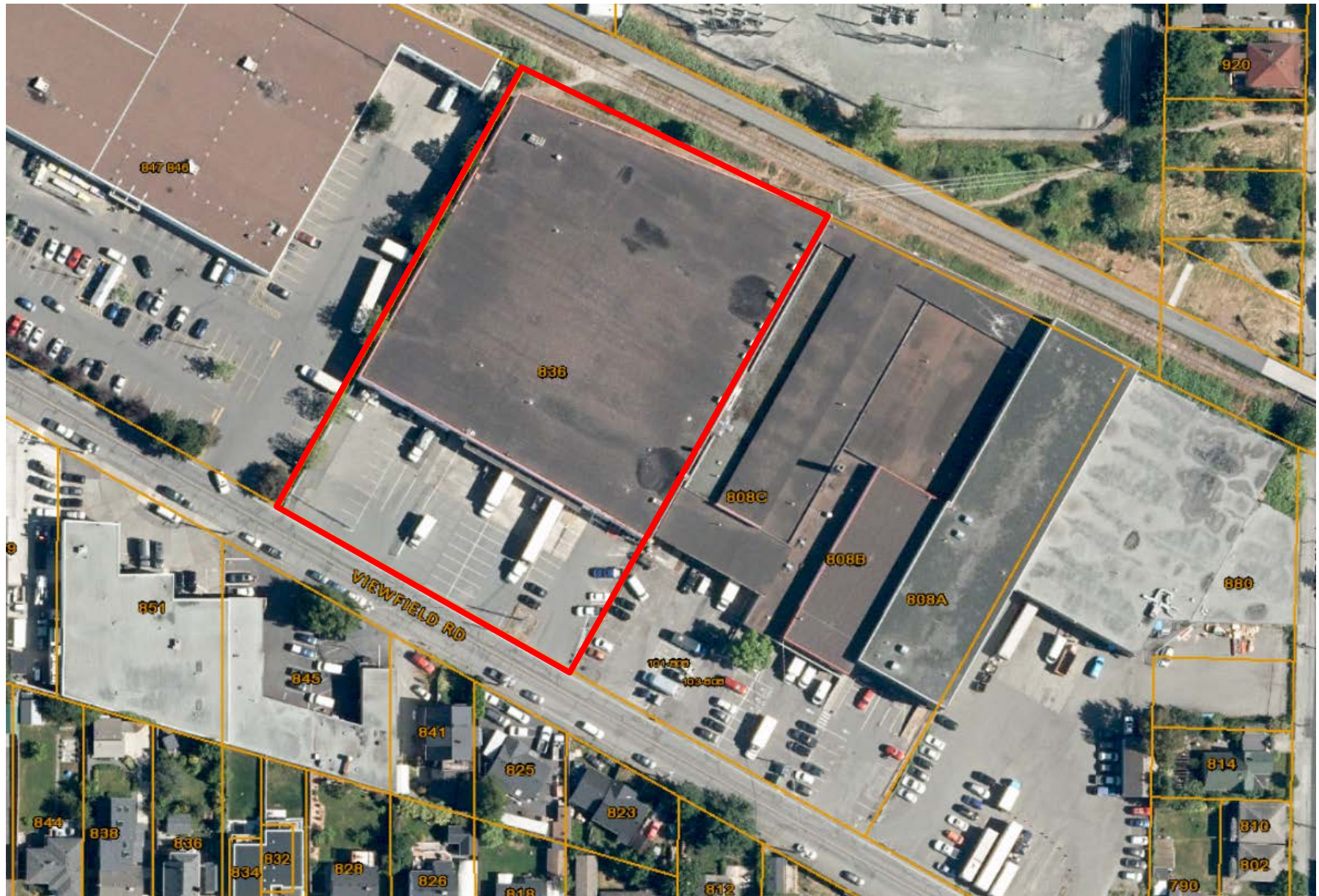
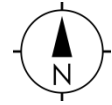


836 Viewfield Road - air photo



53. LIGHT INDUSTRIAL [I-1] [Consolidation for convenience only]

The intent of this Zone is to accommodate light industrial establishments and related Uses.

(1) **Permitted Uses** [Amendment, 2018, Bylaw No. 2938] and [Amendment Bylaw, 2020, Bylaw No. 3003]

The following Uses and no others are permitted:

- (a) Accessory residential subject to Section 26
- (b) Arts and film studio and production
- (c) Arts and Wellness Teaching Centre
- (d) Auction
- (e) Automobile, recreational vehicle and trailer repair, servicing and body shop
- (f) Automobile, recreational vehicle and trailer sales
- (g) Beverage Manufacturer
- (h) Beverage Manufacturer with Liquor Lounge
- (i) Building supply store or lumber yard
- (j) Business or professional office
- (k) Car wash
- (l) Catering Service
- (m) Charitable Organization Office
- (n) Club House
- (o) Cold storage plant
- (p) Commercial instruction and education
- (q) Commercial laundry or drycleaning plant
- (r) Commercial parking
- (s) Fitness centre
- (t) Food preparation
- (u) Laboratory and clinic
- (v) Light manufacturing and processing, including accessory retail
- (w) Personal Service Establishment, excluding Body Painting Establishment, Body Rub Parlour, Dating Service and Escort Service
- (x) Printing and publishing
- (y) Repair shop provided that all work takes place within the Principal Building
- (z) Research establishment
- (aa) Restaurant or coffee shop
- (bb) Trade contractor establishment
- (cc) Transportation and trucking
- (dd) Veterinary Clinic
- (ee) Warehouse Sales
- (ff) Warehousing and storage
- (gg) Wholesaling and Wholesale Distribution, including Accessory Retail

(2) **Conditions of Uses**

Notwithstanding Section 53(1), a Use which is an offensive trade within the meaning of the *Public Health Act* or *Waste Management Act* and amendments thereto, or which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the Parcel on which the Use is located, shall not be permitted.

(3) **Floor Area: Liquor Lounge** *[Amendment Bylaw, 2020, Bylaw No. 3003]*

The floor area of a liquor lounge shall not exceed 60 square metres including washrooms, and food and drink service preparation areas.

(4) **Floor Area: Accessory Retail**

The Floor Area of an accessory retail Use shall not exceed 30% of the Floor Area of the Principal Use.

(5) **Building Height**

No Building shall exceed a Height of 10 metres.

(6) **Siting Requirements**

- (a) No Building shall be located within 7.5 metres of a Lot Line that is shared with a Parcel Zoned for a residential Use.
- (b) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (c) Side Setback: No Building shall be located within 4.5 metres of an Exterior Side Lot Line.

(7) **Screening and Landscaping**

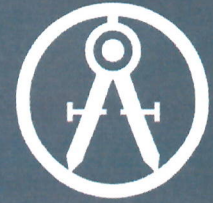
- (a) Screening and Landscaping shall be provided in accordance with Section 23.
- (b) Landscaping shall occupy not less than 5% of the land area of the Parcel and shall be a minimum of 3 metres in depth provided along the Front Lot Line or in the case of a corner Lot, along the Front Lot Line and the Exterior Side Lot Line.

(8) **Off Street Parking**

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

(9) **Commercial Parking Use**

A commercial parking Use shall comply with the standards in Parking Bylaw, 1992, No. 2011 (as amended) in relation to design, siting, layout and surfacing of the parking facility.



47 Notices

Mailed March 25, 2021

March 26, 2021

DEVELOPMENT VARIANCE PERMIT NOTICE

Dear Resident,

There is an application for a Development Variance Permit to add a new liquor lounge within an existing structure in your neighbourhood. The Township has received this application from the registered owners of 836 Viewfield Road on behalf of Driftwood Brewery.

What does this mean?

As part of the application, the public has an opportunity to provide input to Council regarding the proposed changes. These changes need to be considered by Council because they require a variance from the Township's Zoning Bylaw, 1992, No. 2050. Find more information about zoning and bylaws at Esquimalt.ca/development.

Details

Site Location: 836 Viewfield Road



Description of land:

- Parcel Identifier (PID): 003-882-497
- Legal description: Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan 808

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Purpose of the application

The applicant is requesting the following variance to Zoning Bylaw, 1992, No. 2050:

Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area – Liquor Lounge: To allow an increase to the permitted floor area for a Beverage Manufacturer Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres.

This variance, if approved would allow a “Liquor Lounge” greater in area than the 60 square metres currently permitted in the Light Industrial zone when associated with a beverage manufacturing business. Driftwood Brewery is proposing to relocate and consolidate their operation at this Esquimalt location.

Input opportunities

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7 p.m., Monday, April 12, 2021 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.** Due to COVID-19 and pursuant to Ministerial Order 192, the public will not have physical access to the Municipal Hall; however, the meeting will be streamed on the following link: <https://esquimalt.ca.legistar.com/Calendar.aspx>

Affected persons may address Council electronically (by telephone) during the ‘Electronic Public Input’ portion of the agenda, or submit a written letter, prior to that date, to the municipal hall at 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1, or via email to corporate.services@esquimalt.ca. To arrange for telephone input please call 250-414-7135 before 4:30 p.m. on the day of the meeting and speak with the Corporate Officer. Please direct written correspondence to the Corporate Services department prior to noon on the date of the meeting to be considered as “Late Items” to the published agenda.

Information related to this application may be reviewed on the Esquimalt.ca website from March 30, 2021 until April 12, 2021 by viewing the Development Tracker. <https://www.esquimalt.ca/business-development/development-tracker/development-variance-permit-applications>

Alternatively, it may be viewed by appointment at the Municipal Hall by calling Development Services at 250-414-7103, between 8:30 a.m. and 4:30 p.m., Monday to Friday from March 30, 2021 until April 12, 2021, (Excluding Statutory Holidays: Good Friday and Easter Monday).

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter, the Local Government Act and the Freedom of Information and Protection of Privacy Act; and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township’s public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Corporate Officer at 250-414-7135 or corporate.services@esquimalt.ca.

More information about the project: Karen Hay, Development Services; 250-414-7179

More information about development at the Township of Esquimalt: Esquimalt.ca/development

Thank you,
Rachel Dumas, Corporate Officer
250-414-7135

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