

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to:

1. move lots within the Urban Industrial Reserve from the Zoning Regulation Bylaw into Zoning Bylaw 2018; and
2. establish new zones and associated regulations in Zoning Bylaw 2018 to accommodate the uses and densities associated with Urban Industrial Reserve lands.

Contents

- | | |
|-----|--------------|
| 1 | Title |
| 2 | Rezoning |
| 3-7 | Amendments |
| 8 | Commencement |

Under its statutory powers, including Part 14 of the Local Government Act, the Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 24)”.

Rezoning

- 2 Bylaw No. 18-072, the Zoning Bylaw 2018, is amended as follows:
 - (a) Properties identified as Light Industrial – 1 Zone in Appendix 1 are placed in the Light Industrial – 1 Zone (LI-1) on the Zoning Map;
 - (b) Properties identified as Heavy Industrial – 1 Zone in Appendix 1 are placed in the Heavy Industrial – 1 Zone (HI-1) on the Zoning Map; and
 - (c) Properties identified as Marine Industrial – 1 Zone in Appendix 1 are placed in the Marine Industrial – 1 Zone (MI-1) on the Zoning Map.

Amendments

- 3 The Zoning Bylaw 2018 is further amended in Part 1.1, Section 2, by deleting Map 2 and replacing it with the Map 2 attached as Appendix 2 to this Bylaw.
- 4 The Zoning Bylaw 2018 is further amended in Part 2.2 by repealing the definition of “Marine Industrial” and replacing it with the following definition:

“Marine Industrial means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product and includes the production or sale of fishing equipment and supplies, boat maintenance and construction and dry land boat storage, ship breaking, ship and marine vessel recycling, sales of fisheries products and commercial fishing operations.”

- 5 The Zoning Bylaw 2018 is further amended in Part 3.1 by inserting after section 36 the following new section 37:

“37. For a **Corner Lot** located in the Marine Industrial-1 Zone, Light Industrial-1 Zone or Heavy Industrial-1 Zone:

- a) no **Building** shall be sited closer to a **Street** than the diagonal line across the **Lot** that connects two points that are each 3m distance along the **Lot Line** in opposite directions from the intersection point on the **Lot** where the two **Streets** intersect.
- b) Subsection a. does not apply to any part of a **Building** 3m below or 3m above Average Grade.”

- 6 The Zoning Bylaw 2018 is further amended in Part 4.10 (MI-1 Zone) as follows:

- (a) In section 1, subsection e. is repealed and replaced by **Food and Beverage Service**;
- (b) In section 1, **Automotive Repair** is inserted as a new subsection b. and the subsequent subsections are renumbered accordingly;
- (c) In section 1.1, subsections a. and b. are repealed and replaced by the following:

“a. **Office** and **Retail Trade** are only permitted as accessory uses normally associated with a principal use.

b. A minimum of 65% of the **Lot Area** on the ground floor must be occupied by **Automotive Repair, Equipment Rental, Heavy Industrial, Marine Industrial, Laboratory or Light Industrial.**”;

- (d) In section 1.1, after subsection c., the following is inserted as new subsection d.:

“d. More than one **Building** is permitted on a **Lot.**”;

- (e) Repeal and replace section 3 with the following:

3. Height	
a. Height – Maximum:	25.0m
b. Height for equipment, silos, Cisterns and other similar structures	30.0m

c. Height for any Buildings or structures on a Dock, Pier and Wharf – Maximum	6.0m
d. Projections into Height :	
i. Parapets	1.0m
ii. Rooftop Structures on Buildings	5.0m

(f) In section 4, repeal subsection b.ii. and the subsequent subsection is renumbered accordingly;

(g) In section 8, the following new row 1 is inserted and the subsequent rows are renumbered accordingly:

1.	343 Bay Street Lot A, Section 4, Victoria District, Plan VIP66036	a. Parts 4.10.1.1.a and b. do not apply to Office .	
----	--	--	--

(h) In section 8, the following new row is inserted immediately after row 3:

4.	203, 211, 327, 335 and 345 Harbour Road Lot 9, District Lot 119, Esquimalt District, Plan VIP53097, Except Part in Plan EPP29350 Lot A, District Lot 119, Esquimalt District, Plan 35379 Lot A, District Lot 119, Esquimalt District, Plan 45961 Lot A District Lot 119 Esquimalt District And Of Part Of The Bed Of Victoria Harbour Victoria District Plan VIP82461	a. Maximum Height for any Buildings or structures on a Dock, Pier and Wharf : 12m b. Parts 4.10.1.1.c.iii. and iv. do not apply.	
----	---	--	--

7 The Zoning Bylaw 2018 is further amended in Part 4 by inserting the new Parts 4.11 and 4.12 in Appendix 3 of this Bylaw after Part 4.10.

