

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3178

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. 3178*”.
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. 170 (903 Admirals Road) CD No. 170”
 - (2) by adding the following text as Section 67.157 (or as other appropriately numbered subsection within Section 67):

67.153 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 170 [CD NO. 170]

In that Zone designated as CD No. 170 [Comprehensive Development District No. 170] 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 0.6.

(3) Parcel Size

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 1,737 square metres.

(4) Number of Principal Buildings

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

(5) **Number of Dwelling Units**

No more than eight (8) Dwelling Units shall be located on a Parcel.

(6) **Building Height**

No Principal Building shall exceed a Height of 9.5 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 32% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 5.0 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 4.0 metres of the northern Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 4.0 metres of the southern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 4.0 metres of the Rear Lot Line.

(9) **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 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.

(10) **Off Street Parking**

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

3. by changing the zoning designation of PID 001-096-028 Lot 2, Section 2, Esquimalt District, Plan 32155, shown cross-hatched on Schedule "A" attached hereto, from RS-2 [Single Family Panhandle Residential] to CD No. 170 [Comprehensive Development District No. 170].

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.

READ a first time by the Municipal Council on 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

