



1229 Esquimalt Road  
Esquimalt BC V9A 3P1  
PHONE: 250-414-7100  
FAX: 250-414-7111  
www.esquimalt.ca

October 4, 2023

Attention: Joshua Marek  
1413 Craddock Street  
[Josh.marek@royallepage.ca](mailto:Josh.marek@royallepage.ca)

Dear: Joshua Marek,

**Re: 904 Garthland Rd, Esquimalt, BC**

The following information is provided in response to your request received regarding the property described below.

Civic Address: 904 GARTHLAND RD

Legal Description: LOT 4 SECTION 2 ESQUIMALT DISTRICT PLAN VIP21507

PID: 003-397-254

**Building Permit History**

Date Issued	Building Permit No.	Details
1971-10-26	6449	DWELLING
1999-05-06	10622	ADDITION-(RESIDENTIAL) SFD

Due to the age of these permits the inspection records may no longer be available.

**Zoning**

The subject property is zoned Single Family DADU Residential (RS-6), within Zoning Bylaw 1992, No. 2050. The intent of the zone is to accommodate Single Family Dwellings on individual Parcels of land, with the option of one additional dwelling unit in the form of Detached Accessory Dwelling Unit or a Secondary Suite.

An extract from the zoning bylaw has been included for your convenience.

**Official Community Plan**

The subject property's Present Land Use Designation is 'Low Density Residential' and the Proposed Land Use Designation is 'Low Density Residential' in the Esquimalt Official Community Plan, Bylaw 2018, No. 2922, as such it is included in the following Development Permit Areas:

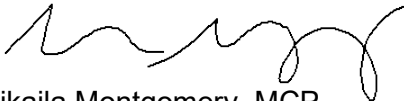
- Development Permit Area No. 1 – Natural Environment
- Development Permit Area No. 3 – Enhanced Design Control Residential
- Development Permit Area No. 7 – Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 – Water Conservation

Any alterations to the building may require a Development Permit. A copy of the Development Permit Guidelines can be viewed on the Township of Esquimalt website <https://www.esquimalt.ca/municipal-hall/bylaws>

*The Municipality of Esquimalt, in providing the above information, is doing so for your convenience only. The Municipality does not guarantee the accuracy of this information and is not in a position to ascertain whether the subject property complies with ALL bylaws and regulations of the Municipality. It is your responsibility, not the Municipality's to satisfy yourself as to whether the subject property and the existing or proposed use thereof is or will be in conformity with all applicable bylaws and regulations of the Corporation of the Township of Esquimalt.*

Should you have any further questions regarding zoning or land use, please contact the undersigned at 250-414-7132. If you have questions concerning the building itself, please call 250-414-7106 to speak with a Building Official.

Sincerely,



Mikaila Montgomery, MCP  
Planner  
Development Services

- c. Bill Brown, Director of Development Services  
Dave Killion, Senior Building and Plumbing Official

### 37.2 **SINGLE FAMILY DADU RESIDENTIAL [RS-6]**

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land, with the option of one additional dwelling unit in the form of Detached Accessory Dwelling Unit or a Secondary Suite.

#### (1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Detached Accessory Dwelling Unit: subject to the requirements of Section 30.7 of this bylaw.
- (c) Secondary Suite: subject to the requirements of Section 30.6 of this bylaw.
- (d) Home Occupation
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.
- (f) Boarding: subject to the requirements of Section 30.3 of this bylaw.

#### (2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 530 square metres.

#### (3) **Base Density:**

- (a) 1 building containing dwelling unit(s)
- (b) 2 Dwelling Units

#### (4) **Bonus Density:**

- (a) 2 building containing dwelling unit(s)
- (b) 2 Dwelling Units

on the provision of all of the following conditions:

- (i) The owner shall grant a Covenant under Section 219 of the *Land Title Act* with the Township for the purposes of ensuring a Detached Accessory Dwelling Unit is not subject to subdivision under the provisions of either the *Land Title Act* or the *Strata Property Act*, including building strata, nor otherwise changes its use as a secondary use only within the singular control of the owner of the Single Family Dwelling;
- (ii) The owner shall enter into a Housing Agreement with the Township, under Section 483 of the *Local Government Act* to ensure that:
  - (1) the Detached Accessory Dwelling Unit is not restricted in its availability for use as affordable rental accommodation.
  - (2) the registered owner of the lot must occupy either the Single Family Dwelling or the Detached Accessory Dwelling Unit as the owner's Permanent Residence.

(5) **Unit Size**

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.

(6) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(7) **Building Height**

(a) No Principal Building shall exceed a Height of 7.3 metres.

(b) No Detached Accessory Dwelling Unit shall exceed a Height of 4.2 metres or the Height of the Principal Building, whichever is the lesser.

(c) The top of the Detached Accessory Dwelling Unit shall not exceed the geodetic elevation of the top of the Principal Building.

(d) No Accessory Building shall exceed a Height of 3.6 metres.

(8) **Lot Coverage and Rear Yard Coverage**

(a) All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.

(b) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 10% of the Area of the Parcel.

(c) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the Rear Yard.

(9) **Siting Requirements**

(a) **Principal Building**

(i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.

(ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.

(iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

**(b) Detached Accessory Dwelling Unit**

- (i) Front Setback: No Detached Accessory Dwelling Unit shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. No Detached Accessory Dwelling Unit shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of a Rear Lot Line.
- (v) Building Separation: No Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building.

**(c) Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.
- (v) Building Separation: No Accessory Building shall be located within 2.5 metres of a Detached Accessory Dwelling Unit.

**(10) Fencing**

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.

**(11) Off-Street Parking**

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended).”