

I. **REPORTS OF COMMITTEES**

I.1 **Committee of the Whole**

I.1.a **Report from the May 17, 2018 COTW Meeting**

I.1.a.a **483/485 Garbally Road and 2960/2962 Bridge Street -
Rezoning Application No.00623**

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to receipt of fully executed Statutory Right-of-Ways (SRW) of 0.86m on Bridge Street, and 1.38m on Garbally Road, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

B.2 483/485 Garbally Road and 2960/2962 Bridge Street - Rezoning Application No.00623 (Burnside/Gorge)

Committee received a report dated May 3, 2018, from the Director of Sustainable Planning and Community Development regarding an application to allow a liquor retail store and a brew pub as permitted uses accessory to a brewery.

Moved By Councillor Coleman

Seconded By Councillor Alto

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to receipt of fully executed Statutory Right-of-Ways (SRW) of 0.86m on Bridge Street, and 1.38m on Garbally Road, to the satisfaction of the Director of Engineering and Public Works

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of May 17, 2018

To: Committee of the Whole **Date:** May 3, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00623 for 483/485 Garbally Road and 2960/2962 Bridge Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to receipt of fully executed Statutory Right-of-Ways (SRW) of 0.86m on Bridge Street, and 1.38m on Garbally Road, to the satisfaction of the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 483/485 Garbally Road and 2960/2962 Bridge Street. The proposal is to rezone the property from the M-3 Zone, Heavy Industrial District to a site specific zone to allow a "liquor retail store" and "brew pub" as permitted uses in an existing building.

The following points were considered in assessing this application:

- a brewery is a permitted use within the existing zone; the proposal is to allow a brew pub and a liquor retail store as accessory uses (with limited floor area) to the primary use
- the proposed additional uses are generally consistent with the *Official Community Plan, 2012*, which designates the subject properties as Industrial Employment and supports light industry with ancillary retail sales
- the proposal is generally consistent with the *Burnside Gorge Neighbourhood Plan, 2017*, which envisions industry with accessory retail uses

- the application is consistent with the *Liquor Retail Stores Rezoning Policy*. In accordance with the policy, the applicant has received a letter of approval in principle from the Province of BC to have a manufacturing licence with on-site store endorsement. The applicant also polled all tenants and owners of neighbouring lots regarding the acceptability of the application and received positive responses from all respondents.
- the applicant has agreed to add a loading bay, add eight Class 1 bicycle parking stalls, and to reconfigure the parking spaces to comply with parking requirements.

BACKGROUND

Description of Proposal

This Rezoning Application is to create a site specific zone based on the M-3 Zone, Heavy Industrial District, to allow a liquor retail store and a brew pub as permitted uses accessory to a brewery. There are currently several business uses on site, including manufacturing, office, and wholesale. There will be minor changes to the exterior to the building; however, the parking area will be reconfigured to meet the parking requirements for the uses including re-instating the required loading bay and the addition of eight bicycle parking stalls.

The following differences from the standard zone are being proposed and would be accommodated in the new zone:

- allowing liquor retail store up to 12 m² as a permitted use accessory to a brewery
- allowing brew pub up to 130 m² as a permitted use accessory to a brewery.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes eight Class 1 bicycle parking stalls which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of commercial, industrial employment and residential uses.

Existing Site Development and Development Potential

The site is presently occupied by manufacturing, wholesale, and office uses. As well, there is currently a Building Permit application being processed to facilitate the addition of a brewery at this location. Under the current M-3 Zone, Heavy Industrial District, the property could be developed for a variety of industrial uses described in the Zone, with a maximum height of 15m and FSR up to 3:1.

Data Table

The following data table compares the proposal with the existing M-3 Zone, Heavy Industrial District. An asterisk is used to identify where the proposal is non-conforming.

Zoning Criteria	Proposal	Existing Zone M-3 Zone
Site area (m ²) - minimum	1470.20	n/a
Density (Floor Space Ratio) - maximum	0.65:1	3:1
Total floor area (m ²) - maximum	956.40	n/a
Height (m) - maximum	5.5 (approx.)	15.00
Setbacks (m) – minimum:		
North	0.30	0.00
South	0.00	0.00
Side (west)	0.40*	3.00
Side (east)	0.97	0.00
Corner lot	1.98*	No building within 3m sight triangle from intersection
Parking - minimum	14	14
<i>Parking – proposed Schedule C - minimum</i>	14	13
Loading Bay – minimum	1	1
Bicycle parking stalls - minimum	8 – Class 1	Not required for existing building

Relevant History

The subject property currently has several businesses, which include manufacturing, office, and wholesale uses. A building permit has been submitted for a brewery, which is a permitted use under the existing M-3 Zone, Heavy Industrial District.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on September 18, 2017. A letter dated September 25, 2017 is attached to this report.

In accordance with the City's *Liquor Retail Stores Rezoning Policy*, the applicant polled the immediate neighbours and reports that 100% of respondents support the application. The required rezoning petitions and map provided by the applicant are attached to this report. The

City of Victoria Public Works Yard at 417 Garbally Road is a neighbouring property, which is indicated as neutral in the summary. Additionally, as per the Policy, the City referred the application to School District #61 and the Victoria City Police Department, and received no comments at the time of writing this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* Urban Place Designation for the subject property is Industrial Employment, which supports light industrial uses on the ground floor with accessory retail sales. This designation supports a floor space ratio (FSR) of up to 3:1 in areas west of Bridge Street; however, the applicant is not proposing to increase the floor area. The proposed additional accessory uses of a brew pub and a liquor retail store is appropriate for the area as it supports the brewery operation.

Local Area Plan

The *Burnside Gorge Neighbourhood Plan*, 2017 designates the property as the Rock Bay sub-area, which supports the City's primary industrial land area. Retail uses are supported where they are accessory to the primary uses. The land use category in the neighbourhood plan is Industrial Employment, which supports light industrial with ancillary uses on any floor. The applicant is proposing a liquor retail store for products made on site and a brew pub for tasting products made on site, which would support the primary use as a brewery. The proposal generally fits with the overall policy directions outlined in the Local Area Plan.

Liquor Retail Stores Rezoning Policy

The proposal is consistent with the *City of Victoria Liquor Retail Stores Rezoning Policy*. The applicant has received "approval in principle" from the BC Liquor Control Branch (attached) and petitioned neighbours (attached).

The proposed location is more than 200m from an elementary or secondary school; the closest schools are the Selkirk Montessori School (approximately 317m) and Burnside Elementary (approximately 345m).

In order to avoid concentrations of liquor retail stores, the policy states that stores should be at least 200m from an existing liquor retail store. In this case, the nearest liquor retail is approximately 645m away on Hillside Avenue and Blanchard Street.

The policy limits the size of retail facilities to 275m². The proposal is to have a liquor retail store as an accessory use to the brewery, and the dedicated retail area would be less than 12m². Liquor sold in the retail area would also be restricted to products made at this brewery site.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The applicant is willing to grant two Statutory Right-of-Ways of 0.86m on Bridge Street and 1.38m on Garbally Road for future upgrades to the sidewalk and boulevard. The SRWs have been made a condition of the Rezoning application to fulfill Council approved objectives within the OCP, Greenways Plan, Local Area Plan, Pedestrian Master Plan, and Bicycle Master Plan including enhanced sidewalks, space for boulevards and trees, street furniture, and facilities for cycling.

CONCLUSIONS

The application is generally consistent with the applicable land use policies. The use of the property as a brewery maintains a continuance of industrial uses in the area. The addition of a brew pub and the accessory liquor retail store would be associated and support the brewery operation. The uses are compatible with the *Burnside Gorge Neighbourhood Plan*, which envisions a mix of businesses engaged in production, distribution, and employment-generating uses.

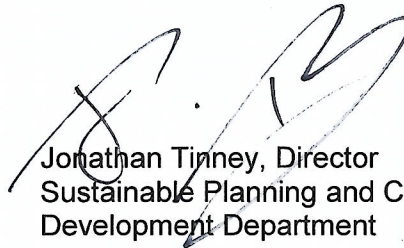
ALTERNATE MOTION

That Council decline Rezoning Application No. 0623 for the property located at 483/485 Garbally Road and 2960/2962 Bridge Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



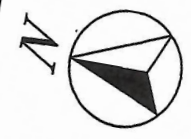
Date: May 9, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped April 24, 2018
- Attachment D: Letter from applicant to Mayor and Council date stamped April 24, 2018
- Attachment E: Community Association Land Use Committee Comments dated April 20, 2018
- Attachment F: Liquor Control and Licensing Branch Letter dated September 25, 2017
- Attachment G: Liquor Retail Sales Neighbour Petition and summary map



2960 to 2962 Bridge Street and
 483 to 485 Garbally Road
 Rezoning No.00623

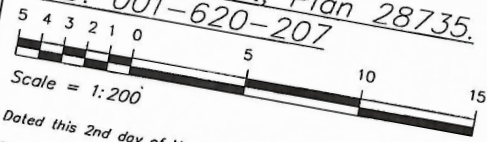




2960 to 2962 Bridge Street and
 483 to 485 Garbally Road
 Rezoning No.00623



Site Plan Of:
 Lot 1, Section 5,
 Victoria District, Plan 28735.
 P.I.D. 001-620-207



Dated this 2nd day of November, 2017.

Elevations are based on geodetic datum CVD28BC and derived from OCM 24-94.

This site plan is for building and design purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

PARKING PLAN OVERLAY

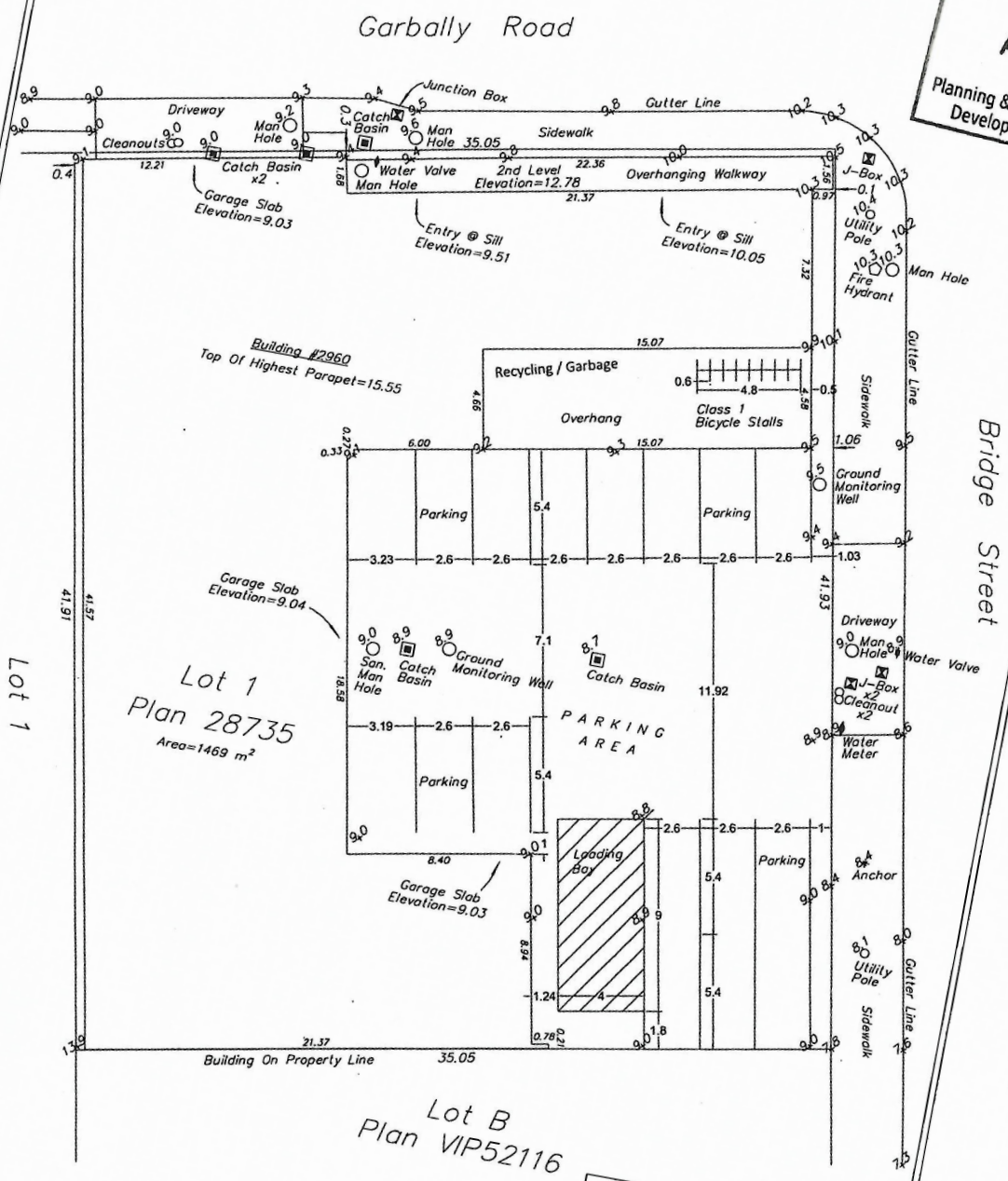
PARKING STALLS	14
LOADING BAY	1
CLASS 1 BICYCLE	8



Received
 City of Victoria
APR 24 2018
 Planning & Development Department
 Development Services Division

