



CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF PUBLIC HEARING

BYLAW NO. 3176

TAKE NOTICE THAT A PUBLIC HEARING will be held on **Monday, December 1, 2025, at 7:00 p.m.** in the COUNCIL CHAMBERS, 1229 ESQUIMALT ROAD, Esquimalt, BC, to allow the public to make written or verbal representation to the Municipal Council respecting matters contained in the following proposed amendment bylaw:

Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3176 which updates the Official Community Plan by making necessary changes to be compliant with recent amendments to the *Local Government Act* related to the most recent Housing Needs Report, revising Commercial/Commercial Mixed-use policies related to height, and making amendments to the following sections of the Official Community Plan:

- Section 1.4 Plan Highlights
- Section 2.2 Vision, Mission and Values
- Section 2.3 Community Profile
- Section 2.4 Regional Profile
- Section 2.5 Planning Context
- Section 4.1 Land Use Designations
- Section 4.2 General Development
- *[new]*Section 4.7 Storeys
- *[new]*Section 4.8 Commercial Uses
- Section 5.1 Anticipated Housing Needs in the Next 5 and 20 Years
- Section 5.2 Low Density Residential Redevelopment and Small-Scale Multi-Unit Housing
- *[new]*Section 5.3 Townhouse Residential Redevelopment
- Section 5.4 Medium/High Density Residential Development
- *[new diagram]*What is Floor Area Ratio (FAR)?
- Section 5.5 Affordable Housing
- Section 5.6 Multi-generational Housing
- Section 6.1 Commercial & Commercial Mixed-Use
- Section 6.2 Revitalization
- Section 6.3 Esquimalt Town Centre [photos updated]
- Section 6.4 Neighbourhood Commercial Mixed-Use
- Section 7.1 General
- Section 8.2 Federal Land Development

- Section 9.2 Public and Private Service Facilities
- Section 9.3 Schools
- *[new]*Section 9.4 Community Health and Wellness
- Section 10.2 Parks
- Section 12.3 Stormwater Collection Systems
- Section 13.3 Reduction of Greenhouse Gas Emissions
- Section 15.1 Arts and Culture
- Section 15.2 Heritage
- *[Development Permit Areas (DPAs)]*Section 17.2 Regulations
- Section 17.3 General Development Permit Exemptions
- Part 18 DPA NO. 1 Natural Environment
- Part 19 DPA NO. 2 Protection of Development From Hazardous Conditions
- Part 20 DPA NO. 3 Small-Scale Multi-Unit Housing and Low Density Residential Redevelopment
- Part 21 DPA NO. 4 Commercial
- Part 22 DPA NO. 5 Business
- Part 23 DPA NO. 6 Multi-family Residential
- Part 24 DPA NO. 7 Energy Conservation & Greenhouse Gas Reduction
- Part 25 DPA NO. 8 Water Conservation
- Part 26 DPA NO. 9 English Inn
- Part 24 DPA NO. 10 Esquimalt Town Square
- Part 24 DPA NO. 11 West Bay
- Part 24 DPA NO. 12 McLoughlin Point
- *[Index]*Official Community Plan: Maps *[regarding names of Schedules G and H]*
- Schedule "B" Proposed Land Use Designations map
- Schedule "C" Roads Network map
- Schedule "H" to Development Permit Areas 9-12 map

Description of Land:

The lands that are the subject of the bylaw are all lands in the Township Esquimalt.

AND FURTHERMORE, TAKE NOTICE that copies of the proposed bylaw, relevant background documents, and other information related to this application may be reviewed from November 18, 2025, until December 1, 2025, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1 between 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays.

All persons will be given a reasonable opportunity to be heard and may indicate their support or opposition for the proposed bylaw changes in one of the following ways:

1. Written enquiries and comments submitted by mail or email must be received by **12:00 p.m. on December 1, 2025** for inclusion in the correspondence package. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Comments may be submitted by:
 - Emailing comments to council@esquimalt.ca

- Mailing or delivering comments to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1
 - Placing written comments in the drop box by the main door to Municipal Hall, 1229 Esquimalt Road
2. Speak to the bylaw changes or deliver written comments in person at the public input opportunity during the meeting.
 3. Electronic participation may be arranged by contacting Corporate Services prior to 4:30 p.m. on the day of the meeting at 250-414-7177.

Further information is available by contacting Jakub Lisowski at 250-414-7179.