

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3176

A Bylaw to amend Bylaw No. 2922, cited as the
"OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922"

The Council of the Corporation of the Township of Esquimalt, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922, AMENDMENT BYLAW, 2025, No. 3176."
2. That the following parts and sections (including subsections) of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be amended in accordance with the additions and deletions of headings, text, tables, figures and photos shown with "*Track Changes*" in the attached Schedule "1" of this Bylaw [*Note: new heading names listed*]:
 - (a) Section 1.4 Plan Highlights
 - (b) Section 2.2 Vision, Mission and Values
 - (c) Section 2.3 Community Profile
 - (d) Section 2.4 Regional Profile
 - (e) Section 2.5 Planning Context
 - (f) Section 4.1 Land Use Designations
 - (g) Section 4.2 General Development
 - (h) [*new*] Section 4.7 Storeys
 - (i) [*new*] Section 4.8 Commercial Uses
 - (j) Section 5.1 Anticipated Housing Needs in the Next 5 and 20 Years
 - (k) Section 5.2 Low Density Residential Redevelopment and Small-Scale Multi-Unit Housing
 - (l) [*new*] Section 5.3 Townhouse Residential Redevelopment
 - (m) Section 5.4 Medium/High Density Residential Development
new diagram] What is Floor Area Ratio (FAR)?
 - (n) Section 5.5 Affordable Housing
 - (o) Section 5.6 Multi-generational Housing
 - (p) Section 6.1 Commercial & Commercial Mixed-Use
 - (q) Section 6.2 Revitalization
 - (r) Section 6.3 Esquimalt Town Centre [photos updated]
 - (s) Section 6.4 Neighbourhood Commercial Mixed-Use
 - (t) Section 7.1 General
 - (u) Section 8.2 Federal Land Development

- (u) Section 9.2 Public and Private Service Facilities
- (v) Section 9.3 Schools
- (w) *[new]* Section 9.4 Community Health and Wellness
- (x) Section 10.2 Parks
- (y) Section 12.3 Stormwater Collection Systems
- (z) Section 13.3 Reduction of Greenhouse Gas Emissions
- (aa) Section 15.1 Arts and Culture
- (bb) Section 15.2 Heritage
- (cc) *[Development Permit Areas (DPAs)]* Section 17.2 Regulations
- (dd) Section 17.3 General Development Permit Exemptions
- (ee) Part 18 DPA NO. 1 Natural Environment
- (ff) Part 19 DPA NO. 2 Protection of Development From Hazardous Conditions
- (gg) Part 20 DPA NO. 3 Small-Scale Multi-Unit Housing and Low Density Residential Redevelopment
- (hh) Part 21 DPA NO. 4 Commercial
- (ii) Part 22 DPA NO. 5 Business
- (jj) Part 23 DPA NO. 6 Multi-family Residential
- (kk) Part 24 DPA NO. 7 Energy Conservation & Greenhouse Gas Reduction
- (ll) Part 25 DPA NO. 8 Water Conservation
- (mm) Part 26 DPA NO. 9 English Inn
- (nn) Part 24 DPA NO. 10 Esquimalt Town Square
- (oo) Part 24 DPA NO. 11 West Bay
- (pp) Part 24 DPA NO. 12 McLoughlin Point
- (qq) *[Index]* Official Community Plan: Maps *[regarding names of Schedules G and H]*.
[Note: Schedule "1" only contains affected excerpts from OCP. Policies and other portions of the OCP that are not shown in Schedule "1" remain unchanged by this Amendment Bylaw.]

2. That *Schedule "B" Proposed Land Use Designation* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "B" Proposed Land Use Designations** attached as Schedule "2" of this Bylaw.
[Note: "Sussex/Saunders Mixed-Use" label and colour added to Legend.]
3. That *Schedule "C" Roads Network* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "C" Roads Network** attached as Schedule "3" of this Bylaw.
[Note: Classification of some stretches of road amended.]
4. That *Schedule "H" Development Permit Areas* of the Township's Official Community Plan, being Schedule "A" of "OFFICIAL COMMUNITY PLAN BYLAW, 2018, No. 2922" be replaced with the revised **Schedule "H" to Development Permit Areas 9-12** attached as Schedule "4" of this Bylaw.
[Note: DPAs 1-8 removed from Map but remain designated in narrative form.]
5. That the Table of Contents, headings and subheadings, section numbering and page numbering of the Official Community Plan be amended to reflect the amendments made by this Amendment Bylaw.

READ a first time by the Municipal Council on the 3rd day of November, 2025.

Consultation under Section 475 and 476 of the *Local Government Act* considered by the

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Municipal Council, including on the 7th day of July 2025 and implemented accordingly.

READ as AMENDED a second time by the Municipal Council on the 3rd day of November, 2025.

Considered in conjunction with the applicable provincial guidelines in accordance with section 473(4) of the *Local Government Act* by the Municipal Council on the 3rd day of November, 2025.

Considered in conjunction with the housing needs report in accordance with section 473.1 of the *Local Government Act* by the Municipal Council on the 3rd day of November, 2025.

Referred to the Agricultural Land Commission in accordance with Section 477 of the *Local Government Act* by the Municipal Council on the 7th day of November, 2025.

RESCINDED second reading on the 17th day of November, 2025.

RE-READ as AMENDED a second time by the Municipal Council on the 17th day of November, 2025.

Considered in conjunction with the financial plan and applicable waste management plan in accordance with Section 477 of the *Local Government Act* by the Municipal Council on the 1st day of December, 2025.

A Public Hearing was held pursuant to Sections 464, 465, 466, 468 and 477 of the *Local Government Act* on the 1st day of December, 2025.

READ a third time by the Municipal Council on the 1st day of December, 2025.

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

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER