



TOWN OF VIEW ROYAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Sections 890 and 892 of the *Local Government Act* that a Public Hearing will be held at **Town of View Royal Town Hall, 45 View Royal Avenue, Victoria, B.C. at 7:00 pm on Tuesday, January 21, 2014** for the purpose of hearing representations concerning the following proposed amendment:

Bylaw No. 880, 2014 proposes to amend Land Use Bylaw 1990, No. 35, as follows:

1. Subsection 43(2) of Part 6 of said Bylaw No. 35 is hereby amended by adding the following Zone Table into the CD-9 zone, immediately after the "CD-9C (Lakeside Village Low Density Residential)" Sub-Zone Table:

CD-9CS: Lakeside Village Low Density Suite Residential

Permitted Uses

- *Community Centre*
- *Residential Attached*
- *Residential Multiple Family*
- *Residential Single Family*
- *Accessory buildings and structures*
- *One Secondary Suite per parcel, on parcels which are at least 558m² in size*

Building and Structures

f) *Shall be sited not less than:*

i) *3.0 m from any sub-zone boundary line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.0 m from the natural grade must be stepped back to a minimum of 6.0 m from any sub-zone boundary line which abuts a street;*

ii) *3.0 m from a rear property line which does not abut a public street.*

g) *Single family dwellings shall not exceed a height of 8.0 m.*

h) *Attached dwellings shall not exceed a height of 7.5m (24.6 ft.), and 2 storeys for Cluster/Patio-type dwellings, and 18 m (59.0 ft.) or 4 storeys for Terraced Residential buildings measured from natural grade.*

Building Separation

Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5 m outward from the centre of windows to habitable rooms.

2. Schedule "1" Zoning Map referred to in Section 42 of Land Use Bylaw, 1990, No. 35, is amended by amending the zoning and zoning boundaries for lands legally described as follows:
 - Lots 1,2,4,5,6,7,8,9,10,11,12,16,18,20,21,22,23, Sections 6 and 103, Esquimalt District, Plan VIS6081

which are currently zoned CD-9C (Lakeside Village Low-Density Residential) such that the zoning for the aforementioned properties is established as follows:

- a. The lands as shown outlined and hatched on the sketch plan of attached hereto and forming part of this Bylaw as Schedule '1' are zoned **CD-9CS (Lakeside Village Low-Density Suite Residential)** as shown on the Schedule 1.

3. Section 40(2)(c) of Part 6 of Land Use Bylaw, 1990, No. 35 is hereby amended to read:

"Despite Section 16(1) and except as otherwise permitted in this Bylaw, secondary suites are not permitted on parcels having areas of less than 650m².

4. Section 45(3)(a)(ii) of Part 7 of Land Use Bylaw, 1990, No. 35 is hereby amended to read:

"An R-1, R-1A, R-1B, CD-9CS, A-1, or A-3 zone, in which up to three parking spaces may be located in a front yard in association with a secondary suite use so long as the portion of the front yard occupied by parking spaces does not exceed fifty metres square (50m²) exclusive of driveway to the parking spaces. The 50 m² limit shall not apply to parking space width in excess of 2.75m, provided this excess width does not itself equal or exceed 2.75m."

5. Section 48(2)(b) of Part 7 of Land Use Bylaw, 1990, No. 35 is hereby amended to read:

Sign Zone "2" which shall comprise the Attached Residential (R-2, RM-1), Apartment Residential (RM-2), Multiple Housing Use Comprehensive Development (CD-4), Mixed Use Comprehensive Development (CD-5), Thetis Cove Waterfront Comprehensive Development (CD-8B & C), Comprehensive Development (Lakeside Village Mixed Commercial and Residential) (CD-9B & C & CS), Burnside Corner Comprehensive Development (CD-10A), Erskine Lane Comprehensive Development (CD-12), Thetis Cove Waterfront Comprehensive Development (CD-8A, D & E), Camden/Conard Comprehensive Development (CD-15) zones designated by Schedule 1 of this Bylaw and Mill Hill Residential Comprehensive Development (CD-16); Comprehensive Development – 18 (Townhouse): CD-18; Comprehensive Development – 20 (Eagle Creek Village): CD-20; Attached Residential: RT-1; Mixed Residential: RM-3.

Description of Application

This rezoning will add the permitted use of one secondary suite per lot on a lot larger than 558m². Secondary suite applications will still be required on any property described here before a legal suite can be built, and all additional suite requirements relating to parking, building code and general regulations within the Land Use Bylaw are still in place. This does not guarantee that a suite will be possible on any of these sites.

TAKE NOTICE that more detailed information concerning the subject bylaw and any other reports and documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30 am and 4:30 pm Monday to Friday, January 10, 2014 to January 21, 2014.

All persons who believe that their interest in property is affected by the proposed Bylaw shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the Hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by no later than 4:30 pm on January 21, 2014.

Mail: Planning Department, Town of View Royal, 45 View Royal Ave, Victoria, BC. V9B 1A6
Facsimile: 250-727-9551
Email: info@viewroyal.ca

Please note that Council may not receive further submissions concerning the subject Bylaw after the Public Hearing has concluded.

Dated January 6, 2014

