Interior Lots
Proposed Roads
Hazelwood/Luxton Lots
Laneway Lots
Existing Roads

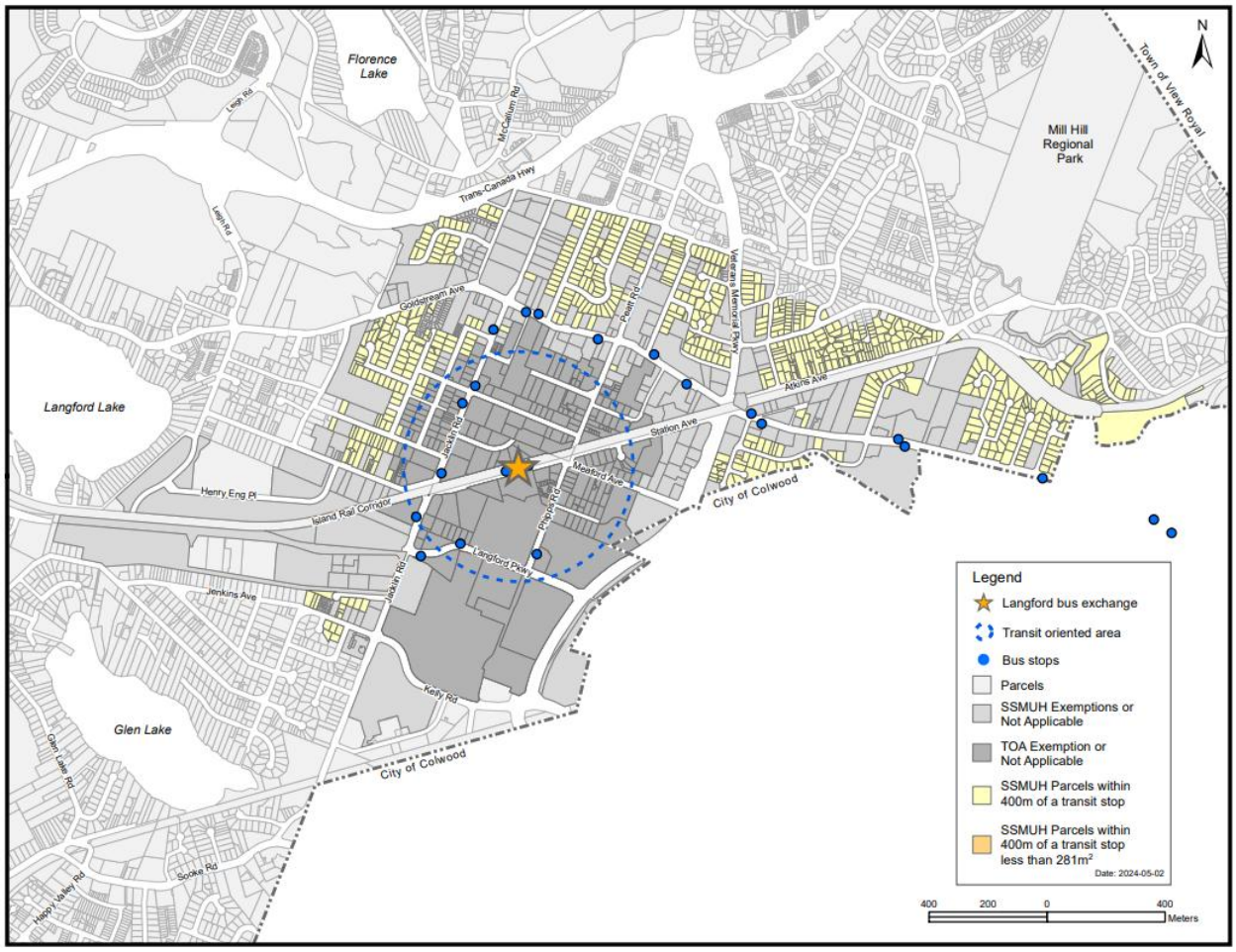
SCHEDULE Z

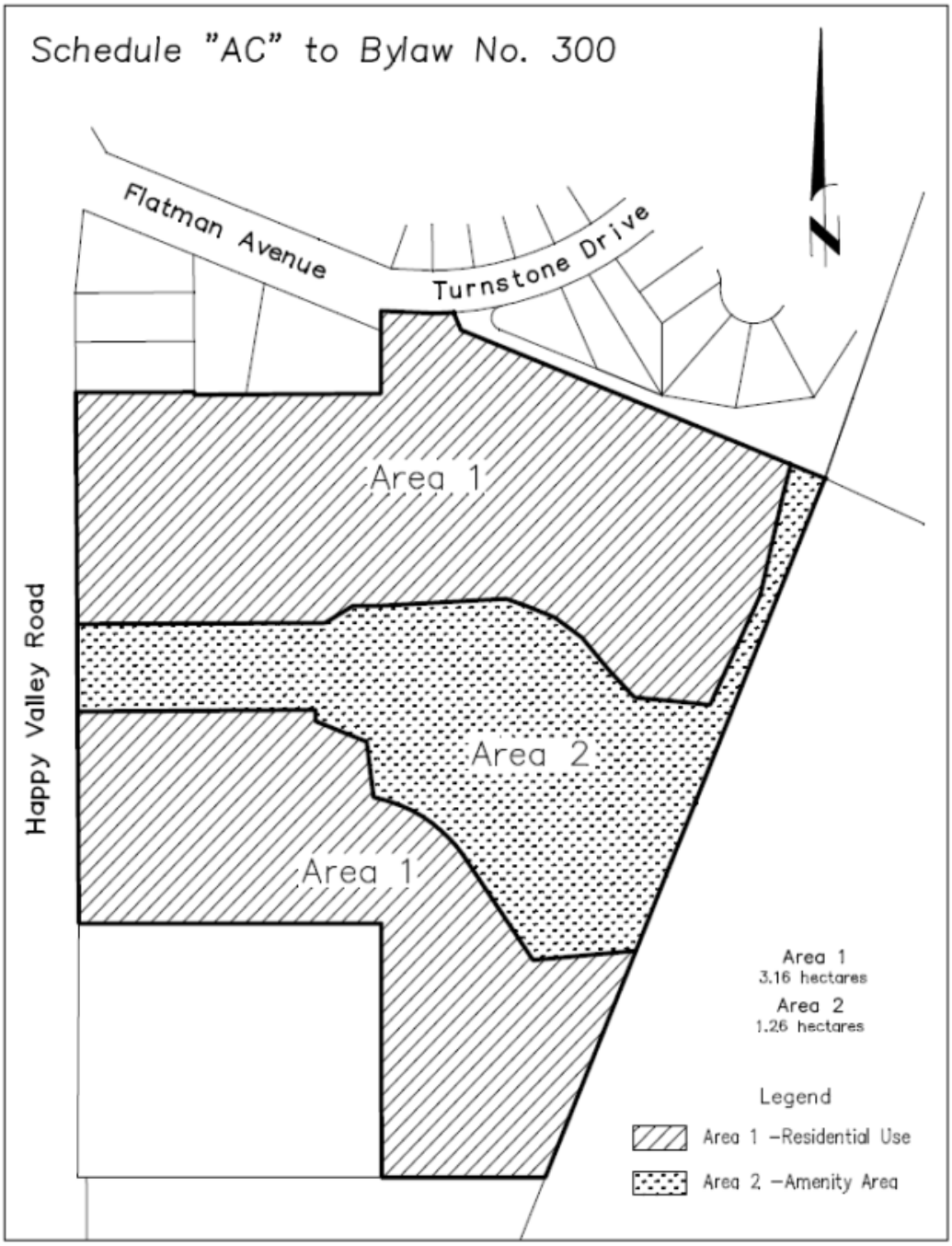


(Replaced by Bylaw Nos. 1521, 1648)

Schedule AA

(Bylaw No. 2183)





(Replaced by Bylaw No. 1349)

Section 1.0 – Amenity Contributions

Schedule AD - Table 1

(Bylaw No. 1559)

(Bylaw No. 1320, Replaced by Bylaw No. 1473 – up to Bylaw No. 1440 as noted in the table below)

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS2	1144	Lot 3, Section 84, Esquimalt District, Plan 20473, Except Part in Plan 48946 (936 Walfred Road)	a) $5,000 towards the General Amenity Reserve Fund; b) $2,500 towards the General Amenity Reserve Fund (no playground); and c) $4.19 per m^2 of lot area towards the General Amenity Reserve Fund	
RS2	1282	Strata Lot 5, Section 1, Range 3W, Highland District, Strata Plan VIS4554(962 Whisperwind Place and 990 Ironwood Court)	a) $7,300 per lot towards the General Amenity Reserve Fund; and b) $20,000 towards the General Amenity Reserve Fund	
RS2	1302	Lot B, Section 84, Esquimalt District, Plan VIP51623 (930 Walfred Road)	a) $9,300 per lot towards the General Amenity Reserve Fund; and b) $16,000 towards the General Amenity Reserve Fund	
R2A	1162	Lot 2, Section 84, Esquimalt District, Plan 20692, Except Parcel A (DD G78594) (955 Walfred Road)	a) $8,100 per lot towards the General Amenity Reserve Fund; and b) $2.29 per m^2 of site area towards the General Amenity Reserve Fund	
R2A	1144	Lot 3, Section 84, Esquimalt District, Plan 20473, Except Part in Plan 48946 (936 Walfred Road)	a) $7,100 per lot towards the General Amenity Reserve Fund; and b) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	
R2A	1103	Lot 7, Block E Sections 84, Metchosin District, Plan 1139, Except Those Parts in Plans 11198 and 14656 **(**3458 Happy Valley Road)	a) $9,300 per lot towards the General Amenity Reserve Fund; and b) $6,673.06 towards the General Amenity Reserve Fund	
R2A	1270	Lot A, Section 81, Metchosin District, Plan 42862 (1018 Loma Linda Drive)	a) $9,300 per lot towards the General Amenity Reserve Fund; b) $112,941.03towards the General Amenity Reserve Fund; and c) enters into a housing agreement and covenant for one affordable housing lot on the City's standard terms	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS3	1178	Lot 3, Block 1, Section 86, Metchosin District, Plan 1524 (3326 and 3328 Happy Valley Road)	a) $89,253.55 towards the General Amenity Reserve Fund	
RS3	1228	Lot 5, Section 85, Metchosin District, Plan 12293 (3380 Happy Valley Road)	a) $53,597.86 towards the General Amenity Reserve Fund	
RS3	1217	Lot 1, Block J, Section 84, Esquimalt District, Plan 20692 (951 Walfred Road)	a) enters into a housing agreement and covenant for one affordable housing lot on the City's standard terms OR pays to the City $50,000 towards the Affordable Housing Reserve Fund; and b) $164,514 towards the General Amenity Reserve Fund	
RS3	1261 *(Deleted by Bylaw No. 1927)*	Lot 1, Section 84, Esquimalt District, Plan VIP86631 (957 Walfred Road) *(Deleted by Bylaw No. 1927)*	a) $9,300 per lot towards the General Amenity Reserve Fund; b) $4.19 per m^2 of site area towards the General Amenity Reserve Fund; and c) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be subdivided towards the General Amenity Reserve Fund *(Deleted by Bylaw No. 1927)*	
RS3	1268	Lot 4, Section 84, Esquimalt District, Plan 21075 (935 Walfred Road)	a) enters into a housing agreement and covenant for 2 affordable housing lots on the City's standard terms OR pays to the City $50,000 for each required affordable house towards the Affordable Housing Reserve Fund; b) $9,300 per lot towards the General Amenity Reserve Fund; c) $56,056 towards the General Amenity Reserve Fund; and d) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	
RT2	1304	Lot 7, Section 84, Esquimalt District, Plan 10597 (3251 Happy Valley Road)	a) $9,300 per dwelling unit towards the General Amenity Reserve Fund; b) An amount equal to 5% of the assessed value (post-rezoning) of the parcel to be developed towards the General Amenity Reserve Fund prior to either the time of subdivision **or** Building Permit issuance; and c) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R4	1212	Lot 3, Section 78, Esquimalt District, Plan 22056 (894 Walfred Road)	a) $96,982.50 towards the General Amenity Reserve Fund; and b) $9,300 per lot towards the General Amenity Reserve Fund	
R4	1227	Lot 2, Section 78, Esquimalt District, Plan 21772 (918 Walfred Road)	a) $72,945.37 towards the General Amenity Reserve Fund; and b) $9,300 per lot towards the General Amenity Reserve Fund	
RM3A	1103	Lot 7, Block E, Section 84, Metchosin District, Plan 1139, Except Those Parts in Plan 11198 and 14656 (3458 Happy Valley Road)	a) $93,381.92 towards the General Amenity Reserve Fund; and b) One of the following: (i) conveyance of land in fee simple to the City, for the purpose of open space, of the portion of land designated as "Amenity Land" on the site plan prepared by McNeil Building Designs Limited and dated July 2008, or (ii) cash-in-lieu contribution to the City for the portion of land described in (i) above, calculated at $267.50 per square meter, to be deposited in the General Amenity Reserve Fund	
RM7A	1256	Lot 2, Section 86, Metchosin District, Plan 12293 (3350 Happy Valley Road)	a) $8,800 per dwelling unit towards the General Amenity Reserve Fund; b) $20,018.56 towards the General Amenity Reserve Fund; and c) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be developed towards the General Amenity Reserve Fund	
RM7A	1257	Lot 1, Section 86, Metchosin District, Plan 7488 (3365 Happy Valley Road)	a) $9,300 per dwelling unit towards the General Amenity Reserve Fund; and b) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be developed towards the General Amenity Reserve Fund	
RM7A	1197	Lot 1, Section 72, Esquimalt District, Plan 27931, (2729 Peatt Road); Lot 2, Section 72, Esquimalt District, Plan 27931 (2735 Peatt Road); and Lot 3, Section 72, Esquimalt District, Plan 8723 (2741 Peatt Road) (now known as 2733 Peatt Road)	a) 2,700 per dwelling unit towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C8A	1077	Lot B, Section 5, Esquimalt District, Plan 24248 (867 Goldstream Avenue)	a) $600 per dwelling unit towards the General Amenity Reserve Fund; b) $80,000 towards the General Amenity Reserve Fund; and c) A piece of public art with a minimum fair market value of $15,000 in a location satisfactory to the City Planner	
C8A	1132	Lot A (DD S120688) Section 5, Esquimalt District, Plan 23245 (2787 Jacklin Road)	a) $1,950 per dwelling unit towards the General Amenity Reserve Fund	
MU1A	1124	Lot A, Section 5, Esquimalt District, Plan 19712 (2871 Jacklin Road)	a) $228,250 towards the General Amenity Reserve Fund	
MU1A	1176	Lot 20, Section 72, Esquimalt District, Plan 1954 (689 Hoffman Avenue)	a) $1,350 per dwelling unit towards the General Amenity Reserve Fund; and b) $20,000 towards the General Amenity Reserve Fund	
MU1A	1188	Lot A, Section 72, Esquimalt District, Plan 12506, Except Part in Plan 36622 (685 Fairway Avenue)	a) $4,400 per dwelling unit towards the General Amenity Reserve Fund	
MU1A	1190	Lot 1, Section 109, Esquimalt District, Plan 37446; and Parcel B (DD D57399) of Lot A, Section 109, Esquimalt District, Plan 8488 (2697 and 2701 Peatt Road)	a) $2,400 per dwelling unit towards the General Amenity Reserve Fund; and b) $30,500 towards the General Amenity Reserve Fund	
P1	1293	Lot A, Section 81, Esquimalt District, Plan 26335, Except Part in Plan VIP82658 (911 Jenkins Avenue)	a) $4,400 per dwelling unit towards the General Amenity Reserve Fund	
RS2	1317	Lot 4, Section 80, Metchosin District, Plan 10359 (1019 Fashoda Place)	a) $35,600 towards the General Amenity Reserve Fund; b) $9,300 per lot towards the General Amenity Reserve Fund; c) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	
RS3	1303	Lot 2, Section 80, Metchosin District, Plan 10359 (1018 Fashoda Place)	a) $22,800 towards the General Amenity Reserve Fund b) $9,300 per lot towards the General Amenity Reserve Fund; and c) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	
RT2	1343	Lot 7, Block 3, Section 86, Metchosin District, Plan 1718 (1023 Marwood Avenue)	a) $9,300 per dwelling unit, in excess of 5, towards the General Amenity Reserve Fund	
RM7A	1338	Lot A, Section 109, Esquimalt District, Plan 20950 (2691 Peatt Road)	a) $4,400 per new residential unit towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2A	1365	Lot A (DD H66959), Section 80, Metchosin District, Plan 10359 (1004 Fashoda Place)	a) $9,300 per lot, in excess of one, towards the General Amenity Reserve Fund; b) $6,475 towards the General Amenity Reserve Fund; and c) An amount equal to 6.3% of the assessed value (post rezoning) of the parcel to be developed towards the General Amenity Reserve Fund	
C6B	1580	Lot 1, Sections 112 and 112-A, Esquimalt District, Plan 6252 (2326 Millstream Road); and Lot 2, Sections 112 and 112A, Esquimalt District, Plan 6252 (2350 Millstream Road)	a) $3,660 per unit to the General Amenity Reserve Fund b) $610 per unit to the Affordable Housing Reserve Fund	
MU1A	1358	Lot B, Section 5, Esquimalt District, Plan 28421, Except Parts in Plans VIP62970, VIP65827 and VIP84875; Lot 3, Section 5, Esquimalt District, Plan 11861, Except Parcel A (DD 73969-W) Thereof and Except Parts in Plans VIP62939 and VIP65827; Parcel A (DD 73969-W) of Lot 3, Section 5, Esquimalt District, Plan 11861, Except Parts in Plans VIP62911 and VIP65827; Lot 1, Section 5, Esquimalt District, Plan 11379, Except Parts in Plans VIP62912 and VIP65827; Lot 2, Section 5, Esquimalt District, Plan 11379, Except Parts in Plans VIP62910 and VIP65827; Lot 3, Section 5, Esquimalt District, Plan 11379, Except Parts in Plans VIP62914 and VIP65827; and Lot A, Section 5, Esquimalt District, Plan VIP86897	a) $4,400 per dwelling unit created, in excess of 1, towards the General Amenity Reserve Fund b) Notwithstanding (a), for every dwelling unit created that will be rented at 20% below market rate for a minimum of 5 years and secured in a housing agreement registered to title, the amenity contribution for the construction of that unit shall be NIL	
MU1A	1364	Lot 3, Section 5, Esquimalt District, Plan 8120 (2726 Peatt Road)	$2 700 per multi-family dwelling unit, in excess of one, towards the General Amenity Reserve Fund	
RS2	1318	Lot 5, Section 72, Esquimalt District, Plan 17235 (727 Massie Drive)	$4,400 per dwelling unit towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C6A	1333	Lot A, (DD S81695) Section 1, Range 3 West, Highland District, Plan 38502 (2323 Millstream Road); Lot A Section 1, Range 3 West, Highland District, Plan VIP81886 (2315 Millstream Road); Lot B Section 1, Range 3 West, Highland District, Plan VIP81886 (2319 Millstream Road); Lot 7, Section 1, Range 3 West, Highland District, Plan 15514	$10, 900 per new residential unit towards the General Amenity Reserve Fund	
RS3	1344	Lot 10, Section 1, Range 3 West, Highland District, Plan 8530 Except Parcel A (DD35299W) (671 Hoylake Avenue)	$10,900 per dwelling unit, in excess of 2, towards the General Amenity Reserve Fund	
CH4	1356	Lot A, Section 85, Metchosin District, Plan 6532 (3385 Happy Valley Road)	a) $3,960 per one-family residential lot towards the General Amenity Reserve Fund; b) $3,660 per townhouse/attached dwelling unit towards the General Amenity Reserve Fund; c) $660 per one-family residential lot towards the Affordable Housing Reserve Fund; d) $610 per townhouse/attached dwelling unit towards the Affordable Housing Reserve Fund; e) $4.96 per m^2 of site area towards the General Amenity Reserve Fund, only if DCCs are paid pursuant to DCC Bylaw No. 26 up to and including Amendment No. 9	
CH4	1357	Lot A, Section 85, Metchosin District, Plan VIP78500 (3371 Happy Valley Road); Strata Lot A, Section 85, Metchosin District, Strata Plan VIS3467 (3377 Happy Valley Road); and Strata Lot B, Section 85, Metchosin District, Strata Plan VIS3467 (3379 Happy Valley Road)	a) $3,960 per one-family residential lot towards the General Amenity Reserve Fund; b) $3,660 per townhouse/attached dwelling unit towards the General Amenity Reserve Fund; c) $660 per one-family residential lot towards the Affordable Housing Reserve Fund; d) $610 per townhouse/attached dwelling unit towards the General Amenity Reserve Fund; e) $4.96 per m^2 of site area towards the General Amenity Reserve Fund, only if DCCs are paid pursuant to DCC Bylaw No. 26 up to and including Amendment No. 9	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS3	1363	Parcel A (DD 18154W) of Lot 7, Block 2, Section 84, Esquimalt District, Plan 1524 (3262 Happy Valley Road); and That Part of Lot 7, Block 2, Section 84, Esquimalt District, Plan 1524, Lying to the South West of a Straight Boundary Joining the Points of Bisection of the North Westerly and South Easterly Boundaries of Said Lot (3264 Happy Valley Road)	a) $9,300 per single-family lot, in excess of two, towards the General Amenity Reserve Fund; b) $13,270 towards the General Amenity Reserve Fund; and c) An amount equal to 10% of the assessed value (post-rezoning) of the parcel to be developed towards the General Amenity Reserve Fund	
C8A	1391	Lot 2, Section 72, Esquimalt District, Plan 9002 (790 Hockley Avenue)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; b) $1,647 per dwelling unit towards the General Amenity Reserve Fund; and c) $10,000 towards the General Amenity Reserve Fund and plant two (2) boulevard trees with a minimum calliper size of 8cm to the satisfaction of the City Engineer in the event a building or structure on the property is constructed within 6m (20ft) of the front property line	
MU1A	1397	PID 000-815-748; Lot 11, Section 72, Esquimalt District, Plan 17235 Except Part in Plan VIP67414 (703 Massie Drive)	a) $2,700 per unit towards the General Amenity Reserve Fund	
RS3	1398	Lot 1, Section 84, Esquimalt District, Plan VIP88048 (963 Walfred Road)	a) $9,300 per lot created towards the General Amenity Reserve Fund; and b) $4.19 per m^2 of site area towards the General Amenity Reserve Fund	
C8A	1406	Lot A, Section 72, Esquimalt District, Plan 27517 (2835 Peatt Road)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; b) $1,525 per dwelling unit towards the General Amenity Reserve Fund; c) $10.75 per m^2 of commercial gross floor area towards the General Amenity Reserve Fund; and d) $5,000 towards the General Amenity Reserve Fund for every parking space less than the total number of off-street parking spaces required pursuant to Zoning Bylaw No. 300 that are created on the subject property, prior to the issuance of a Development Permit	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS3	1408	Lot 1, Section 84, Metchosin District, Plan 10609 (3497 Luxton Road)	a) $610 per attached housing unit towards the Affordable Housing Reserve Fund; b) $3,660 per attached housing unit towards the General Amenity Reserve Fund; c) $660 per one-family residential lot $\leq$ 550 m² (5,920 ft²) created towards the Affordable Housing Reserve Fund; d) $3,960 per one-family residential lot $\leq$ 550 m² (5,920 ft²) created towards the General Amenity Reserve Fund; e) $1,000 per one-family residential lot $\geq$ 550 m² (5,920 ft²) towards the Affordable Housing Reserve Fund; and f) $6,000 per one-family residential lot $\geq$ 550 m² (5,920 ft²) towards the General Amenity Reserve Fund	
RR3	1419	Lot 6, Section 80, Metchosin District, Plan 7142 (3634 Happy Valley Road); Lot 1, Sections 80 and 81, Metchosin District, Plan 6887 (3660 Happy Valley Road)	a) $1,000 per one-family lot created towards the Affordable Housing Reserve Fund; b) $6,000 per one-family lot created towards the General Amenity Reserve Fund; and c) $2.29 per m² of site area towards the General Amenity Reserve Fund, only if DCCs are paid pursuant to DCC Bylaw No. 26 up to and including Amendment No. 9	
MU1A	1393	Lot 2, Section 5, Esquimalt District, Plan 26285 (997-999 Goldstream Avenue)	a) $1,000 per SFE created towards the Affordable Housing Reserve Fund; b) $4,200 per SFE created towards the General Amenity Reserve Fund; c) $10.75 per m² of commercial GFA towards the General Amenity Reserve Fund	
RM7A	1432	Lot 43, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-348 (912 Jenkins Avenue)	a) $610 per unit towards the Affordable Housing Reserve Fund; and b) $2,562 per unit towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RR3	1418	Lot 5, Section 80, Metchosin District, Plan 7142, Except Parcel "A" (DD 247137-I) Thereof (3622 Happy Valley Road)	a) $1,000 per one-family lot created towards the Affordable Housing Reserve Fund; b) $660 per ½ duplex towards the Affordable Housing Reserve Fund; c) $6,000 per one-family lot created towards the General Amenity Reserve Fund; and d) $3,960 per ½ duplex towards the General Amenity Reserve Fund	
RS2	1433	Lot A, Sections 85 and 116, Esquimalt District, Plan VIP89359, PID No. 028-807-855 (2800 Lake End Road)	a) $660 per unit towards the Affordable Housing Reserve Fund or 1 affordable housing unit for every 15 single-family dwellings; and b) $3,960 per unit towards the General Amenity Reserve Fund	
MU1A	1440	Lot 18, Section 72, Esquimalt District, Plan 6981 (679 Wagar Avenue)	a) $2,562 per unit, in excess of one, towards the General Amenity Reserve Fund; and b) $610 per unit, in excess of one, towards the Affordable Housing Reserve Fund	
RS3	1469	Lot A Section 84 Esquimalt District Plan VIP72667 Except that Part in Plan VIP74637 (974 Walfred Road)	a) $660 per unit towards the Affordable Housing Reserve Fund; and b) $3,960 per unit towards the General Amenity Reserve Fund	
MU1A	1392	Lot 4, Section 5, Esquimalt District, Plan 8120 (2720 Peatt Road)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $1,525 per dwelling unit towards the General Amenity Reserve Fund	
R1	1455	Lot 3, Section 78, Esquimalt District, Plan 22056 (894 Walfred Road)	a) $1,000 per unit towards the Affordable Housing Reserve Fund; and b) $6,000 per unit towards General Amenity Reserve Fund	
RS3	1462	Strata Lot 4 Section 1 Range 3W Highland District Strata Plan VIS4554 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (952 Whisperwind Place)	a) $660 per unit towards the Affordable Housing Reserve Fund; and b) $3,960 per unit towards the General Amenity Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS2	1475	Lot 26 Section 84 Esquimalt District Plan 27333 (975 Walfred Road)	a) $660 per unit towards the Affordable Housing Reserve Fund; and b) $3,960 per unit towards the General Amenity Reserve Fund	
RS2	1502	Lot 1, Section 83, Esquimalt District, Plan, 30905, PID No. 000-084-522 (3187 Glen Lake Road)	a) $2772 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	
R2A	1511	Lot A, Section 109, Esquimalt District, Plan VIP64878 Except Plan VIP78821 (2506 Selwyn Road)	a) $4,200 per dwelling unit towards the General Amenity Reserve Fund; and b) $1,000 per dwelling unit towards the Affordable Housing Reserve Fund	
RR2 RS3	1428	Lot A, Section 83, Metchosin District, Plan 18993, PID No. 003-673-413 (3504 Happy Valley Road); Lot D, Section 83 and 84, Metchosin District, Plan 26941 Except Plan VIP64069, PID No. 002-489-104 (3508 Happy Valley Road); Lot 1, Sections 83 and 84, Metchosin District, Plan VIP64069, PID No. 023-541-580 (3512a Happy Valley Road)	a) $660 per unit towards the Affordable Housing Reserve Fund or 1 affordable housing unit for every 15 single-family dwellings; and b) $3,960 per unit towards the General Amenity Reserve Fund	
RM7A	1486	That Part of Lot 7, Section 5, Esquimalt District, Plan 7089 Lying South of a Straight Boundary Joining the Points of Bisection of the Easterly and Westerly Boundaries of Said Lot (2737 Jacklin Road)	a) $2,562 per dwelling unit towards the General Amenity Reserve Fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	
RM9	1496	Lot 4, Section 5, Esquimalt District, Plan 7089 (2771 Jacklin Road)	a) $2,562 per dwelling unit towards the General Amenity Reserve Fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2A	1507	Lot 8, Sections 85 and 116, Esquimalt District, Plan 3594, Except Part in Plan VIP84313, PID No. 006-189-652; Lot B, Sections 85 and 116, Esquimalt District, Plan 30746, PID No. 000-353-523 (1166-68 Goldstream Avenue); Lot 1, Sections 85 and 116, Esquimalt District, Plan 6639, Except Part in Plan 751 RW, PID No. 005-887-941 (1176 Goldstream Avenue); Lot E, Section 85, Esquimalt District, Plan 2436 Except Part in Plan 990 RW, PID No. 000-604-623 (1210 Goldstream Avenue)	a) $4,200 per Single Family Equivalent towards the General Amenity Reserve Fund; b) $1,000 per Single Family Equivalent towards the Affordable Housing Reserve Fund	
C9A	1510	Lot 3, Section 72, Esquimalt District, Plan 9002 (784 Hockley Avenue)	a) $1,525 per unit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund; c) $10.75 per m^2 of commercial floor area; d) $10,000 and covering the cost of removing the Garry Oak tree, and plant a minimum of two (2) boulevard trees with a minimum caliper size of 8cm (DBH) to the satisfaction of the Parks Manager should the applicant damage the Garry Oak tree on City Boulevard, all of which shall be determined prior to issuance of a building permit above foundation	
RR6A	1518	Lot 7, Section 70, Metchosin District, Plan 1957 (760 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	
RR6	1517	Lot 1, Section 70, Metchosin District, Plan 22654 (757 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	
RR6	1415	Lot 1, Section 70, Metchosin District, Plan 39879 (709 Latoria Road); and Lot 6, Section 70, Metchosin District, Plan 1957 (774 Latoria Road)	c) $6,000 towards the General Amenity Reserve Fund; and d) $1,000 towards the Affordable Housing Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM7A	1526	Lot B, Section 79, Esquimalt District, Plan 26384 (944 Dunford Avenue)	a) $2,562 per dwelling unit towards the General Amenity Reserve Fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	
RR6A	1516	Lot 15, Section 70, Metchosin District, Plan 1957 (815 Latoria Road); and Lot 16, Section 70, Metchosin District, Plan 1957 (835 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	
C9A	1534	Lot 5, Section 72, Esquimalt District, Plan 9002 (772 Hockley Avenue)	a) $1,525 per unit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund	
R2A	1541	Lot A, Section 81, Metchosin District, Plan 33925 (3670 Happy Valley Road)	a) $6,000 per dwelling unit towards the General Amenity Reserve Fund; b) $1,000 per dwelling unit towards the Affordable Housing Reserve Fund; c) $60,000 towards the General Amenity Reserve Fund	
RR6A	1442	Lot 3, Seciton 70, Metchosin District, Plan 1957 (820 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	
C9A	1557	Lot 5, Section 72, Esquimalt District, Plan 9002 (772 Hockley Avenue)	a) $1,525 per dwelling unit towards the General Amenity Reserve Fund; b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	Yes
C6A	1498	Lot 8, Section 1, Range 3 West, Highland District, Plan 8530 (691 Hoylake Avenue); and Lot 1, Section 1, Range 3 West, Highland District, Plan 25339 (697 Hoylake Avenue)	a) $660 per single-family small lot towards the City's Affordable Housing Reserve Fund; b) $610 per multi-family residential unit towards the City's Affordable Housing Reserve Fund; c) $3,960 per single-family small lot towards the City's General Amenity Reserve Fund; d) $3,660 per multi-family residential unit towards the City's General Amenity Reserve Fund	Yes, Column 4 of Table 2 only
CD8	1562	Lots 6, 7, 8, 9, 10, 11, 12 Section 81, Metchosin District, Plan EPP9765 (919, 923, 927, 931, 935, 939 and 943 Wild Ridge Way)	a) $3,660 per dwelling unit towards the General Amenity Reserve Fund; b) $660 per dwelling unit towards the Affordable Housing Reserve Fund	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RR6	1484	Lot 10, Section 79, Metchosin District, Plan 7510, PID No. 005-655-960 (935 Latoria Road) Parcel D (DD 144079I), Section 79, Metchosin District, Except Parcel No. 1 (DD 150993I) Thereof and Except Part in Plan VIP74070, PID No. 009-879-986 (3579 Happy Valley Road)	a) $1,000 per unit towards the Affordable Housing Fund; b) $6,000 per unit towards the General Amenity Reserve Fund (less the cost of the green buffer along Latoria Road)	
RR6A	1536	Lot B, Section 70, Metchosin District, Plan 49917 (720 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	
C6C	1554	That Part of Lot 14, Section 112, Esquimalt District, Plan 6637 Lying to the North of Plan 990 RW and Except Part in Plan VIP71963 (2658 Secretariat Way); Lot A Section 112 Esquimalt District Plan VIP71971 (2662 Secretariat Way); Lot 16, Section 112, Esquimalt District, Plan 6637 Except that Part Described as Commencing at the South East Corner of Said Lot, Thence Northerly Along the Easterly Boundary of Said Lot A Distance of 110 Feet, Thence Westerly and Parallel to the Southerly Boundary of Said Lot A Distance of 70 Feet Thence Southerly and Parallel to the Said Easterly Boundary to an Intersection With the Said Southerly Boundary, Thence Easterly Along the Said Southerly Boundary to the Point of Commencement, Except Parts in Plans 990 RW and VIP71964 (2666 Secretariat Way); Lot 17, Sections 112 and 112-A, Esquimalt District, Plan 6637 Except Those Parts in Plans 990RW and VIP64841 (2670 Secretariat Way); and Lot 18, Section 112A, Esquimalt District, Plan 6637, Except Part in Plan 990 RW, and Except Part in Plan VIP62096 (899 McCallum Road)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; b) $3,660 per dwelling unit towards the General Amenity Reserve Fund.	Yes; Column 4 of Table 2 only

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM7A	1561	Lot 2, Section 99, Esquimalt District, Plan 8086 (1021 Springboard Pl); and Lot 1, Section 99, Esquimalt District, Plan 8086, Except Parcel A (DD C2828) and Except Part In Plan 36400 (1027 Springboard Place)	a) $3,660 per dwelling unit towards the General Amenity Reserve Fund; b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	
RS4 and RM7A	1568	Lot 3 Section 108 Esquimalt District Plan 15809 Except Parts in Plans VIP71966 and VIP71969 (300 Phelps Avenue); and Lot 2 Sections 108 and 109 Esquimalt District Plan 15809 Except Part in Plan VIP71969 and EPP39558 (301 Phelps Avenue)	a) $6,000 towards the General Amenity Reserve Fund per single family equivalent (SFE) created beyond a base density of 11 SFE units on 301 Phelps and 6 SFE units on 300 Phelps Avenue b) $1,000 towards the Affordable Housing Reserve Fund per SFE created beyond a base density of 11 SFE units on 301 Phelps and 6 SFE units on 300 Phelps Avenue	
MU1A	1549	Lot 2 Section 5 Esquimalt District Plan 9265 (2819 Jacklin Road)	a) $1,525 per unit towards the General Amenity reserve fund; and b) $610 towards the Affordable Housing Reserve Fund	
RS3 and RM7A	1567	Lot 2 Section 109 Esquimalt District Plan 10426 Except Part in Plan VIP63579 (687 Strandlund Avenue); and Lot A Section 109 Esquimalt District Plan 30133 Except Plan VIP64113 (699 Strandlund Avenue)	a) Paving of the multi-use trail on the north side of Strandlund Ave for the full frontage of the subject properties and further south along Strandlund to the existing BC Transit bus stop, as well as performing improvements to the bus stop, to the satisfaction of the Director of Engineering; b) $4,200 towards the General Amenity Reserve Fund per single family equivalent (SFE) created, less the actual cost of the works mentioned in item a) above, as constructed by the applicant to the satisfaction of the Director of Engineering; c) $1,000 towards the Affordable Housing Reserve Fund per SFE created	
C9A	1575	Lot 4 Section 72 Esquimalt District Plan 9002 (778 Hockley Avenue)	a) $1,525 per dwelling unit towards the General Amenity Reserve Fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	Yes

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2A	1468	Lot B Section 3 Range 3 West Highland District Plan 14368 (2150 Millstrream Road)	a) $6,000 per dwelling unit towards the General Amenity Reserve Fund; and b) $1,000 per dwelling unit towards the Affordable Housing Reserve Fund	
RS3	1583	The Northerly 74.6 Feet of Lot 2, Block 1, Section 86, Metchosin District, Plan 1524 (3306 Happy Valley Road); Lot 2, Block 1, Section 86, Metchosin District, Plan 1524, Except The Northerly 74.6 Feet (3310 Happy Valley Road); Lot 3, Block 1, Section 86, Metchosin District, Plan 1524 (3326 and 3328 Happy Valley Road); Strata Lot 1, Section 86, Metchosin District, Strata Plan VIS2845 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (3338 Happy Valley Road); Strata Lot 2, Section 86, Metchosin District, Strata Plan VIS2845 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (3340 Happy Valley Road); and Lot 1, Section 86, Metchosin District, Plan 12293 (3344 Happy Valley Road)	a) $3,660 per townhouse unit towards the General Amenity Reserve Fund; and b) $610 per townhouse unit towards the Affordable Housing Reserve Fund	
RS3	1384	Lots 1, 2 and 3, Block 1, Section 86, Metchosin District, Plan 1524 and the Northerly 74.6 Feet of Lot 2, Block 1, Section 86, Metchosin District, Plan 1524 (3300, 3310, 3326/3328 and 3306 Happy Valley Road); and Strata Lots 1 and 2, Section 86, Metchosin District, Strata Plan VIS2845 (3338 and 3340 Happy Valley Road)	a) $660 per unit towards Affordable Housing Reserve Fund (one family dwellings); b) $3,960 per unit towards the General Amenity Reserve Fund (one family dwellings)	

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CD10	1592	Lot 1 Section 86 Metchosin District Plan EPP28579, PID No. 029-135-311 (3342 Turnstone Drive); and Lot 23 Section 86 Metchosin District Plan EPP14196 PID No. 028-726-294 (3348 Vision Way); and Lot 24 Section 86 Metchosin District Plan EPP14196, Except Part in Plan EPP28579, PID No. 028-726-260 (903 Tayberry Terrace)	a) $3,960 per dwelling unit towards the General Amenity Reserve Fund; and b) $660 towards the Affordable Housing Reserve Fund	No
RS3	1544	Lot A Section 84 Esquimalt District Plan VIP72866 (3275 Walfred Place)	a) $3,960 towards the General Amenity Reserve Fund. b) $660 towards the Affordable Housing Reserve Fund	
RR7	1601	Lot 23 Section 70 Metchosin District Plan 23855 (881 Klahanie Drive)	a) $6,000 towards the General Amenity Reserve Fund per new lot created; and b) $1,000 towards the Affordable Housing Reserve Fund per new lot created	No
MU1A	1605	Lot 25 Section 5 Esquimalt District Plan 16167 (2781 Strathmore Road)	a) $1,525 per ujnit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund	No
RS3	1597	Parcel A (DD G360) of Lot 1 Section 85 Metchosin District Plan 12469; PID No. 000-156-884 (3416 Hazelwood Road)	a) $3,660 per townhouse unit towards General Amenity Reserve Fund; b) $610 per townhouse unit towards the Affordable Housing Reserve Fund; c) $3,960 per one-family dwelling lot towards the General Amenity Reserve Fund; d) $660 per one-family dwelling lot towards the Affordable Housing Reserve Fund	No
MU1A	1495	Lot 2 Section 81 Esquimalt District Plan 32515 (3030 Jacklin Road)	a) $2,526 per dwelling unit towards the General Amenity Reserve Fund; and b) $610 per dwelling unit towards the Affordable Housing Reserve	
RS3	1611	Lot 11 Section 1 Range 2 West Highland Dictrict Plan 13385 (566 Treanor Avenue)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RT1	1613	Lot 1 Section 84 Metchosin District Plan VIP67043 (3483 Happy Valley Road)	a) $661 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $3,660 per dwelling unit towards the General Amenity Reserve Fund	No
MU2	1615	Lot A Section 72 Esquimalt District Plan EPP51751, PID No. 029-580-749 (772 Hockley Avenue); Lot 4, Section 72, Esquimalt District, Plan 6434, PID No. 005-832-110 (777 Hockley Avenue); Lot 4 Section 72 Esquimalt District Plan 9002 Except Part in Plan EPP54965, PID No. 005-504-988 (778 Hockley Avenue); Lot 3 Section 72 Esquimalt District Plan 9002 Except Part in Plan EPP31313, PID No. 002-621-134 (784 Hockley Avenue)	a) $1,525 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund	Yes
RR6A	1596	Lot 1 Sections 70 and 71 Metchosin District Plan VIP56431 (734 Latoria Road)	a) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund	No
RM7A BP1A	1642	Lot 15 Section 109 Esquimalt District Plan 12187 Except Part in Plan VIP71967, PID No. 004-982-215 (647 Redington Avenue); Lot 1 Section 109 Esquimalt District Plan 15552 Except Part in Plan VIP71965, PID No. 004-570-651 (667 Redington Avenue); Lot 17 Section 109 Esquimalt District Plan 12187, PID No. 004-984-714 (2478 Selwyn Road); and Lot 16 Section 109 Esquimalt District Plan 12187 Except Part in Plan VIP71967, PID No. 004-982-231 (2482 Selwyn Road)	a) $$3,660 per dwelling unit towards the General Amenity Reserve Fund (Less the cost of the trail connection); and b) $661 per dwelling unit towards the Affordable Housing Reserve Fund	No
R2A	1633	Parcel A (DD 1606151) of Lots5 and 6 Block D Sections 85 and 88 Metchosin District Plan 1139 Except Parts in Plans 10158, 10380 and 19997, PID No. 002-080-893 (1021 Englewood Avenue); and Lot A Section 88 Metchosin District Plan 10380, PID No. 000-690-538 (1053 Englewood Avenue)	a) $6,000 towards the General Amenity Reserve Fund b) $1,000 towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU1A and CS1	1638	Lots 1, 2 and 3, Section 72, Esquimalt District, Plan 15185 (720, 724 and 732 Meaford Avenue); and Lot 2 and 1, District Lot 72, Esquimalt District, Plan 27017 (2848 and 2852 Millstream Road)	a) $2,562 towards the General Amenity Reserve Fund; and b) $610 towards the Affordable Housing Reserve Fund	No
BT1	1531	Lot B Section 99 Esquimalt District Plan EPP20282 (2757 Leigh Road); and Lot F Section 99 Esquimalt District Plan EPP20282 (2763 Leigh Road)	a) $2,562 per dwelling unit towards the General Amenity Reserve Fund; b) $610 per dwelling unit towards the Affordable Housing Reserve Fund	n/a
MU2	1552	Strata Lots 1 and 2, Section 5, Esquimalt District, Strata Plan VIS2796, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot As Shown On Form 1 (2854 and 2856 Peatt Road); and Amended Lot 16 (DD 1907491) and Amended Lot 17 (DD 190326I), Section 5, Esquimalt District, Plan 1776 (815 and 819 Hockley Avenue); and Lot 2, Section 5, Esquimalt District, Plan 10944 (823 Hockley Avenue)	a) $1,525 per dwelling unit towards the General Amenity Reserve Fund; b) $10.75 per m^2 of commercial GFA towards the General Amenity Reserve Fund; c) $610 per dwelling unit towards the Affordable Housing Reserve Fund	Yes
RM7A	1660	Lot 10, Section 5, Esquimalt District, Plan 10444 (2822 and 2824 Knotty Pine Road)	a) $2,562 per townhouse unit towards the General Amenity Reserve Fund; b) $610 per townhouse unit towards the Affordable Housing Reserve Fund	No
RR7	1616	Lot 19, Sections 69 and 70, Metchosin District, Plan 23855 (892 Klahanie Drive)	a) $6,000 towards the General Amenity Reserve Fund per new lot created; and b) $1,000 towards the Affordable Housing Reserve Fund per new lot created	No
RS3	1650	Lot 1 Section 109 Esquimalt District Plan 7061 Except Part in Plan VIP62938 (2555 Millstream Road) Lot 2 Section 109 Esquimalt District Plan 7061 Except Part in Plans VIP62949 and VIP69760 (2559 Millstream Road)	a) $2772 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS3	1646	Lot 9 Section 84 Esquimalt District Plan 22027 (967A Isabell Avenue)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	No
RM7A	1664	Lot 4 Section 1 Range 3 West Highland District Plan 38045 (694 Hoylake Avenue)	a) $3660 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund	No
RS4	1694	That Portion of the Southerly 11 Chains of Section 81, Metchosin District, Lying Westerly of the Happy Valley Road, Except Those Parts in Plans 28272 and VIP52319 (3690 Happy Valley Road); and Lot 1, Section 81, Metchosin District, Plan 28272 Except that Part in Plan VIP74006 (3694 Happy Valley Road)	a) $1,000 per one-family lot greater than or equal to 550 m^2 (5,920 ft^2) towards the Affordable Housing Reserve Fund; b) $6,000 per one-family lot greater than or equal to 550 m^2 towards the General Amenity Reserve Fund; c) $660 per one-family lot less than 550 m^2 towards the Affordable Housing Reserve Fund; d) $3960 per one-family lot less than 550 m_2 towards the General Amenity Reserve Fund e) $610 per townhouse unit towards the Affordable Housing Reserve Fund; and f) $3660 per townhouse unit towards the General Amenity Reserve Fund	No
RS4	1703	That Portion of the Southerly 11 Chains of Section 81, Metchosin District, Lying Westerly of the Happy Valley Road, Except Those Parts in Plans 28272 and VIP52319 (3690 Happy Valley Road)	a) $1,000 per one-family lot greater than or equal to 550 m^2 (5,920 ft^2) towards the Affordable Housing Reserve Fund; b) $6,000 per one-family lot greater than or equal to 550 m^2 towards the General Amenity Reserve Fund; c) $660 per one-family lot less than 550 m^2 towards the Affordable Housing Reserve Fund; d) $3960 per one-family lot less than 550 m^2 towards the General Amenity Reserve Fund e) $610 per townhouse unit towards the Affordable Housing Reserve Fund; and f) $3660 per townhouse unit towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM7A	1673	Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Avenue)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $1,525 per dwelling unit towards the General Amenity Reserve Fund	Yes, Column 5 of Table 2 Only
RS1	1679	Lot 1, Section 1, Range 2 West, Highland District, Plan VIP55565 (592 Phelps Avenue)	a) $3,960 per lot towards the General Amenity Reserve Fund; b) $660 per lot towards the Affordable Housing Reserve Fund	No
MU2	1681	That Part of Lot 6 Section 72 Esquimalt District Plan 3544 Lying to the North of a Straight Boundary Joining the Points of Bisection of the North Westerly and South Easterly Boundaries of Said Lot (2762 Claude Road); and That Part of Lot 6, Section 72, Esquimalt District, Plan 3544, Lying to the South of a Straight Boundary Joining the Points of Bisection of the North Westerly and South Easterly Boundaries of Said Lot (2768 Claude Road)	1. a) $1,525 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund. c) Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: d) $381.25 per unit towards the General Amenity Reserve Fund; and e) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes
RM7A	1695	Lot A, Section 84, Esquimalt District, Plan VIP51623 (3296 Jacklin Road)	a) $3,660 per townhouse unit towards the Affordable Housing Reserve Fund; and b) $610 per townhouse unit towards the General Amenity Reserve Fund	No
RS2	1695	Lot A, Section 84, Esquimalt District, Plan VIP51623 (3296 Jacklin Road)	a) $3,960 per one-family dwelling towards the Affordable Housing Reserve Fund; and b) $660 per one-family dwelling towards the General Amenity Reserve Fund	No
MU1A	1702	Lot A, Section 72, Esquimalt District, Plan 44443 (731 Station Avenue)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $1,525 per dwelling unit towards the General Amenity Reserve Fund	Yes, Column 5 of Table 2 only
RM7A	1677	Lot 3, Section 111, Esquimalt District, Plan 12071 (817 Arncote Avenue)	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RR6A	1705	Lot 1, Section 81, Metchosin District, Plan 51070 (656 Frederic Road); and Lot 4, Sections 68 and 69, Metchosin District, Plan 23855 (765 Willing Drive)	a) $6,000 per lot towards the General Amenity Reserve Fund; and b) $1,000 per lot towards the Affordable Housing Reserve Fund	
RM7A	1692	Lot B, Section 82, Esquimalt District, Plan 8784 Except Part in Plans 28273 and 31489 (3130 Jacklin Road)	a) $2,562 per unit to the General Amenity Reserve Fund b) $610 per unit to the Affordable Housing Reserve Fund	Yes
MU2	1710	Lot 1, 2 and 3, Section 5, Esquimalt District, Plan 20800 (862, 864 and 866 Orono Avenue); and Lot A, Section 5, Esquimalt District, Plan 27399 (2839 Jacklin Road)	a) $610 per unit towards the Affordable Housing Amenity Reserve Fund; and b) $,1525 per unit towards the General Amenity Reserve Fund	Yes
MU1	1721	Lot A Section 72 Esquimalt District Plan EPP61132 (732 Meaford Avenue)	a) $2,562 towards the General Amenity Fund; b) $610 towards the Affordable Housing Reserve Fund	Yes
RS2	1720	Lot 24, Block 3, District Lot 87, Metchosin District, Plan 1718, PID No. 007-069-251 (3343 Luxton Road); Lot 23, Block 3, Section 87, Metchosin District, Plan 1718, PID No. 007-069-201	a) $3,960 per new unit created towards the General Amenity Reserve Fund; and b) $660 per new unit created towards the Affordable Housing Reserve Fund	No
RM2A	1720	Lot 22, Block 3, Section 87, Metchosin District, Plan 1718, PID No. 007-069-189 (3359 Luxton Road)	a) $3,660 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund	No
RS4	1731	Lot 1, Section 26, Goldstream District, Plan 24172, PID No. 002-981-220 (2955 Irwin Road)	a) $6,000 per one-family lot greater than or equal to 550 m^2 (5,920 ft^2) towards the General Amenity Reserve Fund; and b) $1,000 per one-family lot greater than or equal to 550 m^2 towards the Affordable Housing Reserve Fund; c) $3,960 per one-family lot less than 550 m^2 towards the General Amenity Reserve Fund; and d) $660 per one-family lot less than 550 m^2 towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU2	1680	Lot A, Section 72, Esquimalt District, Plan 25643 Except Part in Plan VIP70235, PID No. 002-627-086 (767 Hockley Avenue); Strata Lot 2, Section 72, Esquimalt District, Strata Plan VIS2233 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 017-583-977 (769 Hockley Avenue); Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS2233 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 017-583-969 (771 Hockley Avenue)	1. a) $1,525 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund; 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes
RS3	1723	Lot 2, Section 84, Esquimalt District, Plan 22196 (967 Walfred Road)	a) $3,960 per lot created towards the General Amenity Reserve Fund; b) $660 per lot created towards the Affordable Housing Reserve Fund	No
MU1A	1747	Lot A, Sections 79 and 99, Esquimalt District, Plan 12587, Pid No. 004-787-480 (1067 Goldstream Avenue); That Part of Lot 1, Section 79, Esquimalt District, Plan 4284, Lying Northerly of a Boundary Parallel to and Perpendicularly Distant 100 Feet From the Southerly Boundary of Said Lot, Pid No. 006-077-722; and that Part of Section 99, Esquimalt District, Lying South of the Island Highway and West of Plan 4284, Pid No. 009-427-457 (1077 Goldstream Avenue)	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund	Yes
RS4	1741	Lot 1, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Parkway)	a) $6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per new Single Family Equivalent (SFE) towards the Affordable Housing Reserve Fund	No
RS1	1745	Lot A, Section 109, Esquimalt District, Plan 20731, PID No. 000-424-391 (681 Rockingham Road)	a) $2,772 towards the General Amenity Reserve Fund per lot above and beyond 2 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 2 lots	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU1A	1748	Lot 3, District Lot 72, Esquimalt District, Plan 27017; PID No. 002-522-144 (2844 Millstream Road)	a) $2563 per unit towards the General Amenity Fund; b) $610 per unit towards the Affordable Housing Reserve Fund	Yes
RS4	1740	Lot 28, Section 85 and 116, Esquimalt District, Plan 885, PID No. 004-300-033 (1253 Goldstream Avenue)	a) $3,960 towards the General Amenity Reserve Fund per lot above and beyond 4 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 4 lots	No
RM2A	1744	Amended Lot 2 (DD 163574-I), Section 85, Esquimalt District, Plan 885, PID No. 008-239-339 (1177 Goldstream Avenue)	a) $2,562 towards the General Amenity Reserve Fund per unit; b) $610 towards the Affordable Housing Reserve Fund per unit	No
C8	1739	Lot A (DD B21103), Block 1, Section 72, Esquimalt District, Plan 1739 Except Part in Plan VIP67418, PID No. 006-991-971 (694 Goldstream Avenue); Lot 3, Block 1, Section 72, Esquimalt District, Plan 1739 PID No. 006-991-963 (688 Granderson Road)	a) $1525 per new unit towards the General Amenity Reserve Fund; b) $610 per new unit towards the Affordable Housing Reserve Fund; c) $10.75 per square metre for any additional commercial space towards the General Amenity Fund	Yes
RT1	1719	Lot A, Section 3, Range 3 West, Highland District, Plan 14368, PID No. 004-414-497 (2148 Millstream Road); Lot B, Section 3, Range 3 West, Highland District, Plan 14368 Except Part on Plan EPP51813, PID No. 004-402-944 (2150 Millstream Road)	a) $3660 per unit towards the General Amenity Reserve Fund b) $610 per unit towards the Affordable Housing Reserve Fund	No
C9	1767	Lot 2, Section 83, Esquimalt District, Plan 5785, PID No. 000-204-153 (2668 Sooke Road); Lots 3, 4, 5, 7 and 8, Section 83, Esquimalt District, Plan 7362, PID No. 005-723 400,005-723-426, 005-723-442, 005-723-451, 000-204-137 (2674, 2686, 2684, 2682 and 2706 Sooke Road); Lots 1 and 2 Section 83 Esquimalt District Plan 8145, PID No. 005-465-818, 005-465-834 (2702 and 2696 Sooke Road)	a) $2,074 per new residential unit created towards the General Amenity Reserve Fund; b) $610 per new residential unit created towards the Affordable Housing Reserve Fund	No
RM2A	1727	Lot 4, Section 87, Metchosin District, Plan VIP72303, PID No. 025-020-633 (1300 Glenshire Drive)	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C9B	1750	Lot 1 Section 72 Esquimalt District Plan VIP69262 Except That Part in Plan VIP72059; PID No. 024-562-203 (798 Goldstream Avenue); Lot 8, Section 72, Esquimalt District, Plan 7165, PID No. 004-151-976 (2747 Peatt Road); Amended Lots 5, 7 (DD 248521I), Section 72, Esquimalt District, Plan 7165, PID No. 005-756-847, 005-756-693 (2753, 2761 Peatt Road); Lots 3 and 4, Section 72, Esquimalt District, Plan 7165, PID No. 005-109-736, 000-244-317 (2769, 2779 Peatt Road); That Part of Lot 9, Section 72, Esquimalt District, Plan 3544, Lying to the North East of a Straight Boundary Joining Points On the South Easterly and North Westerly Boundaries of Said Lot Distant 50 Feet, and 50 Feet Respectively From the Most Easterly and Most Northerly Corners of Said Lot, PID No. 006-227-856, (2734 Claude Road) That Part of Lot 9, Section 72, Esquimalt District, Plan 3544, Lying to the South West of a Straight Boundary Joining Points On The South Easterly and North Westerly Boundaries of Said Lot Distant 50 Feet, and 50 Feet Respectively From The Most Easterly and Most Northerly Corners of Said Lot, PID No. 006-227-945 (2738 Claude Road); Lot 8, Section 72, Esquimalt District, Plan 3544, Except Part in Plan 7819, PID No. 000-006-921 (2742 Claude Road); Lot A and B, Section 72, Esquimalt District, Plan 7819, PID No. 001-386-425, 001-743-929 (2746 and 2750 Claude Road); Parcel A (DD 14738W) of Lot 7, Section 72, Esquimalt District, Plan 3544, PID No. 006-227-520 (2756 Claude Road)	a) 1,525 per new residential unit created towards the General Amenity Reserve Fund; b) $610 per new residential unit created towards the General Amenity Fund; c) $10.75 per m² of commercial space created towards the General Amenity Reserve Fund	Yes