Plan EPP25384
 Lot 1

Lot 1
 Plan 28735
 Area=1469 m²



Revisions
 Received Date:
 April 24, 2018

Lot B
 Plan VIP52116

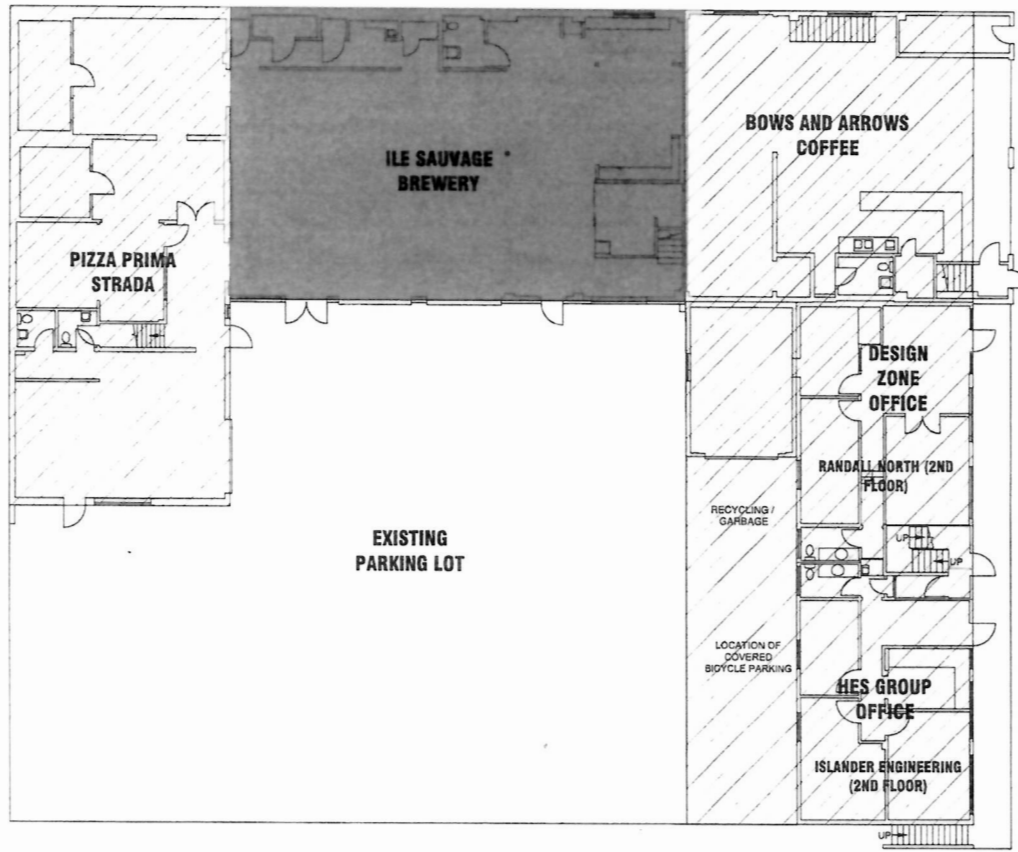
Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 170355\SIT\GH



250 264 | 3826
PO BOX 1667
ROSSLAND, BC
V0G 1Y0

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REVISION SCHEDULE	
DATE	SET
24/04/2018	ISSUED FOR PERMIT
	REV 5



GARBALLY RD

BRIDGE ST

1 ILE SAUVAGE BUILDING KEY PLAN
SCALE: 1/8" = 1'-0"

Received
City of Victoria
APR 24 2018
Planning & Development Department
Development Services Division

PROJECT
ILE SAUVAGE
BREWERY LAYOUT

2960 BRIDGE STREET
VICTORIA B.C.

DRAWING TITLE
2960 BRIDGE ST.
KEY PLAN

SCALE: 1/8" = 1'
DATE: 24/04/2018
DRAWN BY: EPC

JOB NUMBER: AID2017-13

SHEET # A0

THIS DRAWING IS THE PROPERTY OF ALL IN DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALL IN DESIGN.

