

THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 4932

A Bylaw to amend Zoning Bylaw No. 3531, 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 definition to Section 2.1 Definitions immediately after “RAVINE”:

“REAL ESTATE OFFICE USE” means the use of a floor area, or part thereof, of a building for the purposes of providing professional services to buyers and sellers of property consisting of land and any buildings, structures or resources attached to it and includes: brokerages, agencies, property management companies and appraisers.

2. By inserting the bolded text into the definition of ‘Service Business Use’ in Section 2.1 Definitions as shown below:

“SERVICE BUSINESS USE” means the use of a floor area, or part thereof, of a building for the purpose of providing personal services to persons or their possessions and office use other than “Financial Institution Use” **or “Real Estate Office Use”**, but excluding veterinary clinics and offices, coin-operated laundries, coin-operated dry cleaners and the servicing of vehicles.

3. By adding the following to the C-3, D.1 – Village Commercial Use – Below Street Level zone:

9.4.2.(6) Real Estate Office Use.

4. By adding the following to the C-3, UP 1 – Village Commercial Use – Above Street Level zone:

9.5.2.(7) Real Estate Office Use.

5. By adding the following to the C-3, SP1 – Village Commercial Use – Mixed Use zone:

9.6.1.(9) Real Estate Office Use.

6. By inserting the bolded text into Section 9.6.2.(8) as shown below:

9.6.2.(8) A financial institution use **“and a Real Estate Office Use”** shall not be permitted at street level.

CITATION

This Bylaw may be known and cited for all purposes as "Zoning Bylaw No. 3531, 1986, Amendment Bylaw No. 4932, 2025."

READ A FIRST TIME the 24th day of November , 2025.

READ A SECOND TIME the 24th day of November , 2025.

READ A THIRD TIME the 24th day of November , 2025

ADOPTED the 24th day of November , 2025

Kevin Murdoch

Mayor

Crystal Anderson

Corporate Officer