Commencement

8 This Bylaw comes into force on adoption.

READ A FIRST TIME the day of 2026

READ A SECOND TIME the day of 2026

READ A THIRD TIME the day of 2026

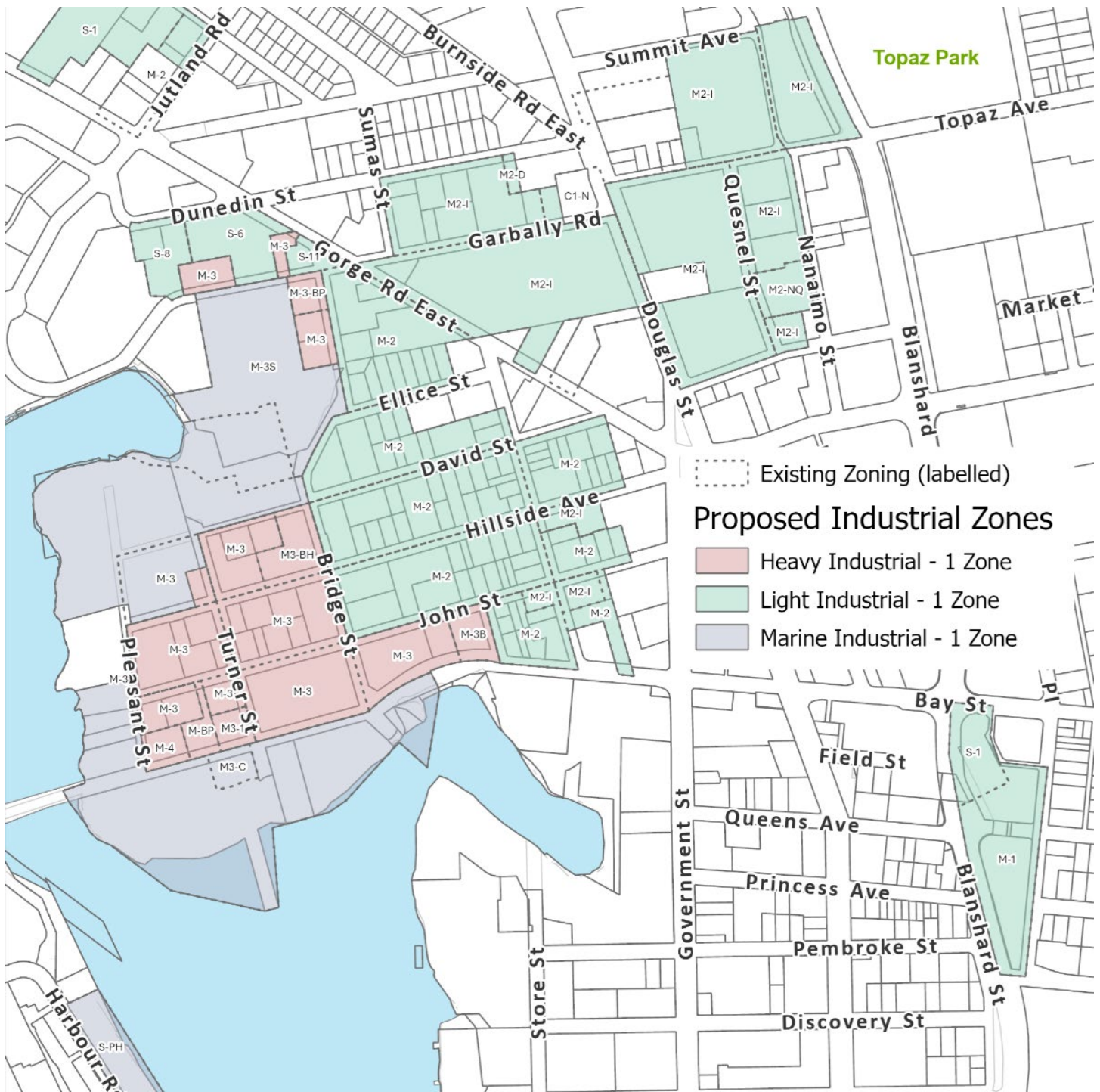
