



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 19, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100159
 BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000034
 (DEAD FROG BREWERY / #105 – 8860 – 201 STREET)

REPORT: 18-38
FILE: 08-26-0201

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and amend Comprehensive Development Zone CD-48 to allow brewing and distilling uses on a portion of a 0.70 ha (1.73 ac) site located at 8860 – 201 Street and request Council endorsement (to the Liquor Control and Licensing Branch) for a new brewery lounge (indoor and outdoor) for Dead Frog Brewery.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5356 and 5357, consider the brewery lounge endorsement request and authorize staff to schedule the required public hearing for the Bylaws and the liquor licencing hearing in accordance with Council's Liquor Licencing Policy.

RATIONALE:

The proposed community plan and Zoning Bylaw amendments are consistent with the overall objectives of the Carvolth Neighbourhood Plan. Council's consideration of the brewery lounge endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor Control and Licensing Branch regulations.



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RECOMMENDATION:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5356 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5357 amending Comprehensive Development Zone CD-48 to permit brewing and distilling uses on a 0.70 ha (1.73 ac) property located at 8860 – 201 Street, and to clarify parking requirements for brewery and distillery lounge areas, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5356 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-621);

That Council consider the endorsement request for a new brewery lounge (indoor and outdoor) for Dead Frog Brewery located at #105 – 8860 – 201 Street;

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning Bylaws concurrent with the brewery lounge request; and further

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse Dead Frog Brewery's request:

"That Council has considered and ENDORSED the request by Dead Frog Brewery to locate a 90 person brewery lounge (65 person interior and 25 person patio) serving the Dead Frog Brewery located at #105 - 8860 – 201 Street, Langley, characterized as having liquor service from 11:00AM to 11:00PM Monday – Thursday; 11:00AM to 12:00AM Friday – Saturday and; 11:00AM to 9:00PM Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on April 9, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

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EXECUTIVE SUMMARY:

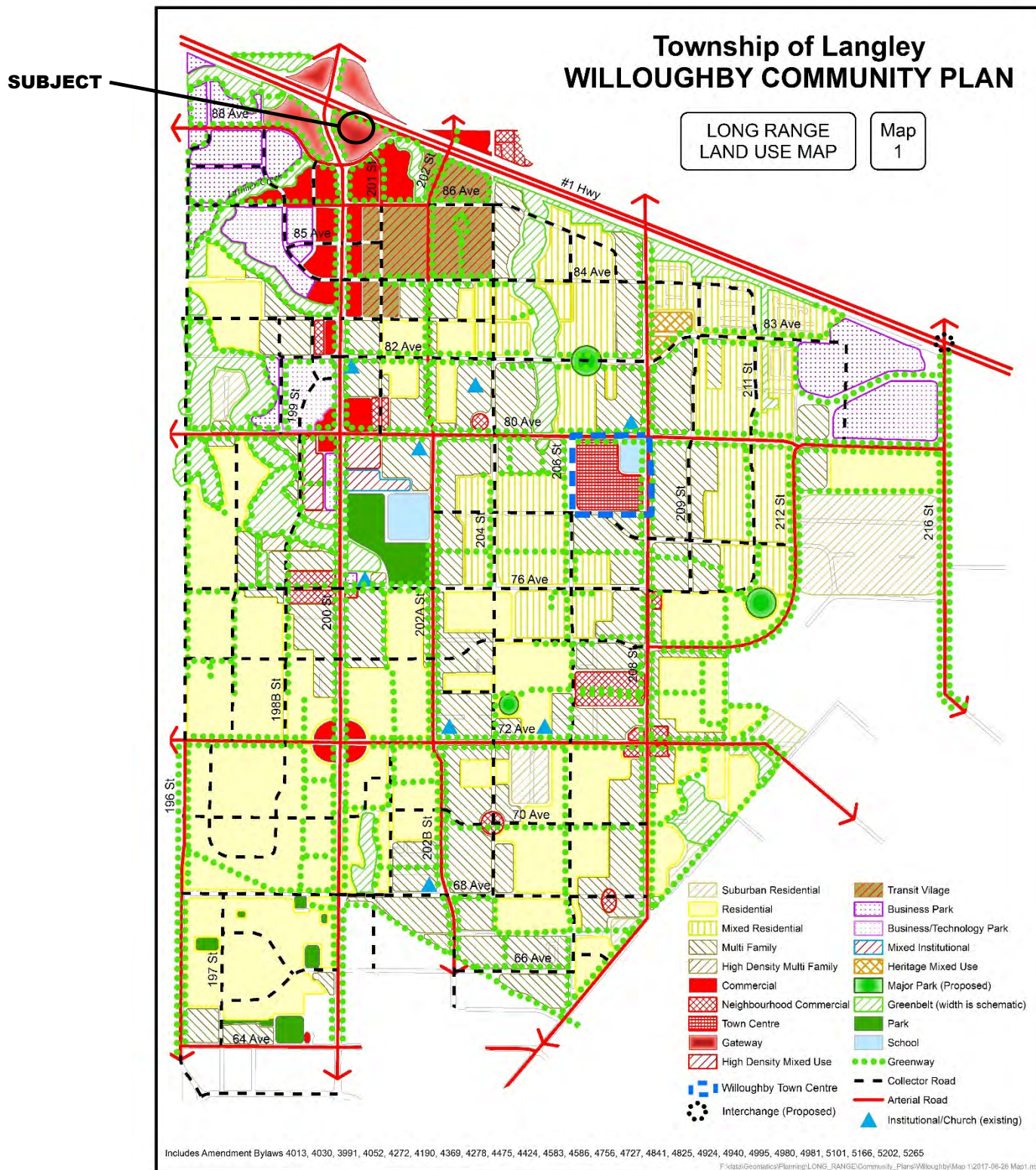
Dead Frog Brewery has applied to amend the Carvolth Neighbourhood Plan to include brewing and distilling uses in the Gateway land use designation and to amend Comprehensive Development Zone CD-48 to allow brewing and distilling uses on a portion of a 0.70 ha (1.73 ac) site located at 8860 – 201 Street. Concurrent amendments to clarify Zoning Bylaw parking requirements for brewery and distillery lounges are also proposed.

Dead Frog Brewery has also made an application to Council to endorse a new brewery lounge for Dead Frog Brewery located at #105 - 8860 - 201 Street. The proposed brewery lounge will serve as an accessory use to the proposed brewery located on the subject site. Although the issuance of brewery licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a brewery lounge. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge endorsements to existing manufacturer licences. Accordingly, Council may consider the public input, pursuant to Policy, prior to consideration of the endorsement request.

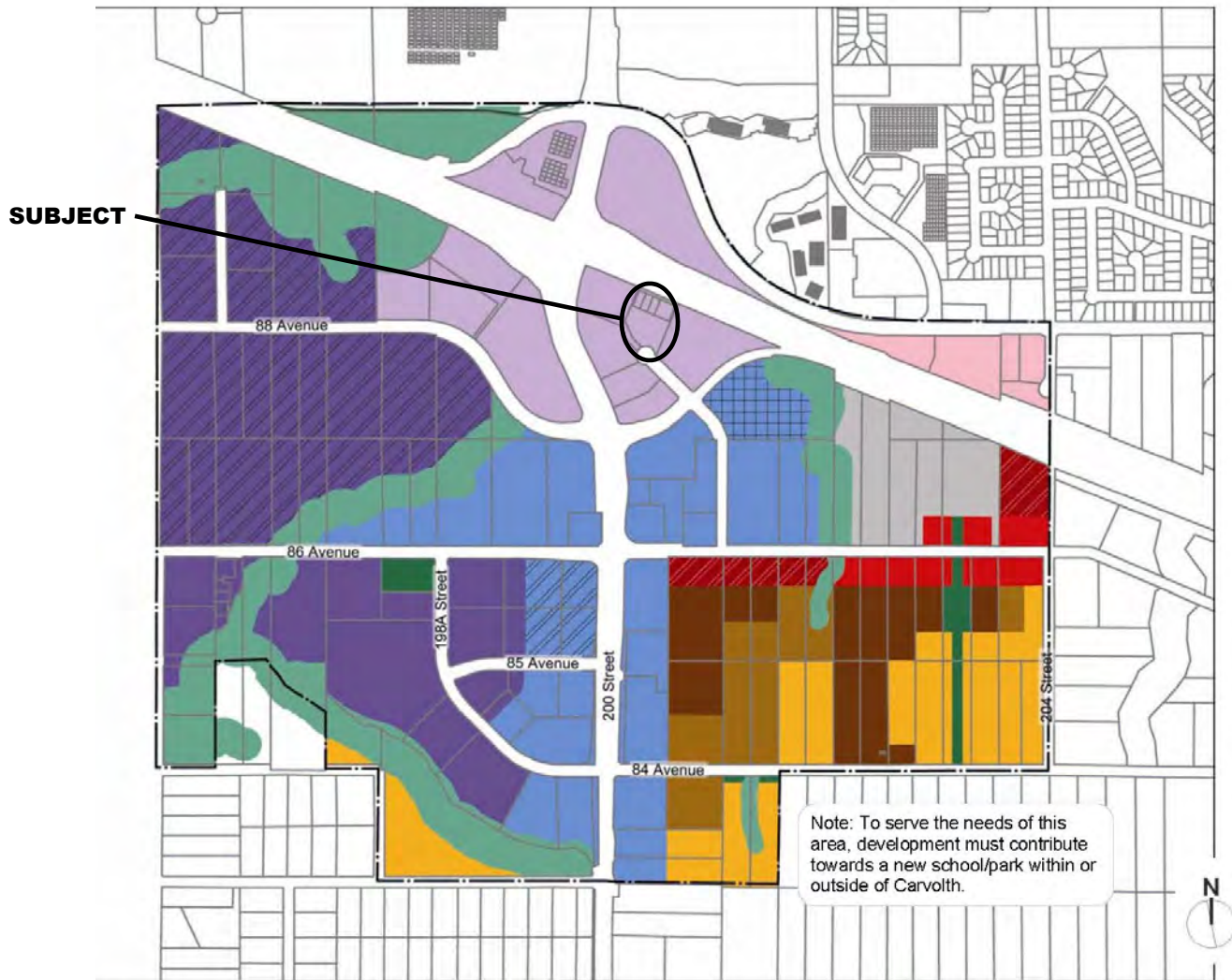
PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to Carvolth Neighbourhood Plan Amendment Bylaw No. 5356, Rezoning Bylaw No. 5357 and the endorsement request for a new brewery lounge (indoor and outdoor) for Dead Frog Brewery located at #105 – 8860 - 201 Street.

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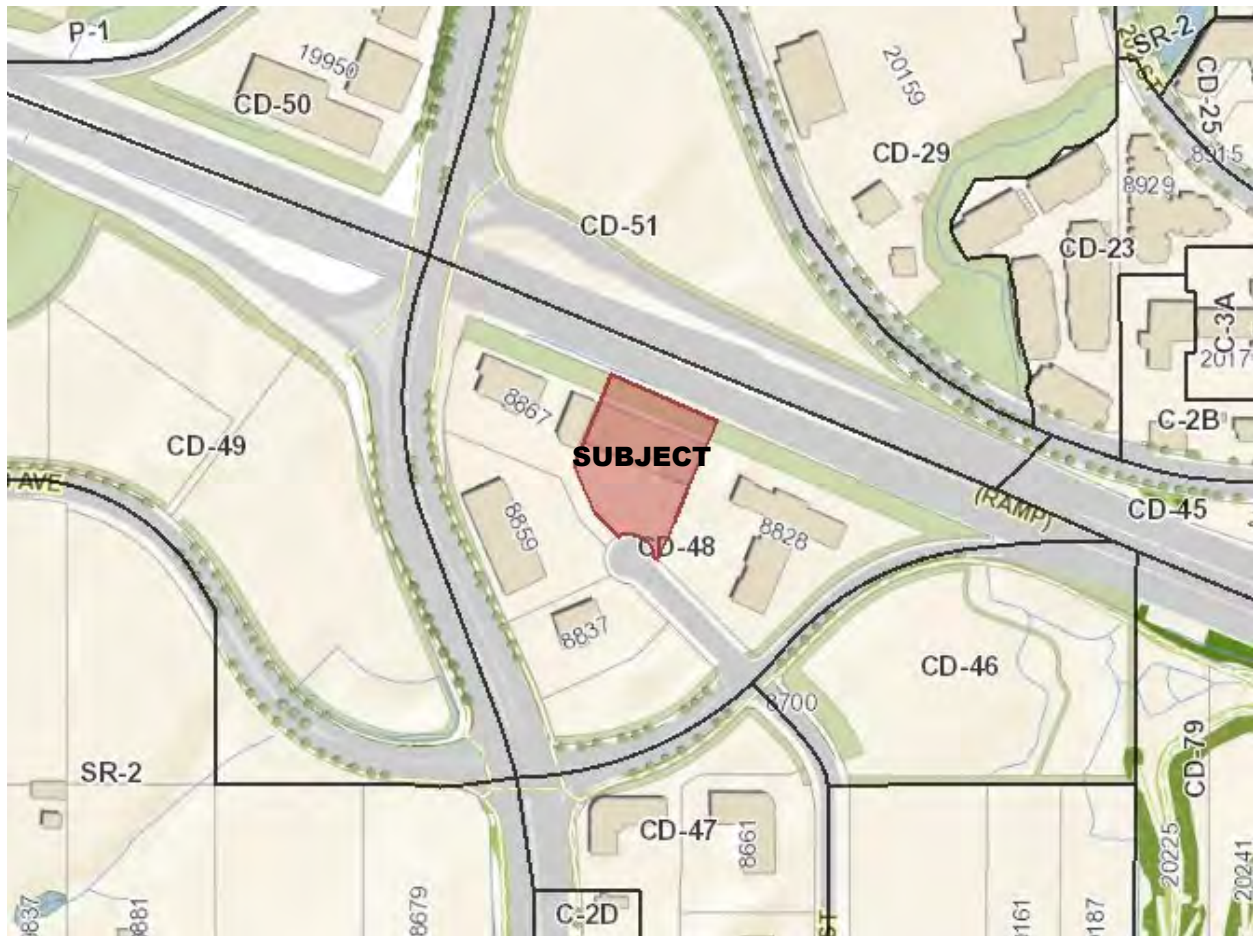
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LEGEND

