

# Public Input Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024**” is to make minor amendments to the Colwood Land Use Bylaw No.151 which are administrative in nature intended to make the bylaw easier to understand and implements. These amendments include:

- Updating and clarifying definitions;
- Corrections to formatting and wording;
- Removing sections that are no longer in use;
- Corrections based on previously adopted amendments; and
- Minor amendments to the General Provisions section.

Within the electronic binder, please find a copy of:

1. Draft Staff Report to Council (October 28, 2024)
2. Draft Staff Presentation (October 28, 2024)
3. Draft Bylaw Amendments
4. Proposed Amendments – Red Line Copy
5. Proposed RBCD5 Zone Map
6. Notice of Public Hearing

Minutes and videos of Council are publicly available and can be accessed through the following link:

- [City of Colwood - Home \(civicweb.net\)](http://civicweb.net)

**To:** Regular Meeting of Council  
**Date:** October 28, 2024  
**From:** Kaitlyn Suzuki, Planning Technician  
**RE:** Land Use Bylaw No. 151 – 2024 Omnibus Amending Bylaw

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### RECOMMENDATION

THAT “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024” be given consideration for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

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### SUMMARY AND PURPOSE

The purpose of this report is to present administrative amendments, corrections, and minor updates to the Colwood Land Use Bylaw No. 151 to Council for consideration. These changes include corrections from previously adopted amendments, updates to definitions, formatting corrections, and minor amendments to the General Provisions section. The proposed amendments are administrative in nature and intended to make the bylaw easier to understand and implement.

### STRATEGIC PLAN AND RELATED POLICIES

This proposal aligns with the Governance pathway of Colwood’s 2024-2027 Strategic Plan by improving the accuracy and clarity of the Land Use Bylaw No.151. This will make the document easier for the public to understand and assist staff when addressing questions from the public and applicants, overall contributing to improved service delivery.

### BACKGROUND

The Colwood Land Use Bylaw No. 151 regulates development and land use within the City of Colwood. These regulations include but are not limited to permitted uses, location and sizing of buildings, and density. The Colwood Land Use Bylaw No. 151 is intended to align with the broader land use plan established in the Official Community Plan (OCP).

Staff annually propose omnibus amendments to the Colwood Land Use Bylaw No. 151 to continuously improve the document. The 2024 proposed omnibus amendments include corrections to formatting and wording, removing sections that are no longer in use, updating and adding definitions to improve clarity of regulations, and minor changes to align with previously approved amendments and the OCP.

### DISCUSSION

The proposed amendments are listed in Table 1 including the section of the bylaw, the proposed amendment and the rationale for the amendment including alignment with the Official Community Plan (OCP). For further details on the proposed amendment, please see the Draft Bylaw Amendment (**Appendix 1**) and the Proposed Amendments – Red Line Copy (**Appendix 2**).

Table 1: Proposed Amendments and Amendment Rationale

#	Section of Land Use Bylaw No. 151	Proposed Amendment	Rationale
1	1.2 Definitions	<b>Amend the definition for “ATTACHED HOUSING”</b> to exclude secondary suites from the number of dwelling units.	The “ATTACHED HOUSING” definition is intended to represent housing with three or more dwelling units, not including suites, (e.g. townhomes) and not a duplex with a suite(s). Staff recommend the proposed amendment as it will improve clarity regarding this use.
2	1.2 Definitions	<b>Amend the definition for “DWELLING, ONE FAMILY”</b> to include single family homes with secondary suites.	The “DWELLING, ONE FAMILY” definition is intended to represent single family dwellings with or without a secondary suite. Staff recommend the proposed amendment as it will improve clarity regarding this use and align with the Colwood Building Bylaw No.977.
3	1.2 Definitions	<b>Amend the definition for “DWELLING, TWO FAMILY”</b> to exclude secondary suites from the number of dwelling units.	The “DWELLING, TWO FAMILY” definition is intended to represent duplexes, or buildings with two primary dwelling units, and not a single-family dwelling with a secondary suite. Staff recommend the proposed amendment as it will improve clarity regarding this use and align with the Colwood Building Bylaw No.977.
4	1.2 Definitions	<b>Add a definition for “HOME OCCUPATION – OFFICE USE ONLY”.</b>	“HOME OCCUPATION – OFFICE USE ONLY” is permitted in multiple zones, but the use is not explicitly defined. The proposed definition reflects how staff have interpreted this use and staff recommend the proposed amendment to improve clarity regarding this use.
5	1.2 Definitions	<b>Amend the definition for “LIVE/WORK STUDIO”</b> to include the combination of residential and light industrial use.	Staff recommend the proposed amendment to align with the MUEC2 zone. The MUEC2 zone permits light industrial uses that do not “create dust, heat, glare, odour, noise, gas, smoke, recurrent generated vibrations, fire hazard, electrical disturbance, particulate matter, or radiation” as well as live-work studios. The current “LIVE/WORK STUDIO” definition does not reflect the potential combination of a residential use with these types of light industrial uses as permitted by the zone.
6	1.2 Definitions	<b>Amend the definition for “SECONDARY SUITE”</b> to include residential uses other than single-family dwellings.	“SECONDARY SUITES” are permitted in residential housing types other than single-family homes as per Section 2.2.01. Staff recommend the proposed amendment to improve clarity regarding this use.
7	1.2 Definitions	<b>Amend the definition for “STOREY”</b> to	Staff recommend the proposed amendment to correct an error in the current “STOREY”

		correct a spelling error.	definition which uses a lowercase “l” instead of the number “1”.
8	2.1.10 Uses Permitted in Any Zone	<b>Amend Section 2.1.10</b> to permit home occupation – office use only in any Zone secondary to a residential use unless specifically excluded.	Home occupations – office use only are already permitted in any zone that permits one-family dwelling use. The proposed amendment would additionally permit this use in the few zones that permit residential uses such as attached housing or apartments but do not permit one-family dwellings. Office use only home-occupations do not permit clients, customers, or non-resident employees to come to the home, so no additional traffic is expected or parking required. All bylaw requirements for home occupations would also still be applicable including regulations prohibiting the storage of materials outside the home, and any noise, dust, odour, etc. beyond that normally associated with a dwelling. Staff recommend the proposed amendment as office use only home occupations are expected to have little to no impact to surrounding units or properties, and it aligns with the OCP policies which promote home occupations incidental to residential uses.
9	2.1.10 Uses Permitted in Any Zone	<b>Amend Section 2.1.10</b> to permit accessory buildings and structures in all zones unless specifically excluded.	Accessory buildings and structures are explicitly listed as a permitted use in some zones, and inadvertently missed in others. Any accessory buildings or structures would follow all bylaw regulations including Section 2.1.06 of the Land Use Bylaw No. 151 unless otherwise specified in the zone. Staff recommend this proposed amendment as it will improve clarity regarding this use and prevent the use from being inadvertently excluded in the future.
10	6.2.01 RM2 Permitted Uses	<b>Amend Section 6.2.01</b> to correct formatting errors.	Staff recommend the proposed amendment to correct errors in the listing of permitted uses and improve the readability of this section.
11	6.6A.02 RM7 Basic Development	<b>Amend Section 6.6A.02</b> to replace sections inadvertently removed in previous amendment.	Staff recommend the proposed amendment to re-add Sections 6.6A.02 (2-3) which were inadvertently removed in a previous amendment.
12	8.1.01 M1 Permitted Uses	<b>Amend Section 8.1.01</b> to update the formatting.	Staff recommend the proposed amendment to update the formatting to clearly identify excluded uses and improve the clarity and readability of the section.
13	8.3 M3 Zone	<b>Remove Section 8.3</b>	Staff recommend the proposed amendment to remove the M3 zone as this zone is no longer in use.

