



March 9, 2021

RE. PROPOSED REZONING TO ALLOW DETACHED ACCESSORY DWELLING UNITS ON ELIGIBLE PROPERTIES

The Township of Esquimalt is undertaking a rezoning process to allow for the legalization of Detached Accessory Dwelling Units (DADUs) on eligible properties. Currently, there are no properties in Esquimalt where a DADU would be permitted without a site-specific rezoning. This Township-initiated rezoning will create two new zones and amend one zone which will allow for one DADU per eligible property. Eligible properties will be rezoned to one of these three zones. This will minimize the need for individual site-specific rezoning applications, thus streamlining the development process, reducing staff time processing applications, and reducing cost and risk to applicants.

Eligible properties have the following characteristics:

- The lot size is greater than 530 m² or if on a corner or laneway, 475 m²;
- The lot is designated Low Density in the Official Community Plan;
- The lot is not within 20 m of the waterfront;
- The lot is not part of a strata; and
- The lot is not used for a Bed and Breakfast.

In addition, where the property is currently zoned for a duplex, there must be no duplex constructed on the property.

Your property in Esquimalt has been identified as one of the eligible properties and as such, we are notifying you of this potential change. Should Council approve this rezoning, your property could potentially have one residential unit in addition to the principal house. This could either be a secondary suite (in the house) or a DADU (detached from the house). If you have an existing secondary suite, you will not be permitted to construct a DADU unless the secondary suite is decommissioned. Pre-existing accessory buildings may be converted to DADUs where certain conditions apply.

A map of all the eligible properties is available for viewing at [Esquimalt.ca\housing](http://Esquimalt.ca/housing). At this webpage you can view the proposed bylaw and the regulations and design guidelines that have been developed for DADUs in the Township.

You are welcome to provide feedback on any aspect of the proposed rezoning that would potentially allow a DADU on your property. You may also contact us to opt out of the rezoning. Please send your comments to the signatory at the email or phone number below or via mail. A public hearing is required as part of this process, and there will be opportunities to speak to Council or provide a written submission at that time. Public hearings in Esquimalt are advertised in the Victoria News. Additional notification will be provided through the Township's social media channels.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pd' followed by a stylized flourish.

Tricia deMacedo, Policy Planner
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Township of Esquimalt

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