Gateway	Flex Employment II	High Density Residential
Office/Mixed Use I	Service Commercial	Med. Density Residential
Office/Mixed Use II	High Street Mixed Use	Townhouse Residential
Office/Mixed Use III	Work/Live Flex Use	Conservation Area
Flex Employment I	Transit Exchange	Integrated Open Space

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ZONING BYLAW NO. 2500



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REFERENCE:

Owner:	Larry Visco 2545 – Hickory Lane Abbotsford BC V3G 2Z9
Applicant / Agent:	Derrick Smith (Dead Frog Brewery) 27272 – Gloucester Way Langley BC V4W 4A1
Legal Description:	Strata Lot 4 Sections 26 and 35 Township 8 New Westminster District Strata Plan BCS3048
Civic Address:	#105 – 8860 – 201 Street Langley BC V2Y 0C8
Area:	0.70 ha (1.73 ac)
Carvolth Neighbourhood Plan:	Gateway
Existing Zoning:	Comprehensive Development Zone CD-48

BACKGROUND / HISTORY:

The subject site is designated Gateway in the Carvolth Neighbourhood Plan and is zoned Comprehensive Development Zone CD-48. The subject site was created from the original 'interchange lands' and is located in the southeast quadrant of the 200 Street / Highway 1 interchange. A Development Permit (DP100495) was approved in June 2007 for the construction of a multi-tenant warehouse / retail building on the subject site. The existing 2,667.8m² (28,715.9 ft²) building currently accommodates three wholesale / retail businesses in a 1,525 m² (16,415 ft²) portion of the building. The unit for the proposed brewery is currently vacant and has a floor area of 1,142.8 m² (12,301 ft²), plus a 50 m² (540 ft²) patio on the south side of the building.

In 2008, the Liquor Control and Licensing Branch issued a manufacturing licence to Dead Frog Brewery for a location at 27272 Gloucester Way. Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor Control and Licensing Branch does not provide Council with an opportunity to "endorse" or "not endorse" applications for new brewery (manufacturer) licence or on-site retail stores where the manufacturing use is permitted under municipal zoning. Dead Frog Brewery is proposing to relocate their existing manufacturing licence from 27272 Gloucester Way to the subject site. As the subject site's Comprehensive Development Zone CD-48 does not currently permit manufacturing as a use, an amendment to the Zoning Bylaw is required. Liquor Control and Licensing Branch, however, is required to provide Council with the opportunity to "endorse" or "not endorse" applications for a lounge endorsement.

The subject Dead Frog Brewery lounge endorsement request is being considered pursuant to Policy No. 07-407 - Liquor Licensing Policy (Attachment A). The policy requires Council to hold a "Liquor Licensing Hearing" prior to it considering endorsement (to the Liquor Control and Licensing Branch) of the request for a lounge endorsement.

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DISCUSSION / ANALYSIS:

Dead Frog Brewery has applied to amend the Carvolth Neighbourhood Plan to include brewing and distilling uses in the Gateway land use designation and to amend Comprehensive Development Zone CD-48 to allow brewing and distilling uses on a portion of a 0.70 ha (1.73 ac) site located at 8860 – 201 Street.

Dead Frog Brewery has also made an application to Council to endorse a new brewery lounge for Dead Frog Brewery located at #105 - 8860 - 201 Street (Strata Lot 4). The proposed brewery lounge will serve as an accessory use to the brewery being proposed on the subject site. Although the issuance of brewery licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a brewery lounge. Council (through its Liquor Licensing Policy) has chosen to participate in the endorsement process involving lounge endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

Therefore, the proponent has also made application to Council to endorse the brewery lounge. The applicant has requested a person capacity of 90 persons (65 person indoor lounge, 25 person outdoor patio). The requested hours of operation are from 11:00AM to 11:00PM Monday – Thursday; 11:00AM to 12:00AM Friday – Saturday and; 11:00AM to 9:00PM Sunday. Minors are permitted in the brewery lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the brewery lounge.

The applicant has provided a letter of intent which includes a description of the brewery lounge endorsement application. The following are excerpts from this letter:

“The tasting room will be centred around creating a comfortable space for patrons to enjoy great beer and relax with friends. Our entertainment will include but is not limited to board games, trivia nights, and bi-weekly beer and education nights. These beer education nights will not only outline the process and science behind the making of beer, but also offer education around safe and responsible consumption of the liquid we love so much.

The menu in our new tasting room will consist of a variety of stone-fired pizzas, and simple appetizers. We will also be serving a variety of in house made craft sodas and kombucha for our patrons to enjoy a non-alcoholic option.

We believe that we will be an asset to the community of Langley as our roots are here. The Dead Frog dream was born here and it’s our intention to contribute by increasing tourism and attracting customers away from the Vancouver city centre to the beautiful community of Langley.”

Adjacent Uses:

North: Highway 1, beyond which is property designated Gateway in the Carvolth Neighbourhood Plan, zoned Comprehensive Development Zone CD-51, currently under development application (ToL Project No. 08-35-0253 / Interchange 8 Holdings Ltd.);

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South: 201 Street, beyond which is property designated Gateway in the Carvolth Neighbourhood Plan, zoned Comprehensive Development Zone CD-48;

East: A hotel and restaurant designated Gateway in the Carvolth Neighbourhood Plan, zoned Comprehensive Development Zone CD-48; and

West: A warehouse and showroom facility for a motorcycle dealership designated Gateway in the Carvolth Neighbourhood Plan, zoned Comprehensive Development Zone CD-48.

Carvolth Neighbourhood Plan Amendment:

The subject site is designated Gateway in the Carvolth Neighbourhood Plan. Section 2.4.2 of the Carvolth Neighbourhood Plan states “*The intent of the Gateway designation is to create a sense of arrival to the community and to encourage development of landmark buildings at these high profile locations while ensuring the safety of the road network.*” Section 2.4.2 of the plan lists a range of uses and requirements in the Gateway designation but does not include breweries (light manufacturing) as one of the uses. Staff note that the Gateway designation does include restaurants as a use. Bylaw No. 5356 proposes to add “brewing and distilling uses including lounge area subject to the Liquor Control and Licencing Act” as a use on a portion of the subject site in the Carvolth Neighbourhood Plan’s Gateway designation.

The applicant has provided a rationale for the proposed amendment to the Carvolth Neighbourhood Plan (Attachment B), quoted below:

Dead Frog Brewery and Tasting Room will fit in with the surrounding area as we offer a special high quality place for residents to enjoy. Being a part of the unique developing Craft Beer Industry will support Carvolth/Langley in its desire to create a livable, sustainable urban development.

