

TOWNSHIP OF ESQUIMALT

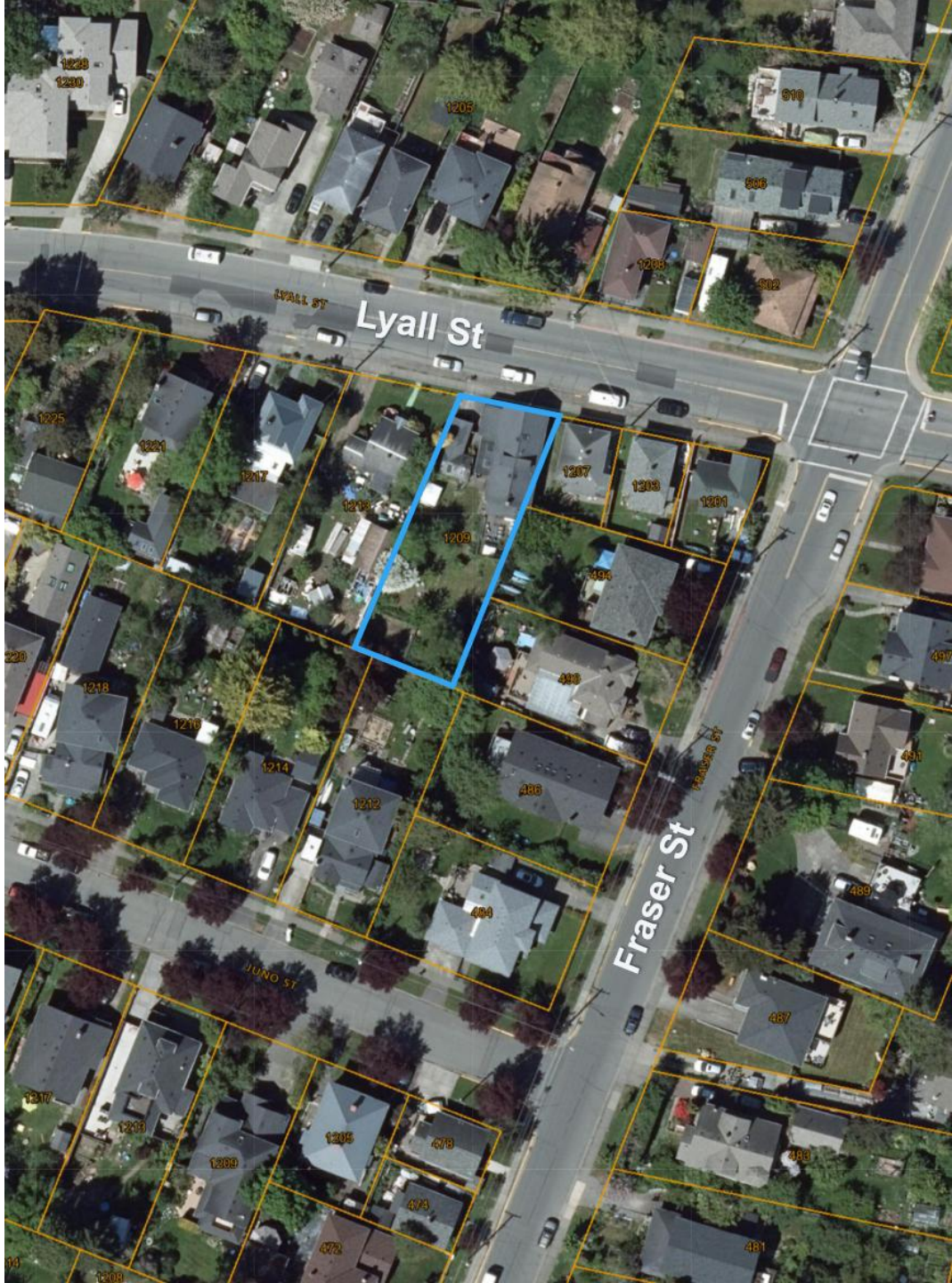
1209 Lyall St Rezoning and OCP Amendment

Purpose

OCP Amendment to permit **small-scale commercial use** in historical contexts within low-density residential areas.

Rezoning to add a **Micro Beverage Manufacturer with Liquor Lounge** use to the RS-6 Single Family DADU Residential zone for 1209 Lyall St

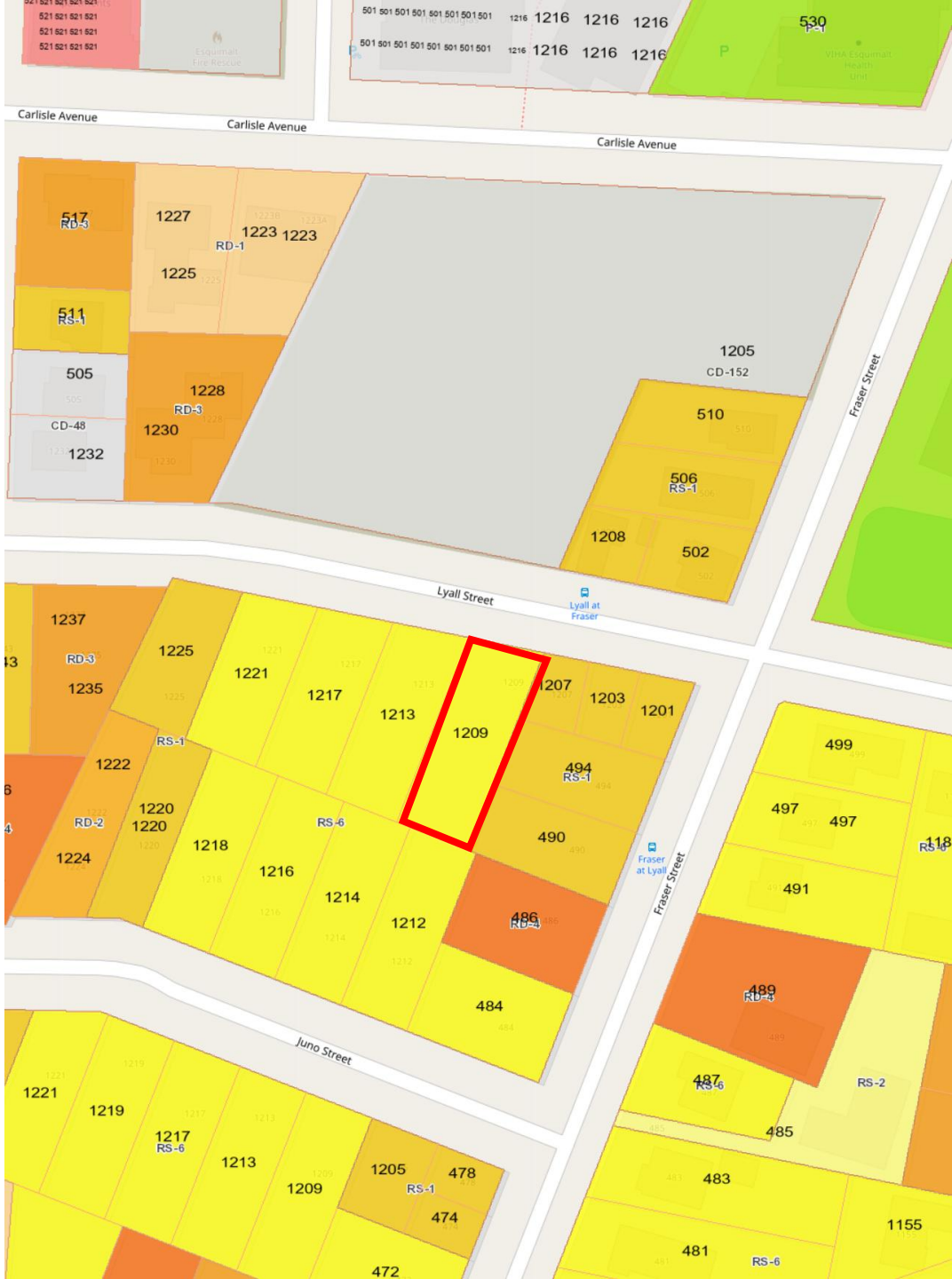
Location



OCP Context



Zoning Context



Historical Use and Heritage Value

Site has a historical commercial use

Property is listed on the Esquimalt Heritage Register



Proposal

Adds a Liquor Lounge and accessory retail to the existing Micro Beverage Manufacturer use on site

Hours of operation 11am to 8pm, 40 hours per week, maximum five days per week

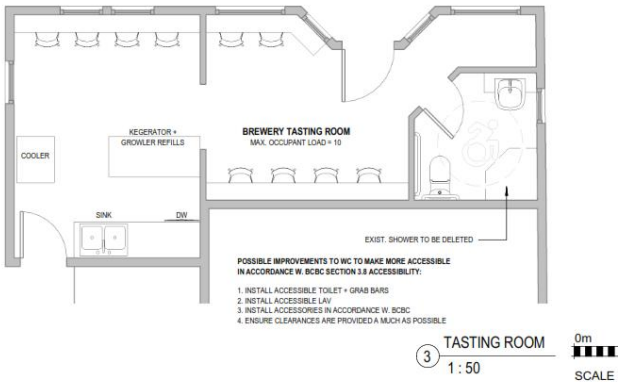
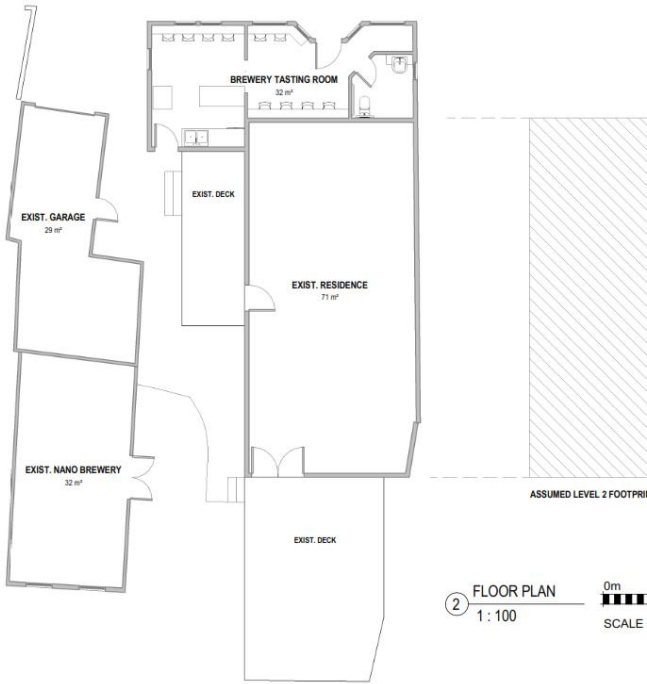
Maximum 10 persons on site at one time

No vehicle parking provided, 6 short-term bicycle spaces provided

S. 219 Covenant to be modified to permit use

Proposal

HOWL BREWING - TASTING ROOM



Next Steps

Applicant must still provide servicing capacity study for the site to ensure the use is serviceable

Public Hearing is required as the proposed use requires an OCP amendment

S. 219 Covenant modification will be required before zoning amendment bylaw can be adopted

Recommendation

That Council give first and second reading to the zoning and OCP amendment bylaws

That Council authorize the Corporate Officer to schedule a Public Hearing for the amendment bylaws