

NO. 18-007

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-45 Zone, Sylvia Street Conversion District, and to rezone land known as 350 Sylvia Street from the R-2 Zone, Two Family Dwelling District to the R1-45 Zone, Sylvia Street Conversion District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1135)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:  

“1.140 R1-45, Sylvia Street Conversion”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.139 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 350 Sylvia Street, legally described as Lot 15, Beckley Farm, Victoria City, Plan 293, Except Part in Plan EPP59717 and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R1-45 Zone, Sylvia Street Conversion District.

|                            |                        |        |              |      |
|----------------------------|------------------------|--------|--------------|------|
| READ A FIRST TIME the      | <b>22<sup>nd</sup></b> | day of | <b>March</b> | 2018 |
| READ A SECOND TIME the     | <b>22<sup>nd</sup></b> | day of | <b>March</b> | 2018 |
| Public hearing held on the |                        | day of |              | 2018 |
| READ A THIRD TIME the      |                        | day of |              | 2018 |
| ADOPTED on the             |                        | day of |              | 2018 |

CITY CLERK

MAYOR

**PART 1.140 – R1-45 ZONE, SYLVIA STREET CONVERSION DISTRICT**

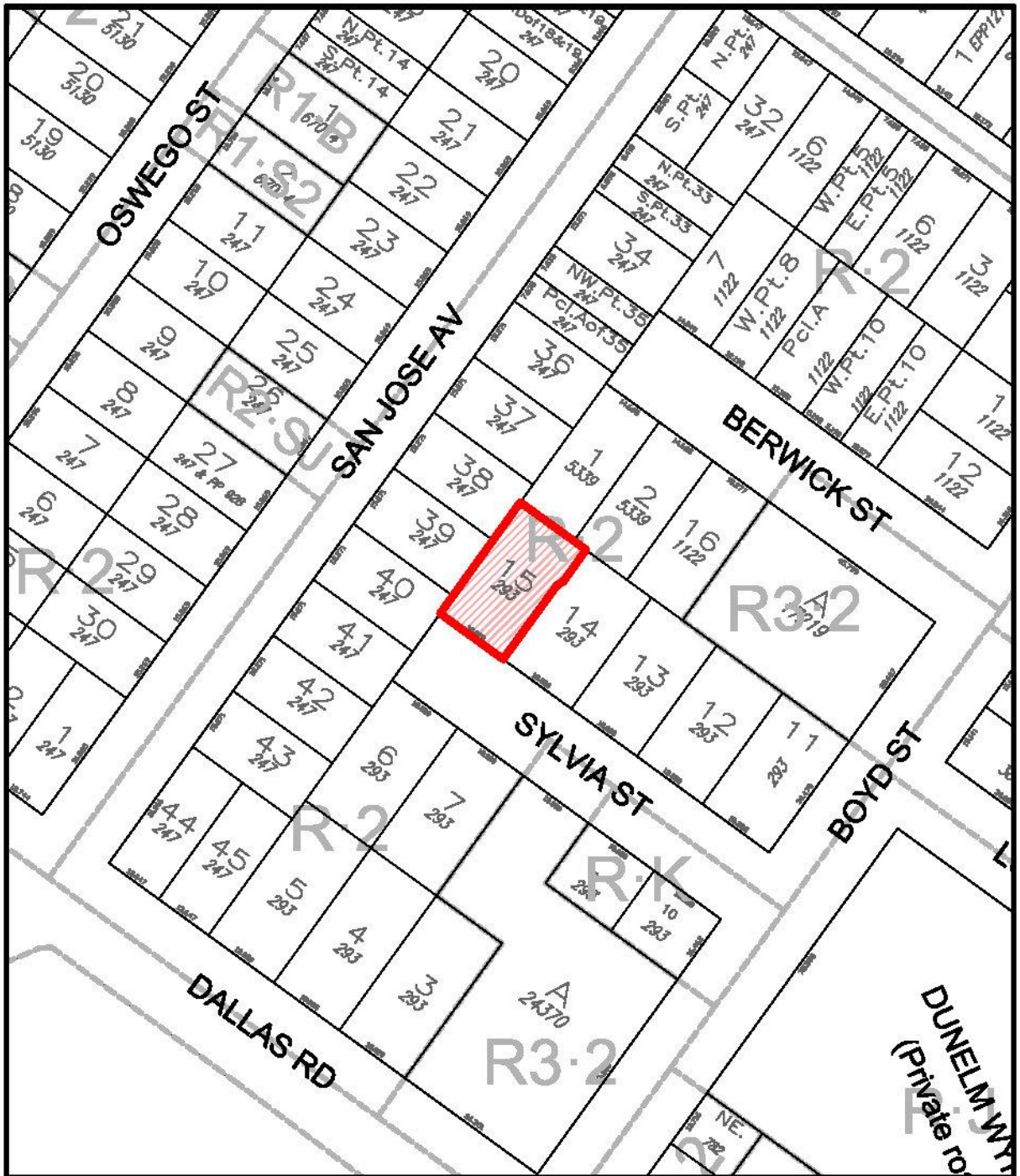
**1.140.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Accessory Buildings subject to the regulations in Schedule “F” except that an accessory building may
  - i. contain a toilet facility
  - ii. have more than one plumbing fixture that requires drainage

**1.140.2 General Regulations**

- a. Except as expressly varied herein, the regulations applicable in R-2 Zone, Two Family Dwelling District, apply in this zone.



350 Sylvia Street  
Rezoning No.00606