REVISION SCHEDULE			
DATE	BY	SET	REV
20/04/2018		ISSUED FOR PERMIT	5

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City of Victoria

APR 24 2018

Planning & Development Department
Development Services Division

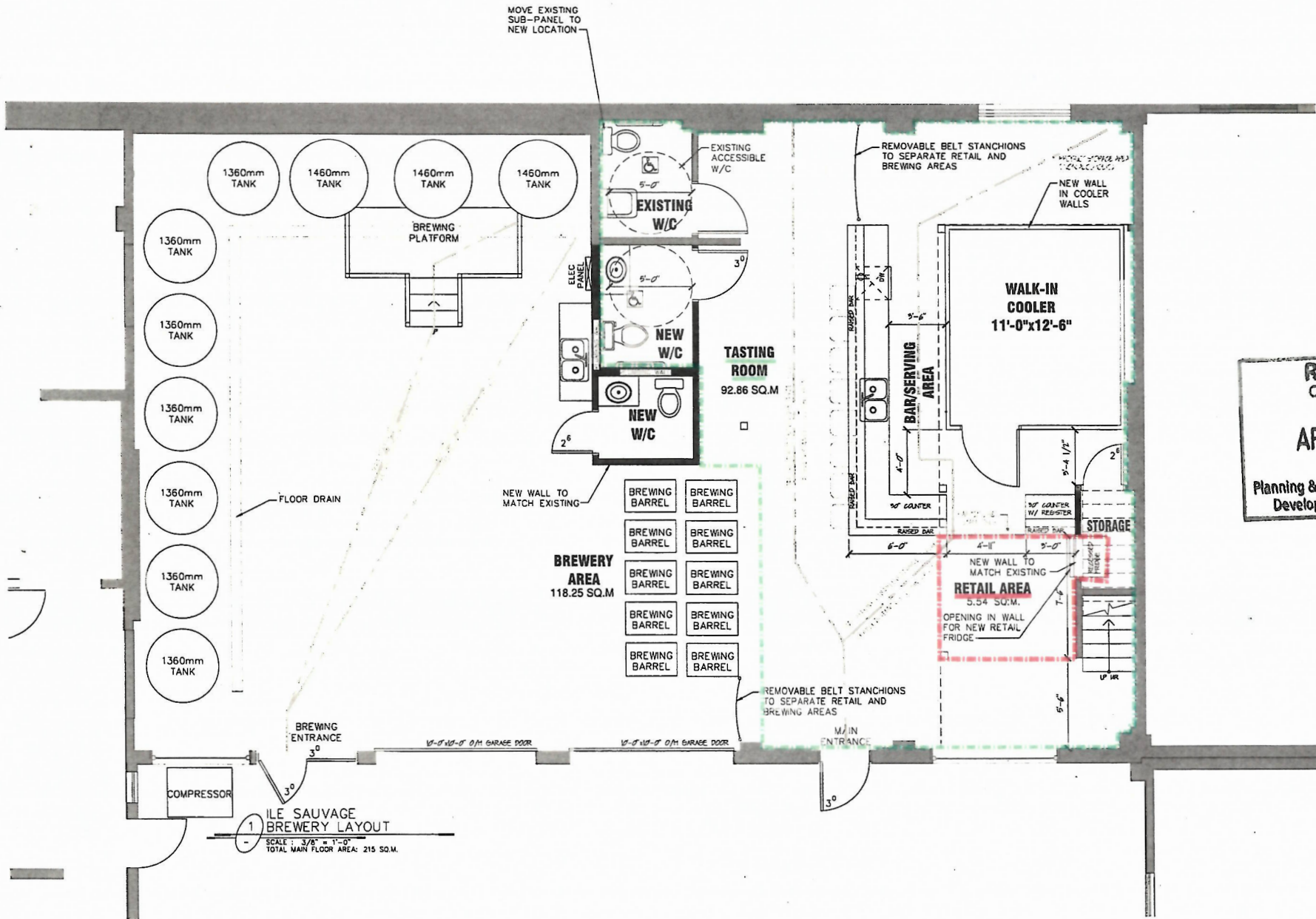
PROJECT:
**ILE SAUVAGE
BREWERY LAYOUT**

2860 BRIDGE STREET
VICTORIA B.C.

DRAWING TITLE:
**MANUFACTURE'S
LICENCE DRAWINGS**

SCALE: 3/8" = 1'-0"
DATE: 24/04/2018
DRAWN BY: EPC

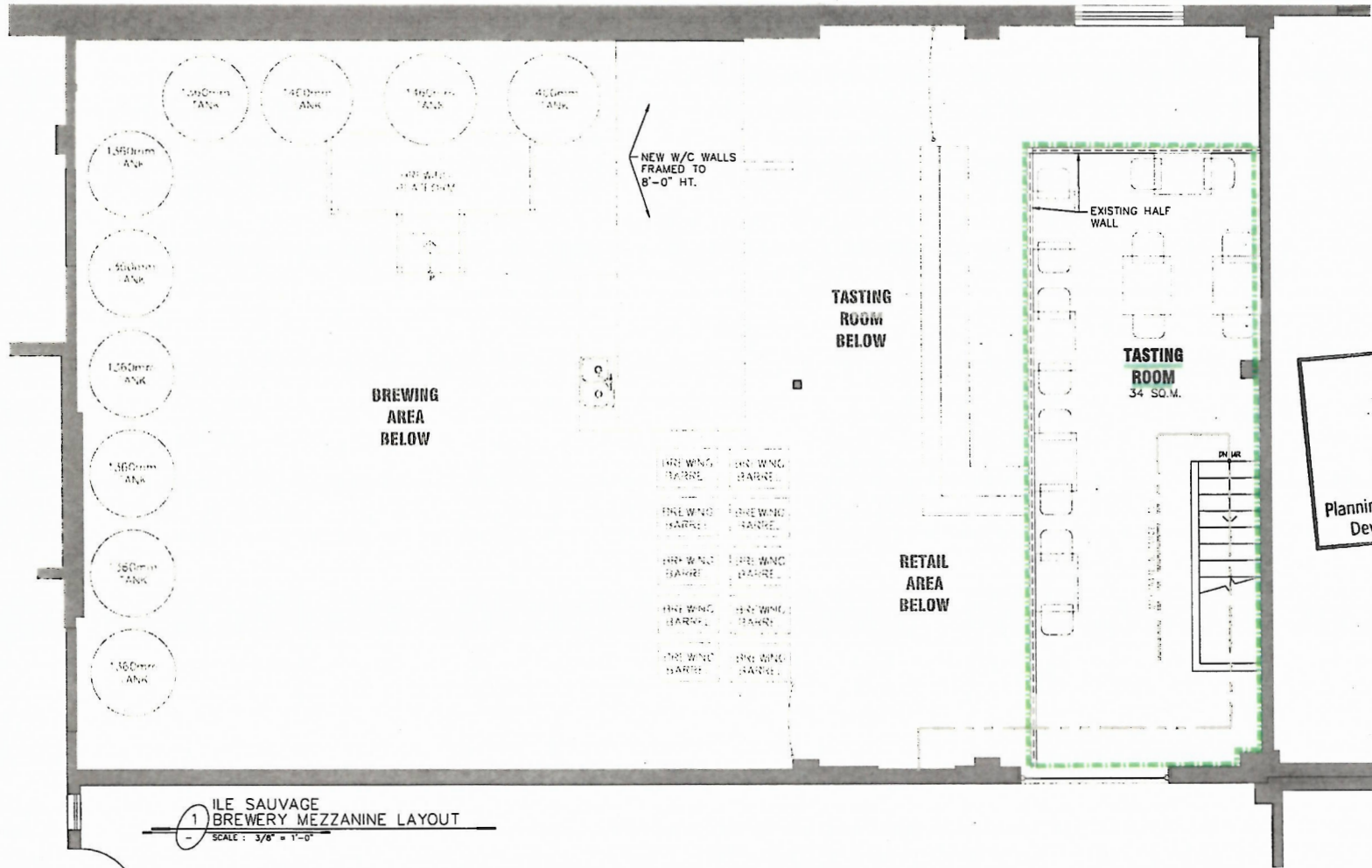
JOB NUMBER: AID2017-13
SHEET #: **A1**



1
**ILE SAUVAGE
BREWERY LAYOUT**
SCALE: 3/8" = 1'-0"
TOTAL MAIN FLOOR AREA: 215 SQ.M.

THE CLIENT HAS COMPLETED THE NECESSARY PERMITS FOR THIS PROJECT. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION TO THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PERMITS. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PERMITS. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PERMITS.

REVISION SCHEDULE	
REV	ISSUED FOR PERMIT
1	24 Oct 2018
2	



Received
City of Victoria

APR 24 2018

Planning & Development Department
Development Services Division

1 ILE SAUVAGE
BREWERY MEZZANINE LAYOUT
SCALE: 3/8" = 1'-0"

PROJECT:
ILE SAUVAGE
BREWERY LAYOUT

2880 BRIDGE STREET
VICTORIA B.C.

DRAWING TITLE:
MANUFACTURE'S
LICENCE DRAWINGS

SCALE: 3/8" = 1'
DATE: 24/04/2018
DRAWN BY: EPC

JOB NUMBER: AID2017-13
SHEET # A2

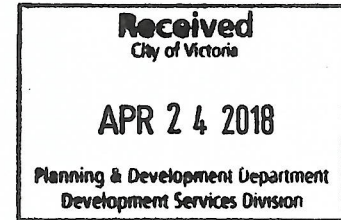
Project Information Table

Zone (existing)	M3
Proposed zone	New
Site Area (m2)	1470.2
Total Floor Area (m2)	956.4
Commercial Floor Area (m2)	956.4
Floor Space Ratio	0.65 : 1
Site Coverage	65%
Open Site Space	0
Height of Building (m)	5.5
Number of Storeys	2
Parking Stalls	14
Bicycle Parking (Class 1 and 2)	8
Building Setbacks	
Front Yard	0.97
Rear Yard	0.4
Side Yard (Garbally)	0
Side Yard	0
Combined Side Yards	0

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City of Victoria
APR 24 2018
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Development Service

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City of Victoria
APR 24 2018
Planning & Development Department
Development Services Division

Stephane Turcotte
Co-Founder / Head Brewer
Île Sauvage Brewing Co.
2960 Bridge St, Victoria BC
info@ilesauvage.com
www.ilesauvage.com



Dear Mayor and Victoria City Council,

I am writing to you in regards to an application to rezone part of the property at 2960 Bridge St. Our unit is Unit A and comprises of the central warehouse unit. We are currently leasing the space and 10 months in to a 5-year lease. The building is currently zoned M3 which allows for our main use that we intend to operate as a craft brewery.

Under the zone M3, we are permitted to have retail as an accessory use. Unfortunately, this retail use does not allow the sale of alcohol (the product we will be manufacturing) explicitly and therefore a rezone is required. Therefore, we would like to add zoning that allows for a liquor retail store and a lounge in this space. In accordance to the zoning regulation bylaw (No. 80 – 159) 17 (2) - "Liquor retail stores, whether as a principal or accessory use, are prohibited in all zones except where expressly permitted under this bylaw."

Therefore, we need a small section of our retail (as an accessory use) rezoned to allow us to sell the beer we manufacture for off-premise consumption; this would include cans, bottles and growlers. We also need a rezone for a section of the space that will operate as a lounge that permits the sale and service of liquor for onsite consumption. Our "Lounge" will provide us a tasting room where customers can sample all of our products and also consume it in the freshest/safest way possible. Also, as we will be focused on "Wild and Sour Beer", and education will be a large component of what we intend to do. The tasting room will allow us to interact with our customers directly and teach them about the artisanal aspect of brewing and appreciating sour beers.

We would like to follow the Province of British Columbia's new terms and conditions for the "Manufacturers of Beer". The province now provides endorsements for an "Onsite Store" as well as for a "Lounge". Therefore, we

would like to rezone sections of our floor space for the store and lounge respectively. Both the Onsite Store and Lounge will be run in accordance to The Province's Terms and Conditions under our manufacturing license. We intend to provide safe and responsible service by following Serving It Right™.

After meeting with Avery Stetski, Chair of Burnside Gorge Land Use Committee, he confirmed that the proposal is consistent with the Burnside-Gorge Neighbourhood Plan for the Rock Bay area of Victoria. We were told that artisanal businesses are helping to turn the Rock Bay area into a more welcoming place.

We predict no negative effects on any of our neighbours or neighbouring businesses. We have already petitioned our neighbours and have received 100% support for the proposal. Furthermore, we hope to contribute to creating a creative and vibrant community of small businesses that help transform the Rock Bay area. Craft beer in BC is thriving and providing jobs, and enjoyment for the local residents. We hope our space provides a fun and safe environment for the community to access high quality, local craft beer. Craft breweries can become focal points for communities as we have seen in our market research in Portland (Alberta Arts District), Vancouver (Main Street), and Seattle (Magnolia/Ballard).

One of the biggest challenges in adding the tasting room is conforming with the existing parking requirements under Schedule C. After receiving the technical review of our rezoning application we have worked with the planning department to make sure our parking is adequate. We have since redrawn a proposed parking configuration (including Loading Zone) and also reduced the number of seats in our proposed tasting Room to 22. We will also be installing 8 class one bicycle parking stalls. Furthermore, the large parking lot in front of our warehouse is not used in the evenings or on weekends when we intend to be operating the tasting room. Therefore, we foresee very little increase in traffic or congestion in our parking lot. Our building has adequate water, drainage and waste areas for our needs. We don't plan on altering the existing infrastructure whatsoever.

We sincerely hope to be a community draw and something that we can be proud of.

Yours truly,

Stephane Turcotte
Co-Founder / Head Brewer
Île Sauvage Brewing Co.

April 20, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

**CALUC Community Meeting Rezoning Application for 2960 Bridge Street
Revised letter**

On Sept. 18th, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the Ile Sauvage Brewing Company proposal to rezone 2960 Bridge Street from M3 - heavy Industrial to a site specific Zoning for a craft Brewery with a tasting room and retail liquor sales.

Stephane Turcotte of Ile Sauvage Brewing presented.

The proposal is for a craft brewery with a tasting room and retail liquor sales. The existing building is 1 storey with a mezzanine built to code, previously used as a restaurant. Proposed brewery contains 956 m² including a 25m² area for retail liquor sales and 22 seat lounge / tasting space.

There are designated parking spaces with additional weekend spaces. The BG CALUC supports any parking variance required and all are in favour of a possible food truck being located there at certain times.

A poll was taken of the attendees and 17 were in favour, no opposed.

Respectfully,

Avery Stetski
Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Stephane Turcotte Ile Sauvage Brewing Company



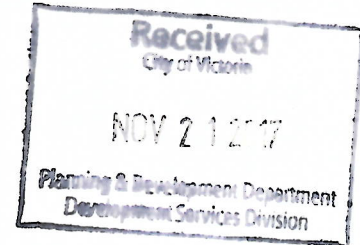
September 25, 2017

Job #35835281-001

Ile Sauvage Brewing Company Ltd.
1605 Daphne St.
Trail, BC V1R 2R2

Via email: info@ilesauvage.com

Dear Thomas Gresley-Jones,



**Re: New Manufacturer – Brewery License with On-Site Store Endorsement
AMENDED Approval in Principle (AIP) – Pending Final Inspection
Proposed Establishment Name: Ile Sauvage Brewing Company Ltd.
Applicant name: Ile Sauvage Brewing Company Ltd.
Proposed location: 2960 Bridge St in Victoria
Expiry Date of AIP: September 25, 2018**

This letter is to acknowledge receipt by the Liquor Control and Licensing Branch (LCLB) of the required documents in support of your application for a manufacturing licence with an on-site store endorsement at the above noted location.

I have had the opportunity to review your application and supporting material. Your application material has been reviewed for eligibility and applicant suitability criteria, residency and age requirements, business ownership and valid interest in the proposed manufacturing property as well as tied house considerations. A preliminary review of your manufacturing site and building plans has also been completed.

I am pleased to advise you that your application is deemed complete and “Approval in Principle” for the manufacturing facility with on-site store endorsement has been granted. This AIP allows you to proceed with construction of the manufacturing facility; **it does not allow you to begin manufacturing product.**

Floor Plans

I have enclosed one copy of the AIP floor plan which includes:

- the manufacturing facility and storage area(s) outlined in red which will permit you to manufacture and store your product(s) once final approval has been granted; and
- the on-site store, outlined in blue, will permit you to sell and offer tastings of your brewery products, as well as internet sales.

Liquor Control and
Licensing Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 952-5787
Facsimile: 250 952-7066

Location:
4th Floor, 3350 Douglas Street
Victoria, BC

www.gov.bc.ca/liquorregulationandlicensing

You may construct or renovate the manufacturing facility in accordance with the approved plan. If this is not an accurate assessment of the plan or the plan changes significantly during construction, please contact the writer as new plans may be required to be submitted.

It is the licensee's responsibility to ensure adequate security for all areas of the manufacturing facility and all product storage.

Note that this approval is subject to, but not limited to, all local fire and building, zoning, jurisdictional bylaws, ALR restrictions, and health authority approvals as required in your area.

On Site Store and Tasting Area

The on-site retail store is the area where you sell your manufactured products to the general public. The store includes a serving counter where you may provide or sell samples of your brewery product(s) for consumption in the designated tasting area. A brewery may provide unlimited free samples or sell up to 125 ml (per serving size) of their manufactured product in the designated tasting area. Multiple servings (e.g. flights) are permitted however the maximum total volume cannot exceed 375 ml per person per day. Liquor sold in the on-site store is restricted to the products made at this brewery site.

The manufacturing licence does not allow you to sell full servings of products for consumption on site.

Artisan, Farmer and Annual Markets

A licensed manufacturer with an approved on-site store endorsement may apply for a Market Authorization to sell their products at artisan, farmer or annual markets. Licensees are responsible for confirming that the market complies with local bylaws around the sale of packaged liquor and that the market where they plan to sell meets the criteria outlined in the above noted handbook.

Tour Area Endorsement:

A tour area endorsement is no longer required. Any manufacturer can offer a tour of their establishment between 9 a.m. and 11 p.m., however, only guided tours are permitted. Outdoor tours are only permitted if there are manufacturing features outside, including vineyards, grain storage units, etc.

Liquor Distribution Branch (LDB) Manufacturer's Agreement

Before the Branch will issue the manufacturing license, the applicant is required to enter into a Manufacturer's Agreement with LDB, which provides the authority for the applicant to make sales in the province and ensures the applicant understands the appropriate policies, procedures and reporting requirements associated with these sales.

The Branch has provided LDB with a copy of your Manufacturers application, floor plan, site plan, and business proposal documents. LDB staff will be in contact to arrange for your signing of the LDB Manufacturer's Agreement. If you have questions relative to the LDB agreement and your obligations, please contact them via email at regemail@bcldb.com.

Signage:

The Branch has reviewed and approved a sample of your brewery signage denoting the name “The Sauvage Brewing Company”. Off-site directional signs are permitted provided the appropriate municipal or provincial approvals have been obtained. Drawings of directional signs must also be submitted to the Branch for approval.

Serving it Right

Serving It Right is a self-study course that educates licensees, managers and servers about their legal responsibilities when serving liquor, and provides effective techniques to prevent problems related to over service. The course packages, exams and certificate numbers can be found online at www.servingitright.com, or by phoning 604-633-9798.

Serving It Right must be completed by all sales staff, servers, managers and licensees, before opening for business, and the certificates must be available at all times.

Last stage in the licensing process - Final Inspection

Please contact Liquor Inspector Ron Cridland at 250-952-5747 or by email at Ron.Cridland@gov.bc.ca to arrange for a final inspection once the construction is complete and you are ready to begin manufacturing. The Inspector will advise you of anything else that may be required in order to complete the final inspection.

- You will need to have the AIP floor plan, which is attached to this letter, available for the Liquor Inspectors review and confirmation.
- You will also need to ensure that you have signed copies of your agreement with LDB available prior to contacting the Inspector for a final inspection.

It is recommended that an authorized signatory attend the final inspection; however, you may ask someone to attend on your behalf. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensee(s).

The final inspection is also an opportunity to discuss, with your liquor Inspector, any questions that you may have regarding the operation of your manufacturing business in accordance with the LCL Act and Regulation. The web link provided below is to the Manufacturer Licence Terms and Conditions Handbook. It will be helpful to review this information, if you have not done so already, prior to scheduling the final inspection.

<http://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/manufacturere-handbook.pdf>

At the time of the final inspection, your liquor Inspector will:

- Inspect the manufacturing facility to ensure the layout on the AIP floor plan complies with the terms and conditions of this letter.
- Take photographs of applicable areas:
 - the manufacturing facility

- secured storage area
- on site store and tasting area
- Verify that all storage areas are adequately secured.
- Provide the “fee payment page” for the applicant to submit. The \$1210.00 licensing fee is pro-rated to March 31st, 2018. The first year pro-rated licensing fee for the manufacturing licence and on-site store endorsement will be required prior to final approval.

If you wish to arrange for payment of the licensing fee prior to the final inspection, please contact the Branch at 1-866-209-2111.

Please note: A copy of the federal excise licence letter, issued under federal jurisdiction (CRA) must be faxed to the Branch upon issuance (after LCLB has issued the manufacturing licence). Further, prior to final licensing, signed agreements with LDB must be in place or licensing will be withheld.

This AIP will expire September 25, 2018. An extension to this approval will only be considered where a written request is received by the Branch at least 30 days prior to the expiry of the AIP. Failure to request an extension will result in the application being considered abandoned and therefore, terminated on the expiry date noted above. No further notice will be provided.

If you have any questions regarding this AIP letter or concerning the licensing process, please contact me at 250 952-5769 or by email at Matt.Forrester@gov.bc.ca.

Sincerely,



Matt Forrester
Senior Licensing Analyst
Liquor Control and Licensing Branch

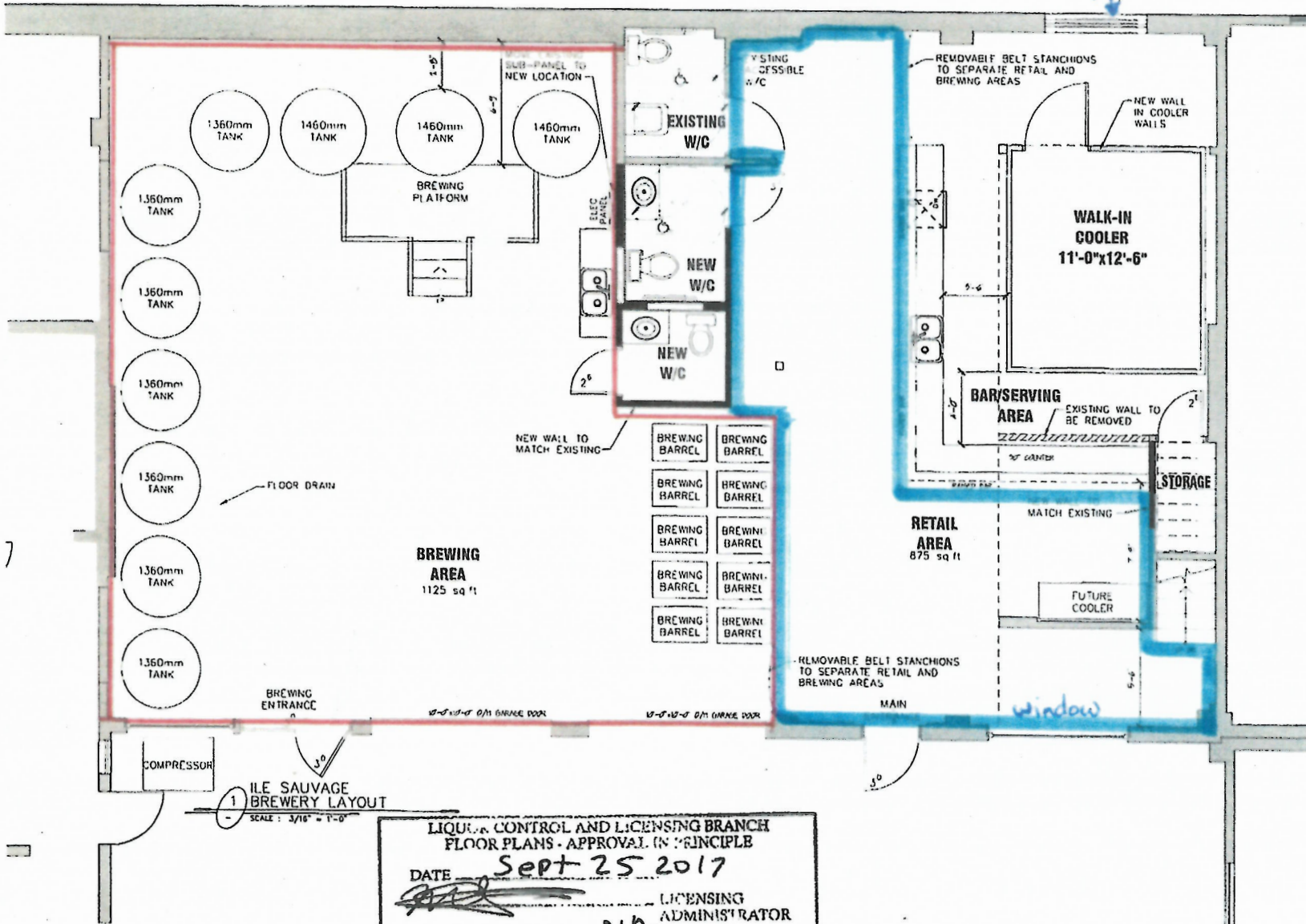
Enclosures

Copy to:

- Ron Cridland, Liquor Inspector
- Excise Duty (CRA)
- Liquor Distribution Branch
- BC Assessment
- Office of the Fire Commissioner

Ile Sauvage Brewing Company Ltd.
 1605 Daphne St
 Trail, BC V1R 2R2

200001407



250 264 St
 PO BOX 14
 ROSSLAND
 V0S 1

REVISION SCHEDULE

DATE	DESCRIPTION
2017-09-25	ISSUED FOR REVIEW
2017-09-25	ISSUED FOR REVIEW
2017-09-25	ISSUED FOR REVIEW

PROJECT
**ILE SAUVAGE
 BREWERY LAYOUT**

2966 BRIDGE STREET
 VICTORIA BC

MANUFACTURER'S
 LICENCE DRAWING

SCALE: 3/16" = 1'-0"
 DATE: 2017-09-25
 DRAWN BY: [Signature]
 JOB NUMBER: AD2017-
 SHEET # **A1**

LIQUOR CONTROL AND LICENSING BRANCH
 FLOOR PLANS - APPROVAL IN PRINCIPLE

DATE Sept 25 2017

LICENSING ADMINISTRATOR
NA

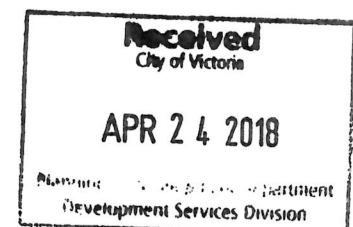
Maximum Capacity: NA

Unless otherwise approved by the General Manager, Liquor Control and Licensing, approval is subject to the terms and/or conditions specified in the approval letter(s) dated:

PSA PCA AIP

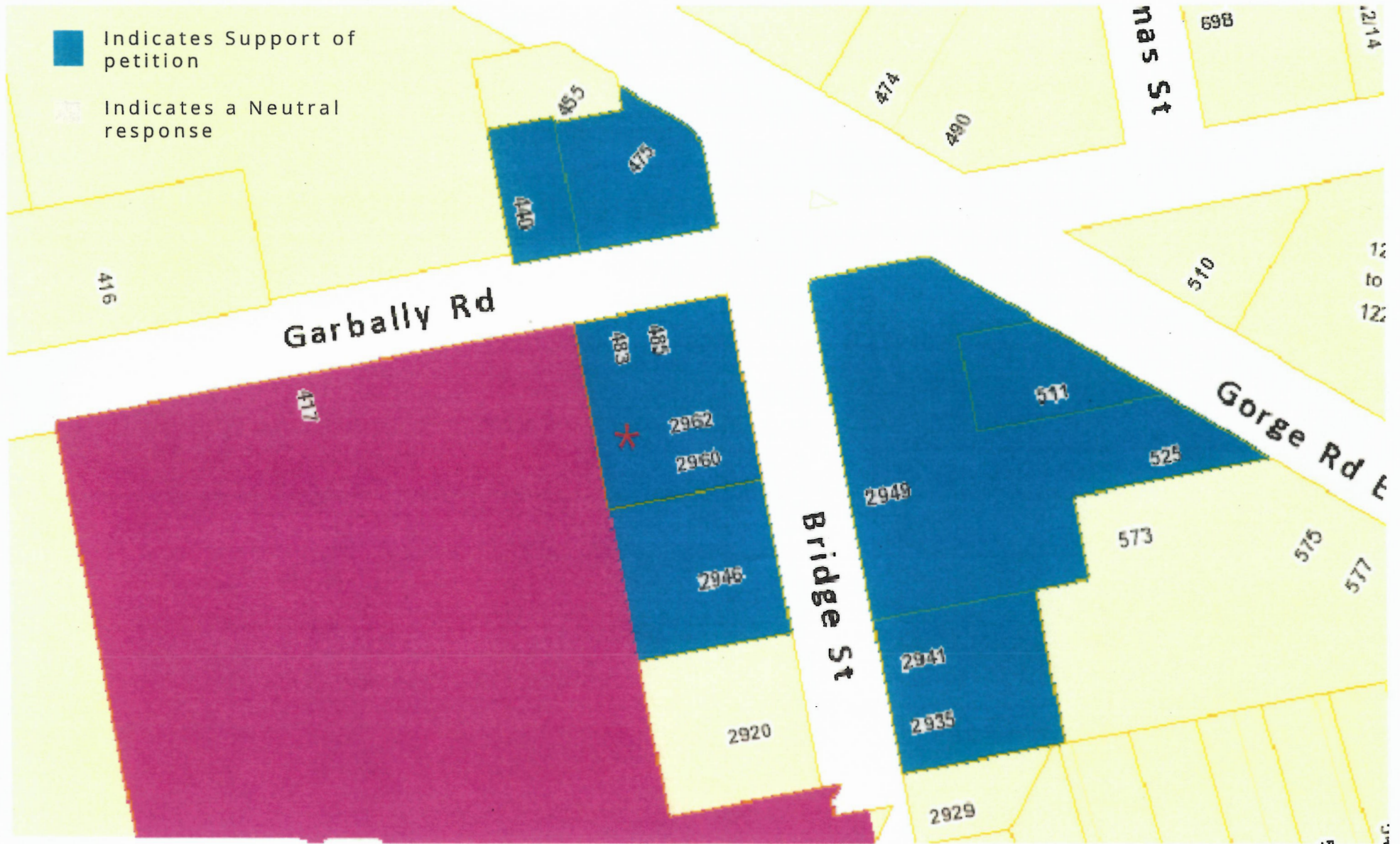
**Liquor Store Rezoning Petition Responses
for 2960 Bridge Street (Ile Sauvage)**

