

NOTICE OF PUBLIC HEARING

6:00 pm on March 13, 2017

DISTRICT OF
OAK BAY

Notice is hereby given that a Public Hearing will be held on **Monday, March 13, 2017 at 6:00 pm** in the Council Chambers of the District of Oak Bay, 2167 Oak Bay Avenue, Victoria BC to consider a heritage designation bylaw and proposed amendments to the *Zoning Bylaw, 1986*.

All persons who believe their interest in property is affected by the proposed bylaws will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaws No. 4675, 4681 and 4682 at the Public Hearing.

1. BYLAW NO. 4675

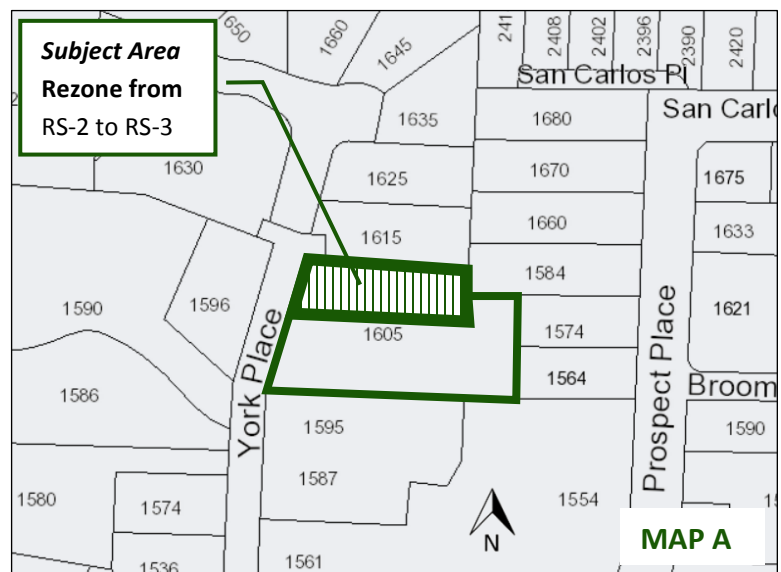
Purpose To facilitate development of a two lot single family residential subdivision

Location(s) 1605 York Place (see Map A)

File No. ZON00020

This bylaw, if adopted, will amend the Zoning Bylaw No. 3531 by rezoning a portion of the property from One Family Residential Use (RS-2) to One Family Residential Use (RS-3) in order to facilitate a two lot single family residential development.

The subject area is legally described as part of Lot 1, Section 69, Victoria District, Plan 44666.



2. BYLAW NO. 4682

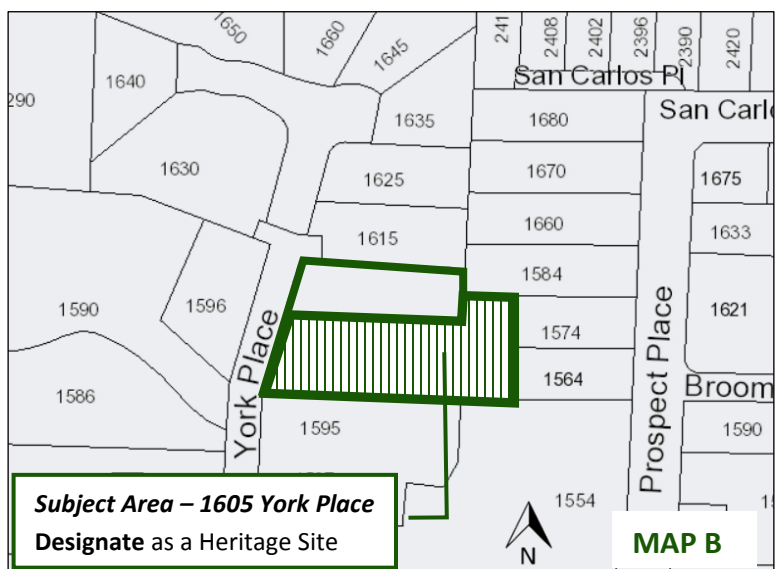
Purpose To designate property as a protected municipal heritage site.

Location(s) Part of 1605 York Place
(see Map B)

File No. HAD00004

This bylaw, if adopted, will designate the residential building constructed on the subject property, including all additions and exterior alterations made to the residence, as a protected municipal heritage site pursuant to the heritage conservation provisions of the *Local Government Act*.

The subject area is legally described as part of Lot 1, Section 69, Victoria District, Plan 44666.



This Notice is published in accordance with Section 466 of the Local Government Act.

Notice Given by the Director of Corporate Services

3. BYLAW NO. 4681

Purpose To update the Interpretation and General Regulations sections of the Zoning Bylaw.

Location(s) All Properties Within the District of Oak Bay

File No. ZON00026

This bylaw, if adopted, will include text amendments in order to increase the effectiveness of the "ZONING BYLAW NO. 3531":

- a) Add a definition for "Lot Depth" to help determine setback requirements, and to mean 'the average distance between the front lot line and rear lot line of a lot'.
- b) Amend the definition of "Structure" to help with building activity interpretation by adding the words 'and is not limited to' before the current sample list of items that includes fences, walls and below grade stairs and patios.
- c) Amend Paragraph 4.6.5.(3) for Siting Exceptions to clarify that eaves may extend into the required interior side yard setbacks by no more than 0.76 metres.
- d) Amend Sub-Paragraph 4.6.11(1)(b) for Gross Floor Area to specify that properties within the RS-4 or RS-5 zones may exempt no more than 22 m² of the garage or carport area from gross floor area calculations where the principal building, the house, was constructed prior to January 1, 1986.
- e) Amend Section 5.1 for Prohibited Uses of Lands, Buildings and Structures by allowing commercial filming in parks or on beaches, streets, lanes and public sidewalks where it is approved by the Director of Parks, Recreation and Culture for the District of Oak Bay.

PLEASE NOTE

Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of Council, as established by provincial case law. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

NEED MORE INFORMATION?



IN PERSON

A copy of the above noted bylaws and other public hearing materials, including staff reports and written submissions, are available for inspection from March 3, 2017 to March 13, 2017, from 8:30 am to 4:30 pm, Monday through Friday (excluding statutory holidays) at the District of Oak Bay located at 2167 Oak Bay Avenue.



BY PHONE OR EMAIL

Please contact the Building and Planning Department at 250.598.3311 or email planning@oakbay.ca.



WEBSITE

A copy of the above noted bylaws and other public hearing materials, including staff reports, are available on the District website (www.oakbay.ca). Follow the link *Municipal Hall / Minutes & Agendas / Past Meetings* to the February 27, 2017 Council meeting.



WRITTEN SUBMISSIONS

If you are unable to attend the Public Hearing, written submissions must be received by the District of Oak Bay no later than 3:00 pm, March 13, 2017 to ensure their availability to Council at the Public Hearing. Written submissions can be delivered to the District by:

- **Drop off** District of Oak Bay
Municipal Hall
2167 Oak Bay Avenue
- **Email** planning@oakbay.ca
- **Mail** District of Oak Bay
2167 Oak Bay Avenue
Victoria, BC V8R 1G2

District of Oak Bay
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Phone 250.598.3311
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