

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3153

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, 2025, NO. 3153*”.
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 with Liquor Lounge” – (also Micro Beverage Manufacturer with Liquor Lounge) means a Micro Beverage Manufacturer where part of a building thereof is used as a licensed manufacturer lounge subject to the *Liquor Control and Licensing Act*, as amended.

(2) at **PART 5 – ZONING DISTRICTS 37.2 SINGLE FAMILY DADU RESIDENTIAL [RS-6]:**

(a) by amending Section 37.2(1)(g) **Permitted Uses** to read as follows:

(g) Micro Beverage Manufacturer with Liquor Lounge, including Accessory Retail 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
- (4) there is no evidence of the Micro Beverage Manufacturer with Liquor Lounge including Accessory Retail use, including no exterior storage or operation of the use, except a sign identifying the use which shall comply with the Corporation of the Township of Esquimalt Sign Bylaw;
- (5) no discharge or emission of odorous, toxic or noxious matter of vapours, heat, glare, noise, electrical interference, radiation or recurring ground vibration occurs;
- (6) the use shall comply with all other applicable bylaws, including but not limited to Business License, Noise, Parking and Streets

- and Traffic; and
- (7) a maximum of ten (10) customers are permitted in the Liquor Lounge at any one time.

(b) by amending Section 37.2(5) **Unit Size** to add subsection (b) so that it reads as follows:

(5) Unit Size:

- (a) The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.
- (b) The Floor Area of a Micro Beverage Manufacturer with Liquor Lounge, including Accessory Retail shall not exceed 65 square metres, with the Liquor Lounge, including Accessory Retail not exceeding 32 square metres.

(c) by amending Section 37.2(6)(b) **Floor Area Ratio** to read as follows:

(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 buildings containing the Micro Beverage Manufacturer with Liquor Lounge including Accessory Retail shall be included for the purposes of calculating Floor Area Ratio.

(d) by amending Section 37.2(11) **Off Street Parking** to read as follows:

(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), with respect to the Micro Beverage Manufacturer with Liquor Lounge including Accessory Retail use only:
 - (i) No parking space need be provided;
 - (ii) A minimum of six (6) bicycle parking spaces shall be provided.

(3) at **PART 5 – ZONING DISTRICTS 53 LIGHT INDUSTRIAL [I-1]** by amending Section 53(1)(h) **Permitted Uses** to read as follows:

- (h) Beverage Manufacturer with Liquor Lounge, including Accessory Retail.

READ a first time by the Municipal Council on the 7th day of April, 2025.

READ a second time by the Municipal Council on the 7th day of April, 2025.

RE-READ as AMENDED a second time by the Municipal Council on the 5th day of May, 2025.

A Public Hearing was held pursuant to Sections 464, 465, 466 and 468 of the Local Government Act on the 9th day of June, 2025.

READ a third time by the Municipal Council on the 9th day of June, 2025.

ADOPTED by the Municipal Council on the __th day of _____, 2025.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER