Township of Langley

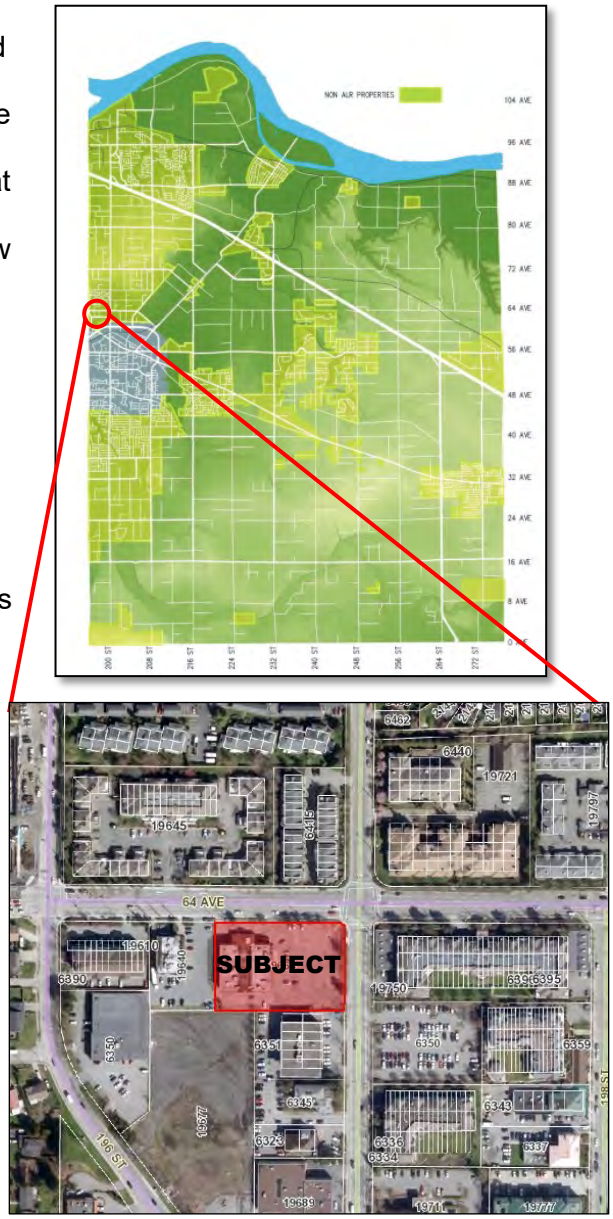
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 19, 2018 – REGULAR EVENING MEETING	**REPORT:**	18-154
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-10-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100169; BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000040 (JACKPOT PROPERTIES LTD. / 19664 – 64 AVENUE)		

PROPOSAL:

Application to discharge Land Use Contract No. 74 and apply underlying Regional Commercial Zone C-1, amend Regional Commercial Zone C-1, and amend the Willowbrook Community Plan to allow brewing and distilling uses on a 0.52 ha (1.28 ac) property located at 19664 – 64 Avenue and request Council endorsement (to the Liquor & Cannabis Regulation Branch) for a new brewery lounge (indoor and outdoor) for Jackpot Properties Ltd.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5431, 5432, and 5433, and that staff be authorized 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.

RATIONALE:

The proposed plan amendment and Zoning Bylaw amendment is consistent with the overall objectives of the Willowbrook Community Plan. Council's consideration of the brewery lounge endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor & Cannabis Regulation Branch regulations.

RECOMMENDATION:

That Council give first and second reading to Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018 No. 5431, discharging Land Use Contract No. 74 from the property located at 19664 – 64 Avenue;

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433, to include property located at 19664 – 64 Avenue as part of Development Permit Area 'B', and amend Regional Commercial Zone C-1 to permit brewing and distilling uses on a 0.52 ha (1.28 ac) property located at 19664 – 64 Avenue, 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 (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433, 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 (07-160);

That Council consider the endorsement request for a new brewery lounge (indoor and outdoor) for Camp Beer Company located at 19664 – 64 Avenue;

That Council authorize staff to schedule the required public hearing for the Land Use Contract Discharge Bylaw 2018 No. 5431, Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433; and further

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse 1165774 BC Ltd.'s request:

> *"That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.*
>
> *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 December 3, 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."

EXECUTIVE SUMMARY:

Aplin & Martin Consultants Ltd. has applied on behalf of Jackpot Properties Ltd. to discharge Land Use Contract No. 74, amend the Willowbrook Community Plan to include brewing and distilling uses in the Regional Commercial land use designation, and to amend Regional Commercial Zone C-1 to allow brewing and distilling uses on a portion of a 0.52 ha (1.28 ac) site located at 19664 – 64 Avenue. The property is also proposed to be designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character and siting of any future development.

1165774 BC Ltd. has made an application to Council to endorse a new brewery lounge for Camp Beer Company located at 19664 – 64 Avenue. 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 & Cannabis Regulation 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 prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to Land Use Contract Discharge Bylaw 2018 No. 5431, Willowbrook Community Plan Amendment Bylaw No. 5432, Rezoning Bylaw No. 5433, and the endorsement request for a new brewery lounge (indoor and outdoor) for Camp Beer Company located at 19664 – 64 Avenue.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100169;
BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000040
(JACKPOT PROPERTIES LTD. / 19664 – 64 AVENUE)
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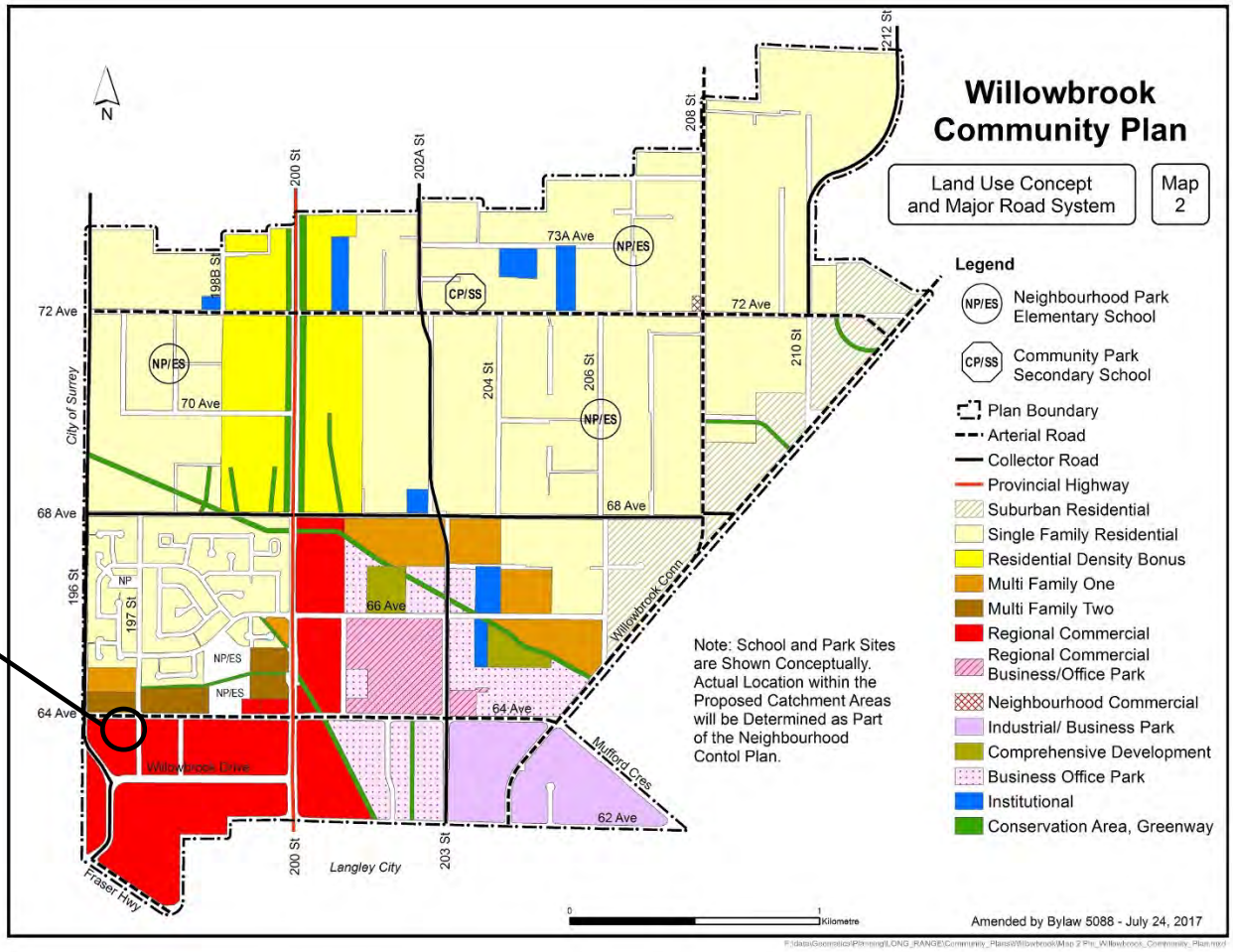
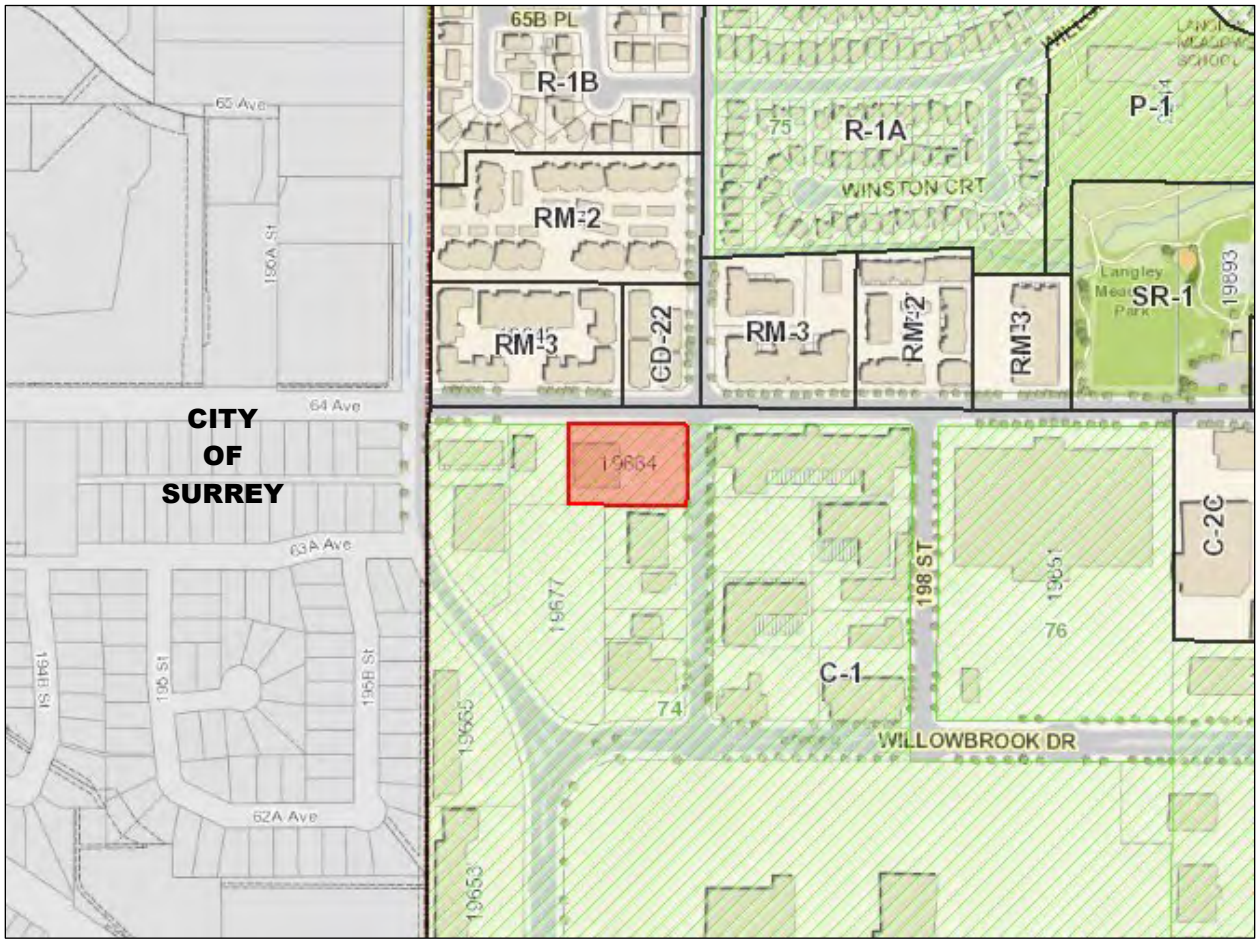
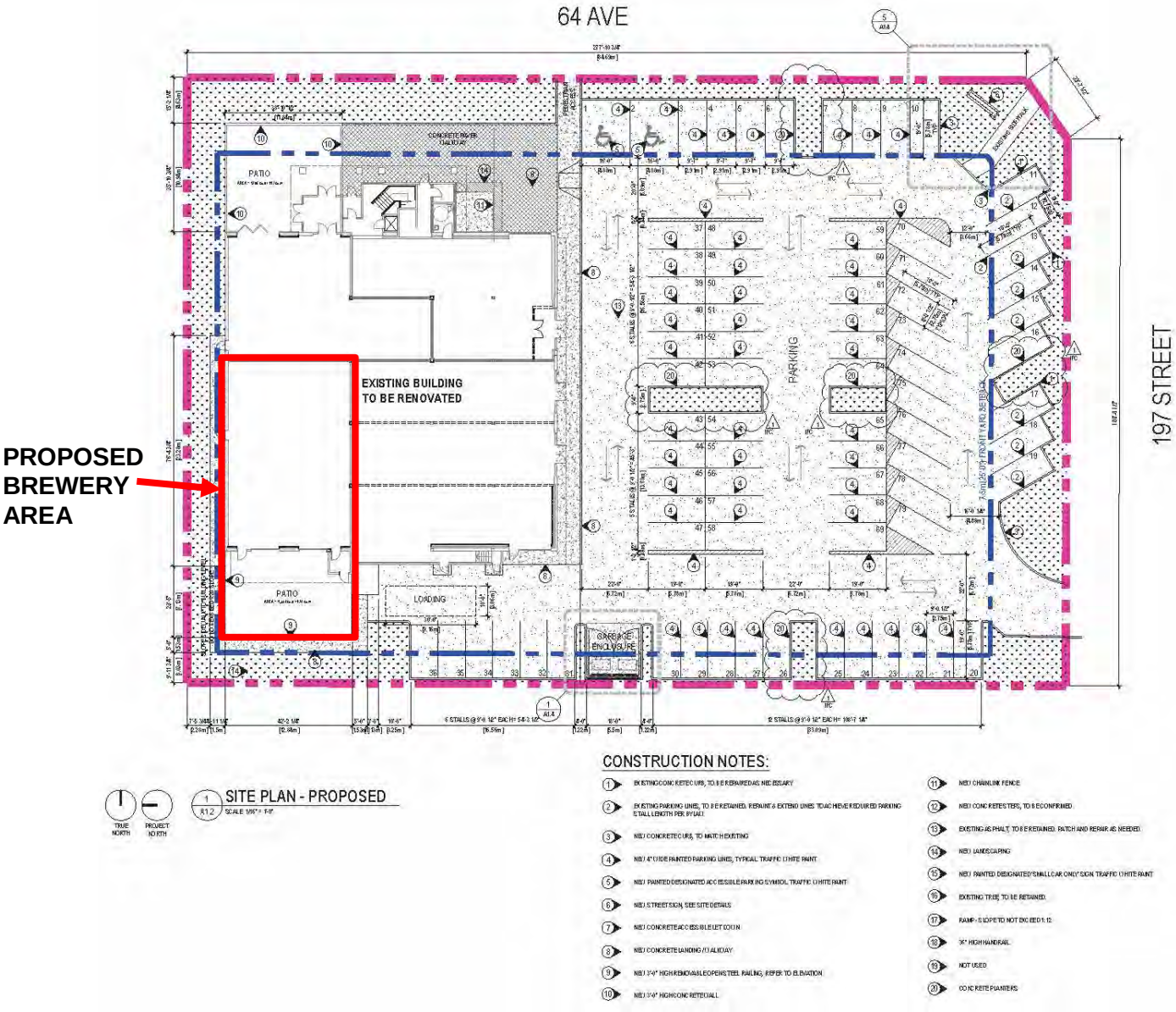
SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	Jackpot Properties Ltd. 110 19925 Willowbrook Drive Langley BC V2Y 1A7
Agent:	Aplin & Martin Consultants Ltd. 1680 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002
Civic Address:	19664 – 64 Avenue
Area:	0.52 ha (1.28 ac)
Willowbrook Community Plan:	Regional Commercial
Existing Zoning:	Land Use Contract No. 74
Underlying Zoning:	Regional Commercial Zone C-1

BACKGROUND / HISTORY:

The subject site is designated Regional Commercial in the Willowbrook Community Plan and is currently governed by Land Use Contract 74. A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) which was enabled by the province through the Municipal Act for a limited time period in the mid 1970's. Land Use Contract (LUC) No. 74 was adopted by Council in 1974. The LUC regulates items such as permitted uses, lot size and setbacks in a manner similar to a Zoning Bylaw.

In the late 1970's the province amended the Municipal Act to eliminate the LUC provisions, resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted amendments to the Local Government Act, which require the termination of existing LUC's by June 30, 2024.

A Building Permit was issued in February 1981 for the construction of a commercial recreation building on the subject site. In 1992 the building was renovated to accommodate a bingo hall. A Building Permit was issued in 2018 in compliance with Land Use Contract No. 74 to facilitate exterior renovations to the existing building. Upon completion of the renovations, the building will include office space, a restaurant, and commercial retail units. As indicated on the site plan and detailed on Attachment B, the subject brewery and associated lounges are proposed to occupy a 356 m² (3,831 ft²) southwest portion of the overall 2,335 m² (25,139 ft²) building (Attachment B).

As Land Use Contract No. 74 does not allow brewery uses in the Service Commercial designation, the applicant has applied to discharge Land Use Contract No. 74 from the property. Following the discharge of Land Use Contract No. 74, the site will be subject to its "underlying" Regional Commercial Zone C-1. As the Regional Commercial Zone C-1 does not currently permit a brewery or distillery as a use, an amendment to the Zoning Bylaw is required.

1165774 BC Ltd. has applied to the Provincial Liquor & Cannabis Regulation Branch for a new manufacturing brewery licence (including a tasting area) and a brewery lounge endorsement within an existing building located at 19664 – 64 Avenue. As indicated on the floor plan (Attachment B), the manufacturing area is located adjacent to the lounge area, tasting area, and office space in the southwest portion of the building. The outdoor lounge (patio) is located immediately south of the building. A tasting area allows the manufacturer to serve samples to the public for a charge or no charge, but samples are limited to 375 ml per patron per day for beer. An on-site store area allows the public to purchase the manufacturer's liquor directly from the manufacturing site. A lounge area allows patrons to purchase and consume products produced on the premises (in addition to the samples allowed in the tasting area). In this case, the indoor lounge area overlaps the tasting and on-site store area.

Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor & Cannabis Regulation Branch does not provide Council with an opportunity to "endorse" or "not endorse" applications for new brewery and/or distillery (manufacturer) licence or on-site retail stores where the manufacturing use is permitted under municipal zoning. The Liquor & Cannabis Regulation Branch, however, is required to provide Council with the opportunity to "endorse" or "not endorse" applications for a lounge endorsement.

The subject 1165774 BC Ltd. lounge endorsement request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a "Liquor Licencing Hearing" prior to it considering endorsement (to the Liquor & Cannabis Regulation Branch) of the request for a lounge endorsement.

DISCUSSION / ANALYSIS:

Jackpot Properties Ltd. has applied to discharge Land Use Contract No. 74, amend the Willowbrook Community Plan to include brewing and distilling uses in the Regional Commercial land use designation, and to amend Regional Commercial Zone C-1 to allow brewing and distilling uses on a 0.52 ha (1.28 ac) site located at 19664 – 64 Avenue. The property will also be designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character and siting of any future development.

1165774 BC Ltd. has also made an application to Council to endorse a new brewery lounge for Camp Beer Company located on the subject site. The proposed brewery lounge will serve as an accessory use to the brewery being proposed on the site. Although the issuance of brewery licences is a Provincial jurisdiction, the Provincial Liquor & Cannabis Regulation 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 prior to consideration of the endorsement request.

The proponent therefore has also made application to Council to endorse the brewery lounge. The applicant has requested a person capacity of 110 persons (55 person indoor lounge, 55 person outdoor patio). The requested hours of operation are from 10:00AM to 12:00AM

seven days a week. 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 (Attachment C). The following are excerpts from this letter:

> *The CAMP Beer Company is a small neighbourhood brewery servicing primarily people within a 15 minute drive of the location. The address is 19664 64th Avenue near Willowbrook Shopping Centre. We will however, encourage people from neighbouring communities and tourists to Langley and the Fraser valley to visit. We hope our unique location and quality product will continue to promote the craft tourism industry within Langley and be an added asset to the community.*
>
> *The purpose of the lounge endorsement is to provide a relaxed and casual environment to watch and learn about the unique processes of the craft beer industry while enjoying a small batch, local craft beverage. The space will be open and inviting with an outdoorsy recreational vibe.*
>
> *This is in a primarily commercial district with commercial enterprises to the east, south and west. There is residential to the north but we are on the south facing side of our building and there are other businesses and 64th avenue between us. Most of the surrounding business operates primarily during the day and our impact to them should be minimal.*
>
> *The potential for noise should also be considered minimal. The brewery itself does not generate much noise and the number of guests limits the potential for noise more than at loud conversational levels. There will be music being played, but as a background and at a level to not drown out conversation. On occasion there may be live music, but this would consist of a small group of local artists and be concluded by 11:00 PM.*
>
> *The primary food offerings will be prepared by the restaurant next door. Other mason jar style snacks will also be provided. Non-alcoholic beverages will be available and consist of kombucha and flavoured craft sodas. This is a brewery first and a gathering location for locals to enjoy a few glasses of craft beer.*
>
> *The patio area will provide an area to unwind and enjoy a cold beverage on nice days. This is a family friendly environment and children accompanied by adults will be a common occurrence. There will be picnic style seating and the area will be enclosed by a 6' fence and year round landscaping. There will be a small gas fire pit structure and games of bean bag toss, giant Jenga and cards.*

> *We believe the CAMP Beer Company will have a positive effect on the community and provide a gathering place for locals. Surrounding business should only benefit and we will strive to be an asset to the area. Our initial feedback on creating another small craft brewery in the area has been very well received and the excitement has been very encouraging.*

Adjacent Uses:

North:	64 Avenue, beyond which are properties designated Multi Family Two in the Willowbrook Community Plan and zoned Multiple Family Residential Zone RM-3 and Comprehensive Development Zone CD-22;
South:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74;
East:	197 Street, beyond which are properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74; and
West:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74.

Willowbrook Community Plan Amendment:

The subject site is designated Regional Commercial in the Willowbrook Community Plan. Section 3.3.1 of the Willowbrook Community Plan provides the following with respect to permitted uses in the designation: “Retail and office commercial development shall be permitted in the areas designated Regional Commercial.” The Regional Commercial designation does not include breweries (light manufacturing) as one of the uses. Bylaw No. 5432 proposes to add “brewery or distillery including lounge area subject to the Liquor Control and Licensing Act” as a use on the subject site in the Willowbrook Community Plan’s Regional Commercial designation. The property is also proposed to be designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character and siting of any future development.

The applicant has provided a rationale for the proposed amendment to the Willowbrook Community Plan (Attachment D), quoted below:

> *The subject site is designated as “Regional Commercial” in the Willowbrook Community Plan which permits retail and office commercial uses. This designation does not include manufacturing or light manufacturing uses which characterizes brewing. Although brewing is not specifically permitted in the Willowbrook Community Plan, we believe that the proposed use fits the spirit of the “Regional Commercial” designation.*
>
> *Section 3.3.2 states: Commercial areas on 200 Street between 64 and 66 Avenues are intended to be planned and designed as an integrated development.*

The proposed site plan will fit into the context of the surrounding buildings. The proposal is to retain all tree buffers along 64 Avenue as well as provide additional tree planting between the existing parking stalls. The existing commercial building has an approved Building Permit and is currently undergoing building envelope upgrades which will dramatically improve the exterior of the building from what was once a Bingo Palace. The new cladding will be a welcome improvement to the building and will help elevate the aesthetic of the whole commercial block.

According to Section 1.3: "Retail and service commercial activities are encouraged to locate in the southern part of the plan area to concentrate commercial activity and contribute to the development of a regional centre." And "The northern portion of the plan area will be developed for residential uses, including multi-family housing."

The proposed brewery is located at the edge of the commercial designation immediately adjacent to the residential uses on the north side of 64 Avenue and provides an appropriate transition between the two land uses. The brewing has very low loading, trucking and parking requirements when compared to other commercial uses (such as assembly hall, child care or medical clinics). Brewing will be quiet, odours from vapour will be condensed and contained, and there will be no outdoor storage permitted, ensuring the brewery is a good neighbour to the adjacent multi-family housing.

The tasting room associated with the brewery will serve as a community gathering space within walking distance of hundreds of homes in Langley and Surrey. The intention of CAMP is to create a relaxed and family-friendly environment with picnic style seating, small gas fire pit structure and games of bean bag toss, giant Jenga and cards.

Staff are supportive of the proposed plan amendment as the manufacturing component of the brewery is self-contained and the lounge component contributes to the development of a regional centre as contemplated in Section 1.3 of the Plan.

Zoning Bylaw:

Should Council approve the discharge of Land Use Contract No. 74 from the subject site, the site will be subject to its "underlying" zone (Regional Commercial Zone C-1). Regional Commercial Zone C-1 permits the following uses:

1) accessory buildings and uses
2) assembly uses
3) commercial uses
4) group children's day care
5) highway commercial uses
6) licensee retail store subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto

7) liquor primary use subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
8) refund container return centre up to a maximum size of 280 m² (3,000 ft ²)
9) service station, gas bar and vehicle servicing

As a brewery (manufacturing) is not a permitted use in the Regional Commercial Zone C-1 the applicant has applied to amend the C-1 zone to permit breweries.

Under Land Use Contract No. 74, the site requires 78 parking spaces. Under the parking requirements of Section 107 of the Township of Langley Zoning Bylaw, the subject site will require 78 parking spaces in total. Upon the inclusion of parking lot landscaping, in accordance with Section 111.4 of the Township of Langley Zoning Bylaw, the site will accommodate 79 parking spaces, more than required by the Zoning Bylaw.

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 a new or existing Manufacturer Licence. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request.

Liquor & Cannabis Regulation Branch Application Summary:

The proponent has submitted an application for a new brewery lounge to the Provincial Liquor & Cannabis Regulation Branch (Attachment C). According to Liquor & Cannabis Regulation 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 & Cannabis Regulation 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 10), 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.

Public Information Meeting:

As per Policy No. 07-164, the applicant held a public meeting on November 6, 2018. Sixteen (16) 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 discharge of Land Use Contract No. 74, proposed amendments to the Willowbrook Community Plan and Regional Commercial Zone C-1 comply with the overall goals of the Willowbrook Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5431, 5432, and 5433, 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 & Cannabis Regulation 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 & Cannabis Regulation 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 & Cannabis Regulation Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor & Cannabis Regulation 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 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

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 December 3, 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 & Cannabis Regulation 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	Floor Plan
ATTACHMENT C	Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT D	Applicant's Rationale for Proposed Neighbourhood Plan Amendment
ATTACHMENT E	RCMP Comments
ATTACHMENT F	Public Information Meeting Summary

Township of Langley

Est. 1873

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**
	Revised by Council:	

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;

