

THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 4926

A Bylaw to amend Zoning Bylaw, 1986

The Municipal Council of The Corporation of the District of Oak Bay, in open meeting assembled, enacts that Bylaw No. 3531 cited as the *Zoning Bylaw*, 1986, be amended as follows:

TEXT AMENDMENT

1. By adding the following to the P-1 – General Institutional Use zone as Section 11.1.7:

11.1.7 Camosun College Lands

11.1.7.(1) In this Section, “Camosun College Lands” means the lot having the following legal description:

Lot 1, Section 31, Victoria District, Plan EPP147445, PID: 032-617-267

11.1.7.(2) For the Camosun College Lands:

(a) The general institutional uses permitted under Section 11.1.1.(1) are deemed to include student housing provided by a college and other accessory uses customarily incidental and subordinate to a college.

(b) For clarity, the front lot line is the lot line abutting the road named University Woods.

(c) Notwithstanding 11.1.5.(2), the minimum exterior side lot line setback for buildings and structures shall be 6.0 m (19.7 ft).

(d) Notwithstanding 11.1.5.(2), the minimum interior side lot line setback for buildings and structures shall be 9.0 m (29.5 ft).

(e) Notwithstanding 11.1.5.(4) and 11.1.5.(5), the maximum permitted roof height for buildings and structures shall be 25.0m (82.0 ft).

(f) Notwithstanding 11.1.5.(1), the combined lot coverage for all buildings and structures may exceed 30%.

(g) Notwithstanding 11.1.5.(3), the combined floor area ratio of all buildings and structures may exceed 1.00.

(h) Notwithstanding 4.11.1.(2), where the general institutional uses for a building include more than one type of use, the required number of off-street parking spaces shall be the sum of the requirements for the uses, calculated separately.

(i) Notwithstanding 4.12.2, required off-street parking spaces may be provided on a separate lot from the building being served, provided that the lot on which the off-street parking spaces are located is part of the Lansdowne campus for Camosun College.

CITATION

This Bylaw may be known and cited for all purposes as “Zoning Bylaw No. 3531, 1986, Amendment Bylaw No. 4926, 2025.”

READ A FIRST TIME the	8 th day of September	, 2025.
READ A SECOND TIME the	8 th day of September	, 2025.
PUBLIC HEARING HELD the	8 th day of October	, 2025
AMENDED the	27 th day of October	, 2025
READ A THIRD TIME the	27 th day of October	, 2025
ADOPTED the	27 th day of October	, 2025

Mayor

Corporate Officer