14	9.4.01 P4 Permitted Uses	<b>Amend Section 9.4.01</b> to add home occupations as a permitted use	Staff recommend the proposed amendment to align the Land Use Bylaw No 151. with uses already permitted in the Belmont Park Neighbourhood, which is Crown Federal lands. Businesses on Crown Federal lands do not require a business license as per the Business License Bylaw No. 1812. Businesses including home occupations in this area are permitted with approval from the Department of National Defense (DND). This proposed amendment also aligns with the OCP policies which promote home occupations incidental to residential uses.
15	10.1.4 RBCD1 Permitted Uses	<b>Amend Section 10.1.4</b> to correct a formatting error	Staff recommend the proposed amendment to correct an error from a previous amendment that resulted in footer text being included in the section.
16	10.3.3 RBCD3 Permitted Uses	<b>Amend Section 10.3.3</b> to remove references to uses and areas that are no longer in the zone.	Sections 10.1.4(2) and 10.1.4(3) are no longer relevant to the RBCD3 zone as they reference duplex uses which is no longer permitted in the RBCD3 zone, and areas for subdivision that have since been rezoned. Staff recommend the proposed amendment to improve the clarity and readability of the section.
17	10.4.3 RBCD5 Comprehensive Development	<b>Amend Section 10.4.3</b> to correct referenced sections within the zone.	In a previous amendment, the numbering for the RBCD5 Zone was updated, but the sections referenced in 10.4.3 were not updated accordingly. Staff recommend the proposed amendment to reference the correct development regulation sections.
18	10.4.7 RBCD5 Zone Map	<b>Amend Section 10.4.7</b> to replace the RBCD5 Zone Map ( <b>Appendix 3</b> ).	The current RBCD5 Zone Map does not show the Residential, Neighbourhood Park, and Neighbourhood Natural Park areas referenced in Section 10.4.4(1). Staff recommend replacing the RBCD5 Zone Map to clearly designate these areas.
19	10.33.2(3e) CD28 Permitted Uses Area 5	<b>Amend Section 10.33.2(3e)</b> to correct numbering and formatting.	Staff recommend the proposed amendments to correct the numbering and formatting to help improve the clarity and readability of the section.
20	10.33.2(3j) CD28 Permitted Uses Area 10	<b>Amend Section 10.33.2(3j)</b> to add public building as a permitted use to Area 10 of the CD28 Zone.	Staff recommend the proposed amendment to re-add public building as a permitted use as it was inadvertently removed in a previous amendment.
21	10.33.5(4d) CD28 Development Regulations Area 5	<b>Amend Section 10.33.5(4d)</b> to correct the wording within the section.	Section 10.33.5(4d) incorrectly references height instead of area when regulating the portion of the roof permitted to be covered by structures. Staff recommend the proposed

			amendment to correct the wording and improve the clarity and readability of the section.
22	10.33.5(10b) CD28 Development Regulations Area 10	<b>Amend Section 10.33.5.(10b)</b> to correct the wording within the section.	The regulation table incorrectly references rear land access instead of rear lane access for one and two-family dwelling fronting street setbacks. Staff recommend the proposed amendment to correct the wording and improve the clarity and readability of the section.
23	10.33.6(1) CD28 Subdivision of Two-Family Dwelling and Attached Housing	<b>Amend Section 10.33.6(1)</b> to correct formatting.	The minimum lot areas in 10.33.6(1) currently use the unit m <sup>^</sup> instead of m <sup>2</sup> . Staff recommend correcting this to improve the clarity and readability of the section.
24	10.33.6(2) CD28 Subdivision of Two-Family Dwelling and Attached Housing	<b>Amend Section 10.33.6(2)</b> enable a 0m side yard setback for fee-simple row homes and associated accessory buildings.	The side yard setback requirements for two family and attached housing is not intended to be a required separation between attached units. Staff recommend the proposed amendment to facilitate the construction of fee-simple row homes and associated accessory buildings with party walls and improve clarity on the setback regulations.
25	10.35.5(2a) CD31 Development Regulations Area 1	<b>Amend Section 10.35.5(2)</b> to remove strikethrough text.	The regulation table currently includes strikethrough text that was intended to be removed. Staff recommend the proposed amendment to remove this text which will improve the clarity and readability of the section.

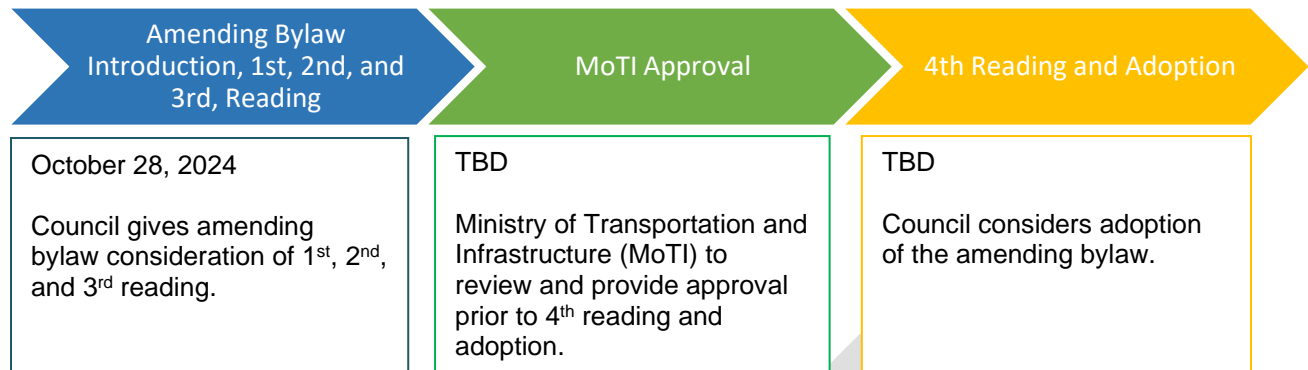
**OPTIONS / ALTERNATIVES**

1. **STAFF RECOMMENDATION;** THAT “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024” be given consideration for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading; OR
2. THAT “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024” be deferred for more information; OR
3. Another option as determined by Council.

**COMMUNICATIONS**

A public hearing is not required where a proposed zoning bylaw is consistent with the Official Community Plan (OCP) as per Section 464(2) of the *Local Government Act*. Notice of this amending bylaw was provided in accordance with the *Local Government Act* and the Public Notice Bylaw No. 1933. Notice was posted in two consecutive issues of the local newspaper and to the City’s website with supporting documents made available for public viewing from October 11<sup>th</sup> to October 28<sup>th</sup>.

**TIMELINES**



**CLIMATE CONSIDERATIONS**

Staff have not identified any significant climate considerations.

**FINANCIAL CONSIDERATION**

Staff have not identified any significant financial considerations.

**CONCLUSIONS**

The proposed amendment will help improve the clarity and accuracy of the Colwood Land Use Bylaw No 151. The amendments include corrections from previously adopted amendments, updates to definitions, formatting corrections, and minor amendments to the General Provisions section. Staff recommend that the proposed amendment receives 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading as the proposed changes align with the OCP and will improve the usability of the bylaw.

Respectfully submitted,

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Kaitlyn Suzuki  
Planning Technician

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John Rosenberg, ASCT  
Director of Engineering & Development Services

**ADMINISTRATORS COMMENTS:**

I have read the report and endorse the recommendation

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Robert Earl  
Chief Administrative Officer

**Attachments:**

- APPENDIX 1: DRAFT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024
- APPENDIX 2: Proposed Amendments – Red Line Copy
- APPENDIX 3: RBCD5 Zone Map

# Land Use Bylaw No. 151 Omnibus Amendment

Council Meeting

October 28, 2024



# Proposal

The 2024 annual proposed omnibus amendments include

- corrections to formatting and wording;
- removing sections that are no longer in use;
- updating and adding definitions ; and
- minor changes to align with previously approved amendments and the OCP.

Economy	Infrastructure	Engagement
Colwood is a thriving community 	Colwood's infrastructure supports quality of life 	Colwood is a community that works and plays together 
Well-being	Governance	Environment
Colwood is a community that cares 	Colwood is a well managed City 	Colwood is a Climate Action leader 

This proposal aligns with the Governance pathway of Colwood's 2024-2027 Strategic Plan by improving the accuracy and clarity of the Land Use Bylaw.

# Section 1.2 Definitions

## Update housing type definitions to increase clarity around secondary suites

### “SECONDARY SUITE”

means an additional self-contained dwelling unit which is ancillary to a principal residential use and which:

1. is within a building or a part of a building of residential occupancy containing only one other dwelling unit; and,
2. is located in a building or a part of a building which is a single real estate entity.

### “DWELLING, ONE FAMILY”

means a building containing one Dwelling Unit, or one Dwelling Unit and an accessory secondary suite used for residential use.

### “DWELLING, TWO FAMILY”

means a building containing two Dwelling Units, other than secondary suites, used for residential use.

### “ATTACHED HOUSING”

means a building (or buildings) divided into not less than three dwelling units, other than secondary suites, with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.



# Section 1.2 Definitions

## **Add a definition for home occupation – office use only**

- This is a permitted use in multiple zones, but it is not explicitly defined.

"HOME OCCUPATION – OFFICE USE ONLY"

means a home occupation where no clients, customers, or non-residential employees come to the home.

### **Zones Permitting Office Use Only Home Occupations**

R5	RBCD1	RBCD1A	RBCD2	CD2	CD3	CD4	CD5
CD6	CD7	CD10	CD12	CD13	CD14	CD15	CD16
CD17	CD19	CD22	CD28	CD29	CD19	CD32	CD35
CD38	CD39	CD40					

# 2.1.10 Uses Permitted in Any Zone

Two uses proposed to be added to Section 2.1.10 Uses Permitted in Any Zone.

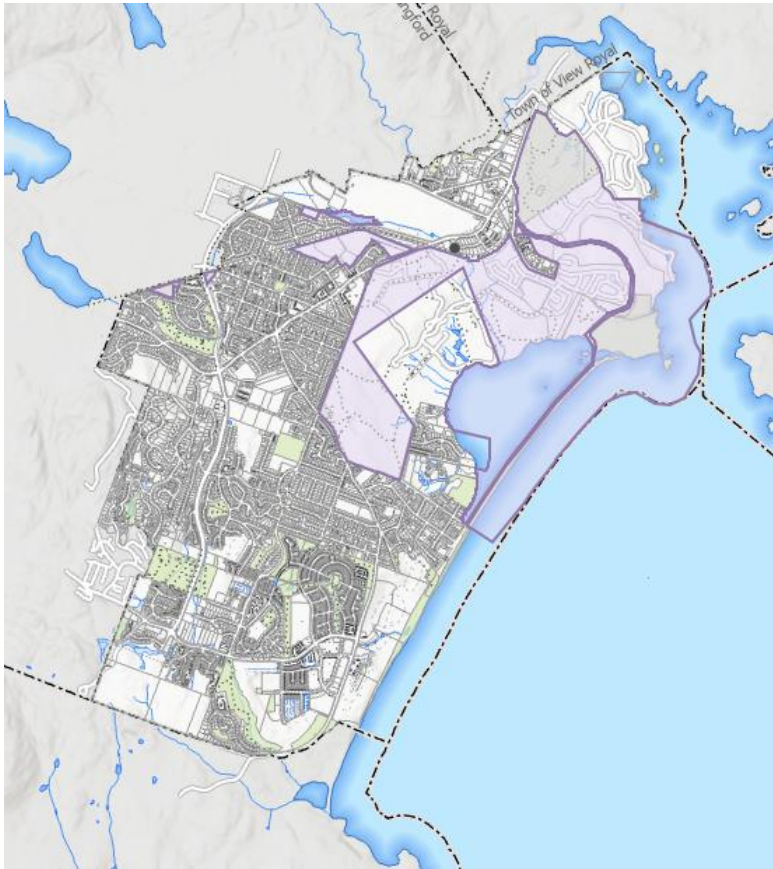
## **Home occupations – office use only, secondary to a residential use**

- Already permitted in majority of residential zones.
- All existing home occupation regulations still apply.
- Intended to have little to no impact on neighboring units and/or properties.
- Aligns with the OCP policies which promote home occupations incidental to residential uses.

### **Policy 15.2.2.5 Home Occupations**

Maintain support for home occupations – which are incidental to a residential use and do not cause an alteration in the external residential appearance of the land – in all neighbourhoods across Colwood, while protecting against disturbance to neighbours. Expand opportunities for live-work building typologies.

# Zone Specific Regulations – P4



## **Add Home occupations as a permitted use to P4 Zone**

- Only residential area in the P4 zone is the Belmont Park Neighbourhood.
- Business Licenses not required for businesses on Crown Federal Lands.
- Businesses including home occupation are permitted in Belmont Park with approval from the Department of National Defense (DND).
- Aligns with OCP policies which promote home occupations incidental to residential uses.

# Zone Specific Regulations – CD28

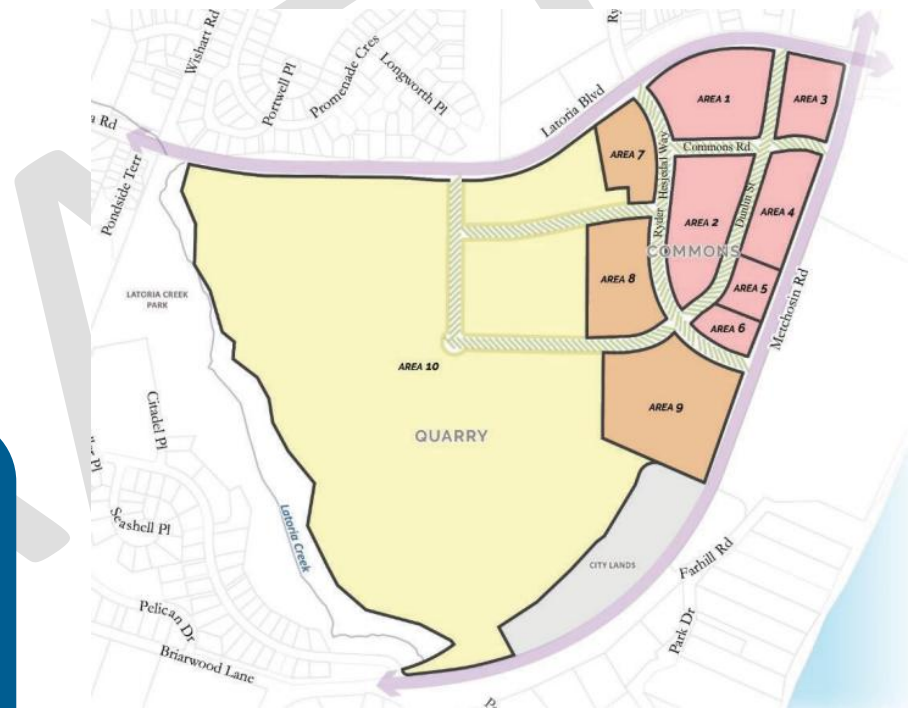
## Add public building as a permitted use to CD28 Zone Area 10

- Use was inadvertently removed in a previous amendment.
- Aligns with OCP Latoria South Sub Area Plan.

### OCP Latoria South Sub-Area Plan

#### 4.3.10 Area 10

A significant portion of the site has been earmarked for community amenities including an elementary school, fire hall, active and passive park areas, trails and multi-use pathways, and pedestrian connectivity throughout the neighbourhood.



# Zone Specific Regulations – CD28

## **Add 0m side yard setback for fee-simple rowhouses and associated accessory buildings**

- Fee-simple rowhouses are a form of attached housing with units located on separate lots with shared party walls.
- Side yard setback not intended to separate attached housing units.
- OCP Latoria South Sub-Area Plan supportive of a variety of housing forms including rowhouses.

### **OCP Latoria South Sub-Area Plan**

#### **4.2.1 Ground Oriented Residential**

Provide a mix of housing types including single-detached, duplexes, triplexes, rowhouses, and townhouses, and provide flexibility in land use regulations to consider various live/work scenarios.



# Communication

Notice of this amending bylaw was posted to the City website with supporting documentation made available for public viewing from October 11<sup>th</sup> to October 28<sup>th</sup>.

Notices were also posted in two consecutive issues of the Goldstream Gazette in accordance with the *Local Government Act* and the Public Notice Bylaw No.1933.



# Options / Alternatives

## Option 1

THAT “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024” be given consideration for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading

## Option 2

THAT “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024” be deferred for more information

## Option 3

Another option as determined by Council

Thank you!

DRAFT



**CITY OF COLWOOD  
BYLAW NO 2039**

**A BYLAW TO AMEND BYLAW NO.151 BEING THE “COLWOOD LAND USE BYLAW, 1989”**

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

**1. CITATION**

This Bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024”.

**2. AMENDMENT**

Bylaw No. 151, the “Colwood Land Use Bylaw, 1989” is amended as follows:

**a) In “Section 1.2 Definitions”, replace the definition for “ATTACHED HOUSING” with the following:**

“ATTACHED HOUSING”

means a building (or buildings) divided into not less than three dwelling units, other than secondary suites, with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.

**b) In “Section 1.2 Definitions”, replace the definition for “DWELLING, ONE FAMILY” with the following:**

“DWELLING, ONE FAMILY”

means a building containing one Dwelling Unit, or one Dwelling Unit and an accessory secondary suite used for residential use.

**c) In “Section 1.2 Definitions”, replace the definition for “DWELLING, TWO FAMILY” with the following:**

“DWELLING, TWO FAMILY”

means a building containing two Dwelling Units, other than secondary suites, used for residential use.

**d) In “Section 1.2 Definitions”, replace the definition for “HOME OCCUPATION – OFFICE USE ONLY” with the following:**

“HOME OCCUPATION – OFFICE USE ONLY”

means a home occupation where no clients, customers, or non-residential employees come to the home.

**e) In “Section 1.2 Definitions”, replace the definition for “LIVE/WORK STUDIO” with the following:**

**“LIVE / WORK STUDIO”**

means a commercial or light industrial use of premises within a building that also has residential uses. Individual live/work premises may be used solely for commercial or light industrial uses, or a commercial or light industrial use may be combined with a residential use in such a manner that the residential and commercial or light industrial uses constitute a single occupancy of the premises.

For the purpose of this definition, “light industrial uses” are not permitted to create dust, heat, glare, odour, noise, gas, smoke, recurrent generated vibrations, fire hazard, electrical disturbance, particulate matter, or radiation.

For the purposes of this definition a “commercial use” means one of the following:

1. Barber shops, beauty parlour and health spas,
2. Craft studios, including but without limiting the generality of the foregoing: painting, printing, photography, pottery and ceramics, sculpture, carvings, and excluding boat building and auto refurbishing,
3. Educational tutoring,
4. Garment making and the manufacture of small leather goods, but excluding the tanning or curing of leather,
5. Offices,
6. Professional office,
7. Repair of household furnishings, including computers, and
8. Retail sale of goods manufactured within a live/work studio.

**f) In “Section 1.2 Definitions”, replace the definition for “SECONDARY SUITE” with the following:**

**“SECONDARY SUITE”**

means an additional self-contained dwelling unit which is ancillary to a principal residential use and which:

1. is within a building or a part of a building of residential occupancy containing only one other dwelling unit; and,
2. is located in a building or a part of a building which is a single real estate entity.

**g) In “Section 1.2 Definitions”, replace the definition for “STOREY” with the following:**

**“STOREY”**

means all storeys of a building having a floor level above an elevation of 1.5 m below the average finished grade.

**h) Replace Section 2.1.10 with the following:**

Except where specifically excluded the following uses shall be permitted in any Zone:

1. Public utility poles, pipelines, traffic control devices, and underground or submarine utility systems, the installations of which may be sited on any portion of a lot;
2. Railway lines and similar public transportation corridors;
3. Hiking trails, horse trails, public parks and playgrounds;
4. Show homes in any Zone that permits a one-family dwelling use;
5. Home occupations – office use only, secondary to a residential use; and
6. Accessory buildings and structures.

**i) Replace Section 6.2.01 with the following:**

In addition to the uses permitted by Section 2.1.10 of this bylaw, the following uses and no others shall be permitted in the Attached Housing (RM2) Zone:

1. Attached Housing;
2. One-family dwelling and two-family dwelling;
3. Home occupations in a one-family or two-family dwelling;
4. Accessory buildings and structures;
5. Secondary suite;
6. Accessory dwelling unit; and
7. Show homes.

**j) Replace Section 6.6A.02 with the following:**

1. In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others are permitted in the Medium Density Residential 7 (RM7) zone:
  - a. Apartment
  - b. Apartment (Senior Citizens)
  - c. Attached housing (includes duplex units)
  - d. Home occupations
  - e. Not more than 1 boarder or lodger in a dwelling unit provided that no dwelling unit shall be occupied by more than four unrelated persons;
  - f. Accessory buildings and structures; and
  - g. Accessory dwelling units.
2. On land legally described as Lot 2, Section 96, Esquimalt District, Plan 27355 the number of dwelling units shall not exceed three.
3. The regulations in Sections 5.3.03 through 5.3.07 shall apply.

**k) Replace Section 8.1.01 with the following:**

In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the Light Industrial (M1) Zone:

1. Coffee shops;
2. Light Industrial uses which are not noxious or offensive by reason of permitting odours, dust, smoke, gas or noise, including but without limiting the generality of the foregoing,

- establishments for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and signs.
3. The following uses are specifically excluded:
    - a. any use considered offensive under the Health Act;
    - b. refuse and garbage dumps; and
    - c. the burning of motor vehicles and other things for salvage purposes;
  4. Repair of household furnishings;
  5. Retail sale, rental and repair of tools and small equipment such as chain saw, hand and edge tools, lawn mowers, motorbikes, rototillers and outboard motors;
  6. Repair of automobiles, trucks, boats, camper vehicles, mobile homes and farm machinery and parts and accessories thereof;
  7. Wholesale and storage buildings, not exceeding a total of 900 m<sup>2</sup> of floor area;
  8. One dwelling unit for a caretaker;
  9. Unenclosed storage accessory to a principal use; and
  10. Accessory buildings and structures.

**l) Delete Section 8.3;**

**m) Replace Section 9.4.01 with the following:**

In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the Park and Open Space (P4) Zone:

1. Agricultural fair grounds;
2. Cemetery;
3. Civic uses;
4. Golf courses;
5. One-family dwelling;
6. Accessory buildings and structures;
7. Secondary suite;
8. Accessory dwelling unit; and
9. Home occupations.

**n) Replace Section 10.1.4 with the following:**

In addition to the uses permitted by Section 2.1.10 the following uses and no others are permitted in the RBCD1 Zone:

1. Detached dwelling;
2. Duplex;
3. Attached housing;
4. Accessory dwelling unit;
5. Secondary suites in detached dwellings on estate, large or standard lots. Permitted only as a density bonus in exchange for the execution and delivery by the owner of a housing agreement dealing with occupancy;

6. Not more than 2 boarders or lodgers in a dwelling unit that does not contain a secondary suite, provided that no dwelling unit shall be occupied by more than four unrelated persons;
7. Home occupations;
8. Schools;
9. Automatic telephone exchange building;
10. Show homes; and
11. Presentation centre.

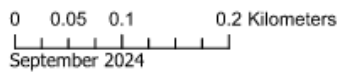
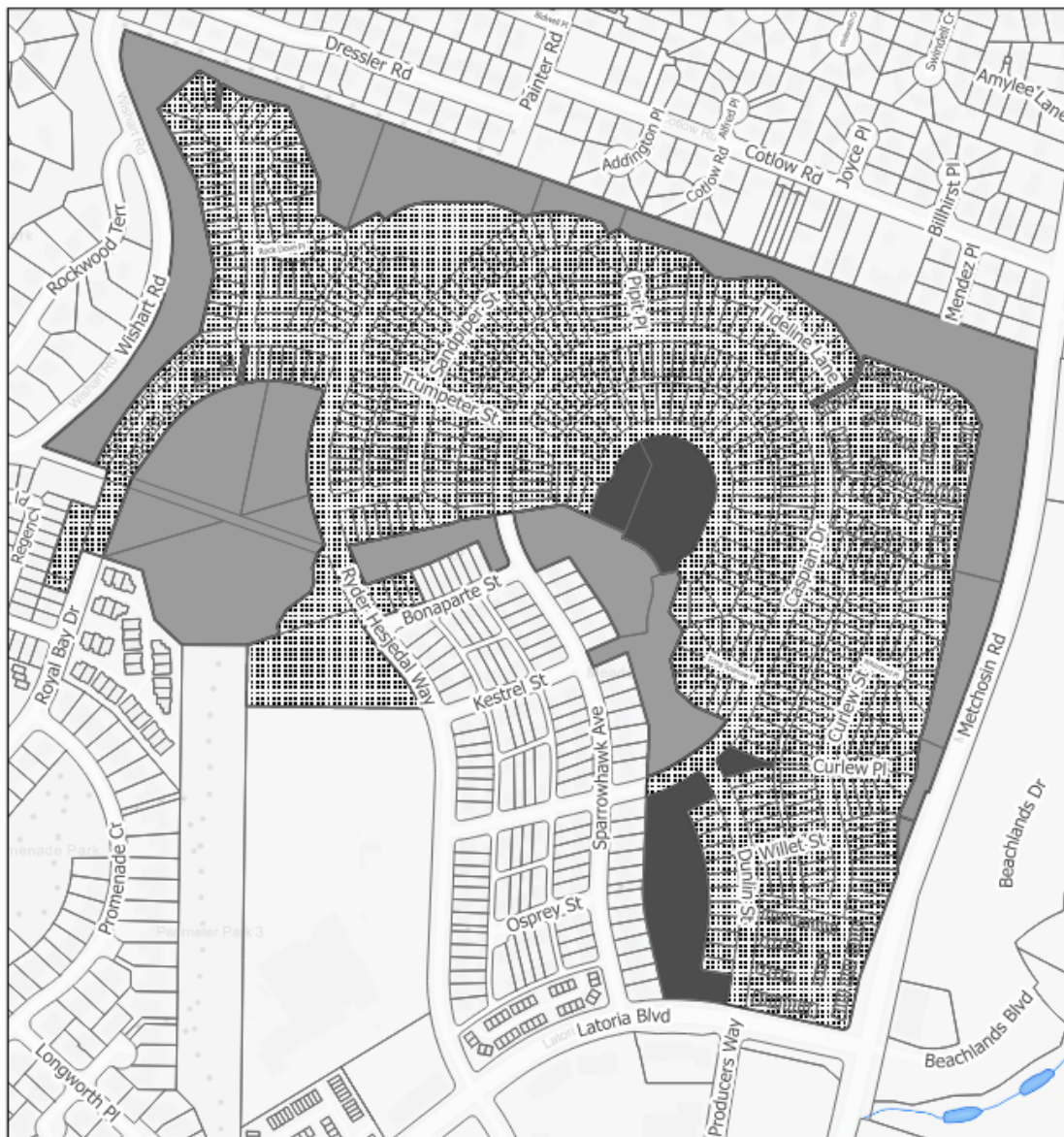
**o) Delete Section 10.3.3 (2-3):**

**p) Replace Section 10.4.3 with the following:**




The land in the RBCD5 zone may be developed in accordance with Sections 10.4.4 and 10.4.5 if the Owner:

- a. contributes to an affordable housing reserve fund of the City \$2,000 per dwelling unit, such payment to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or issuance of the building permit authorizing the construction of the dwelling unit; and
- b. contributes to a community amenity reserve fund of the City \$3,000 per dwelling unit, such payment to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or issuance of the building permit authorizing the construction of the dwelling unit, and for this purpose “community amenity” means community buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities.

**q) Replace the RBCD5 Zone Map in Section 10.4.7 with the following:**



**RBCD5 ZONE**

- ZoneSubArea**
-  Neighbourhood Natural Park
  -  Neighbourhood Park
  -  Residential

**r) Replace Section 10.33.2(3e) with the following:**

Within that area of land identified as Area 5 in the CD 28 Zone on the CD 28 Zone map:

- i. Animal hospital provided no overnight kenneling
- ii. Assembly and Entertainment Uses
- iii. Artist Studio
- iv. Bakery, not exceeding 200 m<sup>2</sup> in floor area
- v. Brewhouse
- vi. Brewery / Distillery



- vii. Colleges, Universities and Trade Schools
- viii. Congregate Housing, including visitor short-term stay suites
- ix. Day Care
- x. Eating and Drinking Establishment
- xi. Health Care Facility and Treatment Centre (public or private)
- xii. Limited light industries, including testing, servicing and repair but excluding manufacturing, processing or assembly.
- xiii. Live/Work Studio
- xiv. Nursing Home
- xv. Office, Medical
- xvi. Office, Professional
- xvii. Personal Service
- xviii. Pet Daycare
- xix. Presentation Centre
- xx. Printing & Publishing
- xxi. Scientific or Technological Research Facility

**s) Replace Section 10.33.2(3j) with the following:**

Within that area of land identified as Area 10 in the CD 28 Zone on the CD 28 Zone map:

- i. Attached Housing
- ii. Accessory Dwelling Unit
- iii. Boarding and Lodging
- iv. Home Occupation
- v. One-family dwelling
- vi. Secondary suites
- vii. Two-family dwelling
- viii. Public building
- ix. Presentation Centre

**t) Replace Section 10.33.5(4d) with the following:**

Notwithstanding the Development Regulations in Section 10.33.5.4.b and Section 2.1.08 Height of Buildings and Structures, where a Health Care Facility and Treatment Centre is proposed for Area 4, the area of buildings and structures including cooling towers, elevator, ventilating machinery penthouses shall not cover more than 12% of the roof area of the principal building.

**u) Replace Section 10.33.5(10b) with the following:**

Regulation Table:

Regulation	One-Family Dwelling	Two-Family Dwelling	Attached Housing	Public Buildings
Minimum Lot Area	278m <sup>2</sup>	370m <sup>2</sup>	1,800m <sup>2</sup>	n/a
Minimum Lot Width	9.0m	11.0m	17.0m	n/a

	7.5m for rear lane access			
Floor Area Ratio	n/a	n/a	1.0	n/a
Maximum Lot Coverage	50%	50%	50%	40%
Maximum Building Height	9.5m	9.5m	12.5m	14.0m
Maximum Accessory Buildings and Structures Height	4.5m	4.5m	4.5m	4.5m
	7.0m for Accessory Dwelling Unit	7.0m for Accessory Dwelling Unit	7.0m for Accessory Dwelling Unit	
<b>Minimum Building Setbacks</b>				
Fronting Street	4.5m	4.5m	3.0m with rear lane access	7.5m
	3.0m with rear lane access	3.0m with rear lane access	6.0m to garage / carport face	
	6.0m to garage / carport face	6.0m to garage / carport face		
Side	1.2m	1.2m	1.2m	6.0m
Exterior Side	3.0m	3.0m	3.0m	7.5m
Rear – Principal Building	6.0m	6.0m	6.0m	10.0m
Rear – Accessory Building	s.2.1.06	s.2.1.06	s.2.1.06	10.0m

**v) Replace Section 10.33.6 with the following:**

1. A lot on which a two-family dwelling or attached housing has been constructed may be subdivided under the Land Title Act such that each dwelling is on a separate fee simple lot, provided that such separate lot has a minimum lot width of at least 6.0 m and a minimum lot area of at least 185 m<sup>2</sup> in the case of a two-family dwelling, or a minimum lot width of at least 5.0 m and a minimum lot area of at least 150 m<sup>2</sup> in the case of attached housing.
2. The minimum side yard setbacks in Section 10.33.5 do not apply, in the case of a two-family dwelling, attached housing or accessory building, in relation to a side lot line on which a party wall has been constructed or is proposed to be constructed.

**w) Replace Section 10.35.5(2a) with the following:**

Regulation Table:

Regulation	General/Mixed Use	Apartments	Attached housing
Minimum Lot Area	1,800m <sup>2</sup>	1,800m <sup>2</sup>	1,800m <sup>2</sup>
Minimum Lot Width	18.0m	18.0m	17.0m
Floor Area Ratio	2.5	2.5	1.2

Maximum Lot Coverage	50%	50%	50%
	80% for underground parking	80% for underground parking	
Maximum Building Height	20m	20m	12.5m
<b>Minimum Building Setbacks</b>			
Fronting Street	4.5m	4.5m	3.0m with rear lane access 6.0m to garage / carport face
Side	3.0m	3.0m	1.2m
Exterior Side	3.0m	3.0m	3.0m
Rear	3.0m	4.5m	4.5m

**READ A FIRST TIME** on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**READ A SECOND TIME** on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**PUBLIC HEARING** held on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**READ A THIRD TIME** on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**RECEIVED APPROVAL OF THE  
MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE** on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**ADOPTED** on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

Proposed Amendments – Red Line Copy

#	Section of Land Use Bylaw No. 151	Proposed Amendment Rationale
1	1.2 Definitions	<p>"ATTACHED HOUSING" means a building (or buildings) divided into not less than three dwelling units, <b>other than secondary suites</b>, with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.</p>
2	1.2 Definitions	<p>"DWELLING, ONE FAMILY" means a building containing one Dwelling Unit, <b>or one Dwelling Unit and an accessory secondary suite</b> used for residential use.</p>
3	1.2 Definitions	<p>"DWELLING, TWO FAMILY" means a building containing two Dwelling Units, <b>other than secondary suites</b>, used for residential use.</p>
4	1.2 Definitions	<p>"HOME OCCUPATION – OFFICE USE ONLY" means a home occupation where no clients, customers, or non-residential employees come to the home.</p>
5	1.2 Definitions	<p>"LIVE / WORK STUDIO" means a commercial <b>or light industrial</b> use of premises within a building that also has residential uses. Individual live/work premises may be used solely for commercial <b>or light industrial</b> uses, or a commercial <b>or light industrial</b> use may be combined with a residential use in such a manner that the residential and commercial <b>or light industrial</b> uses constitute a single occupancy of the premises. <b>, and for</b>  <b>For the purpose of this definition, "light industrial uses" are not permitted to create dust, heat, glare, odour, noise, gas, smoke, recurrent generated vibrations, fire hazard, electrical disturbance, particulate matter, or radiation.</b>  <b>For the purposes of this definition a "commercial use" means one of the following:</b></p> <ol style="list-style-type: none"> <li>1. Barber shops, beauty parlour and health spas,</li> <li>2. Craft studios, including but without limiting the generality of the foregoing: painting, printing, photography, pottery and ceramics, sculpture, carvings, and excluding boat building and auto refurbishing,</li> <li>3. Educational tutoring,</li> <li>4. Garment making and the manufacture of small leather goods, but excluding the tanning or curing of leather,</li> <li>5. Offices,</li> <li>6. Professional office,</li> <li>7. Repair of household furnishings, including computers, and</li> </ol>

		8. Retail sale of goods manufactured within a live/work studio.
6	1.2 Definitions	<p>“SECONDARY SUITE”</p> <p>means an additional self-contained dwelling unit which is ancillary to a principal <del>one-family</del> residential use and which:</p> <ol style="list-style-type: none"> <li>1. is within a building <del>or part of a building</del> of residential occupancy containing only one other dwelling unit; and,</li> <li>2. is located in <del>and is a building or a</del> part of a building which is a single real estate entity.</li> </ol>
7	1.2 Definitions	<p>"STOREY"</p> <p>means all storeys of a building having a floor level above an elevation of <del>t</del>1.5 m below the average finished grade.</p>
8, 9	2.1.10 Uses Permitted in Any Zone	<p>Except where specifically excluded the following uses shall be permitted in any Zone:</p> <ol style="list-style-type: none"> <li>1. Public utility poles, pipelines, traffic control devices, and underground or submarine utility systems, the installations of which may be sited on any portion of a lot;</li> <li>2. Railway lines and similar public transportation corridors;</li> <li>3. Hiking trails, horse trails, public parks and playgrounds;</li> <li>4. Show homes in any Zone that permits a one-family dwelling use; <del>and</del></li> <li>5. Home occupations – office use only, <del>in any Zone that permits a one-family dwelling use secondary to a residential use; and</del></li> <li>6. Accessory buildings and structures.</li> </ol>
10	6.2.01 RM2 Permitted Uses	<p>In addition to the uses permitted by Section 2.1.10 of this bylaw, the following uses and no others shall be permitted in the Attached Housing (RM2) Zone:</p> <ol style="list-style-type: none"> <li>1. Attached Housing;</li> <li>2. One-family dwelling and two-family dwelling;</li> <li>3. Home occupations in a one-family or two-family dwelling;</li> <li>4. Accessory buildings <del>and structures;</del></li> <li><del>5. dings and structures;</del></li> <li><del>6:</del> 5. Secondary suite;</li> <li><del>7:</del> 6. Accessory dwelling unit; and</li> <li><del>8:</del> 7. Show homes.</li> </ol>
11	6.6A.02 RM7 Basic Development	<ol style="list-style-type: none"> <li>1. In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others are permitted in the Medium Density Residential 7 (RM7) zone: <ol style="list-style-type: none"> <li>a. Apartment</li> <li>b. Apartment (Senior Citizens)</li> <li>c. Attached housing (includes duplex units)</li> <li>d. Home occupations</li> <li>e. Not more than 1 boarder or lodger in a dwelling unit provided that no dwelling unit shall be</li> </ol> </li> </ol>

		<p>occupied by more than four unrelated persons;</p> <p>f. Accessory buildings and structures; and</p> <p>g. Accessory dwelling units.</p> <p>2. On land legally described as Lot 2, Section 96, Esquimalt District, Plan 27355 the number of dwelling units shall not exceed three.</p> <p>3. The regulations in Sections 5.3.03 through 5.3.07 shall apply.</p>
12	8.1.01 M1 Permitted Uses	<p>In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the Light Industrial (M1) Zone:</p> <p>1. Coffee shops;</p> <p>2. Light Industrial uses which are not noxious or offensive by reason of permitting odours, dust, smoke, gas or noise, including but without limiting the generality of the foregoing, establishments for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and signs.</p> <p>3. The following uses are specifically excluded:</p> <p><del>4.</del> a. any use considered offensive under the Health Act;</p> <p><del>5.</del> b. refuse and garbage dumps; and</p> <p><del>6.</del> c. the burning of motor vehicles and other things for salvage purposes;</p> <p><del>7.</del> 4. Repair of household furnishings;</p> <p><del>8.</del> 5. Retail sale, rental and repair of tools and small equipment such as chain saw, hand and edge tools, lawn mowers, motorbikes, rototillers and outboard motors;</p> <p><del>9.</del> 6. Repair of automobiles, trucks, boats, camper vehicles, mobile homes and farm machinery and parts and accessories thereof;</p> <p><del>10.</del> 7. Wholesale and storage buildings, not exceeding a total of 900 m<sup>2</sup> of floor area;</p> <p><del>11.</del> 8. One dwelling unit for a caretaker;</p> <p><del>12.</del> 9. Unenclosed storage accessory to a principal use; and</p> <p><del>13.</del> 10. Accessory buildings and structures.</p>
13	8.3 M3 Zone	<b>Remove Section 8.3</b>
14	9.4.01 P4 Permitted Uses	<p>In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the Park and Open Space (P4) Zone:</p> <p>1. Agricultural fair grounds;</p> <p>2. Cemetery;</p> <p>3. Civic uses;</p> <p>4. Golf courses;</p> <p>5. One-family dwelling;</p>

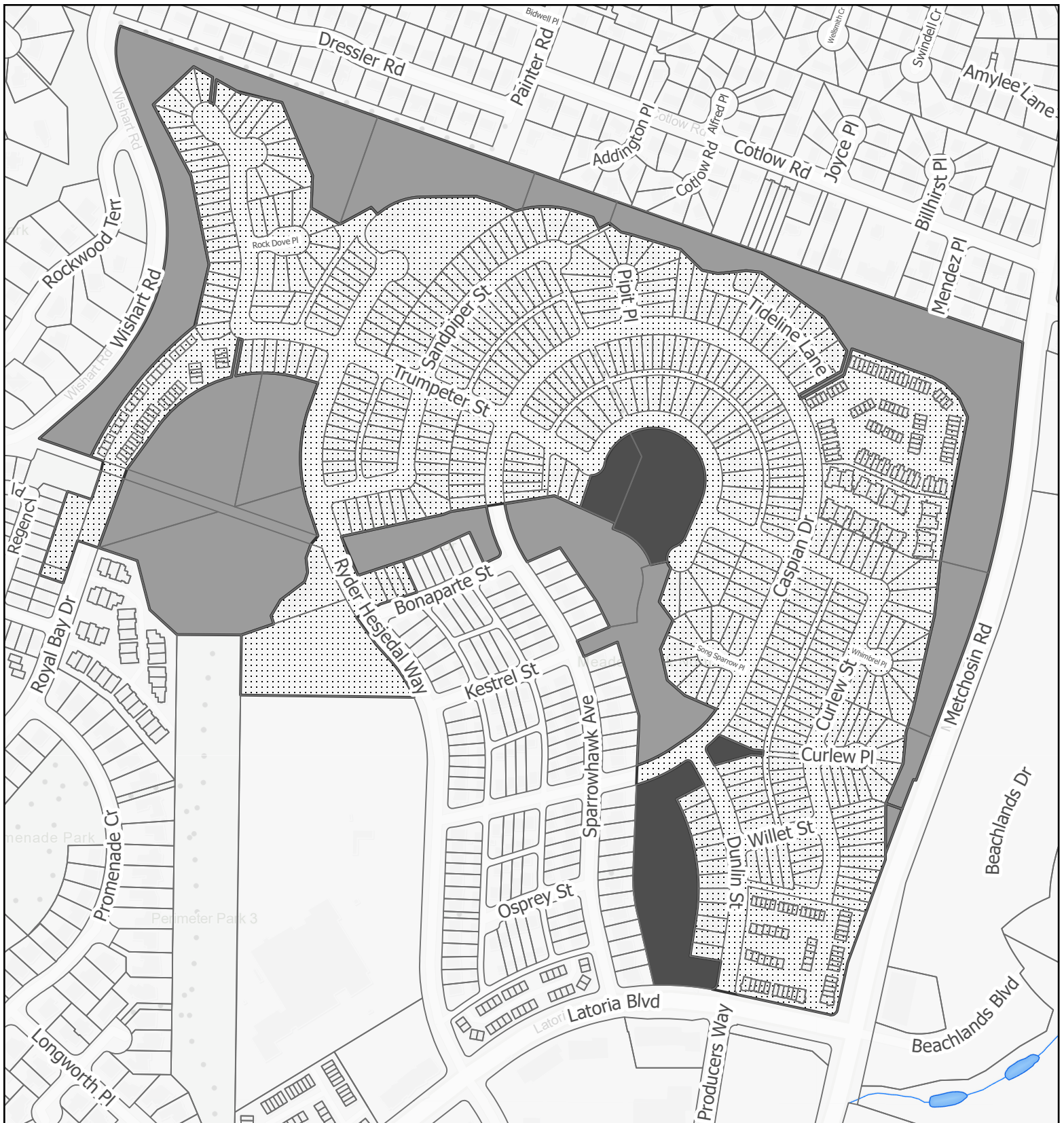
		<p>6. Accessory buildings and structures;</p> <p>7. Secondary suite; <del>and</del></p> <p>8. Accessory dwelling unit; <del>and</del></p> <p>9. Home occupations.</p>
15	10.1.4 RBCD1 Permitted Uses	<p>In addition to the uses permitted by Section 2.1.10 the following uses and no others are permitted in the RBCD1 Zone:</p> <ol style="list-style-type: none"> <li>1. Detached dwelling;</li> <li>2. Duplex;</li> <li>3. Attached housing;</li> <li>4. Accessory dwelling unit;</li> <li>5. Secondary suites in detached dwellings on estate, large or standard lots. Permitted only as a density bonus in exchange for the execution and delivery by the owner of a housing agreement dealing with occupancy; <del>Gotwood Land Use Bylaw 151, 1989 – Consolidated Version Page 179</del></li> <li>6. Not more than 2 boarders or lodgers in a dwelling unit that does not contain a secondary suite, provided that no dwelling unit shall be occupied by more than four unrelated persons;</li> <li>7. Home occupations;</li> <li>8. Schools;</li> <li>9. Automatic telephone exchange building;</li> <li>10. Show homes; and</li> <li>11. Presentation centre.</li> </ol>
16	10.3.3 RBCD3 Permitted Uses	<ol style="list-style-type: none"> <li>1. The minimum lot size within the zone is 300 m<sup>2</sup>.</li> <li><del>2. There shall not be more than 8 duplexes (16 dwelling units) in Phase 2A and not more than 8 duplexes (16 dwelling units) in Phase 2B.</del></li> <li><del>3. No subdivision is permitted except for and until the lands are subdivided into parcels representing the outer boundaries of the various phases that are identified on the RBCD3 and RBCD4 Zone Map. Development permits are required for subdivisions, in accordance with Appendix A of the Gotwood Official Community Plan. Any subdivision of the land other than in conformity with their ultimate subdivision as contemplated by maps in the Official Community Plan will require a covenant on each new parcel to distribute the maximum available density under the zoning among the various parcels being created.</del></li> </ol>
17	10.4.3 RBCD5 Comprehensive Development	<p>The land in the RBCD5 zone may be developed in accordance with Sections <del>10.5.4</del> 10.4.4 and <del>10.5.5</del> 10.4.5 if the Owner:</p> <ol style="list-style-type: none"> <li>a. contributes to an affordable housing reserve fund of the City \$2,000 per dwelling unit, such payment to be made at the earlier of the time of approval of the subdivision creating the lot on which the</li> </ol>

		dwelling unit may be constructed or issuance of the building permit authorizing the construction of the dwelling unit; and b. contributes to a community amenity reserve fund of the City \$3,000 per dwelling unit, such payment to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or issuance of the building permit authorizing the construction of the dwelling unit, and for this purpose “community amenity” means community buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities.
18	10.4.7 RBCD5 Zone Map	Replace RBCD5 Zone Map with map in Appendix 3
19	10.33.2(3e) CD28 Permitted Uses Area 5	<p>Within that area of land identified as Area 5 in the CD 28 Zone on the CD 28 Zone map:</p> <ul style="list-style-type: none"> <li>i. Animal hospital provided no overnight kenneling</li> <li>ii. Assembly and Entertainment Uses</li> <li>iii. Artist Studio <del>iv. Bakery, not exceeding 200 m<sup>2</sup> in floor area</del></li> <li><del>iv.</del> <del>v.</del> Brewery</li> <li><del>v.</del> <del>vi.</del> Brewery / Distillery</li> <li><del>vi.</del> <del>vii.</del> Colleges, Universities and Trade Schools <del>viii. Congregate Housing, including visitor short-term stay suites</del></li> <li><del>viii.</del> <del>viii.</del> Congregate Housing, including visitor short-term stay suites</li> <li><del>vii.</del> <del>ix.</del> Day Care</li> <li><del>viii.</del> <del>x.</del> Eating and Drinking Establishment</li> <li><del>ix.</del> <del>xi.</del> Health Care Facility and Treatment Centre (public or private)</li> <li><del>x.</del> <del>xii.</del> Limited light industries, including testing, servicing and repair but excluding manufacturing, processing or assembly.</li> <li><del>xi.</del> <del>xiii.</del> Live/Work Studio</li> <li><del>xii.</del> <del>xiv.</del> Nursing Home</li> <li><del>xiii.</del> <del>xv.</del> Office, Medical</li> <li><del>xiv.</del> <del>xvi.</del> Office, Professional</li> <li><del>xv.</del> <del>xvii.</del> Personal Service</li> <li><del>xvi.</del> <del>xviii.</del> Pet Daycare</li> <li><del>xvii.</del> <del>xix.</del> Presentation Centre</li> <li><del>xviii.</del> <del>xx.</del> Printing &amp; Publishing</li> <li><del>xix.</del> <del>xxi.</del> Scientific or Technological Research Facility</li> </ul>
20	10.33.2(3j) CD28 Permitted Uses Area 10	<p>Within that area of land identified as Area 10 in the CD 28 Zone on the CD 28 Zone map:</p> <ul style="list-style-type: none"> <li>i. Attached Housing</li> <li>ii. Accessory Dwelling Unit</li> </ul>



