

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3168

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. 3168"*.

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 Part 31, Zone Designations, in
the appropriate alpha-numeric sequence:

"Comprehensive Development No. 169 (621 Constance Avenue) CD No.
169"

(2) by adding the following text as Section 67.156 (or as other appropriately
numbered subsection within Section 67):

**67.156 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 169 [CD
NO. 169]**

In that Zone designated as CD No. 169 [Comprehensive Development
District No. 169] 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

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by
subdivision shall be 630 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 seventeen (17) Dwelling Units shall be located on a Parcel

(5) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.75.

(6) **Building Height**

No Principal Building shall exceed a Height of 22 metres.

(7) **Lot Coverage**

(a) Principal Building shall not cover more than 82% of the Area of the Parcel including a parking structure.

(b) Notwithstanding 7(a), that portion of the Principal Building constructed above the First Storey shall not cover more than 49% of the Area of the Parcel.

(8) **Siting Requirements**

(a) **Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 4.9 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 3.2 metres of the northern Interior Side Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 1.0 metres of the southern Interior Side Lot Line.
- (iv) Rear Setback: No Principal Building shall be located within 6.5 metres of the Rear Lot Line.

(b) **Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

(9) **Siting Exceptions**

(a) **Principal Building:**

- (i) The minimum distance to the Side Lot Lines may be reduced to 0.1 metres to accommodate the parking structure situated at or below the First Storey of the Principal Building.
- (ii) The minimum distance to the Rear Lot Line may be reduced to 0.1 metres to accommodate the parking structure situated at or below the First Storey of the 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 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.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 18% of the Area of the Parcel.

- (3) by changing the zoning designation of PID 006-376-258 Lot 110, Suburban Lot 44, Esquimalt District, Plan 2854 [621 Constance Avenue], shown cross-hatched on Schedule 'A' attached hereto, from RM-4 [Multiple Family Residential] to CD No. 169 [Comprehensive Development District No. 169].
- (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 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



1-633

630

2-633 633

3-633

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625

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612

Constance Ave

625

624

621

611

622

Admirals Rd

1-617

Miles St

Schedule 'A'
Bylaw No. 3168