ADOPTED on the day of 2026

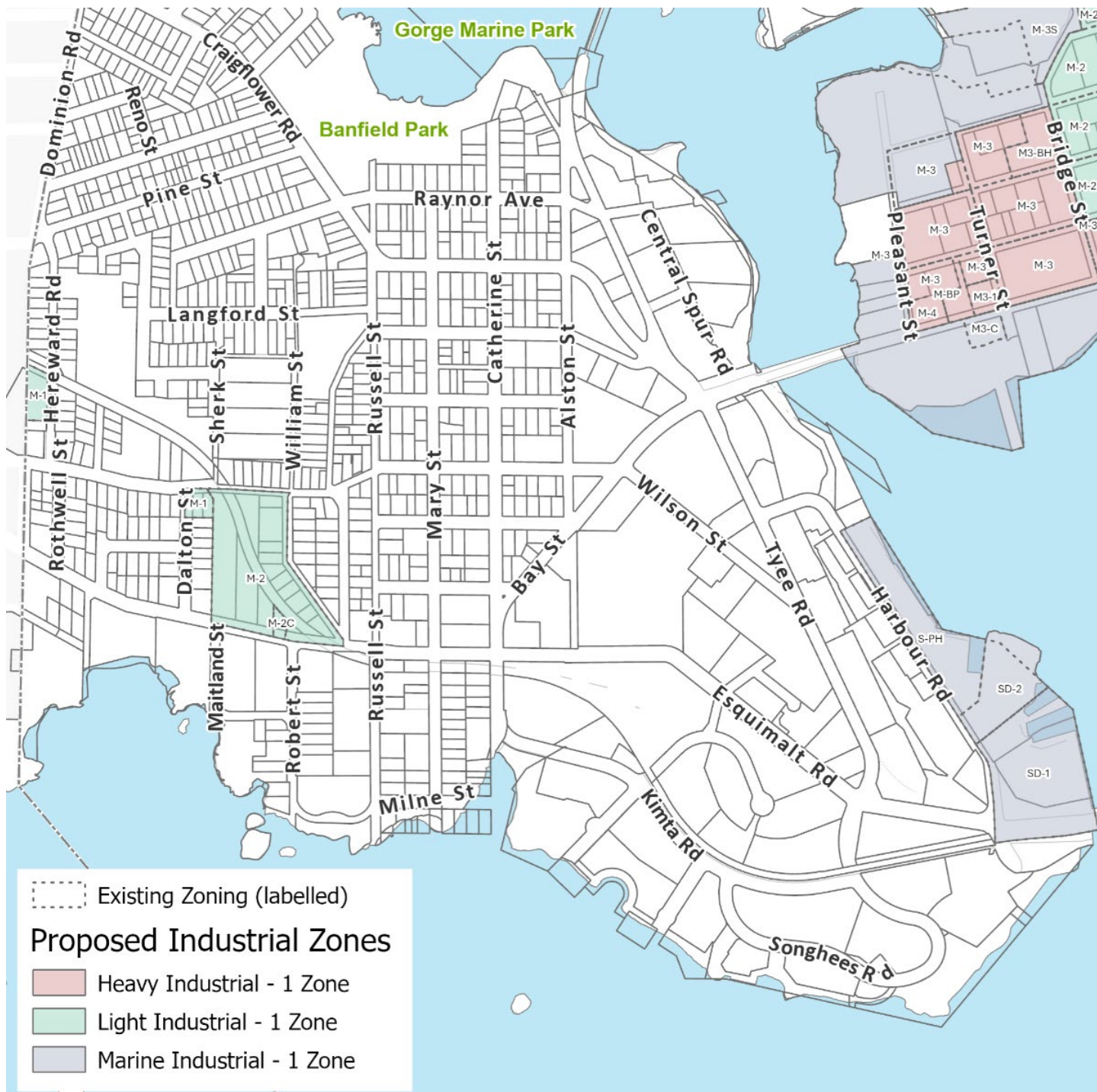
CITY CLERK

MAYOR

Appendix 1



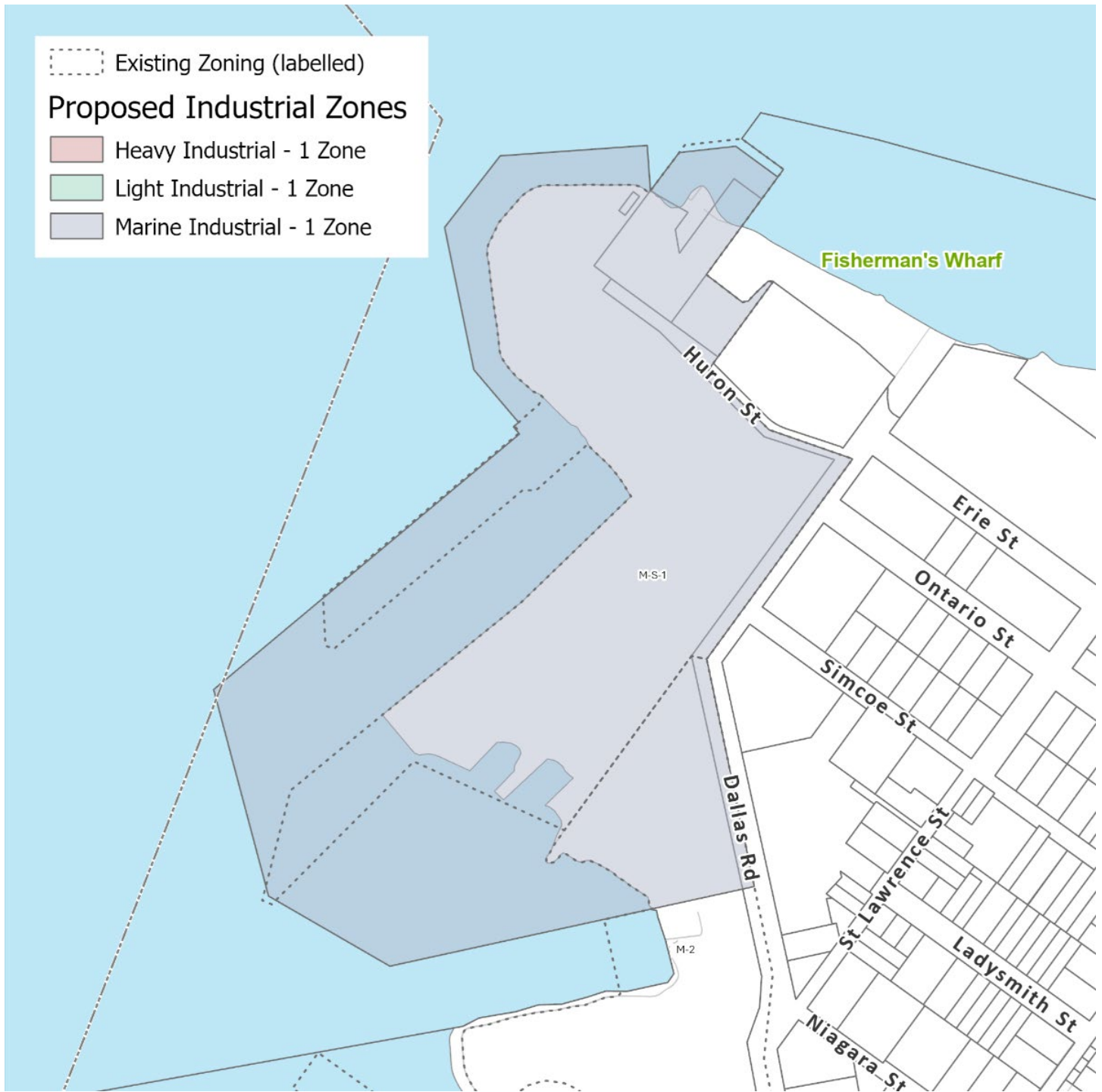




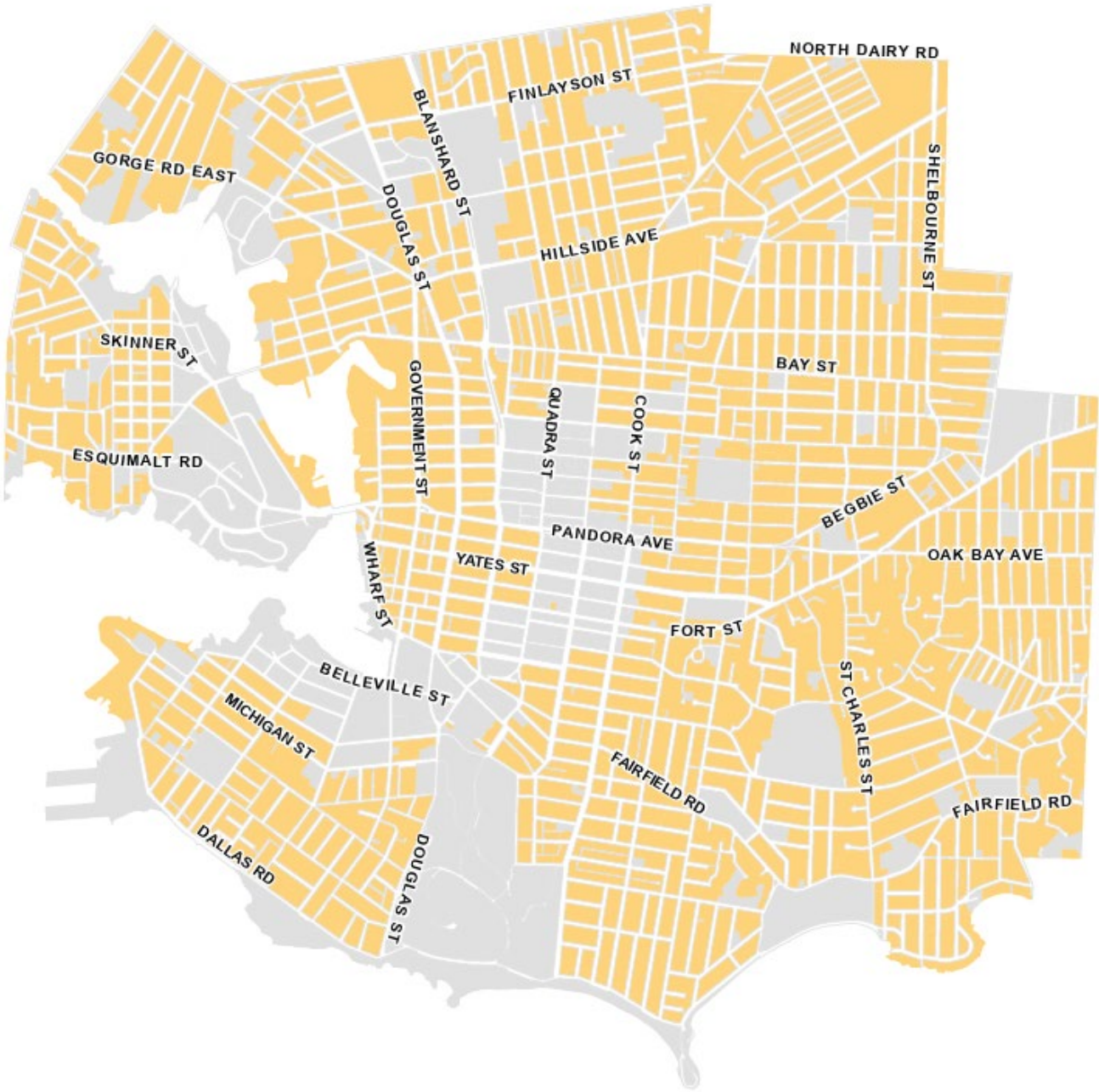
Existing Zoning (labelled)

Proposed Industrial Zones

- Heavy Industrial - 1 Zone
- Light Industrial - 1 Zone
- Marine Industrial - 1 Zone



Appendix 2



Appendix 3

4.11 Light Industrial – 1 Zone (LI-1)

1. Permitted Uses	
a. Accessory Building b. Art and Cultural Facility c. Assembly d. Automotive Repair e. Brew Pub (beer, spirits, wine) f. Civic Facility g. Equipment Rental h. Food and Beverage Service	i. Laboratory j. Light Industrial k. Office l. Personal Service m. Retail Trade n. Utility o. Veterinary Clinic
1.1 Location and Siting of Uses and Structures	
a. A minimum of 65% of the Lot Area on the ground floor must be occupied by Automotive Repair, Equipment Rental, Laboratory or Light Industrial. b. Outdoor storage must: i. Have a concrete or asphalt surface; ii. Be graded and drained in accordance with sound engineering principles; iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a Lot zoned for predominantly Residential purposes; and, iv. Be separated from any Street by a Landscape Screen of at least 1.0m in width. c. More than one Building is permitted on a Lot.	
2. Density of Development	
a. Density of Development – Maximum	3.0:1
3. Height	
a. Height – Maximum	20.0m
b. Height of the First Storey – Minimum	4.5m
c. Height of the First Storey where a mezzanine is included – Minimum	6.0m
d. Height for equipment, silos, Cisterns and other similar structures – Maximum	20.0m
e. Projections into Height :	
i. Parapets	1.0m
ii. Rooftop Structures on Buildings	5.0m

4. Setbacks and Projections

a. Front Lot Line Setbacks – Minimum	0m
b. Side Lot Line Setback – Minimum	
i. Any portion of a Building or structure when adjacent to a Lot zoned predominantly for Residential	3.0m
ii. All other Side Lot Line Setbacks	0m
c. Flanking Street Lot Line Setback – Minimum	0m
d. Rear Lot Line Setback – Minimum	0m

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage

a. Lot Coverage - Maximum	90%
----------------------------------	-----

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	565 Alpha Street Lot A, Section 4, Victoria District, Plan 15939	a. Vehicle Sales and Rental is a permitted use	
2.	603 Alpha Street Lot 5, Block 2, Section 4, Victoria District, Plan 283	a. Vehicle Sales and Rental is a permitted use	
3.	566 and 568 Bay Street Lot 2, Block Z, Section 4, Victoria District, Plan 33-A Lot 4, Block Z, Section 4, Victoria District, Plan 33A, Except That Part Lying Easterly of a Boundary	a. Vehicle Sales and Rental is a permitted use	

	Parallel to the Easterly Boundary of Said Lot at a Perpendicular Distance of 31.5 Feet Therefrom		
4.	430 Burnside Road East Lot A, Section 4, Victoria District, Plan 15837	a. Vehicle Sales and Rental is a permitted use	
5.	493 Burnside Road East Lot A, Section 4, Victoria District, Plan 25637	a. Residential is a permitted use if constructed before January 1, 1975	
6.	468 Cecelia Road Parcel B Of Lots 10 And 11, Plan 2214 Victoria District	a. Part 4.11.1.1.a does not apply to Assembly	
7.	548 David Street Lot 14, Block P, Section 4, Victoria District, Plan 33A The West 10 Feet of Lot 16, Block P, Section 4, Victoria District, Plan 33A	a. Vehicle Sales and Rental is a permitted use	
8.	565 David Street Lot 23, Block Q, Section 4, Victoria District, Plan 33A	a. Vehicle Sales and Rental is a permitted use	
9.	643 David Street Lot A, Section 4, Victoria District, Plan 31891	a. Vehicle Sales and Rental is a permitted use	
10.	2829 Douglas Street Lot 1 Section 4 Victoria District Plan 46503	a. Vehicle Sales and Rental is a permitted use	
11.	2867 Douglas Street Lot A, Section 5, Victoria District, Plan 20339	a. Vehicle Sales and Rental is a permitted use	
13.	608 Esquimalt Road Lot A, Section 31, Esquimalt District, Plan 40055	a. Storefront Cannabis Retailer is a permitted use.	i. The use does not occupy more than 105m ² and must be located on the First Storey ii. Only one Storefront Cannabis Retailer is permitted to operate on a single Lot

14.	614 Esquimalt Road Lot 5, Section 31, Esquimalt District, Plan 2353	a. Residential is a permitted use if constructed before January 1, 1975	
15.	680 Garbally Road Lot 2, Section 5, Victoria District, Plan 21469	a. Motel is a permitted use. b. Part 4.11.1.1.a does not apply to Motel	
16.	475 Gorge Road East Lot A, Section 5, Victoria District, Plan 43288	a. Storefront Cannabis Retailer is a permitted use.	i. The use does not occupy more than 189m ² ii. Only one Storefront Cannabis Retailer is permitted to operate on a single Lot
17.	510 Gorge Road East Lot 18, Section 5, Victoria District, Plan 983	a. Vehicle Sales and Rental is a permitted use	
18.	525 Gorge Road East Lot A Section 5 Victoria District Plan VIP76844	a. Vehicle Sales and Rental is a permitted use	
19.	607 John Street Lot 1 Section 4 Victoria District Plan EPP39767	a. Vehicle Sales and Rental is a permitted use	
20.	2515 Ludgate Street Lot 1, Block Z, Section 4, Victoria District, Plan 33A, Except The North 50 Feet Thereof	a. Vehicle Sales and Rental is a permitted use	
21.	3150 Napier Lane Lot A, Section 4, Victoria District, Plan 50298	a. The kenneling and boarding of animals is a permitted use.	

4.12 Heavy Industrial – 1 Zone (HI-1)

1. Permitted Uses	
a. Accessory Building b. Automotive Repair c. Brew Pub (beer, spirits, wine) d. Civic Facility e. Equipment Rental f. Food and Beverage Service	g. Heavy Industrial h. Laboratory i. Light Industrial j. Office k. Retail Trade l. Utility m. Veterinary Clinic
1.1 Location and Siting of Uses and Structures	
a. Office and Retail Trade are only permitted as accessory uses normally associated with a principal use. b. A minimum of 65% of the Lot Area on the ground floor must be occupied by Automotive Repair, Equipment Rental, Heavy Industrial, Laboratory or Light Industrial. c. Outdoor storage must: i. Have a concrete or asphalt surface; ii. Be graded and drained in accordance with sound engineering principles; iii. Be separated by a landscape screen of at least 1.5m in height and 60cm in width where adjoining a Lot zoned for predominantly Residential purposes; and, iv. shall be separated from any Street by a Landscape Screen of at least 1.0m in width. d. More than one Building is permitted on a Lot.	
2. Density of Development	
a. Density of Development – Maximum	3.0:1
3. Height	
a. Height – Maximum	25.0m
b. Height of the First Storey – Minimum	4.5m
c. Height of the First Storey where a mezzanine is included – Minimum	6.0m
d. Height for equipment, silos, Cisterns and other similar structures – Maximum	30.0m
e. Projections into Height :	
i. Parapets	1.0m
ii. Rooftop Structures on Buildings	5.0m

4. Setbacks and Projections

a. Front Lot Line Setbacks – Minimum	0m
b. Side Lot Line Setback – Minimum	
i. Any portion of a Building or structure when adjacent to a Lot zoned predominantly for Residential	3.0m
ii. All other Side Lot Line Setbacks	0m
c. Flanking Street Lot Line Setback – Minimum	0m
d. Rear Lot Line Setback – Minimum	0m

5. Motor Vehicle and Bicycle Parking

- a. All motor vehicle and bicycle parking shall be provided in accordance with Part 5 of this bylaw.

6. Lot Coverage

a. Lot Coverage - Maximum	90%
----------------------------------	-----

7. Lot Dimension and Area

(Intentionally left blank)

8. Site Specific Regulations

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
1.	356 Bay Street Lot A (DD A83132) of Block H, Section 4, Victoria District, Plan 16	a. Storefront Cannabis Retailer is a permitted use.	i. The use does not occupy more than 103m ² ii. Only one Storefront Cannabis Retailer is permitted to operate on a single Lot
2.	334 Hillside Avenue	a. Parts 4.12.1.1.a and b. do not apply to Office b. The kenneling and boarding of animals is a permitted use.	