Address	Business Name	Support	Opposed	Neutral
525 Gorge Road East	Victoria Hyundai	✓	—	—
2935 Bridge St	Craftsman Collision	✓	—	—
483 Garbally Road	Bows & Arrows Coffee	✓	—	—
485-C Garbally Road	Islander Engineering	✓	—	—
475 Gorge Road East	The Green Heart	✓	—	—
485-D Garbally Road	Randall North Real Estate	✓	—	—
2960-B Bridge Street	Pizzeria Prima Strada	✓	—	—
485-B Garbally Road	HES Group	✓	—	—
2946 Bridge Street	Western One Rentals	✓	—	—
440 Garbally Road	Pacific Controls	✓	—	—
417 Garbally Road	Victoria City Yard	—	—	✓



■ Indicates Support of petition

□ Indicates a Neutral response



LIQUOR RETAIL STORE REZONING PETITION

I, Stephan Turcotte (Le Sauvage Brewing Co)
print name, have applied to the City of Victoria for rezoning
of property, located at 2960 Bridge St.
subject property address to permit a
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled
to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Jody Dick (Victoria Hyundai)

ADDRESS: 525 GORGE ROAD #A51

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:



Aug 31/17
Date

[Signature]
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (He SAUVAGE Brewing Co), have applied to the City of Victoria for rezoning of property, located at 2960 Bridge St to permit a retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Fil Dadic - Craftsman Collision

ADDRESS: 2935 Bridge St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
 I am opposed to the application.

Comments:

[Lined area for handwritten comments]

Sept 7, 2017 Date

Fil Dadi Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (He Savage Brewery Co)
print name, have applied to the City of Victoria for rezoning
of property, located at 2960 Bridge St.
subject property address to permit a
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) LEESHA SABINE / BOWS & ARROWS COFFEE

ADDRESS: 483 GARBALLY RD.

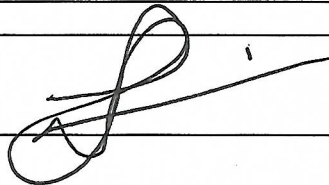
Are you the registered owner? Yes No Business Mgr Officer

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Aug 31, 2017
Date


Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (The Sauvage Brewery Co)
print name, have applied to the City of Victoria for rezoning
of property, located at 2960 Bridge St.
subject property address to permit a
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled
to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Joshua Bartley (Islander Engineering Ltd)

ADDRESS: 485-C Gerbally Pl.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Sept 7, 2017
Date

[Signature]
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (He Sauvoix Brewing Co.)
print name, have applied to the City of Victoria for rezoning
of property, located at 2960 Bridge St.
subject property address to permit a
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Mark Snedden, The Green Hart.
ADDRESS: 475 Gorge Road East

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Aug 31/17
Date

[Signature]
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (Le Sauvage Brewery Co)
print name, have applied to the City of Victoria for rezoning
of property, located at 2960 Bridge St.
subject property address to permit a
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled
to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Dale Schuss - Rendell North Real Estate Services
ADDRESS: 485-D Garbally Rd.

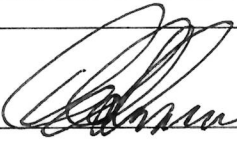
Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Aug 31/17
Date


Signature

LIQUOR RETAIL STORE REZONING PETITION

Stephane Turcotte (The Sawage Brewery Co)

I, ~~Stephane Turcotte~~ GEORGE DALEAS, have applied to the City of Victoria for rezoning

print name

of property, located at 2960 BRIDGE ST UNIT B to permit a retail liquor store.

subject property address

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) GEORGE DALEAS (PIZZERIA PRIMA STRADA)

ADDRESS: 2960 BRIDGE ST. UNIT B -

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Multiple horizontal lines for writing comments.

AUG 31 - 2017
Date

[Signature]
Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephan Turcotte (The Savage Brewery Co)
Wayne Hopkins, have applied to the City of Victoria for rezoning
print name
of property, located at 2960 Bridge St.
485B Garbally Rd. to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Wayne Hopkins (HES Group)

ADDRESS: ~~2960 Bridge St.~~ 485 B Garbally Rd.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Aug 31st 2017
Date


Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephane Turcotte (Le Sauvage Brewing Co)
SEAN TIMMINS, have applied to the City of Victoria for rezoning
print name
of property, located at 2960 Bridge St. to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) SEAN TIMMINS - WESTERN ONE RENTALS
ADDRESS: 2946 BRIDGE ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

8.31.17
Date


Signature

LIQUOR RETAIL STORE REZONING PETITION

I, Stephen Turcotte ^(The Savage Brewing Co.) print name, have applied to the City of Victoria for rezoning of property, located at 2960 Bridge St. subject property address to permit a retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) Cheryl Wyatt (Office Manager)
ADDRESS: 440 Garbally Rd

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

APRIL 19/18
Date

Cheryl Wyatt
Signature

Rezoning Application
No. 00623
for
483/485 Garbally Road and
2960/2962 Bridge Street



Subject Property (Bridge Street)



Subject Property (Garbally Road)



475 Gorge Road East (North)



440 Garbally Road (North)



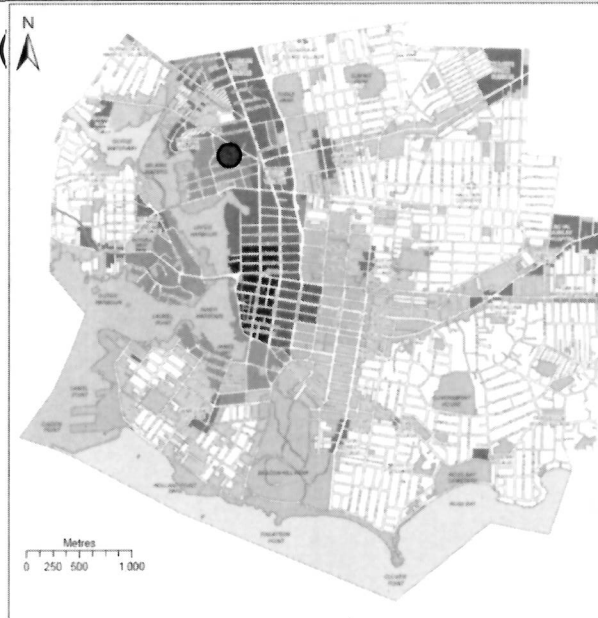
417 Garbally Road (West)



2946 Bridge Street (South)



2949 Gorge Road East (East)



- MAP 2
Urban Place
Designations**
- Core Historic
 - Core Business
 - Core Employment
 - Core Inner Harbour/Legislative
 - Core Songhees
 - Core Residential
 - General Employment
 - Employment-Residential
 - Industrial Employment**
 - Industrial
 - Employment-Residential
 - Marine Industrial
 - Town Centre
 - Large Urban Village
 - Small Urban Village
 - Urban Residential
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Rail Corridor
 - Working Harbour
 - Marine

Urban Place Designations extend to the centres of adjacent streets.

