

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3172

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT
BYLAW, 2025, NO. 3172"*.

2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as
follows:

(1) by adding the following words and figures in Section 31, Zone Designations,
in the appropriate alpha-numeric sequence:

"Comprehensive Development District No. 171 (868 Old Esquimalt Road)
CD No. 171"

(2) by adding the following text as Section 67.158 (or as other appropriately
numbered subsection within Section 67):

**67.158 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 171 [CD NO.
171]**

In that Zone designated as CD No. 171 [Comprehensive Development
District No. 171] no Building or Structure or part thereof shall be erected,
constructed, placed, maintained or used and no land shall be used except
in accordance with and subject to the regulations contained in or
incorporated by reference into this Section.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Home Occupation

(2) **Density - Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.7.

(3) **Density - Number of Dwelling Units**

No more than six (6) Dwelling Units shall be located on a Parcel.

(4) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by

subdivision shall be 980 square metres.

(4) **Number of Principal Buildings**

Not more than two (2) Principal Buildings shall be located on a Parcel.

(5) **Building Height**

No Principal Building shall exceed a Height of 11.0 metres.

(6) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 36% of the Area of a Parcel.

(7) **Siting Requirements**

(a) **Principal Buildings:**

- (i) Front Setback: No Principal Building shall be located within 4.0 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 6.4 metres of the western Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 3.4 metres of the eastern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 4.8 metres of the Rear Lot Line.
- (v) Building Separation: No Principal Building shall be located within 6.5 metres of any other building.

(8) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line may be reduced to 3.1 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (ii) The minimum distance to the western Interior Side Lot Line may be reduced to 6.0 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (iii) The minimum distance to the eastern Interior Side Lot Line may be reduced to 2.6 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.

(9) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than

6.3% of the Area of the Parcel.

(10) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 2025, No. 3089 (as amended or repealed).

3. by changing the zoning designation of PID 004-574-141 Lot C, Section 1, Esquimalt District, Plan 13557, shown cross-hatched on Schedule 'A' attached hereto, from RD-3 [Single Family Residential] to CD No. 171 [Comprehensive Development District No. 171].
4. by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" to show the changes in zoning classification effected by this bylaw.

NOTICE of FIRST READING given in accordance with Section 467 of the *Local Government Act* on the 3rd day of December, 2025.

READ a first time by the Municipal Council on the the ____ day of ____, 2025.

READ a second time by the Municipal Council on the ____ day of ____, 2025.

READ a third time by the Municipal Council on the ____ day of ____, 2025.

ADOPTED by the Municipal Council on the ____ day of ____, 2025.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



Shearwater St

Aldebury St

929

925

921

917

913

909

905

901

721

717

904A

900

874

872A

870

868

866A 866B

864 702

852
850

858

854

Old Esquimalt Rd

Schedule 'A'
Bylaw No. 3172