

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT VARIANCE PERMIT**

**NO. DVP00113**

**Owners:** 836 Viewfield Holdings Ltd.  
6-2250 Bellevue Avenue  
West Vancouver, BC  
V7V 1C6

**Lands:** PID 003-882-497  
Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan  
808

**Address:** 836 Viewfield Road, Esquimalt, B.C.

**Conditions:**

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:  
  
Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area – Liquor Lounge: An increase to the permitted floor area for a Beverage Manufacturer Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres.
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans provided by Finlayson Bonet Architecture Ltd. stamped “Received February 17, 2021”, attached hereto as Schedule “A”.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.

**Development Variance Permit No. DVP00113**

5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

THIS IS SCHEDULE 'A' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00113

CORPORATE OFFICER

USE, BUILDING OR STRUCT.	REQUIREMENTS	AREA	REQUIRED
TASTING LOUNGE	1 SPACE PER 6 SEATS WITH A MINIMUM OF 1 SPACE PER 14 m2 OF GROSS FLOOR AREA	95 m2 / 60 SEATS	12 STALLS
OFFICES	1 SPACE PER 30 m2 OF GROSS FLOOR AREA	154.17 m2	5.14 STALLS
WAREHOUSE / STORAGE	1 SPACE PER 250 m2 GROSS FLOOR AREA	3,374 m2	13.50 STALLS
MANUFACTURING (LIGHT)	1 SPACE PER 100 m2 GROSS FLOOR AREA	1,455 m2	14.55 STALLS
COMMERCIAL KITCHEN	1 SPACE PER 100 m2 GROSS FLOOR AREA	35.48 m2	0.36 STALLS
LAB	1 SPACE PER 100 m2 GROSS FLOOR AREA	22.94 m2	0.23 STALLS
RETAIL	1 SPACE PER 25 m2 GROSS FLOOR AREA	15.26 m2	0.61 STALLS
<b>TOTAL</b>			<b>46.39 STALLS</b>
LOADING SPACES -	3 SPACES FOR 2000 TO 4200 m2 1 SPACE FOR EACH ADDITIONAL 2300 m2		4 SPACES

- KEY NOTES**
- NEW 6'-0" CHAIN LINK FENCE
  - NEW ACCESS GATES  
A = 24' wide / B = 40' wide / C = 28' wide
  - NEW BICYCLE PARKING
  - NEW LANDSCAPE AREA  
(REFER TO LANDSCAPE PLAN)
  - EXISTING STAIRS TO REMAIN
  - EXISTING STAIRS TO BE REMOVED
  - NEW SIGNAGE
  - ELECTRICAL SUBSTATION
  - EXISTING HARDSCAPE WITH SERVICES
  - NEW ASPHALT PAVING
  - ELECTRIC VEHICLE CHARGER
  - EXISTING CONCRETE PAVING
  - EXISTING ASPHALT PAVING
  - EXISTING CHAIN LINK FENCE
  - RAISED HEAVY TIMBER PLANTER
  - NEW PEDESTRIAN WALKWAY
- SYMBOL LEGEND**
- XXX PROPOSED GRADE
  - XXX EXISTING GRADE
  - CB CATCH BASIN

**PROJECT DATA**

CIVIC ADDRESS:  
836 VIEWFIELD ROAD, ESQUIMALT BC, V9A 4V1

LEGAL ADDRESS:  
AMENDED LOTS, (DD 238921), SECTION 11, ESQUIMALT DISTRICT, PLAN 808

EASTMENT2011410, PLAN 896 RW

ZONING: I1 - LIGHT INDUSTRIAL

SITE AREA  
8,101.0 MP / 87,188.4 FT<sup>2</sup>

EXISTING BUILDING AREA:  
5,464 MP / 58,814.0 FT<sup>2</sup>

EXISTING LOT COVERAGE:  
67.4%

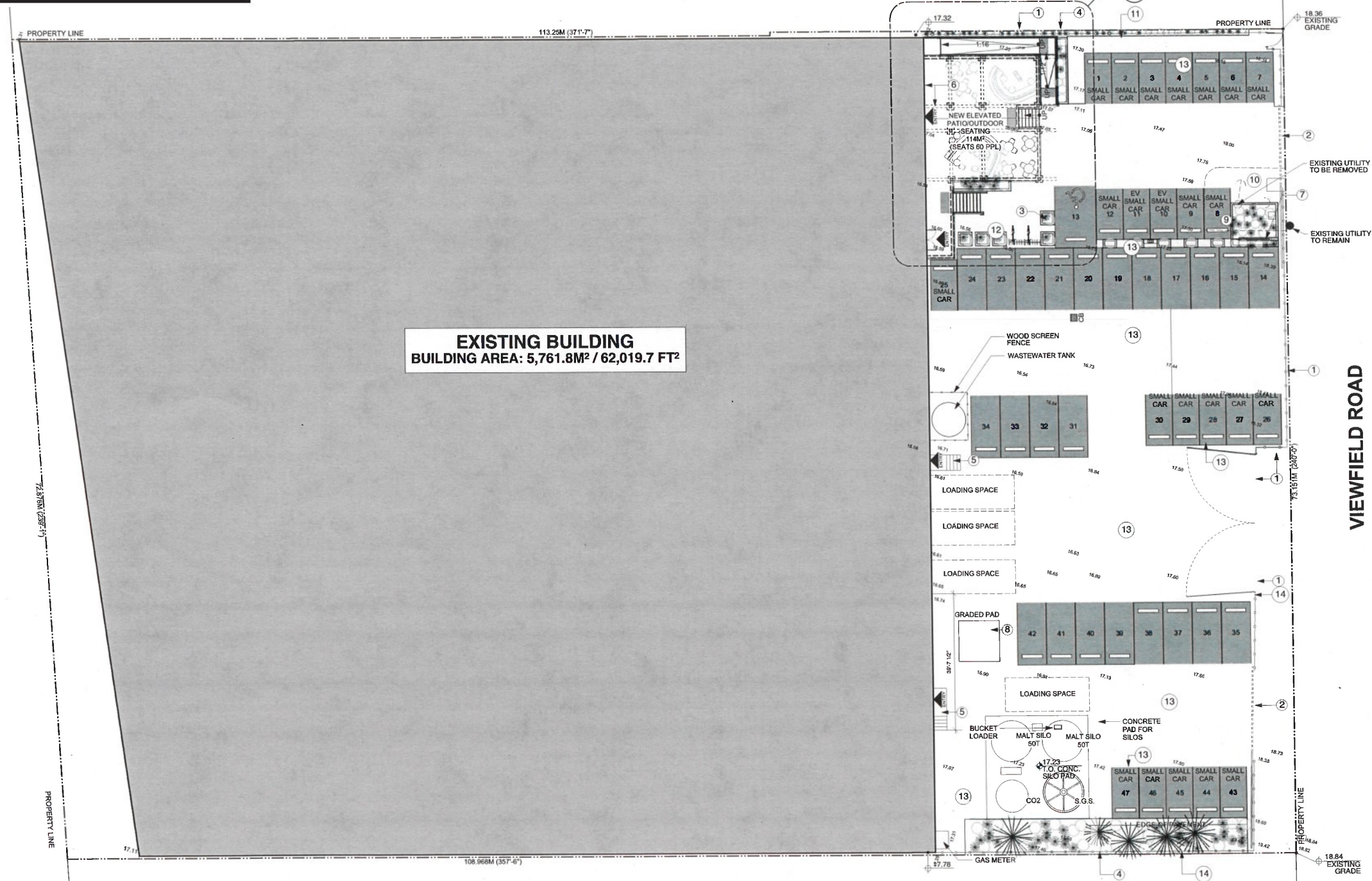
GROSS FLOOR AREA

MAIN FLOOR	5,464 MP / 58,814.0 FT <sup>2</sup>
MEZZANINE	345 MP / 3,705.7 FT <sup>2</sup>
<b>TOTAL</b>	<b>5,809.0 MP / 62,019.7 FT<sup>2</sup></b>

FLOOR AREA RATIO:  
FLOOR AREA RATIO = 0.717

HEIGHT:  
EXISTING

SETBACKS: EXISTING	FRONT	REAR	INT. SIDE	INT. SIDE
	32.01M	0.67M 6.42M	0.22M	0.54M



**EXISTING BUILDING**  
BUILDING AREA: 5,761.8M<sup>2</sup> / 62,019.7 FT<sup>2</sup>

E+N RAIL TRAIL

VIEWFIELD ROAD



1 SITE PLAN  
Scale: 1/16" = 1'-0"

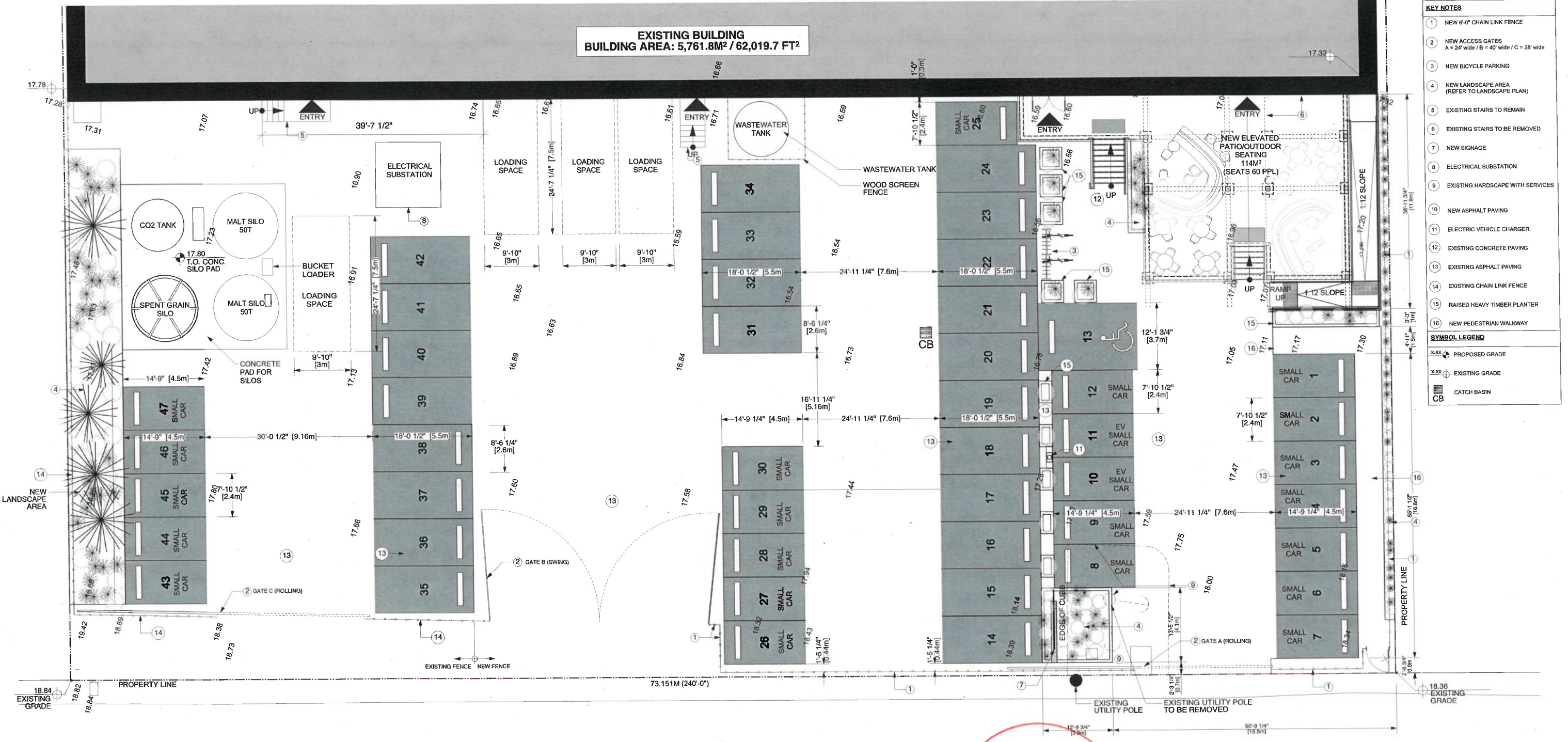
**A1.00 R1 - SITE PLAN**  
**DRIFTWOOD BREWERY RENOVATION**

836 VIEWFIELD ROAD, ESQUIMALT, B.C.  
PROJECT NO. 20038  
SCALE: 1/8" = 1'-0"  
DATE: FEBRUARY 16, 2021



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**EXISTING BUILDING**  
**BUILDING AREA: 5,761.8M<sup>2</sup> / 62,019.7 FT<sup>2</sup>**



**KEY NOTES**

- NEW 6'-0" CHAIN LINK FENCE
- NEW ACCESS GATES  
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**SYMBOL LEGEND**

- XXX PROPOSED GRADE
- XXX EXISTING GRADE
- CB CATCH BASIN

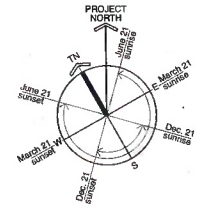
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CORPORATE OFFICER

VIEWFIELD ROAD

RECEIVED  
 FEB 17 2021  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

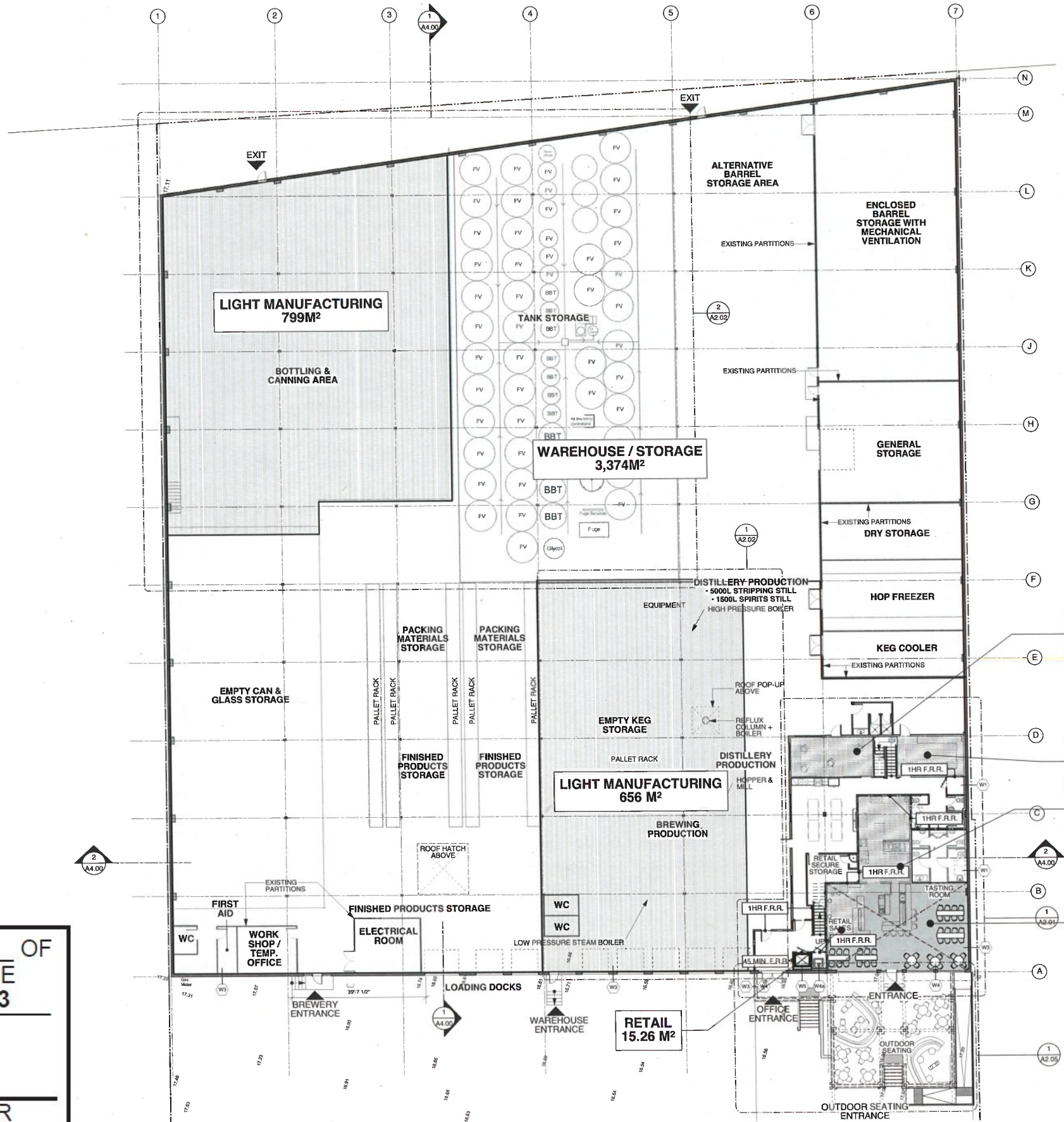


**A1.01 R1 - FRONTAGE SITE PLAN**  
**DRIFTWOOD BREWERY RENOVATION**

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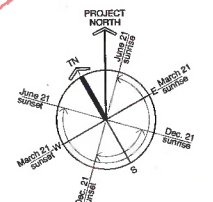
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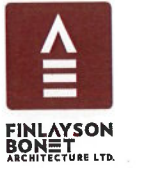
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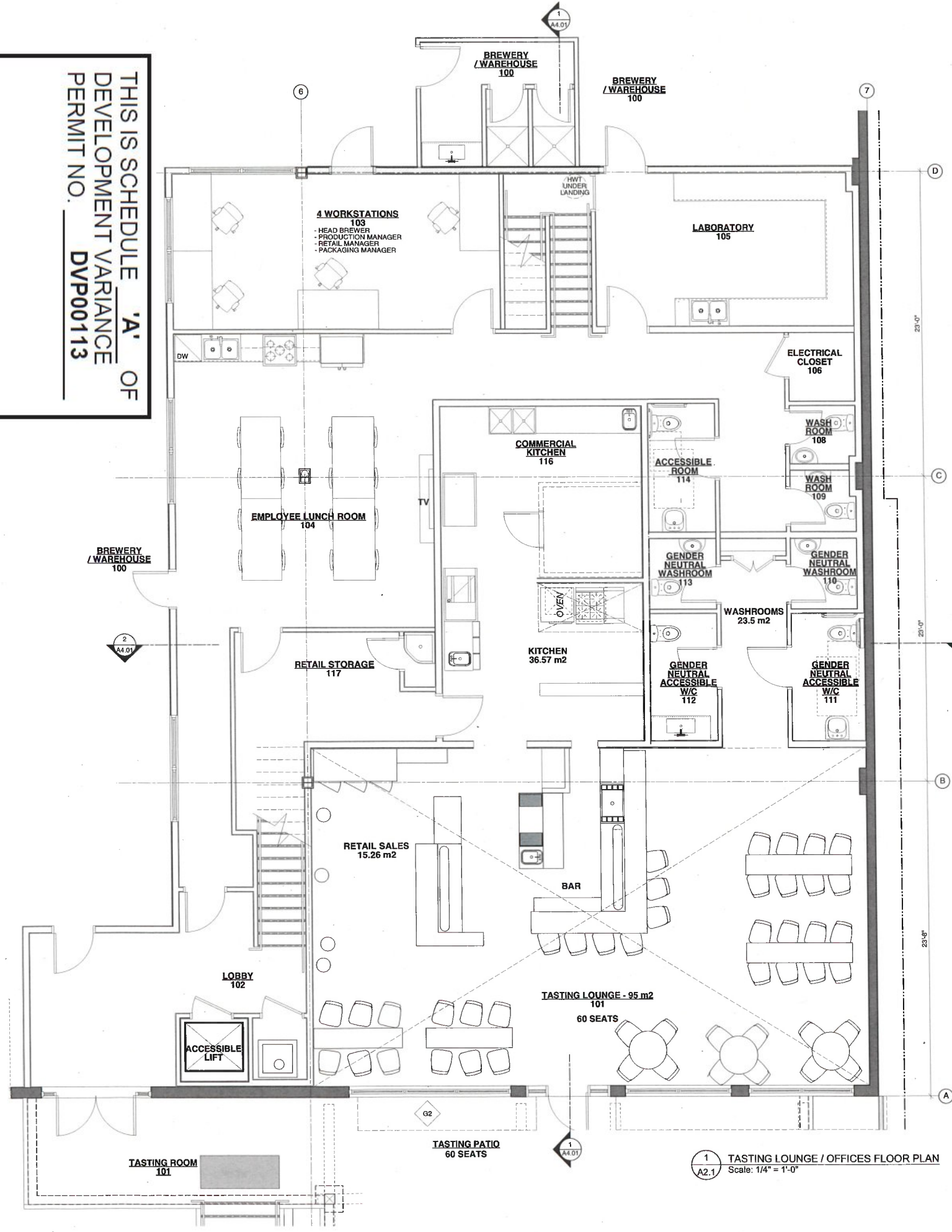


