

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the M3-BH Zone, Bridge & Hillside Heavy Industrial District, and to rezone land known as 2740 Bridge Street and 450 Hillside Avenue from the M-3 Zone, Heavy Industrial District, to the M3-BH Zone, Bridge & Hillside Heavy Industrial District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1276)”.
- 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 Services Zones by adding the following words:

“7.65 M3-BH, Bridge & Hillside Heavy Industrial District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 7.64 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2740 Bridge Street and 450 Hillside Avenue, legally described as PID: 003-336-271 Lot A, Section 4, Victoria District, Plan 43384 and shown hatched on the attached map, is removed from the M-3 Zone, Heavy Industrial District, and placed in the M3-BH Zone, Bridge & Hillside Heavy Industrial District.

|                            |        |      |
|----------------------------|--------|------|
| READ A FIRST TIME the      | day of | 2022 |
| READ A SECOND TIME the     | day of | 2022 |
| Public hearing held on the | day of | 2022 |
| READ A THIRD TIME the      | day of | 2022 |
| ADOPTED on the             | day of | 2022 |

CITY CLERK

MAYOR

## PART 7.65 – M3-BH ZONE, BRIDGE & HILLSIDE HEAVY INDUSTRIAL DISTRICT

### 7.65.1 Permitted Uses in this Zone

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

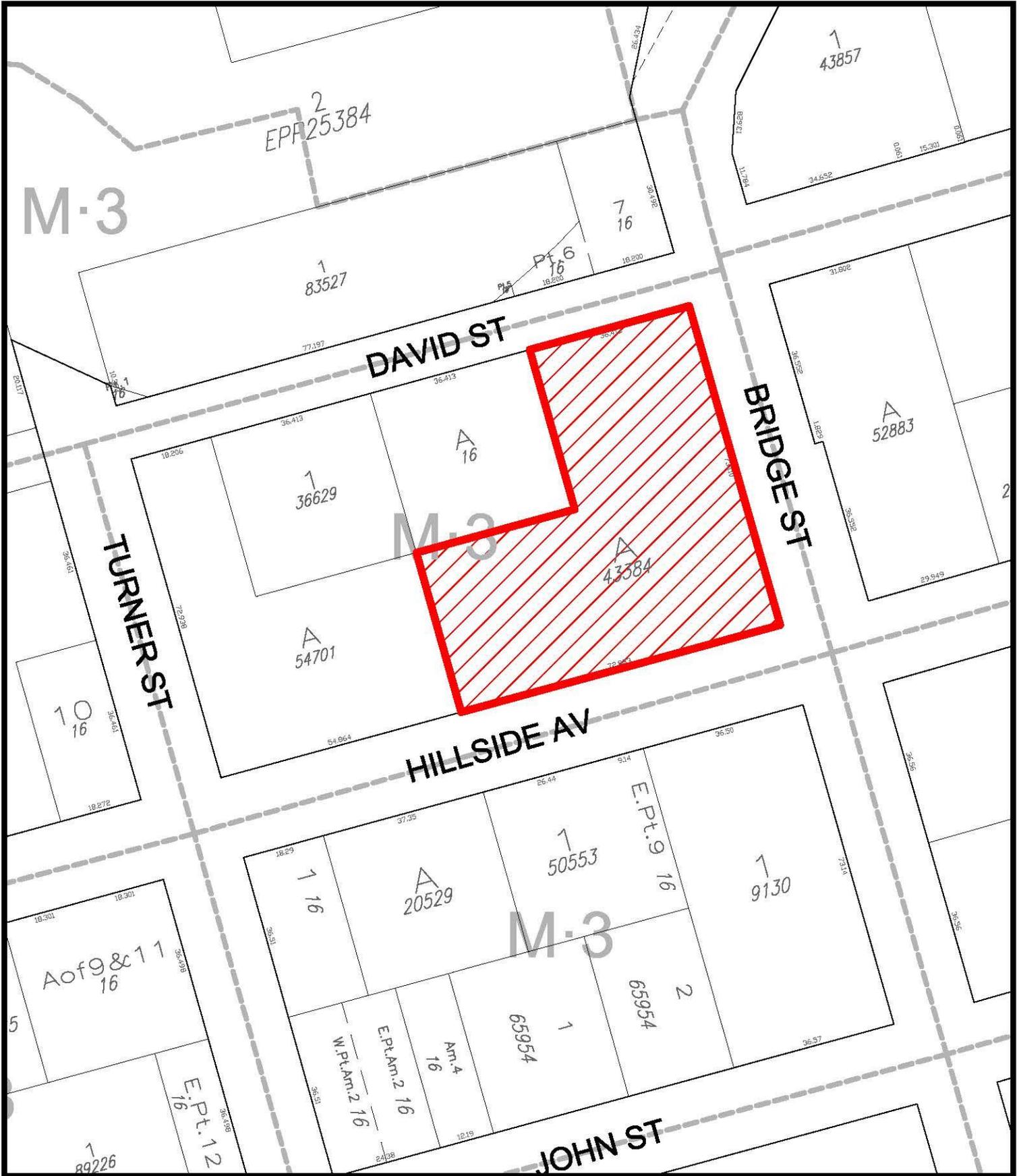
- a. Uses permitted in the M-3 Zone, Heavy Industrial District, subject to the regulations set out in Part 7.3 of the Zoning Regulation Bylaw
- b. brewpub as an accessory use to a brewery
- c. liquor retail store.

### 7.65.2 Restrictions on use, Bicycle Parking

- a. the floor area of a liquor retail store shall not exceed a maximum floor area of 50m<sup>2</sup>
- b. only one liquor retail store permitted on the lot
- c. a minimum of one bike rack to accommodate six bikes, subject to the short-term bicycle parking regulations in Schedule C must be provided when there is a brewpub use on the lot.

### 7.65.3 General Regulations

- a. Except as provided in this Part, the regulations applicable in the M-3 Zone, Heavy Industrial District, apply in this Zone.



2740 Bridge Street  
Rezoning No.00779

