

To Whom it May Concern

Re **1209 Lyall St Rezoning Application**, Please note I have the following concerns.

Liquor Outlets

Within two blocks of 1209 Lyall St there are three Liquor outlets, Liquor Express 1153 Esquimalt Road (esquimalt plaza), Tudor House Liquor Store 533 Admirals Road and Saxe Point Public House 505 Park Place #101. There is an abundance of Liquor outlets

Parking

Parking for 1209 Lyall St is on the south side of Lyall St and is zoned Residential Parking Only. There is extremely limited parking in the 1200 block of Lyall St on either side and adding an in person tasting venue to 1209 Lyall St would complicate parking. As "residential parking only bylaw" allows residents and their guests to park adjacent to the residence this will restrict the limited parking on an ongoing basis for other residents for the sole benefit of only 1209 Lyall St

Noise

1207 Lyall St, was built in 1912 and 1209 Lyall St was built in 1908. The two residences are separated by a distance of eleven feet eight inches. There is limited insulation in the two properties and noise travels between residences. Right now there is increased noise and smell from the brewing operations that I can smell and hear in my backyard. Allowing a tasting room would increase this noise on an ongoing permanent basis. The current noise from the backyard would now expand to the front and side of 1209 Lyall St. I have lived at my residence of 1207 Lyall St for twenty six years and I am acutely aware of how sound travels around my property. Allowing this rezoning application to allow a tasting room would negatively interfere with the quiet enjoyment of my property.

Tasting Room

The application for a tasting room includes ten seats, a bathroom and "Growler Refills" as stated by the applicants architectural drawings.. The smallest growler refill I can find is 32 ounces. Noting that the applicants won't be giving away free alcohol I wonder if the applicants may plan to sell liquor. Whenever I go to a tasting venue it takes less than a minute and usually there are no seats.

Property Value



Property values such as mine being right next door may be negatively affected as the pool for buyers may be reduced as not everyone would want to live right next door to a commercial brewing operation that is open to the public in a residential area.

Yours truly

A black rectangular redaction box covering the signature of Pat Mothersill.

Pat Mothersill 1207 Lyall St Victoria BC

A black rectangular redaction box covering the contact information of Pat Mothersill.

From: Bill Brown
Sent: October-21-24 4:18 PM
To: Reanne Wusaty-Phillips
Cc: James Davison
Subject: FW: Tasting room

Hi Reanne,

Can you please put a copy of this e-mail in the Tempest file and folder for RZ000123

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: 1-250-414-7146

| [www.esquimalt.ca] <<https://www.esquimalt.ca>> This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: October-21-24 2:39 PM
To: Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: FW: Tasting room

Copy of correspondence forwarded to:
Council & CAO
Bill, Director of Development Services - For Action

Jonah Ross, (He/Him)
Corporate Services Assistant
Lekwungen Territory
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | [www.esquimalt.ca] <<https://www.esquimalt.ca/>> Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations. Nətsəmat (We are all One) həyšxʷqə.
This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended

recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From:

Sent: October-20-24 5:42 PM

To: Corporate Services <Corporate.Services@esquimalt.ca>

Subject: [Spam] Tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 472 Constance Ave. I'm just walking by the sign on Lyle saying that there will be a tasting room. I am very supportive of this. We are experiencing a lot of development in the neighbourhood the majority of which is commercial. This small mom and Pop style business is very welcome. I do not think that a small tasting room will be disruptive in anyway. I for one I'm looking forward to it.

Sent from my iPhone

October 12, 2024

To Alayna Briemon and Daniel van Netten

1209 Lyall Street

We are unable to attend your community meeting on October 21, 2024 due to travel plans.

We support the application for rezoning to include a small tasting room at Howl Brewing
1209 Lyall Street and wish you the best in your endeavour.

Pam Butterfield

[REDACTED]

Eric Stinson

[REDACTED]

TO: ESQUIMALT MUNICIPAL COUNCIL

FROM: KAREN AND RICHARD RENNIE
801 INTERVALE AVENUE

DATE: 15 NOVEMBER 2022

RE: ZONING BYLAW, 1992, NO. 2050, AMENDMENT
BYLAW, 2022, NO. 3082

1. We are resident owners of an RS-6 zoned property in Esquimalt.
2. We object to this proposed rezoning for the following reasons:
 - The new RS-6 zoning is **residential** although two families are permitted;
 - This proposal generates a physical product which must be consumed on the premises or transported to another location for sale. In any event there are deliveries of supplies, patrons (?) and traffic generated by the sale of the product to retail or wholesale sources. This is considerably different than a home business based on service where a client/patron is dealt with one-on-one;
 - If this zoning change is permitted, does this mean that RS-6 zoned properties can have 1) an owner resident; 2) a home-based business; and 3) a legal suite or DADU?
 - How do you define “secondary use” to the residential property? What are your data points? What happens if the “business” becomes successful and it evolves into “the primary use” (with expanded hours, increased traffic, noise, odour, etc.)?
 - Signage. There should be no signage allowed for home-based businesses in residential areas, regardless of the type of business (eg. brewery, day care, spa, lawyer, etc). No signage: period.
3. We are opposed to this zoning amendment for properties zoned RS-6. An incongruous and unfortunate precedent would be set, even though Council would make it clear that this amendment is “site specific”.

Karen & Richard Rennie

Todd Doherty
961 Pembroke St.
Victoria, BC, V8T 1J1

January 9 2025

Re: Rezoning & OCP amendment to allow for small brewery tasting room at 1209 Lyall St

Mayor and Council,

I very much seek out opportunities to support local small business in our communities and in this case I am writing you to express my particular interest and support for a Rezoning Application seeking allowance for a new small brewery tasting room at 1209 Lyall St., the home of an intentionally tiny nano-brewery named Howl Brewing.

Howl recently moved their operation from North Saanich to Esquimalt and have been in business successfully for 7+ years, carving out a unique and popular niche in the Greater Victoria brewing market, a market that has become renowned throughout BC, across Canada and indeed other countries around the world for the quality of the product and comradery among the brewers. Howl uses only local ingredients when available and are continually experimenting with ancient recipes and methods long forgotten by mainstream modern brewers.

Howl is ideally situated within one block of Esquimalt's major office, retail and recreation districts and is on a major bus route.

While I am not currently a resident of Esquimalt, I am a life long, [REDACTED], resident of Greater Victoria and, as such, I am aware Esquimalt has struggled in the past to gain traction at improving the image of its commercial core, with those who do not live in the immediate area. Recently that image has begun to improve and I believe the slow influx of local small businesses like Howl are a contributing and strengthening part of this community and local economy.

1209 Lyall St. has historical significance as a traditional family run retail business location dating back to 1909. The new 10 person tasting room would allow them to restore that tradition of retail operations and help secure their future with a greater presence to attract new local and non-local customers, as well as providing their current loyal customers, like me, a much needed location to come see what's new on offering.

I hope you will see fit to welcome Howl Brewing into its next phase of growth and security in Esquimalt by approving this rezoning application.

Thank you,

Todd Doherty

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-17-25 3:06 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Application

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jeremy Loveday [REDACTED]
Sent: March-16-25 12:10 PM
To: Council <Council@esquimalt.ca>
Cc: [REDACTED]
Subject: Support for Howl Brewing's Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I hope you are doing well. I am writing to express my full support for Howl Brewing's application to open a small tasting lounge on Lyall Street. Esquimalt is a wonderful place to live, and our vibrant local businesses significantly contribute to its vibrancy and charm. My family and I live just a few blocks away, and having another excellent local business within walking distance would be a delightful addition to our neighborhood.

From a land use perspective, I believe that this business will blend harmoniously with the surroundings. The building has a history of commercial use and appears to have been designed with such purposes in mind. The tasting lounge would uniquely animate this space.

Thank you sincerely for your service to our community and for considering this letter of support.

Wishing you all the best,

Jeremy Loveday

FW: Endorsement of Howl Brewing Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:48 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:33 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Endorsement of Howl Brewing Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: John S. Marczyk jr [REDACTED]
Sent: February-28-25 5:25 PM
To: Council <Council@esquimalt.ca>
Subject: Endorsement of Howl Brewing Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I gully endorse Howl Brewing and their application to open a tasting room in their new Esquimalt location.

Thank you.

John S. Marczyk

FW: Howl Brewing tasting room application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:47 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:24 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Mia Williamson [REDACTED]
Sent: February-28-25 7:47 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Esquimalt Town Council,

I'm writing in support of Howl Brewing and their application to open a tasting room in Esquimalt on Lyall Street. I live nearby and would love to see a Howl tasting room. Looking forward to hearing that the application is approved!

Regards,

Mia Williamson
485 Foster Street

FW: Tasting room

From Bill Brown <bill.brown@esquimalt.ca>

Date Tue 2025-03-04 8:47 AM

To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP

Director of Development Services

Township of Esquimalt | Development Services

Tel: 1-250-414-7146

| [\[www.esquimalt.ca\]](http://www.esquimalt.ca) <<https://www.esquimalt.ca>>

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Rohit Elias <Rohit.Elias@esquimalt.ca>

Sent: March-03-25 2:12 PM

To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>

Subject: FW: Tasting room

Copy of correspondence forwarded to:

Bill, Director of Development Services

CAO

-----Original Message-----

From: David Peach [REDACTED]

Sent: March-01-25 11:32 AM

To: Council <Council@esquimalt.ca>

Subject: Tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I fully support Dan's concept of creating a tasting room in his home which would really be a logical step when you consider the small brewing operation is already there.

David P.

Sent from my iPad

FW: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:46 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:10 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: [REDACTED]
Sent: March-01-25 12:16 PM
To: Council <Council@esquimalt.ca>
Subject: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to endorse Mr. Daniel Van Netten and Howl Brewing in their application to open a tasting room in the municipality your government serves.

I was a customer of Dan, Alayna, and Howl Brewing when their brewery and tasting room was located in North Saanich from 2018 to 2024. Dan, Alayna, and crew created a positive and vibrant community experience when they were in our neighbourhood. I especially loved how they incorporated art and history into their business, and enjoyed hearing Dan talk about how his Dutch ancestry inspired his culinary creations. I also enjoy hearing Dan talk about the early days of the [craft brewing movement in BC](#), based on his long relationship with Spinnakers Brewpub. Howl Brewing is greatly missed in Sidney / North Saanich. They are a perfect example of a local 'made in BC' craft business should be. The Township of Esquimalt would be lucky to host a business like Howl Brewing.

Sincerely,
Mr. [Bruce N. Smith](#)
Sidney, B.C.

P.S. Copies of links in text above: <https://www.britishcolumbia.ca/news-stories/b-c-craft-beer-is-pitcher-perfect/> ; <https://ca.linkedin.com/in/brucenormansmith>

FW: Howl Tasting room

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:45 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to you Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:08 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Tasting room

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Bill DEXTER [REDACTED]
Sent: March-01-25 1:54 PM

To: Council <Council@esquimalt.ca>

Subject: Howl Tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great idea. We can walk there!
Cheers Bill and Barbara

FW: Tasting Room Application by Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:42 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council staff report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:58 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Tasting Room Application by Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Paul McGroarty [REDACTED]
Sent: March-02-25 12:04 PM

To: Council <Council@esquimalt.ca>

Subject: Tasting Room Application by Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the application for a taproom by Howl Brewing, a great but small Craft brewery in Esquimalt. I am familiar with Dan and Howl Brewing though many con-sessions at many events in Esquimalt and in the Victoria area, where they have served their beers as well as having a tap at the Eagles Club in Esquimalt where I have volunteered as bartender for more than five years. Please allow Howl Brewing to operate a taproom wherever it can be located. Thank you.
Paul McGroarty [REDACTED]

FW: Howl Brewing Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:41 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:56 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: John Rowling [REDACTED]
Sent: March-02-25 12:40 PM

To: Council <Council@esquimalt.ca>

Subject: Howl Brewing Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the members of Esquimalt Council:

I strongly recommend that you grant Danny Van Netten and Howl Brewing their application for a tasting room at their Esquimalt location. This brewery is renowned through the Victoria area for innovation in brewing and the recent move to Esquimalt is a feather in the cap of your community. The tasting room at their previous location was rather remote and the new location brings them much closer to their loyal customers.

Signed John Rowling

Former Director of the Great Canadian Beer Festival

Please note my new address:



FW: Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:40 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council staff report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:49 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: [REDACTED]
Sent: March-03-25 9:00 AM

To: Council <Council@esquimalt.ca>

Subject: Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan & Howl are an outstanding local & community focused business.

Please allow him to operate a small tasting & growler fill on his property.

Thank you,

Nathan Nott
727 Pine St, Victoria, BC V9A 2Z9

FW: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

From Bill Brown <bill.brown@esquimalt.ca>
Date Wed 2025-02-26 2:30 PM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to the staff report that introduces the bylaw to Council.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-26-25 1:25 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Renske van der Linden [REDACTED]
Sent: February-25-25 2:59 PM
To: Council <Council@esquimalt.ca>
Subject: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing to express my support for the application for a rezoning to allow for a small Tasting Room at Howl Brewing (1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701).

Howl Brewing has always been a place of community as much as it has been a place for the responsible enjoyment of an adult beverage.

I am very excited about the prospect of this business, run by an outstanding local community member, bringing both a community hub and a place for enjoying a fun beer to Esquimalt.

I fully endorse this development and I hope to see more initiatives happening throughout Esquimalt, increasing the vibrancy and sense of community of this lovely Township.

Thank you and warm regards,
Renske van der Linden

FW: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

From Bill Brown <bill.brown@esquimalt.ca>
Date Wed 2025-02-26 1:22 PM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please attach to the staff report that brings the bylaw to Council.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-26-25 1:20 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

Copy of Correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: David Mitchell [REDACTED]
Sent: February-25-25 4:58 PM

To: Council <Council@esquimalt.ca>


Subject: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Esquimalt Council,

I am Esquitmaltonian. I am writing to give my support for the OCP amendment for Howl Brewing's tasting lounge.

I started to write a longer message but I am not eloquent enough to get a long winded message off, so this is it.

Thank you for your time,
David Mitchell
823 MacLeod Ave


FW: Tasting Room Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-11 3:59 PM
To James Davison <James.Davison@esquimalt.ca>

For your next staff report

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-11-25 2:58 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Tasting Room Application

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Judy Morton [REDACTED]
Sent: March-10-25 8:53 PM
To: Council <Council@esquimalt.ca>
Subject: Tasting Room Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a long-term resident of Esquimalt and support the application of Howl Brewery for a tasting room. I have been a member of the craft beer group for 20+ years and have always found them to be responsible. Craft beer is now an especially good product to promote as a Canadian product.

Now that I am in an Esquimalt [REDACTED] home, I would appreciate one more place that I could attend within walking distance. I see no reason to deny the application.

Judith Morton

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-15-25 2:11 PM
To: Bill Brown; Dan Horan
Subject: FW: [Spam] Re: Support for Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Kris Samuel: [REDACTED]
Sent: January-14-25 12:28 PM
To: Council <Council@esquimalt.ca>
Subject: [Spam] Re: Support for Howl Brewing tasting room application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Township of Esquimalt Council,

I'd like to voice my support for the Howl Brewing tasting room application. As an Esquimalt home owner/resident within 4 blocks or so of the proposed location (1209 Lyall St), my view is the tasting room will only add to the vibrancy of our community.

Thanks for taking the time to read my email.

Kris Samuels - 657 Grenville Ave
We still keep our time by the turn of the tide...

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:38 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Lounge application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Helen Edley [REDACTED]
Sent: January-11-25 2:52 PM
To: Council <Council@esquimalt.ca>; Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Lounge application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council

Township of Esquimalt

1229 Esquimalt Road

Esquimalt, BC V9A 3P1

Dear Mayor and Council,

I am writing to express my support for Howl Brewing's application to open a tasting room at their Esquimalt location.

As a member of the Esquimalt community, I believe this addition will further enhance our neighbourhood's reputation as a vibrant hub for craft brewing and elevate Esquimalt's position as a microbrewery destination.

Esquimalt is already home to an impressive collection of microbreweries, and Howl Brewing's tasting room would add value to this growing community. Tasting rooms not only create opportunities for residents and visitors to connect over locally crafted beverages, but they also contribute positively to the local economy by attracting tourism, supporting employment, and fostering collaboration between local businesses.

I urge Mayor and Council to support this exciting venture, which promises to bring both economic and social benefits to Esquimalt. Thank you for considering this letter of support, and please do not hesitate to contact me if I can provide further input.

Sincerely,

Helen Edley

Resident: 1243 Colville Rd, Victoria, BC V9A 4R2

Business: The Sharkz Store

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-08-25 1:25 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Room - 100!

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Dee-Ann Lemire [REDACTED]
Sent: January-07-25 2:54 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Room - 100!

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,
Esquimalt is really a great community filled with lots of variety and exciting activities and events.
Howl Tasting Room will be a perfect addition!
Pls consider this in favour of this endeavor by a cherished local small business.

Cheers!
Dee-Ann and Michael Lemire
Esquimalt Residents.

Sent from [Outlook for Android](#)

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:35 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Stan Vuksic [REDACTED]
Sent: January-10-25 8:32 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Esquimalt Council,

My name is Stan Vuksic; my wife Chris and I moved to Esquimalt this summer after many years living in North Saanich, where we met Dan and Alayna when Howl opened in 2018.

At first I enjoyed their many historic brews and soon after provided them with some produce (from our market garden) which Dan used in seasonal beers. I admired his creativity and willingness to experiment & his dedication to connecting with local producers; we growers also appreciate that brewing is one more way of preserving less-than-perfect produce!

I have continued to enjoy Howl's beers, however I miss the tasting/growler fill experience since the move. I'm an avid cyclist and both I and many friends would make Howl a stop on longer rides. I also made it a point to bring any out-of-town visitors by to both enjoy the beer, and talk to the brewer.

I urge you to support the van Netten's application for a tasting room. Even with limited hours it would give those of us living nearby another walking-distance option, and those in-the-know beer lovers a chance to keep connecting.

Thanks for reading this. I'm available to chat via cell at [REDACTED] if any of you would like to do so.

Kindest regards,
Stan Vuksic
445 Head St FH 20

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-07-25 1:20 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Room Proposal - 1209 Lya I St.

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Kirsten Brazier [REDACTED]
Sent: January-06-25 5:24 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Room Proposal - 1209 Lyall St.

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We are writing today to support the Howl Brewing application at 1209 Lyall St. to rezone their property and add a tasting room to their business.

We are well acquainted with both Dan and Alayna and their business. They are fantastic entrepreneurs who are dedicated to their craft and have a strong connection to our community. Howl offers a unique viewpoint on the local craft beer industry and their property would be an amazing location for a small tasting room. It would be wonderful to see this historical storefront returned to its former iteration as a commercial space.

Dan and Alayna have deep roots in our community. I (Kirsten) vend alongside them at the Esquimalt Farmers Market and can attest to their connection with many residents of Esquimalt and their support of fellow local businesses. Howl is an integral part of the handmade markets that we host in Vic West. As a fellow business owner in Esquimalt, I have seen firsthand their love of our community, genuine interest in connecting with residents, and their support of community-based initiatives.

We fully support the proposal by Howl Brewing to rezone their property to add a tasting room to their existing brewery.

Sincerely,
Dan and Kirsten Brazier
363 Lampson St.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-08-25 1:31 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting room support

Copy of Correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Brian Burger [REDACTED]
Sent: January-07-25 3:05 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room support

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just a quick note to say I'm fully in favour of Howl Brewing's plans for a tasting room at their new brewery facility on Lyall, and I hope council decides in favour of the rezoning needed. I'm not sure if they're pursuing retail sales of their product at the same time as the tasting room, but that is also a logical step for them that also deserves support.

Howl are one of our great local microbreweries and having them move to Esquimalt from their previous North Saanich location is a great opportunity for us.

Thank you,
Brian Burger
102-924 Esquimalt Rd

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-03-25 1:33 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl brewing tasting room.

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Ian Cudmore [REDACTED]
Sent: January-31-25 8:07 PM
To: Council <Council@esquimalt.ca>
Subject: Howl brewing tasting room.

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,
I saw recently that Howl Brewing was applying to open a tasting room on Iyal St.

I just wanted to let you guys know that I hope it gets approved and lend my support. Esquimalt needs more things like this. Let's keep people from drinking and drinking by having close to home options.

Ian Cudmore
Resident

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-09-25 2:04 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Gerry Hieter [REDACTED]
Sent: January-09-25 10:11 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I would wholeheartedly like to endorse the proposal to have a tasting area on the premise of Howl Brewing, located on Lyall Street.

As a long time member of the Craft brewing industry (co-founder of Lighthouse Brewing in Esquimalt) I can attest to the benefits of having small breweries such as Howl located in a community. Howl also strikes me as the type of brewery that doesn't aspire to having an overly large operation. My sense is that they will be content to stay a small, and vibrant part of the Esquimalt experience.

Thanks for listening!
Gerry Hieter

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-07-25 1:15 PM
To: Terése Finegan; Bill Brown; Dan Horan
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Terese, Manager of Ec Dev
Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Marie Fidoe [REDACTED]
Sent: January-06-25 2:41 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have not read the application from Howl Brewing for their tasting room... but nevertheless... please approve it!!

It is wonderful to have amenities like this within our walkable community. And let's support a home grown small business!

Marie Fidoe
1185 Old Esquimalt Road

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:37 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Donna Warenko [REDACTED]
Sent: January-11-25 8:43 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Esquimalt Council,
I would like to throw my support behind the Howl Brewing tasting house on Lyall Street.
Thanks so much.

Donna Warenko
<http://www.trail lady.com>
email: [REDACTED]
telephone: [REDACTED]

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-20-25 1:37 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Joe Wiebe [REDACTED]
Sent: January-20-25 11:40 AM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor & Council,

I am writing to show support for Howl Brewing's rezoning application and community plan amendment request for their property on Lyall Street.

As the author of BC's definitive craft beer guide and a co-founder of Victoria Beer Week and the BC Ale Trail, I follow the craft beer community closely. I have been a fan of Howl Brewing since it opened. As such, I am very excited about their plans on Lyall Street.

I have often promoted Howl Brewing as an ideal example of how an experimental nanobrewery can succeed and fill a unique niche in BC's craft beer community. Brewer Dan Van Netten works closely with local producers to source ingredients and often recreates unusual historic (and sometimes extinct) recipes. When I visited the original location by the airport I often overheard customers talking about how interesting his beers are; they were excited by the stories he told about the unusual ingredients or origin stories. Howl really acts as a community hub in this way so the idea of opening a small tasting room in the unique space they have (what used to be a corner store I believe) is perfect.

Esquimalt has a good, small brewing community with a long history — Lighthouse and Driftwood located within its borders. Adding Howl would be a big win for sure.

Cheers,

Joe Wiebe (he/him)

not written by ChatGPT

mobile:

<https://linktr.ee/joewiebe>

Author of: *Craft Beer Revolution: The Insider's Guide to BC Breweries*

Co Founder: [Victoria Beer Week](#) & [BC Ale Trail](#)

@ThirstyWriter ([twitter](#) & [instagram](#))

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-06-25 1:57 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Tasting Room Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Graham Tranter [REDACTED]
Sent: March-05-25 6:08 PM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing's Tasting Room Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I'm writing to express my strong support for Howl Brewing's application to open a tasting room in Esquimalt. From their location near Sidney, I have enjoyed a wide variety of their small-batch, locally inspired beers, made using almost exclusively locally sourced ingredients.

I've enjoyed visiting their past location and hearing the background to the different beers they have made, and the rich history they have explored to make craft beer following recipes and brewing traditions that date back centuries, a glad departure from the usually tasteless big business producers.

Howl Brewing has a well-earned reputation for creativity, quality and community involvement. A tasting room in Esquimalt would give residents and visitors a space to enjoy Howl's excellent creations and at the same time contribute positively to the local economy and small business scene in their continued use of locally sourced materials..

I hope you'll support their application and allow this great local business to continue thriving in its new home.

Regards,

Graham Tranter (CISA, CIA/CCSA/CRMA, CFE, PMP, ITIL V2) Retired/Inactive

Apt 921, 440 Simcoe Street,
Victoria, BC, V8V 1L3, Canada



From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-06-25 1:59 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Tasting Room Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jeff Legault [REDACTED]
Sent: March-05-25 4:00 PM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing's Tasting Room Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I'm writing to express my strong support for Howl Brewing's application to open a tasting room in Esquimalt. As a longtime fan of their small-batch, locally inspired beers, I've enjoyed visiting their previous location and appreciate their commitment to craft brewing and community engagement.

Howl Brewing has built a well-earned reputation for quality and creativity, offering a unique experience that highlights local ingredients and brewing traditions. A tasting room in Esquimalt would not only give residents and visitors a welcoming space to enjoy their brews but also contribute positively to the local economy and small business scene.

I hope you'll support their application and allow this great local business to continue thriving in its new home.

Thanks!

Best regards,

Jeff Legault

From: Victoria McKean <Victoria.McKean@esquimalt.ca>
Sent: April-22-25 1:08 PM
To: Bill Brown
Subject: FW: Proposal for a Tasting Room at 1209 Lyall Street, Esquimalt

Copy of correspondence sent to:
• Bill Brown

From: Robert Nikelski [REDACTED]
Sent: April-18-25 7:34 PM
To: Council <Council@esquimalt.ca>
Subject: Proposal for a Tasting Room at 1209 Lyall Street, Esquimalt

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings. I am writing to you in support of a proposal by the owners of 1209 Lyall Street to open a craft beer tasting room at that address. I live in the neighborhood at 452 Foster Street and in my view a tasting room would be a welcome addition to the local community and I applaud the entrepreneurial spirit of the proponents. I am also grateful for the opportunity to support local business. It is my hope that council will see fit to approve this proposal for the benefit of the community,

Thanks for your consideration.

Sincerely
Bob Nikelski

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-07-25 2:52 PM
To: James Davison
Subject: FW: Howl Brewing - Tasting Room

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: April-07-25 2:51 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Deb Hopkins <Deb.Hopkins@esquimalt.ca>; Victoria McKean <Victoria.McKean@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing - Tasting Room

Copy of correspondence forwarded to:
Bill, Director of Development Services
Deb, Corporate Officer - Late Item, April 7
Victoria, Committee Clerk - Late Item, April 7
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: Benji Coey [REDACTED]
Sent: April-04-25 10:29 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing - Tasting Room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I would like to give my support to the team at Howl Brewing and their plans to build a tasting room at their brewery in Esquimalt.

I have been a license holder and restaurant venue in Victoria (Northern Quarter and Fort Cafe) over the last 18 years and have always had professional and considerate interactions with Dan Van Netten and his brewery team.

Dan is a true artist in his work and vision, he is a caring and passionate member of the community and is held in high regard by a wide reaching demographic. Many years as barman at Spinnakers brewpub have established him as a trusted face and person whom others connect with quality product, excellent hospitality and generous nature.

I believe it would be wonderful for Esquimalt to have Howl Brewing open a tasting room in the neighbour and would help the area reconnect with its industrious and cottage industry roots.

Sincerely,

Benji Coey

A solid black rectangular box used to redact the signature of Benji Coey.

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-07-25 2:52 PM
To: James Davison
Subject: FW: Howl Brewing in Esquimalt

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: April-07-25 2:51 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Deb Hopkins <Deb.Hopkins@esquimalt.ca>; Victoria McKean <Victoria.McKean@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing in Esquimalt

Copy of correspondence forwarded to:
Bill, Director of Development Services
Deb, Corporate Officer - Late Item, April 7
Victoria, Committee Clerk - Late Item, April 7
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: Dinah Johnston [REDACTED]
Sent: April-05-25 8:31 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing in Esquimalt

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mayor and Council,

I'm writing to you to support the expansion of Howl Brewing in Esquimalt. I originally met Dan while farming in North Saanich and taking lunch breaks at the Fickle Fig. I eventually sold some produce to Dan for some of his seasonal beers and enjoyed the friendly and supportive atmosphere of Howl Brewing. My partner lives on Admirals Rd. and I am excited about the prospect of their expansion in this area.

Having Howl Brewing in Esquimalt would be a great addition to the neighbourhood. This community-minded small local business supports local farmers in the region and it would enhance opportunities for people to connect in a warm and welcoming space.

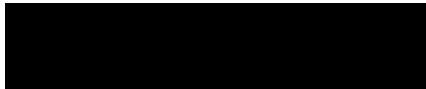
It is always important to support local businesses but now, more than ever, we need the districts and municipalities to make it a priority to support the expansion and success of local people and businesses in our region.

I look forward to stopping there on our evening walks in the near future! Thank you for your consideration.

Warmly,

--

Dinah Johnston (she/her)



From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-07-25 2:54 PM
To: James Davison
Subject: FW: Howl Brewing Tasting Room application, 1209 Lyall St

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: April-07-25 2:52 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Deb Hopkins <Deb.Hopkins@esquimalt.ca>; Victoria McKean <Victoria.McKean@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing Tasting Room application, 1209 Lyall St

Copy of correspondence forwarded to:
Bill, Director of Development Services
Deb, Corporate Officer - Late Item, April 7
Victoria, Committee Clerk - Late Item, April 7
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: Phillips, Noëlle [REDACTED]
Sent: April-04-25 3:22 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Room application, 1209 Lyall St

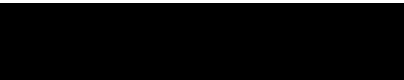
CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Esquimalt Council,

I am writing in support of the application for tasting lounge license for Howl Brewing at 1209 Lyal Street in Esquimalt. As a writer for the BC Ale Trail blog and *The Growler* craft beer magazine, I can attest to the importance of Howl Brewing in the greater Victoria community and in the landscape of BC craft beer as a whole. I can think of no other breweries that are as local, as adventurous, and as well-loved as Howl. I was excited to hear about their relocation to this historic area of Esquimalt, which was once home to some of Victoria's earliest 19th century breweries. Continuing on that legacy, Howl brews small batches using locally-sourced ingredients. I imagine their tasting room will swiftly become a beloved feature of the community, much as like the Spinnakers Brewpub is. I heartily support their application and I hope Council will as well - for the benefit of the whole community.

Sincerely,
Noelle Phillips

Noëlle Phillips, Ph.D.
Department of English
Douglas College
700 Royal Ave, New Westminster B.C



Books:

[*Brewmasters and Brewery Creek: A History of Craft Beer in Vancouver, Then and Now*](#)
[*Craft Beer Culture and Modern Medievalism: Brewing Dissent*](#)
[*Beer and Brewing in Medieval Culture and Contemporary Medievalism*](#)

This document is marked INTERNAL - Sensitive. (May be shared with authorized external parties.)

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: March-31-25 1:15 PM
To: James Davison
Subject: FW: Howl Brewing

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-31-25 1:10 PM
To: Victoria McKean <Victoria.McKean@esquimalt.ca>; Deb Hopkins <Deb.Hopkins@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:
Victoria, Committee Coordinator - For Apr 7 Agenda Late Item
Deb Hopkins, Corporate Officer - For Apr 7 Agenda Late Item
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: darren mcgrath [REDACTED]
Sent: March-29-25 3:29 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I am writing this letter to proudly support Howl Brewing and owner Dan Van Netten.

Dan has done an exemplary job of developing a strong culture within both the regional brewing industry and the local community at large.

Howl Brewing is a hyper-local, small-batch and farm-to-glass experience. Having developed strong connections with island farmers, Dan has crafted a unique palette of beers and ales that leverage seasonal fruits, herbs and even veggies - giving voice to ancient styles and traditional brewing practices.

In keeping with his time-honoured approach, Dan relocated Howl Brewing to what was a 1909 community storefront located in the heart of Esquimalt. Utilizing the same building envelope, Howl Brewing plans to establish a small tasting room. I believe this to be a uniquely positive opportunity for the area and an excellent next step forward for Howl Brewing.

This is another small gem on Vancouver Island that speaks directly to the hard work and determination of various business sectors; farming, travel, food/beverage tourism, working together to create a showcase of tasty B.C. products.

Regards,

Darren McGrath

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-07-25 2:53 PM
To: James Davison
Subject: FW: In Support of Tasting Room - Howl Brewing

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: April-07-25 2:52 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Deb Hopkins <Deb.Hopkins@esquimalt.ca>; Victoria McKean <Victoria.McKean@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: In Support of Tasting Room - Howl Brewing

Copy of correspondence forwarded to:
Bill, Director of Development Services
Deb, Corporate Officer - Late Item, April 7
Victoria, Committee Clerk - Late Item, April 7
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: Alex Lausanne [REDACTED]
Sent: April-06-25 8:05 PM
To: Council <Council@esquimalt.ca>
Subject: In Support of Tasting Room - Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Esquimalt Council,

I'm writing to share my support of a tasting room on Lyall Street that is proposed by Howl Brewing. It has been amazing to see more local businesses pop up this past year such as the Saxe Point Pub and Janevca. The addition of a tasting room is another fantastic idea and would be a draw from Esquimalt residents as well as those in the greater Victoria area. It is impressive to have a small local brewery form in Esquimalt and I've enjoyed their products at the farmers market. They offer a unique flavour of beer that sets them apart from other breweries, and I hop they continue to thrive. It would be a great opportunity to showcase their products further and form another community hub and highlight spot through the addition of a tasting room.

Thank you! And keep up the great work making Esquimalt a wonderful place we all are proud to call home.

Alex Lausanne

From: Bill Brown <bill.brown@esquimalt.ca>
Sent: April-09-25 1:42 PM
To: James Davison
Subject: FW: Support for Tasting Room 1209 Lyall Street

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: April-09-25 12:42 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Support for Tasting Room 1209 Lyall Street

Copy of correspondence forwarded to:
CAO
Bill, Director of Development Services

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e mail from your system. Please consider the environment before printing this email.

From: Larissa Bron [REDACTED]
Sent: April-08-25 12:59 PM
To: Council <Council@esquimalt.ca>
Cc: Kam Sherman [REDACTED]
Subject: Support for Tasting Room 1209 Lyall Street

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello council,

I am writing on behalf of my husband, Kameron, and myself to express sincere excitement at the opportunity for a Howl Brewing tasting room at 1209 Lyall Street.

Over the past few years, we have made the trip regularly up to North Saanich to enjoy the great company and delicious beer at the old Mills Road location. Daniel and Alayna put a lot of work into fostering deep community friendships and partnerships on the upper peninsula, resulting in a lovely environment to sit and enjoy the day with the community. There's an ever-shortening list of welcoming places on the south island, and the loss of the Mills Road brewery was a huge hit.

We hope that you will consider approving the 1209 Lyall Street tasting room.

Best,
Larissa Bron

From: Council Correspondence <council.correspondence@esquimalt.ca>
Sent: March-26-25 12:33 PM
To: Victoria McKean; Deb Hopkins; Bill Brown; Dan Horan
Subject: FW: Proposed tasting room

Copy of Correspondence forwarded to:

Victoria, Committee Coordinator – Late Item (Apr 7 Agenda)
Deb, Corporate Officer – Late Item (Apr 7 Agenda)
Bill, Director of Development Services
CAO

Deb Hopkins, (She/Her)

Director of Corporate Services

Lekwungen Territory

Township of Esquimalt | Corporate Services

Tel: 250-414-7135 | www.esquimalt.ca

**Honoured & privileged to work on the ləkʷəŋən traditional territory
and respectfully acknowledge the people of the Songhees Nation and
Kosapsum Nation. Nətsəmat (We are all One) həyšxʷqə.**



This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

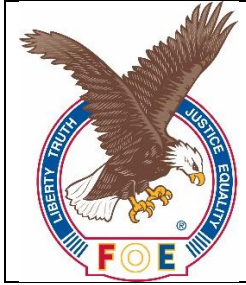
From: Phillip Dumala [REDACTED]
Sent: March-26-25 10:39 AM
To: Council <Council@esquimalt.ca>
Subject: Proposed tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, I am writing a quick letter in support to a proposed tasting room for Howl Brewing. I believe this is a good idea to incorporate a small tasting room to the current brewery, this will increase tourism to the area and to other small local businesses. The current sight use to be a small store from 1909-1975 so should not impact the area badly with new foot traffic. I have been told that the tasting room would just be a small room where you can talk to the brewer (Dan) and have a quick sample.

If you would like some more information from me feel free to reach out.

Phillip Dumala
[REDACTED]



Fraternal Order of Eagles
Victoria Aerie and Auxiliary #12
891 Esquimalt Road, Victoria B.C. V9A 3M5

Fraternal Order of Eagles #12 and Ladies Auxiliary #12
Supports the Tasting Room Application for 1209 Lyall Street

To the Mayor and Council of the Township of Esquimalt:

This letter is an endorsement from the 300 plus members of the Fraternal Order of Eagles Aerie #12 and Ladies Auxiliary #12 for the application of and future opening of a proposed tasting room from Dan Van Netten and Howl Brewing to be located at 1209 Lyall Street.

The Fraternal Order of Eagles #12 and Ladies Auxiliary #12 has been located at our current location at 891 Esquimalt Road since 1987, with our club's roots dating back in the Victoria area since receiving our Aerie Charter in 1899.

Our organization's motto is "People helping People" with our active membership contribution to local, provincial, national and international causes in excess of \$35,000 in our club's last fiscal year. Unfortunately, charities and causes needs continue to grow and our organization is eager to assist in any way we can.

In keeping with our organization's motto; "People helping People", we as a group wish to support and endorse Dan Van Netten and Howl Brewing's application before Esquimalt Council for a tasting room at 1209 Lyall Street, Esquimalt, BC, Canada V9A5G8

The Fraternal Order of Eagles, as a business partner using Howl Brewing's product in our Licensed Lounge, supports Howl Brewing's vision to provide our community with quality locally produced beverages in a local facility that allows tasting opportunities for neighbours and the community at their facility at 1209 Lyall Street.

If council has any question regarding our organization's endorsement, please feel free to contact us directly. Inquiries should be directed to the Fraternal Order of Eagles through our treasurer Ray Hawksworth at [REDACTED] or by email [REDACTED]

Thank you for your consideration to this matter.

Rob Mangelsdorf
1339 Finlayson St.
Victoria BC

March 26, 2025

Esquimalt Mayor and Council
Mayor Barbara Desjardins
Coun. Ken Armour
Coun. Andrea Boardman
Coun. Duncan Cavens
Coun. Jacob Helliwell
Coun. Tim Morrison

Dear Mayor Desjardins and Esquimalt Council,

My name is Rob Mangelsdorf, I am a government employee, craft beer journalist, and a big fan of awesome things happening in Esquimalt. Thank you in advance for taking the time to read my letter.

I'm writing to you today in support of Dan Van Netten and Alayna Briemon's application to council to open a tasting room at their brewery at 1209 Lyall Street, and am asking you to support it, too.

While I am a Victoria resident, much of my time is spent in Esquimalt, whether its spent shopping, using the city's recreational facilities, visiting family, attending Remembrance Day services at Memorial Park, working at Esquimalt RibFest (which my family help establish), or supporting the local craft breweries that call Esquimalt home.

I believe that Dan and Alayna's proposed tasting room for Howl Brewing will positively impact the downtown Esquimalt community and its culture, will positively support local businesses, and will help protect a valued piece of Esquimalt history.

For those that don't know Dan and Alayna, the couple has lived in Esquimalt at 1209 Lyall Street for nearly 15 years. You may have run into them at the Esquimalt Farmer's Market, or

at RibFest, or at CFB Esquimalt's Ready Ale Ready beer festival. Maybe you've had their beer on tap at the Fraternal Order of Eagles or Brown's Social House.

Dan and Alayna have a long track record of being good neighbours and working with local businesses and initiatives like LifeCycles, Island Lavender, Sun Trio Farms and Headwind Farms. In fact, 95% of their ingredients are sourced from within B.C.

I was thrilled to see in 2023 that Esquimalt Council had granted Dan and Alayna a zoning variance to allow them to move their tiny craft beer manufacturing facility to their home on Lyall Street. Since April 2024, the brewery has been operating without issue, located in a purpose-built space in their backyard, roughly the size of a kitchen in a typical detached house.

Dan and Alayna are not absentee foreign investors, or fly-by-night entrepreneurs looking for the next quick buck. This is their home. This is their community. It is clear they value the relationships they have with their neighbours, and I believe they have earned the social licence to operate their business in Esquimalt as a result.

While the notion of a small community-based brewery tasting room located within a residential neighbourhood, as Dan and Alayna have proposed, may seem somewhat novel, in fact many communities across North America and beyond have embraced the concept. In Portland and Seattle, for instance, it's not uncommon to see small locally-owned community-based breweries with tasting rooms right next door to residential single-family detached houses.

These cities know that craft breweries make great neighbours. Craft breweries provide a valuable "third place" for their community, a venue in which neighbours can socialize and connect, essentially operating as a communal living room. As such, they have a profoundly positive impact on community wellbeing and community cohesiveness.

We are currently in the midst of a period of great change for downtown Esquimalt, one that I believe has been overwhelmingly positive, thanks to Mayor and Council's progressive direction.

Interestingly, very little has changed at 1209 Lyall Street since Howl Brewing relocated there from their previous location in North Saanich. Across the street, houses have been torn down or trailered off, massive construction projects are underway on nearly every block, creating soaring condo towers and providing some much-needed housing for Esquimalt residents and revitalizing the downtown.

At 1209 Lyall Street, meanwhile, life continues on much like it did before Howl Brewing relocated there. That has been thanks to Dan and Alayna's continued efforts to ensure the

brewery doesn't have any negative impacts on their neighbours, the people they have lived next to for close to 15 years.

If you're not familiar with Dan and Alayna's house at 1209 Lyall Street, you might be surprised to learn that it has actually spent much of its life as a commercial property since it was first built in 1909, predating the incorporation of Esquimalt by three years. The house was originally the Coton's Grocery store, and remained a commercial property until the late 1940s, when the storefront was converted into a residential home.

As noted in the Esquimalt Archives, 1209 Lyall Street represents one of the last surviving turn-of-the century storefronts in Esquimalt, according to the archives' own historical significance assessment of the property.

The proposed tasting room would allow this important piece of Esquimalt's heritage to be returned to its former glory as a working storefront, helping to ensure Esquimalt's future doesn't forget its past.

Another reason why very little has changed is simply because of just how tiny Howl Brewing actually is. As the former editor of *The Growler* magazine, BC's craft beer guide, I have visited nearly all of B.C.'s 200-plus craft breweries. Howl Brewing is very likely one of, if not *the*, smallest breweries in the province. This is not Driftwood or Lighthouse we're talking about. Howl's footprint is considerably smaller than that of La Belle Patate, just a few hundred meters away. And due to the restrictions on its business licence and zoning, it will always remain appropriately sized.

While the property doesn't have a parking lot, it doesn't need one. Its location kitty-corner to the Esquimalt Recreation Centre and Bullen Park means that there are more than 300 free parking spots within 200 metres of Howl Brewing's front door. In fact, I would argue that not having a parking lot will allow Howl Brewing to better integrate with the surrounding neighbourhood. Additionally, any potential impacts on the demand for street parking on the 1200-block of Lyall Street would be infinitesimally small compared to that created by the nearby Marin development.

That being said, I would not expect many people to drive to Howl Brewing. With its community focus, and the fact that close to 15,000 Esquimalt residents live within a 15-minute walk of its front door, I would expect the vast majority of Howl's customers would opt to walk or bike. With the Marin's planned public walkway effectively extending the town square public art walk, Howl Brewing's pedestrian and cycling connections are ideal.

While what Dan and Alayna are proposing ultimately amounts to a small change to a historically commercial property, comparative to the development taking place right now all around them, their vision for Howl Brewing has the potential to create many positive

impacts for the community and I believe is in line with the city's vision for downtown Esquimalt.

Mayor Desjardins and Esquimalt Council, I hope you will support Dan and Alayna's application and will carry on in your continued support to revitalize downtown Esquimalt. I believe you have an opportunity here to help create something truly special for this community.

Sincerely,

Rob Mangelsdorf

Glen Stusek
24 Brigadoon Pl
Victoria BC V9B 1J8

Mayor and Council, Township of Esquimalt

Subject: **Rezoning Application – Tasting Room – Howl Brewing – RZ000123**

I am writing to you to provide my support for the application by Daniel van Netten and Alayna Briemon, owners of Howl Brewing, to amend the zoning to allow for a small brewery tasting room for their nanobrewery, located at 1209 Lyall Street.

I am sorry for the delay in providing this letter to you, and I am sincerely hoping it is in time for it to be included and considered in arriving at your decision regarding this proposal.

I have had the pleasure of knowing both Dan and Alayna for several years now, and wholeheartedly support their application. I know it will be a great and positive addition to the amenities available to the residents of Esquimalt and Greater Victoria as well.

I first met Dan when he was behind the bar at Spinnakers, and I was happy when he was able to open his small brewery in North Saanich. I am even happier now that the brewery has been relocated to Esquimalt, making it more easily accessible to Howl's loyal customers who don't live in North Saanich.

For what it's worth, I am sharing a bit of my background. I was a member of the Campaign for Real Ale Society of British Columbia (CAMRA BC) for many years, including serving as president of the Victoria branch for 13 years, and 3 years as the secretary of the provincial society. CAMRA BC is a consumer organization, focusing on helping members learn more about traditional ales and lagers, and encouraging members to support local craft breweries through their informed choices. I am a co-founder and director of the Victoria Beer Week Society, which runs the annual Victoria Beer Week (celebrated 10 years last year) and, since 2019, the annual Great Canadian Beer Festival, as well as various other events. It is in this context that I have had the pleasure of working with Dan and Alayna and Howl Brewing, at our events in the years since Howl opened in 2018.

Howl's beers are unique in the local marketplace, focusing on small batches of historic and current recipes and local ingredients not typically used in the more traditional beer styles produced by other breweries. As a result, a tasting room would be the perfect addition to the Lyall Street brewery. Small tasting rooms attached to/integrated into BC craft breweries allow consumers to taste the brewery's beers in small glasses and ask questions to learn more about those beers from staff, much easier than in a larger establishment where the staff may not know much about those beers, assuming they were available in that establishment.

In Howl's case, the tasting room is the perfect place to learn about their beers in an intimate setting, directly from Dan and Alayna themselves. Well-run brewery tasting rooms also serve as neighbourhood gathering places, much like what was envisioned when BC first established the "neighbourhood pub" licence category. I am confident that Dan and Alayna will ensure their tasting room is a jewel in the Esquimalt community.

Thank you for the opportunity to provide my endorsement in support of this application. I look forward to being able to enjoy Howl's beers in their tasting room in the near future.

If you have any questions, please feel free to contact me [REDACTED]

[REDACTED]

Glen Stusek

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-24-25 1:15 PM
To: Bill Brown; Dan Horan
Subject: FW: A local in support of the Esquimalt Howl Brewing taste room

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Graeme Graeme [REDACTED]
Sent: March-21-25 8:07 PM
To: Council <Council@esquimalt.ca>
Subject: A local in support of the Esquimalt Howl Brewing taste room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my enthusiastic support of the rezoning application for the Howl Brewing tasting room in Esquimalt. I have been a customer of Howl for 4 years. Such a great business run by local founders that know their product and care. It was a shame to see Howl move from my neighbourhood to yours (you win). Supporting Island local businesses is always such a good thing and of course Howl Brewing makes the best quality beer. When I visit Esquimalt Howl taste room I will have the utmost respect for the peace and quiet of neighbours and community around Howl Brewing which is the same respect I would expect where I live near Sidney. Please approve the rezone. The more Canadian small businesses are growing and prospering in the local community the better for all of us. Howl is a good business that would benefit from your consideration and approval of the rezone application. Have a nice day and thank you for your time.

Graeme Cox
[REDACTED]

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-24-25 1:16 PM
To: Bill Brown; Dan Horan
Subject: FW: In support of Howl Brewing

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153

| [www.esquimalt.ca] <<https://www.esquimalt.ca>> This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Marika Abraham [REDACTED]
Sent: March-22-25 5:48 PM
To: Council <Council@esquimalt.ca>
Subject: In support of Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

Dan and Alayna recently let me know that they were applying to open a tasting room at their residence in Esquimalt, and I immediately asked how I could help. My husband and our two small children have known Dan and Alayna for many years, and we frequented the Mills Road brewery quite often, when it was there.

Howl created an atmosphere that was welcoming to all: families, bikers, pets, curious out-of-towners, etc. The grass-roots nature of the business was always apparent, and Dan takes the time to interact in a meaningful way with every single person that he meets... whether they drink beer or not. Howl is a local and passionate business that deserves to thrive!

We currently live in North Saanich, and would certainly make the trip to Esquimalt if Howl had a tasting room.

Thank you for the consideration,
Marika Abraham
[REDACTED]

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-21-25 1:35 PM
To: Bill Brown; Dan Horan
Subject: FW: Letter of Support Howl Brewing

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153

| [www.esquimalt.ca] <<https://www.esquimalt.ca>> This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Iain Cox [REDACTED]
Sent: March-20-25 9:05 PM
To: Council <Council@esquimalt.ca>
Subject: Letter of Support Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Township of Esquimalt Council Members,

I am writing to express my support for zoning changes to permit a tasting room at Howl Brewing, 1209 Lyall St.

I have been a supporter of Howl Brewing since 2018. As a resident of North Saanich, I was excited for the addition of a local brewery with a tasting area and became a regular visitor until its relocation to Esquimalt in 2024. I was drawn to repeat visits because Dan produces a superior local product. As well, his knowledge and enthusiasm for brewing, especially historical brewing is remarkable and his respect for community and local small-business is foundational to his success.

Considering the historic use of the storefront property on Lyall St., revitalized, present-day use of the property in the proposed way presents a fitting and unique opportunity for the area to honour its past and support its future. Truly an opportunity to build community.

I found every visit a welcoming and enjoyable experience and absolutely regard Howl Brewing as a positive addition to our community during its time here in North Saanich. I trust the residents and

visitors to this gem of a local business will share that same experience within Township of Esquimalt.

I sincerely hope to see this approval proceed and very much look forward to visiting Howl Brewing soon. Thank you for your consideration.

Respectfully,

Iain Cox
Resident, North Saanich

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-17-25 3:06 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Application

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Jeremy Loveday [REDACTED]
Sent: March-16-25 12:10 PM
To: Council <Council@esquimalt.ca>
Cc: [REDACTED]
Subject: Support for Howl Brewing's Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I hope you are doing well. I am writing to express my full support for Howl Brewing's application to open a small tasting lounge on Lyall Street. Esquimalt is a wonderful place to live, and our vibrant local businesses significantly contribute to its vibrancy and charm. My family and I live just a few blocks away, and having another excellent local business within walking distance would be a delightful addition to our neighborhood.

From a land use perspective, I believe that this business will blend harmoniously with the surroundings. The building has a history of commercial use and appears to have been designed with such purposes in mind. The tasting lounge would uniquely animate this space.

Thank you sincerely for your service to our community and for considering this letter of support.

Wishing you all the best,

Jeremy Loveday

From: Victoria McKean <Victoria.McKean@esquimalt.ca>
Sent: April-22-25 1:11 PM
To: Bill Brown
Subject: FW: Howl Tasting Room Support

Copy of correspondence sent to:
- Bill Brown

Victoria McKean, (She/Her)
Committee Coordinator
Township of Esquimalt | Corporate Services
Tel: 250 414-7119

| [www.esquimalt.ca] <<https://www.esquimalt.ca>> This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Ezra Griffioen [REDACTED]
Sent: April-21-25 8:38 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Tasting Room Support

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing in to say I am excited about the potential of a local tasting room for Howl brewing at 1209 Lyall St. We will definitely visit and support this location.

Thanks,
Ezra Griffioen

From: [Kelsey Martin](#)
To: [Council](#)
Subject: [Spam] Howl Brewing Tasting room
Date: April-25-25 12:12:34 AM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

As an Esquimaltonian on Fernhill road, i would like to advocate for Daniel in the opening of his breweries tasting room in Esquimalt. I have seen him selling his beers at the Esquimalt farmers market for two years now, (maybe it's been longer), and he has always been a delight to the community and so passionate about his contributions to creating community space as in Esquimalt.

I am the mother of an Esquimalt family with young children. My partner is European. It has been interesting to spend time in his homeland and see the way community spaces are developed for families to co-enjoy them, while in North America often spaces to go get a drink or a meal cater towards adults only.

My hope is that Daniel would be able to provide space for the mixed community of Esquimalt and allow a small play space at his tasting room where parents can go to feel part of the community.

And his beer is awesome too.

Please be in touch if you have any questions. I look forward to Equi malt being accessible to small businesses like this and not only focussed on large up scale development.

Respectfully yours,
Kelsey Christofi
660 Fernhill Road, Esquimalt BC

Sent from my iPhone

From: [Pat M](#)
To: [Council](#)
Subject: 1209 Lyall St rezoning
Date: April-29-25 9:09:52 AM
Attachments: [IMG_6940.PNG](#)
[0.png](#)
[bylaw.pdf](#)
[bylaw 1.pdf](#)

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council

Please note the following regarding the rezoning application for 1209 Lyall St

This application is for a "tasting room" at 1209 Lyall St.

I would ask the Mayor and Council to not allow any sales as per the current bylaw. The current bylaw, attached, provides a balance to the owners of 1209 Lyall St operating a commercial brewery and the immediate neighbors being able to enjoy their properties without too much noise and interference. However if the Mayor and Council would consider a tasting room with no sales this would be a better fit I would ask the following.

I would ask the Mayor and council to direct staff for the following in a bylaw. Please limit the hours of operation to no earlier than 11 am to no later than 6pm, open no more than 4 days a week. Allow no more than five patrons in the tasting room at one time. As per the current bylaw no sales.

This will allow for the tasting room to operate and the direct neighbors to a reasonable expectation of enjoyment on their property. These conditions in a bylaw would address the most important aspects concerning the neighbors of 1209 Lyall St which is noise and parking. I note the commercial brewery has been operating without a tasting room for the past two years, and the owners of 1209 Lyall St can always rent a commercial space, this is not their only option.

The following are concerns I have

Liquor Outlets

Within two blocks of 1209 Lyall St there are three Liquor outlets, Liquor Express 1153 Esquimalt Road (Esquimalt plaza), Tudor House Liquor Store 533 Admirals Road and Saxe Point Public House 505 Park Place #101. There is an abundance of Liquor outlets

Parking

Parking for 1209 Lyall St is on the south side of Lyall St and is zoned Residential Parking Only. There is extremely limited parking in the 1200 block of Lyall St on either side and adding an in person tasting venue to 1209 Lyall St would complicate parking. As "residential parking only bylaw" allows residents and their guests to park adjacent to the residence this will restrict the limited parking on an ongoing basis for other residents for the sole benefit of only 1209 Lyall St

Noise

1207 Lyall St, was built in 1912 and 1209 Lyall St was built in 1908. The two residences are separated by a distance of eleven feet eight inches. There is limited insulation in the two properties and noise travels between residences. Right now there is increased noise and smell from the brewing operations that I can smell and hear in my backyard. Allowing a tasting room would increase this noise on an ongoing permanent basis. I have lived at my residence of 1207 Lyall St for twenty eight years and I am acutely aware of how sound travels around my property.

The current noise from the backyard would now expand to the front and side of 1209 Lyall St. Allowing this rezoning application to allow a tasting room would negatively interfere with the quiet enjoyment of my property.

Tasting Room

The application for a tasting room includes ten seats, a bathroom and "Growler Refills" as stated by the applicants architectural drawings.. The smallest growler refill I can find is 32 ounces. Noting that the applicants won't be giving away free alcohol I wonder if the applicants may plan to sell liquor. Whenever I go to a tasting venue it takes less than a minute and usually there are no seats.

The application clearly states "tasting room"

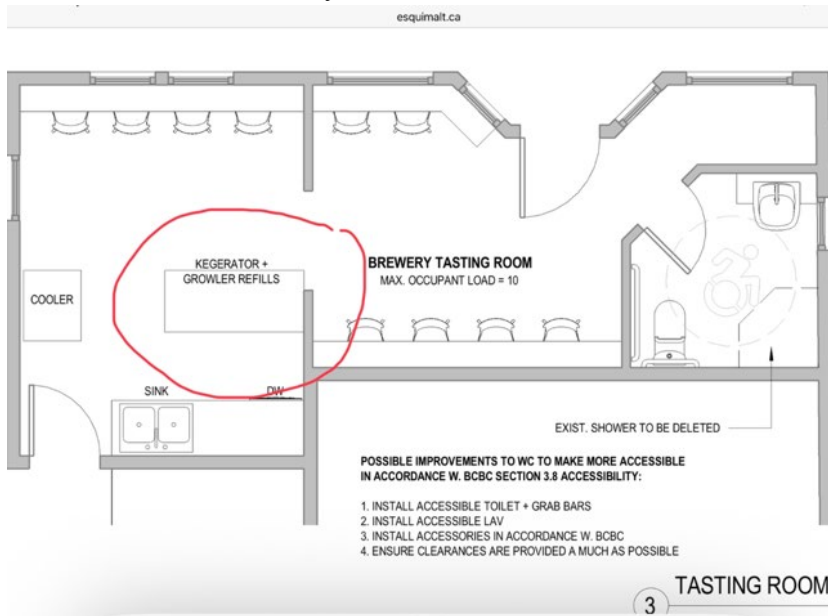
Property Value

Property values such as mine being right next door may be negatively affected as the pool for buyers may be reduced as not everyone would want to live right next door to a commercial brewing operation that is open to the public in a residential area.

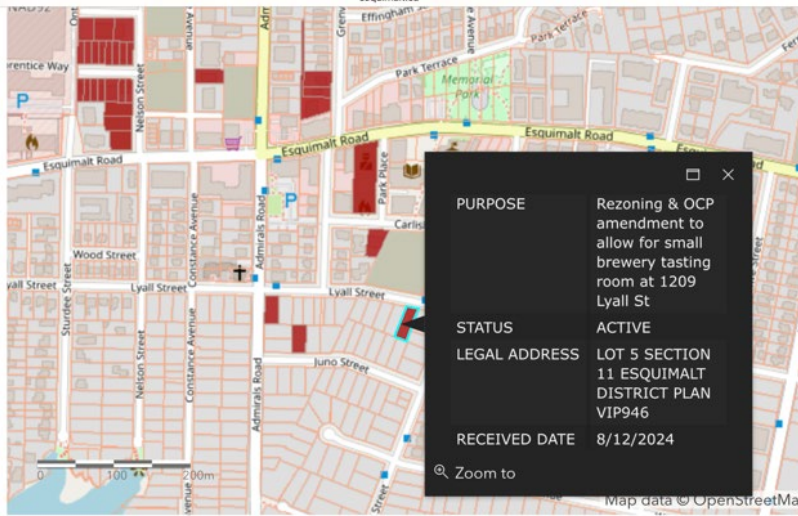
1029 Lyall St has a bylaw attached to the property which I have attached as well as pictures of the two houses 1207 Lyall St is on the left of the picture 1209 the right. I also took a picture of the parking on the street. I have also attached a drawing of the

tasting room.

Yours truly
Pat Mothersill 1207 Lyall St







CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3082

A Bylaw to amend Bylaw No. 2050, cited as the
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the *"ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 3082"*.
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

- (1) at **PART 1 – INTERPRETATION Section 2. DEFINITIONS** by adding the following definitions:

"Beverage Manufacturer - Micro" – (also Micro Beverage Manufacturer)
means a Beverage Manufacturer where:

- (1) the volume of production shall not exceed eighteen hundred (1800) litres per week, and
- (2) no more than one (1) full-time equivalent (40 hours/week) employee is a non-resident of the Parcel.

- (2) at **PART 5 – ZONING DISTRICTS 37.2 SINGLE FAMILY DADU RESIDENTIAL [RS-6]:** by amending Section (1) **Permitted Uses** by adding the following text in alphabetical order:

(g) Micro Beverage Manufacturer, located at Lot 5, Section 11, Esquimalt District, Plan 946] [PID 004-774-701] [1209 Lyall Street] as a secondary use to Single Family Residential, provided that:

- (1) the property does not contain any Detached Accessory Dwelling Unit, Secondary Suite, or Boarding;
- (2) the property does not contain any Home Occupation that typically involves the presence of customers or clients on the premises at any time;
- (3) other than an accessory office, the Micro Beverage Manufacturer use is not located in the principal residential building, and is located in a building that complies with Accessory Building regulations regarding height, lot coverage, and siting requirements; and
- (4) the use shall comply with Sections 13(2)(4)(7)(8)(10) of Home Occupation requirements."

- (3) at **PART 5 – ZONING DISTRICTS 37.2 SINGLE FAMILY DADU RESIDENTIAL [RS-6]:** by amending Section (6) **Floor Area Ratio** of Section

37.2 with the following so it reads:

(6) Floor Area Ratio:

(a) The Floor Area Ratio shall not exceed 0.35.

(b) For certainty, the Floor Area of a Detached Accessory Dwelling Unit building, and a Micro Beverage Manufacturer building shall be included for the purposes of calculating Floor Area Ratio.

(4) at **PART 5 – ZONING DISTRICTS 37.2 SINGLE FAMILY DADU RESIDENTIAL [RS-6]:** by amending Section (11) **Off Street Parking** of Section 37.2 with the following, so it reads:

(11) Off-Street Parking:

(a) Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended)

(b) Notwithstanding Section 11(a) No parking space need be provided for a Micro Beverage Manufacturer.

READ a first time by the Municipal Council on the ---- day of -----, 2022.

READ a second time by the Municipal Council on the ---- day of -----, 2022.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the Local Government Act on the ---- day of -----, 2022.

READ a third time by the Municipal Council on the ---- day of ----, 2022.

ADOPTED by the Municipal Council on the ---- day of ----, 2022.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER

From: [Dana Gilliver](#)
To: [Council](#)
Subject: [Spam] Public Hearing - Rezoning Amendment 1209 Lyall St
Date: April-30-25 6:10:22 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This submission is intended to provide input for the application for rezoning amendment of 1209 Lyall St, for the May 5th 7:00pm hearing.

My partner and I live on the 1200 block of Lyall, a handful of houses down the street. As a close neighbour of this property, we would like to submit our support of the rezoning.

We would be excited to have a local business providing a unique, Esquimalt based product and service to the community. It feels like a great match with Esquimalt's vibrant character would be a welcome addition to the neighbourhood,

Sincerely,

Dana Gilliver & Brayden Gulka-Tiechko

From: [Esquimalt Farmers Market](#)
To: [Council](#)
Cc: [REDACTED]
Subject: Letter of Support for Howl Brewing Rezoning Application – 1209 Lyall Street
Date: May-01-25 12:38:11 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

On behalf of the Esquimalt Farmers Market, I am writing to express our enthusiastic support for Howl Brewing's rezoning application to establish a small tasting room at their location on 1209 Lyall Street.

As long-time vendors at our market, Alayna and Daniel of Howl Brewing have consistently contributed to our local food and beverage community with integrity, creativity, and a commitment to quality. Their proposal to open a modest tasting room is a natural and exciting extension of their business and one that aligns with Esquimalt's growing reputation as a vibrant, community-focused township that supports local enterprise.

The addition of a local tasting room would be a much-needed amenity in Esquimalt, which currently has limited pub and gathering space options. Their plans to offer taster flights, growler fills, off-sales, and small food items reflect a thoughtful, low-impact approach that enhances the local character and provides a welcoming space for residents and visitors alike.

Howl Brewing's respectful and sustainable business practices have earned them a loyal following, and I have every confidence that their tasting room will be a valuable and well-received addition to our community.

Thank you for your consideration, and for your ongoing support of local small businesses.

Warm regards,

Melanie

--

Melanie Langdon-Wilkins (Esquimalt Resident)
Executive Director
[REDACTED]

Lkwungen and Xwsepsum Lands (Esquimalt and Songhees Nations)

www.esquimaltmarket.com

[Facebook](#) | [Twitter](#) | [Instagram](#) @esquimaltmarket



2024 CommunityVotes Victoria Platinum Award Winner

Winner of the 2023 BCAFM "Most Outstanding Impact Award"

Jonah Ross

From: Katie Morgan [REDACTED]
Sent: May-01-25 2:01 PM
To: Council
Subject: Letter of Support - Rezoning Application for Howl Brewing

Categories: Inputted in to Mail Log

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Township of Esquimalt & Esquimalt Council:

Regarding the Rezoning Application for Howl Brewing

This letter is to voice my support for rezoning to allow for a small tasting room that would operate in the front of the house at 1209 Lyall St, the building which Howl Brewing currently operates as a brewery out of.

This small business that operates out of Esquimalt is a wonderful addition to our community. Their beers are excellent, and the owners Dan and Alayna are friendly and ambitious young people who are passionate about what they do.

Having a small tasting room at 1209 Lyall Street to sell taster flights, growler fills, off sales to go, and small food options would be a welcomed addition to this residential pocket of Esquimalt. What a nice experience it would be to enjoy a taster flight and a snack here, and then walk down to Saxe Point Park for the sunset.

Please accept this letter offering my full support of their rezoning application.
Don't hesitate to contact me should you need anything further.

Best wishes,

Katie Morgan
217-540 West Bay Terrace
Esquimalt, BC, V9A5R1

phone: [REDACTED]
email: [REDACTED]

Katie Morgan

From: [Kalyn Bartlett](#)
To: [Council](#)
Cc: [andrew.neufeld](#)
Subject: Rezoning application at 1209 Lyall Street
Date: May-01-25 3:11:36 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We're writing in our support of the application for amendment to include a brewery tasting room at 1209 Lyall Street. We live just a few doors down at 1201 Lyall Street, and believe it would be a great addition to the community. Looking forward to hearing the results of the meeting Monday.

Thank you,

Kalyn Bartlett + Andrew Neufeld
1201 Lyall St, Victoria, BC V9A 5G8

From: [Marie Fidoe](#)
To: [Council](#)
Subject: Howl Brewing proposed tasting room
Date: May-01-25 3:33:53 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council:

I would like to give my wholehearted support for Dan and Alayna's Howl Brewing tasting room at 1209 Lyall Street.

It is wonderful to have another local beer producer right here in the heart of our community. I enjoy supporting Dan and Alayna by buying their product at the Esquimalt Farmer's Market and at Saxe Point Public House. I look forward to walking to their tasting room and supporting a local Esquimalt entrepreneur.

Esquimalt is becoming known for craft beer, this is an excellent addition.

Sincerely,
Marie Fidoe
1185 Old Esquimalt Rd

From: [Taisa And](#)
To: [Council](#)
Subject: Re: Howl Brewing Zoning Application
Date: May-01-25 10:43:49 PM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

I would like to express interest and support of the Howl Brewing application for a tasting room and small front of house in Esquimalt.

Their brews are crafted with wonderful ingredients and intention. It would be a great addition to Lyall St. I am a craft beer/cider/cocktail enthusiast and Victoria will only be made better by Howl joining the industry.

Please consider the impact of small business ownership on the local economy and community. They continue to show commitment to their craft.

Regards,

Taisa Andrushko

From: [Bethan Kain](#)
To: [Council](#)
Subject: 1209 Lyall st. Rezoning
Date: May-02-25 7:26:53 AM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

My husband and I (living at 478 Fraser st.) would like to voice our full support of the rezoning amendment at 1209 Lyall st.

We feel this new establishment will add to the uniqueness and character of Esquimalt. With all of the new growth in our community we feel it is important to add new amenities and maintain Esquimalt's charm.

We look forward to seeing the project come to fruition.

Sincerely,
Bethan Kain and Pascal Pilon
478 Fraser st.

Get [Outlook for iOS](#)

Jonah Ross

From: [REDACTED]
Sent: May-03-25 10:52 AM
To: Council
Subject: [Spam] 1209 Lyall St Bylaw Amendment

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of Esquimalt council:

I am writing to express our opposition to the proposed amendments to the bylaws #3152 and #3153 at the location of 1209 Lyall St.

We feel that we have already over extended the residential aspect of our neighbourhood by allowing the manufacture and operation of the microbrewery at 1209 Lyall St. The proposed amendments allowing sale and consumption at this site would cause unreasonable noise and disruption to our already stressed ambiance. We feel that there are other venues for the public to access this sort of activity, in very close proximity, and the addition of another would not enhance our residential neighbourhood or our immediate community. This is a commercial venture, and in our opinion, should be limited to commercially zoned areas.

Thank you,

Paul and Cathy Pearson
484 Fraser St

FW: Regarding brewery application at 1209 Lyall street (in favour)

From Bill Brown <bill.brown@esquimalt.ca>
Date Thu 2025-04-17 1:05 PM
To James Davison <James.Davison@esquimalt.ca>

FYI

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Victoria McKean <Victoria.McKean@esquimalt.ca>
Sent: April-17-25 12:30 PM
To: Bill Brown <bill.brown@esquimalt.ca>
Subject: FW: Regarding brewery application at 1209 Lyall street (in favour)

Copy of correspondence forwarded to:

- Bill Brown, Director of Development Services

Victoria McKean, (She/Her)
Committee Coordinator
Township of Esquimalt | Corporate Services
Tel: [250 414-7119](tel:2504147119) | www.esquimalt.ca

This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

From: Ian Lloyd [REDACTED]
Sent: April-15-25 7:40 PM
To: Council <Council@esquimalt.ca>
Subject: Regarding brewery application at 1209 Lyall street (in favour)

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.
--

I recently heard about an application to open a small scale brewery in Esquimalt and wanted to voice my support. It is by Daniel Van Netten and Alayna Briemon at 1209 Lyall Street. I like their idea to keep their brewery project small; just to serve a tasting flight in a 10 person tasting room. They also mentioned a small onsite store with beer growler fills or off sales. With hours that do not go late into the evening. I have enjoyed visiting similar projects in other parts of the Capital Region. Bad Dog in Sooke, Mile Zero in Metchosin and recently CheckerHead in Shirley come to mind. These locations provide a local gathering spot for friends to enjoy an afternoon together. If there was one in Esquimalt, it would be a perfect place to cycle to.

I don't think Dan and Alayna plan to be the next Phillips, but good for them if they can. They just want to start something in their community. This is a local initiative I can get behind.

Thank you for your consideration

Ian Lloyd

Victoria resident and

One of the Founders of The Drake Eatery and Craft Beer Parlour.