THE CORPORATION OF THE DISTRICT OF
OAK BAY

ZONING BYLAW 3531

adopted September 22, l986

CONSOLIDATED TO September 21, 2026

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ZONING BYLAW NO. 3531

LIST OF AMENDMENTS

The following amendments have been incorporated into this printing of the Zoning Bylaw:

Bylaw Number	Adopted	Bylaw Number	Adopted
3544	January 12, 1987	4006	January 11,1999
3547	March 9, 1987	4036	May 25, 1999
3548	May 25, 1987	4022	July 19, 1999
3561	June 22, 1987	4068	March 13, 2000
3568	June 22, 1987	4069	March 13, 2000
3574	July 27, 1987	4074	April 25, 2000
3585	March 14, 1988	4092	September 25, 2000
3589	April 27, 1988	4083	December 11, 2000
3597	June 27, 1988	4108	February 26, 2001
3600	November 28, 1988	4109	February 26, 2001
3607	May 10, 1993	4110	February 26, 2001
3611	May 8, 1989	4112	February 26, 2001
3615	March 13, 1989	4132	November 13, 2001
3643	May 28, 1990	4147	March 25, 2002
3675	April 22, 1991	4160	June 24, 2002
3732	January 11, 1993	4173	November 25, 2002
3733	January 11, 1993	4168	May 12, 2003
3734	January 11, 1993	4195	September 8, 2003
3741	March 22, 1993	4201	February 23, 2004
3761	August 16, 1993	4235	September 27, 2004
3762	August 16, 1993	4243	January 24, 2005
3782	December 20, 1993	4254	March 14, 2005
3791	December 20, 1993	4256	April 25, 2005
3793	February 14, 1994	4281	June 27, 2005
3864	August 14, 1995	4291	March 13, 2006
3899	August 12, 1996	4293	November 14, 2005
3877	September 9, 1996	4295	November 14, 2005
3917	October 15, 1996	4305	April 24, 2006
3897	October 28, 1996	4320	June 11, 2007
3955	October 14, 1997	4335	June 11, 2007
3961	December 22, 1997	4365	June 11, 2007
3963	December 22, 1997	4366	June 11, 2007
3974	March 23, 1998	4367	June 11, 2007
3987	May 11, 1998	4374	September 10, 2007

ZONING BYLAW NO. 3531

LIST OF AMENDMENTS (continued)

The following amendments have been incorporated into this printing of the Zoning Bylaw:

Bylaw Number	Adopted
4386	December 17, 2007
4390	December 17, 2007
4401	March 10, 2008
4396	August 18, 2008
4984	July 14, 2025
4451	January 26, 2009
4474	July 20, 2009
4486	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 26, 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
4900	April 14, 2025
4905	May 5, 2025
4894	July 14, 2025
4926	October 27, 2025
4932	November 24, 2025
4943	December 8, 2025
4948	February 9, 2026
4945	March 2, 2026
4922	March 9, 2026
4953	March 23, 2026
4954	April 13, 2026
4951	April 27, 2026
4967	June 8, 2026
4974	June 8, 2026
4968	July 13, 2026
4976	July 27, 2026
4978	September 21, 2026

OFFICE CONSOLIDATION ONLY

Reference should be made to Bylaw 3531 and subsequent amendments for legal purposes.

THE CORPORATION OF THE DISTRICT OF OAK BAY
BYLAW NO. 3531

A Bylaw to regulate the development and use of land
in the District of Oak Bay

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

PART 1 INTRODUCTION

1.1 TITLE

This Bylaw may be cited as the "Zoning Bylaw, 1986".

1.2 REPEALS

1.2.1 The "Zoning Bylaw, 1974", being Bylaw No. 3066, as amended, is hereby repealed except as to its application to any acts done before or things existing at this date that are contrary to the said Bylaw, which Bylaw shall continue to be in force as to such acts, or things, and nothing herein shall be deemed to validate such acts or things.

1.2.2 The following clauses of the "Uplands Regulations Bylaw, 1977", being Bylaw 3223, as amended, are hereby repealed except as to their application to any acts done before or things existing at this date that are contrary to any of the said clauses, which clauses shall continue to be in force as to such acts, or things, and nothing herein shall be deemed to validate such acts or things:

Clause 2(1)(a) and (e); Clause 3; Clause 5, except for subclauses (6), (7) and (8); Clause 6; Clause 7; Clause 8; Clause 14; Clause 16 and Clause 18.

1.2.3 The "Size of Lots Bylaw, 1977" being Bylaw No. 3229, as amended, is hereby repealed except as to its application to any acts done before or things existing at this date that are contrary to the said Bylaw, which Bylaw shall continue to be in force as to such acts, or things and nothing herein shall be deemed to validate such acts or things.

1.3 CONTENTS

Part 1 Introduction
Part 2 Interpretation
Part 3 Basic Provisions
Part 4 General Regulations
Part 5 Prohibitions
Part 6 Residential Uses

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R-2 Residential Use
R-3 Residential Use
R-4 Residential Use

R-5 Residential Use

Part 7 Comprehensive Development Use (Bylaw 4320 - Jun 11/07)

CD-1 Comprehensive Development Use – Waterfront Hotel Complex
CD-3 Comprehensive Development Use – Bowker Village (Bylaw 4680 – May 8/17)
CD-4 Comprehensive Development Zone – 2326 Oak Bay Avenue (Bylaw 4847 – Feb 26/24)

CD-5 Comprehensive Development Zone – 291 King George Terrace (Bylaw 4879 – July 29, 2025)
CD-6 Comprehensive Development Zone – 2101 Sutherland Road (Bylaw 4897 – January 27, 2025)
CD-7 Comprehensive Development Zone – 57 Beach Drive (Bylaw 4905 – May 5, 2025)
CD-10 Comprehensive Development Zone – 1024 Transit Road (Bylaw 4951 – April 27, 2026)

Part 8 Multiple Dwellings Use

RM-1LD Low Density Multiple Dwellings Use
RM-1MD Medium Density Multiple Dwellings Use
RM-1HD High Density Multiple Dwellings Use (Bylaw 4201 - Feb 23/04)
RM-2 Multiple Dwellings Use - Two Storey
RM-3 Multiple Dwellings Use - Three Storey
RM-3HD High Density Three-Storey Multiple Dwellings Use (Bylaw 4606 – May 12/14)
RM-4 Multiple Dwellings Use - Four Storey
RM-8 Multiple Dwellings Use - Eight Storey
RM-MC1 Multiple Dwelling/Commercial Mixed Use (Bylaw 4022 – Jul 19/99)
RM-MC4 Multiple Dwellings/Commercial Mixed Use-Four Storey (Bylaw 4168 – May 12/03)
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C-3,SP1 Village Commercial Use-Mixed Use (Bylaw 4083 – Dec 11/00)
C-4 Local Commercial/Neighbourhood Deli Use (Bylaw 3998 – Sept 28/98)
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(Bylaw 3961 – Dec 22/97) (Bylaw 4305 – Apr 24/06)

P-7 General Institutional/Office Use
(Bylaw 4036 – May 25/99) (Bylaw 4305 – Apr 24/06)
P-8 General Institutional Use-Recreation Centre
(Bylaw 4147 – Mar 25/02(Bylaw 4305 – Apr 24/06)
P-9 Neighbourhood General Institutional Use
(Bylaw 4235 – Sept 27/04) (Bylaw 4305 – Apr 24/06)

1.4 DIVISIONS

The divisions of this Bylaw have been formed to conform to the "Interpretation Act", as follows:

Part	1
Section	1.4
Subsection	1.4.3
Paragraph	1.4.3.(6)
Sub-paragraph	1.4.3.(6)(a)
Clause	1.4.3.(6)(a)(ii)

PART 2 INTERPRETATION

2.1 DEFINITIONS

In this Bylaw, except as specifically otherwise defined herein:

"ACCESSORY BUILDING OR STRUCTURE" means a separate building or structure that may be connected to a principal building by a breezeway, used or intended to be used for an accessory use, and which is situated on the same lot as the principal building. (Bylaw 3864 – Aug 14/95) (Bylaw 4978 –Sept 21/26)

"ACCESSORY OFF-STREET LOADING USE" means an accessory use providing for the loading needs generated by a permitted use on the same lot.

"ACCESSORY OFF-STREET PARKING USE" means an accessory use providing for the parking required by this Bylaw for the permitted use on the same lot; includes parking spaces and turning areas for access to such spaces and access driveways.

"ACCESSORY STRUCTURE" means a secondary structure used for an accessory use.

"ACCESSORY UNENCLOSED STORAGE USE" means an accessory use providing for the storage of goods or things utilized by the principal use on a lot when such storage is not within a building.

"ACCESSORY USE" means:

(a) a use which is ancillary to a principal building, or use of a principal building situated on the same lot; or

(b) a use which is ancillary to a principal use being made of the lot upon which such accessory use is located.

"AGRICULTURE" means a use of land, a building or a structure for:

(a) the care, breeding, training or raising of livestock including any farm animal and any other animal raised for meat, fur, wool, hide, feather, organ or other body part, fluid or essence production;

(b) egg production, or the raising, care or breeding of poultry, for sale or exchange for money or other valuable consideration;

(c) honey production, or the raising, care or breeding of bees, for sale or exchange for money or other valuable consideration;

(d) the raising of insects for biological pest control; and

(e) the cultivation, production or harvesting of fruit, vegetables, grains, oilseed, trees, shrubs, flowers, plants, seedlings, herbs, seeds, turf, forage or fodder, for sale or exchange for money or other valuable consideration.
(Bylaw 4132 – Nov 13/01)

"ALLOTMENT GARDENS" means land divided into garden plots allocated to individuals for the cultivation of vegetables, herbs, vine-borne fruits, or flowers. (Bylaw 4428 – Sept 29/08)

"ANTENNA" means a conductive apparatus used for sending or receiving electromagnetic waves, and includes a supporting tower. (Bylaw 4293 – Nov 14/05)

"APARTMENT USE" means a residential use where the building is divided into not less than three (3) dwelling units, each of which is occupied, or intended to be occupied, as a permanent home or residence of one (1) family as distinct from a hotel, guest house or shared accommodation.

"APPROVED DWELLING UNIT" means a dwelling unit that has been completed pursuant to an approved building permit. (Bylaw 4922 – Mar 9/26)

"APPROVING OFFICER" means that person duly authorized by the Municipal Council to act as the Approving Officer pursuant to the provisions of the *Land Title* and *Local Government Acts*. (Bylaw 4112 – Feb 26/01)

"AQUATIC LAND" means foreshore and land covered by water, but excludes District Lot 251, being part of the Bed of Oak Bay, Victoria District.
(Bylaw 3782 – Dec 20/93)

"ASSEMBLY USE" means a use of land for churches, church halls, meeting and community halls, schools, education in the fine arts and the performing arts, preschools, day care centres, kindergartens and long-term care institutions.
(Bylaw 4305 – Apr 24/06)

"ASSISTED LIVING SERVICES" means personal care that takes place in a housing setting and includes assistance with medication, bathing, dressing, and mobility. (Bylaw 4168 – May 12/03)

"AUTOMOBILE ACCESSORY" includes any device or thing customarily attached to or carried within a motor vehicle for the purpose of improving the mechanical operation, enhancing the appearance or increasing the safety of such motor vehicle.

"AUTOMOBILE COMMERCIAL USE" means a use providing for the retail sale of automobiles, trucks, automobile parts and accessories and shall include facilities to service, wash or repair automobiles; excluding gas pumps.

"AUTOMOBILE REPAIR SHOP" means a building used or intended to be used for repairs to licensed motor vehicles, but shall not include motor vehicle manufacture or body repairs.

"BALCONY" means part of a building floor area projecting from the exterior walls of the building, but not forming part of an abutting room.

"BASEMENT" means that part of a building having its floor level below average natural grade. (Bylaw 4648 – Jun 22/15)

"BEE" means the insect Apis Mallifera. (Bylaw 4592 - Sept 30/13)

"BOARDING USE" means the sharing of the principal building, as a single dwelling unit, by the family of the owner, or lessee, with not more than two (2) other unrelated

persons; but excludes transient accommodation, separate suites, independent accommodation, and short-term rentals. (Bylaw 4922 – Mar 9/26).

"BOATHOUSE" means a floating structure used to provide shelter for the protected moorage of marine vessels, with or without storage of associated supplies and equipment. (Bylaw 3782 – Dec 20/93) (Bylaw 4474 – Jul 20/09)

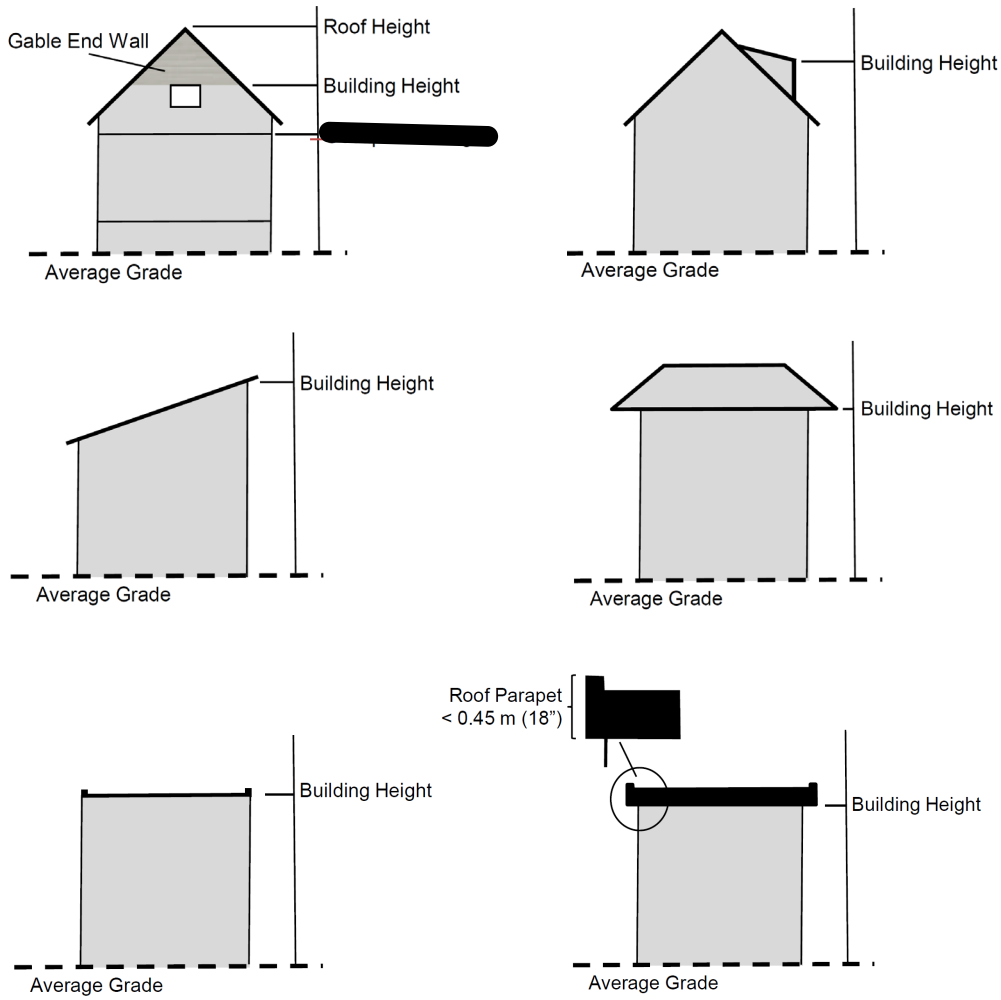
"BUILDING" means a structure wholly or partly enclosed by a roof or roofs, supported by walls, columns or posts and used for the shelter or accommodation of persons, animals or chattels and includes a portion or portions of a building and in addition includes chimneys, steeples, porches, balconies, verandas, enclosed stairs, patios with any point higher than 0.6 m above average natural grade, and attached decks. (Bylaw 3561- Jun 22/87) (Bylaw 4648 – Jun 22/15)

"BUILDING AREA" means the greatest horizontal area of the building above grade. (Bylaw 3544 – Jan 12/87)

"BUILDING, FRONT LINE OF" means that side of a rectangle that encloses the building coverage that is nearest to the front lot line.

Definitions continue to the next page...

"BUILDING HEIGHT" means the vertical distance between grade and the top of the highest exterior wall of the building, including parapets, dormer walls and roofs with a slope of more than sixty degrees (60°) to the horizontal; but excluding gable end walls as shown on the included diagrams.
(Bylaw 3568 – Jun 22/87) (Bylaw 4648 – Jun 22/15)



"BUILDING, REAR LINE OF" means that side of a rectangle that encloses the building coverage that is nearest to the rear lot line.

"BUILDING, SIDE LINE OF" means those sides of a rectangle that enclose the building coverage that are nearest to the side lot line or exterior side lot line.

"BUILDING, TEMPORARY" means a building (except an accessory building) not having its exterior walls supported on concrete or masonry foundations or walls, and includes boat shelters, skid shacks, huts, trailers or any other similar types of portable buildings or structures, whether or not the same be placed on foundations or affixed to the land in any way, but shall not include storage buildings less than 2 m (6.5 feet) in height.

"BUS SHELTER" means a structure intended to shelter bus patrons which is situate on land which adjoins a bus stop in ordinary use by buses operated by an urban transit authority. (Bylaw 4110 - Feb 26/01) (Bylaw 4305 – Apr 24/06)

"CANNABIS" means cannabis as defined in the federal *Cannabis Act*.
(Bylaw 3531.103 – Nov 13/18)

"CANNABIS CONSUMPTION LOUNGE" means the use of a building or structure for the sale and service to customers of cannabis, cannabis products, and equipment and paraphernalia for the consumption and use of cannabis and cannabis products, which are primarily intended to be consumed or used on-site, and includes the accessory sale of goods, wares, personal merchandise, articles, or things incidental to the provision of such services. (Bylaw 3531.103 – Nov 13/18)

"CAPITAL HEALTH REGION" (Repealed – Bylaw 4305 – Apr 24/06)

"CELLAR" means that part of a building having its floor level more than 1.5 m (4.9 feet) below grade.

"CEMETERY USE" means a use of land as a place of interment of human remains, or to memorialize the deceased, or both. (Bylaw 3675 – Apr 22/04)

"CHILDCARE, IN HOME" means childcare for a maximum of 8 children that are unrelated to the caregiver, and which is licensed or recognized under the *Community Care and Assisted Living Act* as amended or replaced from time to time. (Bylaw 4978 – Sept 21/26)

"CHURCH" means a building which is set apart for public religious worship. (Bylaw 4305 – Apr 24/06)

"CHURCH HALL" means a building which is ancillary to a church use but which otherwise has the same meaning as "community hall." (Bylaw 4305 – Apr 24/06)

"CIVIC USE" (Repealed – Bylaw 4305 – Apr 24/06)

"CLUB" means a building or establishment used by an association or organization for fraternal, social or recreational purposes.

"COMMERCIAL VEHICLE" means a motor vehicle

(a) upon which there is displayed a valid and subsisting commercial licence plate issued pursuant to the *Commercial Transport Act*; and which either

(b) (i) has a net weight in excess of 2,650 kilograms;
(ii) has a gross vehicle weight in excess of 4,400 kilograms;
(iii) has an overall length in excess of 6.4 metres;
(iv) has an overall height in excess of 2.4 metres; or
(v) displays any lettering, numbering, insignia or graphics indicating a connection with a trade or business. (Bylaw 3963 – Dec 22/97)

"COMMUNITY CENTRE" means a facility which provides meeting space, instruction in arts, crafts, culture, health, life skills or other programs designed to promote individual wellness, but which does not offer amusements involving the betting of money or valuables on a game or activity that has an uncertain outcome, nor does it include an arcade featuring amusement machines operated by coin or token. (Bylaw 4305 – Apr 24/06)

"COMMUNITY HALL" means a building which is used for meetings, lectures, social and cultural functions and other non-commercial assembly purposes, in which there does not take place any activity involving the betting of money or valuables on a game or activity that has an uncertain outcome, nor any game requiring payment to play except on not more than four (4) days in any calendar year and where directly ancillary to a permitted assembly use other than a hall use. (Bylaw 4305 – Apr 24/06)

"COMMUNITY PLAN" means an expression of Council policy for any use or uses of land or the pattern of subdivision of land, and it may be expressed in maps, plans, reports or any combination thereof.

"CONGREGATE HOUSING" means

(a) the sharing of a building of residential use by three or more unrelated persons along with domestic serving support of not more than two persons; or

(b) a facility that provides temporary residential accommodation for persons who have a family relation to a person who is receiving treatment at a medical facility within the Capital Regional District and where accommodation for not more than two domestic serving support is provided.
(Bylaw 4069 – Mar 13/00) (Bylaw 4305 – Apr 24/06)

"CONTEXTUAL LOT" (Repealed - Bylaw 4871- Jun 24/24)

"CORNER LOT" means a lot at the intersection or conjunction of two (2) or more streets or branches of a street. (Bylaw 3585 – Mar 14/88)

"CORPORATION" means The Corporation of the District of Oak Bay.

"COUNCIL" means the Municipal Council of The Corporation of the District of Oak Bay.

"COVERAGE" means the area covered by all parts of a building or structure, including balconies, bay windows and sundecks; but excluding belt courses, sills, cornices, eaves, gutters and fire escapes. (Bylaw 4335 - Jun 11/07)

"dB (A)" means the sound pressure level, measured in decibels, as indicated on the 'A' scale of a sound level meter conforming to ANSI S1.4-1971 - as revised.

"DENSITY" is measured by number of dwelling units, floor area ratio, unit ratio, and, for the purpose of Section 3.6.1, lot area. (Bylaw 3741 – Mar 22/93) (Bylaw 3864 – Aug 14/95) (Bylaw 4335 – Jun 11/07) (Bylaw 4871 – Jun 24/24)

"DEVELOPER" means the subdivider, his contractor or his agent, appointed in writing.

"DIRECTOR" means the Director of Building and Planning, as designated by Council.

"DIRECTOR OF ENGINEERING" means the Director of Engineering Services, as designated by Council. (Bylaw 4305 – Apr 24/06)

"DOUBLE FRONTAGE LOT" means a lot which has two (2) opposite lot lines that abut streets.

"DWELLING UNIT, ACCESSORY" means a self-contained Dwelling Unit within a building of secondary use which contains sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s), and is located in a building smaller than a Principal Building located on the same lot, and may be situated above a detached garage. (Bylaw 4871 – Jun 24/24; Bylaw 4894 - July 14, 2025)

"DWELLING, ONE FAMILY" (Repealed – Bylaw 4825 - Sept 20/22)

"DWELLING, ONE-UNIT" means a principal building used exclusively for residential purposes and consisting of one (1) dwelling unit and may include a fully enclosed Secondary Suite as an independent dwelling unit located within the principal building. (Bylaw 4825 - Sept 20/22) (Bylaw 4871 – Jun 24/24)

"DWELLING, TWO-UNIT" means a principal building used exclusively for residential purposes and consisting of two (2) primary dwelling units, and each primary dwelling unit in a Two-Unit Dwelling may include one fully enclosed Secondary Suite as an independent dwelling unit located within the principal building.
(Bylaw 4853 – Mar 25, 2024) (Bylaw 4871 – Jun 24/24)

"DWELLING, DUPLEX" (Repealed - Bylaw 4871 – Jun 24/24)

"DWELLING, MULTIPLE-UNIT" means a principal building consisting of three (3) or more dwelling units. (Bylaw 4871 – Jun 24/24)

"DWELLING UNIT" means one (1) or more habitable rooms used for residential purposes where such room or rooms contain or provide for the installation of only one (1) set of cooking facilities and one (1) or more sets of sanitary facilities. (Bylaw 4871 – Jun 24/24)

"EXTERIOR LOT LINE" means a lot line that abuts a street.

"EXTERIOR SIDE YARD" means that portion of the lot extending from the front lot line to the rear lot line, between the exterior side lot line and a line or lines drawn parallel thereto; the width of such yard to be measured as the perpendicular distance between the exterior side lot line and said parallel line or lines, which shall be equal to the required exterior side lot line setback. (Bylaw 3643 – May 28/90)

"FAMILY" means either

(a) one or more individuals all related to one another by blood, marriage, legal adoption, legal guardianship or as legal foster children, or

(b) a maximum of three unrelated individuals living together as a household.

For the purposes of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof. (Bylaw 4069 – Mar 13/00)

For the purposes of this definition, a family also includes one caregiver providing services to the household. (Bylaw 4825 – Sept 20/22)

"FARM ANIMAL" means a domesticated animal normally raised for food, milk or as a beast of burden and without limiting the generality of the foregoing includes cattle, horses, swine, sheep, ostriches, goats, mules, donkeys, asses and oxen. (Bylaw 4132 – Nov 13/01)

"FINANCIAL INSTITUTION USE" means the use of a floor area, or part thereof, of a building for the purposes of banking, investing, investment counseling and similar uses, and without restricting the generality of the foregoing, includes banks, trust companies, credit unions, investment dealers, investment advisors, investment managing, financial planners, financial advisors, accountants' offices, financiers and lending offices.
(Bylaw 3607 – May 10/93)

“FLOOR AREA” means the total area of a building that has a clear height above the floor of more than 1.2m (3.9 ft) measured from the exterior face of the structural system of the exterior and basement walls, and includes the space occupied by interior walls and partitions, but excludes exterior wall thickness in excess of 0.165 metres (6.5 inches) up to a maximum exclusion of 0.305 metres (12 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour.” (Bylaw 3561 – Jun 22/87) (Bylaw 4335 – Jun 11/07, Bylaw 4900 – April 14, 2025)

"FLOOR AREA RATIO" means the figure obtained when the gross floor area of all buildings on a lot is divided by the area of the lot.
(Bylaw 3741 – Mar 22/93) (Bylaw 4335 – Jun 11/07) (Bylaw 4871 – Jun 24/24)

"FRONT YARD" means that portion of the lot extending from one side lot line to the other side lot line, between the front lot line and a line or lines drawn parallel thereto; the depth of such yard to be measured as the perpendicular distance between the front lot line and said parallel line or lines, which shall be equal to the required front lot line setback.
(Bylaw 3643 – May 28/90)

"FRONTAGE" means the length of that portion of the front lot line, as designated pursuant to Section 4.14, which is common to the lot and the street, save that in the case of a panhandle lot, the frontage shall mean that portion of the access strip boundary which is common to the lot and the street. (Bylaw 3597 - Jun 27/88)

“GARAGE” means an accessory building with more than 50% of its total perimeter enclosed by solid walls or doors, designed or used for the parking of one or more vehicles, boats or trailers; or a portion of a principal building so designed or used.
(Bylaw 4006 – Jan 11/99)

“GENERAL INSTITUTIONAL USE” means the use of land for: legislative chambers, and offices, archives and meeting rooms ancillary thereto; parks; playgrounds; playing fields, and change rooms, washrooms, meeting rooms, sports equipment storage facilities, score booths and bleachers ancillary thereto; police and fire stations; community centres; allotment gardens; schools; universities; colleges; kindergartens; pre-schools; child day care centres; recreation centres; circulating libraries; works or facilities appurtenant to community water distribution systems, community sewage collection systems and community storm water collection systems; and includes the use of land covered by water for a breakwater. (Bylaw 4305 – Apr 24/06) (Bylaw 4428 – Sept 29/08)

"GRADE" means the mean elevation of natural grade calculated from the four corners of the smallest rectangle that will encompass the building coverage, but excludes decks. The mean elevation of natural grade for deck height will be calculated from the four corners of the smallest rectangle that will encompass the deck only.
(Bylaw 3561 – Jun 22/87) (Bylaw 4648 – Jun 22/15)

“GROSS FLOOR AREA” means the total Floor Area of all floors of a building measured to the exterior face of the structural system of the exterior and basement walls, and includes the space occupied by interior walls and partitions, but excludes exterior wall thickness in excess of 0.165 metres (6.5 inches) up to a maximum exclusion of 0.305 metres (12 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour and specifically excludes decks less than or equal to 1.2 m above natural grade.” (Bylaw 3741 – Mar 22/93) (Bylaw 4648 – Jun 22/15, Bylaw 4900 April 14, 2025)

"GROUP HOME USE" (Repealed - Bylaw 4305 – Apr 24/06))

"HABITABLE ROOM" means a room used for living, sleeping, recreation, eating or food preparation and excludes bathrooms, utility rooms, workrooms, furnace rooms, storage rooms, closets, pantries, bath or toilet rooms, enclosed hallways, laundry rooms and similar spaces.

"HEIGHT" with reference to a structure other than a building or a retaining wall, means the vertical distance measured from natural grade to the top of the structure.
(Bylaw 4505 – Apr 26/10)

“HEAT PUMP” means a device which has the capacity to transfer heat from the air outside a building or structure to the air inside a building or structure or vice versa, by means of a compressible refrigerant and includes an air conditioner, condenser, compressor, refrigeration unit and all equipment and devices accessory thereto.(Bylaw 4900, April 14, 2025)

“HIGH WATER MARK” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain. (Bylaw 4281 – Jun 25/05)

“HOME-BASED CHILD CARE”(Repealed – Bylaw 4978 – Sept 21/26)

“HOME-BASED BUSINESS” means an occupation or profession operated as an accessory use to an established principal residential use by a resident of a dwelling unit on the same lot. (Bylaw 4978 – Sept 21/26)

"HOSPITAL" (Repealed - Bylaw 4305 – Apr 24/06)

"HOSPITAL, PRIVATE" (Repealed – Bylaw 4305 – Apr 24/06)

“HOTEL USE” means a use of a building (or part thereof) with common enclosed corridors and tourist unit entrances, for the temporary lodging of the general public, wherein payment for occupancy is on a daily or weekly basis, which includes an entrance lobby open to the public, an office with a guest register and an attendant on duty at all times, and housekeeping services. (Bylaw 4320 - Jun 11/07)

"HOTEL" (Repealed - Bylaw 4320 - Jun 11/07)

“IMPERMEABLE SURFACE COVERAGE” means an area of land covered by any surface that prevents or impedes the entry of water into the soil and causes water to run or flow off surfaces. This includes but is not limited to constructed surfaces such as buildings and structures, asphalt, concrete, roof shingles, brick pavers but does not include lawn, live landscaping, hard surfacing with permeable elements such as gravel, rocks, wood chips, bark mulch, and manufactured permeable pavers with permeable joints and/or cells, or any other material that is deemed permeable by the Director of Planning. (Bylaw 4894 – July 14, 2025)

"KINDERGARTEN" (Repealed – Bylaw 4305 – Apr 24/06)

"LANE" means a public thoroughfare or way which affords only secondary means of access to a lot usually at the side or rear of the lot.

"LIMITED OFFICE USE" means the use of a floor area, or part thereof, of a building for:

(a) technical, scientific, architectural, design, legal, management, communications, business, educational, cultural or general professional consulting services;

(b) physical or mental health services to persons on an out-patient basis;

(c) research and development not involving manufacturing or assembly; and

(d) management, administrative or clerical support services to off-site business or noncommercial operations,

but which use does not include "Financial Institution Use" nor extends to the sale of products, goods, wares or merchandise on site." (Bylaw 4036 – May 25/99)

"LIMITED RECYCLING DEPOT USE" means a use of land for the receiving, sorting and transferring of recyclable plastics, recyclable electronics, or both.
(Bylaw 4366 - Jun 11/07)

"LIQUOR" means

(a) fermented, spirituous and malt liquors;

(b) combinations of liquors; and

(c) drinks and drinkable liquids that are intoxicating, with any drink or drinkable liquid containing more than 1% alcohol by volume being deemed to be intoxicating,

and includes beer, or a substance that, by being dissolved or diluted is capable of being made a drinkable liquid that is intoxicating and that is declared by order of the Lieutenant Governor in Council to be liquor. (Bylaw 4195 – Sept 8/03)

"LIQUOR RETAIL SALE USE" means the use of a floor area, or part thereof, of a building for the purpose of selling or offering for sale bottled or canned liquor to consumers for off-premises consumption. (Bylaw 4195 – Sept 8/03)

"LIVE LANDSCAPING COVERAGE" means an area of land covered by soft landscaping elements planted directly into the ground at grade, such as trees, shrubs, plants, ornamental plantings or lawn, that are capable of healthy growth with the purpose of masking and separating uses, and protecting the natural environment. (Bylaw 4871 – Jun 24/24)

"LONG-TERM CARE INSTITUTION" means an institution in which the primary function is the provision of nursing services for the care in residence of persons who by reason of age, chronic illness or infirmity are unable to care for themselves, and who require the availability of such services on a twenty-four hour per day basis but who do not require the intensive or extensive care normally provided in an acute care hospital. (Bylaw 4305 – Apr 24/06)

"LOT" means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office.

"LOT AREA" means the total area on a horizontal plane within the lot lines of a lot.

"LOT BREADTH" means the length of a straight line

(a) drawn parallel to a straight line connecting the endpoints of the front lot line;

(b) drawn entirely within the boundaries of the lot outside of the front yard;

(c) extending from one side lot line to the other side lot line; and

(d) intersecting at no less than one point the line or lines delineating the front yard. (Bylaw 3643 – May 28/90)

"LOT COVERAGE" means the coverage expressed as a percentage of the lot area, which for the purpose of applying the lot coverage regulations set out in Parts 6 through 11 shall mean the combined coverage of all buildings within a particular class of building, the combined coverage of all buildings, the combined coverage of all structures, or the combined coverage of all buildings and structures, as the context requires.
(Bylaw 4451 - Jan 26/09) (Bylaw 4648 – Jun 22/15)

"LOT DEPTH" means the average distance between the front lot line and rear lot line of a lot. (Bylaw 4681 – Mar 13/17)

"LOT, INTERIOR" means a lot other than a corner lot.

"LOT LINE" means any line forming part of the legally defined boundary of any lot. (Bylaw 3585 – Mar 14/88)

"LOT WIDTH" means the shortest horizontal distance measured perpendicularly from any straight part of one side lot line to any part of another side lot line.
(Bylaw 3597 – Jun 27/88)

"LOUNGE USE" includes a Restaurant Use but may include in addition the operating of an establishment licensed pursuant to the *Liquor Control and Licensing Act* whose primary purpose is the sale and service of liquor for consumption on the premises.
(Bylaw 4195 – Sept 8/03)

"MARINA" means a facility which provides marine docks, berths, and moorings.
(Bylaw 3782 – Dec 20/93) (Bylaw 4305 – Apr 24/06)

"MARINA ADMINISTRATION OFFICES" means offices for the administration, accounting, sales and marketing of a marina and can include offices for the booking of off- site tourist business. (Bylaw 3782 – Dec 20/93)

"MARINE INSTRUCTION USE" means the instruction in the proper use and handling of small boats, and includes the storage of dinghies and kayaks, and structures ancillary thereto. (Bylaw 3782 – Dec 20/93) (Bylaw 4305 – Apr 24/06)

"MARINE-ORIENTED RECREATIONAL USE" means booking, registration, outfitting and commercial transactions associated with marine tours, diving expeditions, kayaking, sailing and other boat excursions. (Bylaw 4320 - Jun 11/07)

"MARINE SERVICE FACILITIES" means those facilities ancillary to the operation of a marina, including marine vessel construction and repair, boat rental and brokerage, laundry, shower and public washroom facilities, marine tackle and chandlery sales and rental, including marine hardware, clothing, footwear, safety devices, accessories, and consumable supplies related to marine use. (Bylaw 3782 – Dec 20/93)

"MARINE TOUR" means a waterborne day cruise. (Bylaw 3782 – Dec 20/93)

"MEAN," in reference to distance or elevation, shall mean the average between the referenced measurements or extremes.

"MEETING HALL" has the same meaning as "community hall."

(Bylaw 4305 – Apr 24/06)

"MOTOR HOME" means a motor vehicle designed or used primarily for accommodation during travel or recreation, but does not include a motor vehicle that has mounted upon it a detachable structure designed or used primarily for accommodation during travel or recreation. (Bylaw 4006 – Jan 11/99)

"MUNICIPALITY" means the area within the geographic boundaries of the District of Oak Bay.

"NATURAL BOUNDARY" means:

(a) the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself; or

(b) the boundary as shown on a plan registered in the Land Title Office.

"NEIGHBOURHOOD DELI USE" means a use providing for the self-serve consumption of bakery goods, deli items or beverages which have been prepared on the premises, but does not include a Neighbourhood Public House Use or a take-away liquor service. (Bylaw 3998 – Sept 28/98) (Bylaw 4195 – Sept 8/03)

"NEIGHBOURHOOD PUBLIC HOUSE USE" means the use of premises for the operation of an establishment licensed pursuant to the *Liquor Control and Licensing Act* whose primary purpose is the sale and service of liquor for consumption on the premises, but does not include a "Liquor Primary Club" licensed establishment within the meaning of the *Liquor Control and Licensing Regulation* (B.C. Reg. No. 244/2002) under the said Act. (Bylaw 4195 – Sept 8/03)

"NON-CONFORMING" means any building, structure or use which does not conform with all the regulations of the Bylaw, or any amendment thereto, for the zoning district in which such building or use is located and which existed at the effective date of this Bylaw.

"OCCUPANCY" means the use or intended use of a parcel of land or building or a part thereof for the shelter or support of persons, animals or property.

"OCCUPIABLE HEIGHT" (Repealed - Bylaw 4871 – Jun 24/24)

"OFF-STREET PARKING USE" means a use of land for the parking of vehicles at grade. (Bylaw 4305 – Apr 24/06)

"OPEN SPACE" means the portions of a lot which are unoccupied and unobstructed by any structure from the ground upward. (Bylaw 4627 - Nov 10/14)

"OUTDOOR PRODUCE MARKET USE" means the retail sale and display of produce, not within a building. (Bylaw 4428 – Sept 29/08)

"PANHANDLE LOT" means a lot, the building area of which is serviced, and which gains access to the street through the use of a relatively narrow strip of land which is an integral part of the lot.

"PARCEL" means a lot, block or other area in which land is held or into which land is subdivided.

"PARK" means a parcel or tract of land dedicated, reserved or held as a place for the resort of the public primarily for outdoor recreation, air and light, or for the preservation of the natural environment. (Bylaw 4305 – Apr 24/06)

"PARKING SPACE" means a space within a building or a parking area for the parking of one (1) vehicle; excluding driveways and ramps.

"PAVED SURFACE" means an area of land surfaced by asphalt, macadam, concrete, interlocking bricks, paving stones, gravel or other similar material.
(Bylaw 3917 – Oct 15/96)

"POULTRY" means any bird normally raised for food or egg production, but does not include bantams and without limiting the generality of the foregoing includes chickens, turkeys, geese, ducks, or artificially reared grouse, partridge, quail, pheasant, or ptarmigan. (Bylaw 4592 - Sept 30/13)

"PRINCIPAL BUILDING" means a building that contains floor space, the majority of which is used for the permitted principal use on a lot.

"PRINCIPAL RESIDENCE" means the residence in which an individual resides for a longer period of time in a calendar year than any other place. (Bylaw 4922 – Mar 9/26)

"PRINCIPAL USE" means the main purpose for which land, buildings or structures may be legally used.

"PRODUCE" means fruits, herbs, vegetables, grains and honey.
(Bylaw 4428 – Sept 29/08)

"PROFESSIONAL ENGINEER" means a person who is registered or duly licensed as such under the provisions of the *Engineering Profession Act*.

"PUBLIC SERVICE USE" (Repealed - Bylaw 4305 – Apr 24/06)

"RAVINE" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1. (Bylaw 4281 – Jun 27/05)

"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. (Bylaw 4932 – Nov 24/25)

"REAR YARD" means that portion of the lot extending from one side lot line to the other side lot line, between the rear lot line and a line or lines drawn parallel thereto; the depth of such yard to be measured as the perpendicular distance between the rear lot line and said parallel line or lines, which shall be equal to the required rear lot line setback from the Principal Building.
(Bylaw 3643 – May 28/90, Bylaw 4894 – July 14, 2025)

"RECREATION CENTRE" means an indoor facility which, along with any physical recreation programs which may be provided on a pre-registration basis, provides physical recreation opportunities, such as swimming, skating, strength or aerobic training and general sports activities, to the public on a drop-in basis. (Bylaw 4305 – Apr 24/06)

"RECYCLABLE ELECTRONICS" means televisions and computer monitors, computer

keyboards, computer mice, telephones, computer printers, computer scanners, photocopiers, household audio equipment, household video equipment, computers and electric typewriters. (Bylaw 4366 - Jun 11/07)

"RECYCLABLE PLASTICS" means:

(a) rigid plastic containers and rigid plastic packaging consisting of and identified by the Society of Plastics, Inc., with symbols (or without symbols) 1 to 7 as follows: polyethylene terephthalate (PET) {1}; high density polyethylene (HDPE) {2}; polyvinyl chloride (PVC) {3}; low density polyethylene (LDPE) {4}; polypropylene (PP) {5}; polystyrene (PS){6}; and other {7};

(b) polyethylene terephthalate (PET) foam packaging;

(c) high density polyethylene (HDPE) products of the following types: cereal box inserts, grocery, trash and retail sales bags, buckets, crates, flower pots, bins, film and sheeting, and lumber substitutes;

(d) polyvinyl chloride (PVC) products of the following types: cassette cases, medical tubing, wire and cable insulation, pipes and fittings, window frames, carpet underlay, traffic cones, floor mats, paneling and garden hoses;

(e) low density polyethylene (LDPE) products of the following types: dry cleaning bags, bread and frozen food bags, garbage cans and lids, film and sheeting, bins and paneling;

(f) polypropylene (PP) products of the following types: brooms and rakes, ice scrapers, funnels, bins, pallets and sheeting;

(g) polystyrene (PS) products of the following types: electronic data storage media and jackets, plates, cutlery and utensils, wall switch plates, desk trays and rulers, licence plate frames, foam packing blocks and chips, foam insulation, foam egg cartons, foam meat trays and cups;

(h) polyurethane foam; and

(i) recyclable items produced principally for household use, of chemical composition or structure similar to those described in subparagraphs (a) through (h).
(Bylaw 4366 - Jun 11/07)

"RESIDENTIAL BUSINESS" (Repealed – Bylaw 4978 – Sept 21/26)

"RESIDENTIAL FLOOR AREA" means the sum of the internal Floor Area of all dwelling units in a building; but excludes:
(a) balconies
(b) common stairwells
(c) elevator shafts
(d) common corridors
(e) cellars
(f) concealed parking areas
(g) common recreation or service facilities; and
(h) exterior wall thickness in excess of 0.165 metres (6.5 inches) up to a maximum exclusion of 0.305 metres (12 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour." (Bylaw 4900 – April 14, 2025)

"RESIDENTIAL USE" means a use providing for the accommodation and home life of a person or persons.

"RESTAURANT" means a building or part of a building wherein food and beverages are partaken and includes coffee shops and tearooms, but does not include a Neighbourhood Public House Use or a take-away liquor service. (Bylaw 4195 – Sept 8/03)

"REST HOME" (Repealed - Bylaw 4305 – Apr 24/06)

"RETAIL USE" means the use of a floor area, or part thereof, of a building for the purpose of selling or offering for sale to consumers, goods, wares and merchandise but excluding automobiles, automobile parts and Liquor Retail Sale Use or any sale of liquor whatsoever. (Bylaw 3607 – May 10/93) (Bylaw 4195 – Sept 8/03)

"RETAINING WALL" means a structure with an angle between 45 degrees and 90 degrees to the horizontal, used to retain soil for the creation of artificial grade by either excavating from or adding fill to the natural grade. (Bylaw 4505 – Apr 26/10)

"RIPARIAN ASSESSMENT AREA" means:

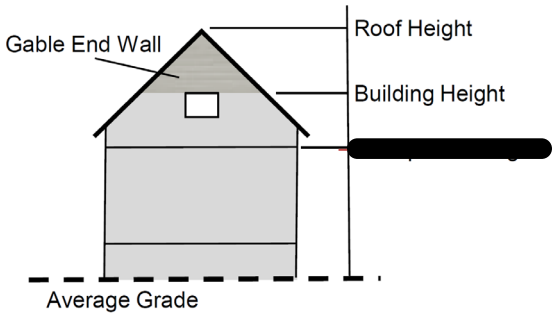
(a) for a stream, the 30 m (98.4 ft) strip on both sides of the stream, measured from the high water mark;

(b) for a ravine less than 60 m (197 ft) wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 m (98.4 ft) beyond the top of the ravine bank; and

(c) for a ravine 60 m (197 ft) wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 m (32.8 ft) beyond the top of the ravine bank. (Bylaw 4281 – Jun 27/05)

"ROADSIDE STAND" means an accessory building not exceeding 2.5 sqm for urban agriculture retail purposes or for the sale of goods made by an artist or goods made as part of a home-based business. (Bylaw 4978 – Sept 21/26)

"ROOF HEIGHT" means the vertical distance between grade and the highest part of the highest roof of a building as shown on the included diagram.
(Bylaw 3568 – Jun 22/87) (Bylaw 4648 – Jun 22/15)



"SCHOOL" means an institution with no residential component, providing a curriculum of academic instruction up to completion of Grade 12, and which consists of a body of students organized as a unit for educational purposes under the direction of a principal, vice-principal, headmaster or director of instruction, including the teachers and other staff members associated with the unit. (Bylaw 4305 – Apr 24/06)

"SCHOOL, PRIVATE" (Repealed - Bylaw 4305 – Apr 24/06)

"SCHOOL, PUBLIC" (Repealed - Bylaw 4305 – Apr 24/06)

"SEA RESCUE USE" means the storage and mooring of marine craft, with or without associated supplies and equipment, for the purpose of providing marine related rescue activities.
(Bylaw 3782 – Dec 20/93) (Bylaw 4305 – Apr 24/06) (Bylaw 4474 – Jul 20/09)

"SECONDARY SUITE" means a self contained Dwelling Unit containing sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is smaller than, secondary to and connected to a primary Dwelling Unit located within a Principal Building on the same lot.
(Bylaw 4825 – Sept 20/22) (Bylaw 4853 – Mar 25/24) (Bylaw 4871 – Jun 24/24)

"SECONDARY USE" means a use that is only permitted in conjunction with the designated principal use for each zone.

"SENIOR CITIZEN DWELLING UNIT" (Repealed - Bylaw 4305 – Apr 24/06)

"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.
(Bylaw 3607 – May 10/93)
(Bylaw 4932 – Nov 24/25)

"SERVICE STATION" means any building or land used or intended to be used for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer, and which may include the servicing and minor repairing of motor vehicles and the sale of automobile accessories.

"SETBACK" means the distance between a building or part of a building or use and each of the respective lot lines, measured parallel to each lot line or lines.

"SHORT-TERM RENTAL" means renting an approved dwelling unit for overnight accommodation for a period of less than 90 consecutive days. (Bylaw 4922 – Mar 9/26)

"SIDE LOT LINE" means any lot line not being a front lot line or a rear lot line.

"SIDE YARD" means that portion of the lot extending from the front lot line to the rear lot line, between the interior side lot line and a line or lines drawn parallel thereto; the width of such yard to be measured as the perpendicular distance between the interior side lot line and said parallel line or lines, which shall be equal to the required interior lot line setback. (Bylaw 3643 – May 28/90)

"SMALL-SCALE URBAN AGRICULTURE" (Repealed – Bylaw 4978 – Sept 21/26)

"SPA USE" means a class of service business use devoted to the enhancement of personal well-being through a variety of services designed to promote renewal and revitalization, which may include a mineral bath or spring as a core element. (Bylaw 4320 - Jun 11/07)

"SPECIAL NEEDS MULTIPLE RESIDENTIAL USE" means an apartment use providing supportive housing with the availability of assisted living services, for persons with age-related conditions that affect the ability to live independently. (Bylaw 4168 – May 12/03)

"STORAGE YARD" (Repealed - Bylaw 4305 – Apr 24/06)

"STOREY" means that portion of a building which is situated between the top of a floor and the top of the floor next above it and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
(Bylaw 3643 – May 28/90) (Bylaw 4871 – Jun 24/24)

"STREAM" includes any of the following that provides fish habitat:

(a) a watercourse, whether it usually contains water or not;

(b) a pond, lake, river, creek or brook; and

(c) a ditch, spring or wetland that is connected by surface flow to something referred to in (a) or (b) of this definition. (Bylaw 4281 – Jun 27/05)

"STREET" means a dedicated public highway other than a lane or walkway provided, however, that for the purpose of the definitions of CORNER LOT, DOUBLE FRONTAGE LOT and PANHANDLE LOT, and for the purpose of Section 4.14, STREET shall be deemed to include those portions of the common property in a bare land strata plan which are intended to provide vehicular access to the strata lots in the bare land strata plan. (Bylaw 3597 – Jun 27/88)

"STRUCTURE" means any construction, except a building, fixed to, supported by, or sunk into land or water, and includes but is not limited to fences, walls, and below grade stairs and patios; and excludes paved parking surfaces and on grade patios.
(Bylaw 4648 – Jun 22/15) (Bylaw 4681 – Mar 13/17)

"SUBDIVISION" means any change in the existing size, shape, number of arrangement of a lot or lots, whether by plan or metes and bounds description.
"SUPPORTIVE HOUSING" means a form of housing in private dwelling units with lockable doors, which provides to residents at least one (1) meal per day served on-site in a communal dining room, along with on-site housekeeping, laundry and social/recreational services. (Bylaw 4168 – May 12/03)

"SURVEYOR" means a land surveyor licensed and registered as a land surveyor in the Province of British Columbia.

"TEMPORARY LODGING" means transient accommodation not in excess of sixteen (16) weeks in any twelve (12) consecutive month period, not more than four (4) weeks of which may be outside of the November through March period, for any one person, family or party.
(Bylaw 4320 - Jun 11/07)

"THEATRE USE" means a commercial use of a venue within a building, containing at the time of the performance or screening permanent or temporary seating for not less than ten (10) people, for:

(a) the performance of literary works on a stage; or

(b) the screening of films, excluding any film falling within the definition of "adult motion picture" under the *Motion Picture Act*, R.S.B.C. 1996, c. 314.
(Bylaw 4320 - Jun 11/07)

"TOURIST UNIT" means a lockable suite of rooms, with sanitary and sleeping facilities, available to the general public for temporary lodging as part of a hotel use.
(Bylaw 4320 - Jun 11/07)

"THEATRES" (Repealed - Bylaw 4320 - Jun 11/07)

"TWO FAMILY RESIDENTIAL USE" (Repealed - Bylaw 4871 – Jun 24/24)

"UNIT RATIO" means the expressed unit area of land required for each dwelling unit.

"UPLANDS, THE" means that part of the Municipality being the area shown on Plan 1216A deposited in the Victoria Land Title Office and as defined in the *Oak Bay Special Powers Act*.

"URBAN AGRICULTURE" means an accessory use that consists of cultivating and harvesting plants and produce, beekeeping and harvesting honey, keeping poultry for egg production, and storing harvested products on the premises for the purpose of sale. (Bylaw 4978 – Sept 21/26)

"USE" means the purpose for which any lot, parcel, tract of land, building or structure is designed, arranged or intended, or for which it is occupied or maintained.

"WATER COURSE" (Repealed - Bylaw 4281 – Jun 27/05)

"WORKS YARD USE" means a use of land for the storage and servicing of vehicles, equipment, machinery, materials, fixtures, fittings and supplies used in the maintenance and/or construction of roads, sidewalks, sewer systems, drainage systems, water distribution systems, parks and buildings, and in the provision of solid waste collection, recyclable material collection and compostable material collection; for the assembly and dispatch of employees and contractors employed in such maintenance, construction or service provision; for the receiving and transfer of solid waste, recyclable material and compostable material; for the retail sale of composted soil material and items ancillary to the provision of the services described herein; for the exchange of reusable items; for the fabrication of equipment ancillary to the maintenance, construction and services described herein; for the storage and dispensing of vehicle fuels; and for offices ancillary to the uses described herein. (Bylaw 4305 – Apr 24/06)

"YACHT CLUB" means a facility which provides moorage space for watercraft of club members. (Bylaw 4305 – Apr 24/06)

"ZONE" means any area or district established under this Bylaw.

2.2 ABBREVIATIONS OF WORDS AND PHRASES

2.2.1 The abbreviations of words and phrases in this Bylaw shall have the meanings assigned to them in this section:

dB (A)	decibel(s)
ft	feet
ha	hectare(s)
in	inch(es)
m	metre(s)
max	maximum
min	minimum
mm	millimetre(s)
N/A	not applicable
No.	number
N/P	not permitted
N/R	not regulated
s.f.	square feet
sq. c	square centimetre(s)
sq. in.	square inch(es)
sq. m	square metre(s)

PART 3 BASIC PROVISIONS

3.1 APPLICATION

3.1.1 The provisions of this Bylaw shall apply to the whole of the area within the boundaries of the Municipality and to the buildings and structures thereon.

3.1.2 All measurements and dimensions in this Bylaw have the meaning given to them in the Weights and Measures Act (Canada) and if not mentioned there, have the meaning ascribed to them in the International System of Units established by the General Conference of Weights and Measures. The Imperial measurements immediately following the metric terms are approximations for convenience only and do not form part of this Bylaw.

3.2 SEVERABILITY

3.2.1 If any portion of this Bylaw is for any reason found invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

3.3 ZONES

3.3.1 The whole of the area within the boundaries of the Municipality is hereby divided into zones with the following zone designations and their short form equivalents:

Short Form	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 (Bylaw 4320 - Jun 11/07)
CD-3	Comprehensive Development Use – Bowker Village (Bylaw 4680 – May 8/17)
CD4	Comprehensive Development Zone – 2326 Oak Bay Avenue (Bylaw 4847 – Feb 26/24)
CD5	Comprehensive Development Zone – 291 King George Terrace (Bylaw 4879 – July 29, 2025)
CD6	Comprehensive Development Zone – 2101 Sutherland Road (Bylaw 4897 – January 27, 2025)
CD7	Comprehensive Development Zone – 57 Beach Drive (Bylaw 4905 – May 5, 2025)
RM-1LD	Multiple dwellings use - low density
RM-1MD	Multiple dwellings use - medium density
RM-1HD	Multiple dwellings use – high density (Bylaw 4201 – Feb 4/23)
RM-2	Multiple dwellings use - two storey
RM-3	Multiple dwellings use - three storey
RM-3HD	Multiple dwellings use – high density three storey (Bylaw 4606 – May 12/14)
RM-4	Multiple dwellings use - four storey
RM-8	Multiple dwellings use - eight storey
RM-MC1	Multiple Dwelling/Commercial Mixed Use (Bylaw 4022 – Jul 19/99)
RM-MC4	Multiple Dwelling/Commercial Mixed Use-Four Storey

	(Bylaw 4168 – May 12/03)
RMS-7	Multiple Dwelling Supportive Housing Use – Seven Storey (Bylaw 4256 – Apr 25/05)

C-1	Local commercial use
C -2	Commercial use
C-3, ST.1	Village Commercial Use - Street Level
C-3, D. 1	Village Commercial Use - Below Street Level
C-3, UP 1	Village Commercial Use - Above Street Level (Bylaw 3607 - May 10/93)
C-3, SP 1	Village Commercial Use-Mixed Use (Bylaw 4083 – Dec 11/00)
C-4	Local Commercial/Neighbourhood Deli Use (Bylaw 3998 – Sept 28/98)
C-5	Local Commercial/Neighbourhood Deli Use (Bylaw 4386 – Dec 17/07)

CS-1	Service station commercial use
CS-2	Marine commercial use

P-1	General institutional use (Bylaw 4305 – Apr 24/06)
P-2	Special institutional use
P-3	Commercial recreation use
P-4	Sea zone use
P-5	Cemetery use (Bylaw 3675 – Apr 22/91)
P-6	General Institutional/Residential use (Bylaw 3961 – Dec 22/97) (Bylaw 4305 – Apr 24/06)
P-7	General Institutional/Office use (Bylaw 4036 – May 25/99) (Bylaw 4305 – Apr 24/06)
P-8	General Institutional Use- Recreation Centre (Bylaw 4147 – Mar 25/02) (Bylaw 4305 – Apr 24/06)
P-9	Neighbourhood General Institutional Use (Bylaw 4235 – Sept 27/04) (Bylaw 4305 – Apr 24/06)

3.3.2 The area extent of the said zones is as described herein and as shown on the "Zoning Map of the Corporation of the District of Oak Bay," which forms part of this Bylaw as Schedule E. (Bylaw 4871 – Jun 24/24)

3.3.3 The boundary lines of said zones shall be the centre line of the road allowances, lot lines, Municipal boundaries, natural boundaries or as otherwise shown on Schedule E the "Zoning Map of the Corporation of the District of Oak Bay," which is an integral part of this Bylaw. (Bylaw 4871 – Jun 24/24)

3.3.4 That part of the Municipality comprised of land, foreshore and land covered by water granted by Supplementary Letters Patent dated 12 March, 1981, except as specifically designated on Schedule E the "Zoning Map of the Corporation of the District of Oak Bay," which is an integral part of this Bylaw, is designated as P-4 Sea Use Zone. (Bylaw 4871 – Jun 24/24)

3.4 PERMITTED USES OF LANDS, BUILDINGS, STRUCTURES AND THE SURFACE OF THE WATER

3.4.1 The use or uses of lands, buildings, structures and the surface of the water shall be in accordance with the permitted uses specified in this Bylaw for the zone in which they are located.

3.4.2 Buildings and structures permitted by this Bylaw shall conform with the regulations for the zone in which they are located.

3.4.3 Any use or uses not specifically permitted are prohibited.

3.5 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

3.5.1 The construction, repair, reconstruction, alteration, moving or extension of a building or structure shall conform with the regulations for the siting, size and dimensions of buildings and structures specified in this Bylaw.

3.6 AREA, SHAPE AND DIMENSIONS OF LOTS

3.6.1 No subdivision shall be created in any zone so that any lot created by the subdivision has an area or dimension less than that set out for the zone in which it is located as specified in this Bylaw and according to Schedule A. (Bylaw 3643 – May 28/90)

3.6.2 Notwithstanding subsection 3.6.1, in R-3, R-4 and R-5 Zones, the minimum lot width may be reduced by not more than 20% within 7.62 m (25 feet) of the front lot line or within 7.62 m (25 feet) of the rear lot line, providing:

3.6.2.(1) the lot abuts the turn-around portion of a cul-de-sac; or

3.6.2.(2) the lot abuts the arc formed by the roadway in a street that changes direction through not less than 45 degrees.

3.6.3 The general shape of any lot to be created shall conform to the shape of the lots in the immediate area.

3.6.4 Discretionary authority with respect to minimum parcel frontage pursuant to Section 944 (1) of the *Local Government Act* is hereby delegated to the Approving Officer. (Bylaw 4112 – Feb 26/01)

3.6.5 The Approving Officer may approve an application to subdivide a lot into parcels of dimensional criteria less than that required by this Bylaw providing:

3.6.5.(1) the said parcels are concurrently consolidated with adjoining lands; and

3.6.5.(2) that any remaining part of the lot being subdivided is not less than the required dimensional criteria.

3.7 ADMINISTRATION / VIOLATION / PENALTIES

3.7.1 The Director is hereby appointed by Council to administer this Bylaw and is hereby authorized to enter at all reasonable times upon any property, subject to this Bylaw, to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

3.7.2 It is unlawful for any person to cause, suffer or permit any building or structure to be constructed, reconstructed, altered, moved, extended, occupied or used, or any land to be occupied or used, in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

3.7.3 Any persons convicted of an offence against this Bylaw shall be liable to:

3.7.3.(1) a minimum penalty of not less than one hundred dollars ($100.00); or

3.7.3.(2) a maximum penalty of not more than ten thousand dollars ($10,000.00); (Bylaw 4291 – Mar 13/06) and/or

3.7.3.(3) imprisonment for a period not exceeding sixty (60) days.

3.8 EFFECTIVE DATE

3.8.1 This Bylaw shall come into force and take effect as of the date of final adoption.

PART 4 GENERAL REGULATIONS

4.1 USES OF LAND, BUILDINGS AND STRUCTURES, NON-CONFORMING USE

4.1.1 No use shall be established so as to render any existing use on the same lot non-conforming.

4.1.2 The permitted uses contained in this Bylaw are subject to compliance with the Bylaws enacted under Part 26, Division 7 of the *Local Government Act*.
(Bylaw 4112 – Feb 26/01)

4.2 PERMITTED USES OF LANDS, BUILDINGS AND STRUCTURES

4.2.1 A boarding use, where permitted:

4.2.1.(1) shall be completely enclosed within a principal building used for a residential use; and

4.2.1.(2) shall accommodate not more than two (2) persons other than the family of the owners or lessee.

4.2.1.(3) shall not result in the use of the dwelling unit by more than three (3) unrelated persons.
(Bylaw 4108 – Feb 26/01)

4.2.2 (Repealed - Bylaw 4305 – Apr 24/06)

4.2.3 (Repealed - Bylaw 4305 – Apr 24/06)

4.2.4 (Repealed - Bylaw 4305 – Apr 24/06)

4.2.5 (Repealed - Bylaw 4401 – Mar10/08)

4.2.6.(1) (Repealed - Bylaw 4401 – Mar 10/08)

4.2.6.(2) (Repealed - Bylaw 4401 – Mar 10/08)

4.2.7 (Repealed - Bylaw 4401 – Mar10/08)

4.2.7.(1) (Repealed - Bylaw 4401 – Mar 10/08)

4.2.7.(2) (Repealed - Bylaw 4401 – Mar 10/08)

4.2.8 Home-Based Businesses: A home-based business is permitted as an accessory use in zones where stated in this Bylaw and as provided in Schedule “G”. (Bylaw 3974 – Mar 23/98) (Bylaw 4978 – Sept 21/26)

4.2.9 A newspaper substation may only be located in a commercial or institutional use zone, provided the substation does not require the use of a building that is not part of the principal building.

4.2.10 Canopies of rigid construction or collapsible awnings may be installed on buildings in all zones, providing such canopy or awning:

4.2.10.(1) does not protrude more than 2.5 m (8 feet) from the building face;

4.2.10.(2) provides a clear height of not less than 2.3 m (7.5 feet) above a sidewalk;

4.2.10.(3) does not portray a sign except for lettering of not more than 150 mm (6 inches) in height located on a fringe;

4.2.10.(4) does not protrude to within 1 m (3 feet) of a line extended vertically from the nearest edge of the roadway;

4.2.10.(5) is constructed as a cantilevered structure from the face of the building; and

4.2.10.(6) is not constructed over public property.

4.2.11 Garbage receptacles must be kept in a building or structure in all zones, except in Residential Use zones garbage receptacles may be kept within an enclosed structure or between a structure and the rear lot line, and must be fully screened.
(Bylaw 4871 – Jun 24/24)

4.2.12 Notwithstanding the regulations set out for Residential Use Zones in Part 6 hereof, lot coverage may be augmented with an area not exceeding 5% of the maximum permitted lot coverage or 36 sq. m (400 sq. ft.) in the R-1, R-2 or R-3 zones; and 7% of the maximum permitted lot coverage or 36 sq. m (400 sq. ft.) in the R-4 or R-5 zones, whichever is less, providing: (Bylaw 4871 – Jun 24/24)

4.2.12.(1) the augmented area is used and maintained as a garage for the parking of motor vehicles;

4.2.12.(2) either

(a) the garage is sited so that the vertical plane of the vehicle entrance makes an angle between 85 degrees and 90 degrees, both inclusive, with a straight line connecting the endpoints of the front lot line; or

(b) the garage is sited entirely within the area of the lot bounded by the rear lot line, the side lot lines and the rear face (excluding garage portion) of the principal building projected in a straight line to both side lot lines; and

4.2.12.(3) the maximum permitted area of lot coverage for accessory buildings shall be reduced by an amount equal to the area added to the principal building pursuant to this subsection. (Bylaw 3643 – May 28/90)

4.2.13 A Secondary Suite use, where permitted, must conform to the regulations of this section. (Bylaw 4825 - Sept 20/22)

4.2.13.(1) Shall be wholly contained within an integral part of a Principal Building. (Bylaw 4853 – Mar 25/24) (Bylaw 4871 – Jun 24/24)

4.2.13.(2) Shall not be connected to the primary dwelling unit by a breezeway or enclosed hallway.

4.2.13.(3) Shall only be permitted in an owner-occupied residential building. The registered owner(s) of the property shall:

(a) occupy either the primary dwelling unit or the Secondary Suite dwelling unit as their principal residence; and

(b) submit to the Municipality a completed and signed “Owner’s Declaration of Secondary Suite”. (Bylaw 4853 – Mar 25/24)

4.2.13.(4) Shall meet all BC Building Code requirements for Secondary Suites within newly constructed buildings or the alternate compliance methods for alterations to existing buildings to add a secondary suite.

4.2.13.(5) No more than one Secondary Suite is permitted per principal dwelling unit. (Bylaw 4853 – Mar 25/24) (Bylaw 4871 – Jun 24/24)

4.2.13.(6) Where a dwelling unit contains both a Secondary Suite, and a Boarding Use, the total number of unrelated individuals living in the dwelling unit and Secondary Suite combined must not exceed six. (Bylaw 4871 – Jun 24/24 (Bylaw 4984 – July 14, 2025)

4.2.13.(7) A Secondary Suite shall not contain a Boarding use.

4.3 FIRE LIMITS ZONE

4.3.1 Zones RM-4 and RM-8 are hereby designated Fire Limits Area 1, in which a building of more than three (3) storeys in height shall be constructed of non-combustible construction, as defined and regulated by the British Columbia Building Code.

4.4 OFFENCES ON MULTIPLE LOTS

4.4.1 Where the location of an object or the use of a property is deemed to be an offence under this Bylaw and the object or use is:

4.4.1.(1) partly on one lot and partly on an adjacent lot; or

4.4.1.(2) partly in one specified area of a lot and partly in another the offence shall be deemed to have occurred on each lot or in each area.

4.5 PROOF OF SITING AND HEIGHT

4.5.1 Prior to the issuance of an Occupancy Permit relating to the construction, erection, replacement or extension of a building, the owner shall furnish proof of compliance regarding site location and building height. Proof of compliance shall be in the form of a survey certificate issued by a registered British Columbia Land Surveyor.

4.6 REGULATIONS FOR THE SIZE, SITING AND FLOOR AREA

4.6.1 No building or structure shall be constructed, re-constructed, altered, moved or extended so as to render any existing building or structure on the same lot contrary to the regulations of this Bylaw.

4.6.2 Except as otherwise permitted in this Bylaw, only one (1) building may be sited on one (1) lot. Such siting shall conform to the regulations of the zone in which it is situate.

4.6.3 (Removed - Bylaw 4825 – Sept 20/22)

4.6.3 A part of a building that is separated from the major portion of the building by a space or non-habitable room shall be deemed to be a separate building. This provision does not apply to a Secondary Suite that is connected to the primary dwelling unit by a bathroom, utility room, workroom, storage room, closet, pantry, bath or toilet room or laundry room and similar spaces except a breezeway or enclosed hallway. (Bylaw 4825 – Sept 20/22)

4.6.4 Projections from any face of a building.

4.6.4.(1) in the form of belt courses, sills, cornices, leaders, gutters and pilasters may intrude into the required setbacks by not more than 450 mm (18 inches);

4.6.4.(2) in the form of chimneys may intrude into any required setback other than an interior side lot line setback by not more than 450 mm (18 inches). (Bylaw 3643 - May 28/90)

4.6.4.(3) in the form of cladding, including insulation and brick, may intrude into the required setbacks by not more than 305 mm (12 inches) (Bylaw 4648 – Jun 22/15, Bylaw 4900 – April 14, 2025)

4.6.5 Projections from a face of a building in the form of unenclosed stairs and landings, canopies, sunlight control projections, eaves and open-walled porches may intrude:

4.6.5.(1) into the required front, rear or exterior side setbacks by not more than 1.2 m (3.9 ft); and (Bylaw 4335 – Jun 11/07)

4.6.5.(2) into the required interior side setback by not more than 450 mm (18 inches).

4.6.5.(3) into the required interior side yard setbacks for the principal building by not more than 0.76 m (2.5 ft) for eaves. (Bylaw 4648 – Jun 22/15) (Bylaw 4681 – Mar 13/17)

4.6.6 Balconies and sundecks may be enclosed providing: (Bylaw 3561 – Jun 22/87)

4.6.6.(1) the enclosing material, exclusive of supports, is fully transparent untinted glass;

4.6.6.(2) the balcony or sundeck does not become part of the abutting habitable space;

4.6.6.(3) the balcony or sundeck is not used as a habitable room; and

4.6.6.(4) except for Residential Use zones, the design of the enclosed balconies shall be consistent throughout the building.

4.6.7 An underground structure may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend above any street abutting the site. For the purpose of this section, in-ground swimming pools shall not be considered as underground structures.

4.6.8 Freestanding lighting poles, warning devices, utility poles, wires and flagpoles, except as otherwise limited in other Bylaws, may be sited on any portion of a lot.

4.6.9 Where a common wall or party wall, shared by two (2) or more separately owned or operated dwelling units within a building for a residential use, coincides with an interior side lot line and where the land pertaining to each unit or group of units is a registered lot or where such land comprises a strata lot shown on a registered strata plan as provided for in the *Condominium Act*, then the setbacks specified in this Bylaw with respect to the side lot lines shall not apply.

4.6.10 Floor Area Ratio

(Bylaw 4335 - Jun 11/07)

4.6.10.(1) With respect to a lot on which the allowable gross floor area of a building, or the total allowable gross floor area of all buildings or a particular class of buildings, as the case may be, is limited by the imposition of a maximum allowable floor area ratio, for the purpose of calculating the floor area ratio all portions of a building serving an occupancy having a clear height above the floor of more than 1.2 m (3.9 ft) shall be included in the computation of gross floor area, provided, however, that

(a) in a zone other than a Residential Use Zone, the part of the floor area used and maintained for the parking of motor vehicles;

(b) in Residential Use Zones R-1, R-2 and R-3, not more than 19 sq. m (205 s.f.) of that part of the floor area of the principal building used and maintained for the parking of motor vehicles;

(c) (Removed – Bylaw 4871 – Jun 24/24)

(d) In Residential Use Zones R-1, R-2, R-3, the part of the floor area at a level lower than 1 m (3.3 feet) below grade (Bylaw 4627 - Nov 10/14),

shall be excluded from the computation of gross floor area. (Bylaw 4984 – July 14, 2025)

(e) The exemption under subsection (d) shall not exceed the lesser of the first above grade storey floor area or 25% of the total lot area. (Bylaw 4871 – Jun 24/24)

(f) There shall be no exemption of a basement from Gross Floor Area where the first above grade storey floor height is greater than 1.00 m (3.3 ft) above Grade. (Bylaw 4871 – Jun 24/24)

4.6.10.(2) (Removed – Bylaw 4871 – Jun 24/24)

4.6.10.(3) (Removed – Bylaw 4871 Jun 24/24)

4.6.11 Gross Floor Area

(Bylaw 4335 - Jun 11/07) (Bylaw 4648 – Jun 22/15)

4.6.11.(1) In Residential Use zones R-4 and R-5, not more than 22 m^2 (237 ft^2) of that part of the floor area used and maintained for the parking of motor vehicles shall be excluded from the computation of Gross Floor Area for the site provided:

(a) the garage or carport related to the exclusion is sited so that the vertical plane of the vehicle entrance makes an angle between 85 degrees and 90 degrees, both inclusive, with a straight line connecting the endpoints of the front lot line; or

(b) all garage and carport vehicle entrances related to the exclusion facing a street must be in line with or set back from the front face of the principal building, or must be set back a minimum of 1.0 m (3.2 ft) from the remainder of the front face of the principal building where an occupancy certificate was issued on January 1, 1986 or later.
(Bylaw 4648 – Jun 22/15) (Bylaw 4681 – Mar 13/17) (Bylaw 4984 – July 14, 2025)

4.6.11.(2) Basement Exemption – Occupancy After 1985 (Bylaw 4648 – Jun 22/15)

(a) In Residential Use zones R-4 and R-5, where a principal building for which an occupancy certificate was issued on January 1, 1986 or later, all or part of the basement floor area shall be exempted from the calculation of Gross Floor Area by a percentage calculated under subsections (b) to (e).

(b) Subject to subsection (c), 100% of the Gross Floor Area shall be exempted under (a) where the first above grade storey floor height is less than 1.22 m (4 ft) above Grade.

(c) The exemption under subsection (b) shall not exceed the lesser of the first above grade storey floor area or 25% of the total lot area. (Bylaw 4871 – Jun 24/24)

(d) There shall be no exemption of a basement from Gross Floor Area where the first above grade storey floor height is greater than 1.52 m (5 ft) above Grade. (Bylaw 4871 – Jun 24/24)

(e) Where the first above grade storey floor height is greater than 1.22 m (4 ft) and less than 1.52 m (5 ft) above Grade, then the amount of Gross Floor Area to be exempted shall be calculated on the basis of the following formula where "P" represents the percentage:

"P" represented in the formula $P = \frac{(1.52 - H_{actual})}{} \times 100$ where

0.3

H_{actual} = height of first floor above average natural grade

(Bylaw 4871 – Jun 24/24)

4.6.11.(3) Basement Exemption – Occupancy Prior to 1986 (Bylaw 4648 – Jun 22/15)

(a) In Residential Use zones, where a principal building for which an occupancy certificate was issued prior to January 1, 1986, all or part of the basement floor area shall be exempted from the calculation of Gross Floor Area by a percentage calculated under subsections (b) to (e).

(b) Subject to subsection (c), 100% of the Gross Floor Area shall be exempted under (a) where the first above grade storey floor height is less than 1.22 m (4 ft) above Grade. (Bylaw 4871 – Jun 24/24)

(c) The exemption under subsection (b) shall not exceed the lesser of the first above grade storey floor area or 25% of the total lot area. (Bylaw 4871 – Jun 24/24)

(d) There shall be no exemption of a basement from Gross Floor Area where the first above grade storey floor height is greater than 2.22 m (7 ft) above Grade. (Bylaw 4871 – Jun 24/24)

(e) Where the first above grade storey floor height is greater than 1.22 m (4 ft) and less than 2.22 m (7 ft) above Grade, then the amount of Gross Floor Area to be exempted shall be calculated on the basis of the following formula where "P" represents the percentage:

"P" represented in the formula $P = (2.22 - H_{actual}) \times 100$ where

H_{actual} = height of first floor above average natural grade

(Bylaw 4871 – Jun 24/24)

4.6.11.(4) In Residential Use zones R-4 and R-5, a maximum of three (3) covered door landings are exempt from Gross Floor Area calculations to a maximum of 1.86 m^2 (20 ft^2) per landing. (Bylaw 4648 – Jun 22/15)

4.6.11.(5) In Residential Use zones R-4 and R-5, verandas, contiguous or separated, are exempt from Gross Floor Area calculations for up to 2.5% of the lot area, to a maximum of 15 m^2 (161 ft^2) where: (Bylaw 4648 – Jun 22/15)

(a) The veranda abuts the primary building;
(b) The veranda floor is level with the first storey;
(c) The veranda faces a street;
(d) The veranda is open to a street excluding the railing or guard;
(e) The veranda railing is not more than 1.06 m (3.4 ft) in height;
(f) The veranda is covered by a roof;
(g) The veranda ceiling is less than 3.2 m (10.5 ft) above the veranda floor; and
(h) No habitable living space is sited above the veranda.

4.6.11.(6) Gross Floor Area for an atrium will be calculated as the following: (Bylaw 4648 – Jun 22/15)

Height of Atrium	*Gross Floor Area Value to be Included*
Atrium Less Than 4.3 m (14 ft) Height	Gross Floor Area of Atrium x 1
Atrium Greater Than or Equal to 4.3 m (14 ft) Height	Gross Floor Area of Atrium x 2

4.6.11.(7) In Residential Use zones, a maximum of one (1) pedestrian elevator with a floor area of 2.0 m^2 (22 ft^2) located within a principal building is exempt from Gross Floor Area calculations. (Bylaw 4681 – Mar 13/17)

4.7 HEIGHT, EXCEPTIONS

4.7.1 The maximum permitted height for a building or structure set out in the regulations for each zone within this Bylaw may be exceeded for:

4.7.1 (1) a church spire, church belfry or church dome, an elevator shaft, a stair tower; a roof-mounted vent, roof-mounted chimney or roof-mounted smoke stack; a flag pole, a lightning rod.

4.7.1 (2) a crane erected for a period not exceeding the duration of the construction for which the crane is required.

4.7.1 (3) solar collectors to a maximum of 1.2 m (4 ft) for a flat roof and to a maximum of 0.3 m (1 ft) above a pitched roof.

4.7.1 (4) heat pumps and associated screening to a maximum of 1.2m (4 ft) for a flat roof.

4.7.1 (5) roof thickness in excess of 0.3 m (1 ft) provided that the excluded roof thickness is required to achieve compliance with the BC Energy Step Code, Passive House energy standard or other enhanced energy performance standards."
(Bylaw 4293 – Nov 14/05, Bylaw 4900 – April 14, 2025)

4.8 TEMPORARY BUILDINGS

4.8.1 A temporary building or structure may be erected to facilitate construction purposes for a period not to exceed the duration of such construction on a lot being developed. In all other cases, temporary buildings or structures shall be subject to the following requirements:

4.8.1.(1) An application shall be made in writing to the Director for a permit to erect a temporary building or structure;

4.8.1.(2) If the proposed temporary building or structure would not constitute or cause a public hazard or public nuisance, nor obstruct unnecessarily any public right-of-way, the Director shall grant a permit for a period of not more than six (6) months; provided, however, that such permit may be renewed, upon written application, for one (1) further period not to exceed six (6) months; and

4.8.1.(3) At the expiration of a permit, such temporary building or structure shall be removed and the site thereof restored as nearly as possible to its pre-permit condition.

4.9 BUILDINGS FOR ACCESSORY USE

4.9.1 A building for a permitted accessory use may only be erected after a building for the principal use is built on a lot.

4.9.2 The use of an accessory building or any part thereof as a dwelling unit or as a habitable space is prohibited.

4.10 MISCELLANEOUS STRUCTURES

4.10.1 This section applies to stationary fuel containers, structures that emit sound or vibrations, and, subject to Section 4.10.7, to all structures, such as communications

antennae, that emit or receive electromagnetic waves.

4.10.2 With respect to height and siting, a structure described by Section 4.10.1 shall be subject to the more restrictive of the regulations set out in this section and the regulations set out in this Bylaw for the zone in which it is located.

4.10.3 A structure which emits sound, whether continuously or intermittently, except for a heat pump, shall be sited, shielded or otherwise installed so that the maximum measurable sound level at any boundary of the parcel on which it is located, and at any point directly above that boundary, does not exceed 40 dB(A).(Bylaw 4900 – April 14, 2025)

4.10.4(a) No structure described by Section 4.10.1, except for a heat pump, shall be sited within 3 m (9.8 ft) from any lot line.

4.10.4(b) A heat pump shall not be sited within 1.5 m from any lot line.(Bylaw 4900 – April 14,2025)

4.10.5(a) No structure described by Section 4.10.1, except for a heat pump, shall be sited in a front yard or a side yard.

4.10.5 (b) A heat pump sited in a front yard must be appropriately screened from view as observed from any lot line. (Bylaw 4900 – April 14, 2025)

4.10.6 Except for a building roof-mounted whip antenna not exceeding a diameter of 5 centimeters at any point higher than the maximum permitted roof height for the building in the zone in which it is located, and subject to Section 4.10.7, no structure described by Section 4.10.1 shall exceed a height of 3 m (9.8 ft).

4.10.7 Provided that any local consultation protocol mandated by the Government of Canada for antenna installation or modification has been complied with, the regulations set out in this Bylaw that would otherwise be applicable to an existing or proposed antenna shall have force and effect only to the extent that they do not frustrate, unduly restrict or interfere with the exercise of the legislative, regulatory or licensing authority of the Government of Canada in the field of radio-communications.
(Bylaw 4293 – Nov 14/05)

4.11 OFF-STREET PARKING USE

4.11.1 A building conforming as to use, but non-conforming as to required off-street parking spaces, may be occupied, except that:

4.11.1.(1) Off-street parking spaces shall be provided and maintained in accordance with the Parking Facilities Bylaw for any addition to such existing building or structure, or any change or addition to such existing use; and

4.11.1.(2) Where a building is used for more than one (1) permitted use, the required number of off-street parking spaces shall be the sum of the requirements for the uses, calculated separately.

4.11.2 The off-street parking spaces required by the Parking Facilities Bylaw are required for the unrestrained use of the users of the building or the lot for which they are provided.

4.11.3 The use of parking spaces required by this Bylaw, other than that expressed, is prohibited.

4.11.4 The use of parking spaces for wrecked vehicles or unlicensed vehicles is prohibited.

4.12 LOCATION OF PARKING FACILITIES

4.12.1 Location.

4.12.1.(1) Residential Uses: All required off-street parking spaces for residential uses shall be provided on the same lot as the residential building for which they are required.

4.12.2 Other Uses: All required off-street parking spaces for other than residential uses shall be located on the lot being served unless otherwise specified. If the parking spaces are located on a separate lot from the lot of the building being served, the developer shall enter into an agreement with the Corporation under Section 219 of the *Land Title Act* restricting use of the parking site to parking to serve the lot requiring the parking. (Bylaw 4112 – Feb 26/01)

4.12.3 The surface of the land, in Zones RM-2, RM-3, RM-4 and RM-8 shall not be used for parking spaces.

4.12.4 That part of the building containing the required parking spaces in Zones RM-2, RM-3, RM-4 and RM-8 shall be constructed below the elevation of the abutting roadway.

4.13 SITING OF PARKING FACILITIES

4.13.1 The following regulations shall apply to all Residential Use Zones:

4.13.2 For a lot on which there exists a principal building, and subject to Section 4.13.6, the keeping or parking of any of the objects described in Section 4.13.4 and not located within a garage is prohibited on that part of the lot:

4.13.2.(1) between the front lot line and the exterior walls of the principal building that face the street abutting that lot line, including the lines projected from the two endpoints of the said exterior walls so as to intersect the closest points on the respective side lot lines;

4.13.2.(2) between the exterior side lot line and the exterior walls of the principal building that face the street abutting that lot line, including the lines projected from the two endpoints of the said exterior walls so as to intersect the closest points on the front lot line and the rear lot line, respectively;

4.13.2.(3) within 1.52 m (5 feet) from an interior side lot line at any point greater than 7.62 m (25 feet) from the rear lot line;

4.13.2.(4) within 0.61 m (2 feet) from an interior side lot line at any point within 7.62 m (25 feet) from the rear lot line;

4.13.2.(5) within 0.61 m (2 feet) from a rear lot line except for a rear lot line which abuts a lane or a street; and

4.13.2.(6) within 7.62 m (25 feet) from a rear lot line which abuts a street.

4.13.3 For the purpose of Sections 4.13.2.(1) and 4.13.2.(2), an exterior wall shall be deemed to face a street if a line projected perpendicular to any portion of the wall intersects the lot line abutting the street; provided, however, that where the application of this criterion does not result in the designation of at least one (1) exterior wall which is deemed to face each street or branch thereof abutting the lot, then the restricted area shall be defined as all that part of the lot lying between the lot line abutting the street and a line intersecting the point on the principal building which is closest to the said lot line and drawn parallel thereto.

4.13.4 The following are restricted objects for the purpose of this Section:

4.13.4.(1) a motor vehicle which is not licensed for the current year;

4.13.4.(2) a boat, whether or not mounted on a trailer;

4.13.4.(3) a trailer;

4.13.4.(4) a camper body, whether or not mounted on a vehicle;

4.13.4.(5) a motor home of height greater than 2.2 m (7.2 feet).

4.13.5 Subject to compliance with the *Rubbish and Weed Control Bylaw, 1997*, as amended, for a lot on which there exists a principal building, not more than two (2) objects described in Section 4.13.4 may be parked or kept on a part of the lot not prohibited under Section 4.13.2. (Bylaw 4451 - Jan 26/09)

4.13.6 Subject to compliance with the *Rubbish and Weed Control Bylaw, 1997*, as amended, for a lot on which there exists a principal building, and provided that not more than one (1) object described in Section 4.13.4 is parked or kept elsewhere on the lot, not more than one (1) such object having a height not exceeding 2.6 m (8.5 feet) and a

length not exceeding 5.6 m (18.4 feet) may be parked or kept in a location described in Section 4.13.2.(3), 4.13.2.(4) or 4.13.2.(5), subject always to the prohibitions for the locations described in Sections 4.13.2.(1), 4.13.2.(2) and 4.13.2.(6), which shall prevail in the event of conflict. (Bylaw 4451 - Jan 26/09)

4.13.7 For the purposes of Sections 4.13.5, 4.13.6 and 4.13.9, a boat mounted on a trailer, and a camper body mounted on a vehicle, shall each be deemed to be one (1) object provided, however, that in the measurement of a boat and trailer combination for the purpose of Section 4.13.6, the height shall be measured inclusive of the trailer, but the measurement of length shall be limited to the boat and attachments thereto.

4.13.8 For a lot on which there exists no principal building, the keeping or parking of any object described in Section 4.13.4 and not located within a garage is prohibited on that part of the lot:

4.13.8.(1) within 7.62 m (25 feet) from any lot line abutting a street; and

4.13.8.(2) within 1.52 m (5 feet) from any lot line not abutting a street.

4.13.9 Subject to compliance with the *Rubbish and Weed Control Bylaw, 1997*, as amended, for a lot on which there exists no principal building, not more than two (2) objects described in Section 4.13.4 may be parked or kept on a part of the lot not prohibited under Section 4.13.8. (Bylaw 4451 - Jan 26/09)

4.13.10 On any lot, the keeping or parking of a commercial vehicle is prohibited except:

4.13.10.(1) where such vehicle is kept or parked in a garage; or

4.13.10.(2) during such time as the driver of such vehicle is actually engaged in the delivery of a commercial service on the lot to and for the benefit of the owners or occupants thereof.

4.13.11 The prohibition contained in Section 4.13.10 extends to an unlicensed vehicle that would be classified as a commercial vehicle under this Bylaw if it were licensed for the current year.

4.13.12 Residential Uses: All off-street parking spaces in Multiple Dwellings Use Zones shall be sited so as to be a minimum of 1.5 m (4.9 feet) from any side or rear lot line and a minimum of 3 m (10 feet) from any exterior side lot line.

4.13.13 All off-street parking spaces for Commercial and Institutional Use Zones shall be sited with a minimum distance of 1.5 m (4.9 feet) from any side and rear lot line and a minimum of 1.5 m (4.9 feet) from any exterior lot line. No off-street parking spaces shall be permitted in the front yard of a lot zoned for Commercial Use or an Institutional Use. (Bylaw 4006 – Jan 11/99)

4.14 SITING OF BUILDINGS AND STRUCTURES

(Bylaw 3585 – Mar 14/88)

4.14.1 For the purpose of applying the regulations of this Bylaw regarding the siting of buildings, structures and objects, every lot shall be deemed to have four sides, to be designated as follows: (Bylaw 3597 – Jun 27/88)

4.14.1.(1) A front lot line, which shall be

(a) in the case of a lot which is neither a corner lot nor a double frontage lot, the lot line or lines that abut or partially abut a street;

(b) in the case of a corner lot which is not a double frontage lot, the shortest lot line or group of lot lines that abut, or partially abut, one of the streets or branches of a street, provided that where the exterior corner of the lot is defined by a curve rather than a point of intersection, the measurements for the purpose of determining the relative lengths of the said lines or groups of lines shall be taken to the midpoint of the curve in each case;

(c) in the case of a double frontage lot, each of the opposite lot lines that abut, or partially abut, a street, except where the front lot line of an adjacent lot has already been established, the front lot line shall be the line or lines contiguous to the front lot line of such adjacent lot;

(d) in the case of a panhandle lot, and notwithstanding subparagraph (a), the lot line or lines contiguous to the access strip and approximately parallel to the street from which vehicular access to the lot is gained;

(e) in the case of a lot which does not abut a street, the lot line or lines abutting, or partially abutting, the land over which vehicular access to the lot is gained.

4.14.1.(2) A rear lot line, which shall be the lot line or lines opposite to and most distant from any part of the front lot line, save and except a lot line which adjoins the front lot line; or, in the case of a lot in respect of which the application of the foregoing produces no designated rear lot line, an imaginary line 3 m (10 feet) in length drawn entirely within the lot, parallel to and at the greatest possible distance from the front lot line.

4.14.1.(3) Two side lot lines, each of which shall be any line or group of contiguous lines not being a front lot line or a rear lot line.

4.14.2 "OPPOSITE," for the purpose of paragraph (2), means

4.14.2.(1) in the case of a straight portion of the front lot line, any line intersected by an imaginary line drawn perpendicular to that portion of the front lot line; and

4.14.2.(2) in the case of a curvilinear portion of the front lot line, any line intersected by an imaginary line drawn perpendicular to the tangent at any point on that portion of the front lot line.

4.14.3 A side lot line abutting a street shall be designated as an exterior side lot line. Any side lot line other than an exterior side lot line shall be designated as an interior side lot line. (Bylaw 3585 – Feb 22/88)

4.15 SITING OF PAVED SURFACES

4.15.1.(1) In Zones R-1, R-2 and R-3, the use of more than 25% of the front yard and 25% of the rear yard as a paved surface is prohibited.
(Bylaw 3917 – Oct 15/96) (Bylaw 4320 - Jun 11/07) (Bylaw 4871 – Jun 24/24)

4.15.1.(2) In Zone R-4, the use of more than 30% of the front yard and 25% of the rear yard as a paved surface is prohibited. (Bylaw 4871 – Jun 24/24)

4.15.1.(3) In Zone R-5, the use of more than 40% of the front yard and 25% of the rear yard as a paved surface is prohibited. (Bylaw 4871 – Jun 24/24)

4.16 RIPARIAN AREA PROTECTION

4.16.1 Subject to Sections 4.16.2 and 4.16.3, no building or structure shall be constructed or erected wholly or partly within a riparian assessment area, nor shall any ancillary activities within the meaning of the *Riparian Areas Regulation* (B.C. Reg. 376/2004) under the *Fish Protection Act* be undertaken within such an area unless the development proceeds in accordance with the assessment and notification process set out in Section 4 of the said *Regulation*, and in any event no such development or part thereof shall be located at a distance less than 7.62 m (25.0 ft) from the high water mark of a stream or the top of a ravine bank as the case may be.

4.16.2 Despite Section 4.16.1 but subject to compliance with all other applicable enactments including this Bylaw, a building or structure may be constructed or erected, and ancillary activities within the meaning of the *Riparian Areas Regulation* may be undertaken, at a distance from either side of the high water mark of a portion of a stream flowing through a man-made channel upstream from a culverted portion exceeding 250 m (820 ft) in continuous length, which shall not be less than 7.62 m (25.0 ft) unless varied pursuant to the applicable provisions of the *Local Government Act* after completion of the assessment and notification process substantially as set out in Section 4 of the said *Regulation*.

4.16.3 The requirements of Section 4.16.1 with respect to the assessment and notification process shall not apply to a proposal to construct or erect:

4.16.3.(1) a building or structure which would be separated from the stream or ravine by an existing principal building, or by an existing accessory building on a foundation or slab covering more than 27.9 sq. m (300 s.f.) of land, lying directly between the location of the proposed building or structure and the stream or ravine; or

4.16.3.(2) an accessory building on a foundation or slab covering not more than 9.29 sq. m (100 s.f.) of land, or a fence, at a distance greater than 10.0 m (32.8 ft) from the high water mark of the stream or the top of the ravine bank as the case may be.
(Bylaw 4281 – Jun 27/05)

4.17 RETAINING WALLS

4.17.1 No retaining wall shall have an exposed face with a vertical distance from bottom to top exceeding 1.2 m (3.9 ft).

4.17.2 No combination of retaining walls shall have a combined exposed face with a vertical distance from bottom to top exceeding 1.2 m (3.9 ft).

4.17.3 For the purpose of Section 4.17.2, two or more retaining walls constitute a combination of retaining walls if the horizontal separation between them is 1.8 m (5.9 ft) or less for each step.

4.17.4 Neither a retaining wall nor a fence is an accessory structure within the meaning of this Bylaw. (Bylaw 4505 – Apr 26/10)

4.18 KEEPING OF POULTRY / BEES

4.18.1 The use of land, or any building or structure, for the keeping of poultry or bees is prohibited except in accordance with the following regulations.

4.18.2 No poultry may be kept other than on land in the following zones:

(a) R-1 Residential Use

(b) R-2 Residential Use

(c) R-3 Residential Use

(d) R-4 Residential Use

(e) R-5 Residential Use

4.18.3 Despite section 4.18.2, no poultry may be kept on any land that is within The Uplands.

4.18.4 No more than five (5) poultry may be kept on any parcel having an area less than or equal to one thousand one hundred fourteen (1,114) square metres.

4.18.5 No more than ten (10) poultry may be kept on any parcel having an area greater than one thousand one hundred fourteen (1,114) square metres.

4.18.6 Poultry must not be kept other than in a building or structure that:

(a) except as permitted under subsection (b), is located at least 4.6 metres from the rear lot line and side lot lines of the parcel;

(b) where the rear lot line of the parcel adjoins a public lane, is located at least two (2) metres from the rear lot line;

(c) is located within the portion of the parcel bounded by the rear lot line, the side lot lines and the projection of the wall of the principal building facing the rear lot line to the closest points on the respective side lot lines;

(d) is no more than two (2) metres in height.

4.18.7 Bees may not be kept other than on land zoned for residential use Zones under Part 6 of this Bylaw, on land zoned commercial under Part 9 of this bylaw or on land zoned for institutional use under Part 11 of this Bylaw. (Bylaw 4839 – Jul 10/23)

4.18.8 The number of beehives erected, placed or constructed on a parcel must not exceed:

(a) two (2) on a parcel having an area less than or equal to 930 square metres;

(b) four (4) on a parcel having an area greater than 930 square metres.

4.18.9 A beehive must not be located closer than 1.5 metres to any boundary of a parcel.

4.18.10 A beehive in residential use Zones under Part 6 of this Bylaw must be located in the Rear Yard. (Bylaw 4839 – Jul 10/23)

4.19 SHORT-TERM RENTALS

4.19.1 A Short-Term Rental is permitted as an accessory use in zones where residential use is permitted as a principal use subject to the following conditions:

a) A maximum of one Short-Term Rental is permitted on a Parcel of land.
b) Short-Term Rentals are permitted in an Approved Dwelling Unit only.
c) A Short-Term Rental may only be operated in a Principal Building, except that a Short-Term Rental may also be operated in a Secondary Suite or Dwelling Unit, Accessory if operated by the owner of the unit.
d) A Short-Term Rental may only be operated in the Principal Residence of the operator, except that a Short-Term Rental may also be operated in a Secondary Suite or a Dwelling Unit, Accessory if the Principal Residence of the operator is on the same property.
e) A Dwelling Unit may be used for a Short-Term Rental for no more than 60 overnight stays in a calendar year.

(Bylaw 4922 – Mar 9/26)

PART 5

5.1 PROHIBITED USES OF LANDS, BUILDINGS AND STRUCTURES

5.1.1 Despite any other provisions of this Bylaw, unless otherwise stated in this Part or as permitted by the regulations for the zone in which a parcel of land is located, the following uses are prohibited in all zones:
(Bylaw 4132 – Nov 13/01) (Bylaw 4367 - Jun 11/07)

5.1.1.(1) A use located in part or in total in a tent, recreational vehicles, camper vehicle or trailer;

5.1.1.(2) Agriculture, other than small-scale urban agriculture where expressly permitted;
(Bylaw 4132 – Nov 13/01) (Bylaw 4381 – Dec 17/07)

5.1.1.(3) The use of the land for the keeping of a wrecked vehicle, other than in a garage or on any lands in a Service Station Commercial Use Zone. A wrecked vehicle means a motor vehicle, as defined in the *Motor Vehicle Act*, that is either not capable of being moved by its own motive power, or is reduced to parts, frames, or bodies, and
(Bylaw 4132 – Nov 13/01)

5.1.1.(4) Factories;

5.1.1.(5) Commercial yards for the storing of lumber, fuel, junk or contractors' materials;

5.1.1.(6) Facilities for the unloading or trans-shipment of fish for commercial purposes;

5.1.1.(7) Warehouses, funeral parlours, laundries, veterinary hospitals and crematoria;
(Bylaw 3675 – Apr 22/91)

5.1.1.(8) Rooming houses;

5.1.1.(9) The use of a dwelling unit by more than three (3) unrelated persons;

5.1.1.(10) Occupancy of land, foreshore, the Sea Zone, the surface of the sea or any lot for recreational vehicles, automobiles, auto-trailers, houseboats, boats, rafts, scows, mobile dwelling units or any movable structure when such objects are used for sleeping or dwelling purposes;

5.1.1.(11) Use of a lot or a portion of a lot by buses or parts of buses;

5.1.1.(12) Use of a lot wherein food or drink is served or partaken within an automobile;

5.1.1.(13) The keeping of animals, fowl or rodents except as permitted by the *"Animal Control Bylaw."* (Bylaw 4112 – Feb 26/01)

5.1.1.(14) With the exception of commercial advertising which may be displayed on bus shelters under the authority of the Corporation, the use of a park, street, lane, public sidewalk or beach for commercial purposes.
(Bylaw 4110 – Feb 26/01) (Bylaw 4295 – Nov 14/05) (Bylaw 4367 - Jun 11/07)

5.1.1.(15) The use of a beach by:

(a) any form of motor vehicle, except by employees, agents, licensees or contractors of the Corporation, the Capital Regional District, the Crown Provincial or the Crown Federal acting in the course of their duties and lawful authority; (Bylaw 4367 - Jun 11/07)

(b) aircraft; and

(c) ultra-light aircraft.

5.1.1.(16) The use of a park, beach, street, lane, public sidewalk or other public place for the carrying on of a business. (Bylaw 4295 – Nov 14/05)

5.1.1.(17) Notwithstanding Paragraphs 5.1.1.(14), 5.1.1.(15)(a) and 5.1.1.(16), the use of a park, street, lane, beach or public sidewalk may be used for commercial filming subject to approval by the Director of Parks, Recreation & Culture or his or her designate. (Bylaw 4681 – Mar 13/17)

5.1.1.(18) Aquaculture. (Bylaw 4132 – Nov 13/01)

5.1.1.(19) Any of the following: (Bylaw 3531.103 – Nov 13/18)

(a) the use of land or a building or structure for the retail sale of cannabis, except on that parcel of land described as Lot 3, Block 1, Section 61, Victoria District, Plan 379 (known as 2579 Cadboro Bay Road, PID: 009-103-741); (Bylaw 4968 – Jul13/26)

(b) commercial growing or production of cannabis or cannabis products; and

(c) cannabis consumption lounge.

5.1.1.(20) (Repealed - Bylaw 4922 – Mar 10/26)

5.1.2 Notwithstanding Sections 5.1.1.(14) and 5.1.1.(16), a portion of a street, lane or public sidewalk abutting land zoned for a category of commercial use may be used for the display and sale of goods, refreshments, or both, in connection with a community street event.

5.1.3 For the purpose of Section 5.1.2, "community street event" means an event for which a licence has been approved under Section 37.1.(1) of the *Streets and Traffic Bylaw, 2000*, or is an event referred to in Section 37.1.(2) of the said Bylaw.

5.1.4 Notwithstanding Sections 5.1.1.(14) and 5.1.1.(16) (but subject always to a trust condition or a covenant registered against the title to the land), land comprising a municipal park may be used for the display and sale of goods or refreshments, or for paid amusements, or any combination thereof, where either: (Bylaw 4305 – Apr 24/06)

5.1.4.(1)(a) Council has approved a licence of occupation of such land to a person for a defined period for a not-for-profit community event which Council has determined to be for the benefit of the Municipality at large, and which does not detract from the purpose of the land as a public place for recreation, ornamentation or preservation of the natural environment, in respect of which such use is ancillary; and

5.1.4.(1)(b) the person to whom the licence is granted has executed an agreement indemnifying the Corporation from and against claims arising out of the event, releasing the Corporation from claims of its own arising out of the event, providing evidence of public liability insurance in an amount not less than Three Million Dollars ($3,000,000) inclusive per occurrence for bodily injury, death, and damage to property with the Corporation named as an additional insured, agreeing to pay all costs incurred by the Corporation in connection with the occupancy, and agreeing to abide by any other conditions of occupancy which may reasonably be required by the Corporation in light of the nature of the property and the scale and nature of the event; (Bylaw 4320 - Jun 11/07)

or

5.1.4.(2) such use is ancillary to a not-for profit community event under the auspices and control of the Corporation, which Council has determined to be for the benefit of the Municipality at large, and which does not detract from the purpose of the land as a public place for recreation, ornamentation or preservation of the natural environment. (Bylaw 4295 – Nov 14/05)

5.1.5 In application to a municipal park, "commercial purposes" within the meaning of Section 5.1.1.(14) does not include the sale of refreshments where such sale: (Bylaw 4367 - Jun 11/07)

5.1.5.(1) occurs within a building;

5.1.5.(2) is ancillary to a recreational use or other use of a park allowed by this Bylaw and approved by:

5.1.5.(2)(a) permit issued pursuant to the *Parks and Beaches Bylaw;* or

5.1.5.(2)(b) licence of occupation issued by or under the authority of Council for a purpose other than a specific event; and

5.1.5.(3) is supervised and carried out by the permit-holder or licence-holder and is consistent with the terms of the permit or licence. (Bylaw 4367 - Jun 11/07)

5.1.6 Notwithstanding Section 5.1.1.(14), the Corporation may charge fees for access to recreation services provided by it within a municipal park, and may on such land (subject to a trust condition or a covenant registered against the title to the land) offer for sale within a building refreshments or items ancillary to a permitted use of the land. (Bylaw 4367 - Jun 11/07)

PART 6

6.1 This Zone shall be known as

R-1 - RESIDENTIAL USE

6.1.1 Principal Uses Permitted

(a) One-unit dwelling
(b) Two-unit dwelling
(c) Multiple-unit dwelling

(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.1.2 Secondary Uses Permitted

6.1.2.(1)
(a) A Boarding use conforming to 4.2.1.
(b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22) numbered for convenience only
(c) Accessory dwelling unit

6.1.2.(2) (Bylaw 4381 – Dec 17/07) (Repealed – Bylaw 4978 – Sept21/26)

6.1.2.(3) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept 21/26)

6.1.2.(4) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept21/26)

6.1.3 Accessory Uses Permitted and Required

6.1.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.1.3.(2) Accessory buildings.

6.1.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.1.3.(4) Home-based business, in accordance with the regulations in Schedule "G". (Bylaw 4978 – Sept 21/26)

6.1.4 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		Principal Building	Accessory Buildings and Accessory Dwelling Units	Accessory Structures
6.1.4.(1)	Number Permitted	two	two	two
6.1.4.(2)	Setbacks- Minimum			
	(a) Front lot line	10.7 m (35.1')	10.7 m (35.1')	10.7m (35.1')
	(b) Rear lot line	7.6 m	1.5 m	1.5 m

		(24.9’)	(4.9') except it is 3.0 m (9.8’) for an Accessory Dwelling Unit	(4.9’)
	(c) Interior side lot line (except in The Uplands, see Schedule "C")	3.0 m (9.8’)	1.5 m (4.9') except it is 3.0 m (9.8’) for an Accessory Dwelling Unit	1.5 m (4.9’)
	(d) Exterior side lot line	7.6 m (24.9')	7.6 m (24.9’) except it is 6.0 m (19.7’) for an Accessory Dwelling Unit	7.6 m (24.9')
	(e) Total of side lot lines (applicable only in The Uplands)	To be determined as a function of lot breadth in accordance with Schedule "C"	N/A	N/A
6.1.4.(3)	Maximum Height and Storeys			
	(a) Building Height	See NOTE below	3.0 m (9.8’) except it is 6.0 m (19.7’) for an Accessory Dwelling Unit	4.6 m (15.1’)
	(b) (Removed – Bylaw 4871 - Jun 24/24)			
	(c) Roof Height	See NOTE below	4.6 m (15.1’) except it is 7.5 m (24.6’) for an Accessory Dwelling Unit	N/A

N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)

(d) a Principal Building may not exceed three (3) storeys including basements. (Bylaw 4871 – Jun 24/24)

(e) An Accessory Dwelling Unit may not exceed 2 storeys including basements. (Bylaw 4871 – Jun 24/24)

6.1.4.(4) Density
(Bylaw 4871 – Jun 24/24)

	(Bylaw 4984 – July 14, 2025) Density shall not exceed four (4) dwelling units, except: (a) For heritage designated lots listed in Schedule F, density shall not exceed two (2) dwelling units. (b) Floor Area Ratio Maximum for a maximum of two (2) dwelling units. (c) Floor Area Ratio for up to four (4) dwelling units but no fewer than three (3) dwelling units.	0.2 0.25		
6.1.4.(5)	(a) Lot Coverage Maximum for a one-unit residential dwelling. (Bylaw 3864 – Aug 14/95)	25%	5%	5%
	(b) Lot Coverage Maximum for any combination of two or more dwelling units on a lot.	30% inclusive of accessory buildings and accessory dwelling units		5%

6.1.4.(6) (Removed – Bylaw 4871 – Jun 24/24)

6.1.4.(7) A clear space of 3m (10 feet) shall be provided between buildings and between buildings and structures.

6.1.4.(8) An accessory building constructed between the front lot line and the principal building shall conform to the same setback requirements for the principal building for the side lot lines.

6.1.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building.
(Bylaw 4627 - Nov 10/14)

6.1.4.(10) (Removed – Bylaw 4871 – Jun 24/24)

6.1.4.(11) (Removed – Bylaw 4871 – Jun 24/24)

6.1.4.(12) Live Landscaping Coverage minimum is 50%. (Bylaw 4871 – Jun 24/24)

6.1.4.(13) Impermeable Surface Coverage maximum is 40%.

6.2 This Zone shall be known as

R-2 - RESIDENTIAL USE

6.2.1 Principal Uses Permitted

6.2.1.(1) (a) One-unit dwelling
(b) Two-unit dwelling
(c) Multipleunit dwelling

(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.2.2 Secondary Uses Permitted

6.2.2.(1) (a) A Boarding use conforming to 4.2.1
(b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22)
(c) Accessory dwelling unit (Bylaw 4871 – Jun 24/24)

6.2.2.(2) (Bylaw 4381 – Dec 17/07) (Repealed – Bylaw 4978 – Sept 21/26)

6.2.2.(3) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept 21/26)

6.2.2.(4) (Bylaw 3974 – Mar 23/98) (Repealed – Bylaw 4978 – Sept 21/26)

6.2.3 Accessory Uses Permitted and Required

6.2.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.2.3.(2) Accessory buildings.

6.2.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.2.3.(4) Home-based business, in accordance with the regulations in Schedule "G". (Bylaw 4978 – Sept 21/26)

6.2.4 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		Principal Building	Accessory Buildings and Accessory Dwelling Units	Accessory Structures
6.2.4.(1)	Number Permitted	two	two	two
6.2.4.(2)	Setbacks- Minimum			
	(a) Front lot line	10.7 m (35.1')	10.7 m (35.1')	10.7 m (35.1')
	(b) Rear lot line	7.6 m (24.9')	1.5 m (4.9') except it is 3.0 m (9.8') for an Accessory Dwelling Unit	1.5 m (4.9')

	(c) Interior side lot line (except in The Uplands, see Schedule "C")	3.0 m (9.8’)	1.5 m (4.9') except it is 3.0 m (9.8’) for an Accessory Dwelling Unit	1.5 m (4.9')
	(d) Exterior side lot line	7.6 m (24.9’)	7.6 m (24.9’) except it is 6.0 m (19.7’) for an Accessory Dwelling Unit	7.6 m (24.9’)
	(e) Total of side lot lines (applicable only in The Uplands)	To be determined as a function of lot breadth in accordance with Schedule "C"	N/A	N/A
6.2.4.(3)	Maximum Height and Storeys			
	(a) Building Height	See NOTE below	3.0 m (9.8’) except it is 6.0 m (19.7’) for an Accessory Dwelling Unit	4.6 m (15.1’)
	(b) (Removed – Bylaw 4874 - Jun 24/24)			
	(c) Roof Height	See NOTE below	4.6 m (15.1’) except it is 7.5 m (24.6’) for an Accessory Dwelling Unit	N/A

N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)

(d) a Principal Building may not exceed three (3) storeys including basements. (Bylaw 4871 – Jun 24/24)

(e) An Accessory Dwelling Unit may not exceed 2 storeys including basements. (Bylaw 4871 – Jun 24/24)

6.2.4.(4) Density
(Bylaw 4871 – Jun 24/24)

Density shall not exceed four (4) dwelling units, except:

(a) For heritage designated lots listed in Schedule F,

	density shall not exceed two (2) dwelling units.			
	(b) Floor Area Ratio for a maximum of two (2) dwelling units.	0.3		
	(c) Floor Area Ratio for up to four (4) dwelling units but no fewer than three (3) dwelling units.	0.4		
6.2.4.(5)	(a) Lot Coverage Maximum for a one-unit dwelling. (Bylaw 3864 – Aug 14/95)	25%	5%	5%
	(b) Lot Coverage Maximum for any combination of two or more dwelling units on a lot.	30% inclusive of accessory buildings and accessory dwelling units		5%
6.2.4.(6)	(Removed – Bylaw 4871 – Jun 24/24)			

6.2.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.

6.2.4.(8) An accessory building constructed between the front lot line and the principal building shall conform to the same setback requirements for the principal building for the side lot lines.

6.2.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building. (Bylaw 4627 - Nov 10/14)

6.2.4.(10) (Removed – Bylaw 4871 – Jun 24/24)

6.2.4.(11) (Removed – Bylaw 4871 – Jun 24/24)

6.2.4.(12) Live Landscaping Coverage minimum is 40%. (Bylaw 4871 – Jun 24/24)

6.2.4.(13) Impermeable Surface Coverage maximum is 50%.

6.3 This Zone shall be known as

R-3 - RESIDENTIAL USE

6.3.1 Principal Uses Permitted

6.3.1.(1) (a) One-unit dwelling
(b) Two-unit dwelling
(c) Multiple-unit dwelling

(Bylaw 4871 – Jun 24/24) (Bylaw 4894 – July 14, 2025)

6.3.2 Secondary Uses Permitted

6.3.2.(1) (a) A Boarding use conforming to 4.2.1.
(b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22)
(c) Accessory dwelling unit (Bylaw 4871 – Jun 24/24)

6.3.2.(2) (Bylaw 4381 – Dec 17/07) (Repealed – Bylaw 4978 – Sept 21/26)

6.3.2.(3) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept 21/26)

6.3.2.(4) (Bylaw 3974 - Mar 23/98) (Repealed – Bylaw 4978 – Sept 21/26)

6.3.3 Accessory Uses Permitted and Required

6.3.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.3.3.(2) Accessory buildings.

6.3.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.3.3.(4) Home-based business, in accordance with the regulations in Schedule "G". (Bylaw 4978 – Sept 21/26)

6.3.4 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		Principal Building	Accessory Buildings and Accessory Dwelling Units	Accessory Structures
6.3.4.(1)	Number Permitted	two	two	two
6.3.4.(2)	Setbacks- Minimum			
	(a) Front lot line (Bylaw 3643 – May 28/90)	7.6 m (24.9’)	7.6 m (24.9’)	7.6 m (24.9’)
	(b) Rear lot line	7.6 m (24.9’)	0.6 m (2.0') except it is 3.0 m (9.8’) for an Accessory Dwelling Unit	1.5 m (4.9)
	(c) Interior side lot line (subject to paragraph 11) (Bylaw 3643 – May 28/90)	1.5 m (4.9’)	0.6 m (2.0') except it is except it is 3.0 m (9.8’) for an Accessory Dwelling Unit	1.5 m (4.9)
	(d) Exterior side lot line	3.7 m (12.1')	3.7 m (12.1')	3.7 m (12.1')
	(e) Total of side lot lines	4.6 m (15.0’)	N/A	N/A
6.3.4.(3)	Maximum Height and Storeys			
	(a) Building Height	See NOTE below	3.0 m (9.8’) except it is 6.0 m (19.7’) for an Accessory Dwelling Unit	4.6 m (15.1’)
	(b) (Removed – Bylaw 4871 – Jun 24/24			
	(c) Roof Height	See NOTE below	4.6 m (15.1’)except it is 7.5 m (24.6’) for an Accessory Dwelling Unit	N/A

N O T E: To be determined as a function of lot breadth in accordance with Schedule B

(Bylaw 3643 – May 28/90)

(d) a Principal Building may not exceed three (3) storeys including basements. (Bylaw 4871 – Jun 24/24)

(e) An Accessory Dwelling Unit may not exceed 2 storeys including basements. (Bylaw 4871 – Jun 24/24)

6.3.4.(4) Density
(Bylaw 4871 – Jun 24/24)

Density shall not exceed four (4) dwelling units, except:

(a) For heritage designated lots listed in Schedule F, density shall not exceed two (2) dwelling units.

(b) Floor Area Ratio Maximum for a maximum of two (2) dwelling units. — 0.4 for a total of all buildings

(c) Floor Area Ratio for up to four (4) dwelling units but no fewer than three (3) dwelling units — 0.55 for a total of all buildings

6.3.4.(5)

(a) Lot Coverage Maximum for a one-unit dwelling (Bylaw 3864 – Aug 14/95) (Bylaw 4984 – July 14, 2025)	25%	5%	5%
	30%		5%
(b) Lot Coverage Maximum for any combination of two or more dwelling units on a lot			

6.3.4.(6)

(Removed – Bylaw 4871 – Jun 24/24)

6.3.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.

6.3.4.(8) An accessory building constructed in the area between the front lot line and a line 25 m (82 feet) distant from and parallel to the front lot line shall conform to the same setback requirements for the principal building for the side lot lines.

6.3.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building. (Bylaw 4627 - Nov 10/14)

6.3.4.(10) (Removed – Bylaw 4871 – Jun 24/24)

6.3.4.(11) Notwithstanding 6.3.4.(2)(c) Interior side lot line, in respect of a principal building containing more than one storey, the interior side lot line setback of the second storey and all portions of the building above the second storey shall be a distance not less than 3.0 m (9.8 feet). (Bylaw 3643 – May 28/90)

6.3.4.(12) Live Landscaping Coverage minimum is 40%. (Bylaw 4871 – Jun 24/24)

6.3.4.(13) Impermeable Surface Coverage maximum is 50%. (Bylaw 4984 – July 14, 2025)

6.4 This Zone shall be known as

R-4 - RESIDENTIAL USE

6.4.1 Principal Uses Permitted

6.4.1.(1) (a) One-unit dwelling
(b) Two-unit dwelling
(c) Multiple-unit dwelling

(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.4.2 Secondary Uses Permitted

6.4.2.(1) (a) A Boarding use conforming to 4.2.1.
(b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22)
(c) Accessory Dwelling Unit (Bylaw 4871 – Jun 24/24)

6.4.2.(2) (Bylaw 4381 – Dec 17/07) (Repealed – Bylaw 4978 – Sept 21/26)

6.4.2.(3) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept 21/26)

6.4.2.(4) (Repealed - Bylaw 3974 – Mar 23/98) (Repealed – Bylaw 4978 – Sept 21/26)

6.4.2.(5) (Repealed – Bylaw 4978 – Sept 21/26)

6.4.3 Accessory Uses Permitted and Required

6.4.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.4.3.(2) Accessory buildings.

6.4.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.4.3.(4) Home-based business, in accordance with the regulations in Schedule "G". (Bylaw 4978 – Sept 21/26)

6.4.4 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

		Principal Building	Accessory Buildings and Accessory Dwelling Units	Accessory Structures
6.4.4.(1)	Number Permitted	two	two	two
6.4.4.(2)	Setbacks- Minimum			

(a)	Front lot line (Bylaw 3643 – May 28/90)	6.0 m (19.7')	6.0 m (19.7')	7.6 m (23.6')
(b)	Rear lot line (Bylaw 4648 – Jun 22/15)	7.6 m (24.9')	0.6 m (2.0') except it is 1.5 m (4.9') for an Accessory Dwelling Unit	1.5 m (4.9)
(c)	Interior side lot line (subject to paragraphs 8 and 11) (Bylaw 3643 – May 28/90)	1.5 m (4.9')	0.6 m (2.0') except it is 1.5 m (4.9') for an Accessory Dwelling Unit	1.5 m (4.9')
(d)	Exterior side lot line	3.7 m (12.1')	3.7 m (12.1')	3.7 m (12.1')
(e)	Total of side lot lines	4.6 m (15.1')	N/A	N/A

(f) Notwithstanding 6.4.4.(2)(b) and (c), for Accessory Dwelling Units,

i. any window facing an interior side or a rear lot line must, in the opinion of the Director, be semi-opaque, screened or shall be at a distance of no less than 2.0 m (6.6.ft) from the side lot line, and

ii. any deck above the first storey shall be at a distance of no less than 3.0 m (9.8 ft) from an interior side or rear lot line unless the deck is screened by a fence or structure no less than 1.8 m (6 ft) in height, and in no case shall a deck be located less than 2.0 m (6.6 ft) from a lot line.

6.4.4.(3)

Maximum Height and Storeys

(a)	Building Height where no more than two (2) dwelling units are situated on a lot	See NOTE below	3.0 m (9.8') except it is 6.0 m (19.7') for an Accessory Dwelling Unit	4.6 m (15.1')
	Building Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot	8.5 m (27.9')		
(b)	(Removed - Bylaw 4871 – Jun 24/24)			

(c) Roof Height where no more than two (2) dwelling units are situated on a lot	See NOTE below	4.6 m (15.1') except it is 7.5 m (24.6') for an Accessory Dwelling Unit	N/A
(d) Roof Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot	10.0 m (32.8')		

N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)

(e) a Principal Building may not exceed three (3) storeys including basements.
(Bylaw 4871 – Jun 24/24)

(f) An Accessory Dwelling Unit may not exceed 2 storeys including basements.
(Bylaw 4871 – Jun 24/24)

6.4.4.(4) Maximum Lot Coverage:

One-Unit Dwelling	30% for all buildings and structures, of which a maximum of 7% may be for accessory buildings
One-Unit Dwelling (Single Storey)	35% for all buildings and structures, of which a maximum of 7% may be for accessory buildings
Two or more Dwelling Units	30%
Where an existing Dwelling Unit is retained and was granted Occupancy prior to November 30, 2023	An additional 7% Lot Coverage is permitted provided the additional Lot Coverage is used for an Accessory Dwelling Unit

(Bylaw 3864 – Aug 14/95) (Bylaw 4451 – Jan 26/09) (Bylaw 4648 – Jun 22/15) (Bylaw 4871 – Jun 24/24) (Bylaw 4894 – July 14, 2025)

6.4.4.(5) Density
(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

Density shall not exceed four (4) dwelling units, except:

(a) For heritage designated lots listed in Schedule F, density shall not exceed two (2) dwelling units.

(b) The maximum Floor Area Ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.4.

(c) The maximum Floor Area Ratio for a maximum of two (2) dwelling units of which one (1) unit is an Accessory Dwelling Unit, shall not exceed 0.5.

(d) The maximum Floor Area Ratio for a maximum of three (3) or four (4) dwelling units on the lot shall not exceed 0.6.

(Removed – Bylaw 4871 – Jun 24/24)

6.4.4.(6)

6.4.4.(6)(a) (Repealed - Bylaw 4648 – Jun 22/15)

6.4.4.(6)(b) (Repealed - Bylaw 4648 – Jun 22/15)

6.4.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.

6.4.4.(8) An accessory building constructed in the area between the front lot line and a line 25 m (82 feet) distant from and parallel to the front lot line shall conform to the same setback requirements for the principal building for the side lot lines.

6.4.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building.
(Bylaw 4627 - Nov 14/14)

6.4.4.(10) (Removed – Bylaw 4871 – Jun 24/24)

6.4.4.(11) Notwithstanding 6.4.4.(2)(c) interior side lot line in respect of a principal building containing more than one storey, the interior side lot line setback of the second storey and all portions of the building above the second storey shall be a distance not less than 3.0 m (9.8 feet). (Bylaw 3643 – May 28/90) For the purposes of this section the first storey is the lowest storey having its floor level less than 0.8 m (2.6 feet) below grade. (Bylaw 4871 – Jun 24/24)

6.4.4.(12) Live Landscaping Coverage minimum is 35% (Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025), which, for the purposes of tree planting, includes a minimum of one consolidated rectangular area of no less than 35 m^2 (376.7 ft^2):

(a) where no one side is less than 4.5 m (14.8 ft), and

(b) where there are no above ground or below ground structures.

6.4.4.(13) Impermeable Surface Coverage maximum is 50%.

6.5 This Zone shall be known as

R-5 - RESIDENTIAL USE

6.5.1 Principal Uses Permitted

6.5.1.(1) (a) One-unit dwelling
(b) Two-unit dwelling
(c) Multiple-unit dwelling

(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.5.1.(2) Congregate housing use to a maximum of eight (8) persons and two (2) domestic support staff, but only on those parcels of land described as
Lot 7, Block 1, Section 69, Victoria District, Plan 919 *and* Lot 8, Block 1, Section 69, Victoria District, Plan 919 (Bylaw 3531.105 – Jan 25/21)

6.5.2 Secondary Uses Permitted

6.5.2.(1) (a) A Boarding use conforming to 4.2.1
(b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22)
(c) Accessory Dwelling Unit (Bylaw 4871 – Jun 24/24)

6.5.2.(2) (Bylaw 4381 – Dec 17/07) (Repealed – Bylaw 4978 – Sept 21/26)

6.5.2.(3) (Bylaw 4401 – Mar 10/08) (Repealed – Bylaw 4978 – Sept 21/26)

6.5.2.(4) (Repealed - Bylaw 3974 – Mar 23/98) (Repealed – Bylaw 4978 – Sept 21/26)

6.5.2.(5) (Repealed – Bylaw 4978 – Sept 21/26)

6.5.3 Accessory Uses Permitted and Required

6.5.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.5.3.(2) Accessory buildings.

6.5.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.5.3.(4) Home-based business, in accordance with regulations in Schedule "G".. (Bylaw 4978 – Sept 21/26)

6.5.4 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		Principal Building	Accessory Buildings and Accessory Dwelling Units	Accessory Structures
6.5.4.(1)	Number Permitted	one	two	two
6.5.4.(2)	Setbacks- Minimum			

(a)	Front lot line (Bylaw 3643 – May 28/90)	6.0 m (19.7')	6.0 m (19.7')	7.6 m (24.9')
(b)	Rear lot line (Bylaw 4648 – Jun 22/15)	7.6 m (24.9')	0.6 m (2.0') except it is 1.5 m (4.9') for an Accessory Dwelling Unit	1.5 m (4.9')
(c)	Interior side lot line (subject to paragraphs 8 and 11) (Bylaw 3643 – May 28/90)	1.5 m (4.9')	0.6 m (2.0') except it is 1.5 m (4.9') for an Accessory Dwelling Unit	1.5 m (4.9')
(d)	Exterior side lot line	3.7 m (12.1')	3.7 m (12.1')	3.7 m (12.1')
(e)	Total of side lot lines	4.6 m (15.0')	N/A	N/A

(f) Notwithstanding 6.5.4.(2)(b) and (c), for Accessory Dwelling Units,

i. any window facing an interior side or a rear lot line must, in the opinion of the Director of Planning, be semi-opaque, screened, or shall be at a distance of no less than 2.0 m (6.6.ft) from the side lot line, and

ii. any deck above the first storey shall be at a distance of no less than 3.0 m (9.8 ft) from an interior side or rear lot line unless the deck is screened by a fence or structure no less than 1.8 m (6 ft) in height, and in no case shall a deck be located less than 2.0 m (6.6 ft) from a lot line.

6.5.4.(3) Maximum Height and Storeys

(a)	Building Height where no more than two (2) dwelling units are situated on a lot	See NOTE below	3.0 m (9.8') except it is 6.0 m (19.7') for an Accessory Dwelling Unit	4.6 m (15.1')
	Building Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot	8.5 m (27.9')		
	(b) (Removed – (Bylaw 4871 – Jun 24/24)			
	(c) Roof Height where no more than two (2) dwelling units are situated on a lot	See NOTE below	4.6 m (15.1') except it is	N/A

		7.5m
(d) Roof Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot	10.0 m (32.8')	(24.6') for an Accessory Dwelling Unit

N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)

(e) A Principal Building may not exceed three (3) storeys including basements. (Bylaw 4871 – Jun 24/24)

(f) An Accessory Dwelling Unit may not exceed 2 storeys including basements. (Bylaw 4871 – Jun 24/24)

6.5.4.(4) Maximum Lot Coverage

	Maximum Lot Coverage
One-Unit Dwelling	30% for all buildings and structures, of which a maximum of 7% may be for accessory buildings
One-Unit Dwelling (Single Storey)	35% for all buildings and structures, of which a maximum of 7% may be for accessory buildings
Two or more Dwelling Units	30%
Where an existing Dwelling Unit is retained and was granted Occupancy prior to November 30, 2023	30% for all buildings and structures, and an additional 10% Lot Coverage is permitted provided the additional Lot Coverage is used for an Accessory Dwelling Unit.

(Bylaw 3864 – Aug 14/95) (Bylaw 4451 – Jan 26/09) (Bylaw 4648 – Jun 22/15) (Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.5.4.(5) Density
(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

For any parcels greater than 280 sq. m (2,988 sq. ft.) density shall not exceed four (4) dwelling units.

For any parcels equal to or smaller than 280 sq. m (2,988 sq. ft.), density shall not exceed three (3) dwelling units.

Density shall not exceed four (4) dwelling units, except:

(a) Notwithstanding parcel size based density provisions, for heritage designated lots listed in Schedule F, density shall not exceed two (2) dwelling units.

(b) The maximum Floor Area Ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.4.

(c) The maximum Floor Area Ratio for a maximum of two (2) dwelling units of which one (1) unit is an Accessory Dwelling Unit, shall not exceed 0.6.

(d) The maximum Floor Area Ratio for a maximum of three (3) or four (4) dwelling units on the lot shall not exceed 0.8.

6.5.4.(6)(a) (Repealed - Bylaw 4848 – Jun 22/15)

6.5.4.(6)(b) (Repealed - Bylaw 4848 – Jun 22/15)

6.5.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.

6.5.4.(8) An accessory building constructed in the area between the front lot line and a line 25 m (82 feet) distant from and parallel to the front lot line shall conform to the same setback requirements for the principal building for the side lot lines.

6.5.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building.
(Bylaw 4627 - Nov 10/14)

6.5.4.(10) (Removed – Bylaw 4871 – Jun 24/24)

6.5.4.(11) Notwithstanding 6.5.4.(2)(c) interior side lot line, in respect of a principal building containing more than one storey, the interior side lot line setback of the second storey and all portions of the building above the second storey shall be a distance not less than 3.0 m (9.8 feet). For the purposes of this section the first storey is the lowest storey having its floor level less than 0.8 m (2.6 feet) below grade.
(Bylaw 3643 – May 28/90) (Bylaw 4871 – Jun 24/24)

6.5.4.(12) Live Landscaping Coverage minimum is 25%. (Bylaw 4871 – Jun 24/24), which, for the purposes of tree planting, includes a minimum of one consolidated rectangular area of no less than 35 m^2 (376.7 ft^2):

(a) where no one side is less than 4.5 m (14.8 ft), and

(b) where there are no above ground or below ground structures.

(Bylaw 4984 – July 14, 2025)

6.5.4.(13) Impermeable Surface Coverage maximum is 55%.

(Bylaw 4984 – July 14, 2025)

6.5.4.(14) Despite the regulation under 6.5.4.(5) the following regulations apply to 2465 Florence St (PID: 000-591-505)

a) Maximum Floor Area Ratio shall not exceed 0.58.

(Bylaw 4856 – May 13/24) (Bylaw 4871 – Jun 24/24)

6.5.4.(15) On the parcel of land described as: Lot A, Plan 24794, Section 23, Victoria Land District. Civic Address:1391 Oliver Street. PID: 002-826-127:

(a) Notwithstanding 6.5.4.(2), the minimum interior side lot line setback is 0.7 m (south).
(b) Notwithstanding 6.5.4.(3), roof height may not exceed 10.1 m.

(c) Notwithstanding 6.5.4.(4), lot coverage may not exceed 43% inclusive of any Principal Buildings, Accessory Buildings and Accessory Dwelling Units and 7% for accessory structures.
(d) Notwithstanding 6.5.4.(5), maximum Floor Area Ratio for a one dwelling unit is 0.75.

(Bylaw 4871 – Jun 24/24)

6.5.4.(16) On the parcel of land described as Lot 1, Plan EPP70235, Section 69, Victoria Land District. Civic Address: 1616 Yale Street. PID: 030-111-951:

(a) Notwithstanding 6.5.4.(2) the minimum front lot line setback is 5.6 m.
(b) Notwithstanding 6.5.4.(4), lot coverage may not exceed 32.1% inclusive of any Principal Buildings, Accessory Buildings and Accessory Dwelling Units.
(c) Notwithstanding 6.5.4.(5), maximum Floor Area Ratio for a one unit dwelling is 0.597.

(Bylaw 4871 – Jun 24/24)

6.5.4.(17) On the parcel of land described as Lot 2, Plan EPP70235, Section 69, Victoria Land District. Civic Address: 1624 Yale Street. PID: 030-111-960:

(a) Notwithstanding 6.5.4.(3) Roof Height may not exceed 9.7 m for a one-unit dwelling.

(Bylaw 4984 – July 14, 2025)
(b) Notwithstanding 6.5.4.(4), lot coverage may not exceed 34.5% inclusive of any Principal Buildings, Accessory Buildings and Accessory Dwelling Units.
(c) Notwithstanding 6.5.4.(5), maximum Floor Area Ratio for a one-unit dwelling is 0.551.

(Bylaw 4871 – Jun 24/24)

6.5.4.(18) On the parcel of land described as Lot 3, Plan EPP70235, Section 69, Victoria Land District. Civic Address: 1632 Yale Street. PID: 030-111-978:

(a) Notwithstanding 6.5.4.(2) the minimum front lot line setback is 5.5 m.
(b) Notwithstanding 6.5.4.(5), maximum Floor Area Ratio for a one-unit dwelling is 0.482.

(Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)

6.5.4.(19) On the parcel of land described as Lot 40, Section 69, Victoria District Plan 859. Civic Address: 1606 Wilmot Place. PID: 001-983-121:

(a) Notwithstanding 6.5.3.(1) and 4.11.1.(1), and despite the requirements of the *Parking Facilities Bylaw, No. 3540, 1986*, off-street parking is not required
(b) Notwithstanding 6.5.4.(2)(c), the minimum interior side lot line setback for accessory structures is 0.8m
(c) Notwithstanding 6.5.4.(2)(e), the minimum total of side lot line setbacks is 4.5m.
(d) Notwithstanding 6.5.4.(3)(a), the maximum permitted building height for a principal building where no more than two (2) dwelling units are situated on a lot is 7.9m.
(e) Notwithstanding 6.5.4.3.(c), the maximum permitted roof height for a principal building where no more than two (2) dwelling units are situation on a lot is 9.0m.

(f) Notwithstanding 6.5.4.(13), the maximum permitted impermeable surface coverage is 61%.
(g) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.66.
(h) Notwithstanding 4.6.5.(1), unenclosed stairs may intrude 2.0m into the required front lot line setback.

(Bylaw 4943 – Dec 8/25)

6.5.4.(20) On the parcel of land described as Lot 17, Section 61, Victoria District Plan 1266. Civic Address: 2444 Cranmore Road. PID: 007-726-988:

(a) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building is 0.6.

(Bylaw 4945 – Mar 2/26)

6.5.4.(21) On the parcel of land described as Amended Lot F (DD112857I), Plan 3926, Section 2, Victoria Land District. Civic Address: 2757 Dufferin Avenue. PID: 006-128-068:

(a) Notwithstanding Schedule "A", the minimum lot frontage and lot width is 15.24m (50 feet).

(b) Notwithstanding Schedule "A", the minimum lot area is 556.00 sq. m (5984.73 s.f.).

(c) Notwithstanding Section 6.5.4.(5), density shall not exceed two (2) dwelling units per lot.

(Bylaw 4953 – Mar 23/26)

6.5.4.(22) On the parcel of land described as Lot 8, Section 23, Victoria District Plan 673A. Civic Address: 1330 Hampshire Road. PID: 008-728-054:

(a) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building is 0.6.

(Bylaw 4954 – Apr 13/26)

6.5.4.(23) On the parcel of land described as The Southerly ½ of the Westerly ½ of Lot 2, Section 23, Victoria District Plan 673A. Civic Address: 1391 Victoria Avenue. PID: 008-727-261:

(b) Notwithstanding 6.5.4.(2)(e), the minimum permitted total of side lot line setbacks is 3.3m
(c) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building is 0.5.

(Bylaw 4948 – Feb 9/26)

6.5.4.(24) On the parcel of land described as Lot 6, Block 1, Section 22, Victoria District, Plan 1160. Civic Address: 2253 McNeill Avenue. PID: 007-776-411:

(a) Notwithstanding 6.5.4.(2)(b), the minimum rear lot line setback for a principal building where no more than two (2) dwelling units are situated on a lot is 5.6 m.
(b) Notwithstanding 6.5.4.(4), the maximum permitted lot coverage for a maximum of two (2) dwelling units in a principal building is 36%.
(c) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building is 0.6.
(d) Notwithstanding 6.5.4.(11), the minimum interior side lot line setback of the second storey and all portions of the building above the second storey is 1.5 m for a principal building where no more than two (2) dwelling units are situated on a lot.

(Bylaw 4967 – Jun 8/26)

6.5.4.(25) On the parcel of land described as Civic Address: 1151 St. David Street. Lot 12, Section 23, Victoria District Plan 1035 PID: 008-080-224

(a) Notwithstanding 6.5.4.(4), the permitted maximum lot coverage maximum for one-unit dwelling shall not exceed 33% (0.33) for all buildings and structures, of which a maximum of 7% may be for accessory buildings.
(b) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.6.

(Bylaw 4974 – Jun 8/26)

6.5.4.(26) On the parcel of land described as Civic Address: 2630 Margate Avenue, AMENDED LOT 4 (DD 153256-I) SECTION 23 VICTORIA DISTRICT PLAN 3476 PID: 006-200-311

(a) Notwithstanding 6.5.4.(4), the permitted maximum lot coverage maximum for one-unit dwelling shall not exceed 32% (0.32) for all buildings and structures, of which a maximum of 7% may be for accessory buildings.
(b) Notwithstanding 6.5.4.(5)(b), the maximum permitted floor area ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.5.

(Bylaw 4976 – Jul 27/26)

6.6 RS - 5B (Removed – Bylaw 4871 – Jun 24/24)

6.7 RD - 1 (Removed – Bylaw 4871 – Jun 24/24)

PART 7

7.1 This zone shall be known as

CD-1 – COMPREHENSIVE DEVELOPMENT USE – WATERFRONT HOTEL COMPLEX

(Bylaw 4320 - Jun 11/07)

7.1.1 Principal Uses Permitted

7.1.1.(1) Hotel use.

7.1.2 Secondary Uses Permitted

7.1.2.(1) Apartment use.

7.1.2.(2) Restaurant use.

7.1.2.(3) Retail use.

7.1.2.(4) Liquor retail sale use.

7.1.2.(5) Service business use.

7.1.2.(6) Marine-oriented recreational use.

7.1.2.(7) Marina use.

7.1.2.(8) Neighbourhood public house use.

7.1.2.(9) Conference hosting use.

7.1.2.(10) Theatre use.

7.1.3 Accessory Uses Permitted and Required

7.1.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

7.1.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

7.1.4 Regulations Respecting Use

7.1.4.(1) The number of dwelling units devoted to apartment use on a parcel shall not exceed:

(a) twenty (20); or
(b) twenty-one percent (21%) of the number of tourist units on the parcel (with a calculation yielding a fraction of a unit to be rounded down),

whichever is less,

nor shall the amount of floor area at any time devoted to apartment use on a parcel exceed 2,700 sq. m (29,063 s.f.).

7.1.4.(2) The amount of indoor floor area at any time devoted to neighbourhood public house use on a parcel shall not exceed 200 sq. m (2,153 s.f.).

7.1.4.(3) The amount of floor area at any time devoted to retail use and liquor retail sale use on a parcel shall not exceed a total of 140 sq. m (1,507 s.f.), of which not more than 45 sq. m (484 s.f.) shall be devoted to liquor retail sale use.

7.1.4.(4) The amount of floor area at any time devoted to service business use on a parcel shall not exceed 500 sq. m (5,382 s.f.), of which not more than 210 sq. m. (2,260 s.f.) shall be devoted to a service business use other than a spa use.

7.1.4.(5) The amount of floor area at any time devoted to theatre use on a parcel shall not exceed 281 sq. m (3,025 s.f.).

7.1.4.(6) On the floor of the principal building which is at a level closest to the elevation of the portion of Beach Drive adjacent to the parcel, no apartment use is permitted, nor shall the area devoted to tourist units and their associated access corridors exceed 23% of the total area of that floor.

7.1.4.(7) Sections 7.1.1 and 7.1.2 notwithstanding, and without restricting a use of navigable water which is outside the regulatory jurisdiction of local government, the use of the portion of foreshore or land covered by water described in Section 7.1.5.(3) shall be limited to marina use and marine-oriented recreational use.

7.1.4.(8) A marine-oriented recreational use shall not include booking, registration, outfitting and commercial transactions associated with the use of water jet-propelled personal watercraft.

7.1.4.(9) Lodging by any person, family or party in excess of the limits as to cumulative length of stay for the applicable period set out in the definition of "Temporary Lodging" shall be deemed to fall outside the definition of "Hotel Use" and, subject to Section 7.1.4(10), shall constitute a prohibited use of tourist units within the CD-1 Zone.

7.1.4.(10) Section 7.1.4.(9) and the definition of "Temporary Lodging" notwithstanding, transient accommodation in excess of four (4) weeks outside the November through March period (but not in excess of sixteen (16) weeks in any twelve (12) consecutive month period) is permitted for the purpose of accommodating a person or family temporarily displaced from their permanent residence in the Capital Regional District due to fire, earthquake, landslip, flooding or other disaster that renders such residence uninhabitable.

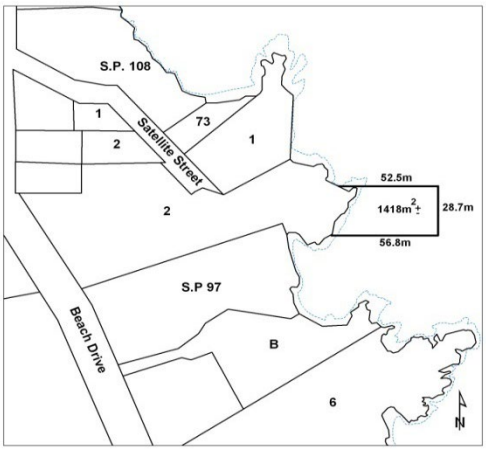
7.1.5 Regulations for Buildings and Structures

7.1.5.(1) The following regulations shall apply to buildings and structures:

			Principal Buildings	Accessory Buildings	Accessory Structures
(a)		Number Permitted	1	N/R	N/R
(b)		Setbacks– Minimum			
	(i)	From lot boundary abutting Beach Drive	9.0 m (29.5')	100 m (328.1')	5.0 m (16.4')
	(ii)	From south lot boundary lying between Beach Drive and natural boundary at foreshore	6.0 m (19.7')	5.0 m (16.4')	5.0 m (16.4')
	(iii)	From natural boundary at foreshore	25.0 m (82.0')	15.0 m (49.2')	15.0 m (49.2')
	(iv)	From north lot boundary lying between Beach Drive and natural boundary at foreshore, excluding portion abutting Satellite Street	6.0 m (19.7')	5.0 m (16.4')	5.0 m (16.4')
	(v)	From lot boundary abutting Satellite Street	9.0 m (29.5')	5.0 m (16.4')	5.0 m (16.4')
(c)		Roof Height Maximum	25.0 m (82.0')	5.2 m (17.1')	N/A
(d)		(Removed – Bylaw 4871 – Jun 24/24)			
(e)		Height Maximum	N/A	N/A	2.0 m (6.6')
(f)		Lot Coverage Maximum	Total all Buildings: 42.0%		
(g)		Floor Area Ratio Maximum	Total all Buildings: 1.715 to 1.0 (Bylaw 4530 - Apr 18/11)		

7.1.5.(2) Section 7.1.5.(1) does not apply to the portion of foreshore or land covered by water described in Section 7.1.5.(3).

7.1.5.(3) Notwithstanding anything else contained in this Section, the portion of foreshore or land covered by water, being part of the bed of Oak Bay, Victoria District, as more particularly shown in bold outline on the sketch reproduced below: included within CD-1 (Comprehensive Development Use – Waterfront Hotel Complex) zone, shall contain no buildings or structures other than one or more unenclosed docks or wharves and associated fittings such as pedestrian access ramps, railings, pilings, floats, lighting and plumbing.



7.1.6 Interpretation

7.1.6.(1) In this Section, notwithstanding Section 2.1, "parcel" means the whole of the land, lying upland from the natural boundary, zoned CD-1 – Comprehensive Development Use – Waterfront Hotel Complex, and for greater certainty does not mean an individual air space parcel or other volumetric parcel, an individual strata lot created by the deposit of a strata plan in relation to such land, or part of such land or part of a building thereon shown as common property on a strata plan.

7.2 CD-2 (Removed – Bylaw 4871 – Jun 24/24)

7.3 This zone shall be known as

CD-3 – COMPREHENSIVE DEVELOPMENT USE – BOWKER VILLAGE

(Bylaw 4680 – May 8/17)

7.3.1 Principal Uses Permitted

7.3.1.(1) Apartment Use.

7.3.1.(2) Retail Use.

7.3.1.(3) Service Business Use.

7.3.1.(4) Restaurant Use.

7.3.1.(5) Notwithstanding the principal uses permitted, as set out in subsections 7.3.1.(1) to 7.3.1.(4), permitted uses shall be as set out in the development plans included in subsection 7.3.4 of the CD-3 zone.

7.3.2 Accessory Uses Permitted and Required

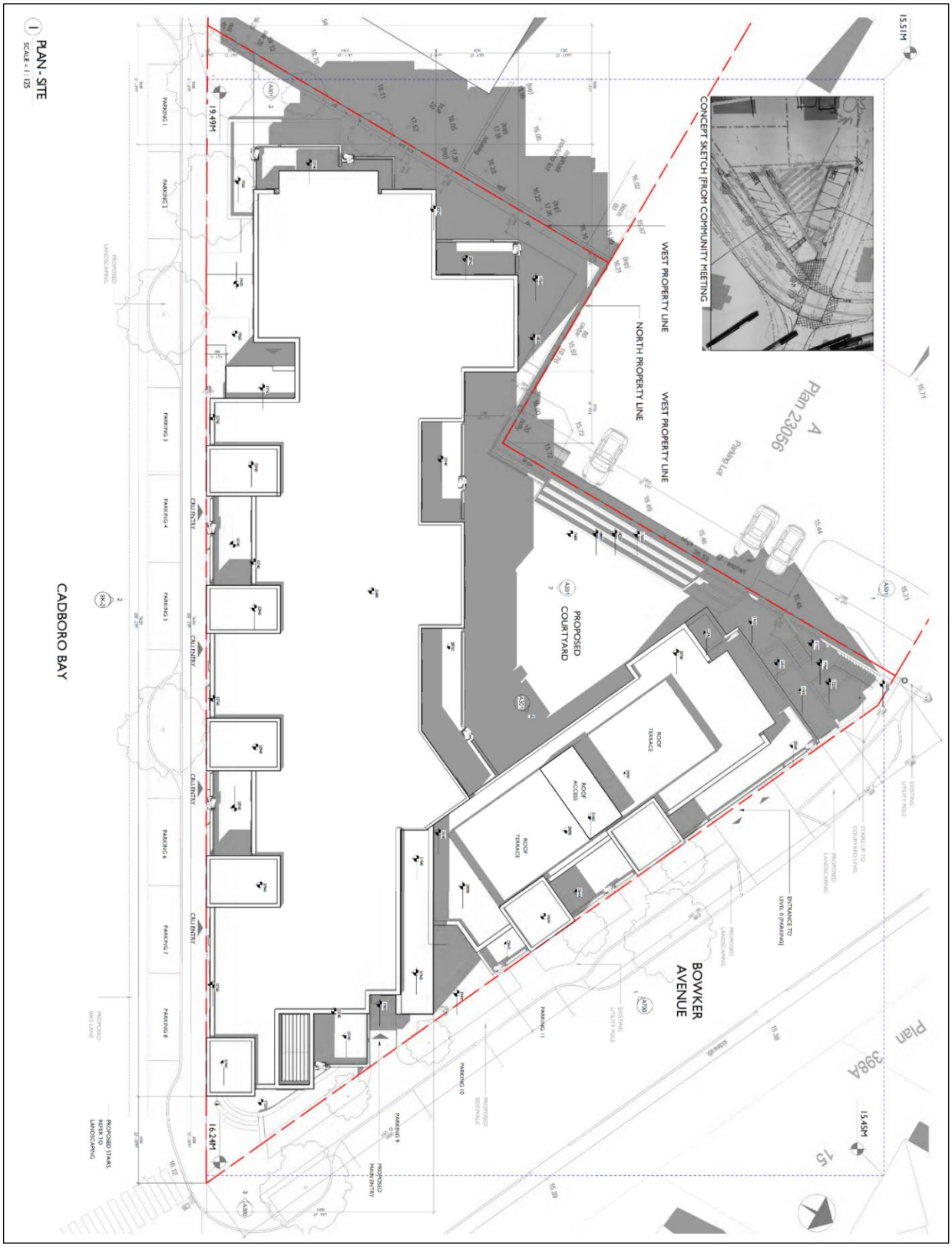
7.3.2.(1) An accessory off-street parking use as required by the *Parking Facilities Bylaw*.

7.3.3 Regulations for Buildings and Structures

7.3.3.(1)	Minimum Lot Area	2604 m^2
7.3.3.(2)	Setbacks – Minimum (a) Setback requirements are as set out in the development plans included in subsection 7.3.4 of the CD-3 zone.	
7.3.3.(3)	Maximum Height (a) Height requirements are as set out in the development plans included in subsection 7.3.4 of the CD-3 zone.	
7.3.3.(4)	Maximum Lot Coverage (a) Principal Building	88.7%
7.3.3.(5)	Maximum Floor Area Ratio	2.80
7.3.3.(6)	Landscaping and Screening (a) All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means. (b) Landscaping shall be as generally set out in the development plans included in subsection 7.3.4 of the CD-3 zone.	

7.3.4 Development Plans

7.3.4.(1) The use of land within the CD-3 zone shall be developed in general accordance with the plans as shown as follows:



HEIGHTS

Average Grade	16.68 m
Roof Height	33.14 m Geo (16460 m)
Building Height	33.14 m Geo (16460 m)
Occupiable Height	28.74 m Geo (12060 m)

ZONING ANALYSIS

SITE AREA
2604 M2

LOT COVERAGE
1781 M2 88.7%

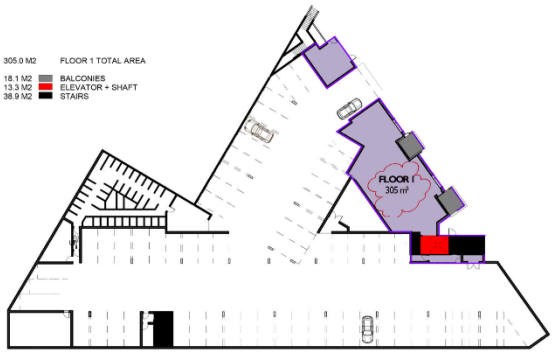
AVERAGE NATURAL GRADE
[15.51M + 15.45M + 16.24M + 19.49M] / 4 = 16.68M

FLOOR AREAS

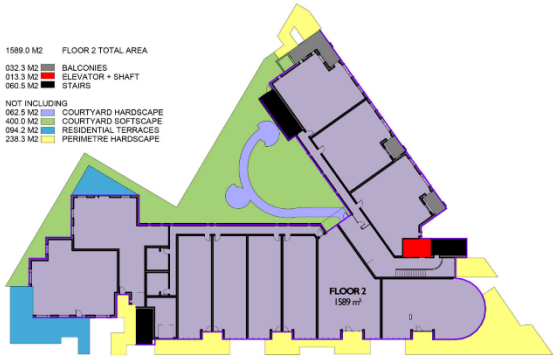
FLOOR 1	0305 M2
FLOOR 2	1589 M2 + 238.3 M2
FLOOR 3	1800 M2
FLOOR 4	1805 M2
FLOOR 5	1554 M2
TOTAL	**7292 M2**

FLOOR AREA RATIO [F.A.R.]

LOT AREA	2604 M2
GROSS FLOOR AREA	**7292 M2**
FLOOR AREA RATIO	**2.80**



1 AREAS - FLOOR 1
SCALE = 1 : 350



2 AREAS - FLOOR 2
SCALE = 1 : 350



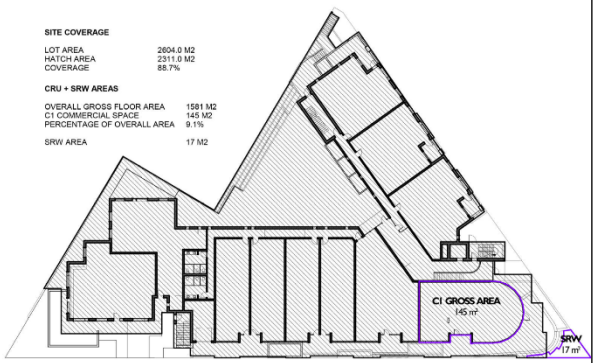
3 AREAS - FLOOR 3
SCALE = 1 : 350



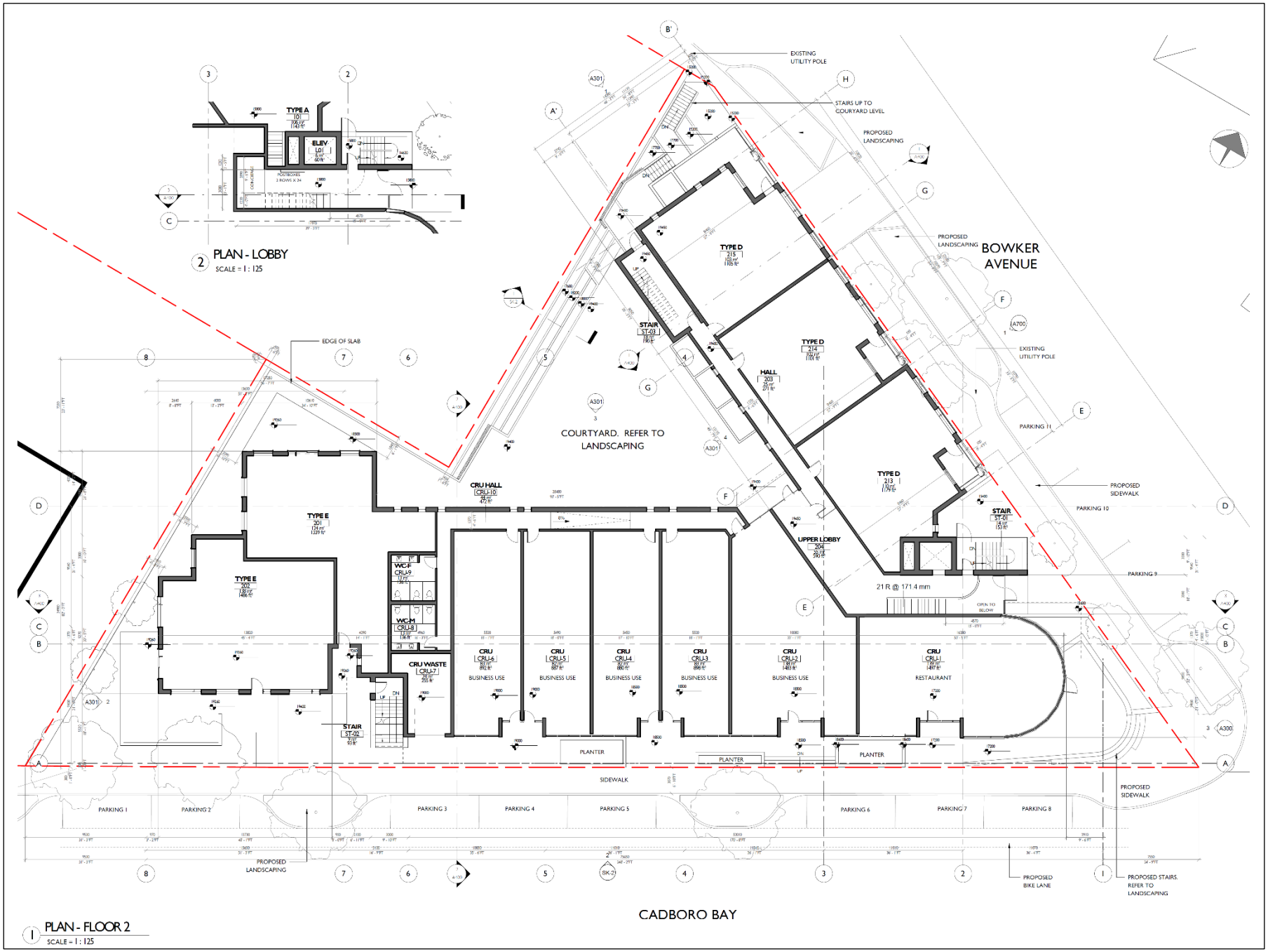
4 AREAS - FLOOR 4
SCALE = 1 : 350

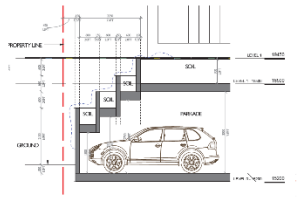


5 AREAS - FLOOR 5
SCALE = 1 : 350



6 FLOOR 2
SCALE = 1 : 350


2 PLAN - LOBBY
SCALE = 1 : 125
TYPE A
ELEV.
1 PLAN - FLOOR 2
SCALE = 1 : 125
BOWKER AVENUE
CADBORO BAY
COURTYARD. REFER TO LANDSCAPING
EXISTING UTILITY POLE
STAIRS UP TO COURYARD LEVEL
PROPOSED LANDSCAPING
EDGE OF SLAB
TYPE D
HALL
STAIR
TYPE E
CRU HALL
CRU WASTE
WC-F
WC-M
UPPER LOBBY
21 R @ 171.4 mm
OPEN TO BELOW
BUSINESS USE
RESTAURANT
PLANTER
SIDEWALK
PROPOSED SIDEWALK
PARKING 1
PARKING 2
PARKING 3
PARKING 4
PARKING 5
PARKING 6
PARKING 7
PARKING 8
PARKING 9
PARKING 10
PARKING 11
PROPOSED BIKE LANE
PROPOSED STAIRS. REFER TO LANDSCAPING



1 SK.2 - PARKADE EDGE SECTION
SCALE = 1:50

LEGEND

- Property line
- Building Outline Above
- Rain garden - **TOP OF POOL**
- Rain garden - **BOTTOM OF POOL**
- 17.6 Preliminary Landscape Grade

LANDSCAPE MATERIALS

- Concrete Retaining Wall (Grading Plan (L1.03) for wall heights, unless otherwise noted). **ALL WALLS > 1.2 M HEIGHT TO BE DESIGNED BY STRUCTURAL ENGINEER**
- Gravel Surface
- Cast in place concrete paving
- Concrete unit paving, 600mm x 600mm Hydrapressed slab
- Planting Area
- Rain Garden Area (See L1.2 Stormwater Management Plan)
- Labyrinth Garden Area, <1m high planting rows, narrow decorative gravel bands
- Structural soil cells system (indicative areas)

0 5 10 15 20 m

Typical Patio Layout (2/1)

Rooftop Deck Layout (2/1)

Access to underground parking

Discrete, informal access.

Parking area for adjacent property

Planting area for adjacent property

Shared 'mediation' space, feature pergola / arbor with associated screening elements, seating wall and fire pit.

Terraced planters with overhanging shrubs, ground covers and vines. See SK.2 Parkade Edge Section.

Low deck structure over rain garden with associated seating wall edge.

Existing retaining wall on adjacent property

Retain existing trees (3) on property line. Refer LSK.02 Tree Retention and Removal Plan.

Vertical Arbor elements 'de-construct' along curved pathway, opportunity for incorporating lighting / sculpture / art narratives.

Small scale labyrinth garden, <1m high planting rows, informal gravel bands and associated 'healing' spaces.

Raised rain planters with sculptural feature elements as low-tech recirculating water system for seasonal water feature / treatment system. Connects into large rain garden.

Bowker Ave

Concrete Seating Wall 450mm height x 450mm width typ.

Concrete Seating Wall 450mm height x 450mm width typ.

Seating Steps 200mm height x 400mm width typ.

Bike Lane

Outline of building above

Cadboro Bay Road

Raised Planter. Walls to be level and 450mm-600mm in height

Raised Planter. Walls to be level and 450mm-600mm in height

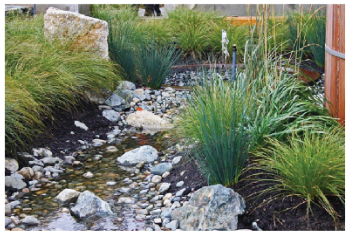


Image: Rain Garden Planting



Image: Seating Steps



Image: Raised Planter Reliable Controls



Image: Courtyard Reliable Controls

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work
11. Off site tree species to be confirmed with Oak Bay parks department prior to B.P. submission.

7.4 This zone shall be known as:

CD-4 – COMPREHENSIVE DEVELOPMENT ZONE – 2326 OAK BAY AVENUE
(Bylaw 4847 – Feb 26/24)

7.4.1 Principal Uses Permitted

7.4.1.(1) Apartment Use

7.4.2 Secondary Uses Permitted

7.4.2.(1) Residential business use conforming to 4.2.8.

7.4.2 Accessory Uses Permitted and Required

7.4.3.(1) An accessory off-street parking use. Off-street parking facilities are to be provided with the number of stalls and dimensional criteria shown as per the development plans in section 7.4.4. In the event of a conflict between this Bylaw and the *Parking Facilities Bylaw No. 3540*, 1986, regarding the minimum number of parking stalls required or dimensional criteria, the provisions of this Bylaw prevail.

7.4.3 Regulations for Buildings and Structures

7.4.4.(1)	Minimum Lot Area		959.5 m^2
7.4.4.(2)	Minimum Lot Frontage		26.7 m
7.4.4.(3)	Setbacks - Minimum		
	(a)	Front yard	4.97 m
	(b)	Interior Side yard	3.07 m
	(c)	Rear yard	4.32 m
7.4.4.(4)	Maximum Height		
	(a)	Maximum Building Height	13.2 m
	(b)	(Removed – Bylaw 4871 – Jun 24/24)	
	(c)	Maximum Roof Height	14.32 m
7.4.4.(5)	Number of Storeys Maximum		4
7.4.4.(6)	Maximum Lot Coverage		
	(a)	Principal Building	61%
7.4.4.(7)	Maximum Floor Area Ratio		2.74:1
7.4.4.(8)	Landscaping and Screening		

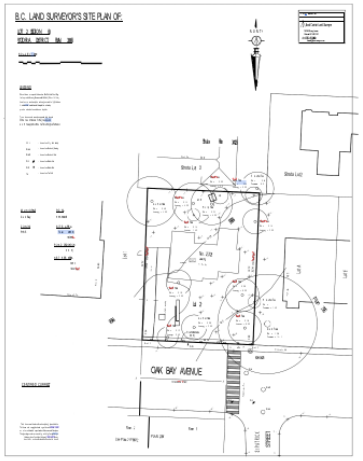
(a) All mechanical, electrical, or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.

(b) Landscaping shall be as generally set out in the development plans included in subsection 7.4.5 of the CD-4 zone.

7.4.5 Development Plans

7.4.5.(1) The use of land within the CD-4 zone shall be developed in general accordance with the plans as shown as follows:





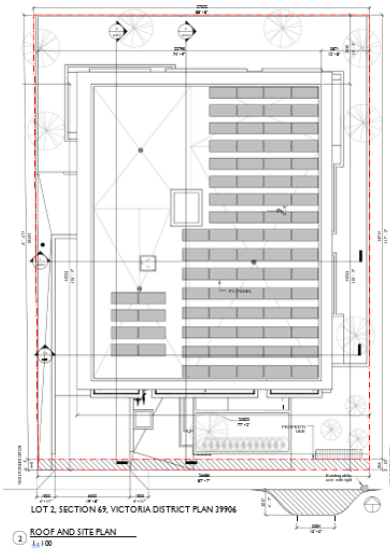
1 EXISTING SITE SURVEY



3 CONTEXT PLAN

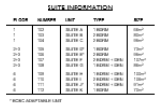


4 ZONING CONTEXT PLAN



2 ROOF AND SITE PLAN











SOUTHWEST CORNER (DAY)

CONTEXT VIEWS



ADJACENT WEST PROPERTY FROM OAK BAY AVENUE



EXISTING PROPERTY FROM OAK BAY AVENUE



SITE + ADJACENT EAST PROPERTY FROM OAK BAY AVENUE



ADJACENT EAST PROPERTY FROM OAK BAY AVENUE

CASCADIA ARCHITECTS INC

2326 Oak Bay Ave.

2326 OAK BAY AVENUE

OAK BAY, BC

3D VIEWS AND CONTEXT

NTS

June 29, 2023

A002



1. VERTICAL WOOD PATTERNED CLADDING

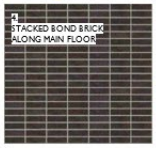


2. SOFT WHITE COLOURED STUCCO



3. VERTICAL METAL PANELS 2M HIGH





4. STACKED BOND BRICK ALONG MAIN FLOOR



5. ARCHITECTURAL CONCRETE



VIEW ALONG OAK BAY AVENUE - FROM SOUTHWEST CORNER

CASCADIA ARCHITECTS INC

2326 Oak Bay Ave.

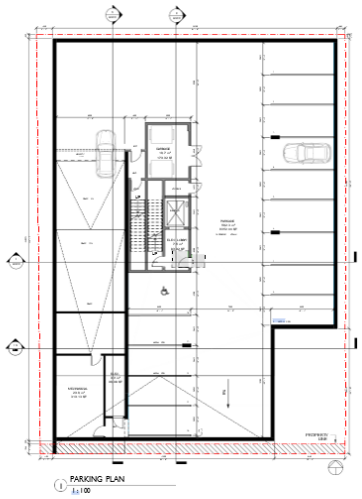
2326 OAK BAY AVENUE

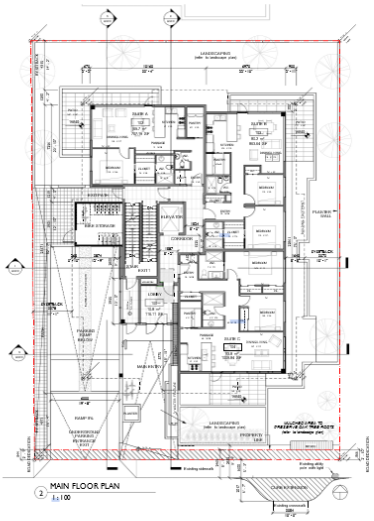
OAK BAY, BC

MATERIALS

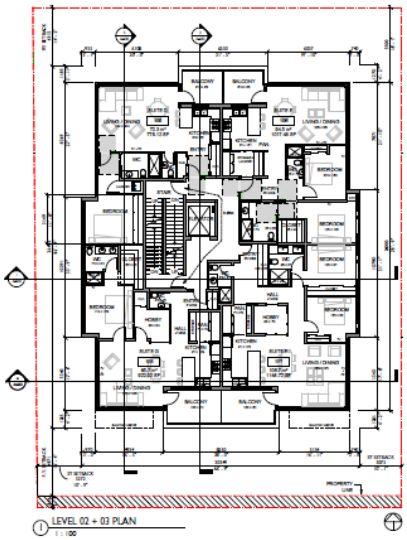
June 29, 2023

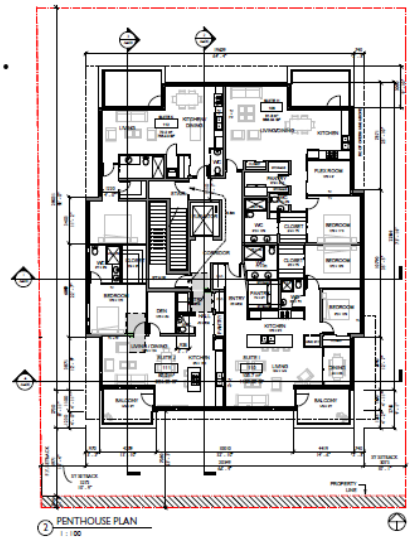
A003


1 PARKING PLAN
1:100


2 MAIN FLOOR PLAN
1:100


CASCADIA ARCHITECTS INC.
2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC
FLOOR PLANS
Aug 21, 2023
A200


1 LEVEL 02 + 03 PLAN
1:100


2 PENTHOUSE PLAN
1:100


CASCADIA ARCHITECTS INC.
2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC
FLOOR PLANS
June 29, 2023
A201



1 EAST ELEVATION
1 : 100





2 WEST ELEVATION
1 : 100

CASCADIA ARCHITECTS INC

2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC

ELEVATIONS

June 29, 2023

1 : 100

1309

A300



1 NORTH ELEVATION
1 : 100





2 SOUTH ELEVATION
1 : 100

CASCADIA ARCHITECTS INC

2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC

ELEVATIONS

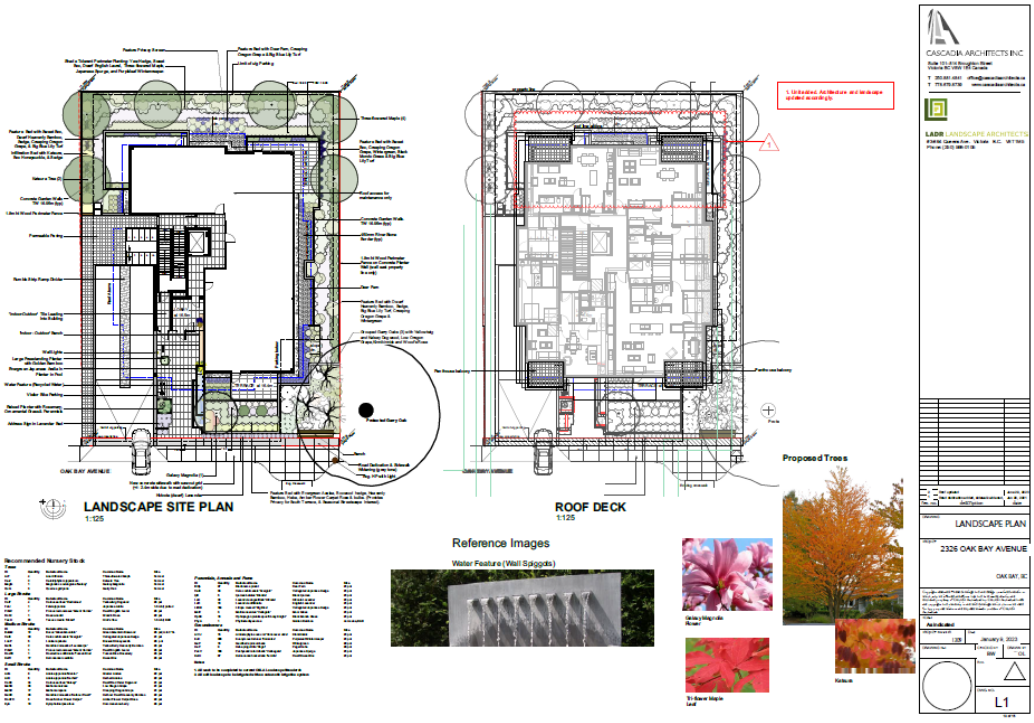
June 29, 2023

1 : 100

1309

A301


BUILDING SECTION 1
1 : 100
BUILDING SECTION 2
1 : 100
BUILDING SECTION 4
1 : 100
BUILDING SECTION 3
1 : 100
CASCADIA ARCHITECTS INC.
2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC
BUILDING + SITE SECTIONS
June 29, 2023
A400


LANDSCAPE SITE PLAN
1:125
ROOF DECK
1:125
1. Unbuilded Architecture and landscape updated accordingly
Proposed Trees
Reference Images
Water Feature (Wall Spigots)
CASCADIA ARCHITECTS INC.
LADR LANDSCAPE ARCHITECTS
LANDSCAPE PLAN
2326 OAK BAY AVENUE
OAK BAY, BC
Architectural
January 6, 2023
L1

7.5 This zone shall be known as:
CD-5 – COMPREHENSIVE DEVELOPMENT ZONE – 291 KING GEORGE TERRACE

7.5.1 General

7.5.1(1) Use and development of land contained in the CD-5 Zone shall be in accordance with the regulations applicable to the R-4 Zone, except as otherwise specified elsewhere in this zone. For certainty, in case of any discrepancy between the two zones, the provisions of the CD-5 Zone shall prevail.

7.5.2 Regulations for Buildings and Structures

7.5.2(1) Minimum Lot Area
(a) Lot A: 822.3 m^2
(b) Lot B: 809.2 m^2
(c) Lot C: 1164.5 m^2

7.5.2(2) Minimum Lot Frontage
(a) Lot B: 11.9 m
(b) Lot C: 0 m

7.5.2(3) Minimum Lot Width
(a) Lot A: 15.4 m
(b) Lot B: 15.3 m
(c) Lot C: 6.24 m

7.5.2(4) Minimum Setbacks
(a) Interior side lot line: 1.5m for all storeys
(b) Total of side lot lines
(i) Lot A: 4.5 m
(ii) Lot B: 4.5 m
(iii) Lot C: 3.8 m

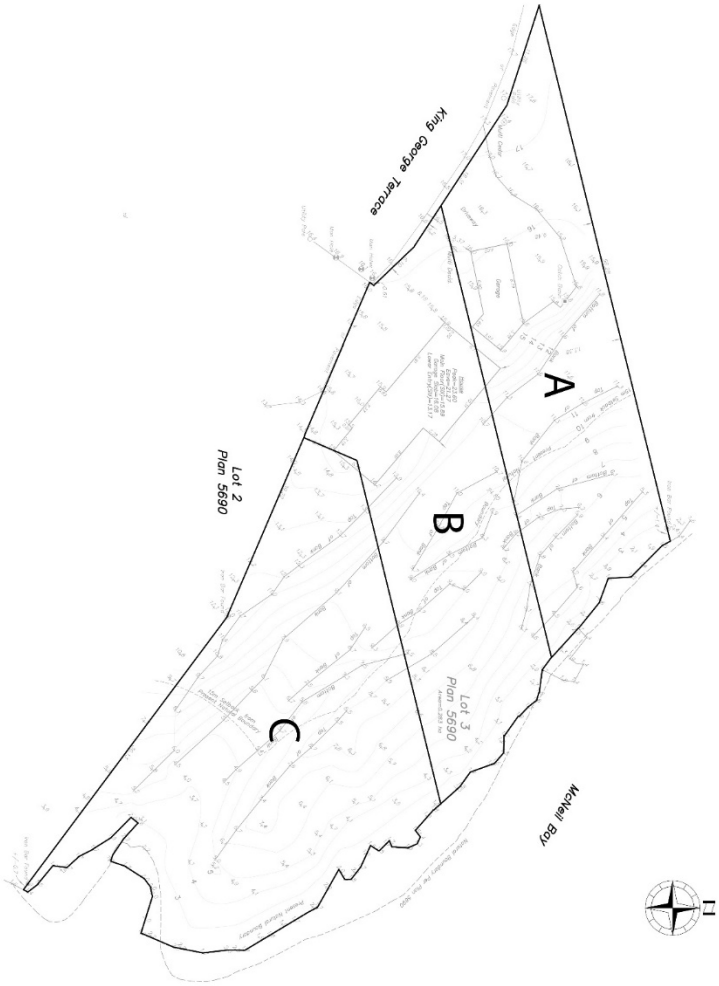
7.5.2(5) Maximum Building Height
(a) Lot C: 8.3 m

7.5.2(6) Maximum Roof Height
(a) Lot C: 8.8 m

7.5.2(7) Maximum Floor Area Ratio
(a) Lot A: 0.58
(b) Lot C: 0.41

7.5.3 Lot Layout

7.5.3(1) For the purpose of interpreting this zone, the area of the CD-5 Zone is divided into future Lots A, B, and C as generally shown on the following plan:


King George Terrace
A
B
C
Lot 2
Plan 5690
Lot 3
Plan 5690
McNeil Bay

7.6 This zone shall be known as:
CD-6 – COMPREHENSIVE DEVELOPMENT ZONE – 2101 SUTHERLAND ROAD

7.6.1 General

7.6.1(1) Use and development of land contained in the CD-6 Zone shall be in accordance with the regulations applicable to the R-5 Zone, except as otherwise specified elsewhere in this zone. For certainty, in case of any discrepancy between the two zones, the provisions of the CD-6 Zone shall prevail.

7.6.2 Regulations for Buildings and Structures

7.6.2(1) Minimum Lot Area
(a) Lot 1: 328 m^2
(b) Lot 2: 336 m^2

7.6.2(2) Minimum Lot Frontage
(a) Lot 1: 15.24 m
(b) Lot 2: 15.24 m

7.6.2(3) Minimum Lot Width
(a) Lot 1: 15.24 m
(b) Lot 2: 15.24 m

7.6.2(4) Maximum Rear Yard Paved Surface
(a) Lot 1: 34%

7.6.2(5) Minimum Setbacks
(a) Front lot line:
(i) Lot 1: 3.55 m
(ii) Lot 2: 3.8 m
(b) Rear lot line:
(i) Lot 1: 1.5 m
(ii) Lot 2: 4.7 m

(c) Exterior side lot line:
(i) Lot 1: 2.4 m

(d) Interior side lot line:
(i) Lot 1: 1.5m for all storeys
(ii) Lot 2: 1.8m from the north side lot line for all storeys, 1.5m from the south lot line for all storeys

(e) Total of side lot lines
(i) Lot 1: 3.9 m
(ii) Lot 2: 3.3 m

7.6.2(6) Maximum Building Height
(a) Lot 1: 6.1 m
(b) Lot 2: 6.2 m

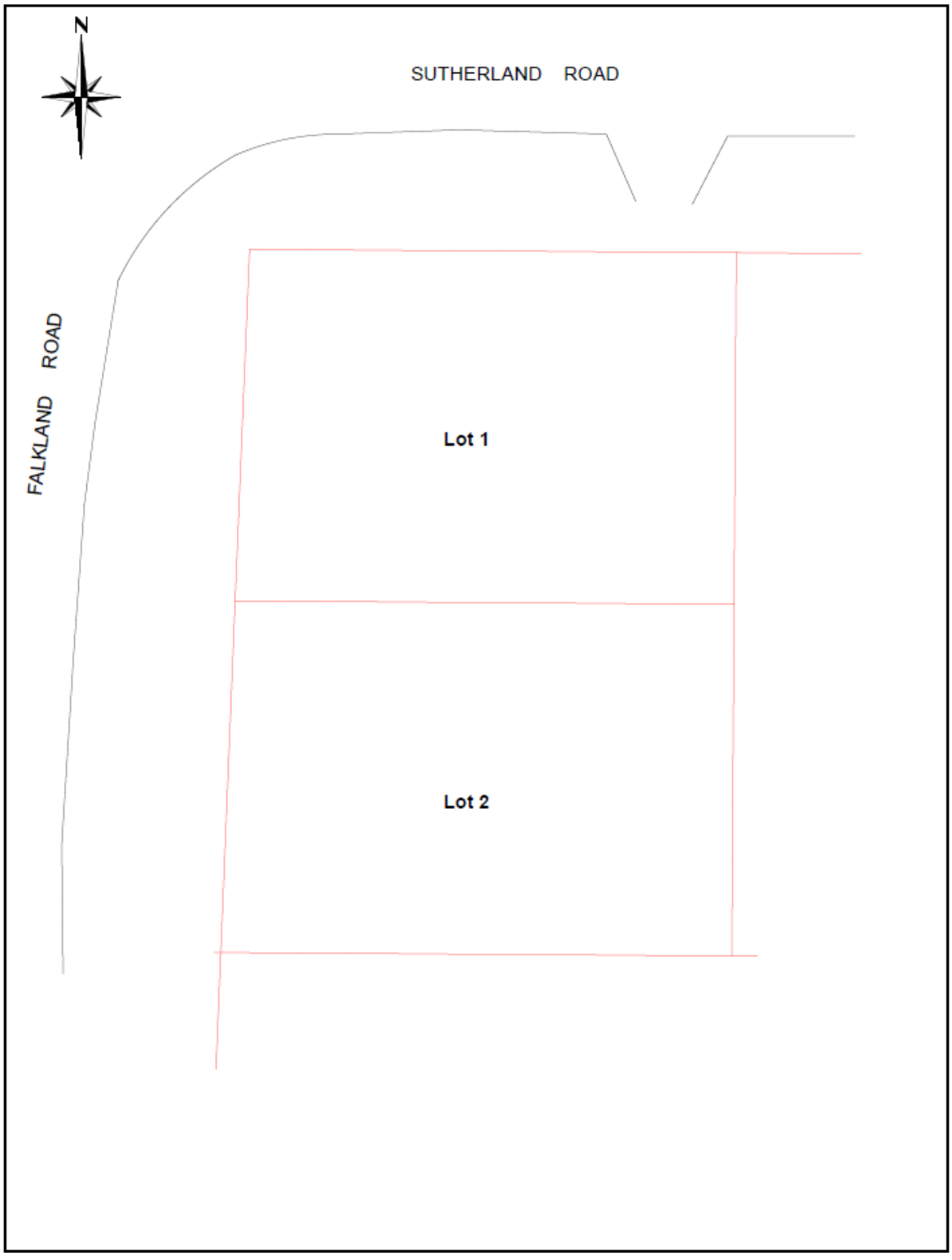
7.6.2(7) Maximum Roof Height
(a) Lot 1: 9.2 m
(b) Lot 2: 9.1 m

7.6.2(8) Maximum Floor Area Ratio for two units in a principal building:
(a) Lot 1: 0.68
(b) Lot 2: 0.72

7.6.2(9) Maximum Lot Coverage
(a) Lot 1: 48.3%
(b) Lot 2: 44.8%

7.6.3 Lot Layout

7.6.3(1) For the purpose of interpreting this zone, the area of the CD-6 Zone is divided into future Lots 1 and 2 as generally shown on the following plan:


N
SUTHERLAND ROAD
FALKLAND ROAD
Lot 1
Lot 2

CD-7 – COMPREHENSIVE DEVELOPMENT ZONE – 57 BEACH DRIVE
(Bylaw 4905 May 5, 2025)

7.7 This zone shall be known as:
CD-7 – COMPREHENSIVE DEVELOPMENT ZONE – 57 BEACH DRIVE

7.7.1 General

7.7.1(1) Use and development of land contained in the CD-7 zone shall be in accordance with the regulations applicable to the R-4 zone, except as otherwise specified elsewhere in this zone. For certainty, in case of any discrepancy between the two zones, the provisions of the CD-7 zone shall prevail.

7.7.2 Regulations for Buildings and Structures

7.7.2(1) Minimum Lot Area
(a) Lot 2: 460 m^2

7.7.2(2) Minimum Lot Frontage
(a) Lot 1: 7.34 m

7.7.2(3) Minimum Lot Width
(a) Lot 1: 7.34 m

7.7.2(4) Minimum Setbacks
(a) Front Lot Line:
(i) Lot 2: 3.0 m
(b) Rear Lot Line:
(i) Lot 2: 2.0 m

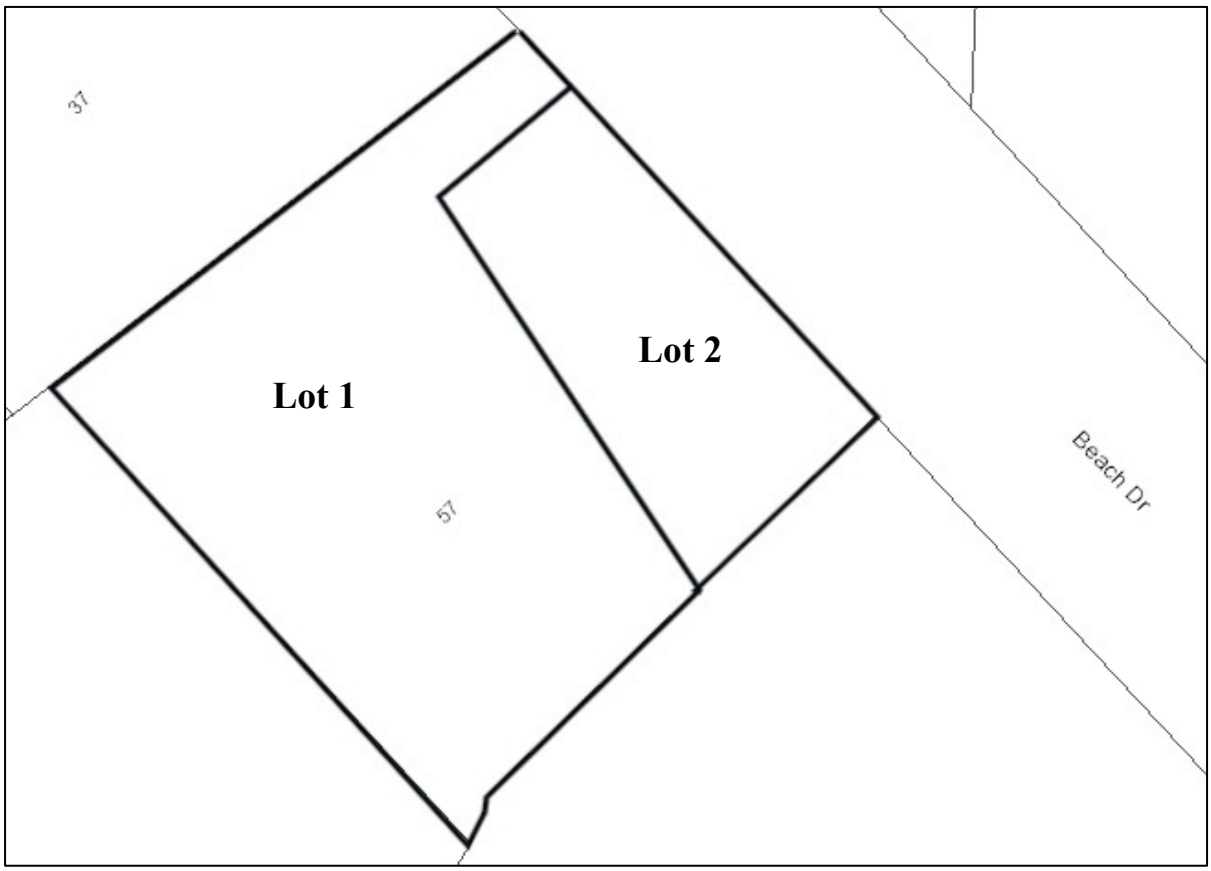
7.7.2(5) Maximum Lot Coverage
(a) Lot 2: 37.3%

7.7.2(6) Maximum Front Yard Paved Surface
(a) Lot 1: 35.4%

7.7.2(7) Maximum Floor Area Ratio for two units in a principal building:
(a) Lot 2: 0.72

7.7.3 Lot Layout

7.7.3(1) For the purpose of interpreting this zone, the area of the CD-7 zone is divided into future Lots 1 and 2 as generally shown on the following plan:


37
Lot 1
Lot 2
57
Beach Dr

7.10 This zone shall be known as:
CD-10 – COMPREHENSIVE DEVELOPMENT ZONE – 1024 TRANSIT ROAD

7.10.1 Principal Uses Permitted

7.10.1(1) (a) One-unit dwelling

7.10.2 Secondary Uses Permitted

7.10.2(1) (a) A Boarding use conforming to Section 4.2.1
(b) Secondary Suite use conforming to Section 4.2.13
(c) (Repealed – Bylaw 4978 – Sept 21/26)
(d) (Repealed – Bylaw 4978 – Sept 21/26)
(e) (Repealed – Bylaw 4978 – Sept 21/26)

7.10.3 Accessory Uses Permitted and Required

7.10.3(1) (a) An accessory off-street parking use, as required by the *Parking Facilities Bylaw* for the R-5 zone
(b) Accessory buildings
(c) Accessory structures
(d) Home-based business, in accordance with the regulations in Schedule "G" (Bylaw 4978 – Sept 21/26)

7.10.4 Regulations for Buildings and Structures

7.10.4(1) Minimum Lot Area
375 m^2

7.10.4(2) Minimum Lot Frontage
11.0 m

7.10.4(3) Minimum Lot Width
11.0 m

7.10.4(4) Minimum Setbacks
(a) Front Lot Line: 6.0m
(b) Rear Lot Line: 7.6m
(c) Interior Side Lot Line: 1.5m for all storeys
(d) Total of Side Lot Lines: 3.0m

7.10.4(5) Maximum Height and Storeys
(a) a Principal Building may not exceed three (3) storeys including basements
(b) Maximum Building Height: 6.1m
(c) Maximum Roof Height: 9.1m

7.10.4(6) Maximum Lot Coverage: 42%

7.10.4(7) Maximum Paved Surface Coverage
(a) Front yard: 40%

(b) Rear yard: 25%

7.10.4(8) Minimum Live Landscaping Coverage is 25%, which, for the purposes of tree planting includes a minimum of one consolidated rectangular area of no less than 35m^2 (376.7 ft^2):
(a) Where no one side is less than 4.5m (14.8 ft), and
(b) Where there are no above ground or below ground structures.

7.10.4(9) Maximum Impermeable Surface Coverage
55%

7.10.4(10) Density
(a) Density shall not exceed two (2) dwelling units per lot
(b) The maximum Floor Area Ratio shall not exceed 0.7

7.10.4(11) A principal use and a secondary use, except for urban agriculture, are only permitted within a principal building.

PART 8

8.1 This Zone shall be known as

RM-1LD - LOW DENSITY MULTIPLE DWELLINGS USE

8.1.1 Principal Uses Permitted

8.1.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.1.1.(2) Apartment use, providing:

(a) the lot area is not less than 1950 sq. m (20,990 s.f.).

8.1.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.1.2.(1) (Repealed - Bylaw 3974 – Mar 23/98)

8.1.2.(2) (Repealed – Bylaw 4978 – Sept 21/26)

8.1.3 Accessory Uses Permitted and Required

8.1.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

8.1.3.(2) Home-based business. in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.1.4 Regulations for Buildings and Structures

8.1.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.1.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	one
(b)	Setbacks - Minimum	
(i)	Front lot line	9.14 m (30')
(ii)	Rear lot line	7.62 m (25')
(iii)	Interior side lot line	3.65 m (12')
(iv)	Exterior side lot line	3.65 m (12')
(v)	Exterior lot line	4.60 m (15')
(c)	Building Height Maximum	7.32 m (24')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Storeys	N/R

(f)	Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	40.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	0.72
(h)	Unit Ratio	289.00 sq. m (3,110 s.f.)

8.2 This Zone shall be known as

RM-1MD - MEDIUM DENSITY MULTIPLE DWELLINGS

8.2.1 Principal Uses Permitted

8.2.1.(1) Residential uses in accordance with the regulations for Zone R-5. (Bylaw 4871 – Jun 24/24)

8.2.1.(2) Apartment use, providing:

(a) the lot area is not less than 1950 sq. m (20,990 s.f.).

8.2.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.2.2.(1) (Repealed - Bylaw 3974 – Mar 23/98)

8.2.2.(2) (Repealed – Bylaw 4978 – Sept 21/26)

8.2.3 Accessory Uses Permitted and Required

8.2.3.(1) An accessory off-street parking use conforming to the Parking Facilities Bylaw.

8.2.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.2.4 Regulations for Buildings and Structures

8.2.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.2.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	one
(b)	Setbacks - Minimum	
(i)	Front lot line	7.62 m (25')
(ii)	Rear lot line	7.62 m (25')
(iii)	Interior side lot line	3.00 m (10')
(iv)	Exterior side lot line	3.70 m (12')
(v)	Exterior lot line	4.60 m (15')
(c)	Building Height Maximum	7.32 m (24')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Storeys	N/R
(f)	Lot Coverage Maximum	

	(Bylaw 3864 – Aug 14/95)	40.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	0.72
(h)	Unit Ratio	202 sq. m (2174 s.f.)

8.2A This Zone shall be known as

RM-1HD - HIGH DENSITY MULTIPLE DWELLINGS

(Bylaw 4201 – Feb 23/04)

8.2A.1 Principal Uses Permitted

8.2A.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.2A.1.(2) Apartment use, providing:

(a) the lot area is not less than 1,390 sq. m (14,962 s.f.).

8.2A.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.2A.2.(1) (Repealed – Bylaw – Sept 21/26)

8.2A.3 Accessory Uses Permitted and Required

8.2A.3.(1) An accessory off-street parking use conforming to the Parking Facilities Bylaw.

8.2A.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.2A.4 Regulations for Buildings and Structures

8.2A.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.2A.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	one
(b)	Setbacks - Minimum	
(i)	Front lot line	7.62 m (25')
(ii)	Rear lot line	7.62 m (25')
(iii)	Interior side lot line	3.00 m (10')
(iv)	Exterior side lot line	3.70 m (12')
(v)	Exterior lot line	4.60 m (15')
(c)	Building Height Maximum	7.32 m (24')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Storeys	N/R
(f)	Lot Coverage Maximum	70.0%

(g)	Floor Area Ratio Maximum	1.00
(h)	Unit Ratio Minimum	155 sq. m (1668 s.f.)

8.3 This Zone shall be known as

RM-2 - TWO STOREY MULTIPLE DWELLINGS USE

8.3.1 Principal Uses Permitted

8.3.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.3.1.(2) Apartment use, providing:

(a) the lot area is not less than 1600 sq. m (17,223 s.f.).

8.3.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.3.2.(1) (Bylaw 4109 – Feb 26/01) (Repealed – Bylaw 4978 – Sept 21/26)

8.3.3 Accessory Uses Permitted and Required

8.3.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

8.3.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.3.4 Regulations for Buildings and Structures

8.3.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.3.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
(i)	Front lot line	7.62 m (25')
(ii)	Rear lot line	7.62 m (25')
(iii)	Interior side lot line	6.00 m (20')
(iv)	Exterior side lot line	7.62 m (25')
(c)	Building Height Maximum	7.32 m (24')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum (Bylaw 3864 – Aug 14/95)	2
(f)	Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	35.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	0.75
(h)	Unit Ratio	224 sq. m (2411 s.f.)

8.3.5.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

8.4 This Zone shall be known as

RM-3 - THREE STOREY MULTIPLE DWELLINGS USE

8.4.1 Principal Uses Permitted

8.4.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.4.1.(2) Apartment use, providing:

(a) the lot area is not less than 2000 sq. m (21,528 s.f.).

8.4.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.4.2.(1) (Bylaw 4109 – Feb 26/01) (Repealed – Bylaw 4978 – Sept 21/26)

8.4.3. Accessory Uses Permitted and Required

8.4.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

8.4.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.4.4 Regulations for Buildings and Structures

8.4.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.4.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
(i)	Front lot line	9.14 m (30')
(ii)	Rear lot line	9.14 m (30')
(iii)	Interior side lot line	6.00 m (20')
(iv)	Exterior side lot line	9.14 m (30')
(c)	Building Height Maximum	10.70 m (35')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum (Bylaw 3864 – Aug 14/95)	3
(f)	Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	35.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	1.00

8.4.5.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

8.4A This Zone shall be known as

RM-3HD - HIGH DENSITY THREE STOREY MULTIPLE DWELLINGS
(Bylaw 4606 – May 12/14)

8.4A.1 Principal Uses Permitted

8.4A.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.4A.1.(2) Apartment use, providing:

(a) the lot area is not less than 1,116 sq. m (12,012 s.f.)

8.4A.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.4A.2.(1) (Repealed – Bylaw 4978 – Sept 21/26)

8.4A.3 Accessory Uses Permitted and Required

8.4A.3.(1) An accessory off-street parking use conforming to the "Parking Facilities Bylaw, 1986".

8.4A.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.4A.4 Regulations for Buildings and Structures

8.4A.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.4A.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	one
(b)	Setbacks-Minimum	
(i)	Front lot line	9.14 m (30')
(ii)	Rear lot line	9.14 m (30')
(iii)	Interior side lot line	6.00 m (20')
(iv)	Exterior side lot line	9.14 m (30')
(c)	Building Height Maximum	10.70 m (35')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum	3
(f)	Lot Coverage Maximum	55.00%
(g)	Floor Area Ratio Maximum	1.44
(h)	Unit Ratio Minimum	65 m^2 (700 s.f.)

8.4A.5.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

8.5 This Zone shall be known as

RM-4 - FOUR STOREY MULTIPLE DWELLINGS USE

8.5.1 Principal Uses Permitted

8.5.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.5.1.(2) Apartment use, providing:

(a) the lot area is not less than 3000 sq. m (32,293 s.f.)

8.5.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.5.2.(1) (Bylaw 4109 – Feb 26/01) (Repealed – Bylaw 4978 – Sept 21/26

8.5.3 Accessory Uses Permitted and Required

8.5.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

8.5.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.5.4 Regulations for Buildings and Structures

8.5.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.5.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
	(i) Front lot line	10.70 m (35')
	(ii) Rear lot line	10.70 m (35')
	(iii) Interior side lot line	6.00 m (20')
	(iv) Exterior side lot line	10.70 m (35')
(c)	Building Height Maximum	13.70 m (45')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum (Bylaw 3864 – Aug 14/95)	4
(f)	Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	30.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	1.00

8.5.5.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

8.6 This Zone shall be known as

RM-8 - EIGHT STOREY MULTIPLE DWELLINGS USE

8.6.1 Principal Uses Permitted

8.6.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.6.1.(2) Apartment use, providing:

(a) the lot area is not less than 12000 sq. m (129,171 s.f.).

8.6.2 (Repealed – Bylaw 4978 – Sept 21/26)

8.6.2.(1) (Bylaw 4109 – Feb 26/01) (Repealed – Bylaw 4978 – Sept 21/26)

8.6.3 Accessory Uses Permitted and Required

8.6.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

8.6.3.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.6.4 Regulations for Buildings and Structures

8.6.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.6.4.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
(i)	Front lot line	10.70 m (35')
(ii)	Rear lot line	10.70 m (35')
(iii)	Interior side lot line	10.70 m (35')
(iv)	Exterior side lot line	10.70 m (35')
(c)	Building Height Maximum	25.60 m (85')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum (Bylaw 3864 – Aug 14/95)	8
(f)	Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	30.00%
(g)	Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	1.50

8.6.5.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

8.7 This Zone shall be known as

RM-MC1 - MULTIPLE DWELLING /COMMERCIAL MIXED USE

(Bylaw 4022 – Jul 19/99)

8.7.1 Principal Uses Permitted

8.7.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.7.1.(2) Apartment use, providing:

(a) the lot area is not less than 1116 sq. m (12,013 s.f.), and

(b) the lot area is not greater than 1599 sq.m (17,212 s.f.)

8.7.2 Secondary Uses Permitted

8.7.2.(1) A Service business use, subject to the limitations contained in Section 8.7.3.

8.7.2.(2) (Repealed – Bylaw 4978 – Sept 21/26)

8.7.3 Regulations for Permitted Uses

8.7.3.(1) A Service business use, in this zone, must conform to the regulations of this Section.

8.7.3.(2) A Service business use shall only be permitted:

(a) where the principal use is an Apartment use;

(b) in that portion of an apartment dwelling unit abutting and with its business entrance facing an Arterial Road as designated in the Official Community Plan;

(c) on the storey closest to street level; and

(d) to a maximum of 20% of floor space of an apartment unit, and in any event not more than 16.5 sq. m of floor space within such dwelling unit.

8.7.3.(3) The floor space available for a Service business use in a building in this zone for all apartment dwelling units may not be combined to create a single Service business use whose floor space will exceed 20% of the floor area of an individual apartment dwelling unit within that building.

8.7.3.(4) A Service business use shall not be carried on in conjunction with a home-based business use within an individual apartment unit. (bylaw 4978 – Sept 21/26)

8.7.3.(5) No person other than a family member occupying the dwelling unit and one other non-resident employee may be employed or engaged in a Service business at the premises at any given time.

8.7.3.(6) A Service business in this zone shall not create noise, vibrations, smoke, vapours, or electrical interference.

8.7.3.(7) The operating of commercial workshops or manufacturing facilities in this zone is prohibited

8.7.4 Accessory Uses Permitted and Required

8.7.4.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw

8.7.4.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.7.5 Regulations for Buildings and Structures

8.7.5.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.7.5.(2) For apartment use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
	(i) Front lot line	3.0 m (9.84')
	(ii) Rear lot line	3.0 m (9.84')
	(iii) Interior side lot line	3.0 m (9.84')
	(iv) Exterior side lot line	3.0 m (9.84')
(c)	Roof Height Maximum	9.14 m (30')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum	2
(f)	Lot Coverage Maximum	51%
(g)	Floor Area Ratio Maximum	1.1 to 1
(h)	Unit Ratio	156.00 sq.m (1681 s.f.)

8.7.6.(1) The minimum permitted floor area required for each kind of dwelling unit is as follows:

(a)	One-bedroom unit	56 sq.m (603 s.f.)
(b)	Two-bedroom unit	70 sq.m (754 s.f.)
(c)	Three-bedroom unit	84 sq.m (904 s.f.)

8.8 This Zone shall be known as

RM-MC4 - MULTIPLE DWELLINGS / COMMERCIAL MIXED USE FOUR STOREY

(Bylaw 4168 – May 12/03)

8.8.1 Principal Uses Permitted

8.8.1.(1) Residential uses in accordance with the regulations for Zone R-5.
(Bylaw 4871 – Jun 24/24)

8.8.1.(2) Special needs multiple residential use, provided:

(a) the lot area is not less than 3902 sq. m (42,000 s.f);

(b) assisted living services are available on-site through the facility operator; and

(c) there is provided and actively maintained and operated within the principal building:

(i) in addition to the facilities provided within each dwelling unit, communal kitchen and dining facilities of a combined area not less than 2.4 sq. m (25.9 s.f.) multiplied by the number of dwelling units in the building, for the preparation and serving of meals to residents; and

(ii) a common lounge area of not less than .44 sq. m (4.7 s.f.) multiplied by the number of dwelling units in the building.

8.8.2 Secondary Uses Permitted

8.8.2.(1) Service Business Use, provided that the principal use is a special needs multiple residential use.

8.8.2.(2) Restaurant use, provided that the principal use is a special needs multiple residential use.

8.8.3 Regulations for Permitted Uses

8.8.3.(1) A service business or restaurant use in this Zone must conform to the regulations of this Section.

8.8.3.(2) A service business or restaurant use shall only be permitted:

(a) in that portion of a building abutting and with its business entrance facing a street other than one designated as a "Local" road in Schedule "A" to Bylaw 3943, *"Oak Bay Official Community Plan Bylaw, 1997"*, or its successors; and

(b) on the storey of a building whose grade is closest to street level.

8.8.3.(3) A service business or restaurant use in this zone shall not create noise, vibrations, smoke, vapours, or electrical interference.

8.8.4 Accessory Uses Permitted and Required

8.8.4.(1) An accessory off-street parking use as required by the *Parking Facilities Bylaw*.

8.8.4.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.8.5 Regulations for Buildings and Structures

8.8.5.(1) (Removed – Bylaw 4871 – Jun 24/24)

8.8.5.(2) For special needs multiple residential use and service business use, the following shall apply:

		Principal Building
(a)	Number Permitted	not limited
(b)	Setbacks - Minimum	
(i)	Front lot line	3.00 m (9.84')
(ii)	Rear lot line	10.70 m (35')
(iii)	Interior side lot line	6.00 m (20')
(iv)	Exterior side lot line	10.70 m (35'')
(c)	Building Height Maximum	13.70 m (45')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	
(e)	Number of Storeys Maximum	4
(f)	Lot Coverage Maximum	55.00%
(g)	Floor Area Ratio Maximum	1.90

8.8.6.(1) The minimum permitted residential floor area required for each kind of dwelling unit is as follows:

(a)	Bachelor units	37.5 sq.m (404 s.f.)
(b)	One-bedroom unit	45.0 sq. m (484 s.f.)
(c)	Two-bedroom unit	63.0 sq. m (678 s.f.)
(d)	Three-bedroom unit	70.0 sq. m (753 s.f.)

8.9 This Zone shall be known as

RMS-7 – MULTIPLE DWELLING SUPPORTIVE HOUSING USE – SEVEN STOREY

(Bylaw 4256 – Apr 25/05)

8.9.1 Principal Uses Permitted

8.9.1.(1) Special needs multiple residential use, provided:

(a) the lot area is not less than 7,000 sq. m (75,348 s.f.);

(b) assisted living services are available on-site through the facility operator; and

(c) there are provided and actively maintained and operated within one or more principal buildings:

(i) in addition to the facilities provided within each dwelling unit, communal kitchen facilities of total area not less than 0.6 sq. m (6.5 s.f.) multiplied by the total number of dwelling units on the lot, for the preparation of meals for residents; and

(ii) communal dining and lounge facilities of total area not less than 2.5 sq. m (26.9 s.f.) multiplied by the total number of dwelling units on the lot, for socialization and the serving of meals to residents.

8.9.2 Secondary Uses Permitted

8.9.2.(1) No secondary uses are permitted.

8.9.3 Regulations for Permitted Uses

8.9.3.(1) Notwithstanding the definition of "supportive housing" set out in Section 2.1, in respect of all residential buildings on the parcel of land described as Lot A, Section 69, Victoria District, Plan 30047 Except Parcel A (DD F70170), other than a four (4) storey building situate thereon fronting onto Goldsmith Street for which this exception shall not apply, the "communal dining" criterion within the supportive housing component of special needs multiple residential use shall be deemed to be satisfied if, for every dwelling unit, the provision of at least one (1) meal per day in a communal dining room on site is a service available for purchase at the option of the occupant.

8.9.4 Accessory Uses Permitted and Required

8.9.4.(1) An accessory off-street parking use conforming to the *Parking Facilities Bylaw*.

8.9.4.(2) Home-based business, in accordance with Schedule "G". (Bylaw 4978 – Sept 21/26)

8.9.5 Regulations for Buildings and Structures

8.9.5.(1) The following regulations shall apply to buildings and structures:

		Principal Buildings	Accessory Structures
(a)	Number Permitted	N/R	N/R
(b)	Setbacks - Minimum		
(i)	Abutting Arterial Road or Commercial or Institutional Zone		
(A)	Front lot line	6.1 m (20')	3.0 m (9.8')
(B)	Rear lot line	6.1 m (20')	3.0 m (9.8')
(C)	Interior side lot line	6.1 m (20')	3.0 m (9.8')
(D)	Exterior side lot line	6.1 m (20')	3.0 m (9.8')
(ii)	Other than as Described in (i)		
(A)	Front lot line	10.7 m (35.1')	3.0 m (9.8')
(B)	Rear lot line	10.7 m (35.1')	3.0 m (9.8')
(C)	Interior side lot line	10.7 m (35.1')	3.0 m (9.8')
(D)	Exterior side lot line	10.7 m (35.1')	3.0 m (9.8')
(c)	Building Height Maximum	22 m (72.2')	N/A
(d)	(Removed – Bylaw 4871 – Jun 24/24)		
(e)	Height	N/A	3.0 m (9.8')
(f)	Number of Storeys Maximum	7	N/A
(g)	Lot Coverage Maximum (Bylaw 4365 - Jun 11/07)	45%	1%
(h)	Floor Area Ratio Maximum (Bylaw 4365 - Jun 11/07)	1.95:1	N/A
(i)	Unit Ratio Minimum	40.0 sq. m (431 s.f.)	N/A

8.9.6.(1) The minimum permitted residential floor area for each kind of dwelling unit is as follows:

(a)	Bachelor unit	37.5 sq. m (404 s.f.)
(b)	One-bedroom unit	45.0 sq. m (484 s.f.)
(c)	Two-bedroom unit	63.0 sq. m (678 s.f.)

8.9.7.(1) A clear space of not less than 7.4 m (24.3') shall be provided between buildings.

PART 9

9.1 This Zone shall be known as

C-1 - LOCAL COMMERCIAL USE

9.1.1 Principal Uses Permitted

9.1.1.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.1.1.(2) Retail sale and storage of groceries, meat, fish, bakery goods and sundry household and garden items. (Bylaw 3987 – May 11/98)

9.1.1.(3) Barbers, hairdressers and beauty shops.

9.1.1.(4) Service business use.

9.1.2 Secondary Uses Permitted

9.1.2.(1) In conjunction with the uses permitted by 9.1.1.(2) or 9.1.1.(3), a maximum of four (4) apartment dwellings units. (Bylaw 4871 – Jun 24/24)

9.1.3 Accessory Uses Permitted and Required

9.1.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.1.3.(2) Accessory buildings.

9.1.3.(3) Accessory structures.

9.1.4 Regulations for Permitted Uses

9.1.4.(1) The maximum permitted gross floor area used for the permitted uses of 9.1.1.(2) and 9.1.1.(3) shall not exceed 62 sq. m (667 s.f.).

9.1.4.(2) A principal use and a secondary use is only permitted within a principal building.

9.1.4.(3) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.1.4.(4) The storey having its floor level closest to grade shall serve a principal use only.

9.1.4.(5) The retail sale and storage of garden items in this zone shall not include the display of motorized gardening equipment on the outside of a building.
(Bylaw 3987 - May 11/98)

9.1.4.(6) The retail sale uses permitted under 9.1.1.(2) shall not include a Liquor Retail Sale Use or any sale of liquor whatsoever.

9.1.5 Regulations for Buildings and Structures

9.1.5.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.1.5.(2) For commercial use, the following shall apply:

	Principal Building	Accessory Buildings	Accessory Structure
Number Permitted	one	one	one
Setbacks - Minimum			
(a) Front lot line	7.6 m (24.9')	7.6 m (25.00')	7.6 m (25.00')
(b) Rear lot line	7.62 m (24.9')	1.5 m (5.00')	1.52 m (5.00')
(c) Interior side lot line	1.5 m (4.9)	1.5 m (4.9 m)	1.5 m (4.9 m)
(d) Exterior side lot line	3.7 m (12.1')	3.7 m (12.1')	3.7 m (12.1')
(e) Total of side lot lines	4.6 m (15.1')	N/A	N/A
Height - Maximum (Bylaw 4871 – Jun 24/24) (Bylaw 4984 – July 14, 2025)			
(a) Building Height where up to two (2) dwelling units are located within a Principal Building	7.3 m (24.0')	3.0 m (9.8')	4.6 m (15.1')
(b) Building Height where three (3) or four (4) dwelling units are located within a Principal Building	8.5 m (27.9')	3.0 m (9.8')	4.6 m (15.1')
Number of Storeys Maximum where up to two (2) dwelling units are located within a Principal Building (Bylaw 3864 – Aug 14/95) (Bylaw 4871 – Jun 24/24)	two	one	N/A
Number of Storeys Maximum where three (3) or four (4) dwelling units are located within a Principal Building. (Bylaw 4871 – Jun 24/24)	three	one	N/A
Lot Coverage Maximum (Bylaw 3864 – Aug 14/95)	25%	5%	5%

Floor Area Ratio Maximum (Bylaw 3864 – Aug 14/95)	0.5	N/A	N/A

NOTE: Floor Area Ratio, total of all buildings may not exceed 0.5 (Bylaw 3864 – Aug 14/95)

9.1.5.(3) The interior side lot line setback is not required when the side lot line abuts a parcel zoned for commercial use.

9.1.5.(4) A clear space of 3 m (10 feet) shall be provided between buildings and structures.

9.2 This Zone shall be known as

C-2 - COMMERCIAL USE

9.2.1 Principal Uses Permitted

9.2.1.(1) Retail use. (Bylaw 3607 – May 10/93)

9.2.1.(2) Service business use.

9.2.1.(3) Restaurant use.

9.2.1.(4) Financial institution use.

9.2.1.(5) Liquor retail sale use, but only on that parcel of land described as Lot 3, Block 1, Section 61, Victoria District, Plan 379. (Bylaw 4374 – Sept 10/07)

9.2.1.(6) Cannabis retail sale use, but only on that parcel of land described as Lot 3, Block 1, Section 61, Victoria District, Plan 379 (known as 2579 Cadboro Bay Road, PID: 009-103-741). (Bylaw 4968 – Jul 13/26)

9.2.2 Secondary Uses Permitted

9.2.2.(1) Apartment use.

9.2.2.(2) One-unit dwelling use.

9.2.3 Accessory Uses Permitted and Required

9.2.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.2.3.(2) An accessory off-street loading space as required by the Parking Facilities Bylaw.

9.2.4 Regulations for Permitted Uses

9.2.4.(1) A residential use shall only be permitted above a principal use.

9.2.4.(2) Only a residential use shall be permitted over a residential use.

9.2.4.(3) The maximum area for restaurant use shall not exceed 200 sq. m (2,153 s.f.).

9.2.4.(4) The sale and service of liquor for consumption on premises within the zone may only take place in the context of a Restaurant Use, with such an establishment being open for the service of a varied selection of food items, including both appetizers and main courses (or their equivalent), during all hours of its operation, and with minors being allowed in the establishment during all such hours. (Bylaw 4195 – Sept 8/03)

9.2.4.(5) The maximum floor area devoted to liquor retail sale use on the parcel described in Section 9.2.1.(5) shall not exceed 97.5 sq. m (1,050 s.f.). (Bylaw 4374 – Sept 10/07) (Bylaw 4968 – Jul 13/26)

9.2.4.(5a) The maximum floor area devoted to cannabis retail sale use on the parcel described in Section 9.2.1.(6) shall not exceed 97.5 sq. m (1,050 s.f.). (Bylaw 4968 – Jul13/26)

9.2.4.(6) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.2.4.(7) The storey having its floor closest to grade shall serve a principal use only.

9.2.4.(8) Despite the definition of "retail use," the retail sale of produce is permitted outside of a building provided that:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored is:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel does not exceed 15 sq. m (161 s.f.); and

(c) the retail sale of produce outside of a building is limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours. (Bylaw 4428 – Sept 29/08)

9.2.5 Regulations for Buildings and Structures

9.2.5.(1) Accessory buildings and structures are not permitted.

9.2.5.(2) Buildings shall comply with the following regulations:

(a) Setbacks - Minimum

(i)	Front lot line	2.00 m (6.5')
(ii)	Rear lot line	0.00 m
(iii)	Interior lot line	0.00 m
(iv)	Exterior lot line	2.00 m (6.5')

(b) Maximum

(i)	Building Height	7.32 m (24')
(ii)	(Removed – Bylaw 4871 – Jun 24/24)	

(c) Number of Storeys Maximum 2
(Bylaw 3864 – Aug 14/95)

9.2.6.(1) Notwithstanding the regulations of 9.2.5.(2)(a), the minimum setbacks for:

(a) an interior side lot line abutting an R or RM Zone shall be not less than 2 m (6 feet); and

(b) a rear lot line adjacent to an R or RM Zone shall be not less than 7.62 m (25 feet).

9.2.6.(2) The minimum permitted dwelling unit area for apartment use is as follows:

(a)	One-bedroom unit	56 sq. m (603 s.f.)
(b)	Two-bedroom unit	70 sq. m (754 s.f.)
(c)	Three-bedroom unit	84 sq. m (904 s.f.)

9.2.8 General Regulations

9.2.8.(1) The required off-street parking spaces shall be provided on the same lot for which they are required.

9.3 This Zone shall be known as

C-3, ST. 1 - VILLAGE COMMERCIAL USE - STREET LEVEL

(Bylaw 3607 – May 10/93)

9.3.1 This Zone shall comprise the area designated and shown as C-3, ST. 1 on the "Zoning Map of The Corporation of the District of Oak Bay," but only to that floor area the elevation of which is closest to the elevation of Oak Bay Avenue abutting the individual parcels of land.

9.3.2 Principal Uses Permitted

9.3.2.(1) Retail use.

9.3.2.(2) Service business use.

9.3.2.(3) Restaurant use.

9.3.2(4) Liquor retail sale use, but only on that parcel of land described as Lot A, Sections 23 and 69, Victoria District, Plan 42273. (Bylaw 4486 – Oct 13/09)

9.3.3 Accessory Uses Permitted and Required

9.3.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.3.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

9.3.4 Regulations for Permitted Uses

9.3.4.(1) A principal use shall not utilize a frontage abutting Oak Bay Avenue exceeding 15 m (50 feet).

9.3.4.(2) The maximum area for restaurant use shall not exceed 200 sq. m (2,153 s.f.).

9.3.4.(3) The sale and service of liquor for consumption on premises within the zone may only take place in the context of a Restaurant Use, with such an establishment being open for the service of a varied selection of food items, including both appetizers and main courses (or their equivalent), during all hours of its operation, and with minors being allowed in the establishment during all such hours. (Bylaw 4195 – Sept 8/03)

9.3.4.(4) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.3.4.(5) Despite the definition of "retail use," the retail sale of produce is permitted outside of a building provided that:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored is:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel does not exceed 15 sq. m (161 s.f.); and

(c) the retail sale of produce outside of a building is limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.
(Bylaw 4428 – Sept 29/08)

9.3.4.(6) The maximum floor area devoted to liquor retail sale use on the parcel described in Section 9.3.2.(4) shall not exceed 215 sq. m (2,314 s.f.), of which not more than 150 sq. m (1,615 s.f.) may be used as a sales and display area.
(Bylaw 4486 – Oct 13/09)

9.3.5 Regulations for Buildings and Structures

The regulations contained in this subsection regulate those portions of the buildings which contain the permitted uses:

		Principal Building	Accessory Buildings	Accessory Structures
9.3.5.(1)	Number Permitted	one	N/P	N/P
9.3.5.(2)	Setbacks - Minimum			
	(a) Front lot line	2.00 m (6.00')	N/A	N/A
	(b) Rear lot line	0.00 m	N/A	N/A
	(c) Interior side lot line	0.00 m	N/A	N/A
9.3.5.(3)	Maximum			
	(a) Building Height	4.00 m (13.00')	N/A	N/A
	(b) (Removed – Bylaw 4871 – Jun 24/24)			
	(c) Lot coverage	50.0%	N/A	N/A

9.3.6 Notwithstanding the regulations of 9.3.5.(2), the minimum setback for:

(a) all lot lines abutting a street shall be 2 m (6 feet);

(b) an interior side lot line abutting an R or an RM Zone shall be not less than 2 m (6 feet); and

(c) a rear lot line abutting an R or RM Zone shall be not less than 7.62 m (25 feet).

9.3.7 General Regulations

9.3.7.(1) The required off-street parking spaces shall be provided on the same lot for which they are required, except as permitted by a Development Permit.

9.4 This Zone shall be known as

C-3, D. 1 - VILLAGE COMMERCIAL USE - BELOW STREET LEVEL

(Bylaw 3607 – May 10/93)

9.4.1 This Zone shall comprise the area designated and shown as C-3, D. 1 on the "Zoning Map of The Corporation of the District of Oak Bay," but only to those floor areas below Zone C-3, ST. 1.

9.4.2 Principal Uses Permitted

9.4.2.(1) Retail use.

9.4.2.(2) Service business use.

9.4.2.(3) Parking use.

9.4.2.(4) Restaurant use.

9.4.2.(5) Financial institution use.

9.4.2.(6) Real Estate Office Use. (Bylaw 4932 – Nov24/25)

9.4.3 Accessory Uses Permitted and Required

9.4.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.4.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

9.4.4 Regulations for Permitted Uses

9.4.4.(1) The maximum area for restaurant use shall not exceed 200 sq. m (2,153 s.f.).

9.4.4.(2) The sale and service of liquor for consumption on premises within the zone may only take place in the context of a Restaurant Use, with such an establishment being open for the service of a varied selection of food items, including both appetizers and main courses (or their equivalent), during all hours of its operation, and with minors being allowed in the establishment during all such hours. (Bylaw 4195 – Sept 8/93)

9.4.4.(3) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.4.4.(4) Despite the definition of "retail use," the retail sale of produce is permitted outside of a building provided that:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored is:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel does not exceed 15 sq. m (161 s.f.); and

(c) the retail sale of produce outside of a building is limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours. (Bylaw 4428 – Sept 29/08)

9.4.5 Regulations for Buildings and Structures

The regulations contained in this subsection regulate those portions of the buildings which contain the permitted uses:

		Principal Building	Accessory Buildings	Accessory Structure
9.4.5.(1)	Number Permitted	one	N/P	N/P
9.4.5.(2)	Setbacks - Minimum			
	(a) Front lot line	2.00 m (6.00')	N/A	N/A
	(b) Rear lot line	0.00 m	N/A	N/A
	(c) Interior side lot line	0.00 m	N/A	N/A
	(d) Exterior side lot line	2.00 m (6.00')	N/A	N/A

9.4.6 The minimum setback for:

(a) all lot lines abutting a street shall be 2 m (6 feet);

(b) an interior side lot line abutting an R or an RM Zone shall be not less than 2 m (6 feet); and

(c) a rear lot line abutting an R or RM Zone shall be not less than 7.62 m (25 feet).

9.4.7 General Regulations

9.4.7.(1) The required off-street parking spaces shall be provided on the same lot for which they are required, except as permitted by a Development Permit.

9.5 This Zone shall be known as

C-3, UP 1 - VILLAGE COMMERCIAL USE - ABOVE STREET LEVEL

(Bylaw 3607 – May 10/93)

9.5.1 This Zone shall comprise the area designated and shown as C-3, UP 1 on the "Zoning Map of The Corporation of the District of Oak Bay," but only to those floor areas above Zone C-3, ST. 1.

9.5.2 Principal Uses Permitted

9.5.2.(1) Retail use.

9.5.2.(2) Service business use.

9.5.2.(3) Restaurant use.

9.5.2.(4) Financial institution use.

9.5.2.(5) Apartment use.

9.5.2.(6) Residential use.

9.5.2.(7) Real Estate Office Use. (Bylaw 4932 – Nov24/25)

9.5.3 Accessory Uses Permitted and Required

9.5.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.5.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

9.5.4 Regulations for Permitted Uses

9.5.4.(1) A use other than a residential use shall not be permitted above a residential use within this Zone.

9.5.4.(2) The sale and service of liquor for consumption on premises within the zone may only take place in the context of a Restaurant Use, with such an establishment being open for the service of a varied selection of food items, including both appetizers and main courses (or their equivalent), during all hours of its operation, and with minors being allowed in the establishment during all such hours. (Bylaw 4195 – Sept 8/03)

9.5.4.(3) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.5.5 Regulations for Buildings and Structures

The regulations contained in this subsection regulate those portions of the buildings which contain the permitted uses:

		Principal Building	Accessory Buildings	Accessory Structure
9.5.5.(1)	Number Permitted	one	N/P	N/P
9.5.5.(2)	Setbacks - Minimum			
	(a) Front lot line	2.00 m (6.00')	N/A	N/A
	(b) Rear lot line	0.00 m	N/A	N/A
	(c) Interior side lot line	0.00 m	N/A	N/A
	(d) Exterior side lot line	2.00 m (6.00')	N/A	N/A
9.5.5.(3)	Maximum			
	(a) Building Height	7.32 m (24.00')	N/A	N/A
	(b) (Removed – Bylaw 4871 – Jun 24/24)			
	(c) Lot coverage	50.0%	N/A	N/A

9.5.6 Notwithstanding the regulations of 9.5.5.(2), the minimum setback for:

(a) all lot lines abutting a street shall be 2 m (6 feet);

(b) an interior side lot line abutting an R or an RM Zone shall be not less than 2 m (6 feet); and

(c) a rear lot line abutting an R or RM Zone shall be not less than 7.62 m (25 feet).

9.5.7.(1) The building height regulated by paragraph 9.5.5.(3)(a), may only be exceeded by a roof having a slope of not more than sixty (60) degrees to the horizontal.

9.5.7.(2) Notwithstanding paragraph 9.5.5.(3)(a), dormer type windows may be constructed into each roof face, providing:

(a) no dormer is more than 2 m (6 feet) wide; and

(b) the cumulative width of all the dormers does not exceed 30% of the roof face in which they are installed.

9.5.8.(1) The minimum permitted dwelling unit areas for apartment use are as follows:

(a)	One-bedroom units	56 sq. m (603 s.f.)
(b)	Two-bedroom units	70 sq. m (754 s.f.)
(c)	Three-bedroom units	84 sq. m (904 s.f.)

9.5.9 General Regulations

9.5.9.(1) The required off-street parking spaces shall be provided on the same lot for which they are required, except as permitted by a Development Permit.

9.6 This Zone shall be known as

C3, SP1 - VILLAGE COMMERCIAL USE-MIXED USE

(Bylaw 4083 – Dec 11/00)

9.6.1 Principal Uses Permitted

(1) Retail Use
(2) Service Business Use
(3) Restaurant Use
(4) Neighbourhood Public House Use
(5) Residential Use
(6) Apartment Use
(7) Financial Institution Use
(8) Liquor Retail Sale Use (Bylaw 4195 – Sept 8/03)
(9) Real Estate Office Use (Bylaw 4932 – Nov24/25)

9.6.2 Regulations for Permitted Uses

(1) A use other than a residential use or an apartment use shall not be permitted above a residential or apartment use within this Zone.

(2) A residential use or apartment use shall not be permitted at or below street level.

(3) A principal use shall not utilize a frontage abutting Oak Bay Avenue exceeding 15 m (50 feet).

(4) The maximum area for restaurant use shall not exceed 200 sq. m (2153 s.f.).

(4.1) The maximum area devoted to Liquor Retail Sale Use on any parcel of land shall not exceed 140 sq. m (1507 s.f.), of which not more than 93 sq. m (1001 s.f.) may be used as a sales and display area. (Bylaw 4195 – Sept 8/03)

(5) The maximum area for Neighbourhood Public House Use shall not exceed 525 sq. m. (5651 s.f.) of which not more than 270 sq. m. (2906 s.f.) may be used as an indoor licensed public space, not more than 41 sq. m. (441 s.f.) as an outdoor licensed public space, and not more than 28 sq. m. (301 s.f.) as a dedicated full-time games area. (Bylaw 4254 – Mar 15/05)

(6) The sale and service of liquor for consumption on premises within the zone may only take place in the context of either a Restaurant Use, with such an establishment being open for the service of a varied selection of food items, including both appetizers and main courses (or their equivalent), during all hours of its operation, and with minors being allowed in the establishment during all such hours, or in the context of a Neighbourhood Public House Use. (Bylaw 4195 – Sept 8/03) (Bylaw 4201 – Feb 23/04)

(7) The operation of a Neighbourhood Public House shall be subject to the following regulations:

(a) Maximum indoor seating capacity of one hundred fifteen (115) patrons; (Bylaw 4254 - Mar 14/05)

(b) Maximum outdoor seating capacity of thirty (30) patrons; (Bylaw 4254 – Mar 14/05)

(c) Sale of liquor for off-premises consumption is prohibited.

(Bylaw 4195 – Sept 8/03)

(8) A financial institution use "and a Real Estate Office Use" shall not be permitted at street level. (Bylaw 4932 – Nov24/25)

(9) The minimum lot area shall be not less than 558 sq. m. (6,006 s.f.)

(10) Despite the definition of "retail use", the retail sale of produce is permitted outside of a building provided that:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored is:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel does not exceed 15 sq. m (161 s.f.); and

(c) the retail sale of produce outside of a building is limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours. (Bylaw 4428 – Sept 29/08)

9.6.3 Accessory Uses Permitted and Required

9.6.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.6.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

9.6.4 Regulations for Buildings and Structures

9.6.4.(1) Accessory buildings are prohibited.

9.6.4.(2) The regulations contained in this subsection regulate those portions of the buildings which contain the permitted uses:

		Principal Building
(a)	Number Permitted	One
(b)	Setbacks - Minimum	
	(i) Front lot line	2.00 m (6')
	(ii) Rear lot line	0.00 m
	(iii) Interior side lot line	0.00 m
	(iv) Exterior side lot line	2.00 m (6')
(c)	Building Height Maximum	7.32 (24')
(d)	(Removed – Bylaw 4871 – Jun 24/24)	

(d) Lot Coverage Maximum 61%

9.6.4.(3) Notwithstanding the regulations of 9.6.4 (2), the minimum setback for

(a) All lot lines abutting a street shall be 2 m (6 feet);

(b) An interior side lot line abutting an R or an RM Zone shall be not less than 2.00 m (6 feet); and

(c) A rear lot line abutting an/or RM Zone shall be not less than 7.62 m (25 feet).

9.6.4.(4) The building height regulated by paragraph 9.6.4.(2)(c), may only be exceeded by a roof having a slope of not more than sixty (60) degrees to the horizontal.

9.6.4.(5) Notwithstanding paragraph 9.6.4.(2)(c), dormer type windows may be constructed into each roof face, provided

(a) No dormer is more than 2 m (6 feet) wide; and

(b) The cumulative width of all the dormers does not exceed 30% of the roof face in which they are installed.

9.6.5.(1) The minimum permitted dwelling unit areas for residential use or apartment use are as follows:

(a)	One-bedroom units	56 sq.m (603 s.f.)
(b)	Two-bedroom units	70 sq.m (754 s.f.)
(c)	Three-bedroom unit	84 sq.m (904 s.f.)

9.7 This Zone shall be known as

C-4 - LOCAL COMMERCIAL/ NEIGHBOURHOOD DELI USE

(Sections re-numbered - Bylaw 4083 – Dec 11/00)

9.7.1 Principal Uses Permitted

9.7.1.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.7.1.(2) Retail sale and storage of groceries, meat, fish, bakery goods and sundry household and garden items.

9.7.1.(3) Barbers, hairdressers and beauty shops.

9.7.1.(4) Neighbourhood Deli Use.

9.7.2 Secondary Uses Permitted

9.7.2.(1) In conjunction with the uses permitted by 9.7.1.(2), 9.7.1.(3), or 9.7.1.(4), up to four (4) apartment residential dwelling units.

9.7.3 Accessory Uses Permitted and Required

9.7.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.7.3.(2) Accessory buildings.

9.7.3.(3) Accessory structures.

9.7.4 Regulations for Permitted Uses

9.7.4.(1) The maximum permitted gross floor area used for the permitted uses of 9.7.1.(2), 9.7.1.(3), and 9.7.1.(4) shall not exceed 92 sq. m (990 s.f.).

9.7.4.(2) A principal use and a secondary use are only permitted within a principal building.

9.7.4.(3) The minimum lot area shall be not less than 558 sq. m (6,006 s.f.).

9.7.4.(4) The storey having its floor level closest to grade shall serve a principal use only.

9.7.4.(5) The retail sale and storage of garden items in this zone shall not include the display of motorized gardening equipment on the outside of a building

9.7.4.(6) For a Neighbourhood Deli Use, seating for the consumption of any food or beverages on the premises by customers shall be limited to a maximum of 10 seats, of which not more than 4 may be located in the interior of the building.

9.7.4.(7) The retail sale uses permitted under 9.7.1.(2) shall not include a Liquor Retail Sale Use or any sale of liquor whatsoever. (Bylaw 4195 – Sept 8/03)

9.7.4.(8) The Neighbourhood Deli Use permitted under 9.7.1.(4) shall not include a Liquor Retail Sale Use or any sale of liquor for off-premises consumption whatsoever. (Bylaw 4195 – Sept 8/03)

9.7.5 Regulations for Buildings and Structures

9.7.5.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.7.5.(2) For commercial use, the following shall apply:

	Principal Building	Accessory Buildings	Accessory Structure
Number Permitted	one	one	one
Setbacks - Minimum			
(a) Front lot line	7.6 m (24.9')	7.6 m (24.9')	7.6 m (24.9')
(b) Rear lot line	7.6 m (24.9')	1.5 m (4.9')	1.5 m (4.9')
(c) Interior side lot line	1.5 m (4.9')	1.5 m (4.9')	1.5 m (4.9')
(d) Exterior side lot line	3.7 m (12.1')	3.7 m (12.1')	3.7 m (12.1')
(e) Total of side lot lines	4.6 m (15.1')	N/A	N/A
Height Maximum (Bylaw 4871 – Jun 24/24)			
(f) Building Height where up to two (2) dwelling units are located within a Principal Building	7.3 m (24.00')	3.0 m (9.8')	4.6 m (15.1')
Building Height where three (3) or four (4) dwelling units are located within a Principal Building	8.5 m (27.9')	3.0 m (9.8')	4.6 m (15.1')
(g) (Removed – (Bylaw 4871 – Jun 24/24)			
Number of Storeys Maximum where up to two (2) dwelling units are located within a Principal Building. (Bylaw 4871 – Jun 24/24)	two	one	N/A

Number of Storeys Maximum where three (3) or four (4) dwelling units are located within a Principal Building. (Bylaw 4871 – Jun 24/24)	three	one	N/A
Lot Coverage Maximum	35%	5%	5%
Floor Area Ratio Maximum	0.50	N/A	N/A

NOTE: Floor Area Ratio, total of all buildings may not exceed 0.5

9.7.5.(3) The interior side lot line setback is not required when the side lot line abuts a parcel zoned for Commercial Use.

9.7.5.(4) A clear space of 3 m (10 feet) shall be provided between buildings and structures.

9.8 This Zone shall be known as

C-5 – LOCAL COMMERCIAL/ NEIGHBOURHOOD DELI USE

(Bylaw 4386 – Dec 17/07)

9.8.1 Principal Uses Permitted

9.8.1.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.8.1.(2) Retail sale and storage of groceries, meat, fish, delicatessen, bakery goods and sundry household and garden items.

9.8.1.(3) Barbers, hairdressers and beauty shops.

9.8.1.(4) Neighbourhood deli use.

9.8.2 Accessory Uses Permitted and Required

9.8.2.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

9.8.2.(2) Accessory buildings.

9.8.2.(3) Accessory structures.

9.8.2.(4) Up to four (4) apartment residential dwelling units (Bylaw 4871 – Jun 24/24)

9.8.3 Regulations for Permitted Uses

9.8.3.(1) The total amount of floor area at any time devoted to the uses described in Paragraphs 9.8.1.(2), (3) and (4) on a parcel shall not exceed 92 sq. m (990 s.f.).

9.8.3.(2) With the exception of:

(a) outdoor seating appurtenant to a neighbourhood deli use, with siting complying with all of the following restrictions:

(i) not less than 3.65 m (12.0 ft) from the front lot line;

(ii) not less than 3.0 m (9.8 ft) from an interior side lot line; and

(iii) not between the rear lot line and the projection of the wall of the principal building facing the front lot line to the closest points on the respective side lot lines;

(b) the outdoor display of fruits, vegetables, plants and non-motorized gardening equipment in connection with a retail sale use at a distance of not more than 1.5 m (4.9 ft) measured perpendicularly from a principal building wall facing the front lot line,

a principal use shall be confined to a building.

9.8.3.(3) No accessory building shall be used for a principal use, nor for any purpose ancillary to the uses described in Paragraphs 9.8.1.(2), (3) and (4).

9.8.3.(4) For neighbourhood deli use, the number of seating spaces for the consumption of food or beverages on the parcel shall not exceed 15.

9.8.3.(5) The retail sale uses permitted under Section 9.8.1.(2) shall not include a liquor retail sale use or any sale of liquor whatsoever.

9.8.3.(6) The neighbourhood deli use permitted under Section 9.8.1.(4) shall not include a liquor retail sale use or any sale of liquor for off-premises consumption whatsoever.

9.8.4 Regulations for Buildings and Structures

9.8.4.(1) (Removed – Bylaw 4871 – Jun 24/24)

9.8.4.(2) For commercial use, or a combination of commercial and residential use, the following shall apply:

	Principal Building	Accessory Building	Accessory Structure
(a) Number Permitted	1	1	1
(b) Setbacks - Minimum			
(i) Front lot line	7.6 m (24.9')	7.6 m (24.9')	7.6 m (24.9')
(ii) Rear lot line	7.6 m (24.9')	1.5 m (4.9')	1.52 m (4.9')
(iii) Interior side lot line	1.5 m (4.9')	1.5 m (4.9')	1.5 m (4.9')
(iv) Total of side lot lines	4.6 m (15.1')	N/A	N/A
(c) Height Maximum			
(i) Building Height where up to two (2) dwelling units are located within a Principal Building	7.3 m (24.0')	3.0 m (9.8')	4.6 m (15.1')
(ii) Building Height where three (3) or four (4) dwelling units are located within a Principal Building	8.5 m (27.9')	3.0 m (9.8')	4.6 m (15.1')
(d) (Removed – Bylaw 4871 – Jun 24/24)			
(Removed – Bylaw 4984 – July 14, 2025)			
(e) Number of Storeys Maximum where up to two (2) dwelling	2	1	N/A

units are located within a Principal Building. (Bylaw 4871 – Jun 24/24)			
(f) Number of Storeys where three (3) or four (4) dwelling units are located within a Principal Building.	3	1	N/A
() Lot Coverage Maximum	35%	5%	5%
(f) Floor Area Ratio Maximum	Total all buildings: 0.5		N/A

9.8.4.(3) Despite Section 9.8.4.(2)(b)(iii), the minimum interior side lot line setback requirement does not apply relative to the portion of a side lot line shared with an adjacent parcel zoned for commercial use.

9.8.4.(4) A clear space of not less than 3 m (9.8 ft) shall be provided between buildings, and between buildings and structures.

PART 10

10.1 This Zone shall be known as

CS-1 - SERVICE STATION COMMERCIAL USE

10.1.1 Principal Use Permitted

10.1.1.(1) Service station use.

10.1.2 Accessory Use Permitted and Required

10.1.2.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

10.1.3 Regulations for Permitted Uses

10.1.3.(1) A service station use shall:

(a) not be permitted on a lot with an area of less than 1115 sq. m (12,000 s.f.); and

(b) be located on a corner lot at the intersection of one or more arterial roads, as recognized in the Official Community Plan.

10.1.4 Regulations for Buildings and Structures

		Principal Building	Accessory Buildings	Accessory Structure
10.1.4.(1)	Number Permitted	one	N/P	N/P
10.1.4.(2)	Setbacks - Minimum			
	(a) Front lot line	6.00 m (20.00')	N/P	N/P
	(b) Rear lot line	7.62 m (25.00')	N/P	N/P
	(c) Exterior side lot line	6.00 m (20.00')	N/P	N/P
10.1.4.(3)	Building Height Maximum	4.60 m (15.00')	N/P	N/P

10.1.4.(4) Notwithstanding 10.1.4.(2), gasoline pumps and other service equipment may not be closer than 4.6 m (15 feet) from any street.

10.1.4.(5) Notwithstanding 10.1.4.(1), not more than two (2) roofed structures may be constructed to provide weather protection for the gasoline pumps.

10.2 This Zone shall be known as

CS-2 - MARINE COMMERCIAL USE

10.2.1 Principal Uses Permitted

10.2.1.(1) A Marina use.

10.2.2. Secondary Uses Permitted

10.2.2.(1) Marine Fuel Sales.

10.2.2.(2) Marine Service Facilities.

10.2.2.(3) Restaurant.

10.2.2.(4) Marine Tours.

10.2.2.(5) Marina Administration Offices.

10.2.2.(6) Sea Rescue Use.

10.2.2.(7) Marine Instruction Use.

10.2.2.(8) Bicycle Rentals.

10.2.2.(9) Bicycle Tours.
(Bylaw 3782 – Dec 20/93) (Bylaw 4686 – May 8/17)

10.2.3 Accessory Uses Permitted and Required

10.2.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

10.2.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

10.2.4 Regulations for Permitted Uses

10.2.4.(1) A marina use shall not include that of being a terminal of a commercial transportation services provided by sea-going vessels, hovercraft or aeroplanes.

10.2.4.(2) A marina use shall not include that of residential use, either in a building or in a watercraft.

10.2.4.(3) (Repealed - Bylaw 3782 – Dec 20/93) (Bylaw 4689 – May 8/17)

10.2.4.(4) A Marine Service Facilities use shall not include the dry land storage of marine vessels over 15.24 metres (50 feet) in length, even for the purpose of construction or repair. (Bylaw 3782 – Dec 20/93)

10.2.5 Regulations for Buildings and Structures

10.2.5.(1) No building or structure (excluding a sign, fence or screen otherwise permitted by bylaw) shall be sited at a distance less than 45.0 metres (147.6 feet) from any lot line abutting a street. (Bylaw 3782 – Dec 20/93)

10.2.5.(2) No building or structure (excluding a fence or screen otherwise permitted by bylaw) shall be sited at a distance less than 10.66 metres (35.0 feet) from any lot line abutting a parcel zoned for Residential Use or Multiple Dwellings Use. (Bylaw 3782 – Dec 20/93)

10.2.5.(3) Buildings and structures shall not exceed a lot coverage, or, for contiguous parcels (excluding aquatic land) included within the same marina operation, a combined lot coverage, of 45%. (Bylaw 3782 – Dec 20/93)

10.2.5.(4) Subject to Section 10.2.5.(5), no building or structure shall exceed a roof height or total height, respectively, of 9.75 metres (32.0 feet). (Bylaw 3782 – Dec 20/93)

10.2.5.(5) With the exception of

(a) one (1) boathouse for Sea Rescue Use;

(b) one (1) floating building for yacht brokerage use;

(c) one (1) floating or dock-mounted building for marine fuel sales use;

(d) one (1) main service panel for the supply of electrical power to docks;

(e) two (2) marine ways for boat haul-out and repair;

(f) storage lockers, small boat racks and standard recreational marina dock utilities and appurtenances;

(g) lighting fixture supports and dock anchoring piles; and

(h) walkways, decks, railings and gangways appurtenant to upland property or buildings thereon, (Bylaw 4305 – Apr 24/06)

for any marina, no building, and no structure with a height exceeding 1.2 metres (3.9 feet) above sea level, shall be erected, placed or moored on or over aquatic land. (Bylaw 3782 – Dec 20/93)

10.2.5.(6) A boathouse moored for Sea Rescue Use shall not exceed a roof height of 5.5 metres (18.0 feet) above sea level, nor a width of 6.1 metres (20.0 feet), nor a length of 14.4 metres (47.2 feet).
(Bylaw 3782 – Dec 20/93) (Bylaw 4474 – Jul 20/09)

10.2.5.(7) A floating building moored for yacht brokerage use shall not exceed a roof height of 3.5 metres (11.5 feet) above sea level, nor a width of 3.2 metres (10.5 feet), nor a length of 7.6 metres (24.9 feet). (Bylaw 3782 – Dec 20/93)

10.2.5.(8) A building placed or erected on a dock, or moored, for the purpose of marine fuel sales shall not exceed a roof height of 4.0 metres (13.1 feet) above sea level, nor a width of 5.5 metres (18.0 feet), nor a length of 11.0 metres (36.1 feet).
(Bylaw 3782 – Dec 20/93)

10.2.5.(9) A marine way for boat haul-out and repair, and any structure appurtenant thereto, shall not exceed a height of 3.7 metres (12.1 feet) above sea level.
(Bylaw 3782 – Dec 20/93)

10.2.5.(10) A storage locker, small boat rack or standard recreational marina dock utility or appurtenance shall not exceed a height of 2.13 metres (7.0 feet) above sea level. (Bylaw 3782 – Dec 20/93)

10.2.5.(11) The portion of foreshore or land covered by water adjoining the north west boundary of Block C of District Lot 114, shown in hatching on the sketch attached as Schedule “D” to this Bylaw, shall not be used for commercial purposes.
(Bylaw 4474 – Jul 20/09)

10.2.5.(12) Despite the definition of "Secondary Use," the portion of foreshore or land covered by water adjoining the north west boundary of Block C of District Lot 114, shown in hatching on the sketch attached as Schedule "D" to this Bylaw, may be used for Sea Rescue Use notwithstanding that such use is not carried out in conjunction with a Marina Use in that area.
(Bylaw 4474 – Jul 20/09)

PART 11

11.1 This Zone shall be known as

P-1 - GENERAL INSTITUTIONAL USE

(Bylaw 4366 - Jun 11/07)

11.1.1 Principal Uses Permitted

11.1.1.(1) General institutional use.

11.1.1.(2) Off-street parking use, but only on those parcels of land described as follows:

Rem. Lot 5 and Lot 6, Sections 28 and 69, Victoria District, Plan 2376;

Lot B, Section 23, Victoria District, Plan 42273;

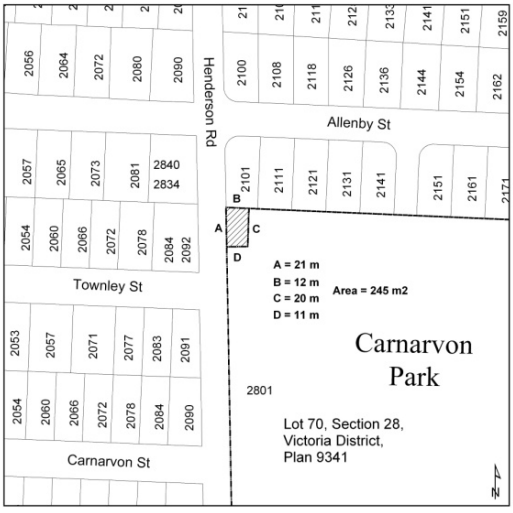
Lot 19, Block AA, Section 23, Plan 368B;

District Lot 252, Victoria District, as shown on plan of survey prepared by Ian T. Hughes, B.C.L.S, dated March 20, 1993. (Bylaw 4305 – Apr 24/06)

11.1.1.(3) Works yard use, but only on that parcel of land described as Lot 2, Section 69, Victoria District, Plan 12892. (Bylaw 4305 – Apr 24/06)

11.1.2 Secondary Uses Permitted (notwithstanding Sections 5.1.1.(14) and 5.1.1.(16), but in respect of land comprising a municipal park, subject always to a trust condition or a covenant registered against the title to the land):
(Bylaw 4428 – Sept 29/08)

11.1.2.(1) Limited recycling depot use, but only on that area of land shown in hatching on the plan reproduced below, being a portion of Lot 70, Section 28, Victoria District, Plan 9341:



(Bylaw 4366 - Jun 11/07) (Bylaw 4428 – Sept 29/08)

11.1.2.(2) Outdoor produce market use. (Bylaw 4428 – Sept 29/08)

11.1.3 Accessory Uses Permitted and Required

11.1.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.1.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

11.1.4 Regulations Respecting Use

11.1.4.(1) On land where a limited recycling depot use is permitted pursuant to Section 11.1.2.(1), recyclable plastics and recyclable electronics may not be received, sorted or transferred except on a maximum of 1 day in any calendar month, nor may any such receiving, sorting or transferring activity take place outside the 9:00 a.m. to 12:30 p.m. period on that day.

11.1.4.(2) Outside the 9:00 a.m. to 12:30 p.m. period on the day when recyclable plastics and recyclable electronics may be received, sorted or transferred pursuant to Section 11.1.4.(1), such recyclable plastics and recyclable electronics may not be deposited or stored on land where a limited recycling depot use is permitted pursuant to Section 11.1.2.(1).

11.1.4.(3) On land where a limited recycling depot use is permitted pursuant to Section 11.1.2.(1) the fee of which is in the Corporation, and for a limited recycling depot use not carried out by the Corporation, the person carrying out such use must have been granted by Council a licence of occupation of the land for a defined period, wherein the person to whom the licence is granted has executed an agreement indemnifying the Corporation from and against claims arising out of the limited recycling depot use and occupation, releasing the Corporation from claims of that person arising out of such use and occupation, providing evidence of public liability insurance in an amount not less than Three Million Dollars ($3,000,000) inclusive per occurrence for bodily injury, death, and damage to property with the Corporation named as an additional insured, agreeing to pay all costs incurred by the Corporation in connection with such use and occupancy, and agreeing to abide by any other conditions of occupancy which may be required by the Corporation as owner of the land.

11.1.4.(4) In respect of an outdoor produce market use:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored may be:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel may not exceed 15 sq. m (161 s.f.); and

(c) the outdoor produce market use shall be limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.

11.1.4.(5) Section 11.1.4.(3) applies, with the necessary changes, in respect of an outdoor produce market use on land the fee of which is in the Corporation.
(Bylaw 4428 – Sept 29/08)

11.1.5 Regulations for Buildings and Structures

11.1.5.(1) On any parcel, the combined lot coverage of all buildings and structures shall not exceed 30%.

11.1.5.(2) Every building and structure shall be set back not less than 7.62 m (25 ft) from every lot line.

11.1.5.(3) The combined floor area ratio of all buildings and structures shall not exceed 1.00.

11.1.5.(4) No structure shall have a height in excess of 14 m (45.9 ft).

11.1.5.(5) No building shall have a roof height in excess of 14 m (45.9 ft).

11.1.6 Oak Bay High School Lands.

11.1.6.(1) In this section, "Oak Bay High School Lands" means the lots having the following legal descriptions:

(a) Amended Lot 1 (DD155452I), Block 2, Section 28, Victoria District, Plan 1755;

(b) Lot 1, Section 28, Victoria District, Plan 8380;

(c) Lot 2, Section 28, Victoria District, Plan 2376 except part in Plan 8380;

(d) Lot 3, Section 28, Victoria District, Plan 2376 except part in Plan 8380;

(e) Lot 1, Sections 28 and 29, Victoria District, Plan 12892;

(f) Lot 4, Section 28, Victoria District, Plan 2376;

(g) Lot 2, Section 28, Victoria District, Plan 8380;

(h) Lot 5, Sections 28 and 69, Victoria District, Plan 2376;

(i) Lot 6, Sections 28 and 69, Victoria District, Plan 2376.

11.1.6.(2) In the case of the Oak Bay High School Lands:

(a) for certainty, in addition to any use permitted under this Part, the Oak Bay High School Lands may be used as a community theatre and arts facility and neighbourhood learning centre;

(b) despite subsection 11.1.5.(2), the setbacks for buildings and structures on the Oak Bay High School Lands shall be determined as if the Oak Bay High School Lands formed a single lot;

(c) despite subsection 11.1.5.(4) and (5) of this Bylaw the maximum height of a building located within that part of the Oak Bay High School Lands shown shaded on the Rezoning Plan attached as Schedule B to this Bylaw shall not exceed 17.4 m;

(d) despite section 4.12.2 of this Bylaw and for the purposes of section 5.2 of the Parking Facilities Bylaw, 1986, off-street parking spaces required under the Parking Facilities Bylaw, 1986: may be provided within any lot or combination of lots forming part of the Oak Bay High School Lands as if the Oak Bay High School Lands formed a single lot; and

(e) off-street parking spaces referred to in paragraph (d) must be situated in accordance with the Parking Plan attached hereto as Schedule C.
(Bylaw 4572 – Nov 13/2012)

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.

(Bylaw 4926, Oct 27, 2025)

11.2 This Zone shall be known as

P-2 - SPECIAL INSTITUTIONAL USE

(Bylaw 3877 – Sept – 9/96)

11.2.1 Principal Uses Permitted

11.2.1.(1) An assembly use, provided that a long-term care institution shall be permitted only on that parcel of land described as Lot 1, Sections 28 and 61, Victoria District, Plan 23992. (Bylaw 4305 – Apr 24/06)

11.2.2 Secondary Uses Permitted

11.2.2.(1) Residential uses in accordance with the regulations for Zone R-5. (Bylaw 4871 – Jun 24/24)

11.2.2.(2) Congregate housing, provided that the principal use on a single lot is a church, and subject to the availability of excess land.

11.2.2.(3) Multiple family dwelling use, provided that the principal use on a single lot is a church.

11.2.2.(4) Outdoor produce market use. (Bylaw 4428 – Sept 29/08)

11.2.3 Accessory Uses Permitted and Required

11.2.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.2.3.(2) Accessory buildings.

11.2.4 Regulations for Permitted Uses

11.2.4.(1) An assembly use shall not be permitted on a lot with an area of less than 2000 sq. m (21,528 s.f.).

11.2.4.(2) A multiple-unitdwelling use shall not be permitted on a lot with an area of less than 4000 sq. m (43,057 s.f.).

(Bylaw 4984 – July 14, 2025)

11.2.4.(3) For the purposes of this Section,

'EXCESS LAND' means the area of land 'EL', in square metres, represented in the formula

$$EL = LA - [(2.75 \times C) + V]$$

where LA = the area, in square metres, of the single lot, and where

(a) C = the sum of the coverage, in square metres, and

(b) V = the area of land, in square metres, required for vehicle ingress, egress and parking pursuant to the Parking Facilities Bylaw except as varied by Development Variance Permit,

for all buildings and structures, both existing and as contemplated in any application for a permit that would increase the area covered by buildings and structures;

and excess land shall be deemed to be available when the calculated value 'EL' is greater than zero.

11.2.4(4) In respect of an outdoor produce market use:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored may be:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel may not exceed 15 sq. m (161 s.f.); and

(c) the outdoor produce market use shall be limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours. (Bylaw 4428 – Sept 29/08)

11.2.5 Regulations for Buildings and Structures
(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		Principal Building	Accessory Buildings	Congregate Housing	Multiple Dwelling	Accessory Structure
11.2.5.(1)	Setback – Minimum					
	(a) Front lot line	7.6 m (24.9')	7.6 m (24.9)	7.6m (24.9')	9.1 m (30.0')	N/A
	(b) Rear lot line	7.6 m (24.9')	2.0 m (6.6')	7.6 m (24.9')	9.1 m (30.0')	N/A
	(c) Interior side lot line	7.6 m (24.9')	2.0 m (6.6')	3.0 m (9.8')	6.0 m (19.7')	N/A
	(d) Exterior side lot line	7.6 m (24.9')	7.6 m (24.9')	7.6 m (24.9')	9.1 m (30.0')	N/A
	(e) Total of side lot lines	40% of lot width	N/A	N/A	N/A	N/A
11.2.5.(2)	Building Height Maximum	10.7 m (35.1')	3.00 m (9.8)	7.3 m (24.0')	10.70 m (35.1')	N/A
11.2.5.(3)	(Removed – Bylaw 4871 – Jun 24/24)					
11.2.5.(4)	Roof Height Maximum	N/A	4.6 m (15.1')	9.1 m (30.0')	N/A	N/A
11.2.5.(5)	Lot Coverage Maximum	30%	5%	See Note 1	See Note 2	N/A
11.2.5.(6)	Number of Storeys	N/A	N/A	N/A	3	N/A
11.2.5.(7)	Number Permitted	N/A	N/A	N/A	1	N/A
11.2.5.(8)	Floor Area Ratio Maximum	N/A	N/A	N/A	See Note 3	N/A

NOTE 1 The maximum lot coverage for a building serving a congregate housing use shall not exceed 300 square metres (3,229 square feet).

NOTE 2 The maximum lot coverage for a building serving a multiple-unit dwelling use shall not exceed 90% of the combined lot coverage of all buildings serving a principal use.

(Bylaw 4984 – July 14, 2025)

NOTE 3 The maximum Floor Area Ratio for a building serving a multiple-unit dwelling use shall not exceed the combined Floor Area Ratio of all buildings serving a principal use.

(Bylaw 4984 – July 14, 2025)

11.2.5.(9) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.

11.2.5.(10) Notwithstanding 11.2.5.(5), but subject to paragraph (11), the maximum total lot coverage for all buildings serving a principal use, a congregate housing use, and a multiple--unit dwelling use shall not exceed 30%.
(Bylaw 4984 – July 14, 2025)

11.2.5.(11) Where a congregate housing use exists, no building serving any other use shall be erected, and no existing building shall be expanded, if the result would be to reduce the excess land to a value less than or equal to zero.

11.2.6 The minimum permitted residential floor area required for each dwelling unit in a multiple--unit dwelling use is as follows:

(a)	One-bedroom unit	56 sq.m (603 s.f.)
(b)	Two bedroom unit	71 sq.m (754 s.f.)
(c)	Three bedroom unit	84 sq.m (904 s.f.)

(Bylaw 4984 – July 14, 2025)

11.2.7 Notwithstanding any other regulation of this Bylaw, the following site-specific regulations shall apply to the property legally described as "Lot 1, Section 23, Victoria Plan VIP58102 Lease/Permit/License # EP26479, As Shown On PL VIP60616" (2095 Granite Street).

11.2.7.(1) The minimum lot size for subdivision of lots in existence prior to May 13th, 2024, shall be 1040 m2.

11.2.7.(2) Principal Uses Permitted

(a) Congregate housing

11.2.7.(3) Regulations for Buildings and Structures

(a) The minimum required interior side lot line setback shall be 2.5 m.

(b) Regulations contained elsewhere in this bylaw with respect to floor area ratio, lot coverage, building height, or any other measure of density shall not apply to a building containing a Congregate Housing use constructed prior to May 13th, 2024.

11.3 This Zone shall be known as

P-3 - COMMERCIAL RECREATION USE

11.3.1 Principal Uses Permitted

11.3.1.(1) Golf course use.

11.3.1.(2) Yacht club use.

11.3.1.(3) Tennis club use.

11.3.2 Secondary Uses Permitted

11.3.2.(1) Club houses and sanitary facilities.

11.3.3 Accessory Uses Permitted and Required

11.3.3.(1) Maintenance buildings.

11.3.3.(2) Marine ways.

11.3.3.(3) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.3.4 Regulations for Permitted Uses

11.3.4.(1) A Golf Course use shall not be permitted on a lot with an area of less than 29 ha (71.65 acres).

11.3.4.(2) A Yacht Club use is restricted to the:

(a) providing of moorage space for watercraft by and for club members;

(b) use of one (1) building for club recreation use;

(c) providing of servicing facilities for club members' watercraft; and

(d) lot area being not less than 10800 sq. m (116,250 s.f.).

11.3.4.(3) A Tennis Club use is restricted to the:

(a) providing of not more than four (4) tennis courts and one (1) building for the club members' use;

(b) use of the land for tennis is not permitted between sunset and 8:30 a.m.; except tennis shall not be played before 9:00 a.m. on a Sunday or a holiday; and

(c) lot area being not less than 2785 sq. m (30,000 s.f.).

11.3.5 Regulations for Buildings and Structures

11.3.5.(1) The construction of buildings on Lots 13, 53 and 54, Plan 874 shall conform to the regulations of R-5 Zone.

11.3.5.(2) The construction of buildings on Lot 2, Plan 1216A and Lot 1, Plan 12060 shall conform to the regulations of R-1 Zone.

11.3.5.(3) The following shall apply to land used as a golf course:

11.3.5.(3)(a) The combined lot coverage of all buildings and structures shall not exceed 5%.

11.3.5.(3)(b) No building shall have a roof height in excess of 9.14 m (30.0 ft).

11.3.5.(3)(c) No building shall be erected, constructed or placed within 10.7 m (35.1 ft) from any lot line.

11.3.5.(3)(d) Except for:

(i) a fence or utility pole;

(ii) a structure with a height not exceeding 0.75 m (2.5 ft);

(iii) a ball washing device, hole identification sign, yardage sign or like appurtenance peculiar to the game of golf, with a height not exceeding 1.5 m (4.9 ft);

(iv) one sign per parcel, identifying the golf course, with a height not exceeding 1.5 m (4.9 ft),

no structure shall be erected, constructed or placed within 7.62 m (25.0 ft) from any lot line.

11.3.5.(3)(e) No structure described in Section 11.3.5.(3)(d)(ii) or (iii) shall be erected, constructed or placed within 3.0 m (9.8 ft) from the portion of any lot line which abuts land located in a Residential Use (R) Zone or a Multiple Dwellings Use (RM) Zone, nor within 1.0 m (3.3 ft) from any other point on a lot line.

11.3.5.(3)(f) No structure described in Section 11.3.5.(3)(d)(iv) shall be erected, constructed or placed within 7.62 m (25.0 ft) from the portion of any lot line which abuts land located in a Residential Use (R) Zone or a Multiple Dwellings Use (RM) Zone, nor within 1.0 m (3.3 ft) from any other point on a lot line.

11.3.5.(3)(g) Without relieving from the requirement to comply with every other regulation, whether set out in this Bylaw or in another bylaw of the Corporation, restricting the height of a particular type of structure, no structure shall have a height in excess of 4.6 m (15.1 ft).

11.3.5.(3)(h) No tee box on land which has been raised to a level higher than 0.75 m (2.5 ft) above natural grade shall be laid out so that any portion of the land comprising the tee box, as demarcated by one or more objects placed on or set into the ground, or in any other way, lies within 4.0 m (13.1 ft) from the portion of any lot line which abuts land located in a Residential Use (R) Zone or a Multiple Dwellings Use (RM) Zone.

11.3.5.(3)(i) With respect to a tee box laid out on a raised area of land as described in Section 11.3.5.(3)(h) prior to the adoption of Bylaw No. 4516, the location of which does not comply with Section 11.3.5.(3)(h), the tee box may

(i) continue to be used, but if its use as a tee box is discontinued for a period of 6 continuous months, any subsequent use of such raised area as a tee box becomes subject to Section 11.3.5.(3)(h); and

(ii) be repaired or altered provided that such repair or alteration involves no further contravention of Section 11.3.5.(3)(h) than that existing at the time the repair or alteration was commenced.

11.3.5(3)(j) For the purpose of Section 11.3.5.(3)(d)(ii), the definition of "height" set out in Section 2.1 shall apply to a retaining wall as if retaining walls had not been excluded from the types of structures to which that definition applies. (Bylaw 4516 - Nov 22/10)

11.4 This Zone shall be known as

P-4 - SEA ZONE USE

11.4.1 Sea Zone shall consist of all the sea, foreshore and land covered by water within the boundaries of Oak Bay.

11.4.2 Prohibitions

11.4.2.(1) Subject to the authority of the Federal and Provincial Government legislation, and without limiting the generality of the wording, the following uses of the lands and sea are prohibited:

(a) the embarking or disembarking of passengers and the loading or unloading of goods by aeroplane for commercial purposes;

(b) the construction and maintenance of wharfage, boathouses, boatsheds and buildings and structures;

(c) the construction of breakwaters by piling or dumping;

(d) commercial enterprises of any kind, except for the mooring of booms in the area allotted by the Department of Transport immediately adjacent to the northeast boundary of Water Lot 110;

(e) the launching of a boat or ship except at the launching ramps provided for such purposes; and

(f) the use of houseboats, rafts, scows, boats or other floating structures when such structures are used for sleeping or dwelling purposes.

11.4.3 Permitted Uses

11.4.3.(1) Subject to the authority of the Federal and Provincial Government legislation:

(a) public recreational use

(b) (Repealed - Bylaw 4305 – Apr 24/06)

11.4.4 Exceptions

11.4.4.(1) The regulations of this section apply to the Water Lots leased from the Provincial and Federal Governments, except where such regulations are contrary to the terms of the lease.

11.5 This Zone shall be known as

P-5 - CEMETERY USE

(Bylaw 3675 – Apr 22/91)

11.5.1 Principal Uses Permitted

11.5.1.(1) Cemetery use.

11.5.2 Secondary Uses Permitted

11.5.2.(1) Storage of tools and equipment used in maintaining the cemetery.

11.5.3 Regulations for Permitted Uses

11.5.3.(1) A cemetery use shall not be permitted on a lot with an area less than 16,000 sq. m (172,160 s.f.).

11.5.3.(2) The lot shall not be paved or otherwise hard surfaced except to the extent necessary to erect or place memorials or to provide a foundation for a building serving the allowable secondary use.

11.5.4 Regulations for Buildings and Structures

11.5.4.(1) No principal building is permitted.

11.5.4.(2) One (1) building serving the allowable secondary use shall be permitted subject to the following regulations:

(a) Minimum setback: 7.62 m (25 ft.) from all lot lines

(b) (Removed – Bylaw 4871 – Jun 24/24)

(c) Maximum building height: 2.44 m (8 ft.)

(d) Maximum roof height: 3.66 m (12 ft.)

(e) Maximum gross floor area: 18.60 sq. m (200 s.f.).

11.5.4.(3) Except for a fence, no structure or portion thereof shall be erected or maintained within 7.62 m (25 ft.) of any lot line.

11.5.4.(4) Notwithstanding Section 4.7.1, monuments, tombstones, headstones and other memorials shall not exceed a height of 1.8 m (6 ft.) measured from grade to the highest part of the structure.

11.5.4.(5) No structures other than a fence, monuments, tombstones, headstones and other memorials are permitted.

11.6 This Zone shall be known as

P-6 - GENERAL INSTITUTIONAL/RESIDENTIAL USE

(Bylaw 3961 – Dec 22/97) (Bylaw 4305 – Apr 24/06)

11.6.1 Principal Uses Permitted

11.6.1.(1) A general institutional use. (Bylaw 4305 – Apr 24/06)

11.6.1.(2) (Repealed - Bylaw 4305 – Apr 24/06)

11.6.2 Secondary Uses Permitted

11.6.2.(1) Apartment use. (Bylaw 4305 – Apr 24/06)

11.6.2.(2) Outdoor produce market use, notwithstanding Section 5.1.1.(16)
(Bylaw 4428 – Sept 29/08)

11.6.3 Accessory Uses Permitted and Required

11.6.3.(1) An accessory off-street parking use as required by the *Parking Facilities Bylaw*

11.6.3.(2) An accessory off-street loading use as required by the *Parking Facilities Bylaw*

11.6.4 Regulations Respecting Use (Bylaw 4428 – Sept 29/08)

11.6.4.(1) In respect of an outdoor produce market use:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored may be:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel may not exceed 15 sq. m (161 s.f.); and

(c) the outdoor produce market use shall be limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.

11.6.4.(2) Section 11.1.4.(3) applies, with the necessary changes, in respect of an outdoor produce market use on land the fee of which is in the Corporation.

11.6.5 Regulations for Buildings and Structures

11.6.5.(1) Buildings and structures shall not exceed a combined lot coverage of more than 40%

11.6.5.(2) Buildings and structures shall be set back not less than 7.6 m (25 feet) from every lot line

11.6.5.(3) Buildings and structures shall not exceed a combined floor area ratio of 1.0

11.6.5.(4) Buildings and structures shall not exceed a height of 14 m (46 feet).
(Bylaw 4428 – Sept 29/08)

11.7 This Zone shall be known as

P-7 - GENERAL INSTITUTIONAL/OFFICE USE

(Bylaw 4036 – May 25/99) (Bylaw 4305 – Apr 24/06)

11.7.1 Principal Uses Permitted

11.7.1.(1) A general institutional use (Bylaw 4305 – Apr 24/06)

11.7.1.(2) (Repealed - Bylaw 4428 – Sept 29/08)

11.7.1.(3) (Repealed - Bylaw 4305 – Apr 24/06)

11.7.2 Secondary Uses Permitted (notwithstanding Section 5.1.1.(16))

11.7.2.(1) Limited office use.

11.7.2.(2) Outdoor produce market use. (Bylaw 4428 – Sept 29/08)

11.7.3 Accessory Uses Permitted and Required

11.7.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.7.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

11.7.4 Regulations Respecting Use

11.7.4.(1) In respect of an outdoor produce market use:

11.7.4.(1)(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored may be:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

11.7.4.(1)(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel may not exceed 15 sq. m (161 s.f.); and

11.7.4.(1)(c) the outdoor produce market use shall be limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.

11.7.4.(2) Section 11.1.4.(3) applies, with the necessary changes, in respect of an outdoor produce market use on land the fee of which is in the Corporation. (Bylaw 4428 – Sept 29/08)

11.7.5 Regulations for Buildings and Structures

11.7.5.(1) Buildings and structures shall not exceed a combined lot coverage of more than thirty percent (30%).

11.7.5.(2) Buildings and structures shall be set back not less than 7.62 m (25 feet) from every lot line.

11.7.5.(3) Buildings and structures shall not exceed a combined floor area of 1.0 to 1.

11.7.5.(4) Buildings and structures shall not exceed a height of 14 m (46 feet)

11.8 This Zone shall be known as

P-8 - GENERAL INSTITUTIONAL USE-RECREATION CENTRE

(Bylaw 4147 – Mar 25/02) (Bylaw 4305 – Apr 24/06)

11.8.1 Principal Uses Permitted

11.8.1.(1) A general institutional use (Bylaw 4305 – Apr 24/06)

11.8.1.(2) (Repealed - Bylaw 4305 – Apr 24/06)

11.8.2 Secondary Uses Permitted (notwithstanding Section 5.1.1.(16))

11.8.2.(1) Service business use.

11.8.2.(2) Restaurant use.

11.8.2.(3) Retail use.

11.8.2.(4) Lounge use. (Bylaw 4195 – Sept 8/03)

11.8.3 Accessory Uses Permitted and Required

11.8.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.8.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

11.8.4 Regulations Respecting Use

11.8.4.(1) Despite the definition of "retail use," the retail sale of produce is permitted outside of a building provided that:

(a) no furniture, shelving, stand, crate, bin, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored is:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel does not exceed 15 sq. m (161 s.f.); and

(c) the retail sale of produce outside of a building is limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.

11.8.4.(2) Section 11.1.4.(3) applies, with the necessary changes, in respect of an outdoor produce market use on land the fee of which is in the Corporation. (Bylaw 4428 – Sept 29/08)

11.8.5 Regulations for Buildings and Structures

11.8.5.(1) Buildings and structures shall not exceed a combined lot coverage of more than fifty percent (50%).

11.8.5.(2) Buildings and structures shall be set back not less than 4.57 m (15 feet) from every lot line.

11.8.5.(3) Buildings and structures shall not exceed a combined floor area ratio of 1.0.

11.8.5.(4) Buildings and structures shall not exceed a height of 14 m (46 feet).

11.9 This Zone shall be known as

P-9 – NEIGHBOURHOOD GENERAL INSTITUTIONAL USE

(Bylaw 4235 – Sept 27/04) (Bylaw 4305 – Apr 24/06)

11.9.1 Principal Uses Permitted

11.9.1.(1) General institutional use. (Bylaw 4305 – Apr 24/06)

11.9.1.(2) (Repealed - Bylaw 4305 – Apr 24/06)

11.9.2 Secondary Uses Permitted

11.9.2.(1) Outdoor produce market use, notwithstanding Section 5.1.1.(16). (Bylaw 4428 – Sept 29/08)

11.9.3 Accessory Uses Permitted and Required

11.9.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

11.9.3.(2) An accessory off-street loading use as required by the Parking Facilities Bylaw.

11.9.4 Regulations Respecting Use

11.9.4.(1) In respect of a college or university use, all uses other than the instruction of students in a classroom or laboratory environment shall be deemed secondary uses and are not permitted except in conjunction with that principal use, provided however that no form of housing or residential use of any kind whether permanent or transient is permitted either in isolation or in conjunction with a principal permitted use.

11.9.4.(2) Any area of land developed, marked out or used for surface parking shall be set back not less than 2.0 m (6.6 feet) from any lot line except for a lot line or portion thereof abutting a street or lane, in which case the minimum parking area setback shall be not less than 3.0 m (9.8 feet).

11.9.4.(3) Not more than 7.5% of the area of any parcel may be surfaced with asphalt, concrete, brick, gravel or other hard material.

11.9.4.(4) Any area of land developed, marked out or used as an internal roadway shall be set back not less than 7.62 m (25 feet) from any lot line except for a lot line or portion thereof abutting a street or lane.

11.9.4.(5) In respect of an outdoor produce market use:

(a) no furniture, shelving, stand, crate, container, barrow, cart or vehicle in, on or from which produce is sold, displayed, kept or stored may be:

(i) located closer than 7.62 m (25 ft) to a lot line abutting a parcel of land in an R or RM zone; or

(ii) kept or stored outside of a building except during the period of the actual outdoor retail sale of produce extended by 1 hour of set-up and take-down time on each side of that period;

(b) the total area of table-tops, counter-tops and all other surfaces devoted to the display of produce, including without limitation the horizontal area of bins, crates, barrels and other containers, outside of a building on a parcel may not exceed 15 sq. m (161 s.f.); and

(c) the outdoor produce market use shall be limited to a maximum of 1 day in any week, the duration of which on that day may not exceed 5 hours.

11.9.4.(6) Section 11.1.4.(3) applies, with the necessary changes, in respect of an outdoor produce market use on land the fee of which is in the Corporation. (Bylaw 4428 – Sept 29/08)

11.9.5 Regulations for Building and Structures

11.9.5.(1) On any parcel, the combined lot coverage of all buildings and structures shall not exceed 10%.

11.9.5.(2) (Removed – Bylaw 4871 – Jun 24/24)

11.9.5.(3) No building shall have a building height in excess of 7.6 m (24.9 feet).

11.9.5.(4) No structure other than a chain-link backstop or vertical goal posts ancillary to a playing field use, or a utility pole, shall have a height in excess of 3 m (9.8 feet).

11.9.5.(5) Except for a fence, utility pole or regulatory sign, no structure shall be erected, constructed or placed within 7.62 m (25 feet) from any lot line.

11.9.5.(6) No building or part thereof shall be erected, constructed or placed within 15 m (49.2 feet) from any lot line, save that in respect of a parcel for which the application of this minimum building setback requirement leaves no building envelope, and provided that the building height does not exceed 4.25 metres (13.9 feet), the following minimum allowable setbacks shall apply:

11.9.5.(6)(a)	Front lot line:	7.62 m (25 feet)
11.9.5.(6)(b)	Rear lot line:	7.62 m (25 feet)
11.9.5.(6)(c)	Interior side lot line:	6.0 m (19.7 feet)
11.9.5.(6)(d)	Exterior side lot line:	6.0 m (19.7 feet)

11.9.5.(7) A clear space of not less than 4.5 m (14.8 feet) shall be provided between buildings.

READ a first time by the Municipal Council on July 14, 1986

READ a second time by the Municipal Council on July 14, 1986

READ a third time by the Municipal Council on September 8, 1986

PUBLIC HEARING held on September 8, 1986

RECONSIDERED, ADOPTED AND FINALLY PASSED by the Municipal Council on September 22, 1986

Mayor

Municipal Clerk

Sealed with the Seal of
The Corporation of the
District of Oak Bay

SCHEDULE "A"

MINIMUM LOT AREAS, LOT FRONTAGES AND WIDTHS

Zone		Minimum Lot Area	Minimum Lot Frontage and Lot Width
Residential	(R-1)	4047.00 sq. m (43,562.97 s.f.)	30.50 m (100 feet)
Residential	(R-2)	2226.00 sq. m (23,958.00 s.f.)	30.50 m (100 feet)
Residential	(R-3)	1115.00 sq. m (12,002.15 s.f.)	21.34 m (70 feet)
Residential	(R-4)	948.00 sq. m (10,204.52 s.f.)	21.34 m (70 feet)
Residential	(R-5)	558.00 sq. m (6,006.45 s.f.)	15.25 m (50 feet)
Comprehensive Development Use – Waterfront Hotel Complex (Bylaw 4320 - Jun 11/07)	(CD-1)	N/A	N/A
Comprehensive Development Use – Bowker Village (Bylaw 4680 – May 8/17)	(CD-3)	See 7.3.4(1)	See 7.3.4(1)
Comprehensive Development Zone – 2326 Oak Bay Avenue (Bylaw 4847 – Feb 26/24)	(CD-4)	See 7.4.4(2)	See 7.4.4(2)
Comprehensive Development Zone – 291 King George Terrace (Bylaw 4878 – July 29, 2024)	(CD-5)	See 7.5	See 7.5
Comprehensive Development Zone – 2101 Sutherland Road (Bylaw 4897 – January 27, 2025)	(CD-6)	See 7.6	See 7.6
Comprehensive Development Zone – 57 Beach Drive (Bylaw 4905 May 5, 2025)	(CD-7)	See 7.7	See 7.7
Comprehensive Development Zone	(CD-10)	See 7.10	See 7.10
Low Density Multiple Dwellings	(RM-1LD)	1950.00 sq. m (20,990.00 s.f.)	21.34 m (70 feet)
Medium Density Multiple Dwellings	(RM-1MD)	1950.00 sq. m (20,990.00 s.f.)	21.34 m (70 feet)
High Density Multiple Dwellings (Bylaw 4201- Feb 23/04)	(RM-1HD)	1390.00 sq. m (14,962.00 s.f.)	21.34 m (70 feet)
Two-Storey Multiple Dwellings	(RM-2)	1600.00 sq. m (17,223.00 s.f.)	21.34 m (70 feet)
Three-Storey Multiple Dwellings	(RM-3)	2000.00 sq. m (21,528.00 s.f.)	21.34 m (70 feet)
High Density Three-Storey Multiple Dwellings (Bylaw 4606 – May 12/14)	(RM-3HD)	1116.00 sq. m (12,012 s.f.)	21.34 m (70 feet)
Four-Storey Multiple Dwellings	(RM-4)	3000.00 sq. m (32,293.00 s.f.)	21.34 m (70 feet)
Eight-Storey Multiple Dwellings	(RM-8)	12000.00 sq. m (129,171.00 s.f.)	21.34 m (70 feet)
Multiple Dwelling/Commercial Mixed Use	(RM-MC1)	1116.00 sq.m (12,013 s.f.)	21.34 m (70 feet)
Multiple Dwelling/Commercial Mixed Use-Four Storey	(RM-MC4)	3902.00 sq.m (42,000 s.f.)	30.48 m (100 feet)
Multiple Dwelling Supportive Housing Use – Seven Storey (Bylaw 4256 – Apr 25/05)	(RMS-7)	7000.00 sq. m (75,348 s.f.)	30.48 m (100 feet)
Local Commercial	(C-1)	558.00 sq. m (6,006.45 s.f.)	15.25 m (50 feet)
Commercial	(C-2)	558.00 sq. m (6,006.45 s.f.)	N/A
Village Commercial	(C-3)	558.00 sq. m (6,006.45 s.f.)	N/A
Local Commercial/Neighbourhood Deli	(C-4)	558.00 sq. m (6,006.45 s.f.)	15.25 m (50 feet)
Local Commercial/Neighbourhood Deli (Bylaw 4386 – Dec 17/07)	(C-5)	558.00 sq. m (6,006.45 s.f.)	15.25 m (50 feet)
Service Station Commercial	(CS-1)	1115.00 sq. m (12,002.15 s.f.)	21.34 m (70 feet)
Marine Commercial	(CS-2)	N/A	N/A
General Institutional	(P -1)	N/A	N/A
Special Institutional	(P -2)	2000.00 sq. m (21,528.00 s.f.)	21.34 m (70 feet)
Commercial Recreation	(P -3)	SEE SECTION 11.3	21.34 m (70 feet)
Sea Zone	(P -4)	N/A	N/A

Cemetery Use Zone (Bylaw 3675 - Apr 22/91)	(P -5)	16000.00 sq. m(172,160.00 s.f.)	N/A
General Institutional/Residential	(P-6)	N/A	N/A
General Institutional/Office (Bylaw 4036 – May 25/99)	(P-7)	N/A	N/A
General Institutional-Recreation Centre (Bylaw 4147 – Mar 25/02)	(P-8)	N/A	N/A
Neighbourhood General Institutional (Bylaw 4235 - Sept 27/04)	(P-9)	N/A	N/A

SCHEDULE "B"

(Bylaw 3643 – May 28/90) (Bylaw 4648 – Jun 22/15) (Bylaw 4871 – Jun 24/24)

HEIGHT REGULATIONS FOR ALL R ZONES (PRINCIPAL BUILDING)

LOT BREADTH

Greater than or Equal to	*Less Than*	*Maximum Roof Height*	*Maximum Building Height*
21.34 m (70.0')	-	9.14 m (30.0')	7.32 m (24.0')
18.29 m (60.0')	21.34 m (70.0')	8.84 m (29.0')	7.07 m (23.2')
15.24 m (50.0')	18.29 m (60.0')	8.53 m (28.0')	6.83 m (22.4')
9.14 m (30.0')	15.24 m (50.0')	56% of Lot Breadth	44.8% of Lot Breadth
-	9.14 m (30.0')	5.12 m (16.8')	4.10 m (13.4')

HEIGHT REGULATIONS FOR R-4 AND R-5 ZONES
SINGLE STOREY ONLY (PRINCIPAL BUILDING)

LOT BREADTH

Greater than or Equal to	*Less Than*	*Maximum Roof Height*	*Maximum Building Height*
21.34 m (70.0')	-	6.10 m (20.0')	4.27 m (14.0')
18.29 m (60.0')	21.34 m (70.0')	5.94 m (19.5')	4.12 m (13.5')
15.24 m (50.0')	18.29 m (60.0')	5.79 m (19.0')	3.96 m (13.0')
9.14 m (30.0')	15.24 m (50.0')	5.64 m (18.5')	3.81 m (12.5')
-	9.14 m (30.0')	5.49 m (18.0')	3.66 m (12.0')

SCHEDULE "B"
(Bylaw 4572-Nov 13, 2012)



SCHEDULE B

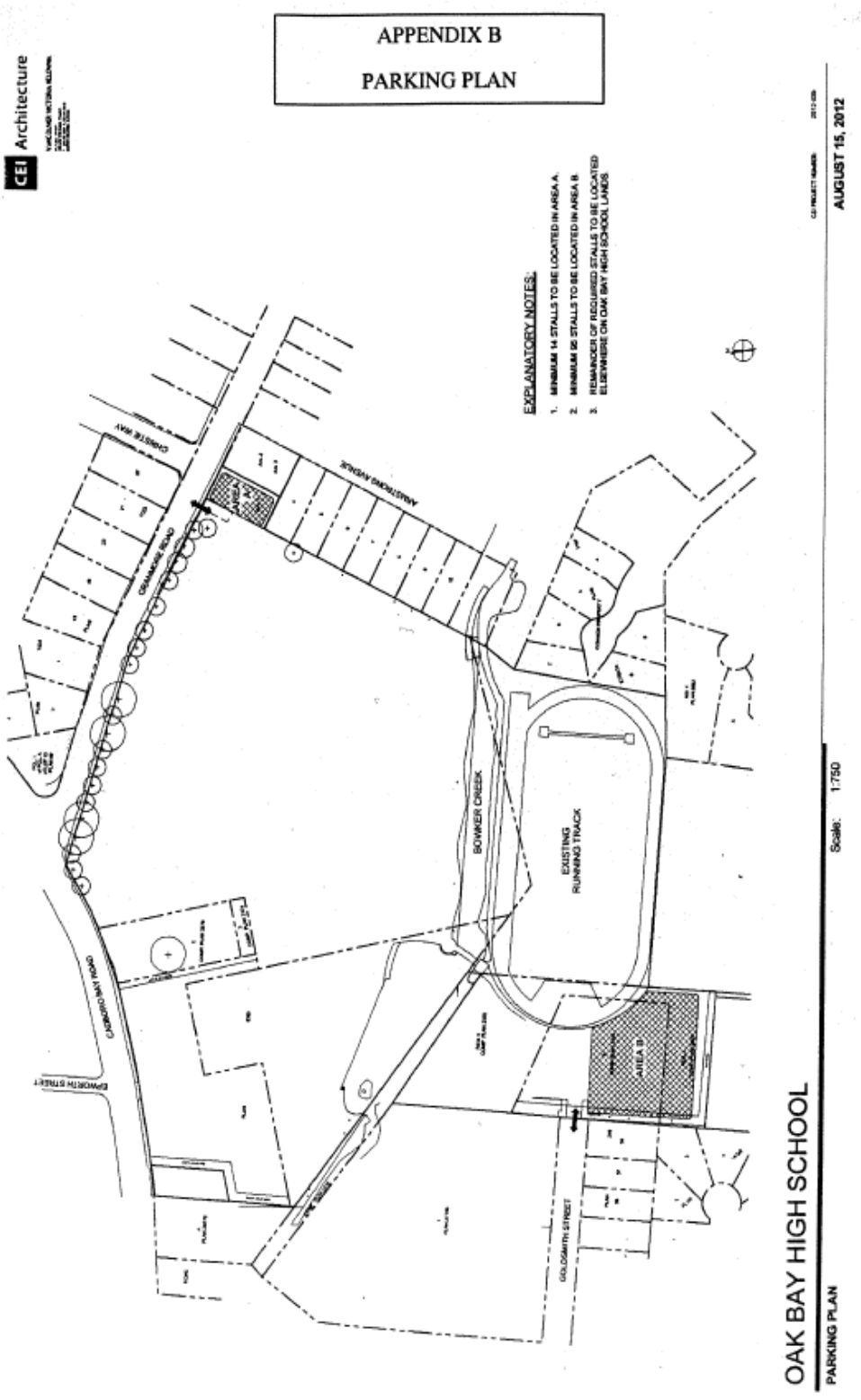
SCHEDULE "C"

(Bylaw 4068 – Mar 13/00)
(Bylaw 4984 – July 14, 2025)

THE UPLANDS INTERIOR SIDE LOT LINE SETBACKS AND TOTAL OF SIDE LOT LINE SETBACKS

LOT BREADTH			
Greater than	Less than or Equal to	Minimum interior side lot line setbacks	Minimum Total of side lot line setbacks
33.5 m (110.00')	------	4.6 m (15.0')	12.2 m (40.0')
30.5 m (100.0')	33.5 m (110.0')	4.3 m (14.0')	11.0 m (36.0')
27.4 m (90.0')	30.5 m (100.0')	4.0 m m (13.0')	9.8 m (32.0')
24.4 m (80.0')	27.4 m (90.0')	3.7 m (12.0')	8.5 m (28.0')
-------	24.4 m (80.0')	3.0 m (10.0')	6.0 m (20.0')

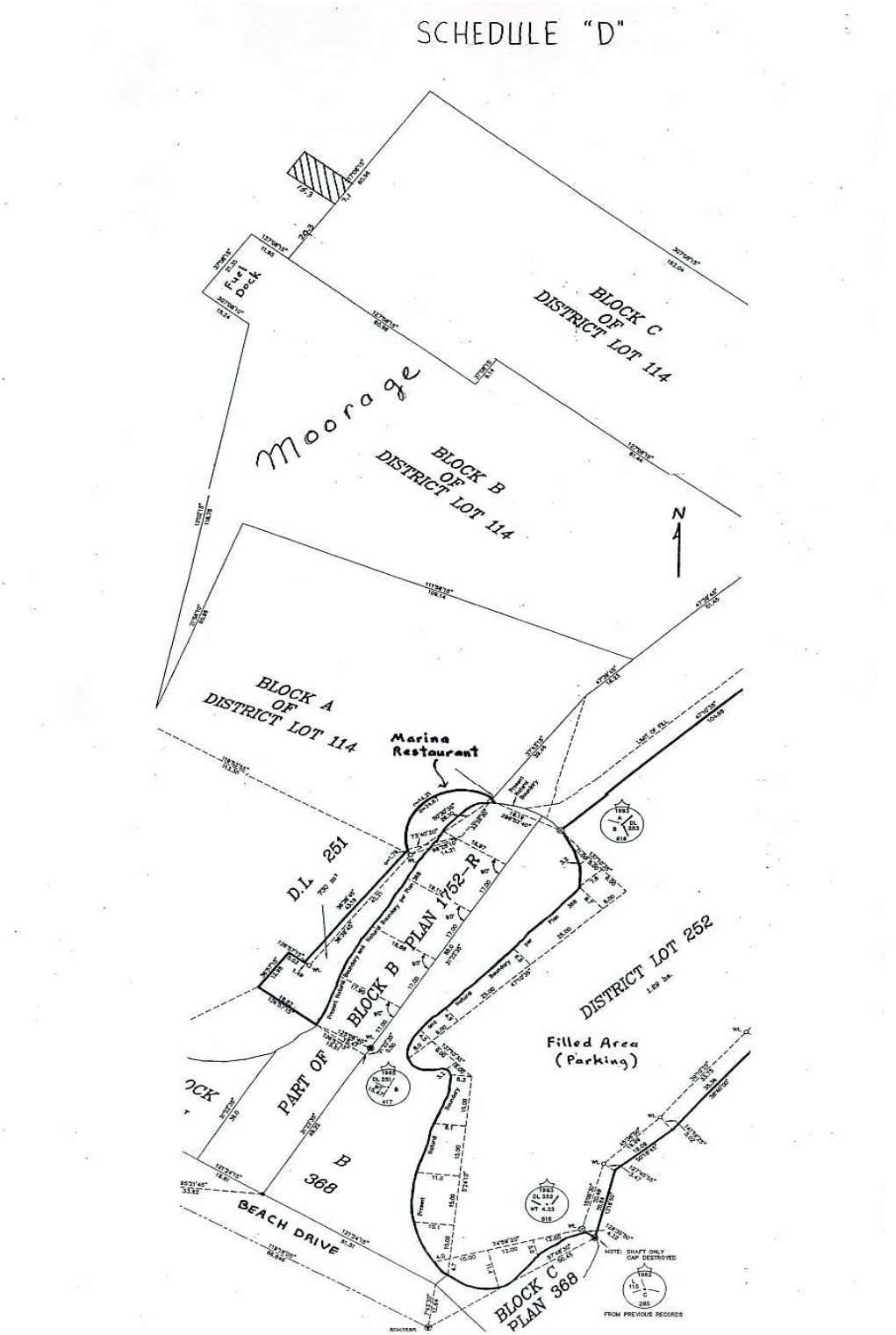
SCHEDULE "C"
(Bylaw 4572 - Nov 13, 2012)



SCHEDULE C

SCHEDULE "D"

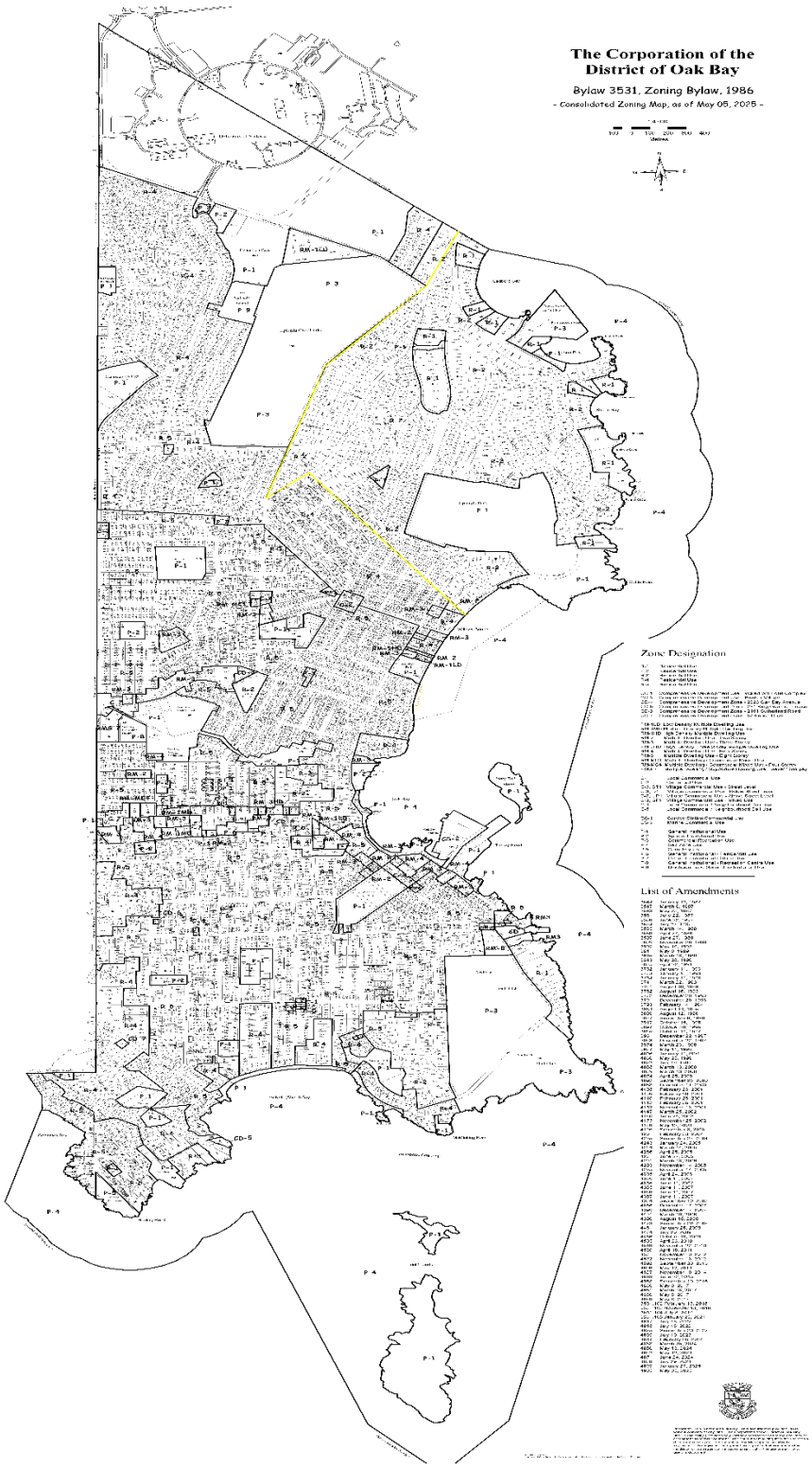
(Bylaw 4474 – Jul 20, 2009)



SCHEDULE "E"

(Bylaw 4871 – Jun 24/24)

Zoning Map



SCHEDULE F

SCHEDULE "F"

(Bylaw 4894 – July 14, 2025)

Heritage Designated Properties designated prior to November 30, 2023

Civic Address	Legal Description	PID	Heritage Designation Bylaw Number	Date Designated
2564 Heron Street	AMENDED LOT 26 (DD 225937I), BLOCK 9, SECTION 2, VICTORIA DISTRICT, PLAN 379	009-106-073	3007	June 28, 1974
1512 Beach Drive	LOT 25 SECTION 69 VICTORIA PLAN VIP396 STENNER HOUSE	000-414-174	3177	December 16, 1976
915 Island Road	LOT 1 SECTION 72 VICTORIA PLAN VIP16476 PARSON'S HOUSE	004-038-711	3208	May 25, 1977
2031 Runnymede Avenue/855 Runnymede Place	LOT 2 PLAN EPP105661 SECTION 47 VICTORIA	031-660-428	3343	November 10, 1980
931 Foul Bay Road	LOT 1 SECTION 23 VICTORIA PLAN VIP6075 KILDONAN HOUSE	005-915-139	3560	May 24, 1987
1701 Beach Drive	LOT A SECTION 69 VICTORIA PLAN VIP11836 EXEMPT SEC 398 (K) M A IECHINIHL	004-889-061	3641	April 23,1990
2087 Byron Street	LOT 14 BLOCK 2 SECTION 69 VICTORIA PLAN VIP298	009-170-308	3739	March 8,1993
1255 Victoria Avenue	LOT 2 BLOCK 1 SECTION 23 VICTORIA PLAN VIP1091 LOT 1, BLOCK 1, PLAN 1091, SECTION	008-034-231	3778	October 12, 1993

	23, VICTORIA LAND DISTRICT			
2414 San Carlos Place	LOT 2 SECTION 69 VICTORIA PLAN EPP63076	029-867-487	3785	December 20, 1993
2408 San Carlos Place	LOT 2 SECTION 61 VICTORIA PLAN VIP3400 & SEC 69	006-195-792	3786	December 20, 1993
2402 San Carlos Place	LOT 3 SECTION 61 VICTORIA PLAN VIP3400 & SEC 69	006-195-814	3787	December 20, 1993
2396 San Carlos Place	LOT 4 SECTION 61 VICTORIA PLAN VIP3400 & SEC 69	006-195-822	3788	December 20, 1993
2390 San Carlos Place	LOT 5 SECTION 61 VICTORIA PLAN VIP3400 & SEC 69	006-195-849	3789	December 20, 1993
2753 Cavendish Avenue	LOT 36 SECTION 61 VICTORIA PLAN VIP874	000-133-892	3846	April 24, 1995
2138 Central Avenue	LOT AM3 SECTION 22 VICTORIA PLAN VIP1187	002-734-508	3919	November 12, 1996
1344 Victoria Avenue	LOT 14 SECTION 23 VICTORIA PLAN VIP372A LOT 13, PLAN 372A, SECTION 23, VICTORIA LAND DISTRICT	009-154-086	3925	February 10,1997
1587-1595 York Place	LOT 1 SECTION 69 VICTORIA PLAN VIPVIP10717 AMENDED LOT 1 (DD 272887I)	005-338-280	3940	June 9, 1997
1590 Beach Drive	LOT 30 SECTION 69 VICTORIA PLAN VIPVIP396 EXCEPT PLAN 71 BL, AMENDED LOT 30 (DD 47657I), EXCEPT	009-083-103	4182	April 28, 2003

	PART CONTAINING 93 SQ FT SHOWN COLOURED RED ON PL 71 BL, LOT 41, PLAN VIP396, SECTION 69, VICTORIA LAND DISTRICT			
2483 Cranmore Road	LOT 2 BLOCK 1 SECTION 61 VICTORIA PLAN VIP1029A	008-086-591	4192	May 26, 2003
1052 Newport Avenue	LOT 10 BLOCK G SECTION 23 VICTORIA PLAN VIP1212 LOT 9, BLOCK G, PLAN VIP1212, SECTION 23, VICTORIA LAND DISTRICT, OAK BAY GUEST HOUSE	007-825-528	4266	April 25, 2005
1538 Beach Drive	LOT 27 SECTION 69 VICTORIA PLAN VIP396	009-083-481	4308	April 24, 2006
2050 Edgecliffe Place	LOT A VICTORIA PLAN VIS6302 SECTION 23 & 68	027-104-893	4402	March 10, 2008
1936 Hampshire Road	LOT A SECTION 61 VICTORIA PLAN EPP31402	029-098-262	4481	October 13, 2009
929 Island Road	LOT 3 SECTION 22 VICTORIA PLAN VIPVIP74F PARCEL B, PCL B (DD 406971) OF LOT 3, EXCEPT PART IN L 16476	009-323-881	4482	October 13, 2009
1265 Roslyn Road	LOT 3 BLOCK 2 SECTION 23 VICTORIA PLAN VIPVIP1091	008-034-427	4576	May 13, 2013
2470 Bowker Avenue	LOT 11 SECTION 61 VICTORIA PLAN VIP874	008-308-098	4635	April 13, 2015
1220 Transit	LOT 3 SECTION	008-080-143	4636	April 13, 2015

Road	23 VICTORIA PLAN VIP1035 LOT 4, PLAN VIP1035, SECTION 23, VICTORIA LAND DISTRICT			
1329 St. Patrick Street	LOT 6 SECTION 23 VICTORIA PLAN VIP878 W 70 FT OF	008-194-076	4667	September 19, 2016
1605 York Place	LOT A SECTION 69 VICTORIA PLAN EPP83532	030-611-954	4682	December 11, 2017
2608 Cavendish Avenue	LOT 64 SECTION 61 VICTORIA PLAN VIP874	008-309-655	4695	September 11, 2017
638/644 Beach Drive	STRATA LOT 1, PLAN EPS4980, SECTION 73, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	030-632-510	4697	February 13, 2018
799 Linkleas Avenue	LOT 44, BLOCK 2, PLAN VIP992, SECTION 73, VICTORIA LAND DISTRICT, AMENDED, (DD 140924I)	001-895-150	4706	March 12, 2018
1208 Oliver Street	PARCEL A PLAN VIP1007 SECTION 23 VICTORIA (BEING A CONSOLIDATION OF LOTS 12 AND 13, SEE CA9366288)	031-512-500	4707	March 12, 2018

SCHEDULE F

1526 Beach Drive	LOT 26 SECTION 69 VICTORIA PLAN VIP396	003-866-939	4708	March 12, 2018
1416 St. David Street	LOT 3 SECTION 23 VICTORIA PLAN VIP4491	005-089-620	4731	July 15, 2019
1391 Oliver St	LOT A SECTION 23 VICTORIA PLAN 24794	002-826-127	4819	January 22, 2023
2176 Windsor Road	LOT 2 SECTION 23 VICTORIA PLAN EPP48583	029-581-176	4625	September 29, 2014

SCHEDULE "G"

Home-Based Business Regulations

Home-Based Businesses

Conditions of Use

1. A home-based business shall:
    a. be located entirely within a dwelling unit or an accessory building or a combination thereof, except for childcare, in-home and urban agriculture;
    b. not involve any external indication that the building is being used for non-residential purposes, except where a small sign is permitted and for childcare, in-home and urban agriculture;
    c. locate all business-related storage within permanent buildings, as outdoor storage is prohibited except for a business-related vehicle and for childcare, in-home and urban agriculture;
    d. not involve activities that emit odours, noxious or toxic matter or vapours, heat, glare, noise vibrations, smoke, dust, effluent, or other emission hazard, electrical interference or radiation across any lot, including the lot where the home-based business is located; and
    e. not create excessive traffic.

Types of Home-Based Businesses

2. A home-based business shall be permitted based on the following business types:
    a. Type 1 (no impact);
    b. Type 2 (low impact);
    c. Type 3 (high impact);
    d. Childcare, in-home; or
    e. Urban Agriculture.

Number of Home-Based Businesses

3. The number of home-based businesses shall not exceed one business, except for Type 1 businesses.

Home-Based Business Tiered Regulations

4. The home-based business regulations are organized by business type and tiers based on the level of impact and shall have restrictions on the type of housing in which the use is located, lot size, gross floor area, number of clients or customers as follows:

Home-Based Business Types	Type 1 (no impact)	Type 2 (low impact)	Type 3 (high impact)
a. Permitted home-based businesses	Artist or maker Home office Mobile businesses Professional services	Artist or maker Childcare, in home Health services Music lessons Personal services Professional services Tutoring	Artist or maker Childcare, in home Health instruction Fitness instruction Urban agriculture
b. Housing typology	Any	Dwelling, one-unit Dwelling, two-unit Dwelling unit, accessory Secondary suite Townhouses Accessory building	Dwelling, one-unit Dwelling, two-unit Dwelling unit, accessory Accessory building
c. Lot size	Any	Lots equal to or greater than 558 sqm (≥6,006 sqft)	Lots over 1,000 sqm (0.25 acres)
d. Gross floor area (GFA)	30% of the GFA of the dwelling unit or building to a max of 28 sqm (300 sqft), whichever is less	30% of the GFA of the dwelling unit or building up to max of 46 sqm (500 sqft), whichever is less	30% of the GFA of the dwelling unit or building up to max of 70 sqm (753 sqft), whichever is less
e. Number of customers	None	One on the lot at a time, by appointment	Maximum of four (4) on the lot at the same time, by appointment

Childcare, In-Home Regulations

5. Childcare, in-home is subject to the following conditions:
    a. it shall be located in ground-oriented dwelling units including one-unit and two-unit dwellings, secondary suites, accessory dwelling units, and townhouses;
    b. use of outdoor spaces is permitted.

Urban Agriculture Regulations

6. Urban agriculture is subject to the following conditions:
    a. use of outdoor space is permitted for cultivation, keeping of bees and poultry;
    b. sale of products is limited to those grown on the lot;

c. keeping of poultry and bees is subject to Section 4.18 and Animal Control Bylaw, No. 4013;
d. use of exterior artificial light for growing purposes is prohibited;
e. accessory buildings and structures related to urban agriculture are permitted as follows:
    i. greenhouses shall not exceed the maximum size of 46 sqm (495 ft2) in area and a maximum height of 3.0 m (9.8 ft); and
    ii. accessory buildings shall meet all setbacks.

General Regulations

7. All home-based businesses shall comply with the following:
    a. non-resident employees, who do not live on the lot where the home-based business is located, shall not exceed one (1) on the lot at any time;
    b. one additional off-street parking space is required for Type 3 businesses, and in accordance with the Parking Facilities Bylaw No. 3540, 1986, as amended from time to time;
    c. business hours shall be as follows:
        i. Type 1 and Type 2 businesses may operate between 7:00am to 7:00pm, every day; and
        ii. Type 3 businesses may operate between 9:00am to 5:00pm from Monday to Saturday, and shall not operate on Sundays and Statutory Holidays;
    d. one freestanding or facia sign is permitted on a lot in accordance with the Sign Bylaw No. 3946, 1997, as amended from time to time;
    e. display of goods shall be completely contained within a building and shall not be visible from the street; and
    f. sale of goods are restricted to:
        i. goods produced by the business, including produce from urban agriculture or goods made by an artist;
        ii. one roadside stand is permitted for the sale of produce from urban agriculture or goods made by an artist; and
        iii. goods that are ancillary to the home-based business, including selling products used as part of the service.

Prohibited Home-Based Businesses and Activities

8. Without limiting the generality of section 1, the following businesses are prohibited as a home-based business:
    a. automotive repairs;
    b. animal training, commercial dog breeding, and dog kennels, except as a mobile business;
    c. commercial workshop or manufacturing facility;
    d. restaurant;
    e. retail store; and
    f. storage, wrecking, dismantling, painting, or metal plating of equipment, machinery and vehicles, including aircraft, all-terrain vehicles, recreational vehicles, snowmobiles and water vessels.