NO. 18-089

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M-3-BP Zone, Heavy Industrial and Brew Pub District, and to rezone land known as 483-485 Garbally Road and 2960-2962 Bridge Street from the M-3 Zone, Heavy Industrial District to the M-3-BP Zone, Heavy Industrial and Brew Pub 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. 1163)".

2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 7 – Industrial and Service Zones by adding the following words:

"7.60 M-3-BP Zone, Heavy Industrial and Brew Pub District"

3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.59 the provisions contained in Schedule 1 of this Bylaw.

4 The land known as 483-485 Garbally Road, legally described as PID 001-620-207, Lot 1, Section 5, Victoria District Plan, 28735 and shown hatched on the attached map, is removed from the M-3 Zone, Heavy Industrial District, and placed in the M-3-BP Zone, Heavy Industrial and Brew Pub District.

READ A FIRST TIME the	**9th**	day of	**August**	2018
READ A SECOND TIME the	**9th**	day of	**August**	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

Schedule 1
PART 7.60 – M-3-BP ZONE, HEAVY INDUSTRIAL AND BREW PUB DISTRICT

7.60.1 Permitted Uses in this Zone

The following uses are permitted, provided they are not noxious or offensive to any residential neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:

(a) assaying;
(b) bakeries;
(c) banks;
(d) blast furnaces;
(e) breweries;
(f) brew pub, as an accessory use to a brewery;
(g) carpet cleaners;
(h) churches;
(i) clubs;
(j) crematoria;
(k) docks, wharves and piers;
(l) distilleries;
(m) dry cleaners;
(n) dye works;
(o) electrical generating;
(p) fish packing and processing, except fish oil extraction;
(q) forging;
(r) gas and petroleum tank farms and storage or flammable liquids or gases having a storage capacity of less than 135,000 litres;
(s) garages;
(t) incineration or reduction of garbage, offal, dead animals, or refuse;
(u) except those activities designated as offensive trades in the Health Act industrial processing, including the manufacturing, processing, refining, assembly, testing, servicing, wrecking or salvaging of: appliances, asphalt, beverages, boilers, brick, candles, celluloid, cement and concrete, coke, creosote, dextrine, disinfectants, dye stuffs, emery cloth, explosives, fertilizers, fireworks, gellatine, glue, glucose, gunpowder, insecticides, lamp black, lime, linoleum, machinery, matches, metals, naptha, oilcloth, ore, paint, paper, pickles, plaster of paris, poisons, potash, printing ink, pulp, pyroxyline, rubber, sauerkraut, sausages, sandpaper, size, soap, soda, starch, stove polish, sugar, tar products, terracotta, tiles, tobacco, turpentine, varnish, vinegar, wood, wood scouring, wool, yeast;
(v) junkyards;
(w) liquor retail store as an accessory use to a brewery;
(x) mail order businesses;
(y) milk processing and distribution;
(z) power generating;
(aa) printing and publishing;
(bb) quick-freeze lockers;
(cc) residence for watchman as ancillary use on lot;
(dd) restaurants;
(ee) retail, as an accessory use, of products manufactured, cleaned, stored or otherwise handled in the primary use, the accessory use not to exceed 25% of the total building

area;
(ff) rolling mills;
(gg) saw or planing mills;
(hh) schools, including trade schools;
(ii) storage lot;
(jj) tanning or curing of raw hides or skins;
(kk) tire vulcanizing;
(ll) veterinary hospitals;
(mm) vehicle sales and rentals;
(nn) warehouses;
(oo) washing of vehicles;
(pp) wholesale.

7.60.2 Location and Siting of Uses

A brew pub and liquor retail store shall be sited in:

(a) not more than one building on a lot; and
(b) the same building as a brewery

7.60.3 Floor Area, Floor Space Ratio

(a) Total floor area, brew pub (maximum) $130m^2$

(b) Total floor area, liquor retail store (maximum) $12m^2$

(c) The floor space ratio of all buildings on a lot shall not exceed 3.0 to 1.

7.60.4 Height

(a) Subject to Section 7.60.3(c), the maximum height of any building shall not exceed 15m.

(b) Where a site's internal boundary adjoins a rear lot line of a lot zoned for predominantly residential purposes, the maximum height of any part of a building within 7.5m of the internal boundary shall not exceed 4m.

7.60.5 Siting of Buildings

(a) More than one building may be sited on a lot.

(b) Except for corner lots, no street setbacks are required.

(c) For a corner lot, to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3.0m distant from the

intersection point.

(d) Sub-section (c) does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.

(e) For any lot boundary other than on a street, a setback of 3m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.

(f) For any other lot boundary, no setback is required; but if a setback is provided, it shall be at least 3m.

7.60.6 Loading Space

(a) A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from any street and located within a building or a yard.

(b) Access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.

(c) Access to two adjoining lots may be provided by a single passageway not less than 5m in width where the access is secured by an easement registered in the Land Title Office.

(d) Any access provided shall be designed in accordance with sound engineering principles.

7.60.7 Yard Regulations

Yards used for parking, loading and storage:

(a) shall have a concrete or asphalt surface;

(b) Shall be graded and drained in accordance with sound engineering principles;

(c) where adjoining a boundary of a lot zoned for predominantly residential purposes, shall be separated by a landscape screen of at least 1.5m in height and 60cm in width;

(d) shall be separated from any of the following listed streets by a landscape screen of at least 1m in width: Alston Street, Bay Street, Blanshard Street, Burnside Road, Dallas Road, Douglas Street, Erie Street, Esquimalt Road, Finlayson Street, Gorge Road, Government Street, Jutland Road, Kingston Street, Montreal Street, Ontario Street, Skinner Road, Tyee Road, William Street, Wilson Street and all streets within the area bounded by Blanshard Street, Caledonia Street, Douglas Street and Tolmie Avenue.

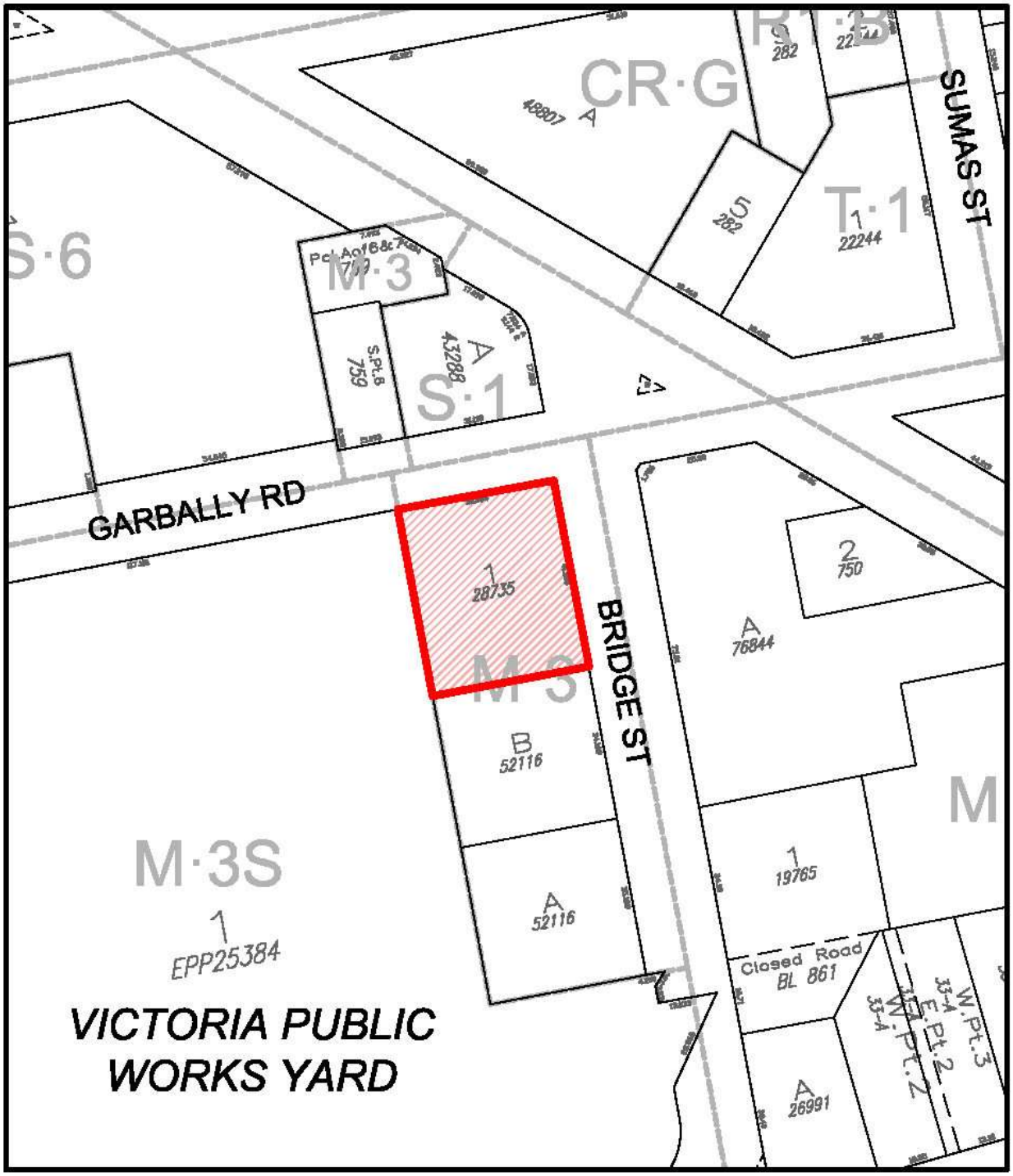
PART 7.60 – M-3-BP Zone, Heavy Industrial and Brew Pub District

7.60.8 Driveways

Driveway view lines shall be provided at 45º angles at all points within 3m of an exit to a street.

7.60.9 Vehicle and Bicycle Parking

The provisions of Schedule "C" shall apply in this zone



2960 to 2962 Bridge Street and
483 to 485 Garbally Road
Rezoning No.00623

CITY OF VICTORIA