Our brewery is a very contained production unit. It is extremely clean and compromised of mainly stainless steel holding tanks and kettles. We have a condensate stack that condenses any boil vapours and runs them down the drain while recovering the energy and minimizing any vapours from leaving the building, creating an odorless environment. Any natural biological by-products of brewing such as used yeast, hops and grain are removed daily to local farmers for use as feed for cattle and pigs, these by-products will be processed within the brewery and loaded as clean bins into the farmer’s trucks. All storage is inside the building which will support the neighborhood look and feel. Our equipment makes very little noise and we are confident our patrons inside the building and the neighborhood outside will not be disturbed by our production.

Staff are supportive of the proposed plan amendment as the manufacturing component of the brewery is self-contained and the lounge component aligns with the uses listed in the Gateway designation (i.e. restaurant, pub).

Zoning Bylaw:

The subject site is currently zoned Comprehensive Development Zone CD-48. Comprehensive Development Zone CD-48 permits the following uses:

- 1) accessory buildings and uses
- 2) assembly uses
- 3) highway commercial uses
- 4) hotels and motels and conference/convention facilities
- 5) liquor primary use subject to provisions under the Liquor Control and Licensing Act and regulations pursuant thereto
- 6) offices
- 7) restaurants
- 8) service stations, gas bars
- 9) new automotive parts stores and vehicle servicing
- 10) wholesale (or membership) distribution, retail units (excluding grocery and/or drug stores), factory outlets, sporting goods and services, boutique outlets, discount sales of clothing and personal service goods, book stores, electronics and computer stores, music and video stores, licensed product stores and home improvement centres. No permitted use under this Section may exceed a gross floor area of 450 m²

As a brewery (manufacturing) is not a permitted use in the Comprehensive Development Zone CD-48, the applicant has applied to amend the CD-48 zone to permit breweries.

Current Township parking requirements for breweries is based on 1 space for every 186 m² (2,002 ft²) of gross floor area for the manufacturing component of a brewery, and 1 space per 3 patrons licensed under the Liquor Control and Licensing Act for the lounge component. Dead Frog Brewery's application includes 961.2 m² (10,347 ft²) of manufacturing use, 181.5 m² (1,954 ft²) of indoor lounge area (including kitchen and washrooms), and a 50 m² (540 ft²) patio. Under the existing parking requirements, the proposed Dead Frog Brewery would require 5 spaces for the manufacturing component of the operation and 30 spaces for the lounge component (35 parking spaces total).

Staff have reviewed parking requirements in other Metro Vancouver jurisdictions including Vancouver, Coquitlam, Surrey, New Westminster, Port Moody and Abbotsford and note the prevailing approach to parking requirements for new breweries and distilleries, with associated lounges in compliance with provincial regulations, is based on a per square metre (per square foot) requirement ranging from the requirement being based on an industrial requirement to a restaurant requirement. Consistent with these best practices, the proposed Township approach incorporated as part of Bylaw No. 5357 is to apply the industrial rate (1 space for every 186 m² of gross floor area) to the manufacturing component of the operation and the restaurant requirement (1 space per 20 m² of gross floor area) to the lounge component. Based on the proposed parking requirements, the proposed Dead Frog Brewery would require 5 spaces for the manufacturing component of the operation and 12 spaces for the lounge component (17 parking spaces total).

The subject site currently includes 79 parking spaces. The existing warehouse / retail tenants require 61 parking spaces. Under the parking requirements of proposed Bylaw No. 5357, the subject site would require 78 parking spaces in total.

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Bylaw No. 5357 amends Comprehensive Development Zone CD-48 to allow brewing and distilling uses within the subject strata lot (Strata Lot 4) on land located at 8860 – 201 Street. The bylaw also:

- Adds the term “*brewery or distillery*” to Section 102 – Definitions of the Zoning Bylaw to define the use.
- Adds “*brewery or distillery lounge areas*” to Section 107.3(c)(vi) of the Zoning Bylaw to reflect parking requirements for the use.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications to add a lounge endorsement to an existing Manufacturer Licence. It also requires Council to hold a “Liquor Licencing Hearing” when it considers an endorsement request.

Liquor Control and Licensing Branch Application Summary:

The proponent has submitted an application for a new brewery lounge to the Provincial Liquor Control and Licensing Branch (Attachment C). According to Liquor Control and Licensing Branch regulations, the resolution is to comment on the following criteria:

- a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement
- b) the general impact on the community
- c) the view of residents
- d) the Local Government recommendations and the reasons on which they are based

The proponent’s application form to the Liquor Control and Licensing Branch, including a letter of intent (Attachment C), provides more detailed information with respect to the proposal.

Locational Criteria for Brewery Lounge Area Endorsements:

Council’s Liquor Licencing Policy contains locational criteria intended to guide consideration of “Liquor Primary” endorsement requests. The Policy, however, does not contain any locational criteria for brewery-related endorsement requests.

Servicing:

Full urban services exist to the subject site.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 1), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council’s consideration of final reading.

RCMP Comments:

RCMP comments are provided as Attachment E to this report.

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Public Information Meeting:

As per Policy No. 07-164, the applicant held a public meeting on February 28, 2018. Six (6) people signed in at the Public Information Meeting. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment F.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans.

POLICY CONSIDERATIONS:

The proposed amendments to the Carvolth Neighbourhood Plan and Comprehensive Development Zone CD-48 comply with the overall goals of the Carvolth Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5356 and 5357, authorize staff to schedule the required public hearing, and that Council consider the request to endorse the brewery lounge application including input received at the "Liquor Licencing Hearing" in accordance with Council's Liquor Licencing Policy.

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to "endorse" or "not endorse" applications for a brewery lounge. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement to an existing Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff will advertise the proposal in area newspapers and mail out notices to nearby residents for a "Liquor Licencing Hearing." Providing an opportunity for public comment is consistent with Provincial Liquor Control and Licensing Branch requirements.

Following the "Liquor Licencing Hearing," Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with Liquor Control and Licensing Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor Control and Licensing Branch requirements, subsequent to the Liquor Endorsement Hearing it is recommended that Council adopt the following resolution:

"That Council has considered and ENDORSED the request by Dead Frog Brewery to locate a 90 person brewery lounge (65 person interior and 25 person patio) serving the Dead Frog Brewery located at #105 - 8860 – 201 Street, Langley, characterized as having liquor service from 11:00AM to 11:00PM Monday – Thursday; 11:00AM to 12:00AM Friday – Saturday and; 11:00AM to 9:00PM Sunday.

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In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on April 9, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor Control and Licensing Branch, all items in the resolution must be referenced.

Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 - Liquor Licencing
ATTACHMENT B	Applicant's Rationale for Proposed Neighbourhood Plan Amendment
ATTACHMENT C	Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT D	RCMP Comments
ATTACHMENT E	Public Information Meeting Summary
ATTACHMENT F	Floor Plan



COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	07-407
Previous Policy No:	07-615
Approved by Council:	2004-06-14
Revised by Council:	2016-05-30
Revised by Council:	2017-07-10

1. Purpose

- 1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

- 2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

- 3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

- 4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

- 4.1.1 an application for a new Liquor Primary Licence;
- 4.1.2 an application for an amendment to an existing Liquor Primary Licence for:
 - 4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;
 - 4.1.2.2 adding or amending a temporary use area endorsement;

- 4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;
- 4.1.2.4 a permanent increase in the person capacity of a service area;
- 4.1.2.5 the permanent addition of a patio;
- 4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;
- 4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;
- 4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;
- 4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:
 - 4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;
 - 4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and
 - 4.1.5.3 the permanent addition of a patio;
- 4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:
 - 4.1.6.1 a temporary use area endorsement;
 - 4.1.6.2 hours of liquor service that extend past 1:00 A.M., and
 - 4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;
- 4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

- 4.1.7.1 adding or amending a temporary use area endorsement;
 - 4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and
 - 4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.
- 4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:
 - 4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);
 - 4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;
 - 4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;
 - 4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;
 - 4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;
 - 4.2.6 existing and/or proposed entertainment type;
 - 4.2.7 existing and/or proposed hours of liquor service;
 - 4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and
 - 4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.
- 4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

- 5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

- 5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and
 - 5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.
- 5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.
- 5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.
- 5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:
 - 5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.
 - 5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.
 - 5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.
- 5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

- 5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:
 - 5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;
 - 5.5.1.2 Langley Building Bylaw 2008 No. 4642;
 - 5.5.1.3 Licencing Bylaw 2016 No. 5192;
 - 5.5.1.4 Noise Control Bylaw 2015 No. 5172;
 - 5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;
 - 5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and
 - 5.5.1.7 Zoning Bylaw 1987 No. 2500;
- 5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;
- 5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;
- 5.5.4 requirements and conditions imposed by Council in connection with:
 - 5.5.4.1 the approval of a zoning or official community plan amendment bylaw;
 - 5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or
 - 5.5.4.3 the application review process outlined in this Section 5; and
- 5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

- 6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:
 - 6.1.1 the Township's views on all of the following matters:
 - 6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

- 6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;
 - 6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;
 - 6.1.1.4 the general impact on the community;
 - 6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and
- 6.1.2 the views of Township residents on the application and a description of the method used to gather those views.
- 6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.
- 6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.

October 18, 2017

Plan Amendment
Planning Rational

Dead Frog Brewery and Tasting Room will fit in with the surrounding area as we offer a special high quality place for residents to enjoy. Being a part of the unique developing Craft Beer Industry will support Carvolth/Langley in its desire to create a livable, sustainable urban development.

Our brewery is a very contained production unit. It is extremely clean and compromised of mainly stainless steel holding tanks and kettles. We have a condensate stack that condenses any boil vapours and runs them down the drain while recovering the energy and minimizing any vapours from leaving the building, creating an odorless environment. Any natural biological byproducts of brewing such as used yeast, hops and grain are removed daily to local farmers for use as feed for cattle and pigs, these byproducts will be processed within the brewery and loaded as clean bins into the farmer's trucks. All storage is inside the building which will support the neighborhood look and feel. Our equipment makes very little noise and we are confident our patrons inside the building and the neighborhood outside will not be disturbed by our production.



Liquor Control and Licensing Branch
4th Floor, 3350 Douglas St, Victoria, BC V8W 9J8
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7066

LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor Control and Licensing Form LCLB049A

Instructions:

Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor Control and Licensing Branch.

Part 1: Type of Application

☒ Lounge Endorsement ☐ Special Event Area Endorsement

office use only

Job No:

Note: Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☒ No ☐ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☐ No ☒ Yes

Part 2: Applicant

Manufacturer Licence Number (if licensed): 300208

Applicant/Licensee Name: Demco Ent Ltd dba Dead Frog Brewery

Mailing Address:

41-27272 Colchester Way Aldergrove BC V4V 4A1
Street City Province Postal Code

Phone number: 604-856-1055 E-mail address: derrick@deadfrog.ca

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCLB101 Add, Change or Remove Licensee Representative

Part 3: Application Contact Person

Name: Derrick Smith Phone number: 604-856-1055

Position: CEO E-mail address: derrick@deadfrog.ca

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only.

Part 4: Establishment

Establishment Name: Dead Frog Brewery

Manufacturer Address:

4105-8860 201st Langley BC
Street City Province Postal Code

4a. Parcel Identifier (PID): 027-607-500

4b. Local Government/First Nation: Township of Langley Local Police: RCMP

4c. Is this location zoned for liquor service? ☐ No ☒ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☒ No ☐ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☐ No ☐ Yes

Part 5: Lounge Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site map.

5a. Proposed Service Areas:

Complete the following based on your establishment floor plan and occupant load (see page 5 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	Main	65	25	90 + 10 employees/100
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11am	11am	11am	11am	11am	11am	11am
Close	4pm	11pm	11pm	11pm	11pm	12am	12am

Part 6: Special Event Area Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site plan.

6a. Proposed Service Areas:

Complete the following chart based on your establishment floor plan. Occupant load is required for indoor and patio areas (see page 5 of guide). If you want an outdoor area that is not a patio see 6b:

Area No.	Floor Level (e.g. Main, Mezzanine)	Indoor	Patio	Occupant Load
1.				
2.				
3.				
4.				
Total Occupant Load (of all licensed areas):				

6b. Complete the following chart if you will have an outdoor event area (not a patio). Outdoor areas require a person capacity not occupant load (see page 5 of guide):

Area No.	Outdoor Area Identify by location or name	Capacity
1.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open							
Closed							

Part 7: Declaration of Signing Authority

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: _____

Authorized signatory of the licensee

Name:

Smith, Derrick, Martin

(last / first / middle)

Position:

CEO

(if not an individual)

Date:

14/09/17

(Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative form* (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Part 8: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☒ Completed Lounge & Special Event Area Application (this form).
- ☒ Letter of Intent for each type of endorsement (page 5 of the guide).
- ☒ Lounge Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☒ Special Event Area Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☒ Site plan for any outdoor endorsement area (see page 6 of guide).
- ☐ Patio(s) (see Appendix I on page 8 of the guide).
- ☐ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application package to Local Government/First Nation (Part 9 below). Note: This step is not required if you are applying for this endorsement(s) on a second manufacturing licence located at the same site (see # 3 on page 2 of guide).
- ☐ After Part 9 is completed, submit your application package to the Branch (Parts 10 and 11 below).

Part 9: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name): TOWNSHIP OF LANGLEY

Name of official: ROBERT KNALL Title/Position: MGR., DEV'T. PLANNING

Email: rknall@tol.ca Phone: 604.533.6060

Signature of Official: Robert Knall Date Received: Feb. 15, 2018

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is the manufacturing site located on Treaty First Nation land? ☐ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed application form, patio appendix (if applicable), letter of intent, floor plan and site map (for outdoor areas) to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 9 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
- The impact on the community if the application is approved.
- The view of residents and a description of the method used to gather views.
- The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

Part 10: Submit Application Package

If you are signed by local government/First Nation, submit your complete application package to:

Liquor Control and Licensing Branch
 Courier: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1
 Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
 E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at liquor.licensing@gov.bc.ca or visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

Part 11: Application Fees (non-refundable)

Lounge Application Fee \$330.00 (non-refundable)

Special Event Area Application Fee \$330.00 (no lounge) or \$110.00 (if you already have a lounge or are applying in conjunction with a lounge)

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check ☒ one):

☐ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)

☐ Money order, payable to Minister of Finance

☐ Credit card: ☐ VISA ☐ MasterCard ☐ AMEX

☐ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.

☐ I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

The information requested on this form is collected by the Liquor Control and Licensing Branch under Section 23 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

LCLB049A

5 of 5

Lounge and Special Event Area Application

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card):

Credit card number:

Expiry date:

(Month)

(Year)

Signature: _____



DEAD FROG BREWERY

F.2

#1 - 27272 Gloucester Way
Aldergrove BC Canada V4W 4A1
Ph. 1-888-856-1055 Fx. 604-856-9803
www.deadfrog.ca sales@deadfrog.ca

Letter of Intent for Dead Frog Brewery
Unit #105- 8860 201st Street

Dead Frog Brewery is moving! We are choosing to re-locate into Langley to expand our growth and create a tasting room to compete in the expanding popularity of Craft Beer tasting rooms AND put Langley on the map as an exciting craft beer destination. We opened our current brewery, located in Aldergrove in the Gloucester Industrial Park, 10 years ago and it no longer serves the increasing demand for a location that Craft Beer enthusiasts can access. The craft beer industry has evolved, breweries used to be large industrial operations, now they are community based businesses that support their communities.

How Dead Frog Brewery will enhance Langley

The increasing popularity of Craft Beer tasting rooms is a great draw in other communities. We believe that the Dead Frog Name will benefit Langley greatly as we have been a growing presence in the Craft Beer Industry for 10 years! We have chosen a location in Langley that will enhance the growth and life style in the Willoughby/Walnut Grove corridor. With the exposure on Hwy 1 to over 100,000 vehicles daily; easy vehicle access with lots of parking; nearby transit; and within easy biking and walking to a large part of the local community, we will be a great economic and cultural addition to this growing gateway community. Dead Frog Brewery will put Langley on the map for a fantastic Craft Beer experience!

The Dead Frog Family

Dead Frog Brewery is a family run business. Derrick and Donna Smith, who have lived in Aldergrove for over 30 years, and have raised their two boys in Aldergrove, opened a brewery over 15 years ago in their beloved Aldergrove. Derrick and Donnas' two sons, Cole and Conor are active in the company; Cole is the Head Brewer and Conor is soon to be heading up the accounting team. "Our passion and commitment to make great beer, while contributing to the local economy has been the foundation for our company".

COLLECT EXPERIENCES. NOT THINGS.

The Craft Beer Industry

As the provincial and municipal governments have changed the laws on alcohol consumption, a lot of opportunities have opened for community based breweries. Craft Breweries are now able to open tasting rooms and are being extremely well received in their communities. These tasting rooms enhance the towns and communities they are in bringing in jobs and tourism. In the Lower Mainland more than 50 tasting rooms have opened or expanded in the last three years. As this is a new development in the Craft Beer Industry, municipalities are having to adapt and make changes to support these Craft Breweries. A few of the local municipalities that have embraced this growing industry are Abbotsford, Maple Ridge, Port Coquitlam, Port Moody, Surrey, and White Rock. Langley currently has only one tasting room, Trading Post Brewery.

Successful Tasting Rooms

Tasting rooms are proving to be very successful for Craft Breweries and for the municipalities that embrace these small business opportunities. With the Craft Brewery and the municipality working together these Tasting rooms have created a great experience for the patrons and the neighborhoods.

- Field House Brewing in Abbotsford can on occasion have over 100 people with limited parking on their property, they utilize street parking.

- Brewers Row in Port Moody, a two block stretch of breweries that include Moody Ales, Yellow Dog Brewing, Parkside Brewing and Twin Sails Brewing almost exclusively utilize street parking, transit, walking, and biking are licenced for 80-200 patrons per establishment.

- White Rock Beach Brewing in White Rock has street parking only.

- Three Dogs Brewing in White Rock is located in a retail complex with the Royal Bank, a Sushi Restaurant, Business offices and 2 other small businesses. The whole retail complex has only 43 parking spots. As Three Dogs Brewing is not busy at the same times as the retail stores and business offices it works.

- Foamer's Folly Brewing in Maple Ridge, just expanded their tasting room and patio to 100 seats and they have a total of 10 parking spots.

The Dead Frog Tasting Room Vision

The tasting room will be centered around creating a comfortable space for patrons to enjoy a great beer and relax with friends. Our entertainment will include but is not limited to board games, trivia nights, and bi-weekly beer education nights. These beer education nights will not only outline the process and science behind the making of beer, but also offer education around safe and responsible consumption of the liquid we love so much.

The menu in our new tasting room will consist of a variety of stone-fired pizzas, and simple appetizers. We will also be serving a variety of in house made craft sodas and kombucha for our patrons to enjoy a non-alcoholic option.

We believe that we will be an asset to the community of Langley as our roots are here. The Dead Frog dream was born here and it's our intention to contribute by increasing tourism and attracting customers away from the Vancouver city centre to the beautiful community of Langley.

The Proposal

We are asking the Township of Langley to work with us to create a place in Langley that brings community together, becomes a destination that Craft Beer Enthusiasts embrace, and supports Langley in being on the leading edge of the cultural Craft Beer revolution!

To move forward with our relocation, we ask that you consider the following variances:

1. Zoning – We ask that the zoning for CD-48 be changed to allow alcohol production. This minor change to zoning will allow us to manufacture beer, sell retail and have our tasting room in this location.
2. Lounge License – Seating for minimally 100 people.
3. Parking – The current parking allowance only allows for approximately 40 seats in our proposed lounge/tasting room license. We would like to be able to accommodate 100 seats.

The community around the proposed location of our brewery is perfectly conducive to housing a brewery. The immediate neighborhood with CD-48 zoning, consists of Premium Label Clothing Outlet, Flaman Fitness, Holeshoot Motor Sports, Barnes Harley Davidson, Med Spa, Sandman Hotel and Moxie's Restaurant. This area is already equipped for a high amount of traffic in and out of the complex; our brewery will not have an impact on the mobility within this area. We do not expect any disturbance to normal business operation to any of our neighbors as most of these businesses close by 6pm on any given day.

Currently in our building complex there are 79 parking spots to accommodate Flaman Fitness, Coastal Riders, and Premium Label Outlet. This parking area is underutilized. Even on a busy Saturday, there is no more than 30 parking spots being utilized.

Not all our patrons will come by car. We are centrally located within walking and biking distance for all of Willoughby and Walnut Grove. Another great aspect of this proposed location is our proximity to public transit, namely the Carvolth Exchange. Proximity to this bus loop is a great advantage to our customers, giving them ample access to the transit infrastructure all over the Lower Mainland and into Vancouver. It will provide a safe and convenient ride to and from our brewery alleviating the parking concern.

Endorsements

With wanting to create a great business community we have already spoken with our neighbours Flaman Fitness, Coastal Riders, Premium Label Outlet, Holeshoot Motor Sports, Moxies Restaurant and Barnes Harley Davidson about our tasting room and any parking concerns. They are all on board with having the NEW Dead Frog Lounge/Tasting Room in their neighborhood and excited with opportunities it will add to their businesses. We have also spoken with Langley's other tasting room, Trading Post Brewery and they are excited to have Dead Frog join them in the quest to increase craft brewery popularity in Langley! They have no concerns about us changing the zoning and asking for a parking variance. They are more than willing to support us in this venture.

