



## TOWN OF VIEW ROYAL BYLAW NO. 1061

### A BYLAW TO AMEND THE ZONING BYLAW WITH RESPECT TO CREATING THE CD-26: HELMCKEN/ISLAND HIGHWAY COMPREHENSIVE DEVELOPMENT ZONE AND WITH RESPECT TO REZONING OF 298 ISLAND HIGHWAY

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. 1061, 2020".

2. Zoning Bylaw No. 900, 2014 is hereby amended by adding the following in Section 2.2

“**Neighbourhood Grocery**” means a grocery with a leasable *floor area* of less than 700m<sup>2</sup>. *Neighbourhood Grocery* may include, as an *accessory uses* only: *bakery, café, and delicatessen*.”

3. Zoning Bylaw No. 900, 2014 is hereby amended by adding the following as Section 12.26:

“12.26 CD-26: Island Highway / Helmcken Comprehensive Development

#### 12.26.1 Principal Uses

- *Neighbourhood Grocery*
- *Residential, Apartment*

#### 12.26.2 Accessory Uses

- *Home Occupation*

#### 12.26.3 Conditions of Use

- a. *Neighbourhood Grocery* use, with the exception of parking, may only be located on the *storey, first*.
- b. The daily hours of operation for a *Neighbourhood Grocery* are limited to between 6.00am and 10.00pm.

#### 12.26.4 Lot Size, Lot Density, Building Size, and Siting

CD-26: Island Highway / Helmcken Comprehensive Development	
Lot Size	
Lot Size, minimum	1500 m <sup>2</sup>
Lot Density	
Floor Space Ratio	3.0:1
Lot Coverage, maximum	75%
Impermeable Surface Coverage, maximum	80%
Size of Principal Buildings and Other Structures	

Building Height, maximum	21m and 6 storeys
Building Width, minimum	6m
<b>Siting of Buildings and Other Structures (Principal and Accessory)</b>	
Front Lot Line Setback, minimum except for 5 <sup>th</sup> and 6 <sup>th</sup> storeys	0m
Front Lot Line Setback, minimum for 5 <sup>th</sup> and 6 <sup>th</sup> storeys	2.0m
Rear Lot Line Setback, minimum	3.0m
Side Lot Line Setback	3.0m
Flanking Lot Line Setback, minimum except for 5 <sup>th</sup> and 6 <sup>th</sup> storeys	0m
Flanking Lot Line Setback, minimum for 5 <sup>th</sup> and 6 <sup>th</sup> storeys	2.0m

2. Schedule "B" Zoning Map referred to in Section 1.7 of Zoning Bylaw, 2014, No. 900, is amended by amending the zoning and zoning boundaries for the lands addressed as 298 Island Highway and legally described as

**Lot 1, Section 8, Esquimalt District, Plan 35505**

which is currently zoned C-1: *Community Commercial* such that the zoning for the aforementioned property is established as follows:

- a. The lands as shown outlined on the sketch plan of attached hereto and forming part of this Bylaw as Schedule '1' is zoned CD-26: *Island Highway / Helmcken Comprehensive Development*.

READ A FIRST TIME THIS 17<sup>th</sup> DAY OF NOVEMBER, 2020

READ A SECOND TIME THIS 17<sup>th</sup> DAY OF NOVEMBER, 2020

PUBLIC HEARING HELD THIS \_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020

READ A THIRD TIME THIS THIS \_\_\_\_<sup>th</sup> 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 \_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule 1

Subject Property Map

298 Island Highway

