



CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING will be held on Monday, May 17 2021 at 7:00 p.m. in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1 to allow the public to make representations to the Municipal Council respecting matters contained in the following amending bylaw:

ZONING BYLAW, 1992, No. 2050 and PARKING BYLAW, No. 2011, 1992, AMENDMENT BYLAW NO. 3013, 2021 which provides for the regulation of Detached Accessory Dwelling Units in the Township of Esquimalt.

The general purpose of the changes to the Zoning Bylaw is to add “Detached Accessory Dwelling Unit (DADU)” as a permitted use to the RS-5 Zone and to create two new zones that would permit DADUs (RS-6 and RD-4) for eligible properties in the Single Family Residential and Two Family Residential zones. Thus, all properties deemed eligible for a DADU will be zoned as comprehensive development districts for this use, with the following criteria considered for determining eligible properties at this time:

- The property is currently zoned RS-1, RS-3, RS-5, RD-1, RD-2, or RD-3;
- If zoned RD, does not contain a Two Family Dwelling (Duplex) Use;
- The entire lot is located greater than 20 m from the Gorge Waterway or 10 m from the Strait of Juan de Fuca;
- The lot is not a strata lot;
- The lot is designated as Low Density Residential on Schedule B of the Official Community Plan (Bylaw No. 2922, 2018); and
- Lot area is greater than 530 m², or greater than 475 m² on a corner lot or double fronting lot (laneway).

Each of the zones that permit DADUs contain specific provisions for density, including density bonusing, minimum parcel size and lot dimensions, lot coverage and rear yard coverage, unit size and floor area, height and setbacks.

Zoning Bylaw, 1992, No. 2050 is also being amended to: add a definition and regulations for “Rear Yard Coverage”; add DADU-related amendments to Home Occupation, Boarding and Secondary Suite regulations; add specific requirements for DADUs including open space, permitted uses, servicing, parking and tenure as well as development permit guidelines for form and character and the natural environment; amend the interpretation provisions regarding “Headings”; and to add a Floor Area Ratio regulation for single family dwellings in the RD-3 Zone. Also, Parking Bylaw, 1992, No. 2011 is being amended to allow DADU parking spaces to be in tandem (stacked) with the principal unit’s parking space.

AND FURTHERMORE, TAKE NOTICE that ZONING BYLAW, 1992, No. 2050 and PARKING BYLAW, No. 2011, 1992, AMENDMENT BYLAW NO. 3013, 2021 and other information related to this application may be inspected from May 7, 2021 until May 17, 2021 by visiting the municipal website at www.esquimalt.ca/PublicHearing or by making an appointment to view at the Municipal Hall Monday to Friday (excluding statutory holidays) between the hours of 8.30 am and 4.30 pm (please call 250-414-7103).

Pursuant to Ministerial Order No. M192, the public will not have physical access to the Municipal Hall; however, the Public Hearing will be streamed live and archived on the following link: <https://esquimalt.ca.legistar.com/Calendar.aspx>.

Any persons who believe they are affected may address Council: by providing written submission before noon on May 17, 2021 to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1; by email to corporate.services@esquimalt.ca; or, electronically either:

- (1) by means of inclusion on the Speakers’ List (please call **250-414-7135** before 4:30 p.m. on May 17, 2021 to speak with the Corporate Officer); or
- (2) by telephone to respond to comments during the electronic input portion of the Public Hearing (please first text or call **250-883-6426**).

Please note that all submissions will become part of the public record.

ANJA NURVO
ACTING CORPORATE OFFICER

Site Location:

