NO. 25-019

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-B-Be Single Family Dwelling (Belmont Avenue) District, and to rezone land known as 1911/1913 Belmont Avenue from the R1-B Single Family Dwelling District Zone to the R1-B-Be Zone, Single Family Dwelling (Belmont Avenue) District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1359)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 1 DETACHED DWELLING ZONES</u> by adding the following words:
 - "1.165 R1-B-Be Single Family Dwelling (Belmont Avenue) District"
- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.164 the provisions contained in Schedule 1 of this Bylaw.
- The Zoning Regulation Bylaw is further amended in section 49(1), General Regulations, by adding the following immediately after subsection (b) and renumbering each subsection accordingly:
 - (c) R1-B-Be Zone, Single Family Dwelling (Belmont Avenue) District;
- The land known as 1911/1913 Belmont Avenue, legally described as PID: 007-921-420 Lot 1 Section 75 Victoria District Plan 1209 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-B-Be Zone, Single Family Dwelling (Belmont Avenue) District.

READ A FIRST TIME the	day of	2025
READ A SECOND TIME the	day of	2025
READ A THIRD TIME the	day of	2025
ADOPTED on the	day of	2025

CITY CLERK MAYOR

Schedule 1

PART 1.165 – R1-B-Be ZONE, SINGLE FAMILY DWELLING (BELMONT AVENUE) DISTRICT

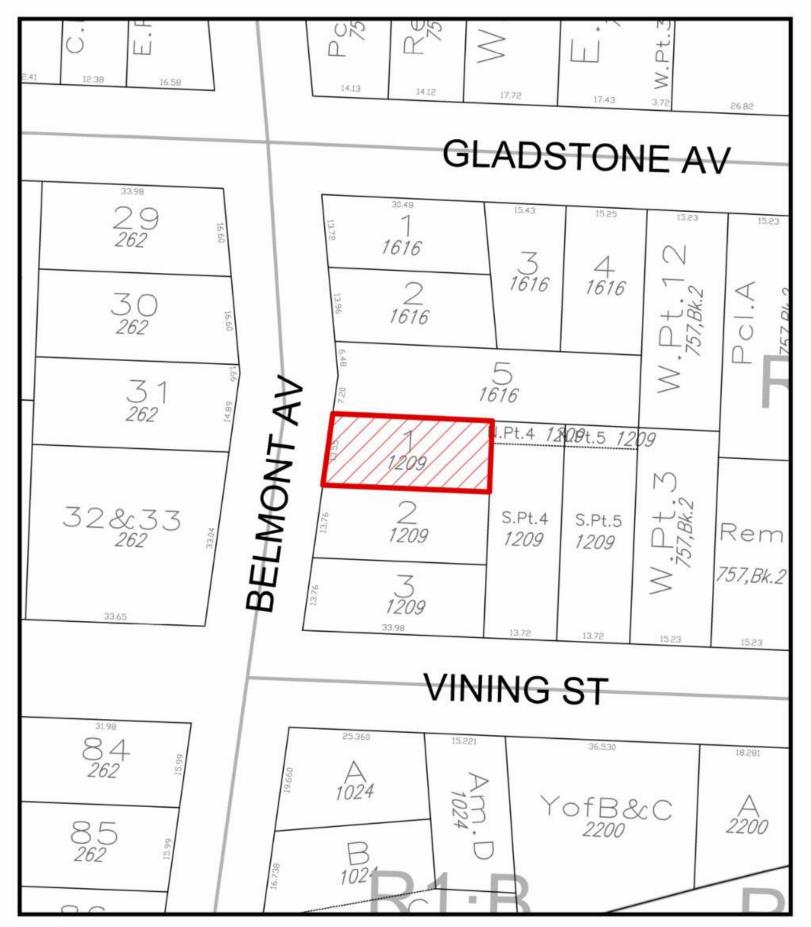
1.165.1 Zoning Regulations

a. All of the regulations in the R1-B, Single Family Dwelling District apply in this Zone except section 1.2.3(c), which is modified in this Zone in accordance with section 1.165.2.

1.165.2 Floor Area of the Principal Building

a. Floor <u>area</u>, of all floor levels combined for <u>lots</u> less 337m² than 669m² in <u>area</u> (maximum)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw





1911/13 Belmont Avenue Rezoning No.00879