		iii. Boarding and Lodging iv. Home Occupation v. One-family dwelling vi. Secondary suites vii. Two-family dwelling <b>viii. Public building</b> <del>viii.</del> ix. Presentation Centre																																																												
21	10.33.5(4d) CD28 Development Regulations Area 5	Notwithstanding the Development Regulations in Section 10.33.5.4.b and Section 2.1.08 Height of Buildings and Structures, where a Health Care Facility and Treatment Centre is proposed for Area 4, the <b>height area</b> of buildings and structures including cooling towers, elevator, ventilating machinery penthouses shall not cover more than 12% of the roof area of the principal building.																																																												
22	10.33.5(10b) CD28 Development Regulations Area 10	<table border="1"> <thead> <tr> <th><b>Regulation</b></th> <th><b>One-Family Dwelling</b></th> <th><b>Two-Family Dwelling</b></th> <th><b>Attached Housing</b></th> <th><b>Public Buildings</b></th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Area</td> <td>278m<sup>2</sup></td> <td>370m<sup>2</sup></td> <td>1,800m<sup>2</sup></td> <td>n/a</td> </tr> <tr> <td>Minimum Lot Width</td> <td>9.0m 7.5m for rear lane access</td> <td>11.0m</td> <td>17.0m</td> <td>n/a</td> </tr> <tr> <td>Floor Area Ratio</td> <td>n/a</td> <td>n/a</td> <td>1.0</td> <td>n/a</td> </tr> <tr> <td>Maximum Lot Coverage</td> <td>50%</td> <td>50%</td> <td>50%</td> <td>40%</td> </tr> <tr> <td>Maximum Building Height</td> <td>9.5m</td> <td>9.5m</td> <td>12.5m</td> <td>14.0m</td> </tr> <tr> <td>Maximum Accessory Buildings and Structures Height</td> <td>4.5m 7.0m for Accessory Dwelling Unit</td> <td>4.5m 7.0m for Accessory Dwelling Unit</td> <td>4.5m 7.0m for Accessory Dwelling Unit</td> <td>4.5m</td> </tr> <tr> <td colspan="5"><b>Minimum Building Setbacks</b></td> </tr> <tr> <td>Fronting Street</td> <td>4.5m 3.0m with rear lane access 6.0m to garage / carport face</td> <td>4.5m 3.0m with rear lane access 6.0m to garage / carport face</td> <td>3.0m with rear lane access 6.0m to garage / carport face</td> <td>7.5m</td> </tr> <tr> <td>Side</td> <td>1.2m</td> <td>1.2m</td> <td>1.2m</td> <td>6.0m</td> </tr> <tr> <td>Exterior Side</td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> <td>7.5m</td> </tr> <tr> <td>Rear – Principal Building</td> <td>6.0m</td> <td>6.0m</td> <td>6.0m</td> <td>10.0m</td> </tr> </tbody> </table>	<b>Regulation</b>	<b>One-Family Dwelling</b>	<b>Two-Family Dwelling</b>	<b>Attached Housing</b>	<b>Public Buildings</b>	Minimum Lot Area	278m <sup>2</sup>	370m <sup>2</sup>	1,800m <sup>2</sup>	n/a	Minimum Lot Width	9.0m 7.5m for rear lane access	11.0m	17.0m	n/a	Floor Area Ratio	n/a	n/a	1.0	n/a	Maximum Lot Coverage	50%	50%	50%	40%	Maximum Building Height	9.5m	9.5m	12.5m	14.0m	Maximum Accessory Buildings and Structures Height	4.5m 7.0m for Accessory Dwelling Unit	4.5m 7.0m for Accessory Dwelling Unit	4.5m 7.0m for Accessory Dwelling Unit	4.5m	<b>Minimum Building Setbacks</b>					Fronting Street	4.5m 3.0m with rear lane access 6.0m to garage / carport face	4.5m 3.0m with rear lane access 6.0m to garage / carport face	3.0m with rear lane access 6.0m to garage / carport face	7.5m	Side	1.2m	1.2m	1.2m	6.0m	Exterior Side	3.0m	3.0m	3.0m	7.5m	Rear – Principal Building	6.0m	6.0m	6.0m	10.0m
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23, 24	10.33.6 CD28 Subdivision of Two-Family Dwelling and Attached Housing	<p>1. A lot on which a two-family dwelling or attached housing has been constructed may be subdivided under the Land Title Act such that each dwelling is on a separate fee simple lot, provided that such separate lot has a minimum lot width of at least 6.0 m and a minimum lot area of at least 185 m<sup>Δ2</sup> in the case of a two-family dwelling, or a minimum lot width of at least 5.0 m and a minimum lot area of at least 150 m<sup>Δ2</sup> in the case of attached housing.</p> <p>2. The minimum side yard setbacks in Section 10.33.5 do not apply, in the case of a two-family dwelling, attached housing or accessory building, in relation to a side lot line on which a party wall has been constructed or is proposed to be constructed.</p>				
25	10.35.5(2a) CD31 Development Regulations Area 1	<b>Regulation</b>	<b>General/Mixed Use</b>	<b>Apartments</b>	<b>Attached Housing</b>	
		Minimum Lot Area	1,800m <sup>2</sup>	1,800m <sup>2</sup>	1,800m <sup>2</sup>	
		Minimum Lot Width	18.0m	18.0m	17.0m	
		Floor Area Ratio	2.5	2.5	1.2	
		Maximum Lot Coverage	50% 80% for underground parking	50% 80% for underground parking	50%	
		Maximum Building Height	20m	20m	12.5m	
		<b>Minimum Building Setbacks</b>				
		Fronting Street	4.5m	4.5m	3.0m with rear lane access 6.0m to garage / carport face	
		Side	3.0m	3.0m	1.2m	
		Exterior Side	3.0m <del>upper</del> floors	3.0m	3.0m	
		Rear	3.0m	4.5m	4.5m	



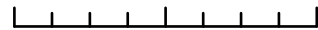
## RBCD5 ZONE

### ZoneSubArea

- Neighbourhood Natural Park
- Neighbourhood Park
- Residential



0 0.05 0.1 0.2 Kilometers



September 2024

# NOTICE OF AMENDING BYLAW

## Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024

<b>MEETING:</b>	<b>Regular Meeting of Council</b>
<b>DATE and TIME:</b>	<b>Monday, October 28, 2024, 6:30pm</b>
<b>PLACE:</b>	<b>Council Chambers, 3300 Wishart Road, Colwood BC</b>

NOTICE IS GIVEN that Council of the City of Colwood will consider First, Second, and Third Reading on Monday, October 28, 2024, at 6:30pm in relation to the proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 216 (2024 Omnibus Amendments), Bylaw No. 2039, 2024**”.

**PURPOSE:** This application proposes administrative amendments and corrections to the Land Use Bylaw No. 151 to make the bylaw easier to understand and implement. These amendments include:

- Updating and clarifying definitions;
- Corrections to formatting and wording;
- Removing sections that are no longer in use;
- Corrections based on previously adopted amendments; and
- Minor amendments to the General Provisions section.

**SUBJECT PROPERTY:** This Bylaw applies to the lands within the City of Colwood.

**INSPECTION OF MATERIALS:** Copies of the proposed bylaw and related materials can be viewed at <https://www.colwood.ca/news> or in person at Colwood City Hall from October 11<sup>th</sup> to October 28<sup>th</sup>, 2024 between 8:30 am and 4:30 pm, Monday to Friday excluding statutory holidays.

### We want to hear from you!

#### WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- Email [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca)
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

#### SPEAK TO COUNCIL

**In Person:** The public is welcome to provide comments in person during the public participation portion of the meeting.

**Electronically:** To pre-register to speak please contact [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) up until noon on the day of the meeting.

**NEED MORE INFORMATION?** Contact Development Services at (250) 294-8153 or [planning@colwood.ca](mailto:planning@colwood.ca).