**A2.00 - BREWERY FLOOR PLAN**  
**DRIFTWOOD BREWERY RENOVATION**  
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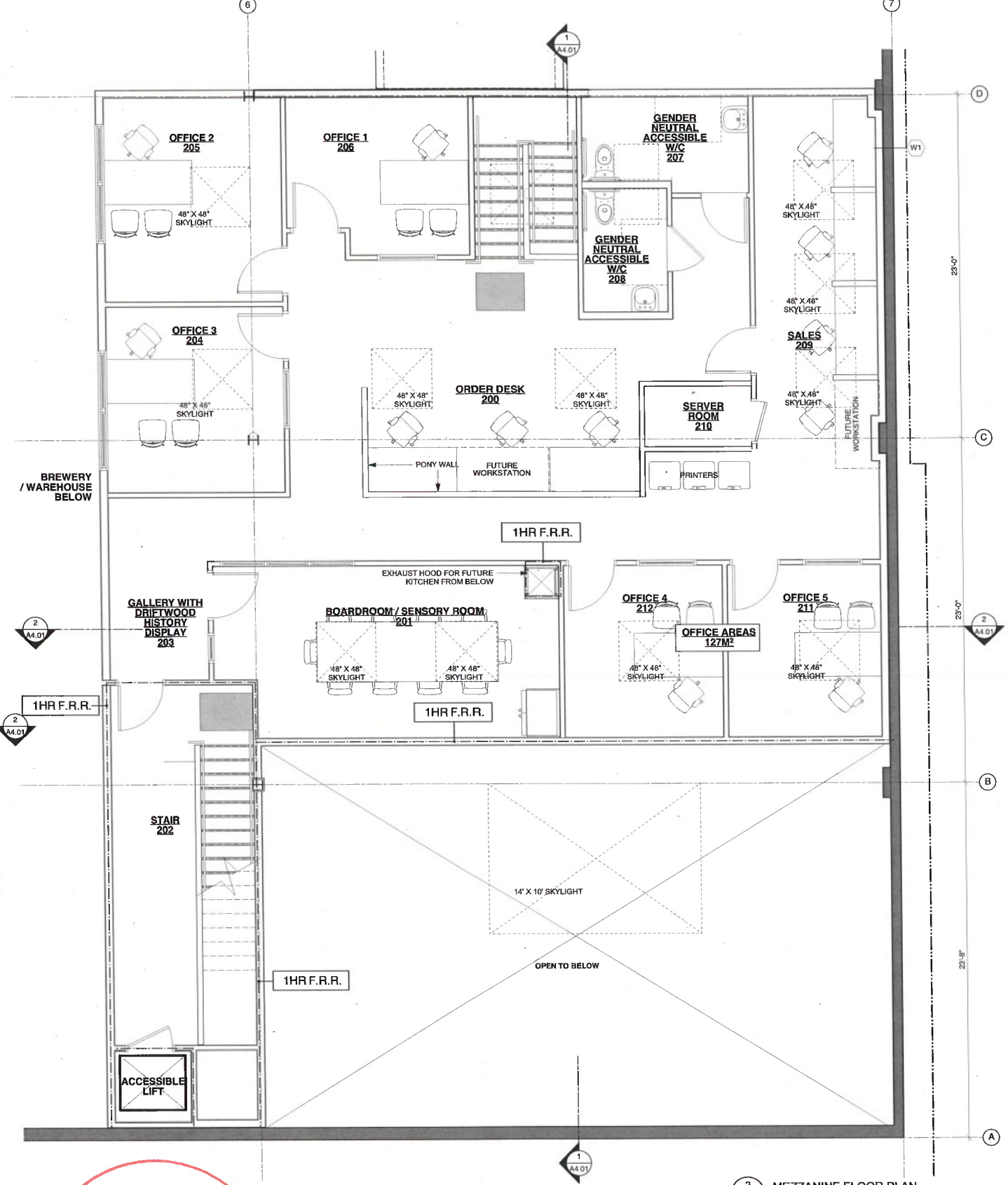


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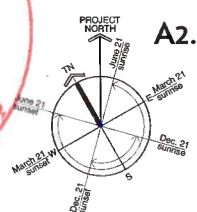


1 TASTING LOUNGE / OFFICES FLOOR PLAN  
 Scale: 1/4" = 1'-0"



2 MEZZANINE FLOOR PLAN  
 Scale: 1/4" = 1'-0"

RECEIVED  
 FEB 17 2021  
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 DEVELOPMENT SERVICES



**A2.01 - TASTING LOUNGE AND OFFICES FLOOR PLANS**  
**DRIFTWOOD BREWERY RENOVATION**

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