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM2A	1757	Lot 3, Section 85, Metchosin District, Plan 6533, PID No. 005-857-643 (3427 Happy Valley Road)	a) $6,000 per Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per SFE towards the Affordable Housing Reserve Fund	No
RM2A	1766	Lots 37 and 38, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-291 and 004-973-305 (942 and 948 Jenkins Avenue)	a) $3,660 per unit; and b) $610 per unit	No
MU1A	1782	Lot B, Section 5, Esquimalt District, Plan 19336, PID No. 003-715-663 (832 Hockley Avenue)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per dwelling unit towards the General Amenity Reserve Fund for any units up to and including the 4th storey of any building; c) $1425 per dwelling unit towards the General Amenity Reserve Fund for any dwelling units on the 5th and 6th storey of any building; and d) $712.50 per dwelling unit for any dwelling unit above the 6th storey of any building; and e) All contributions to the General Amenity Reserve Fund, shall be reduced by the cost to extend a sidewalk from the edge of the property frontage at 828 Hockley Avenue to Peatt Road should the owner wish to provide this work in lieu of amenity	No
RS4	1762	Lot 4, Section 2, Range 3 West, Highland District, Plan 8864 (2158 Millstream Road)	a) $660 per small lot towards the Affordable Housing Reserve Fund; b) $3,960 per small lot towards the General Amenity Reserve Fund	No
RR6 RM2A	1698	Lot 1, Section 70, Metchosin District, Plan 1957 (866 Latoria Road)	a) $6,000 per lot towards the General Amenity Reserve Fund; b) $1,000 per lot towards the Affordable Housing Reserve Fund; c) $3,660 per townhouse unit towards the General Amenity Reserve Fund; d) $610 per townhouse unit towards the Affordable Housing Reserve Fund; e) $136,000 towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU1A	1774	Lots 1, 2, 3, Section 5, Esquimalt District, Plan 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Avenue); and Lot 4, Section 5, Esquimalt District, Plan 20800, PID No. 003-599-566 (860 Orono Avenue)	a) $750 per unit towards the Affordable Housing Reserve Fund; b) $2850 per unit towards the General Amenity Reserve Fund; and c) Despite b) above, if a Building Permit is issued prior to December 2018 and the owner registers a covenant restricting use to rental accommodation for no less than 10 years, the amount referenced in b) may be reduced by 69%	No
C8A	1756	Strata Lot 1, Section 72, Esquimalt District, Strata Plan VIS5806 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID No. 026-326-752 (721 Station Avenue)	a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; b) $4,200 per SFE toward the General Amenity Reserve Fund; and c) $10.75 per m^2 ($1.00 per ft^2) of commercial Gross Floor Area (GFA) toward the General Amenity Reserve Fund	No
MU2	1682	Strata Lot 1 Section 72 Esquimalt District Strata Plan VIS2887 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (2845 Bryn Maur Road); Strata Lot 2, Section 72, Esquimalt District, Strata Plan VIS2887, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (2847 Bryn Maur Road); Lot 6, Section 72, Esquimalt District, Plan 6319 Except Part in Plan 25643 (2850 Bryn Maur Road); and Lot 1 Section 72 Esquimalt District Plan VIP71257 (Portion of 737 Goldstream Avenue)	1. a) $1,525 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund; 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU1A	1793	Lot A of Section 99, Esquimalt District, Plan 13266 Except Parcel A (DD 300197-I), PID No. 004-739-990 (1062 Goldstream Avenue)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on the 7th storey of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created towards the Affordable Housing Reserve Fund; and e) $7,500 per required parking stall not provided towards the General Amenity Reserve Fund	No
MU1A	1805	Parcel A (DD 300197I) of Lot A, Section 99, Esquimalt District Plan 13266, PID No. 000-024-503 (1064 Goldstream Avenue)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on the 7th storey of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created towards the Affordable Housing Reserve Fund	No
RS3	1808	Lot 1, Section 116, Esquimalt District, Plan 22391, PID No.: 003-239-276 (2786 Wenger Terrace)	a) $660 towards the Affordable Housing Reserve Fund; b) $3960 towards the General Amenity Fund	No
RS3	1794	Lot 4, Section 84, Esquimalt District, Plan 21075; PID No. 000-173-738 (935 Walfred Road)	a) $3960 per unit towards the General Amenity Reserve Fund; b) $56,056 towards the General Amenity Reserve Fund; and c) $660 per unit towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C9	1806	Lot 1, Section 83, Esquimalt District, Plan 7362, PID No. 005-723-370 (2690 Sooke Road) Lot 2, Section 83, Esquimalt District, Plan 7362, PID No. 005-723-388 (2688 Sooke Road)	a) $2,074 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,037 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $518.50 per new unit created on the 7th storey of the building towards the General Amenity Reserve Fund; and d) $610 per new unit created towards the Affordable Housing Reserve Fund	No
RS3	1792	Lot 3, Sections 108 and 109, Esquimalt District, Plan 22999, Except Those Parts in Plans 28050 and 37232, PID No. 004-136-110 (2512 Duncan Place)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	No
RS4	1785	Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 (734 Latoria Road)	a) $1,000 per SFE created towards the Affordable Housing Reserve Fund; b) $6,000 per SFE created towards the General Amenity Reserve Fund; and c) $6.72 per m^2 of gross land area, for exclusion from the Agricultural Land Reserve, towards the General Amenity Reserve Fund prior to subdivision approval for the creation of more than one lot located north of the SPEA on the subject site and the creation of more than one lot located south of the SPEA on the subject site	No
RS3	1826	Lot A, Section 5, Esquimalt District, Plan 37721; Pid.: 001-033-743 (939 Walfred Road)	a) $3,960 per lot towards the General Amenity Reserve Fund b) $660 per lot towards the Affordable Housing Reserve Fund	No
RR7	1810	Lot 22 Sections 69 and 70 Metchosin District Plan 23855, PID No. 003-154-262 (887 Klahanie Drive)	a) $6,000 per new lot created towards the General Amenity Reserve Fund; and b) $1,000 per new lot created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU1A	1777	That Part of Lot 4, Section 111, Esquimalt District, Plan 12071 Lying to the South East of a Boundary Parallel to and Perpendicularly Distant 67.5 Feet From the North Westerly Boundary of Said Lot; PID No. 004-961-072 (2670 Peatt Road); and Parcel A (DD 395073I) of Lot 4, Section 111, Esquimalt District, Plan 12071; PID No. 001-195-484 (813 Arncote Avenue)	a) $2,562 per unit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund	Yes
RS3	1798	Lot 1, Section 109, Esquimalt District, Plan 24285, PID No. 003-008-517 (2439 Selwyn Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund	No
RS3	1825	Lot 1 Sections 85 and 116 Esquimalt District Plan 21226, PID No. 000-029-645 (1234 Goldstream Avenue)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; and b) $660 per new lot created towards the Affordable Housing Reserve Fund	No
RS3	1814	Lot B Section 84 Esquimalt District Plan VIP88158, PID No. 028-329-091 (3238 Lodmell Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU2	1839	Lot 2, Section 5, Esquiamlt District, Plan 6064, PID No. 005-921-937 (801 Goldstream Avenue); Amended Parcel A (DD 202622I) of Lot 3, Section 5, Esquimalt District, Plan 6064, PID No. 005-921-961 (2816 Peatt Road); Parcel B (DD 202291-I) of Lot 3, Section 55, Esquimalt District, Plan 6064, PID No. 001-981-251 (2822 Peatt Road); The Southerly 100 Feet of Amended Lot 1 (DD 72133I) of Section 5 Esquimalt District Plan 1776, PID No. 006-854-095 (2826 Peatt Road); Strata Lots 1 and 2, Section 5, Esquimalt District, Strata Plan VIS2475 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 017-946-531 and 017-946-522 (2832 2834 Peatt Road); Lot B, Section 5, Esquimalt District, Plan 18265, PID No. 003-879-143 (2838 Peatt Road); Parcel A (DD 219466I) of Lot 14, Section 5, Esquimalt District, Plan 1776, PID No. 006-855-172 (2844 Peatt Road); Strata Lots 1 and 2 Section 5 Esquimalt District Strata Plan VIS4986 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 024-809-233 and 024-809-241 (818 and 816 Hockley Road)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund	No
R1	1854	Lot B (DD H20822), Section 1, Goldstream District, Plan 2726; PID No. 006-326-498 (2849 Lake End Road)	a) $6,000 General Amenity Reserve Fund; and b) $1,000 Affordable Housing Reserve Fund	No
R2	1859	Lot A, Section 82, Esquimalt District, Plan 23215, PID No. 003-064-417 (3030 Glennan Road)	a) $6,000 General Amenity Reserve Fund; and b) $1,000 Affordable Housing Reserve Fund	No
RM7A	1853	Common Property Plan VIS1876 (1000 Citation Road)	a) $610 per new unit created towards the Affordable Housing Fund b) $3,660 per new unit created towards the General Amenity Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM7A	1853	Common Property Plan VIS5695 (2691 Secretariat Way)	a) $610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Fund; and b) $305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Fund; and c) $152.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Fund; and d) $3,660 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Fund; and e) $1,830 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Fund; and f) $915 per new unit created on the 7th storey or higher of the building towards the General Amenity Fund	No
MU2	1722	Lot 17 Section 5 Esquimalt District Plan 12186 (813 Orono Avenue); and Lot 18, Section 5, Esquimalt District, Plan 12186 (817 Orono Avenue)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS3	1843	Lot 5, Section 84, Esquimalt District, Plan 22027, PID No. 000-775-215 (950 Isabell Avenue)	a) $660 per lot towards the Affordable Housing Reserve Fund; and b) $3960 per lot towards the General Amenity Reserve Fund	No
RM2A	1857	Lot 1 Section 1 Range 3 West Highland District Plan 34701, PID No. 000-301-515 (684 Hoylake Avenue)	a) $3660 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Fund	No
RS4	1760	Lot 4, Section 70, Metchosin District, Plan 1957, PID No. 005-035-511 (804 Latoria Road); and Lot A, Section 71, and Section 77, Metchosin District, Plan VIP59646; PID No. 018-911-790 (950 Worrall Drive)	a) $6,000 per lot 550 m^2 (5,920 ft^2) and greater towards the General Amenity Reserve Fund; b) $3,960 per lot less than 550 m^2 towards the General Amenity Reserve Fund; c) $3,660 per townhouse unit towards the General Amenity Reserve Fund; d) $1,000 per lot 550 m^2 and greater towards the Affordable Housing Reserve Fund; e) $660 per lot less than 550 m^2 towards the Affordable Housing Reserve Fund; f) $610 per townhouse unit towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
MU2	1858	Lot B Section 1 and 72 Esquimalt District Plan VIP78662, PID No. 026-266-881 (582 Goldstream Avenue)	a) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new unit created on 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund	No
RT1	1869	Lot 2, Section 79, Esquimalt District, Plan 10124, PID No. 005-455-481 (2865 Carlow Road)	a) $3800 per unit towards the General Amenity Reserve Fund, however, $30,530 will be reduced from the total contribution amount for the costs associated with the installation of an additional 25 m of sidewalk; b) $1,000 per unit towards the Affordable Housing Reserve Fund	No
RS4	1870	Lot 3, Section 78, Esquimalt District, Plan 22056, PID No. 003-323-048 (894 Walfred Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund	No
RM2A & RS4	1872	Lot A, Sections 109 and 111, Esquimalt District, Plan 17302, PID No. 001-514-229 (595 Hansen Avenue)	a) $3,660 per new unit created towards the General Amenity Reserve Fund; b) $610 per new unit created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2 & RS4	1878	Lot 3, Sections 81 and 82, Esquimalt District, Plan 3438 Except Part in Plan 27370 PID No. 006-162-100 (991 Loch Glen Place)	a) $6,000 General Amenity Reserve Fund; and b) $1,000 Affordable Housing Reserve Fund	No
MU2	1911	Lot 13, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-618 (812 Orono Avenue); and Lot 12, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-588 (816 Orono Avenue); and Lot 11, Section 5, Esquimalt District, Plan 12186, PID No. 004-784-839 (820 Orono Avenue)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund	No
RM7A	1678	Lot 2 Section 109 Esquimalt District Plan 10541 Except Part in Plan 27737 (2681 Claude Road)	a) $2,562 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,281 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM7A	1884	Lots 5 and 6, Section 5, Esquimalt District, PID Nos 002-558-751 and 004-014-367 (2716 and 2720 Strathmore Road)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and d) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund	
RS3	1882	Lot 39, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-313 (936 Jenkins Avenue) and portion of Lot 4, Section 80, Esquimalt District, Plan 21542, PID No. 003-421-295 (919 Rex Road)	a) $3,960 per lot towards the General Amenity Reserve Fund b) $660 per lot towards the Affordable Housing Reserve	No
CC1	1905	Lot 2, Section 1, Esquimalt District, Plan 18082, Except that Part in Plan 34267 and Plan 44327, PID No. 003-866-131 (494 Goldstream Avenue)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; g) $10.75 per square metre of new commercial space in the building towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2	1945	Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129, PID No. 003-047-563 (738 Walfred Road); and Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630, PID No. 001-471-511 (742 Walfred Road)	a) $660 towards the Affordable Housing Reserve Fund per half duplex or single-family lot less than 550 m^2 (5,920 ft^2); b) $3,960 towards the General Amenity Reserve fund per half duplex or single-family lot less than 550 m^2; c) $1,000 towards the Affordable Housing Reserve Fund per single family lot 550 m^2 or greater; d) $6,000 towards the General Amenity Reserve Fund per single family lot 550 m^2 or greater; e) The contributions towards the General Amenity Reserve Fund may be reduced by up to 50% of the actual cost of construction a path from Myles Mansell Road to Walfred Road, to the satisfaction of the Director of Engineering	No
RT1	1938	Lot 9, Section 109, Esquimalt District, Plan 10723, PID No. 004-476-018 (630 Strandlund Avenue)	a) $3,660 per unit towards the General Amenity Reserve Fund b) $610 per unit towards the Affordable Housing Reserve Fund	No
C9	1883	Lot 1, Section 83, Esquimalt District, Plan 21459, PID No. 003-395-812 (2627 Sooke Road)	a) $2,074 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,037 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve fund; and c) $10.75 per square metre of commercial space in the building towards the General Amenity Reserve Fund; and d) $610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1918	Lot 6, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-499 (840 Orono Avenue); Lot 5, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-464 (844 Orono Avenue); and Lot 4, Section 5, Esquimalt District, Plan 12186, PID No. 000-557-137 (848 Orono Avenue)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund.	
RS1	1933	Lot 8, Section 84, Esquimalt District, Plan 22027, PID No. 003-290-549 (3235 Happy Valley Road)	a) $3,960 per lot towards the General Amenity Reserve Fund; and b) $660 per lot towards the Affordable Housing Reserve Fund.	No
RS1	1939	Lot 8, Section 109, Esquimalt District, Plan 12553, PID No. 004-785-771 (671 Rockingham Road)	a) $660 per lot towards the Affordable Housing Reserve Fund; and b) $3,960 per lot towards the General Amendity Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1903	Lot 1, Section 79, Esquimalt District, Plan 11145, PID No. 005-117-704 (1020 Costin Avenue); Lot 5, Section 79, Esquimalt District, Plan 11145, PID No. 005-117-844 (2836 Carlow Road); Lot 4, Section 79, Esquimalt District, Plan 11145, PID No. 005-117-721 (2842 Carlow Road); Lot 3, Section 79, Esquimalt District, Plan 112145, PID No. 005-117-712 (2848 Carlow Road); and Lot 2, Section 79, Esquimalt District, Plan 11145, PID No. 000-025-704 (2854 Carlow Road)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; and g) $10.75 perm2 of commercial gross floor area towards the General Amenity Reserve Fund.	No
RM7A	1886	Lots 41, Section 80, Esqumalt District, Plan 12203, PID No. 004-973-330 (924 Jenkins Avenue) and; Lots 42, Section 80, Esqumalt District, Plan 12203, PID No. 002-622-203 (918 Jenkins Avenue)	a) $610 per new unit created on the 1st fo 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $152.50 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and d) $3,660 per new un it created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,830 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $915 per new unit created ont eh 5th and 6th storeys of the building towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2	1970	Lot 1, Section 70, Metchosin District, Plan 22654, PID No. 001-830-627 (757 Latoria Road); and Lot A, Section 70, Metchosin District, lan 22796, PID No. 000-005-835 (765 Latoria Road)	a) $660 per new residential lot created towards the Affordable Housing Reserve Fund; and b) $3,960 per new residential lot created towards the General Amenity Reserve Fund; and c) $113,448 towards the General Amenity Reserve Fund.	No
CC1	1844	Lot 1, Section 72, Esquimalt District, Plan EPP98761, PID No. 031-084-010 (647 Goldstream Avenue)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey o9r higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; and g) $10.75 per m^2 of commercial gross floor area towards the General Amenity Reserve Fund.	No
R2	1982	Lot 22, Sections 69 and 70, Metchosin District, Plan 23855, PID No. 003-154-262 (887 Klahanie Drive)	a) $660 per lot towards the Affordable Housing Reserve Fund; b) $3,960 per lot towards the General Amenity Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1994	Lot 1, Section 72, Esquimalt District, Plan 14911, PID No. 000-807-958 (652 Granderson Road) Lot 2, Section 72, Esquimalt District, Plan 14911, PID No. 004-315-294 (648 Granderson Road) Lot A, Section 72, Esquimalt District, Plan 14555, PID No. 004-233-999 (656 Granderson Road); and Lot 4, Section 72, Esquimalt District, Plan 13806, PID No. 004-645-987 (660 Granderson Road)	a) 42,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund.	No
RS1	1761	Lot 1, Section 3, Range 3 West, Highland District, Plan 9548, Except that Part in Plan 14368 (2120 Millstream Road)	a) $3,960 per small lot towards the General Amenity Reserve Fund; b) $3,660 per townhouse unit towards the General Amenity Reserve Fund; c) $660 per small lot towards the Affordable Housing Reserve Fund; d) $610 per townhouse unit towards the affordable housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1972	Lot 6, Section 5, Esquimalt District, Plan 7089, Except Part in Plan 7619, PID No. 000-028-533 (2749 Jacklin Rd)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; g) Notwithstanding (a) – (c), no amenity contributions are required if the owner registers a Section 219 Covenant prior to the issuance of a Building Permit requiring that the residential units are subsidized non-profit affordable housing.	No
RS1	1981	Strata Lot A and B, Section 2, Range 2 West, Highland District, Strata Plan 1993, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 016-378-806 (2165 and 2167 Bellamy Road)	a) $660 towards the Affordable Housing Fund; and b) $3,960 towards the General Amenity Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RM9	1856	That Part of Lot 8, Sections 108 and 109, Esquimalt District, Plan 5635 Lying Northerly of a Straight Boundary Joining the Points of Bisection of the Easterly and Westerly Boundaries of Said Lot, PID No. 006-000-193 (2627 Millstream Road); and Lot A, Sections Lots 72, 108 and 109, Esquimalt District, plan EPP101809, PID No. 031-172-032 (2631 Millstream Road)	a) $610 per unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $305 per unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $3,660 per unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and d) $1,830 per unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and e) That the total contribution to the General Amenity Reserve Fund as specified by (c) and (d) may be reduced by the amount equal to the cost of installing sidewalk along the frontage of 2635 Millstream and along the frontage of 2323-2579 Millstream as well as the cost of installing a flashing pedestrian crossing, to the satisfaction of the Director of Engineering.	No
CC1	1912	Lot 6, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-938 (925 Bray Avenue); and Lot 7, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-954 (929 Bray Avenue)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; and g) $10.75 per m^2 of commercial GFA.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	1956	Strata Lots 1 and 2, Section 79, Esquimalt District, Strata Plan 149, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot As Shown On Form 1, PID Nos. 000-261-475 and 000-261-467 (905 and 909 Bray Avenue); and Lots 3, 4, and 5, Section 79, Esquimalt District, Plan 17397, PID Nos. 003-933-890, 003-933-911, 003-933-920 (913, 917, 921 Bray Avenue); and Lot 1, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-873 (2884, 2886 Jacklin Road)	a) $750 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and b) $375 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and c) $187.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and d) $2,850 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and e) $1,425 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and f) $712.50 per new unit created on the 7th storey and above towards the General Amenity Reserve Fund; and g) $10.75 per m^2 of commercial GFA.	No
R2	1969	Lot 4, Section 78, Esquimalt District, Plan 22056, Except That Part Lying Northerly of a Line Distant 120 Feet South East of the North West Corner and Distant 175 Feet South West of the North East Corner, PID No. 003-305-261 (890 Walfred Rd)	a) $660 per lot towards the Affordable Housing Reserve Fund; b) $3,960 per lot towards the General Amenity Reserve Fund.	No
R2	1984	Lot 40, Sections 78 and 84, Esquimalt District Plan EPP78313, PID No. 030-361-265 (3540 Myles Mansell Rd)	a) $3,960 per lot towards the General Amenity Reserve Fund; and b) $660 per lot towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2009	Lot 9, Section 5, Esquimalt District, Plan 7165, PID No. 000-126-322 (2746 Peatt Road) Lot 12, Section 5, Esquimalt District, Plan 15034, PID No. 004-165-039 (2739 Scafe Road) Lot 13, Section 5, Esquimalt District, Plan 15034, PID No. 004-165-047 (2743 Scafe Road) Lot 14, Section 5, Esquimalt District, Plan 15034, PID No. 000-557-439 (2747 Scafe Road) Lot 22, Section 5, Esquimalt District, Plan 24870, PID NO. 002-834-669 (2749 Scafe Road) Lot 21, Section 5, Esquimalt District, Plan 24870, PID NO. 000-013-587 (2751 Scafe Road)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; f) $187.50 per new residential unit created on the 7thstorey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of commercial space created towards to the General Amenity Reserve Fund.	No
RT1	2004	Lot 1, Section 88, Metchosin District, Plan VIP68794, PID No. 024-474-886 (3431 Luxton Road); Lot 2, Sections 88 and 89, Metchosin District, Plan VIP68794, PID No. 024-474-908 (3433 Luxton Road); Lot 5, Section 88, Metchosin District, Plan 11356, PID No. 005-003-202 (3429 Luxton Road); and The Northerly 200 Feet of Lot 9, Block D, Sections 84, 85, 88 and 89, Metchosin District, Plan 1139, Except the Easterly 20 Feet and Except that Part in Plan	a) $6,000 per new single-family lot created towards the General Amenity Reserve Fund; and b) $3,660 per new townhouse unit created towards the General Amenity Reserve Fund; and c) $1,000 per new single-family lot created towards the Affordable Housing Reserve Fund; and d) $610 per new townhouse unit created towards the Affordable Housing Reserve Fund.	No
R2	2004	The Northerly 200 Feet of Lot 9, Block D, Sections 84, 85, 88 and 89, Metchosin District, Plan 1139, Except the Easterly 20 Feet and Except that Part in Plan 5101, PID No. 007-878-222 (3436 Hazelwood Road)	a) $6,000 per new single-family lot created towards the General Amenity Reserve Fund; and b) $1,000 per new single-family lot created towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RR2 to RS1	2014	Lot A, Section 88, Metchosin District, Plan EPP43238, PID No. 029-377-994 (3420 Luxton Road); The Northerly 300 Feet of Lot 10, Block B, Sections 88 and 89, Metchosin District, Plan 1139, PID No. 005-630-037 (1120 Finney Road); Lot 1, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-530 (3219 Loledo Place); Lot 2, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-548 (3235 Loledo Place)	a) $6,000 per new single-family lot created towards the General Amenity Reserve Fund; and b) $3,960 per new single-family lot less than 550 m^2 or half duplex created towards the General Amenity Reserve Fund; and c) $3,660 per new townhouse unit created towards the General Amenity Reserve Fund; and d) $1,000 per new single-0family lot created towards the Affordable Housing Reserve Fund; and e) $660 per new single-family lot less than 550 m^2 or half duplex created towards the Affordable Housing Reserve Fund; and f) $610 per new townhouse unit created towards the Affordable Housing Reserve Fund.	No
CC1	2001	Lot 5, Section 79, Esquimalt District, Plan 10124, PID No. 004-766-971 (978 Bray Ave) Lot 6, Section 79, Esquimalt District, Plan 10124, PID No. 005-455-634, (974 Bray Ave) Lot 7, Section 79, Esquimalt District, Plan 10124, PID No. 002-603-951, (970 Bray Ave) Lot 8, Section 79, Esquimalt District, Plan 10124, PID No. 005-455-669 (966 Bray Ave) Lot 9, Section 79, Esquimalt District, Plan 10124, PID No. 005-455-685 (962 Bray Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Rserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of commercial space created towards the General Amenity Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS1	2030	Lot 1, Section 78, Esquimalt District, Plan 22056, PID No. 003-297-411 (902 Walfred Rd)	a) $3,960 per lot less than 550 m^2 towards the General Amenity Reserve Fund; b) $6,000 per lot 550 m^2 or greater towards the General Amenity Reserve Fund; c) $660 per lot less than 550 m^2 towards the Affordable Housing Reserve Fund; and d) $1,000 per lot 550 m^2 or greater towards the Affordable Housing Reserve Fund.	No
RT1	2026	Lot A, Section 1, Range 3 West, Highland District, Plan 20043, PID No. 000-011-461 (661 Hoylake Ave)	a) $3,661 per new townhouse unit created towards the General Amenity Reserve Fund; and b) $610 per new townhouse unit created towards the Affordable Housing Reserve Fund.	No
RS1	2011	Lot B, Section 108, Esquimalt District, District Plan 21193, PID No. 003-509-940 (621 Rockingham Rd); and Lob B, Section 108 and 109, Esquimalt District, District Plan VIP52985, PID No. 017-471-010 (629 Rockingham Rd)	a) $3,960 towards the General Amenity Reserve Fund for the creation of a single-family lot less than 550 m^2; b) $660 towards the Affordable Housing Reserve Fund for the creation of a single-family lot less than 550 m^2.	No
RM2A	2027	Lot B, Sections 108 and 109, Esquimalt District, Plan VIP52985, PID No. 017-471-010 (629) Rockingham Rd)	a) $3.660 towards the General Amenity Reserve Fund for the creation of a townhouse unit; and a) $610 towards the Affordable Housing Reserve Fund for the creation of a townhouse unit	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1991	Lot 17, Section 72, Esquimalt District, Plan 1954, PID No. 001-400-916 (2774 Winster Rd); Lot 18, Section 72, Esquimalt District, Plan 1954, PID No. 003-858-723 (2768 Winster Rd); and Lot 19, Section, Esquimalt District, Plan 1954, PID No. 006-737-609 (2762 Winster Rd)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new residential unit created on the 7thstorey or higher of the building towards the Affordable Housing Reserve Fund	No
CC1	2017	Lot 6, Section 73, Esquimalt District, Plan 19804, PID No. 003-637-743 (791 Revilo Pl) Lot B, Section 73, Esquimalt District, Plan 18886, PID No. 003-795-713 (795 Revilo Pl) Lot 3, Section 73, Esquimalt District, Plan 18591, PID No. 003-757-722 (2931 Phipps Rd)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund	No
RT1	1950	Lot 1, Sections 85 and 116, Esquimalt District, Plan 21226, PID No. 000-029-645 (1234 Goldstream Ave)	a) $3,661 towards the General Aemnity Reserve Fund; and b) $610 towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2037	Lot 1, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-825 (904 Dunford Ave); Lot 2, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-833 (908 Dunford Ave); Lot 3, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-868 (910 Dunford Ave); Lot 4, Section 79, Esquimalt District, Plan VIP13718, PID No. 004-612-876 (912 Dunford Ave); and Lot 5, Section 79, Esquimalt District, Plan VIP13718, PID No. 003-782-654 (914 Dunford Ave)	a) $2,850 per residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $712.50 per residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; d) $10.75 per square metre of commercial spaces created of the building towards the General Amenity Reserve Fund; e) $750 per residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; f) $375 per residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and g) $187.50 per residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund.	No
RT1	2044	That Part of Section 83, Esquimalt District, Shown in RED on Plan Deposited Under DD 15425F, Except that Part Outlined in Red on Plan 1091R and except those Parts in Plans 25997 and 49185, PID No. 001-892-738 (2621 Sooke Rd); and Lot 1, Section 83, Esquimalt District, Plan 49185, PID No. 014-871-891 (3260 Jacklin Rd)	a) $3,400 per new residential unit created towards the General Amenity Reserve Fund; and b) $1,000 per new residential unit created towards the Faffordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2063	Lot A, Section 79, Esquimalt District, Plan 30606, PID No. 001-244-655 (2869 Leigh Rd); Lot 2, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-549 (2875 Leigh Rd); Lot 3, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-565 (2885 Leigh Rd); and Lot 4, Section 79, Esquimalt District Plan 17880, PID No. 003-834-573 (1080 Dunford Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $10.75 per m^2 of commercial gross floor area towards the General Amenity Reserve fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	1952	Lot 1 Section 72, Esquimalt District, Plan VIP78559, PID No. 026-232-570 (761 Station Ave); and Lot 2, Section 72, Esquimalt District, Plan VIP78559, PID No. 026-232-588 (753 Station Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and f) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of new commercial space in the building towards the General Amenity Reserve Fund. h) Notwithstanding (a)-(g), no amenity constributions are required if the owner registers a s.219 covenant prior to the issuance of a building permit requiring that the residential units are subsidized non-profit affordable housing for a minimum of 10 years.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2032	Strata Lot A, Section 5, Esquimalt District, Strata Plan 1913, PID No. 016-035-798 (2822 Jacklin Rd); Strata Lot B, Section 5, Esquimalt District, Strata Plan 1913, PID No. 016-035-801 (2824 Jacklin Rd); and Lot A, Section 5, Esquimalt District, Plan 49776, PID No. 015-606-571	i) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; j) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; k) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; l) $750 per new residential unit created on the 1st to 4th storeys of the building twaords the Affordable Housing Reserve Fund; m) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and n) $187.50 per new residential unit created on the 7th storey or higher of the building towards the Affordable Housing Reserve Fund; and o) $10.75 per square meter of commercial space created of the building towards the General Amenity Reserve Fund.	No
RT1	2015	Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524, PID No. 007-308-256 (3216 Happy Valley Road Rd)	a) $3,660 per townhouse unit towards the General Amenity Reserve Fund; and b) $610 per townhouse unit towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2055	Lot 1, Section 1, Esquimalt District, Plan 35979, PID No. 000-145-505 (528 Goldstream Ave); and Lot 2, Section 1, Esquimalt District, Plan 35979, PID No. 000-188-441 (532 Goldstream Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No
RS1	2059	Parcel C (DD 138112I) of Section 4, Goldstream District, Except that Part in Plan VIP76369, PID No. 009-831-983 (1551 Sawyer Rd); and Lot A, Section 4, Goldstream District, Plan VIP76369, PID No. 025-843-192 (1559 Sawyer Rd)	a) $6,000 per new lot 400m² or greater toward the General Amenity Reserve Fund; and b) $3,960 per new lot less then 400m² toward the General Amenity Reserve Fund; and c) $1,000 per new lot 400m² or greater toward the Affordable Housing Fund; and d) $660 per new lot less then 400m² toward the Affordable Housing Fund; and e) $3,660 per new townhouse unit created towards the General Amenity Reserve Fund; and f) $610 per new townhouse unit created towards the Affordable Housing Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2066	Lot 14, Section 5, Esquimalt District, Plan 12186, PID No. 002-541-378 (2870 Peatt Rd); and Lot 15, Section 5, Esquimalt District, Plan12186, PID No. 004-981-634 (2874 Peatt Rd)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $10.75 per m^2 of commercial gross floor area; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No
R2	2067	Parcel A (DD G34941), of Lot 4, Section 78, Esquimalt District, Plan 22056, PID No. 003-305-988 (892 Walfred Rd)	a) $3,690 per lot less than 550 m^2 towards the General Amenity Reserve Fund; b) $6,000 per lot 550 m^2 or greater towards the General Amenity Reserve Fund; c) $660 per lot less than 550 m^2 towards the Affordable Housing Reserve Fund; d) $1,000 per lot 550 m^2 or greater towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2008	Lot A, Section 111, Esquimalt District, Plan 9793, PID No. 005-214-891 (2630 Peatt Rd) Lot B, Section 111, Esquimalt District, Plan 9793, PID No. 005-397-162 (2636 Peatt Rd) Lot C, Section 111, Esquimalt District, Plan 9793, PID No. 000-055-450 (2640 Peatt Rd) Lot 13, Section 111, Esquimalt District, Plan 10901, PID No. 004-040-481 (2646 Peatt Rd) Parcel A (DD 009-W), of Lot 12, Section 111, Esquimalt District, Plan 10901, PID No. 005-052-475 (808 Arncote Ave) That Part of Lot 12, Section 111, Esquimalt District, Plan 10901 Lying to the West of a Straight Boundary Joining the Points of Bisection of the Northerly and Southerly Boundaries of Said Lot PID No. 005-052-378 (812 Arncote Ave) Lot 7, Section 111, Esquimalt District, Plan 10901, PID No. 002-672-081 (820 Arncote Ave) Lot 11, Section 111, Esquimalt District, Plan 10901, PID No. 005-052-343 (2633 Sunderland Rd) Lot 10, Section 111, Esquimalt District, Plan 10901, PID No. 005-052-327 (2637 Sunderland Rd) Lot 9, Section 111, Esquimalt District, Plan 10901, PID No. 005-052-319 (2641 Sunderland Rd) Lot 8, Section 111, Esquimalt District, Plan 10901, PID No. 005-052-297 (2647 Sunderland Rd)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $712.50 per new residential unit created on the 7th storey or higher of the building towards the General Amenity Reserve Fund; and d) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; f) $187.50 per new residential unit created on the 7thstorey or higher of the building towards the Affordable Housing Reserve Fund; and g) $10.75 per square metre of commercial space created towards to the General Amenity Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C9	2045	Lot A, Section 83, Esquimalt District, Plan VIP56369, PID No. 018-233-376 (2615 Sooke Rd)	a) $2,074 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,037 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $610 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) $305 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No
CC1	2052	Lot 19, Section 5, Esquimalt District, Plan 1776, PID No. 002-583-101 (829 Hockley Ave); Lot 20, Section 5, Esquimalt District, Plan 1776, PID No. 006-884-482 (831 Hockley Ave); Lot 21, Section 5, Esquimalt District, Plan 1776, PID No. 006-884-539 (835 Hockley Ave); and Lot 6, Section 5, Esquimalt District, Plan 17987, PID No. 003-855-431 (839 Hockley Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No
RT1	2078	Lot 8, Section 80, Metchosin District, Plan 10359, PID No. 005-188-539 (3608 Happy Valley Rd)	a) $3,660 per unit created towards the General Amenity Reserve Fund; b) $610 per unit created towards the Affordable Housing Reserve Fund.	No
RT1	2090	Lot B, Section 26, Goldstream District, Plan 38777, PID No. 000-985-309 (2941 Irwin Rd)	a) $3,660 per unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RT1	2092	Strata Lot 1, Section 111, Esquimalt District, Strata Plan 1740, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID No. 013-714-201 (2647 A Deville Rd); and Strata Lot 2, Section 111, Esquimalt District, Strata Plan 1740, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, PID No. 013-714-252 (2647 B Deville Rd)	a) $3,800 per unit created towards the General Amenity Reserve Fund; and b) $1,000 per unit created towards the Affordable Housing Reserve Fund	No
RT1	2094	Lot 1, Section 80, Esquimalt District, Plan EPP102402, PID No. 031-188-044 (936 Jenkins Ave)	a) $3,660 per unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund	No
RS1	2086	Strata Lot 1, Section 1, Range 3 West, Highland District, Strata Plan EPS3543, PID No. 029-824-702 (2321 Belair Rd); and Strata Lot 2, Section 1, Range 3 West, Highland District, Strata Plan EPS3543, PID No. 029-824-711 (2323 Belair Rd)	a) $3,660 per unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund	No
CC1	2080	Lot 5, Section 79, Esquimalt District, Plan 11150, PID No. 005-119-367 (975 Bray Ave); Lot 1, Section 79, Esquimalt District, Plan 13219, PID No. 004-735-544 (979 Bray Ave); and Lot 2, Section 79, Esquimalt District, Plan 13219, PID No. 000-948-730 (983 Bray Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Houisng Reserve Fund; d) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2016	Lot 3, Section 72, Esquimalt District, Plan 14911, PID No. 004-315-316 (644 Grnderson Rd); and Lot 4, Section 72, Esquimalt District, Plan 14911, PID No. 004-315-324 (640 Granderson Rd)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per new residential unit created on the 5th and 6th storyes of the building towards the Affordable Housing Reserve Fund.	No
CC1	2060	Lot 20, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-740 (825 Orono Ave); Lot 21, Section 5, Esquimalt District, Plan 12186, PID No. 000-130-222 (829 Orono Ave); Lot 22, Section 5, Esquimalt District, Plan 12186, PID No. 002-419-033 (833 Orono Ave); and Lot 23, Section 5, Esquimalt District, Plan 12186, PID No. 004-981-758 (845 Orono Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per new residential unit created on the 5th and 6th storyes of the building towards the Affordable Housing Reserve Fund.	No
CC2	2098	Lot 1, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-708 (2833 Knotty Pine Rd); Lot 7, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-692 (2835 Knotty Pine Rd); Lot 6, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-676 (2837 Knotty Pine Rd); and Lot 5, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-650 (2839 Knotty Pine Rd)	a) $3,800 per unit created towards the General Amenity Reserve Fund; and b) $1000 per unit created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2105	Lot 4, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-491, (781 Station Ave); Lot 5, Section 72, Esquimalt District, Plan 7280, PID No. 000-050-601, (775 Station Ave); and Lot 6, Section 72, Esquimalt District, Plan 7280, Except Part in Plans 7494 and 27503, PID No. 005-686-504 (771 Station Ave)	a) $2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) $1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) $750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and d) $375 per unit created towards the Affordable Housing Reserve Fund on the the 5th and 6th storeys; and e) $10.75 per m^2 of commercial gross floor area created towards the General Amenity Reserve Fund.	No
RT1	2093	Lot 18, Section 69, Metchosin District, Plan 23855, PID No. 003-154-211 (898 Klahanie Drive); and Lot 17, Section 69, Metchosin District, Plan 23855, PID No. 003-154-190 (914 Klahanie Dr)	a) $3,660 per unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund	No
CC2	2012	Lot 1, Section 1, Esquimalt District, Plan 44446, PID No. 005-488-800 (2772 Vantilburg Cres)	a) $3,800 towards the General Amenity Reserve Fund per residential unit; and b) $1,000 towards the Affordable Housing Reserve Fund per residential unit.	No
R2	2137	Lot 20, Section 69, Metchosin District, Plan 23855, PID No. 001-539-990 (798 Gwendolynn Dr)	a) $610 towards the Affordable Housing Reserve Fund per townhouse unit; b) $660 towards the Affordable Housing Reserve Fund per single family lot under 550 m^2; c) $3,660 towards the General Amenity Reserve Fund per townhouse unit; and d) $3,960 towards the General Amenity Reserve Fund per single-family lot under 550 m^2	No
RT1	1993	Lot 5, Section 83, Esquimalt District, Plan 6859, PID No. 005-801-524 (3208 Happy Valley Rd); and Lot 6, Section 83, Esquimalt District, Plan 6859, PID No. 005-801-575 (3212 Happy Valley Rd)	a) $3,660 per townhouse unit towards the General Amenity Reserve Fund; and b) $610 per townhouse unit towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RT1	2099	Lot 1, Section 84, Esquimalt District, Plan 22196, Except Part in Plan 27407, PID No. 003-400-620 (971 Walfred Rd)	a) $3,660 per unit towards the General Amenity Reserve Fund; and b) $610 per unit towards the Affordable Housing Reserve Fund	No
CC1	2142	Strata Lot B, Section 5, Esquimalt District, Strata Plan VIS3644, PID No. 023-028-751 (820 Hockley Ave); Strata Lot A, Section 5, Esquimalt District, Strata Plan VIS3644, PID No. 023-028-742 (822 Hockley Ave); Strata Lot 2, Section 5, Esquimalt District, Strata Plan VIS3260, PID No. 018-776-159 (824 Hockley Ave); and Strata Lot 1, Section 5, Esquimalt District, Strata Plan VIS3260, PID No. 018-776-141 (826 Hockley Ave)	a) $2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; b) $1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) 1,425 per non-market residential unit created towards the General Amenity Reserve Fund; and d) $750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and e) $375 per unit created towards the Affordable Housing Reserve Fund on the 5th and 6th storeys; and f) $375 per non-market residential unit created towards the General Amenity Reserve Fund.	No
CC1	2139	Lot A, Section 72, Esquimalt District, Plan 16755, PID No. 004-074-793 (2703 Claude Rd); Lot B, Section 72, Esquimalt District, Plan 16755, PID No. 002-742-187, (2707 Claude Rd); Lot C, Section 72, Esquimalt District, Plan 16755, PID No. 004-057-589, (2711 Claude Rd); and Lot 1, Section 72, Esquimalt District, Plan 19038, PID No. 002-373-904, (726 Percy Pl)	a) $2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) $1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) 1,425 per non-market residential unit created towards the General Amenity Reserve Fund; and d) $750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and e) $375 per unit created towards the Affordable Housing Reserve Fund on the the 5th and 6th storeys; and f) $375 per non-market residential unit created towards the General Amenity Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RS1	2144	Lot 6, Section 85, Metchosin District, Plan 6533, PID No. 005-857-678 (3405 Happy Valley Rd)	a) $3,960 per residential unit created towards the General Amenity Reserve Fund per lot under 550 m^2; and b) $660 per unit created towards the Affordable Housing Reserve Fund per lot under 550 m^2.	No
CC2	2151	Lot 14, Section 5, Esquimalt District, Plan 10444, PID No. 005-233-046 (2832 Knotty Pine Rd); Lot 8, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-722 (2834 Knotty Pine Rd); Lot 9, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-749 (2836 Knotty Pine Rd); and Lot 10, Section 5, Esquimalt District, Plan 10795, PID No. 005-076-757 (2838 Knotty Pine Rd)	a) $3,800 per residential unit created towards the General Amenity Reserve Fund; and b) $1,000 per unit created towards the Affordable Housing Reserve Fund,	No
CC1	2019	Lot 3, Section 79, Esquimalt District, Plan 10124, PID No. 000-059-803, 986 and 988 Bray Ave); Lot 4, Section 79, Esquimalt District, Plan 10124, PID No. 000-138-088 (982 and 984 Bray Ave)	a) $2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) $1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) $750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No
RT1	2162	Lot 1, Section 78, Esquimalt District, Plan 22056, PID No. 003-297-411 (902 Walfred Rd)	a) $3,1660 per residential unit towards the General Amenity reserve Fund; and b) $610 per residential unit towards the affordable Housing Reserve Fund	No
RT1	2161	Lot 35, Section 80, Esquimalt District, Plan 12203, PID No. 004-973-267 (960 Jenkins Ave)	a) $3,660 per residential unit towards the General Amenity Reserve Fund; and b) $610 per residential unit towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2166	Lot 33, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-707 (824 Goldstream Ave); Lot 32, Section 5, Esquimalt District, Plan 24870, PID No. 002-828-693 (832 Goldstream Ave); and Lot 1, Section 5, Esquimalt District, Plan 3652 (Except part in plan VIP70787), PID No. 006-180-647 (838 Goldstream Ave)	a) $10.75 per square metre of commercial gross floor area created towards the General Amenity Reserve Fund.	No
R2	2150	Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467, Except Plans EPP55578, EPP64255, and EPP111153, PID No. 017-612-675 (2207 Millstream Rd)	a) $6,000 per residential lot (550+ m^2) created towards the General Amenity Reserve Fund; b) $3,960 per residential small lot (under 550 m^2) created towards the General Amenity Reserve Fund; c) $3,960 per half duplex residential lot created towards the Amenity Reserve Fund; d) $1,000 per residential lot (550+ m^2) created towards the General Affordable Housing Reserve Fund; e) $600 per residential small lot (under 550 m^2) created towards the Affordable Housing Reserve Fund; and f) $660 per half duplex residential lot created towards the Affordable Housing Reserve Fund.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2163	Lot 1, Section 5, Esquimalt District, Plan 16167, PID N o. 003-918-874 (875 Brock Ave); Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Ave); Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Ave); Lot 3, Section 5, Plan 16167, PID No. 000-433-594 (2708 Strathmore Rd); and Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365 (2712 Strathmore Rd)	a) $2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) $1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) $1,425 per non-market residential unit creatd towards the General Amenity Reserve Fund; and d) $750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and e) $375 per unit created towards the Affordable Housing Reserve Fund on the 5th and 6th storeys; and f) $375 per non-market residential unit created towards the General Amenity Reserve Fund; and g) Contributions provided for residential units as per the clauses above may be refunded for each unit sold within the City's Attainable Home Ownership Program; and h) $10.75 per m^2 of commercial gross floor area.	No
RT1	2165	Lot B, Section 70, Metchsin District, Plan 22796, PID No. 003-178-561 (775 Latoria Rd)	a) $3,660 per residential unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund; and c) That the total contribution to the General Amenity Reserve Fund as specified in (a) may be reduced by the amount equal to the cost of installing a pedestrian connection beyond the frontage to Autumn Lane, to the satisfaction of the Director of Engineering.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
C9	2174	Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Rd)	a) $2,074 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) $1,037 per residential unit creatd towards the Geneal Amenity Reserve Fund on the 5th and 6th storeys; and c) $610 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and d) $305 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and e) $1,037 per non-market residential unit created towards the General Amenity Reserve Fund; and f) $305 per non-market residential unit created towards the General Amenity Reserve Fund; and g) Contributions provided for residential units as per the clauses above may be refunded for each unit sold within the City's Attainable Home Ownership Program.	No
RT1	2192	Lot A, Section 84, Esquimalt District, Plan EPP124594, PID No. 031-852-378 (967A and 967B Isabell Ave)	a) $3,660 per residential unit created towards the General Amenity Reserve Fund; and b) $610 per residential unit created towards the Affordable Housing Reserve Fund	No
MUE1	2188	Lot 1, Section 85, Esquimalt District, Plan EPP108379, PID No. 031-430-006 (2787 Lakeview Terrace)	a) $3,660 per unit created, beyond the first three residential units, towards the General Amenity Reserve Fund; and b) $610 per unit created, beyond the first three residential units, towards the Affordable Housing Reserve Fund	No
RM2A	2180	Lot 26, Block 3, Section 87, Metchosin District, Plan 1718, PID No. 007-069-332 (3321 Luxton Rd)	a) $3,660 per residential unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
RT1	2191	Lot 6, Section 84, Esquimalt District, Plan 22027, PID No. 003-290-182 (946 Isabell Ave)	a) $3,660 per residential unit created towards the General Amenity Reserve Fund; and b) $610 per unit created towards the Affordable Housing Reserve Fund	No
CC1	2199	Lot 4, Section 79, Esquimalt District, Plan 18207, PID No. 000-129-844 (2866 Rita Rd); Lot 11, Section 79, Esquimalt District, Plan 17397, PID No. 000-769-941 (950 Bray Ave); and Lot 12, Section 79, Esquimalt District, Plan 17397, PID No. 003-933-997 (2870 Rita Rd)	a) $2,850 per residential unit created towards the General Amenity Reserve Fund on the 1st through 4th storeys; and b) $1,425 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and c) 1,425 per non-market residential unit created towards the General Amenity Reserve Fund; and d) $750 per unit created towards the Affordable Housing Reserve Fund on the 1st through 4th storeys; and e) $375 per unit created towards the Affordable Housing Reserve Fund on the 5th and 6th storeys; and f) $375 per non-market residential unit created towards the General Amenity Reserve Fund; g) That the total contribution to the General Amenity Reserve Fund as specified in a) through c) may be reduced by the amount equal to the cost of constructing the sidewalk extension beyond the frontage on Rita Road to the corner of Tennis Court Lane, to the satisfaction of the Director of Engineering.	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CCP	2204	Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Rd); Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Rd); Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Rd); Lot 4, Section 5, Esquimalt District, Plan 10444, PID No. 10444, PID No. 005-232-830 (2827 Knotty Pine Rd); and Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Rd)	a) $2,850 per residential unit on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per residential unit on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $750 per residential unit on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) $375 per residential unit on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and e) $10.75 per square meter of commercial space created towards the General Amenity Reserve Fund.	No
RS1	2203	Lot 6, Section 72, Esquimalt District, Plan 9468, PID No. 004-508-602 (646 Atkins Ave)	a) $610 per townhouse unit towards the Affordable Housing Reserve Fund b) $660 per single family home or half duplex towards the Affordable Housing Reserve Fund; c) $3,660 per townhouse unit towards the General Amenity Reserve Fund; and d) $3960 per single family home or half duplex towards the General Amenity Reserve Fund.	No
CC1	2171	Lot A, Sections 79 and 99, Esquimalt District, Plan VIP51950, PID No. 017-114-756 (2805 Carlow Rd)	Nil	No
CC1	2194	Lot 9, Section 5, Esqimalt District, Plan 24870, PID No. 002-830-108 (2799 Scafe Rd) Lot 10, Section , Esquimalt District, Plan 24870, PID No. 002-830-256 (2795 Scafe Rd)	a) $2,850 per residential unit on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per residential unit on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; c) $750 per residential unit on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) $375 per residential unit on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
CC1	2169	Lot 3, Section 72, Esquimalt District, Plan 26294, PID No. 002-742-993 (766 Meaford Ave); Lot 2, Section 72, Esquimalt District, Plan 26294, PID No. 000-372-919 (770 Meaford Ave); Lot 1, Section 72, Esquimalt District, Plan 26294, PID No. 002-742-837 (774 Meaford Ave); Parcel B (DD 389005-I) of Lot 7, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-571 (778 Meaford Ave); Parcel A (DD 201226-I), Lot 7, Section 72, Esquimalt District, Plan 7280, PID No. 000-857-530 (782 Meaford Ave); Lot C, Section 72, Esquimalt District, Plan 27503, PID No. 002-114-135 (2911 Aprell Pl); Lot A, Section 72, Esquimalt District, Plan 27503, PID No. 002-113-929 (2912 Aprell Pl); Lot 2, Section 72, Esquimalt District, Plan EPP7550, PID No. 028-282-019 (2914 Aprell Pl); and Lot 1, Section 72, Esquimalt District, Plan EPP7550, PID No. 028-282-001 (2916 Aprell Pl)	a) $2,850 per residential unit on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; b) $1,425 per residential unit on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; c) $750 per residential unit on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) $375 per residential unit on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and e) $10.75 per square meter of commercial space towards the General Amenity Reserve Fund	No
RT1	2216	Lot 21, Section 69, Metchosin District, Plan 23855, PID No. 003-154-238 (893 Klahanie Dr)	a) $610 per townhouse unit towards the Affordable Housing Reserve Fund; and b) $3,660 per townhouse unit towards the General Amenity Reserve Fund	No
RT1	1927	Lot 1, Section 84, Esquimalt District, Plan VIP68831, PID No. 027-919-021 (957 Walfred Rd)	a) $610 per townhouse units towards the Affordable Housing Reserve Fund; and b) $3,660 per townhouse unit towards the General Amenity Reserve Fund	No

Zone (Column 1)	Bylaw No. (Column 2)	Legal Description (Column 3)	Amenity Contributions (Column 4)	Eligible for Reduction in Section 2 of Schedule AD (Column 5) (Bylaw No. 1559)
R2	2235	Lot A, Section 78, Esquimalt District, Plan VIP65494, PID No. 023-842-644 (897 Walfred Rd)	a) $660 per new lot created, with a lot area under 550m^2, towards the Affordable Housing Reserve Fund; b) $1,000 per new lot created, with a lot area of 550m^2 and above, towards the Affordable Housing Reserve Fund; c) $3,960 per new lot created, with a lot area under 550m^2, towards the General Amenity Reserve Fund; and d) $6,000 per new lot created, per new lot created, with a lot area of 550m^2 and above, towards the General Amenity Reserve Fund.	No
RS1	2250	Lot 6, Block 3, Section 86 and 87, Metchosin District, Plan 1718, PID No. 006-820-123 (1029 Marwood Ave)	a) $660 per new lot created, with a lot area under 550m^2, towards the Affordable Housing Reserve Fund; b) $3,960 per new lot created, with a lot area under 550m^2, towards the General Amenity Reserve Fund	No

Section 2.0 – Amenity Contribution Reductions

(Bylaw No. 1559)

2.1 The amount specified in Column 4 of Table 1 of Schedule AD may be reduced if ALL of the following conditions have been met by the amount specified in Table 2:

(a) The legal description of the subject property is listed in Table 1 of Schedule AD with "Yes" indicated in Column 5;

(b) Where Column 5 of Table 1 of Schedule AD restricts the permitted amenity contribution reduction to a certain column (or columns) of Table 2, the owner is only entitled to the reduction authorized by the stated column(s) of Table 2 and no others;

(c) The subject property is directly adjacent to a public sidewalk or bike lane (same side of the street), or on a BC Transit bus route. If a public sidewalk or bike lane has not been constructed directly adjacent to the property, the owner must extend the public sidewalk and/or bike lane to the property from the nearest existing public sidewalk/ bike lane; and;

(d) The building has a height of no less than four storeys; and

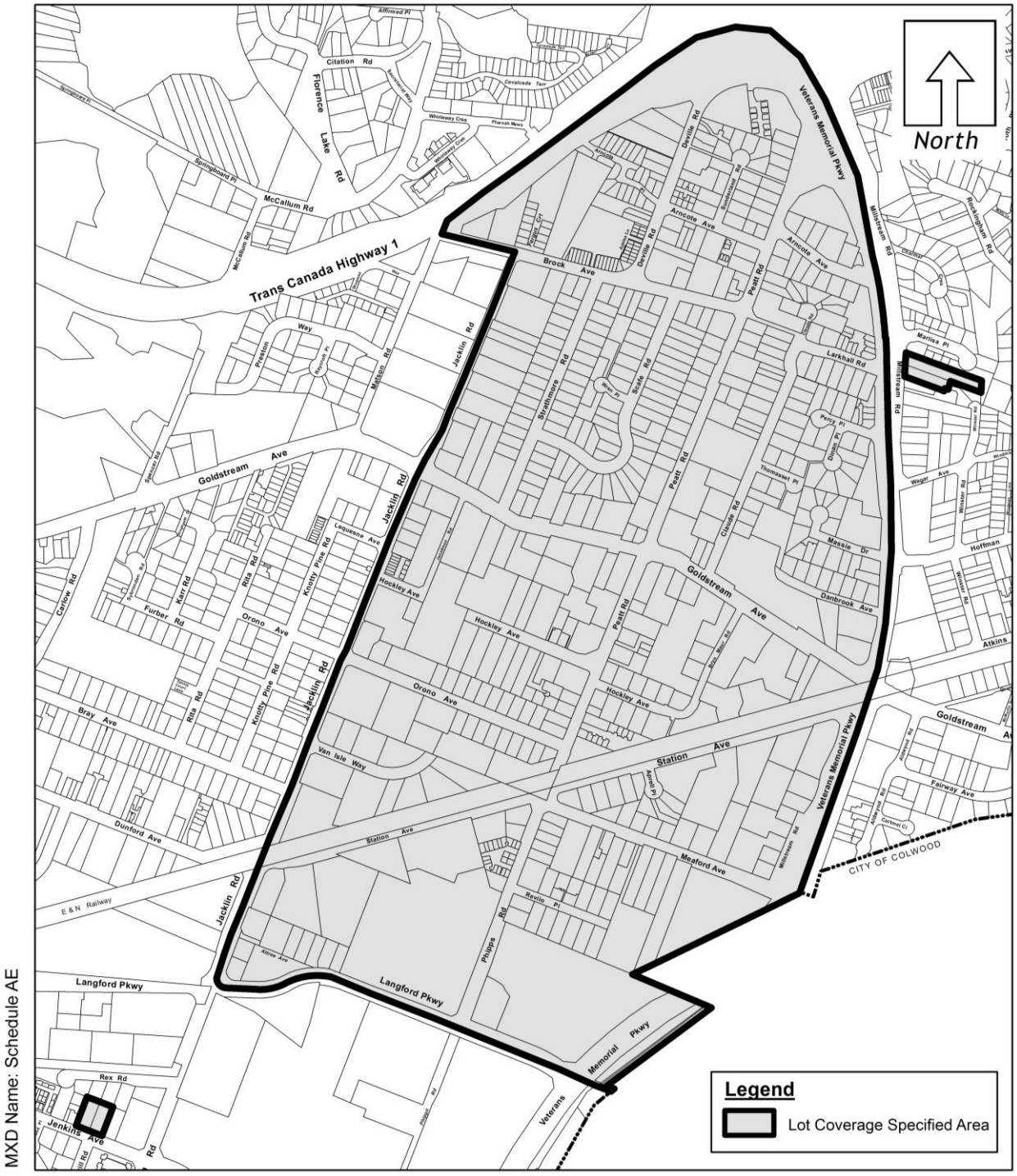
(e) A Section 219 Covenant is registered on the title of the subject property, prior to the issuance of a Building Permit, securing the dwelling units to rental tenure, non-market housing tenure OR for senior's housing for a period of no less than 10 years;

Table 2 *(Replaced by Bylaw No. 1673)*

(Column 1)	**Multi-Family Residential Building that is Compliant with Section 2.1(a)-(d)** **(Column 2)**	**Mixed-Use Multi-Family/Commercial Building Compliant with Section 2.1(a)-(d)** **(Column 3)**	**Rental Housing, Seniors' Housing Compliant with Section 2.1(a)-(e)** **(Column 4)**	**Non-Market Housing Compliant with Section 2.1(a)-(e)** **(Column 5)**	**Offices for Provincial or Federal Government or their Agencies Section 2.1(a)-(d)** **(Column 6)**
% reduction to total required contribution per Table 1	35% reduction to the contribution specified in Table 1	50% reduction for the multi-family contribution specified in Table 1 and no reduction for the commercial contribution	75% reduction to the contribution specified in Table 1	100% reduction to the contribution specified in Table 1	75% reduction to the contribution specified in Table 1

SCHEDULE AE

(Replaced by Bylaw No. 1856)



MXD Name: Schedule AE

SCHEDULE "AG" TO BYLAW No. 300



SCHEDULE AH
Green Development Checklist

(Bylaw No. 1457)

The following Green Development Checklist creates a sustainability standard for development projects within the City of Langford. All comprehensive development projects will be required to obtain either LEED certification or the minimum Level 1 rating set out in the Green Development Checklist as a condition of rezoning. This Checklist is optional for all other new development projects. Council may decrease the amenity contributions required pursuant to the Amenity Contribution Policy according to the Incentives for Achieving Green Development Project Rating table on the Green Development Checklist Scoring page for development projects that achieve the corresponding rating category of the Checklist.

P = Prerequisite

Section 1 – Official Community Plan

Features		Point Value	Points Earned	Supporting Comments and Documentation
Official Community Plan				
1.1	The development site is located within the City Centre Official Community Plan designation.	8		
1.2	The development site is located within the Pedestrian Downtown or Sooke Road Revitalization Area.	12		
1.4	The development proposal provides greater environmental protection than required by the current Environmentally Sensitive Area Development Permit Area Guidelines.	5		
Base points earned			/25	

Section 2 – Site Planning

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Neighbourhood Context				
2.1	Development is located on or adjacent to a site served by existing CRD water and municipal sewer infrastructure that meets the standards of the Subdivision and Development Servicing Bylaw.	10		
2.3	Development is not located within the 200-year floodplain.	1		
2.4	Heritage features have been preserved and/or enhanced, or no heritage features exist on the site.	1		
2.5	An archaeological overview assessment has been conducted by a qualified professional.	1		

Pedestrian Focused Design				
2.10	For larger developments[2], a bicycle and pedestrian master plan is provided to create opportunities for walking and cycling within the development as well as linkages to existing or anticipated pedestrian and bicycle routes outside of the development site.	P	Y or N	
2.11	Sidewalks are provided to a width at least 10% greater than required by the Subdivision and Development Servicing Bylaw.	1		
2.12	Sidewalks are provided in more locations than required by the Subdivision and Development Servicing Bylaw (i.e. on both sides of the street where one side of the street is required).	5		
2.13	Laneways and/or shared driveways are provided to minimize sidewalk crossings.	5		
2.14	New pedestrian routes connect to existing or anticipated pedestrian routes on adjacent sites.	5		
2.15	If a multi-family residential development includes ground floor residential units, individual, ground oriented entrances are provided.	1		
2.16	Development contains both residential and commercial land uses.	1		
Transportation Demand Management				
2.17	Covered and secure bicycle storage is provided in addition to other storage lockers for multi-family residential units (including those in mixed-use buildings)	P	Y or N	
2.18	The development incorporates Transportation Demand Management measures, such as: • providing free transit passes to each residential occupant; • providing free membership to a local car share and providing at least one dedicated car share parking space on-site; or if no such community car share program is available, purchase a car and create a carshare program for the building's residential occupants; • or other equivalent TDM measures accepted by the City.	• 10 points - Free transit passes or carshare member-ship is valid for at least 1 year; • BONUS 10 points - Free transit passes or carshare member-ship is valid for at least 2 years		

[2] Larger Developments" are generally multi-phase, multi-land use, long term build-out projects that have comprehensive development zoning. Please contact the Planning Department to determine if your project is considered a "larger development" project.

Base points earned	/41
Bonus Points earned	/10

Section 3 – Neighbourhood Connectivity

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
400m (5 minute) Connectivity				
3.1	The development site is located within 400 m of a public transit bus stop.	2		
3.2	The development site is located within 400 m of recreational trails.	2		
3.3	The development site is located within 400m of the Galloping Goose or other regional trail.	2		
3.4	The development site is located within 400 m of a clearly defined commercial area containing at least 5 distinct commercial and/or institutional uses.	2		
3.5	The development site is located within 400 m of a minimum of two of the above criteria.	10		
800m (10 minute) connectivity				
3.6	The development site is located within 800 m of a grocery store.	1		
3.7	The development site is located within 800 m of a clearly defined commercial area containing at least 5 distinct commercial and/or institutional uses.	1		
3.8	The development site is located within 800 m of a school.	1		
3.9	The development site is located within 800 m of a child care facility.	1		
3.10	The development site is located within 800 m of a health service.	1		
3.11	The development site is located within 800 m of a park or indoor recreational facility.	1		
3.12	The development site is located within 800 m of a recreational trail.	1		
3.13	The development site is located within 800m of the Galloping Goose or other regional trail.	1		
3.14	The development site is located within 800 m of a public transit bus stop.	1		
3.15	The development site is located within 800 m of a minimum of four of the above criteria.	10		

Site Connectivity				
3.16	New roads created within the development site connect through to other existing or planned roads.	• 10 pts; or • BONUS 5 points for develop-ments located in the City Centre OCP designation		
3.17	Where site conditions do not allow for a through-road, a through-pedestrian route is incorporated.	6		
Base points earned			/53	
Bonus points earned			/5	

Section 4 – Social and Economic Sustainability

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Local Economic Benefits				
4.1	Commercial uses are included within the development.	1		
4.2	There is a minimum 1.0 Floor Area Ratio of commercial uses included within the development.	10		
4.3	There is greater than 1.0 Floor Area ratio of commercial uses included within the development.	BONUS 1 pt for every additional 0.1 FAR above the 1.0 FAR to a max of 10 pts		
4.4	Majority of building materials are purchased from local stores within the Capital Regional District (CRD).	4		
Diverse Housing Types				
4.6	Development includes at least one affordable housing unit for the City's Affordable Housing Program.	10		
4.7	Development includes more than one affordable housing unit for the City's Affordable Housing Program.	BONUS 10 points		
4.8	At least 10% of the development consists of another form of non-market ownership housing.	10		

4.9	At least 10% of the development consists of rental housing.	10		
4.10	A Housing Agreement will be registered on title to guarantee a minimum of ten years of rent control.	5		
4.11	The development includes a variety of housing types (i.e. a mix of townhouse, apartment, and/or single-family units) and sizes (i.e. variety of 1 bedroom, 2 bedroom, and/or 3 bedroom units).	5		
Accessibility				
4.12	At least 20% of the residential units within the development incorporate:	-		
4.13	• the "Access" adaptable design standards of the *BC Building Code*	2		
4.14	• the "Suite Doors and Doorways" adaptable design standards of the BC Building Code.	2		
4.15	• the "Bathroom" adaptable design standards of the *BC Building Code*.	1		
4.16	• the "Kitchen" adaptable design standards of the *BC Building Code*.	1		
Private and Public Amenity Space				
4.17	The development includes 5-10% open space dedication.	10		
4.18	The development includes 10-15% open space dedication.	15		
4.19	The development includes 15-20% open space dedication.	20		
4.20	The development includes more than 20% open space dedication.	BONUS 1 point for every additional 1% to a max of 20 points		
4.21	Public art (i.e. sculptures, fountains etc.) is provided.	1		
4.22	Public amenities (i.e. benches, public plaza, public park space, etc) beyond Subdivision and Development Servicing Bylaw requirements are provided.	1		
4.23	A child care facility is integrated into the development.	10		
4.24	A school site of adequate size and location will be retained for acquisition by School District No. 62 within 10 years of rezoning approval.	10		

4.25	Common amenity space (such as indoor or outdoor recreational / gathering space, garden plots, green roofs with usable space, etc) is provided in multi-family or mix-use developments.	3		
4.26	A public community garden is created, or another contribution to community gardening is provided (to be approved by Council).	3		
4.27	Trees added to landscaped areas have a minimum height of 2m or greater at time of planting.	2		
4.28	Large diameter trees or significant environmental features are maintained and/or enhanced within common or private amenity areas.	2		
Planning Process				
4.29	A community meeting was held to solicit public input prior to submitting a rezoning application to the City, and this input resulted in modifications or enhancements to the development proposal.	3		
Base points earned			/141	
Bonus points earned			/40	

Section 5 – Environmental Sustainability

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Wildlife Habitat and Sensitive Ecosystems ***Prerequisite*** *- All proposals must achieve a minimum of 10 points in this category (only one point value for each the high and moderate value ecosystem categories will be counted)*				
5.1	The development site does not contain any wildlife habitat or sensitive ecosystems, as determined through an environmental assessment prepared by a Registered Professional Biologist.	10		
5.2	Development has been sited to preserve 100% of the highest value[3] ecosystems located on the site.	10		
5.3	Development has been sited to preserve 90% of the highest value ecosystems located on the site.	9		
5.4	Development has been sited to preserve 80% of the highest value ecosystems located on the site.	8		

[3] A report prepared by a Registered Professional Biologist shall designate ecosystem value into High, Moderate, and Low categories based on factors such as: ecosystem size, structural stage, degree of site disturbance, connectivity to adjacent habitat, wildlife habitat rating, wildlife occurrence/probability, rare plant occurrence/probability, occurrence of introduced/invasive species.

5.5	Development has been sited to preserve 70% of the highest value ecosystems located on the site.	7		
5.6	Development has been sited to preserve 60% of the highest value ecosystems located on the site.	6		
5.7	Development has been sited to preserve 50% of the highest value ecosystems located on the site.	5		
	High value ecosystem preservation subtotal	*/10*		
5.8	Development has been sited to preserve 100% of the moderate value ecosystems located on the site.	7		
5.9	Development has been sited to preserve 90% of the moderate value ecosystems located on the site.	6		
5.10	Development has been sited to preserve 80% of the moderate value ecosystems located on the site.	5		
5.11	Development has been sited to preserve 70% of the moderate value ecosystems located on the site.	4		
5.12	Development has been sited to preserve 60% of the moderate value ecosystems located on the site.	3		
5.13	Development has been sited to preserve 50% of the moderate value ecosystems located on the site.	2		
	Moderate value ecosystem preservation subtotal	*/7*		
5.14	Any loss of sensitive ecosystems on the site is offset by an increase to the ecosystem value of retained sensitive ecosystems (e.g. from low to moderate or moderate to high) through planting of native species and removal of invasive species in accordance with a compensation plan prepared by a Registered Professional Biologist.	5		
	Minimum 10 points achieved?	P	Y or N	
Wildlife and Riparian Corridors				
5.15	Development is located on a site without any watercourses or is fully compliant with the Riparian Areas Regulations (RAR).	P	Y or N	

5.16	Development will protect a SPEA at least 10% larger than that designated in accordance with the RAR.	1 pt for every 5% increase in SPEA width (max 5 pts)		
5.17	Vegetated wildlife corridors with a minimum width of 10m, as identified through an environmental assessment prepared by a Registered Professional Biologist, have been retained within the site.	2		
5.18	Such wildlife corridors and/or riparian corridors (SPEAs) link areas of protected ecosystems through the interior of the development site, and are not just located around the perimeter of the site.	5		
Ecosystem Restoration				
5.19	Invasive species will be removed from park or amenity land dedicated to the City within the development site.	P	Y or N (n/a if no open space dedicated)	
5.20	Previously damaged wetlands, watercourses, or sensitive ecosystems on the site will be restored.	3		
Base points earned			/37	

Section 6 – Climate and Resource Sustainability

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Green Building Certification				
6.1	An approved green building consultant (i.e. LEED AP, Built Green Certified Builder, or other approved consultant) is directly involved in project coordination/planning.	5		
6.2	All one-family dwellings, two-family dwellings and townhouses within the development are certified as Built Green bronze (or higher rating), or an equivalent certification under a third-party certification system approved by the City.	P	Y or N (n/a if no such dwellings are proposed)	
6.3	All other buildings within the development are LEED certified, or have achieved an equivalent certification under a third-party certification system approved by the City.	5		

6.4	All buildings within the development are certified as Built Green and/or LEED silver, or have achieved an equivalent certification under a third-party certification system approved by the City	10		
6.	All buildings within the development are certified as Built Green and/or LEED gold, or have achieved an equivalent certification under a third-party certification system approved by the City	15		
6.6	All buildings within the development are certified as Built Green and/or LEED platinum, or have achieved an equivalent certification under a third-party certification system approved by the City	20		
On-site Stormwater Management				
6.7	Rain gardens, detention ponds and other on-site stormwater management features are incorporated into landscaped areas.	9		
6.8	A Green Roof is installed to a minimum of 50% of the total roof area.	15		
6.9	A minimum of 50% of all hard surfaces utilize porous / permeable paving materials.	10		
Water Efficiency				
6.10	The landscaping plan consists of a majority of native or drought-tolerant plants.	1		
6.11	Irrigation system utilizes captured rainwater, recycled wastewater, or other non-potable water source.	10		
6.12	Irrigation systems for all non-grass planted areas are high efficiency (i.e. drip or trickle) only, or no irrigation system is required due to use of only drought tolerant plants.	5		
6.13	Low flow fixtures (toilets, sink faucets, showerheads) that exceed the requirements of the BC Building Code are installed in all bathrooms and kitchens	1		
Resource Conservation				
6.14	Renewable or recycled materials, or materials with recycled content, are used in construction.	2		
6.15	Durable and long-lasting construction materials are used.	1		
6.16	A minimum of 25% recycled content is incorporated into on-site hard surfaces (driveways, parking areas, sidewalks, patios, etc)	2		
6.17	At least 50% of the construction waste generated will be diverted to recycling or salvage facilities.	3		

6.18	All multi-family and mixed-use buildings contain facilities for the collection and separation of recyclable and compostable materials. in the absence of such services at the time of construction, the future installation of these facilities is accommodated in the design, and they will be installed when the services are available.	10		
Energy Conservation				
6.19	All buildings achieve the minimum energy efficiency standard specified in the Built Green or LEED certification standards, as applicable.	10		
6.20	All buildings are sited to optimize orientation for the use of passive and active solar power (the longest axis of the building is within 15° of geographical east-west).	1		
6.21	All buildings are district energy or solar ready.	5		
6.22	An on-site renewable energy source (solar, wind, geothermal, or other approved source) will fulfill the energy needs of each building individually.	10		
6.23	A neighbourhood scale district heating and cooling system is designed and installed to serve all buildings within the proposed development.	15		
6.24	A neighbourhood district heating and cooling system is designed and installed to serve all buildings within the proposed development and has also been designed such that lands beyond the development can connect in at a later date.	BONUS 20 points		

6.25	BONUS POINTS - To be multiplied against the total score achieved in this Section:	• 25%- for development sites located within the Pedestrian Downtown Area - • 20% - For development located within the Sooke Road Revitalization Area or a Larger Development Site.		
Base points earned			/165	
Bonus points earned			/61.25	

Section 7 – Third Party Certification

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Project Certification				
7.1	The City will require third party certification and/or post development audits to confirm compliance with the commitments secured through this Checklist	P	Y or N	

Section 8 – Innovation of Design

Features		Point Value	Points Earned	Supporting Documentation and/or Proposed Method of Implementation
Innovation of Design				
8.1	Development adds other unique or innovative features not covered by the above checklist. Provide details.	Point value for items not included in this checklist will be reviewed and approved by Council and added to this Checklist as part of a rezoning application.		

Green Development Checklist Scoring

Project Scoring Summary

Section	Prerequisites Achieved?	Base Points Achievable	Total Base Points Achieved	Bonus Points Achieved
1 – OCP	-	25		
2 – Site Planning	Y or N	41		
3 – Neighbourhood Connectivity	-	53		
4 – Social and Economic Sustainability	-	141		
5 – Environmental Sustainability	Y or N	37		
6 – Climate and Resource Sustainability	Y or N	165		
7 – Third Party Certification	Y or N	-		
8 – Innovation of Design	-	TBD		

Total Points Achieved _____

All prerequisites met Yes No

Project Rating _____

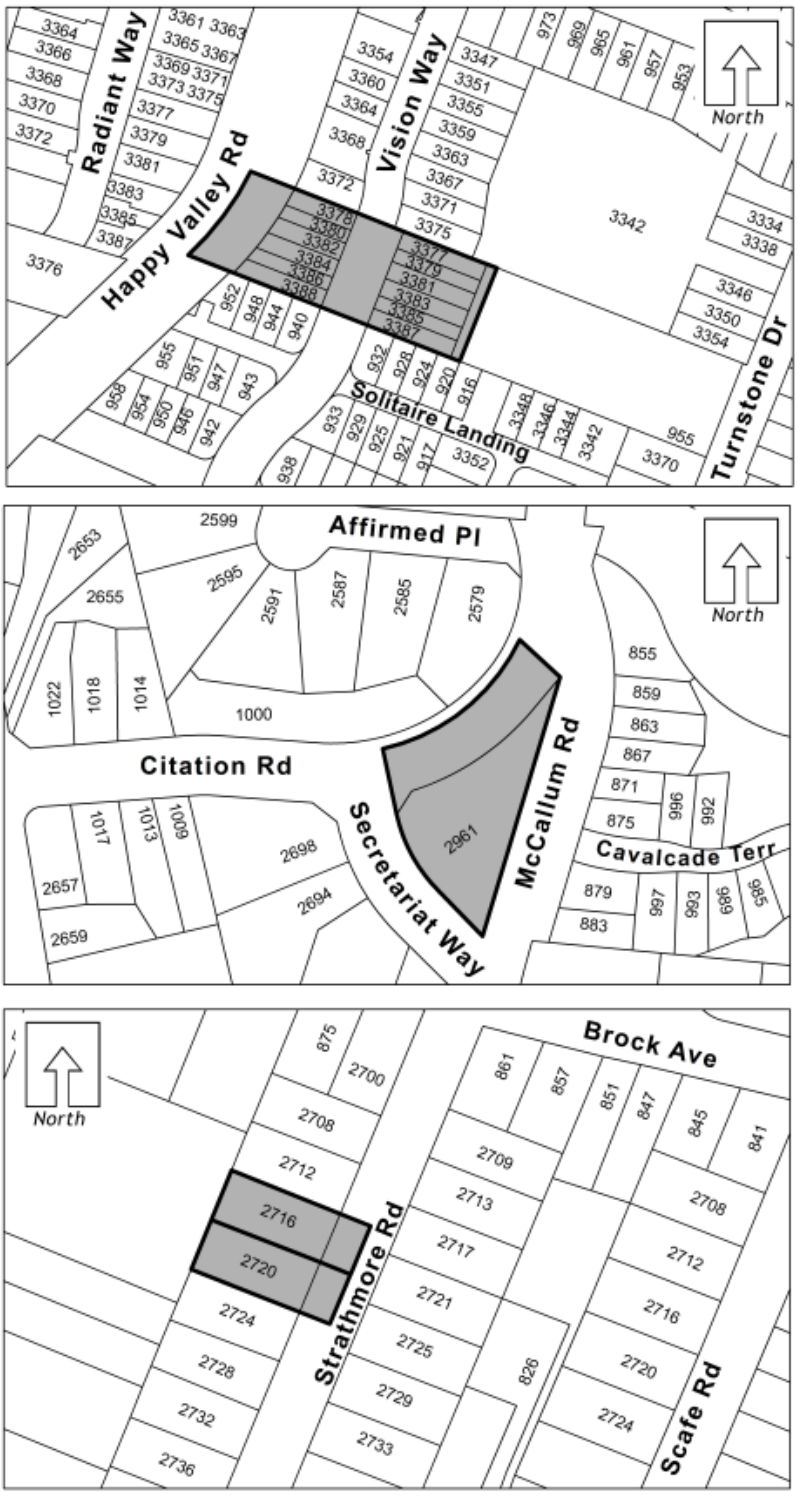
Green Development Rating System

Overall Project Rating	% of Total Possible Base Points	# Points Required
Level 1	30%	139
Level 2	50%	231
Level 3	70%	323
Level 4	90%	416

Incentives for Achieving Green Development Project Rating

Overall Project Rating	% Reduction to the Required Contributions of Council's Amenity Contribution Policy
Level 1	10%
Level 2	15%
Level 3	25%
Level 4	50%

SCHEDULE "AI" TO BYLAW No. 300

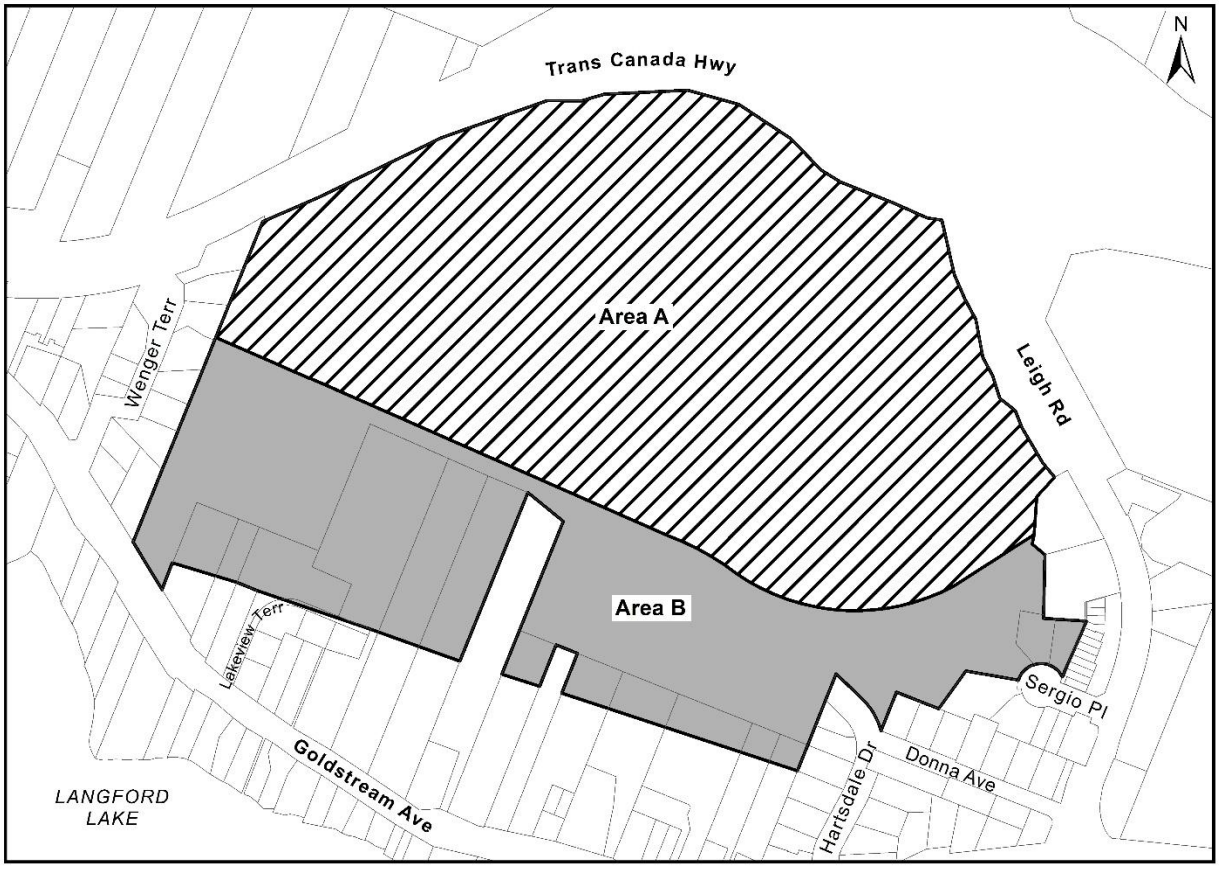


(Replaced by Bylaw Nos. 1853, 1884)

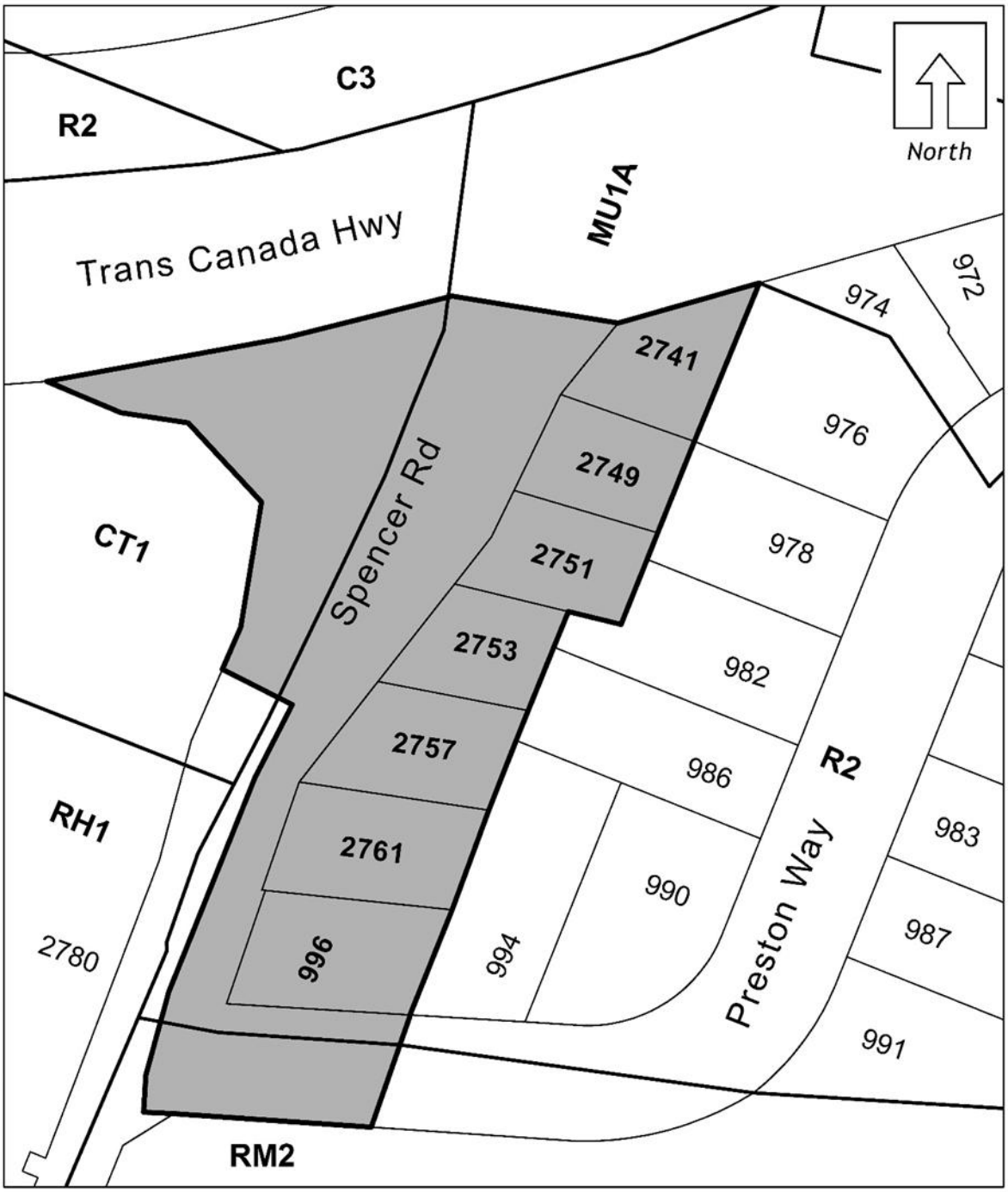
SCHEDULE AJ

(Bylaw No. 2028)

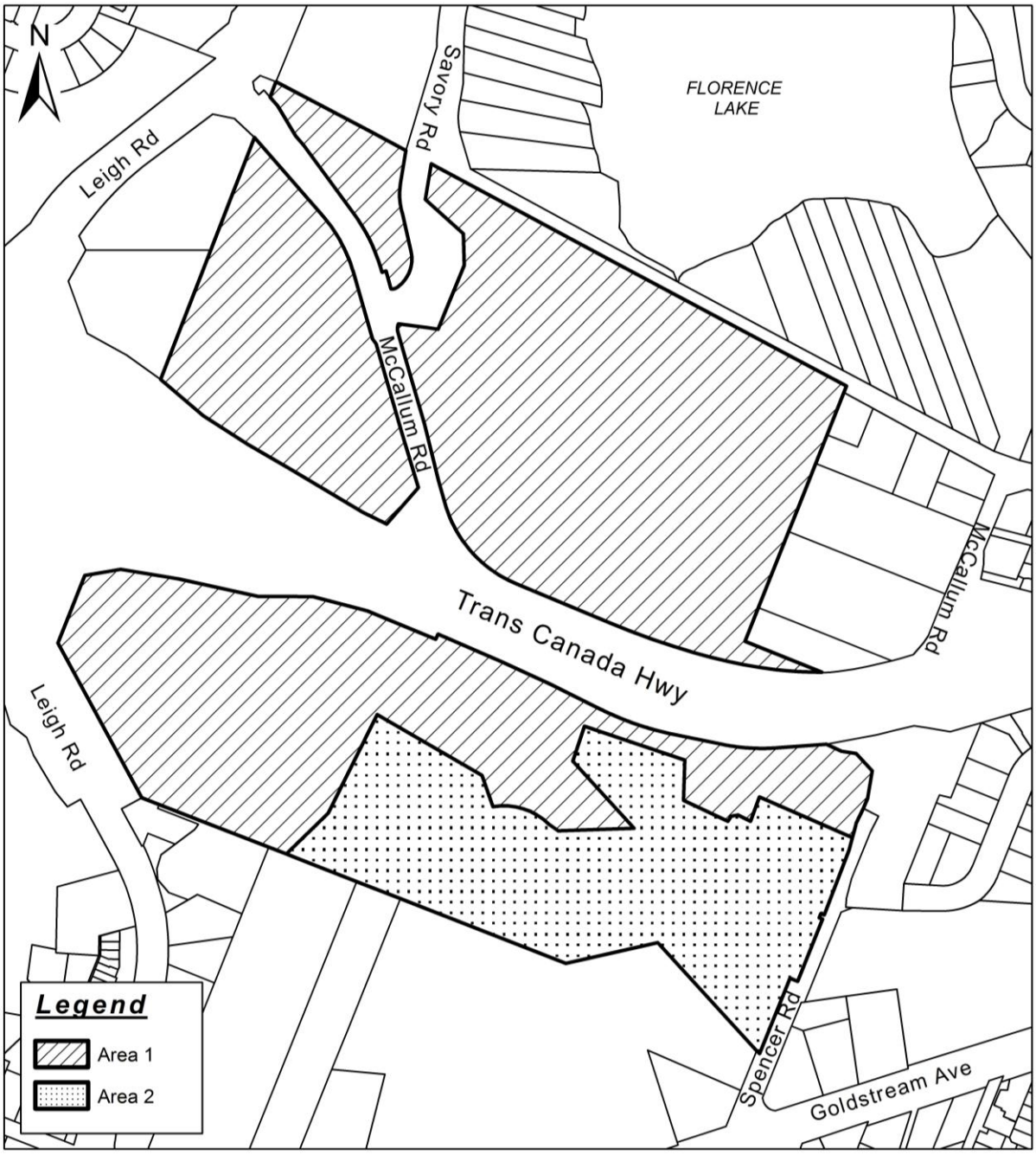
Schedule "AJ" to Bylaw No.300



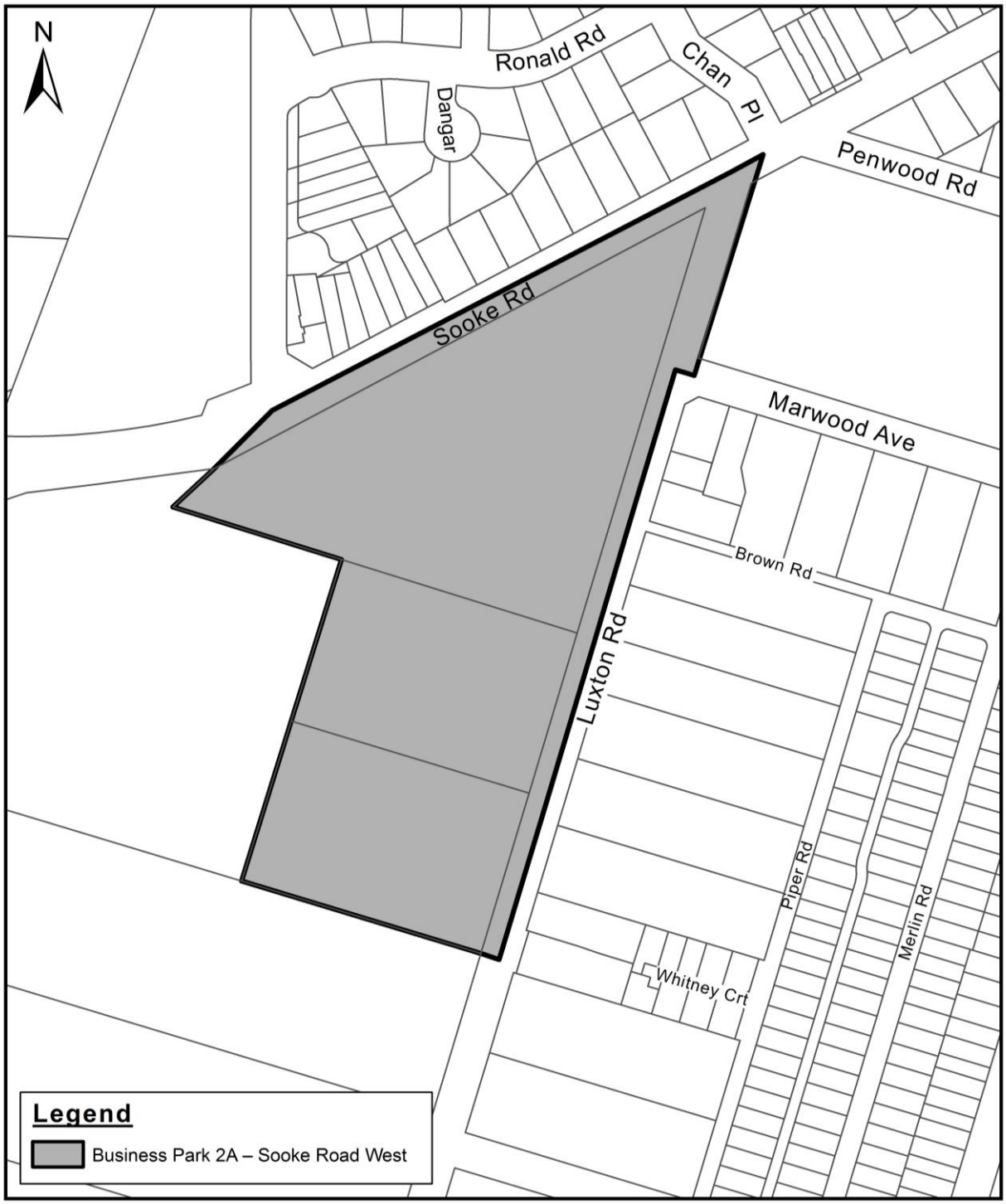
SCHEDULE "AK" TO BYLAW No. 300



SCHEDULE "AM" TO BYLAW No. 300



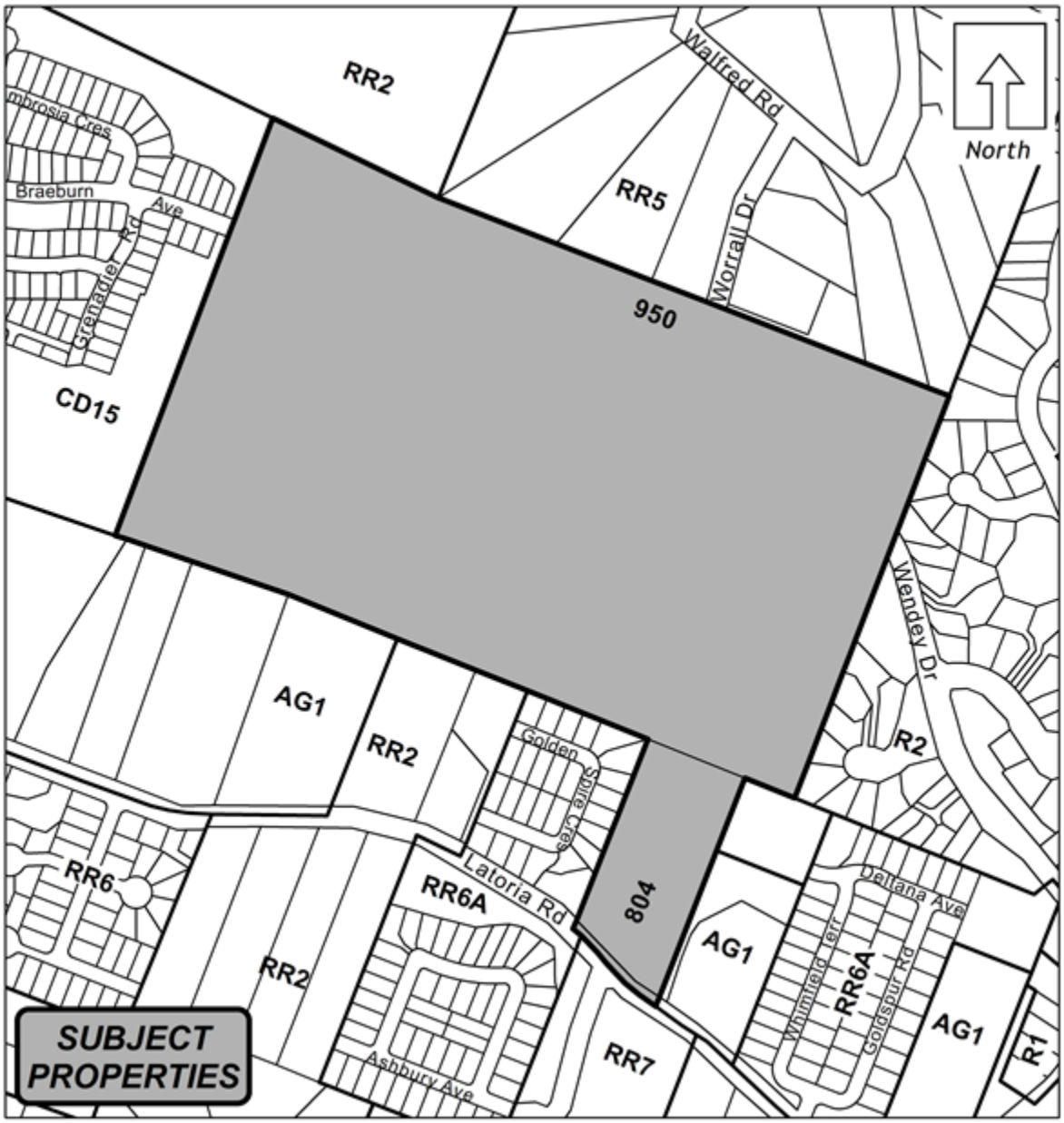
Schedule "SW" to Bylaw No.300
Business Park 2A – Sooke Road West (BP2A) Zone Map



(Bylaw No. 1670; Replaced by Bylaw No. 1742)

Schedule WL – Worral – Latoria

(Bylaw No. 1760)



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296	5	15 Feb 99	Z	R1 to BP1	2418 Millstream Road
335	1	15 Mar 99	TZ	AG1 to CH2	1034 Loma Linda – CH2 Zone
361	7	15 Mar 99	T		Parking—preceded by Bylaw No. 386
359	6	19 Apr 99	Z	RM2 to RM3	882 Brock Avenue
350	4	17 May 99	Z	R1 to RS1	544, 548, 552, 556, 560, 564, 568, 572, 576, and 580 Atkins Avenue
364	8	17 May 99	TZ	R1 to CS1	821 and 827 Station Avenue – CS1 Text Amendments
386	11	19 Jul 99	T		Omnibus No. 1
388	12	20 Sep 99	Z	R2 to RS1	625 Hoylake Road
349	3	15 Nov 99	Z	GR2 to R2	3240 Happy Valley Road
408	17	15 Nov 99	Z	M2 to C3	872, 876, 880, 884, 888, 890, and 892 Attree Avenue
391	13	26 Nov 99	Z	R2 to RS1	456, 460, and 462 Phelps Avenue
404	15	03 Dec 99	Z	GB1 to GR1	1300 Glenshire Drive
412	19	17 Jan 00	Z	R2 and RM2 to P2	2550 Millstream Road (New Fire Hall – 2625 Peatt Road)
445	26	06 Mar 00	T	RM3 to RM7	Omnibus No. 2 – Manufactured and Modular Homes and RM7 Zone
406	16	17 Apr 00	Z	R1 and C3 to C8	2778 and 2792 Peatt Road
421	21	17 Apr 00	Z	AG1 to P2	760 Latoria Road
382	10	01 May 00	TZ	CT2 to CH3	2960 Irwin Road – New CH3 Zone
444	25	05 Jun 00	TZ	R2 to C1	2320 Millstream Road – C1 Text Amendment
486	29	28 Jun 00	Z	M2 and CS1 to C3	860 Attree Avenue, 841 and 849 Station Avenue, and 2932 Phipps Road (Wal-Mart)
487	30	28 Jun 00	Z	M2 and AG1 to C3	850 Attree Avenue and 2945 Phipps Road
422	22	20 Aug 00	Z	R2 to RM2	945 and 957 Goldstream Avenue and 2823, 2824/26 Rita Road
489	32	21 Aug 00	Z	R2 to RS1	628 Atkins Avenue
490	33	21 Aug 00	Z	R2 and R3 to RS1	636 and 650 Hoffman Avenue
427	24	18 Sep 00	Z	R2 and CT1 to C1	2355 Millstream Road
492	34	02 Oct 00	T		Text Amendment – RS1 Zone
503	36	02 Oct 00	T		Revisions to Multi-Family Residential Zone
512	41	16 Oct 00	Z	C3 and R2 to P2	2781 Millstream Road
506	39	06 Nov 00	T		Omnibus No. 3

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508	40	06 Nov 00	T		C3 Text Amendment
502	35	20 Nov 00	Z	R2 to BP1	2354 and 2364 Millstream Road
505	37	20 Nov 00	TZ	R2 to BP1	2450 and 2462 Millstream Road – BP1 Text Amendments
425	23	04 Dec 00	TZ	R1 to C8	2758 Peatt Road - C8 Text Amendments
516	43	04 Dec 00	TZ	R1 to MU1	2821 Jacklin Road – MU1 Zone
417	20	05 Feb 01	TZ	R2 to RM3	2744 Matson Road – RM2 Text Amendment s
515	42	05 Feb 01	Z	R1 to RM3	831 Hockley Avenue
543	46	05 Mar 01	T		Text Amendments – C3 (District Commercial) Zone [Wal-Mart]
488	31	02 Apr 01	Z	R2 to RM2	2563 Millstream Road
544	47	02 Apr 01	T		Omnibus No. 4 (Community Care Facilities)
476	28	07 May 01	Z	R2 to RS1	256 Atkins Avenue
556	49	07 May 01	T		Detached Duplexes
559	51	07 May 01	TZ	R2 to BP1	2438 Millstream Road – BP1 Text Amendments
528	45	22 May 01	T		Text Amendment Regarding Appendix I – Duplexes
540	48	22 May 01	Z	R2 to RS1	2703 Winster Road
558	50	18 Jun 01	T		Text Amendment – Parking
586	52	16 Jul 01	Z	R1 to MU1	2849 Peatt Road
592	55	20 Aug 01	Z	AG1 to RM2	3339 Happy Valley Road
604	60	20 Aug 01	T		R2 Text Amendment – 2863 Glen Lake Road
594	56	17 Sep 01	Z	R2 to C3	2429, 2439, 2441, 2443, 2447, 2451, 2465 Millstream Road and 690 Redington Avenue
602	58	17 Sep 01	Z	P2 and R2 to C8	2755, 2763, and 2775 Millstream Road and 2780 Winster Road (Boston Pizza)
595	57	05 Nov 01	Z	R2 to P2	2605 Crystalview Drive (Crystalview School)
616	63	03 Dec 01	T		R2 Text Amendment – 11024/26 Walfred Road
588	53	17 Dec 01	TZ	R1 to RM8	607 Fairway Avenue – New RM8 (Assisted Living Medium Density Apartment) Zone
621	68	17 Dec 01	Z	R2 to RM2	949 and 951 Goldstream Avenue
622	65	17 Dec 01	T		C8 Text Amendment – Non Residential Uses Prohibited Above the Second Floor and Parking Standards
628	67	21 Dec 01	TZ	R2 to BP1A and RS1	Millstream Road East - New BP1A (Millstream Road East) Zone
637	70	15 Apr 02	T		Omnibus No. 5 (Day Care and Parking)
681	76	21 May 02	Z	R2 to RS1	2654, 2662, and 2664 Selwyn Road
670	75	17 Jun 02	TZ	GB1 to CD6	New CD6 (Bear Mountain) Zone
620	64	15 Jul 02	Z	R2 to RM7	2711 Jacklin Road and 891 Brock Avenue

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664	73	07 Oct 02	T		R2 Text Amendment – 498 Goldstream Avenue
686	77	04 Nov 02	T		Text Amendment - P4 Park and Open Space Zone
696	80	04 Nov 02	T		Text Amendment – P2 Community Institutional
691	78	18 Nov 02	T		GB1 Text Amendment – Ravenwood Estates
498	38	20 Jan 03	TZ	M2 to BP2	2901 Sooke Road – New BP2 (Business Park – Sooke Road) Zone
712	87	20 Jan 03	Z	R2 to RM2	2684, 2692, 2700, 2704, and 2714 Millstream Road
636	69	03 Feb 03	Z	R2 to RS1	600, 605, and 606 Atkins Avenue
701	83	03 Feb 03	Z	R2 to RM3	710 Percy Place, 2654, 2656, and 2664 Millstream Road
710	85	03 Feb 03	Z	R2 to RS1	2708 and 2712 Rainville Road
520	44	03 Mar 03	TZ	AG1 to CD4	749 Latoria Road – New CD4 (Comprehensive Development Olympic View) Zone
711	86	17 Mar 03	Z	R2 to RS1	509 and 511 Leckfield Avenue
720	91	07 Apr 03	Z	R2 to RM7	2775 Jacklin Road
730	93	07 Apr 03	T		Text Amendment – Section 946 Subdivision
717	89	05 May 03	T		Omnibus No. 6 (Community Care, Day Care, and Liquor Store)
692	79	02 Jun 03	Z	C3 to C8	2835 Bryn Maur Road and 735 and 755 Goldstream Avenue
718	90	02 Jun 03	Z	R2 to RS1	2375 Swallow Place and 229 Flicker Lane
728	92	02 Jun 03	TZ	R2 to CD7	2605 Sooke Road – New CD7 (Comprehensive Development 7) Zone
647	71	16 Jun 03	Z	R1 to MU1	2844 Bryn Maur Road
739	96	16 Jun 03	Z	R1 to MU1	Text Amendment – 893 and 897 Hockley Avenue and MU1 (Mixed Use Residential Commercial) Zone
751	98	16 Jun 03	TZ	C8 to C3	895 Station Avenue – C3 Text Amendment
737	95	08 Jul 03	Z	R2 to RM3	2645 Millstream Road
698	81	21 Jul 03	Z	R2 to RS1	2642 Selwyn Road
741	97	21 Jul 03	Z	R2 to RM7	908 Brock Avenue
409	18	20 Oct 03	TZ	R1 to C8	817, 825, 837 Goldstream Avenue – Text Amendments Relating to Live/Work Studio
803	105	24 Nov 03	T		Text Amendment – Comprehensive Development 6 – Bear Mountain
801	104	01 Dec 03	TZ	To R2, RS1, C1, CS1, P2, and P4	3209 Happy Valley Road, 3213 Happy Valley Road, 895 Isabell Avenue, 3248 Lodmell Road, 2677 Sooke Road, 2697 Sooke Road, 940 Walfred Road, 944 Walfred Road, 966/968 Walfred Road, and 3208 Willshire Road
775	99	15 Dec 03	T		2349 and 2355 Millstream – C1 Text Amendment (Veterinary Practices)

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790	103	19 Jan 04	T		Omnibus No. 7
812	109	19 Jan 04	T		Text Amendment – Business Park 1A (Millstream Road East)
713	88	16 Feb 04	Z	R1 to C8	2827 and 2829 Peatt Road
817	111	22 Mar 04	TZ	R1 to C8	2766 Peatt Road (C8 Text Amendments)
778	100	05 Apr 04	TZ	AG1 to CD8	3691 Happy Valley Road – New CD8 (Comprehensive Development 8 – Valley View) Zone and Text Amendments
822	113	05 Apr 04	Z	AG1 to BP2	3382 Luxton Road
828	114	05 Apr 04	T		Omnibus No. 8
818	112	03 May 04	Z	CT1 to RM3	937 Skogstad Way
832	115	17 May 04	TZ	AM to CT3	829 McCallum Road – New CT3 (Tourist Commercial – Hotel) Zone
805	106	07 Jun 04	Z	R1 to C8	2752 Peatt Road
843	117	07 Jun 04	TZ	R2 to RS2	2154 Millstream Road – New RS2 (Residential Small Lot 2) Zone
845	118	07 Jun 04	Z	R2 to RM7	2691 Deville Road and 838 and 840 Brock Avenue
474	27	21 Jun 04	TZ	AG1 to CD2	Hull's Field – CD2 Zone
781	101	21 Jun 04	Z	R2 to RS1	2666, 2672, and 2674 Deville Road
591	75	12 Jul 04	TZ	GB1 to CD3	New CD3 (Comprehensive Development – Lakewood) Zone
623	66	16 Aug 04	T		C6 Text Amendments – Seating Capacity
841	116	16 Aug 04	TZ	GR2 to RS2	3248 and 3256 Happy Valley Road and Text Amendment for RS2 Zone and RS2 Parking Requirement
860	120	20 Sep 04	TZ	GB1 to P2	Omnibus No. 9 and 2872 Sooke Lake Road
809	108	04 Oct 04	Z	R2 to RM7	2604/2606 and 2610/12 Peatt Road
788	102	18 Oct 04	Z	R2 to RM7	722 and 726 Larkhall Road and 2628 Veterans Memorial Parkway
862	121	18 Oct 04	Z	R2 to RM7	2731 Claude Road
873	125	18 Oct 04	TZ	AG1 to RS2	3224 Happy Valley Road with Affordable Housing Text Amendments
807	107	01 Nov 04	T		Goldstream Meadows (CD1 Text Amendment)
870	123	01 Nov 04	Z	R1 to MU1	860, 862, 864, 866 Orono Avenue and 2825 and 2839 Jacklin Road
880	127	01 Nov 04	Z	R2 to RM3	2600 Peatt Road
882	120	01 Nov 04	T		M1 and M2 Text Amendments
867	122	15 Nov 04	T		Text Amendment – CD2 (Comprehensive Development – Hull's Field) Rewrite

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888	130	15 Nov 04	TZ	R2 to RS2	2747 Winster Road and Affordable Housing Text Amendment
892	133	06 Dec 04	T		2902 Jacklin Road – Text Amendment
894	135	06 Dec 04	T		Text Amendment – Permitted Uses
699	82	17 Jan 05	Z	R1 and C3 to RM7	761 Station Avenue and 2909 Aprell Place
705	84	07 Feb 05	Z	AG1 and RM2 to R2	3339 and 3341 Happy Valley Road
732	94	07 Feb 05	Z	R1 to CS1	2832 Millstream Road
872	125	07 Feb 05	TZ	AG1 to RS2 and GR2	948 Flatman Avenue and 3371 Happy Valley Road with Affordable Housing Text Amendments
893	134	21 Feb 05	Z	R1 to MU1	2704 and 2708 Peatt Road
814	110	21 Mar 05	Z	R2 to RM7	2644 Deville Road
887	129	21 Mar 05	Z	R1 to MU1	796 Revilo Place and 2921 Phipps Road
907	141	21 Mar 05	T		Text Amendment – Intensive Residential Developments
921	149	21 Mar 05	T		CD2 (Comprehensive Development 2 – Hull's Field) Text Amendment (2966 Jacklin Road and 3024 Glen Lake Road)
878	126	04 Apr 05	TZ	GB1 to CD9	2110 Millstream Road – New CD9 (Comprehensive Development 9 – North Heights) Zone
900	137	04 Apr 05	TZ	R1 to MU1	649, 655, 661, 665, 669, 671 Goldstream Avenue and MU1 Text Amendment
922	150	18 Apr 05	T		859 Orono Avenue – M1 (Light Industrial) Text Amendment
924	151	18 Apr 05	TZ	R2 to RS2	2707 Winster Road – Affordable Housing Text Amendment
927	153	2 May 05	T		Text Amendment to M2 (General Industrial) Zone and to Parking Regulations (1060 Henry Eng Place)
899	136	16 May 05	Z	R2 to RM2	848 Arncote Avenue
919	147	25 May 05	TZ	P3 to C3	2902 Jacklin Road and 891 Attree Avenue and 872, 876, 880, 884, 888, 890/892 Attree Avenue and C3 (District Commercial) Text Amendment
933	156	06 Jun 05	Z	R1 to MU1	648 and 650 Goldstream Avenue
946	161	20 Jun 05	T		Text Amendment BP1A (Millstream Road East) Zone
911	144	27 Jun 05	TZ	R2 to RM7	2743 and 2747 Jacklin Road – RM7 (Medium-Density Apartment) Text Amendment
944	160	18 Jul 05	TZ	GB1 to CD6	999 and 1000 Gade Road and Text Amendment to CD6 (Bear Mountain) Zone
968	164	19 Sep 05	T		Omnibus No. 10
974	167	19 Sep 05	Z	C3 to RM7	761 Station Avenue

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908	142	03 Oct 05	TZ	C5 to C8	598 Goldstream Avenue
932	155	17 Oct 05	TZ	R2 to C8	690 Hoffman Avenue, 685 Wagar Avenue, 2748 Winster Road, and 2705, 2717, 2725, 2737, and 2745 Millstream Road (688 Hoffman Avenue)
918	146	07 Nov 05	Z	R2 to RM7	769 Arncote Avenue
920	148	07 Nov 05	TZ	R2 to RS2	957 Glenwillow Place
930	154	07 Nov 05	Z	R2 to RS1	466 Atkins Avenue
904	140	05 Dec 05	TZ	R2 to RS2	2256/58 Yewtree Place
940	158	19 Dec 05	TZ	R2 to RS2	1205 Parkdale Drive
984	168	20 Feb 06	TZ	R2 to P1	Omnibus No. 11 and 948 Dunford Avenue
993	170	06 Mar 06	Z	R2 to RM7	820 and 830 Brock Avenue
909	143	01 May 06	TZ	R2 to RS2	2596 Selwyn Road
995	171	01 May 06	Z	RM2 to RM7	848 Arncote Avenue
998	173	01 May 06	Z	GB1 to RS2	1269 Goldstream Avenue
1010	179	01 May 06	T		2401 Millstream Road
997	172	05 Jun 06	TZ	R2 to RM7	860, 862, 866, 868, 872, 874, 876, and 878 Brock Avenue and 2692, 2694, 2696, and 2698 Deville Road
1020	182	17 Jul 06	Z	R1 to MU1	2916, 2920, and 2924 Phipps Road
1026	183	21 Aug 06	T		2110 Millstream Road
1032	185	05 Sep 06	Z	R2 to RM7	2685 Deville Road
926	152	18 Sep 06	TZ	AG1 to R2A	3438 Happy Valley Road
1028	184	03 Oct 06	T		Text Amendment – CD6 (Comprehensive Development 6 – Bear Mountain
963	162	06 Nov 06	Z	AG1 to RS2	3419 Happy Valley Road
1002	175	06 Nov 06	Z	R2 to RS2	259 Atkins Avenue
1037	186	20 Nov 06	T		1017 Langford Parkway (Text Amendment – CD2 Comprehensive Development – Hull's Field Zone)
939	157	18 Dec 06	TZ	CD3 and GB1 to CD3	New Regulations and Name Change from Lakeview to Westhills
1004	176	18 Dec 06	Z	R2 to RM7	821 and 827 Arncote Avenue
1044	189	18 Dec 06	TZ	R2 to RS2	687 Hoylake Road
1039	187	15 Jan 07	TZ	P2 to R2	Text Amendment Omnibus No. 13 (332 Selica Road and 2935 Mt. Wells Drive)
1047	191	05 Feb 07	T		CH2 Text Amendment – Density
1047	191	05 Feb 07	T		CH2 Text Amendment - Density
999	174	19 Feb 07	Z	R1 and RM2 to MU1	2812, 2814, 2816, 2818 Jacobson Road and 2815 and 2817 Jacklin Road

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1005	177	19 Feb 07	Z	GB1 to R2 and RS2	2792 Lakeshore Place
1053	192	16 Apr 07	Z	R1 to MU1	2715 and 2719 Peatt Road
1080	202	22 May 07	Z	R2 to RM7A	2680 Peatt Road (New RM7A Zone)
1058	195	04 Jun 07	Z	R1 and R2 to MU1	611 Goldstream Avenue and 604, 608, and 612 Fairway Avenue
1086	204	04 Jun 07	T		Text Amendment – Comprehensive Development 1 – Goldstream Meadows
1101	209	04 Jun 07	T		Text Amendment – 950 Walfred Road
1088	205	18 Jun 07	T		Text Amendment – Comprehensive Development 6 – Bear Mountain
1061	197	16 Jul 07	TZ	AG1 to RS3	Text Amendment - 3343 Happy Valley Road
1072	199	16 Jul 07	Z	R2 to RM7	2661 Deville Road
1077	201	16 Jul 07	TZ	RH1 to C8A	Text Amendment – 867 Goldstream Avenue
1083	203	04 Sep 07	TZ	R1 to RM9	New RM9 – 2850 Aldwynd Road
1111	212	04 Sep 07	TZ	R1, GB1, M2 to CD3	Text Amendment – Westhills and Parking
1115	214	17 Sep 07	TZ	R2 to RS2	956 Isabell Avenue and Text Amendments
1043	188	01 Oct 07	TZ	R2 to RS2	3190 Glen Lake Road
1104	211	01 Oct 07	TZ	GR2 to RS3	959 Walfred Road
1055	193	15 Oct 07	Z	R2 to RM3	954 Walfred Road
1062	198	05 Nov 07	Z	AG1 to R2	3408 Hazelwood Drive
1121	216	03 Dec 07	TZ	AG1 to R2A and RS2	1023 Fashoda Place and Text Amendments
1118	215	27 Dec 07	TZ	AG1 to R2A and RS2	3616 Happy Valley Road and Text Amendments
1129	219	27 Dec 07	TZ	R1 and RM3 to RM7A	638 Goldstream Avenue and 636 Granderson Road
1097	208	21 Jan 08	TZ	AG1 to RS2	3691 Dallimore Road and Text Amendments
1124	217	04 Feb 08	TZ	M2 to New MU1A	2871 Jacklin Road and Text Amendments
1142	225	04 Feb 08	T		Text Amendment to CS3 Zone
1127	218	17 Mar 08	TZ	C1 to P3	3213 Happy Valley Road and Text Amendments
1059	196	07 Apr 08	TZ	R1 to MU1A	2877 and 2885 Peatt Road and Text Amendments
1140	224	21 Apr 08	TZ	R2 to RS3	3239 Lodmell Place and Text Amendments
1146	227	21 Apr 08	T		Omnibus No. 14 Text Amendments

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1154	228	16 Jun 08	TZ	R2 to RM7A	2731 Jacklin Road and Text Amendment
1201[1]	232	16 Jun 08	T		New Design Guidelines (Separate Document)
1157	229	21 Jul 08	TZ	R1 to MU1A	2710 Peatt Road
1159	231	18 Aug 08	TZ	R1 to RS2	1295 Kingfisher Place and Text Amendment
1162	233	02 Sep 08	TZ	GR2 to R2A	955 Walfred Road
1170	234	02 Sep 08	T		Omnibus No. 15 - Lakefront
1135	222	06 Oct 08	TZ	R2 to RS3	3245 Happy Valley Road and Text Amendment
1178	239	17 Nov 08	TZ	GR2 to RS3	3326 and 3328 Happy Valley Road
1056	194	15 Dec 08	Z	R2 to RM3	792 Revilo Place
1186	241	19 Jan 09	T		CD3 (Westhills) Text Amendment and other Text Amendments Relating to Secondary Suites
1132	220	02 Feb 09	TZ	C1 to C8A	2787 Jacklin Road
1189	243	02 Feb 09	TZ	R2 to RS2	735 Massie Drive and new RS2 Zone
1145	226	16 Feb 09	TZ	R2 to RM2A	668 Wagar Avenue and New RM2A Zone
1199	251	02 Mar 09	Z		Omnibus No. 17 – Text Amendments Regarding Home Occupations and Development Permit Exemptions
1094	206	16 Mar 09	TZ	GR1 to RS2	891 Isabell Avenue and RS2 Text Amendment
1192	250	16 Mar 09	T		1170 Finlayson Arm Rd – Text Amendment to GR4 Zone
1144	230	06 Apr 09	TZ	GR2 to R2A and RS2	936 Walfred Rd – Text Amendment to R2A and RS2 Zones
1176	237	20 Apr 09	TZ	R2 to MU1A	689 Hoffman Ave –Text Amendment to MU1A
1198	249	20 Apr 09	T		Text Amendments – Temporary Use Permits
1214	257	20 Apr 09	TZ	R2 to MU1A	2683, 2687, 2691, and 2695 Tanhill Pl – Text Amendment to MU1A
1076	200	04 May 09	TZ	AG1 to CD10	3349, 3355, 3361 Happy Valley Road – New CD10 (Comprehensive Development 10 – Boulder Ridge) Zone
1196	247	04 May 09	TZ	AG1 to R2A	1024 Englewood Rd – Text Amendments to R2A
1206	253	04 May 09	TZ	GB1 to P2	Amy Road Right-of-Way and P2
1177	238	15 Jun 09	TZ	CS1 to New RT1	980 Firehall Creek Park and New RT1 Zone
1209	212	15 Jun 09	TZ	R2, GB1, RM3, RH1, and RM1 to New CD12	South Skirt Mountain and new CD12 Zone
1215	258	20 Jul 09	T		Goldstream Meadows – CD1 Rewrite
1228	263	20 Jul 09	TZ	GR2 to RS3	3380 Happy Valley Rd – Text Amendment to RS3

[1] Bylaw No. 1201 contains all the Design Guidelines and is a separate document.

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1103	210	17 Aug 09	TZ	AG1 to R2A, RS3, and RM3A	3458 Happy Valley Road and new RM3A Zone
1172	235	08 Sep 09	TZ	R2 to RM7A	932 and 938 Dunford Avenue
1223	260	08 Sep 09	T		Omnibus No. 18 – Text Amendments
1232	266	08 Sep 09	TZ	GR2 to CD13	923, 927, 931 Walfred Road – New CD13 (Comprehensive Development 13 – South Walfred) Zone
1217	259	21 Sep 09	TZ	GR2 to RS3	951 Walfred Road
1254	271	02 Nov 09	T		2510 Echo Valley Drive – Amendments to Area 6 and Revised Schedule O
1205	252	16 Nov 09	TZ	GB1 to P1A	2936 and 2941 Irwin Road and New P1A Zone
1259	274	16 Nov 09	T		Text Amendment to Limit the Capacity of 76 Children at the Daycare at 1028 Lomalinda Drive
1212	255	07 Dec 09	TZ	GR2 to R4	894 Walfred Road
1216	262	07 Dec 09	T		New R4 Zone (not associated with a particular property)
1096	207	18 Jan 10	TZ	R2 to CD7	3240 Jacklin Road - New Schedule N plus Text Amendment to Table 1
1227	261	18 Jan 10	TZ	GR2 to R4	918 Walfred Road - Text Amendment to Table 1
1261	276	18 Jan 10	TZ	R2A to RS3	957 Walfred Road – Text Amendment to Table 1 (Deleted by Bylaw No. 1927)
1262	277	01 Feb 10	TZ	AG1 and R2A to CD14	Hazelwood/Luxton – New CD14 Zone and Schedule Y
1256	272	15 Feb 10	TZ	GR2 to RS1 and RM7A	3350 Happy Valley Road
1185	240	01 Mar 10	TZ	C3 to C8A	662 Goldstream Avenue – Text Amendment to Table 1
1248	269	01 Mar 10	TZ	R2 to Mu1A	972 and 974 Preston Way, Schedule K, and Amendments to Table 1 and Parking Requirements
1273	280	19 Apr 10	TZM	AG1 to CD15	New CD15 (McCormick Meadows) and New Schedule Z
1268	278	17 May 10	TZ	GR2 to RS3	935 Walfred Road – Text Amendment to Table 1
1270	279	19 Jul 10	TZ	AG1 to R2A	1018 Loma Linda Drive – Text Amendment
1231	265	16 Aug 10	TM		Text Amendment to CD8 – Valley View Zone and Amended Schedule Q
1279	282	16 Aug 10	TZ	R2 to RM7A	2645 Peatt Road – Text Amendment
1290	285	16 Aug 10	Z		3420 Luxton Road – AG1 Text Amendment
1257	273	07 Sep 10	TZ	AG1 to RM7A	3365 Happy Valley Road – Text Amendment to Table 1
1286	284	07 Sep 10	ZM		Omnibus No. 21 – CD 10 (Boulder Ridge) Text Amendment and Amended Schedule V
1294	287	07 Sep 10	TZ	R2A to RM3A	3458 Happy Valley Road – Text Amendment

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1295	288	18 Oct 10	TZM	AG1 to CD14	3332 Hazelwood Road – Text Amendment to CD14 Zone and Amended Schedule Y
1188	242	01 Nov 10	TZ	R2 to MU1A and RS3	685 Fairway Avenue – Text Amendment to MU1A Zone
1308	294	15 Nov 10	TZ	R1 to CS1	2836, 2840, and 2844 Millstream Road - Text amendment to CS1 Zone
1304	291	06 Dec 10	TZ	R2 to RT2	3251 Happy Valley Road – New RT2 Zone
1307	293	06 Dec 10	1201[1]		Appendix T – General Design Guidelines for Sooke Road Commercial Revitalization Development Permit Area
1197	248	20 Dec 10	TZ	R1 to RM7A	2729, 2735, and 2741 Peatt Road (consolidated as 2733 Peatt Road)
1316	298	04 Jan 11	1201[1]		Appendix U – General Design Guidelines for Carriage Houses
1282	283	17 Jan 11	TZ	R2 to RS2	962 Whisperwind Place and 990 Ironwood Court – Text Amendment to Table 1
1302	289	17 Jan 11	TZ	GR2 to R2 and RS2	930 Walfred Road – Text Amendment to Table 1
1314	296	17 Jan 11	TZM	AG1 to New CD18	941 Flatman Avenue and 3467 Happy Valley Road – New CD18 Zone
1190	244	7 Feb 11	TZ	R2 to MU1A	2697 and 2701 Peatt Road – Text Amendment to Table 1
1293	286	21 Feb 11	T		911 Jenkins Avenue – Text Amendments to the P1 Zone
1230	264	7 Mar 11	TZ	R2 to RM7A	988 and 994 Dunford Avenue – Text Amendments to Text and to Table 1
1319	302	7 Mar 11	TM		3024 Glen Lake Road – Amend Schedule G plus Text Amendments to CD 2 and 3 Zones
1194	245	20 Jun 11	TZ	R2 to RM9	2732 Matson Road and Affordable Housing Text Amendment
1317	299	18 Jul 11	TZ	AG1 to RS2	1019 Fashoda Place and Schedule AD
1320	301	18 Jul 11	T		Omnibus No. 22 – Text Amendment to Part 6: To Consolidate Amenity Contributions
1347	313	6 Sep 11	Z	R2 to RS3	960 Isabell Avenue
1303	290	19 Sep 11	TZ	AG1 to RS3	1018 Fashoda Place and Schedule AD
1343	311	19 Sep 11	TZ	AG1 to RT2 and R2	1023 Marwood Avenue and Schedule AD
1360	323	19 Sep 11	T		Omnibus No. 23 – Secondary Suites in Accessory Buildings
1354	317	3 Oct 11	T		128-1047 Langford Parkway - Text Amendment to the CD2 (Hull's Field) Zone
1359	322	3 Oct 11	Z	R2 to R4	2657 Florence Lake Road

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1338	309	17 Oct 11	TZ	R2 to RM7A	2691 Peatt Road and Schedule AD
1365	327	21 Nov 11	TZ	AG1 to R2A and RS3	1004 Fashoda Place and Schedule AD
1373	331	21 Nov 11	Z		Omnibus No. 25 – Accessory Buildings and Structures
1335	307	19 Dec 11	ZT	R2 to New C6B	2326 and 2350 Millstream Road – New CB6 Zone and Amendments to Parking Table
1337	308	19 Dec 11	ZT	GB1 to New BP4	2089, 2093, 2097 Millstream Road – New BP4 Zone and Amendments to Parking Table
1313	295	16 Jan 12	TZ	GB1 and RG1 to BP3	3008 Amy Road – New BP3 Zone and Amendments to Parking Table
1358	321	6 Feb 12	TZ	R2 and CT1 to MU1A	2741, 2749, 2751, 2753, 2757, and 2761 Spencer road and 996 Preston Way and Amendments to Parking Table
1372	330	6 Feb 12	T		Omnibus No. 24 – Amendments to the R1, R2, and R2A Zones
1339	310	20 Feb 12	Z	R2 to RS3	961 and 963 Isabell Avenue
1366	328	20 Feb 12	ZT	R2 to RM7A	656, 660, and 664 Strandlund Avenue and Parking Table
1381	334	20 Feb 12	ZT	AG1 to RR2	Omnibus No. 26 – AG1 [Non-ALR] Lands)
1364	326	5 Mar 12	ZT	R1 to MU1A	2726 Peatt Road and Text Amendment to MU1A and Parking Table
1318	300	17 Sep 12	Z	R2 to RS2	727 Massie Dr
1333	306	20 Aug 12	ZT	R2 and C6 to C6A	2315, 2319 and 2323 Millstream Rd – New C6A Zone
1344	312	16 Jul 12	Z	R2 to RS3	671 Hoylake Ave
1349	315	28 May 12	TZ	RR2 to CD18	940 and 949 Flatman Rd replacing Section 6.107 and Schedule AC
1356	319	1 Oct 12	Z	RR2 to CH4	3385 Happy Valley Rd
1357	320	1 Oct 12	Z	RR2 and GR2 to CH4	3371, 3377 and 3379 Happy Valley Rd
1363	325	16 Jul 12	Z	GR2 to RS3	3262 and 3264 Happy Valley Rd
1370	329	1 Oct 12	T	CH4	Adding Section 6.37A creating a new CH4 zone
1380	333	2 Apr 12	T	BT1	Adding Section 6.67 to the BT1 Zone and adding properties 1102 Donna Ave, 2793, 2787, 2781, 2780, 2775, 2774, 2769, 2768, 2763, 2764, 2760, 2757, 2756 and 2753 Leigh Rd
1385	337	18 Jun 12	T	CD10	Adding Group Day Care , Pet Day Care, Veterinary Practice in enclosed buildings, Attached Housing and One-Family dwellings to the Permitted Uses
1387	338	16 Apr 12	ZT	RR2 to CD14	3344 Hazelwood Rd

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1391	342	16 Jul 12	Z	R1 to C8A	790 Hockley Ave
1394	345	16 Jul 12	T		Omnibus No. 28 – Community Care Facilities
1397	346	4 Sep 12	R	R2 to MU1A	703 Massie Dr
1398	347	22 May 12	R	R2 to RS3	963 Walfred Rd
1399	348	28 May 12	T		Omnibus No. 29 – Lot Coverage and new Schedule AE
1402	349	28 May 12	T	CD6	Mini-storage to 2020 Country Club Way
1406	350	16 Jul 12	Z	C8A	2835 Peatt Rd to C8A Zone
1408	352	18 Jun 12	ZT	RR2 to RS3	3497 Luxton Rd to RS3, Attached Housing, Lot Coverage
1419	357	15 Oct 12	ZT	RR2 to RR3 and C1	3634 and 3660 Happy Valley Rd, replacing Appendix A of the South Langford Neighbourhood Plan Concept Map
1426	358	15 Oct 12	T	Create RR3	Creation of the RR3 Zone
1427	359	4 Sep 12	T		Omnibus No. 30 –Secondary Suites lot width, Recreational Vehicle definition, lot coverage
1437	364	1 Oct 12	T		Omnibus No. 33 – Live/Work Studios and Flex Suites
1355	318	5 Nov 12	Z	RR2 to CD14	1017 Marwood Ave
1393	344	5 Nov 12	Z	R2 to MU1A	997 – 999 Goldstream Ave
1407	351	5 Nov 12	T	M1	#109 – 937 Dunford Ave – skateboard school
1444	369	5 Nov 12	T	BP5	1010 McCallum Rd new Business Park 5 – McCallum Rd South Zone
1432	361	19 Nov 12	Z	R2 to RM7A	912 Jenkins Ave
1050	190	18 Mar 13	T		Parking Regulations – Section 4
1418	356	17 Dec 12	Z	RR2 to RR3	3622 Happy Valley Rd
1433	362	21 Jan 13	Z	R1 to RS2	2800 Lake End Rd
1440	365	21 Jan 13	Z	R2 to MU1A	679 Wagar Ave
1446	370	21 Jan 13	T	GB1 to BP2A	2936 Awsworth Rd and 2960 Sooke Rd
1450	372	18 Feb 13	T	R2 and CD6 to CD20	2154 Millstream Rd, 974 Arngask Ave and 2317 Echo Valley Dr
1451	373	18 Feb 13	T		Omnibus No. 31 – Keeping of Domestic Farm Animals
1457	376	4 Mar 13	T		Adding the Green Development Checklist as Schedule AH
1362	324	4 Mar 13	Z	RM2 to MU1A	554 Goldstream Ave
1412	354	2 Apr 13	Z	R1 to MU1A	828 Hockley Ave
1453	374	2 Apr 13	Z	GR2 to CD21	3372 Happy Valley Rd
1441	366	6 May 13	Z	R2 to RS3	925 Isabell Ave
1448	371	6 May 13	Z	R2 to BP6	2300, 2304, 2310, 2312 Millstream Rd
1472	381	6 May 13	Z	R1 to P1B	3025 Glen Lake Rd

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1384	336	21 May 13	Z	GR2 to RS3	3300/06/10/26/28/38/40/44 Happy Valley Rd
1469	380	17 Jun 13	Z	R2 to RS3	974 Walfred Rd
1473	382	17 Jun 13	T		1017 Marwood Ave; OR pays to the City $50,000 for each required affordable house towards the Affordable Housing Reserve Fund; Replace Schedule AD
1476	384	17 Jun 13	T	RM7A	Amendment to Section 6.36A – RM7A amendments
1392	343	15 Jul 13	Z	R1 to MU1A	2720 Peatt Rd
1455	375	15 Jul 13	Z	R4 to R1	894 Walfred Rd
1350	316	15 Jul 13	T		Design Guidelines
1462	378	19 Aug 13	Z	R2 to RS3	952 Whisperwind Pl
1485	388	19 Aug 13	T		Omnibus No. 36 – AG1 text amendment
1481	385	7 Oct 13	T		Omnibus No. 35 – Density Requirements in C3, GB1 changes and off street parking options in areas where Commercial uses are permitted
1475	383	21 Oct 13	Z	R2 to RS3	975 Walfred Rd
1502	396	17 Feb 14	Z	R1 to RS2	3187 Glen Lake Rd
1509	399	3 Mar 14	T		Omnibus #38, 1220 Parkdale Dr – Floor area ratio and off-street parking
1506	397	11 Mar 14	ZT	P2 to C10	New C10 – Langford City Centre Zone
1482	386	11 Mar 14	ZT	RM2 and RM7 to BP7	1075 Henry Eng Pl
1488	391	22 Apr 14	T	CD6	Allow townhouses on 2332 Copper Rock Crt
1511	401	22 Apr 14	Z	P1 to R2A	2506 Selwyn Rd
1428	360	20 May 14	Z	RR2 to RS3	3505, 3508 and 3512A Happy Valley Rd
1486	389	20 May 14	Z	R2 to RM7A	2737 Jacklin Rd
1496	394	20 May 14	Z	RM2 to RM9	2771 Jacklin Rd
1507	398	28 May 14	ZT	R2 and RR4 to MUE1 and R2A	Unaddressed properties (sold PCC Lands) and 1166-1168 Goldstream Ave, 1176 and 1210 Goldstream Ave
1510	400	14 Jul 14	ZT	R1 to C9A	784 Hockley Ave
1520	405	14 Jul 14	T		3467 Happy Valley Rd
1522	407	2 Sep 14	T	RR6A	Creates the Rural Residential 6A Zone
1518	404	2 Sep 14	Z	RR6A	760 Latoria Rd
1533	410	2 Sep 14	T		3010 Amy Rd, 2815, 2844 Lake End Rd, 2877 Trans-Canada Hwy, 2880 and 2885 West Shore Pkwy (adding Bus Terminal and Recreational Facilities definitions and subsections.
1517	403	6 Oct 14	Z	RR6A	757 Latoria Rd
1415	355	3 Nov 14	Z	RR6	709 and 774 Latoria Rd

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1526	408	3 Nov 14	Z	RM7A	944 Dunford Ave
1516	402	17 Nov 14	Z	RR6A	815 and 835 Latoria Rd
1534	411	17 Nov 14	Z	C9A	772 Hockley Ave
1541	413	1 Dec 14	Z	R2A	3670 Happy Valley Rd
1442	367	15 Dec 14	Z	RR6A	820 Latoria Rd
1548	416	2 Mar 15	T		Omnibus No. 40 - Lot Coverage, Refund Container Return Depots, Brand Name Terms, Minimum Setback to Garages and Carports, Secondary Suites in Large Lots in RS3, Ground Level Parking design Guideline
1551	418	16 Mar 15	TZ	RR2 to RS3	3504 and 3508 Happy Valley Rd
1557	421	16 Mar 15	T		Schedule AD – Eligible for reduction in Section 2
1559	422	16 Mar 15	T		Schedule AD Amendment – Amenity Contributions
1546	415	7 Apr 15	T		3294 Happy Valley Rd
1498	395	7 Apr 15	TZ	RH1 to C6A	691 and 697 Hoylake Ave
1562	424	20 Apr 15	M		919, 923, 927, 931, 935, 939 and 943 Wild Ridge Way
1484	387	1Jun15	MT	AG1 and RR2 to RR6	935 Latoria Rd and 3579 Happy Valley Rd
1536	412	15 Jun 15	Z	RR2 to RR6A	720 Latoria Rd
1554	420	15 Jun 15	ZT	New C6C	2658, 2662, 2666 and 2670 Secretariat Way and 899 McCallum Rd
1561	423	15 Jun 15	Z	RM7A	1021 and 1027 Springboard Pl
1570	427	15 Jun 15	T		Omnibus No 41 – height in principal dwellings and various other amendments
1568	426	20 Jul 15	T	RS4 and RM7A	300 and 301 Phelps Ave
1549	417	17 Aug 15	T	MU1A	2819 Jacklin Rd
1573	430	17 Aug 15	M		New Schedule O
1567	425	17 Aug 15	T	RM7A	687 and 699 Strandlund Ave
1575	431	8 Sep 15	Z	C9A	778 Hockley Ave
1581	434	8 Sep 15	T		Omnibus No. 42 – height in the RM7A Zone, duplexes on large lots within Residential Small Lot Zones
1468	379	19 Oct 15	Z	R2A	2150 Millstream Rd
1583	435	19 Oct 15	T	RS3	3306, 3310, 3326, 3328, 3338, 3340 and 3344 Happy Valley - add townhouses as a permitted use
1589	436	19 Oct 15	T		2758 Peatt Rd
1590	437	19 Oct 15	Z	P1B	3017 Glen Lake Rd
1592	438	2 Nov 15	T		CD10 Text Amendment – 3342 Turnstone Dr, 3348 Vision Way and 903 Tayberry Terr.
1544	414	18 Jan 16	Z	RS3	3275 Walfred Pl

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1599	441	18 Jan 16	T	RR7	Creates the new RR7 Zone
1601	442	18 Jan 16	Z	RR7	881 Klahanie Dr
1571	428	1 Feb 16	TZ	C10	3030 Jacklin Rd
1572	429	1 Feb 16	M	O	2235 Players Dr
1605	443	1 Feb 16	Z	MU1A	2781 Strathmore Rd
1610	445	1 Feb 16	TZ	BT1	2792 Leigh Rd
1597	440	15 Feb 16	TZ	RS3	3416 Hazelwood Rd
1619	451	21 Mar 16	Z	CS3	2793 Leigh Rd
1495	393	18 Apr 16	Z	MU1A	3030 Jacklin Rd
1611	446	18 Apr 16	Z	RS3	566 Treanor Ave
1613	447	18 Apr 16	TZ	RT1	3483 Happy Valley Rd
1614	448	2 May 16	T	MU2	Creates MU2 Zone
1615	449	2 May 16	Z	MU2	772, 777, 778, 784 Hockley Ave
1596	439	16 May 16	Z	RR6A	734 Latoria Rd
1608	444	1 Jun 16	Z		Omnibus No. 43 – projections in side setbacks, fencing and various other amendments
1622	453	18 Jul 16	T		2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pky; 2750 and 2751 Echo Valley Dr; 2588 Savory Rd; and VIP87258 Lots 1-6
1642	457	18 Jul 16	Z	RM7A	647 and 667 Redington Ave and 2478 and 2482 Selwyn Rd
1633	455	18 Jul 16	Z	R2A	1021 and 1053 Englewood Ave
1623	454	15 Aug 16	TM	CD6A	Creates Comprehensive Development 6A-Bear Mountain
1638	456	15 Aug 16	T	MU1A and CS1	720, 724 and 732 Meaford Ave; 2848 and 2852 Millstream Rd
1620	452	19 Sep 16	T		1431 Grand Forest Cl
1647	459	19 Sep 16	T		Hotel definition
1648	460	3 Oct 16	T		Replace Schedule Z – 1067, 1099, 1124 and 1164 Braeburn Ave; 3439 Ambrosia Cres
1531	409	17 Oct 16	TZ	RS2 to CH4	Building Height, apartment use, Storage: Enclosed and Unenclosed – Omnibus No. 39; 3342-3391 Crossbill Terr from RS2 to CH4
1658	463	7 Nov 16	TZ	RR4 to RAE1	New RAE1 Zone, 1128 Finlayson Arm Rd
1616	450	21 Nov 16	Z	RR2 to RR7	892 Klahanie Dr
1649	461	21 Nov 16	T	C1	2285 Bellamy Rd
1552	419	5 Dec 16	Z	R1 to MU2	2854 and 2856 Peatt Rd; 815, 819 and 823 Hockley Ave
1660	464	5 Dec 16	Z	R2 to RM7A	2822 and 2824 Knotty Pine Rd

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1661	465	5Dec16	TZ	R2 to MUE1	1134 and 1132 Donna; Restaurant, Retail and other Service Commercial Uses
1650	462	16 Jan 17	Z	R2 to RS3	2559 Millstream Rd
1646	458	6 Feb 17	Z	R2 to RS3	967A Isabell Ave
1664	467	6 Mar 17	Z	R2 to RM7A	694 Hoylake Ave
1667	468	3 Apr 17	T		2780 Veterans Memorial Pkwy
1676	472	18 Apr 17	T		2401 Millstream Rd – Personal Services
1685	480	1 May 17	T		Omnibus No. 46 – licensed premises
1675	471	15 May 17	TZ	New CH5 and BP8	Centre Mountain Properties
1684	479	8 Jun 17	T		Omnibus No. 45 – Care Facilities
1691	482	8 Jun 17	T		903 Tayberry Terr
1694	484	19 Jun 17	TZ	RR4 to RS4	3690 and 3694 Happy Valley Rd
1699	488	19 Jun 17	T		3039 Glen Lake Rd – secondary suite in an Accessory Building
1703	490	19 Jun 17	TZ	RR4 to RS4	3690 Happy Valley Rd
1673	470	17 Jul 17	Z	RM2 to RM7A	616 Goldstream Ave
1679	475	17 Jul 17	TZ	R2 to RS1	592 Phelps Ave
1681	477	17 Jul 17	TZ	R2 to MU2	2762 and 2768 Claude Rd
1695	485	17 Jul 17	TZ	RR5 to RM7A and RS2	3296 Jacklin Rd
1702	489	17 Jul 17	TZ	RM3 to MU1A	731 Station Ave
1580	433	14 Aug 17	T	CD6	2326 and 2350 Millstream Rd
1576	432	5 Sep 17	T	CR1	2207 Millstream Rd
1677	473	5 Sep 17	Z	R2 to RM7A	817 Arncote Rd
1705	491	5 Sep 17	Z	RR2 to RR6A	656 Frederic Rd and 765 Willing Dr
1725	499	5 Sep 17	TZ	CT1 to MU1A	Omnibus No 48 – Text Amendment to MU1A Zone
1692	483	18 Sep 17	Z	R2 to RM7A	3130 Jacklin Rd
1710	492	2 Oct 17	Z	MU1 to MU2	862, 864 and 866 Orono Ave and 2839 Jacklin Rd
1721	495	2 Oct 17	Z	CS1 to MU1A	732 Meaford Ave
1720	494	16 Oct 17	T	RS2	3343, 3347 and 3359 Luxton Rd
1731	502	20 Nov 17	T	RR4 to RS4	2955 Irwin Rd
1670	469	4 Dec 17	TZ	RR2 to BP2A	3344, 3370 Luxton and 2869 Sooke Rd
1680	476	4 Dec 17	Z	R1 to MU2	767, 769 and 771 Hockley Ave
1723	497	4 Dec 17	Z	R2 to RS3	967 Walfred Rd
1747	513	4 Dec 17	TZ	RM3 and CT1 to MU1A	1067 and 1077 Goldstream Ave

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1736	468	8 Jan 18	T	R2	2874 Leigh Rd
1741	508	8 Jan 18	TZ	RS4	Portion of 4342 West Shore Pkwy
1746	512	8 Jan 18	T		Omnibus No. 49 – Crematorium, Appendix A, H and L of Design Guidelines
1745	511	22 Jan 18	TZ	R2 to RS1	681 Rockingham Rd
1748	514	19 Feb 18	TZ	CS1 to MU1A	2844 Millstream Rd
1749	515	19 Feb 18	TZ	New MUE2	790 McCallum Rd
1690	481	5 Mar 18	T	RR4	1319 and 1323 Ravensview Dr
1740	506	5 Mar 18	Z	R1 to RS4	1253 Goldstream Ave
1744	510	5 Mar 18	Z	R1 to RM2A	1177 Goldstream Ave
1739	505	19 Mar 18	Z	C3 to C8A	694 Goldstream Ave and 688 Granderson Rd
1742	509	3 Apr 18	TZ	P4 to BP2A	3344, 3370 Luxton Rd and 2869 Sooke Rd
1717	507	7 May 18	T		CD6 Text Amendment – 2500 Echo Valley Dr
1753	518	7 May 18	T		1256 Landing Lane
1719	493	22 May 18	Z	R2A and RR4 to RT1	2148 and 2150 Millstream Rd
1767	527	22 May 18	TZ	C3 and CS1 to C9	2668, 2674, 2682, 2684, 2686, 2696, 2702 and 2706 Sooke Rd
1727	501	18 Jun 18	Z	RR4 to RM2A	1300 Glenshire Dr
1750	516	18 Jun 18	TZ	R1, R2 and P2 to C9	798 Goldstream Ave; 2747, 2753, 2761, 2769 and 2779 Peatt Rd; 2734, 2738, 2742, 2746, 2750 and 2756 Claude Rd
1757	521	18 Jun 18	TZ	RR2 to RM2A	3427 Happy Valley Rd
1766	526	18 Jun 18	TZ	R2 to RM2A	942 and 948 Jenkins Ave
1768	528	18 Jun 18	M	CD6A	Schedule 02 Replaced
1773	531	5 Jul 18	T	RM7A	616 Goldstream Ave
1752	517	16 Jul 18	T		Parking Amendments
1782	536	16 Jul 18	Z	R1 to MU1A	832 Hockley Ave
1762	524	30 Jul 18	Z	R2 to RS4	2158 Millstream Rd
1788	538	30 Jul 18	T		CD6A Zone – All Properties
1797	543	31 Jul 18	T	CD6 and CD6A Zones	Renaming to Resort Community of Bear Mountain 1 and 2
1698	487	20 Aug 18	T	AG1 to RR6 and RM2A	866 Latoria Rd
1774	532	4 Sep 18	TZ	R1 to MU1A	852, 856, 858 and 890 Orono Ave
1756	520	4 Sep 18	TZ	CS1 to C8A	721 Station Ave
1682	478	24 Sep 18	Z	R1 to MU2	2845, 2847, 2850 Bryn Maur Rd; portion of 737 Goldstream Ave

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1804	545	3 Dec 18	T	C10	3030 Merchant Way
1793	540	17 Dec 18	TZ	CS1 and RR4 to MU1A	1062 Goldstream Ave
1805	546	17 Dec 18	Z	CS1 to MU1A	1064 Goldstream Ave
1809	549	17 Dec 18	T	MUE1	2750 Leigh Rd
1811	551	17 Dec 18	T		2961 and 2965 Sooke Rd
1808	548	21 Jan 19	TZ	R2 to RS3	2786 Wenger Terr
1794	555	19 Feb 19	T	RS3	935 Walfred Rd
1806	547	19 Feb 19	Z	C9	2688 and 2690 Sooke Rd
1792	539	4 Mar 19	Z	R2 to RS3	2512 Duncan Place
1785	537	1 Apr 19	Z	AG1 to RS4	734 Latoria Rd
1832	558	1 Apr 19	T	C3	1016 McCallum Rd
1826	555	21 May 19	Z	RR5 to RS3	939 Walfred Rd
1775	533	17 Jun 19	T	CD10 Amendments	3342 Turnstone Dr
1810	550	15 Jul 19	Z	RR2 to RR7	887 Klahanie Dr
1777	534	3 Sep 19	Z	R2 to MU1A	2670 Peatt Rd and 813 Arncote Ave
1798	544	3 Sep 19	Z	R2 to RS3	2439 Selwyn Rd
1825	554	3 Sep 19	Z	R2 to RS3	1234 Goldstream Ave
1833	559	3 Sep 19	T	MUE2	790 McCallum Rd
1841	562	3 Sep 19	Z	RM2A, RR4 and RR5 to BP2A	4365 West Shore Pkwy
1851	565	3 Sep 19	T	RS3	939 Walfred Rd
1814	552	16 Sep 19	Z	RS3	3238 Lodmell Rd
1696	486	7 Oct 19	T		Omnibus No. 47 - Garden Suites and Carriage Suites
1829	557	7 Oct 19	T		Zoning Bylaw Appendix J and OCP updates
1839	561	21 Oct 19	T	R1 and C3 to MU2	801 Goldstream Ave, 2816,2822, 2826, 2834, 2838, 2844 Peatt Rd, 816 and 818 Hockley Rd
1860	573	21 Oct 19	T	RR4 to CD12	PID Nos. 009-427-902 and 024-550-485
1854	567	4 Nov 19	T	R1	2849 Lake End Rd
1859	572	4 Nov 19	T	R2	3030 Glennan Rd
1853	566	2 Dec 19	TZ	RM7A	1000 Citation Rd and 2691 Secretariat Way
1722	496	6 Jan 20	Z	MU2	813 and 817 Orono Ave
1843	563	6 Jan 20	Z	RS3	950 Isabell Ave
1857	570	6 Jan 20	Z	RM2A	684 Hoylake Ave
1760	522	3 Feb 20	TZ	RS4	804 Latoria Rd and 950 Worral Dr

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1662	466	18 Feb 20	T		Omnibus No. 44 - Various Amendments - Replaces Schedule A
1858	571	2 Mar 20	TZ	MU2	582 Goldstream Ave
1869	575	1 Jun 20	TZ	RT1	2865 Carlow Rd
1870	576	1 Jun 20	Z	RS4	894 Walfred Rd
1872	577	1 Jun 20	Z	RM2A and RS4	595 Hansen Ave
1878	579	1 Jun 20	Z	R2 and RS4	991 Loch Glen Pl
1888	584	8 Jun 20	Z	RS4 and RR4 to BP2A	4342 West Shore Pkwy and 1324 Langshire Rd
1911	591	29 Jun 20	Z	R1 to MU2	812, 816 and 820 Orono Ave
1678	474	20 Jul 20	Z	R2 to RM7A	2681 Claude Rd
1864	574	17 Aug 20	T	RL1	Omnibus No. 52 – Residential Zone Combining (R1A, R3, RS1, RS3, RS4, R2A, R4 deleted)
1885	583	17 Aug 20	TZM	R2, RH1, CT1, RR4, CD12 to MUE3	1100 McCallum Rd and 2780 Spencer Rd
1893	586	17 Aug 20	TZ	R1 to MUE4	721, 749, 755, 759, 767, 769 Meaford Ave
1884	582	8 Sep 20	TZ	R2 to RM7A	2716, 2720 Strathmore Rd
1904	589	8 Sep 20	T	CC1	New City Centre (CC1) Zone
1920	597	8 Sep 20	TM		Omnibus No. 53 – Various Amendments, Revised Schedule E
1882	580	5 Oct 20	TZ	R2 to RS3	936 Jenkins Ave
1890	585	2 Nov 20	TZ	RR4 to BP2A	1336 Langshire Rd
1905	590	7 Dec 20	TZ	R2 to CC1	494 Goldstream Ave
1937	603	18 Jan 21	T		Text Amendment (Group Daycare) – 2210 Bear Mountain Pky
1943	607	18 Jan 21	T		Section 6.101.06(2) deleted – South Skirt Mountain (Area II)
1945	609	17 Feb 21	T		738 and 742 Walfred Rd
1948	610	17 Feb 21	MZ	R2 to CD2	3016, 3020 Glen Lake Rd and 1100 Jenkins Ave
1938	604	15 Mar 21	TZ	R2 to RT1	630 Strandlund Ave
1883	581	19 Apr 21	TZ	R2 to C9	2627 Sooke Rd
1918	595	19 Apr 21	TZ	R1 to CC1	840, 844, 848 Orono Ave
1933	602	19 Apr 21	TZ	R2 to RS1	3235 Happy Valley Rd
1939	605	19 Apr 21	TZ	R2 to RS1	671 Rockingham Rd
1903	588	10 May 21	TZ	R2 to CC1	1020 Costin Ave and 2836, 2842, 2848, 2854 Carlow Rd
1951	613	10 May 21	TZ	CR1 to BP9 CR1 to R2	2207 Milstream Rd, 2155, 2213, 2217 Millstream Rd and a portion of Hordon Rd 2207 Millstream Rd
1953	615	10 May 21	T		BP3 (Business Park 3 – Amy Road)

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1886	594	21 Jun 21	TZ	R2 to RM7A	918 and 924 Jenkins Ave
1961	619	21 Jun 21	T		Further Commercial Uses – 2371 City Gate Blvd, 780 and 830 McCallum Rd
1970	622	21 Jun 21	TZ	RR6A to RR2 and R2	757 and 765 Latoria Rd
1844	564	19 Jul 21	TZ	R2 to CC1	647 Goldstream Avenue
1944	608	19 Jul 21	T		Definitions – Apartment (amended), Dwelling Unit (amended), Medical Clinic (new), Unlicensed Vehicle (new)
1957	617	19 Jul 21	T		Text Amendment – Comprehensive Development (CD9) – North Heights (2104 Longspur Dr)
1919	596	16 Aug 21	TZ	New CCP, New CC2, New Schedule C	Text Amendment – New City Centre Pedestrian Zone (CCP), New City Centre Zone (CC2) Zone, New Schedule C
1949	611	16 Aug 21	TZ	CS1 to CC1	703 and 707 Station Ave
1897	587	7 Sep 21	Z		Rural Residential 4 (RR4) – Added Permitted Use (2981 and 2985 Awsworth Rd)
1982	626	7 Sep 21	TZ	RR7 to $2	887 Klahanie Dr
1991	631	7 Sep 21	T		Comprehensive Development (CD2) Zone – Hull's Field – Added Permitted Uses (136-1047 Langford Pky)
1983	627	20 Sep 21	Z	CH2 to P1A	1028 Lomalinda Dr
1984	634	20 Sep 21	TZ	R2 to CC1	648, 652, 656, 660 Granderson Rd
1761	523	4 Oct 21	TZ	RR4 to RS1	2120 Millstream Rd
1972	623	4 Oct 21	TZ	RM2 to CC1	2749 Jacklin Rd
1981	625	18 Oct 21	TZ	R2 to RS1	2165 and 2167 Bellamy Rd
1962	620	1 Nov 21	TM		2911 West Shore Pky
1986	629	1 Nov 21	TZ	AG1 to C1	991 and 995 Latoria Rd (Formerly 3553 and 3559 Happy Valley Rd)
1998	636	1 Nov 21	Z	R2 to P1A	2619 Sooke Rd
1856	659	6 Dec 21	TZM	R2 to RM9	2627 and 2631 Millstream Rd
1912	592	6 Dec 21	TZ	R2 to CC1	925 and 929 Bray Ave
1931	600	6 Dec 21	TZ	AM to CD1	1365 Goldstream Ave
1956	616	6 Dec 21	TZM	R2 to CCP	905, 909, 913, 917, 921 Bray Ave and 2884, 2886 Jacklin Rd
1992	632	6 Dec 21	T		Second Part of the Zoning Definitions Update
1969	621	10 Jan 22	TZ	RR5 to R2	890 Walfred Rd
1984	628	10 Jan 22	TZ	CD13 to R2	3540 Myles Mansell Rd
2009	642	24 Jan 22	TZM	R2 to CCP	2746 Peatt Road; 2739, 2743, 2747, 2749, 2751 Scafe Road and Schedule R

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2004	640	22 Feb 22	TZ	RR1, RR2, RR5 to RT1 RR2 to R2	3429, 3431, 3433 Luxton Rd and part of 3436 Hazelwood Dr Part of 3436 Hazelwood Rd
2014	646	7 Mar 22	TZ	RR2 to RS1	3420 Luxton Rd, 1120 Finney Rd, 3219 and 3235 Loledo Pl
1997	635	21 Mar 22	TM		1950 Bear Mountain Pky, 1991 Bear Mountain Pky, and 2133 Champions Way
2001	639	21 Mar 22	TZ	R2 to CC1	962, 966, 970, 974, and 978 Bray Ave
2030	656	21 Mar 22	TZ	RR5 to RS1	902 Walfred Rd
2026	652	4 Apr 22	TZ	R2 to RT1	661 Hoylake Ave
2011	644	19 Apr 22	TZ	R2 to RS1	621 and 629 Rockingham Rd
2027	653	19 Apr 22	TZ	R2 to RM2A	629 Rockingham Rd
1990	630	2 May 22	TZ	RM2A and $$5 to BP2A	1253, 1265, 1277, 1289, 1300 Valemount Crt
1999	637	16 May 22	TZ	R2 to CC1	2762, 2768, 2774 Winster Rd
2017	649	16 May 22	TZ	R2 to CC1	791 and 795 Revilo Pl and 2931 Phipps Rd
1950	612	6 Jun 22	TZ	RS1 to RT1	1234 Goldstream Ave
2037	660	6 Jun 22	TZ	R2 to CCP	904, 908, 910, 912, 914 Dunford Ave
2000	638	20 Jun 22	TM		Westhills Remainder Properties
2044	661	20 Jun 22	TZ	R2 to RT1	2621 Sooke Rd and 3260 Jacklin Rd
2054	665	20 Jun 22	T		Omnibus No. 58 – Electric Vehicle Charging Stations
2063	671	20 Jun 22	TZ	R2 to CC1	2869, 2875, 2885 Leigh Rd and 1080 Dunford Ave
2077	675	20 Jun 22	T		Omnibus No. 59 – Off-Street Parking Updates
1952	614	18 Jul 22	TZ	RM7 to CC1	Text amendment to s.6.57.08, Appendix J, 753, 761 Station Ave
2032	657	18 Jul 22	TZM	R2 to CCP	2822, 2824, 2828 Jacklin Rd and Schedule R
2034	658	18 Jul 22	T		Olympic View Lands and Schedule H (Deleted)
2015	647	15 Aug 22	TZ	RR2 to RT1	3216 Happy Valley Rd (minor text amendments)
2028	654	15 Aug 22	TM		2750 Leigh Rd – Parking in MUE1 Zone and Updated Schedule AJ
2055	666	15 Aug 22	Z	R2 to CC1	528 and 532 Goldstream Ave
2059	668	15 Aug 22	TZ	RR4 to RS1	1551 and 1559 Sawyer Rd
2066	672	15 Aug 22	TZM	R2 to CCP	2870 and 2874 Peatt Rd – Setback Amendments and Updated Schedule R
2067	673	15 Aug 22	Z	RR5 to R2	892 Walfred Rd
2008	641	6 Sep 22	TZM	R2 to CCP	808, 812, 820 Arncote Avenue; 2630, 2636, 2640, 2646 Peatt Road; and 2633, 2637, 2641, 2647 Sunderland Road and Updated Schedule R
2020	651	6 Sep 22	TZ	R2 to P1B	840 Arncote Ave
2045	662	6 Sep 22	TZ	R2 to C9	2615 Sooke Rd

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2052	663	6 Sep 22	TZ	R2 to CC1	829, 831, 835, 839 Hockley Ave
2062	670	6 Sep 22	TM		2207 Millstream Rd and Schedule U
2078	676	6 Sep 22	TZ	RR2 to RT1	3608 Happy Valley Rd
2090	685	6 Sep 22	TZ	P1A to RT1	2941 Irwin Rd
2092	687	6 Sep 22	TZ	R2 to CC2	2647A and 2647B Deville Rd
2094	689	6 Sep 22	TZ	RS1 to RT1	936 Jenkins Ave
2096	690	6 Sep 22	T		2089 Champions Way
2086	681	5 Dec 22	TZ	R2 to RS1	2321 and 2323 Belair Rd
2080	678	16 Jan 23	TZ	R2 to CC1	975, 979, 983 Bray Ave
2016	648	21 Feb 23	TZ	R2 to CC1	640 and 644 Granderson Rd
2060	669	21 Feb 23	TZ	R2 to CC1	825, 829, 833, 845 Orono Ave
2068	674	3 Apr 23	T		658 and 664 Redington Ave – BP1A Zone
2098	692	17 Apr 23	TZ	R2 to CC2	2833, 2835, 2837, and 2839 Knotty Pine Rd
2105	694	1 May 23	TZ	R2 to CC1	771, 775, 781 Station Ave
2093	688	19 Jun 23	TZ	RR2 to RT1	898 and 914 Klahanie Dr
2126	698	19 Jun 23	T		Omnibus No. 61 – Part 3: Unlicensed Vehicles and Institutional Fencing
2012	645	17 Jul 23	TZ	R2 to CC2	2772 Vantilburg Cres
2135	701	23 Oct 23	T		Omnibus No. 63 – Text Amendment to Remove Clause Requiring Second Parking Stall for Three-Bedroom Units
2137	702	23 Oct 23	TZ	RR2 to R2	798 Gwendolyn Dr
1993	633	6 Nov 23	TZ	RR2 to RT1	3208 and 3212 Happy Valley Rd
2099	693	20 Nov 23	TZ	R2 to RT1	971 Walfred Rd
2142	704	5 Feb 24	TZ	R2 to CC1	820, 822, 824, 826 Hockley Ave
2139	703	4 Mar 24	TZ	R2 to CC1	2703, 2707, and 2711 Claude Rd, 726 Percy Pl
2144	705	18 Mar 24	TZ	RR2 to RS1	3405 Happy Valley Rd
2151	709	2 Apr 24	TZ	R2 to CC2	2832, 2834, 2836, and 2838 Knotty Pine Rd
2170	720	2 Apr 24	T		798 Goldstream Ave
2154	710	8 Apr 24	T		Text Amendment to Increase Daycare Capacity (1331 Westhills Drive – Plexxis)
2019	706	15 Apr 24	TZ	R2 to CC1	982, 984, 986, 988 Bray Ave
2082	679	15 Apr 24	T		Omnibus No. 60 – Various Housekeeping Items including RVs
2162	714	21 May 24	TZ	RS1 to RT1	902 Walfred Road
2132	699	3 Jun 24	T		RS1 Text Amendment – 2120 Millstream Rd (Townhouses and Floor Area Ratio)
2161	713	3 Jun 24	TZ	R2 to RT1	960 Jenkins Ave
2155	711	17 Jun 24	TM		Schedule W – Transit-Oriented Area Map

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2183	726	17 Jun 24	TM		Omnibus No. 65 – Small-Scale Multi-Unit Housing and Schedule AA
2166	718	17 Jun 24	TZ		824, 832, 838 Goldstream Ave
2150	708	15 Jul 24	TZ	BP9 to R2	2207 Millstream Rd
2163	715	19 Aug 24	TZ	R2 to CC1	875 and 881 Brock Ave and 2700, 2708, 2712 Strathmore Rd
2165	717	19 Aug 24	TZ	RR2 to RT1	775 Latoria Rd
2174	724	19 Aug 24	TZ	CS1 to C9	2691 Sooke Rd
2184	727	3 Sep 24	T		1331 Westhills Dr – Text Amendment regarding the Second Daycare and Number of Spaces for Children and Cars
2192	731	21 Oct 24	TZ	R2 and RS1 to RT1	967A and 967B Isabell Ave
2193	732	21 Oct 24	Z		991 and 995 Latoria Rd – Number of Children in Daycare
2188	728	4 Nov 24	T		2787 Lakeview Terrace – Number of Residential Dwelling Units Can Exceed Three
2180	725	13 Jan 25	TZ	RR2 to RM2A	3321 Luxton Rd
2191	730	13 Jan 25	TZ	R2 to RT1	946 Isabell Ave
2199	736	13 Jan 25	TZ	R2 to CC1	950 Bray Ave and 2866 and 2870 Rita Rd
2204	739	17 Mar 25	TZM	R2 to CCP	2830 Jacklin Rd and 2825, 2827, 2829, 2831 Knotty Pine Rd
2213	742	20 May 25	T		Omnibus No. 67 – Text Amendments to Various Parts of the Bylaw
2203	738	16 Jun 25	TZ	R2 to RS1	646 Atkins Ave
2171	721	21 Jul 25	TZ	P2 to CC1	2805 Carlow Rd
2194	733	21 Jul 25	TZ	R2 to CC1	2795 and 2799 Scafe Rd
2227	748	21 Jul 25	T		Text Amendment to the CD2 Zone
2229	749	21 Jul 25	T		Text Amendment to Update Appendix J
2169	719	18 Aug 25	TZ	R2 to CC1	766, 770, 774, 778, 782 Meaford Ave and 2911, 2912, 2914, 2916 Aprell Pl
2216	745	18 Aug 25	TZ	RR2 to RT1	893 Klahanie Dr
1927	706	12 Jan 26	TZ	RS1 to RT1	957 Walfred Rd
2234	750	12 Jan 26	T		Text Amendment to the MUE1 Zone – Add Place of Worship
2235	744	19 May 26	TZ	RR5 to R2	897 Walfred Rd
2272	759	19 May 26	TZ		Text Amendment to Definitions and New Part 4 – Parking and Bicycle Regulations
2250	754	1 Jun 26	TZ	RR2 to RS1	1029 Marwood Ave
2273	760	29 Jun 26	T		Small Scale Multi Unit Housing
2274	761	29 Jun 26	T		Omnibus No. 68 – New Residential Zones