In Conclusion

We believe that the proposed new location for Dead Frog Brewery is a win-win situation; not only for the brewery itself, but will also greatly benefit Langley. The proximity to transit and distance from any residential areas makes this an ideal complex to house a brewery. We believe that Dead Frog will be an asset to the community and contribute a fun and safe place to enjoy a cold beer. We look forward to working with The Township of Langley to create a sustainable long-term business that contributes to and supports the Langley community.

DEAD FROG BREWERY
CREATOR OF THE FINEST BEER
IN THE UNIVERSE
IS COMMITTD TO
INFINITE PROSPERITY,
SOCIAL RESPONSIBILITY,
GRATITUDE, FAMILY, FAITH
AND
A HOPPIN' GOOD TIME!

COLLECT EXPERIENCES, NOT THINGS.

From: Peter MACDONALD
To: [Joel Nagtegaal](#)
Subject: Project 08-26-0201/Visco/Deadfrog
Date: Thursday, December 07, 2017 5:14:19 PM

Joel,

I apologize for the delay in response. just transferred into Community Police Section and this request was handed to me. I received your proposed change and request for input into what issue that RCMP may have with the amendment and it looks mostly straight forward.

From a policing standpoint, there are always concerns with proper traffic flow with limited space for delivery trucks and other parties that may be accessing the area. The area is already congested during peak times along the 200th St. corridor so additional pressure may cause difficulties. I know that the area has access however due to the increased flow of traffic. Would this be DeadFrog's primary location or would this be a secondary location to Gloucester? If this is a primary location would there be a large increase in delivery trucks for both delivery of product and receiving of supplies for the beer making process.

As I am uneducated in the beer making process would there be any concerns during processing with effluent and other environmental hazards? If there area hazards associated then the would need to be address with proper planning as there is a hotel in close proximity to the location. Also during the beer making process is this a 24 hours operation where by noise complaints may be received which burden the police during the hours that Township bylaws are not working. Also noise, light, and working hours that contradict the Township bylaws should be considered.

As this will be a establishment serving alcohol, impaired driving is always a possibility and a concern to the police. I would hope that the brewery would offer solutions in this area however there are little options at the location for public transit and only options at this time would be personal vehicle and taxi. As there is also a retail tasting location I would expect all the rules such as serving it right and other measures are taken place.

By no means is this an exhausted list of thought. I just wanted to send you something as I received this far after the diary date. Should you have any question please feel free to use this medium or call me directly at the detachment.

Peter.

Cst. Peter MACDONALD
55507
Investigator
Langley RCMP
Office: (604) 532-3200
Fax: (604) 532-3239
peter.macdonald@rcmp-grc.gc.ca

Gend. Peter MACDONALD
55507
Enqueteur
GRC de Langley
Bureaux: (604) 532-3200
Fax: (604) 532-3239
peter.macdonald@rcmp-grc.gc.ca

March 1, 2018

Re PIM for Dead Frog Brewery

We held our Public Information Meeting last night as requested. The results of the meeting are as follow:

In Attendance: Derrick Smith- Dead Frog CEO and co-founder
Donna Smith – Executive Manager and co-founder
Corinna Wiebe – Sales Manager
Joel Nagtegaal – *Township of Langley*

Display consisted of
3 large display boards including:
- pictures of the Dead Frog products
-interior site plans
-exterior site plans

Informational video

Informational flyer including a questionnaire

6 people from the public attended and all were in favour of the proposal.
We believe that the meeting was an outstanding success with no negative feedback at all and based on results, this is not a project that is of any concern to the surrounding neighbours.

We have attached the results of the questionnaire.



DEAD FROG BREWERY **F.2**

#1 - 27272 Gloucester Way
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Ph. 1-888-856-1055 Fx. 604-856-9803
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Currently in the building complex there are 79 parking spots to accommodate Flaman Fitness, Coastal Riders, and Premium Label Outlet. This parking area is underutilized. Even on a busy Saturday, there is no more than 30 parking spots being utilized.

Not all our patrons will come by car. We are centrally located within walking and biking distance for all of Willoughby and Walnut Grove. Another great aspect of this proposed location is our proximity to public transit, namely the Carvolth Exchange. Proximity to this bus loop is a great advantage to our customers, giving them ample access to the transit infrastructure all over the Lower Mainland and into Vancouver. It will provide a safe and convenient ride to and from our brewery alleviating the parking concern.

We believe that the proposed new location for Dead Frog Brewery is a win-win situation; not only for the brewery itself, but will also greatly benefit Langley. The proximity to transit and distance from any residential areas makes this an ideal complex to house a brewery. We believe that Dead Frog will be an asset to the community and contribute a fun and safe place to enjoy a cold beer. We look forward to working with The Township of Langley to create a sustainable long-term business that contributes to and supports the Langley community.

We would like your feedback on the following questions:

- 1) There is ample parking to support Dead Frog Brewery tasting room, and in no way will it impede any residential parking and cause unnecessary congestion.

Disagree Agree
1 2 3 4 5 6 7 8 9 10

- 2) Do you support a change in the zoning of the building to allow for the brewery to be situated at 105-8860 201st.

Disagree Agree
1 2 3 4 5 6 7 8 9 10

- 3) Do you believe that this a good location for Dead Frog Brewery and Tasting Room and that it will support Langley as a whole?

Disagree Agree
1 2 3 4 5 6 7 8 9 10

Comments

Name FOIPPA s. 22(1)

Address

COLLECT EXPERIENCES, NOT THINGS.



DEAD FROG BREWERY **F.2**

#1 - 27272 Gloucester Way
Aldergrove BC Canada V4W 4A1
Ph. 1-888-856-1055 Fx. 604-856-9803
www.deadfrog.ca sales@deadfrog.ca

Currently in the building complex there are 79 parking spots to accommodate Flaman Fitness, Coastal Riders, and Premium Label Outlet. This parking area is underutilized. Even on a busy Saturday, there is no more than 30 parking spots being utilized.

Not all our patrons will come by car. We are centrally located within walking and biking distance for all of Willoughby and Walnut Grove. Another great aspect of this proposed location is our proximity to public transit, namely the Carvolth Exchange. Proximity to this bus loop is a great advantage to our customers, giving them ample access to the transit infrastructure all over the Lower Mainland and into Vancouver. It will provide a safe and convenient ride to and from our brewery alleviating the parking concern.

We believe that the proposed new location for Dead Frog Brewery is a win-win situation; not only for the brewery itself, but will also greatly benefit Langley. The proximity to transit and distance from any residential areas makes this an ideal complex to house a brewery. We believe that Dead Frog will be an asset to the community and contribute a fun and safe place to enjoy a cold beer. We look forward to working with The Township of Langley to create a sustainable long-term business that contributes to and supports the Langley community.

