

# DEVELOPMENT SERVICES

## NOTICE OF PUBLIC HEARING

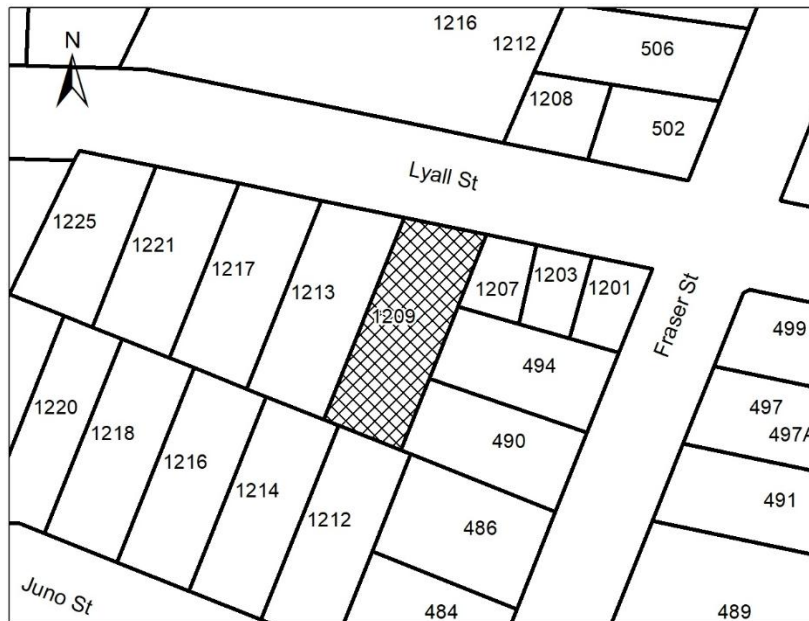
MAY 21, 2025

On **Monday, June 9, 2025, at 7:00 p.m.** the Municipal Council will consider an application to amend the Zoning and Official Community Plan Bylaws for the property located at 1209 Lyall Street (see map below) at a Public Hearing to be held in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1.

### What does this mean?

As part of the application process, 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 an amendment to the Township's Zoning Bylaw, 1992, No. 2050 and the Official Community Plan Bylaw, 2018, No. 2922. Find more information about the Zoning Bylaw and OCP Bylaw at [Esquimalt.ca/development](http://Esquimalt.ca/development).

### Site location:



### Description of land:

Address: 1209 Lyall Street

Parcel Identifier (PID): 004-774-701

Legal description: LOT 5, SECTION 11, ESQUIMALT DISTRICT, PLAN 946

### Purpose of the application:

Amendment Bylaw No. 3152 provides for the following changes to Official Community Plan Bylaw, 2018, No. 2922:

- An amendment to Section 5.2 Low Density Residential part of Section 5 Housing and Residential Use policy in relation to allowing appropriate small-scale commercial use in locations which reflect such historical uses, as is the case with the subject property.

Amendment Bylaw No. 3153 provides for the following changes to Zoning Bylaw, 1992, No. 2050:

- An amendment to the RS-6 (Single Family DADU Residential) zone to permit Micro Beverage Manufacturer with Liquor Lounge, including Accessory Retail at 1209 Lyall Street, including unit size, floor area ratio and parking amendments.
- An amendment to the I-1 (Light Industrial) zone to permit the use of Beverage Manufacturer with Liquor Lounge, including Accessory Retail for consistency and to explicitly permit this use in that zone.

An amendment to the existing S.219 Covenant (CB884691) is required to permit retail sales and customers on the lands, and to establish operational hours on a weekly basis.

### **Input opportunities:**

All persons believing their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard and may indicate their support or opposition for the proposed bylaw changes in one of the following ways:

1. Written submissions must be received by **12:00 p.m. on June 9, 2025**. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Comments may be submitted by:
  - Emailing comments to [council@esquimalt.ca](mailto:council@esquimalt.ca)
  - Mailing or delivering comments to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1
  - Placing written comments in the drop box by the main door to Municipal Hall, 1229 Esquimalt Road
2. Speak in person at the public input opportunity during the meeting.
3. Electronic participation may be arranged by contacting Corporate Services prior to 4:30 p.m. on the day of the meeting at 250-414-7177.

Copies of the proposed bylaw, relevant background documents, and other information related to this application may be reviewed from May 23, 2025, until June 9, 2025, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1 between 8:30 a.m. and 4:30 p.m., Monday through Friday, except statutory holidays.

*Personal information contained in communications to Council on this matter is collected under the authority of section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Comments expressed orally during the Meeting will be webcast live and recorded to form part of the public record. Written submissions will form part of the Township's public record and may be included in a public agenda and posted on our website. Your phone number and email address will not be disclosed; however, your address is considered relevant to this proposal and will be disclosed to inform Council of your opinion in relation the proposed bylaw(s). Questions regarding the collection of personal information may be referred to the privacy team at [foi@esquimalt.ca](mailto:foi@esquimalt.ca) or 250-414-7177.*

More information about the project: James Davison at 250-414-7148