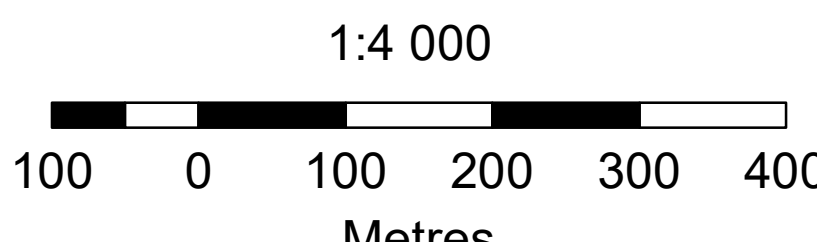


The Corporation of the District of Oak Bay

Bylaw 3531, Zoning Bylaw, 1986

- Consolidated Zoning Map, as of Apr 27, 2026 -

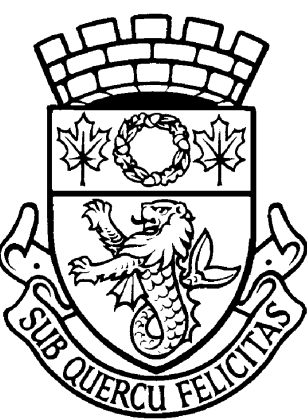


Zone Designation

- R-1 Residential Use
- R-2 Residential Use
- R-3 Residential Use
- R-4 Residential Use
- R-5 Residential Use
- CD-1 Comprehensive Development Use - Waterfront Hotel Complex
- CD-2 Comprehensive Development Use - Bowker Village
- CD-3 Comprehensive Development Zone - 2326 Oak Bay Avenue
- CD-5 Comprehensive Development Zone - 291 King George Terrace
- CD-6 Comprehensive Development Zone - 2101 Suberland Road
- CD-7 Comprehensive Development Zone - 57 Beach Drive
- CD-10 Comprehensive Development Zone - 1024 Transit Road
- RM-1LD Low Density Multiple Dwelling Use
- RM-1MD Medium Density Multiple Dwelling Use
- RM-1HD High Density Multiple Dwelling Use
- RM-2 Multiple Dwelling Use - Two Storey
- RM-3 Multiple Dwelling Use - Three Storey
- RM-3HD High Density Three Storey Multiple Dwelling Use
- RM-4 Multiple Dwelling Use - Four Storey
- RM-8 Multiple Dwelling Use - Eight Storey
- RM-MC1 Multiple Dwelling / Commercial Mixed Use
- RM-MC4 Multiple Dwelling / Commercial Mixed Use - Four Storey
- RM-S7 Multiple Dwelling / Supportive Housing Use - Severn Storey
- C-1 Local Commercial Use
- C-2 Commercial Use
- C-3, ST1 Village Commercial Use - Street Level
- C-3, D1 Village Commercial Use - Below Street Level
- C-3, UP1 Village Commercial Use - Above Street Level
- C-3, SP1 Village Commercial Use - Mixed Use
- C-4 Local Commercial / Neighbourhood Deli Use
- C-5 Local Commercial / Neighbourhood Deli Use
- CS-1 Service Station Commercial Use
- CS-2 Marine Commercial Use
- P-1 General Institutional Use
- P-2 Special Institutional Use
- P-3 Commercial Recreation Use
- P-4 Sea Zone Use
- P-5 Cemetery Use
- P-6 General Institutional / Residential Use
- P-7 General Institutional / Office Use
- P-8 General Institutional - Recreation Centre Use
- P-9 Neighbourhood General Institutional Use

List of Amendments

- 3544 January 12, 1987
- 3547 March 9, 1987
- 3548 May 25, 1987
- 3561 June 22, 1987
- 3568 June 22, 1987
- 3574 July 27, 1987
- 3585 March 14, 1988
- 3589 April 27, 1988
- 3597 June 27, 1988
- 3600 November 28, 1988
- 3607 May 10, 1993
- 3611 May 8, 1989
- 3615 March 13, 1989
- 3643 May 28, 1990
- 3675 April 22, 1991
- 3732 January 11, 1993
- 3733 January 11, 1993
- 3734 January 11, 1993
- 3741 March 22, 1993
- 3761 August 16, 1993
- 3762 August 16, 1993
- 3762 December 20, 1993
- 3791 December 20, 1993
- 3793 February 14, 1994
- 3864 August 14, 1995
- 3869 April 12, 1996
- 3877 September 9, 1996
- 3917 October 15, 1996
- 3897 October 28, 1996
- 3955 October 14, 1997
- 3961 December 22, 1997
- 3963 December 22, 1997
- 3974 March 23, 1998
- 3987 May 11, 1998
- 4006 January 11, 1999
- 4036 May 25, 1999
- 4022 July 19, 1999
- 4068 March 13, 2000
- 4069 March 13, 2000
- 4074 April 25, 2000
- 4092 September 25, 2000
- 4083 December 11, 2000
- 4108 February 26, 2001
- 4109 February 26, 2001
- 4110 February 26, 2001
- 4112 February 26, 2001
- 4132 November 13, 2001
- 4147 March 25, 2002
- 4160 June 24, 2002
- 4173 November 25, 2002
- 4168 May 12, 2003
- 4195 September 8, 2003
- 4201 February 23, 2004
- 4235 September 27, 2004
- 4243 January 24, 2005
- 4254 March 14, 2005
- 4256 April 25, 2005
- 4281 June 27, 2005
- 4291 March 13, 2006
- 4293 November 14, 2005
- 4295 November 14, 2005
- 4305 April 24, 2006
- 4320 June 11, 2007
- 4335 June 11, 2007
- 4365 June 11, 2007
- 4366 June 11, 2007
- 4367 June 11, 2007
- 4374 September 10, 2007
- 4386 December 17, 2007
- 4390 December 17, 2007
- 4401 March 10, 2008
- 4396 August 18, 2008
- 4428 September 29, 2008
- 4451 January 26, 2009
- 4474 July 20, 2009
- 4466 October 13, 2009
- 4505 April 26, 2010
- 4516 November 22, 2010
- 4530 April 18, 2011
- 4571 November 13, 2012
- 4572 November 13, 2012
- 4592 September 30, 2013
- 4606 May 12, 2014
- 4627 November 10, 2014
- 4648 June 22, 2015
- 4668 September 19, 2016
- 4680 May 8, 2017
- 4681 March 13, 2017
- 4686 May 8, 2017
- 4689 May 8, 2017
- 3531.102 February 13, 2018
- 3531.103 November 13, 2018
- 3531.104 July 8, 2019
- 3531.105 January 25, 2021
- 4817 July 18, 2022
- 4818 July 18, 2022
- 4825 September 20, 2022
- 4839 July 10, 2023
- 4847 February 25, 2024
- 4853 March 25, 2024
- 4856 May 13, 2024
- 4862 May 13, 2024
- 4871 June 24, 2024
- 4878 July 29, 2024
- 4897 January 27, 2025
- 4905 May 05, 2025
- 4938 Feb 09, 2026
- 4953 Mar 23, 2026
- 4951 Apr 27, 2026



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