We would like your feedback on the following questions:

- 1) There is ample parking to support Dead Frog Brewery tasting room, and in no way will it impede any residential parking and cause unnecessary congestion.

Disagree Agree
1 2 3 4 5 6 7 8 9 10

- 2) Do you support a change in the zoning of the building to allow for the brewery to be situated at 105-8860 201st.

Disagree Agree
1 2 3 4 5 6 7 8 9 10

- 3) Do you believe that this a good location for Dead Frog Brewery and Tasting Room and that it will support Langley as a whole?

Disagree Agree
1 2 3 4 5 6 7 8 9 10

Comments

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Comments

Name FOIPPA s. 22(1)

Address

COLLECT EXPERIENCES, NOT THINGS.

Name

Address

FOIPPA s. 22(1)

[Redacted Name and Address]

FOIPPA s. 22(1)

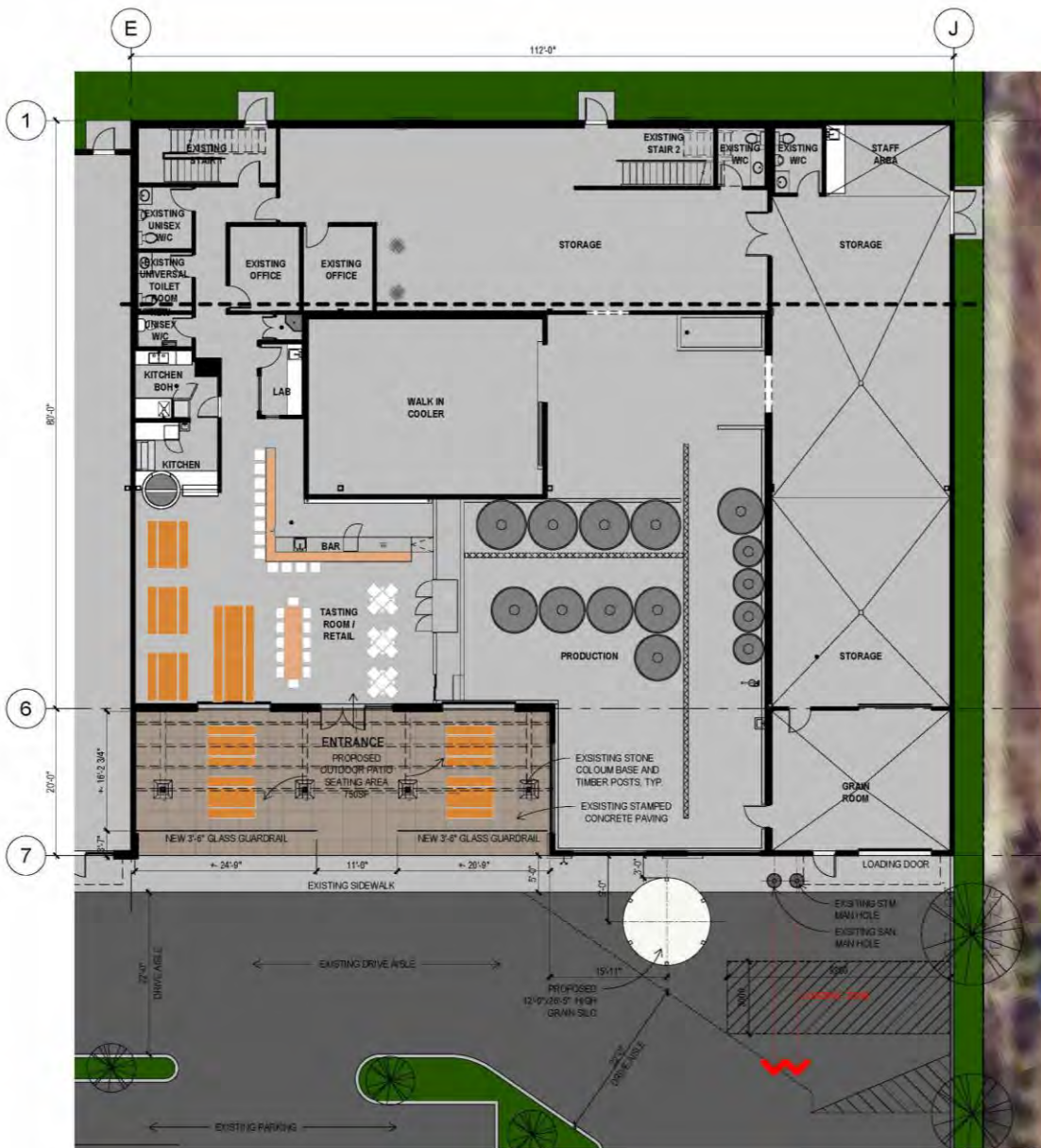
[Redacted Name and Address]

FOIPPA s. 22(1)

[Redacted Name and Address]

*Langley
Langley*

[Empty lined area for additional entries]



2 Site Plan - Enlarged
3/32" = 1'-0"

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO.

4995

AMENDMENT (DEAD FROG BREWERY) BYLAW 2018 NO. 5356

EXPLANATORY NOTE

Bylaw 2018 No. 5356 amends the “Gateway” designation of the Carvolth Neighbourhood Plan to allow brewing and distilling uses on a property located at 8860 – 201 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (DEAD FROG BREWERY BYLAW 2018 NO. 5356

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995;

WHEREAS it is deemed necessary and desirable to amend "Willoughby Community Plan Bylaw No. 3800 and Carvolth Neighbourhood Plan Bylaw No. 4995" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Dead Frog Brewery Bylaw 2018 No. 5356".
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 is further amended by amending Section 2.4.2 Gateway by adding the following as the second bullet point following the words "Uses and requirements in the Gateway designation include:"

Brewing and distilling uses including lounge area subject to the Liquor Control and Licencing Act on Strata Lot 4 Sections 26 and 35 Township 8 New Westminster District Plan BCS3048.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECONSIDERED AND ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DEAD FROG BREWERY) BYLAW 2018 NO. 5357

EXPLANATORY NOTE

Bylaw 2018 No. 5357 amends Comprehensive Development Zone CD-48 to permit brewing and distilling uses on property located at 8860 – 201 Street, and to clarify parking requirements for brewery and distillery lounge areas.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (DEAD FROG BREWERY) BYLAW 2018 NO. 5357

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5357”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

- a) Adding to Section 102 – Definitions the following:

“BREWERY OR DISTILLERY” means a brewery or distillery specified by a licence issued under the Liquor Control and Licensing Act.

- b) Amending Section 107.3 c) Commercial Uses subsection vi) to read as follows:

USE	PARKING REQUIRMENTS
vi) <i>restaurants</i> including <i>food primary uses</i> and <i>brewery or distillery lounge areas</i>	1 space per 20 m ² of <i>gross floor area</i>

- c) Amending Section 948.1 Uses Permitted in Comprehensive Development Zone CD-48 by adding the following:

- 11) *brewery or distillery* including lounge area subject to the Liquor Control and Licencing Act on Strata Lot 4 Sections 26 and 35 Township 8 New Westminster District Plan BCS3048.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2018.
RECONSIDERED AND ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk