

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3155

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. 3155*".

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. 166 (1007 Arcadia Street) CD No.
166"

(2) by adding the following text as Section 67.153 (or as other appropriately
numbered subsection within Section 67):

**67.153 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 166 [CD NO.
166]**

In that Zone designated as CD No. 166 [Comprehensive Development
District No. 166] 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
- (c) Boarding: subject to the requirements of Section 30.3

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

- (a) **Base Density:** The Floor Area Ratio shall not exceed 0.7.
- (b) **Bonus Density:** The Floor Area Ratio may be increased up to, but
shall not exceed 0.8 on the provision of the following conditions:
 - (i) The owner shall enter into a Housing Agreement with the
Township, under Section 483 of the *Local Government Act*
to:
 - secure 1 below market Dwelling Units to be sold at 20%

below their fair market value, and

- ensure subsequent sale price for a below market

Dwelling Unit:

1. Shall not exceed the fair market value less 20%,
and
2. Shall not exceed the initial sale price plus the
product of the initial sale price multiplied by the
change in Core Consumer Price Index for
Victoria.

(3) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 840 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 six (6) Dwelling Units shall be located on a Parcel.

(6) **Building Height**

No Principal Building shall exceed a Height of 10.7 metres.

(7) **Lot Coverage**

All Buildings and Structures combined shall not cover more than 43% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 3.0 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 4.9 metres of the northern Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 3.0 metres of the southern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 6.0 metres of the Rear Lot Line.

(9) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Front Lot Line may be reduced to 2.0 metres to accommodate balconies and

exterior canopies, attached to and forming part of a Principal Building.

(10) **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.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

- 3. by changing the zoning designation of PID 000-956-538 Lot 3, Section 10, Esquimalt District, Plan 5749, shown cross-hatched on Schedule "A" attached hereto, from RS-1 [Single Family Residential] to CD No. 166 [Comprehensive Development District No. 166].
- 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 21st day of July, 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



1010

7-1013

6-1013

5-1013

4-1013

3-1013

1019
1017

Arcadia St

908

904

1002

1007

1013
1015

858

1001
866

1011
1009

864

860

850
852

848
846

Selkirk Ave

903

901

De Costa Pl

Schedule 'A'
Bylaw No. 3155