



TOWN OF VIEW ROYAL

BYLAW NO. 1050

A BYLAW TO AMEND THE ZONING BYLAW WITH RESPECT TO CREATING THE CD-24 (BURNSIDE HELMCKEN RESIDENTIAL) ZONE AND WITH RESPECT TO THE REZONING OF 3, 5 and 9 HELMCKEN ROAD and 1449 BURNSIDE ROAD WEST

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Zoning Bylaw, No. 900, 2014, Amendment Bylaw No. 1050, 2020".
2. Bylaw No. 900 is hereby amended by adding the following Zone Table immediately after the "CD-23: Comprehensive Development (Thetis Lake)" Zone Table:

CD-24: Burnside Helmcken Residential

Principal Uses

- Residential, Apartment
- Residential, Townhouse

Accessory Uses

- Home Occupation

CD-24: Burnside Helmcken Residential	
Lot Size	
Lot Size, minimum	13,500m ²
Lot Density	
Floor Space Ratio	1.5
Lot Coverage, maximum	35%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum (Subzone A)	15m and 5 storeys
Building Height, maximum (Subzone B)	17m and 5 storeys
Building Height, maximum (Subzone C)	19.5m and 6 storeys
Building Width, minimum	6m
Siting of Buildings and Other Structures (Principal and Accessory)	
Western property line, setback	11m
Helmcken Rd property line, setback	10m
Burnside Rd property line, setback	8m
Northern property line, setback	8m

3. Schedule "B" Zoning Map referred to in Section 1.7 of Zoning Bylaw, No. 900, 2014, is amended by amending the zoning and zoning boundaries for lands legally described as follows:

LOT 1 SECTION 9 ESQUIMALT PLAN VIP3963 EXCEPT PLAN 18753, LOT 2 SECTION 9 ESQUIMALT PLAN VIP3963, LOT 10 BLOCK 5 SECTION 9 ESQUIMALT PLAN VIP1726, LOT 1 SECTION 9 ESQUIMALT PLAN VIP18753

such that the zoning for the properties is established as follows:

"CD-24: Burnside Helmcken Residential, Subzones A, B and C" as illustrated in Schedule 1 of this bylaw.

READ A FIRST TIME THIS 19th DAY OF MAY, 2020.

READ A SECOND TIME THIS 19th DAY OF MAY, 2020.

PUBLIC HEARING HELD THIS _____ DAY OF _____, 2020.

READ A THIRD TIME THIS _____ DAY OF _____, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS _____ DAY OF _____, 2020.

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CLERK AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS _____ DAY OF _____, 2020.

MAYOR

CORPORATE OFFICER

Certified a true copy of
Bylaw No. 1050 at 2nd reading.
[Signature]
Clerk

Schedule 1

AMENDMENTS TO Schedule "2" Zoning Map of Zoning Bylaw, 2014, No. 900

