

THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 4913

A Bylaw to Designate 1558 Beach Drive as a protected municipal heritage site.

The Municipal Council of The Corporation of the District of Oak Bay, in an open meeting assembled, enacts as follows:

DESIGNATION

1. The residential building being constructed in or about 1896 along with all subsequent additions and exterior alterations thereto (hereinafter called "the building"), situated on that parcel or tract of land lying and being in the Municipality of Oak Bay in the Province of British Columbia, and more particularly known and described as
1558 Beach Drive, Lot "B", Section 69, Victoria District, Plan 7961, Parcel Identifier No. 001-964-844

is hereby designated as protected pursuant to Section 611 of the *Local Government Act*.

ALTERATIONS

2. Except as authorized by a heritage alteration permit issued by the Municipal Council pursuant to Part 15 of the *Local Government Act*, no person shall:
 - a. Alter the exterior facade of a building or structure, roof structure or roofing;
 - b. Alter the internal public space of the building, including the front entrance, front hall and staircases up and down;
 - c. Make a structural change to a building or structure; or
 - d. Move a building or structureprotected by this Bylaw.
3. Despite Section 2, the following actions may be undertaken in relation to the Heritage Building without first obtaining a heritage alteration permit:
 - a. non- structural renovations or alterations to the building that do not alter character defining elements outlined in the Statement of Significance contained within the Heritage Conservation Plan prepared by Katie Cummer PhD CAHP, substantially in the form attached to this Bylaw as Schedule A, and do not alter the exterior appearance of the building; and
 - b. non- structural renovations or alterations to the building interior that do not alter the character of the interior public spaces as outlined in the supplementary letter prepared by Katie Cummer PhD CAHP dated December 11, 2023, substantially in the form attached to this Bylaw as Schedule B, and do not alter the interior appearance of the parts of the building described by that letter;
 - c. ordinary non-structural repairs and maintenance that do not alter the

exterior appearance of the building.

4. For the purpose of Section 3, “repairs” means the repair or replacement of elements, components or finishing materials of the building or a protected feature or fixture with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.
5. The owner shall maintain the Heritage Building in accordance with the Maintenance Plan contained within the Heritage Conservation Plan prepared by Katie Cummer PhD CAH, substantially in the form attached to this Bylaw as Schedule A.

CITATION

This Bylaw may be known and cited for all purposes as “1558 Beach Drive Heritage Designation Bylaw No. 4913, 2025”.

READ A FIRST TIME the 9th day of June , 2025

READ A SECOND TIME the 9th day of June , 2025

PUBLIC HEARING HELD the 8th day of October , 2025

READ A THIRD TIME the 27th day of October , 2025

ADOPTED the 27th day of October , 2025

Mayor

Corporate Officer