

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3188

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, 2026, NO. 3188"*.

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

(1) at PART 1 – INTERPRETATION Section 2. DEFINITIONS by adding the
following definition:

"Guest Suite" means a self-contained suite for temporary, rent-free, non-
commercial accommodation of guests of the residents.

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

"Comprehensive Development No. 172 (605 Fernhill Road) CD No. 172"

(3) by adding the following text as Section 67.159 (or as other appropriately
numbered subsection within Section 67):

**67.159 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 172 [CD
NO. 172]**

In that Zone designated as CD No. 172 [Comprehensive Development
District No. 172] 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) Dwelling – Multiple Family
- (b) Home Occupation
- (c) Guest Suites

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by

subdivision shall be 1300 square metres.

(3) **Number of Principal Buildings**

Not more than one (1) Principal Buildings shall be located on a Parcel.

(4) **Number of Dwelling Units**

No more than thirty-four (34) Dwelling Units shall be located on a Parcel.

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 2.0.

(6) **Floor Area**

Notwithstanding Part 4, Section 14(2), the floor area of a workshop intended to be used by all occupants of the building located on the ground storey shall not be included as Floor Area.

(7) **Building Height**

No Principal Building shall exceed a Height of 22 metres.

(8) **Lot Coverage**

(a) Principal Building shall not cover more than 83% of the Area of the Parcel including a parking structure.

(b) Notwithstanding 7(a), that portion of the Principal Building constructed at or above the First Storey shall not cover more than 60% of the Area of the Parcel.

(9) **Siting Requirements**

(a) **Principal Building:**

- (i) Setback: No Principal Building shall be located within 3.5 metres of the Lot Line abutting Esquimalt Road.
- (ii) Setback: No Principal Building shall be located within 3.8 metres of the Lot Line abutting Fernhill Road.
- (iii) Setback: No Principal Building shall be located within 3.3 metres of the eastern Lot Line.
- (iv) Setback: No Principal Building shall be located within 3.8 metres of the northern Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(10) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Lot Line abutting Esquimalt Road and the Lot Line abutting Fernhill Road may be reduced to 0.1 metres to accommodate the parking structure situated below the First Storey of the Principal Building.
- (ii) The minimum distance to the eastern Lot Line may be reduced to 1.3 metres to accommodate the parking structure situated below the First Storey of the Principal Building.
- (iii) The minimum distance to the northern Lot Line may be reduced to 1.8 metres to accommodate the parking structure situated below the First Storey of the Principal Building.
- (iv) The minimum distance to the Lot Line abutting Esquimalt Road may be reduced by not more than 1.1 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (v) The minimum distance to the Lot Line abutting Fernhill Road may be reduced by not more than 1.2 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (vi) The minimum distance to the northern Lot Line may be reduced by not more than 0.4 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.

(11) **Fencing**

- (a) Subject to Section 22 no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.
- (b) Notwithstanding Part 4, Section 22(1), fencing located on top of a retaining wall shall be measured distinctly and shall not exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(12) **Usable Open Space**

- (a) Usable Open Space shall be provided in an amount of not less than 7.8% of the Area of the Parcel.
- (b) No more than 19 square metres of the usable open space

required per the above subsection (12) (a) may be covered.

- (4) by changing the zoning designation of PID 005-067-693 Lot 4, Section 11, Esquimalt District, Plan 11596 [1148 Esquimalt Road] and PID 004-543-408 Lot 5, Section 11, Esquimalt District, Plan 11596 [1140 Esquimalt Road], shown cross-hatched on Schedule 'A' attached hereto, from RD-1 [Two Family Residential] to CD No. 172 [Comprehensive Development District No. 172].
- (5) 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.

READ a first time by the Municipal Council on the ____ day of ____, 2026.

READ a second time by the Municipal Council on the ____ day of ____, 2026.

READ a third time by the Municipal Council on the ____ day of ____, 2026.

ADOPTED by the Municipal Council on the ____ day of ____, 2026.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER



612

615

611

625

1160

Fernhill Rd

1148

1140

Esquimalt Rd

1124

Esquimalt Rd

1149

Schedule 'A'
Bylaw No. 3188