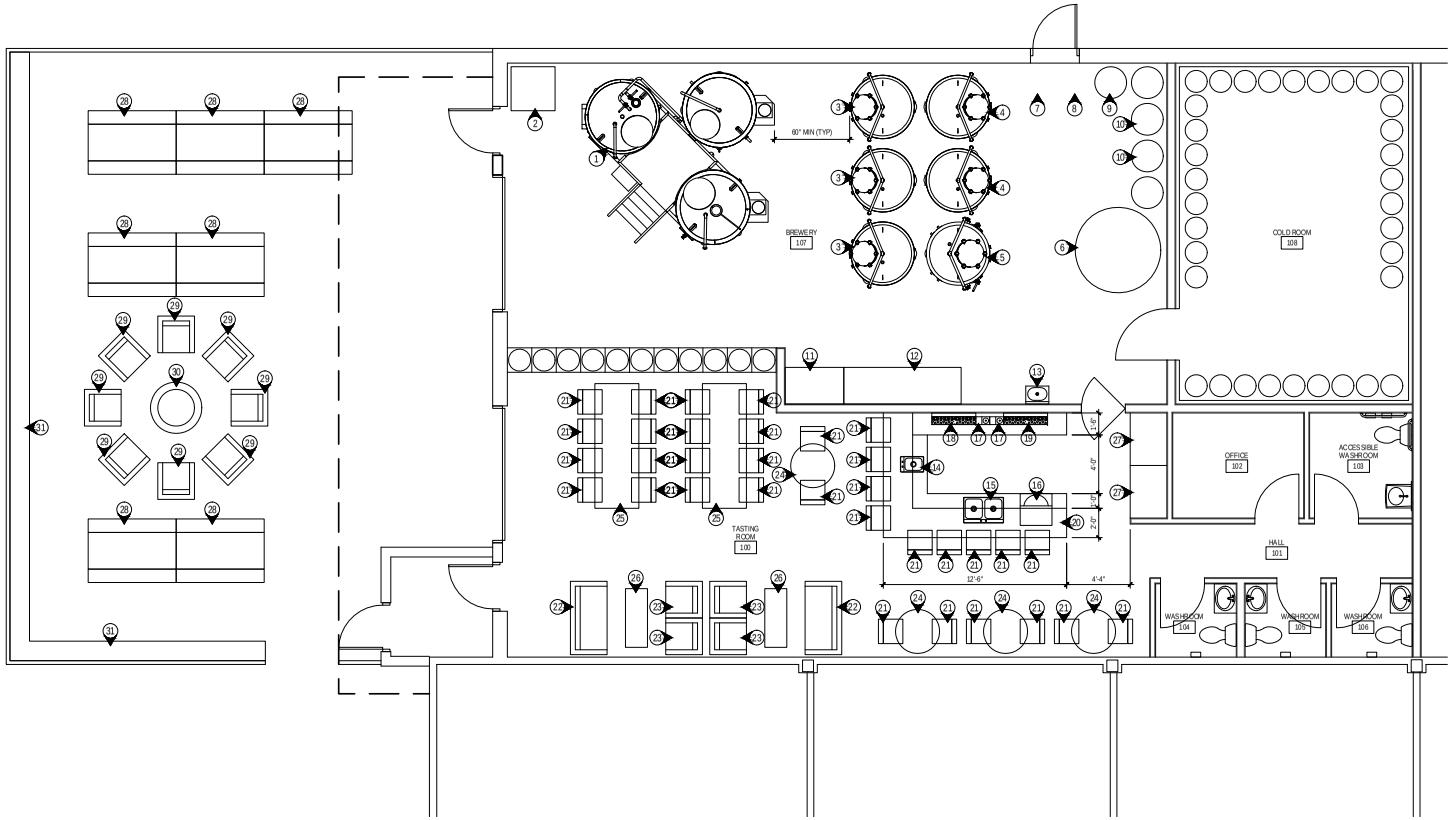
6.1.1.4 the general impact on the community;

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.



CONSTRUCTION NOTES:

1. 15 BBL BREWHOUSE
2. GRAIN MILL
3. 15 BBL FERMENTER
4. 15 BBL FERMENTER (FUTURE)
5. 15 BBL BRITE TANK
6. 15 BBL WOOD FERMENTER
7. 2 BBL HOT LIQUOR TANK
8. 2 BBL MASH TUN
9. 2 BBL BREW KETTLE
10. 2 BBL FERMENTER
11. KEG WASHER
12. STAINLES STEEL COUNTER
13. WALLMOUNTED HANDSINK
14. UNDERCOUNTER HAND SINK
15. UNDERCOUNTER DOUBLE SINK
16. GLASS WASHER
17. GLASS RINSER
18. SERVING TAPS
19. GROWNLER TAPS
20. WOOD BAR
21. BAR STOOL
22. LOVESEAT
23. LOUNGE CHAIR
24. HIGH TOP TABLE - 36" DIA
25. RAISED TABLE - 36" X 102"
26. COFFEE TABLE - 18" X 48"
27. BEVERAGE COOLER
28. 6' LONG PICNIC TABLE
29. PATIO CHAIR
30. FIRE PIT
31. 36" HIGH COUNTER

OCCUPANCY:

TASTING ROOM:	49
PATIO:	55
STAFF:	6
TOTAL OCCUPANTS:	110

TRUE NORTH

PROJECT NORTH

1 / A2.1 EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

REV	DATE	DESCRIPTION

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PROJECT:

TENANT IMPROVEMENT
BREWERY

19664 64 AVE
LANGLEY, BC
V2Y 1H8

SHEET TITLE

EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

DRAWING NO.

A2.1

ATTACHMENT B

F.3

ATTACHMENT C

Re: CAMP Beer Company Brewery Manufacturing Licence and Lounge Endorsement

LETTER OF INTENT

To whom it may concern

The CAMP Beer Company is a small neighbourhood brewery servicing primarily people within a 15 minute drive of the location.
The address is 19664 64th Avenue near Willowbrook Shopping Centre.
We will however, encourage people from neighbouring communities and tourists to Langley and the Fraser valley to visit. We hope our unique location and quality product will continue to promote the craft tourism industry within Langley and be an added asset to the community.

The purpose of the lounge endorsement is to provide a relaxed and casual environment to watch and learn about the unique processes of the craft beer industry while enjoying a small batch, local craft beverage. The space will be open and inviting with an outdoorsy recreational vibe.

This is in a primarily commercial district with commercial enterprises to the east, south and west. There is residential to the north but we are on the south facing side of our building and there are other businesses and 64th avenue between us. Most of the surrounding business operates primarily during the day and our impact to them should be minimal.
The potential for noise should also be considered minimal. The brewery itself does not generate much noise and the number of guests limits the potential for noise more than at loud conversational levels. There will be music being played, but as a background and at a level to not drown out conversation.
On occasion there may be live music, but this would consist of a small group of local artists and be concluded by 11:00 PM.

The total indoor square footage is 2500 of which 780 is designated for the tasting room. There is also a 1300 square foot outdoor patio. Inside there are 4 bathrooms, one of which is handicap accessible.

The primary food offerings will be prepared by the restaurant next door. Other mason jar style snacks will also be provided.
Non-alcoholic beverages will be available and consist of kombucha and flavoured craft sodas.
This is a brewery first and a gathering location for locals to enjoy a few glasses of craft beer.

The patio area will provide an area to unwind and enjoy a cold beverage on nice days. This is a family friendly environment and children accompanied by adults will be a common occurrence. There will be picnic style seating and the area will be enclosed by a 6' fence and year round landscaping. There will be a small gas fire pit structure and games of bean bag toss, giant Jenga and cards.

We believe the CAMP Beer Company will have a positive effect on the community and provide a gathering place for locals. Surrounding business should only benefit and we will strive to be an asset to the area. Our initial feedback on creating another small craft brewery in the area has been very well received and the excitement has been very encouraging.

For any questions, please do not hesitate to contact us for more information.

Warmest regards

Jamie Schreder and Kevin Larsen
Co-Founders, CAMP Beer Company

604-340-3946 604-866-1290

www.campbrewery.com

BRITISH COLUMBIA

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.

office use only
Job No:

Part 1: Type of Application

☑ Lounge Endorsement ☐ Special Event Area Endorsement

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):

Applicant/Licensee Name: 1165774 BC LTD.

Mailing Address:

Street	City	Province	Postal Code
#110 19925 WILLOWBROOK DR	LANGLEY	BC	V2Y 1A7

Phone number: 604 866 1290 E-mail address: BREWLAR67@GMAIL.COM

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: KEVIN LARSEN Phone number: 604 866 1290

Position: OWNER - MANAGER E-mail address: BREWLAR67@GMAIL.COM

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: CAMP BEER COMPANY

Manufacturer Address:

Street	City	Province	Postal Code
19664 64 AVE	LANGLEY	BC	V2Y 1H3

4a. Parcel Identifier (PID): 017-029-449

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

RECEIVED
JUL 16 2018
PLANNING & DEVELOPMENT
TOWN

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	✓		55
2.	MAIN		✓	55
3.				
4.				
5.				
Total Occupant Load (of all licensed areas): 110				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
Open	10 00	10 00	10 00	10 00	10 00	10 00	10 00	AM
Close	12 00	12 00	12 00	12 00	12 00	12 00	12 00	PM

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:		

6c. 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: LARSEN KEVIN MICHAEL (last / first / middle) Position: PRESIDENT (if not an individual) Date: 11 7 2018 (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.

- [x] Completed Lounge & Special Event Area Application (this form).
- [x] Letter of Intent for each type of endorsement (page 5 of the guide).
- [x] 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).
- [x] Site plan for any outdoor endorsement area (see page 6 of guide).
- [x] 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 note 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: NOV. 1, 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

Once 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 26 (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.

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: _____

Appendix I – Patio(s)

Complete the following if your proposed endorsement(s) includes a patio(s).

1. Describe the height and composition of the patio perimeter or bounding (i.e. railings, fencing, planters, hedging, etc.). A patio must be defined and bounded by physical separation in order to control patrons and liquor within the service area.
   THERE WILL BE A 6' METAL FENCE AROUND THE PATIO PERIMETER, WITH AN 8' WIDE LANDSCAPING BUFFER BEYOND THAT.

2. Describe the location based on the endorsement type:
   a. Lounge – may be a standalone patio on the manufacturing site. If there is an interior lounge area, the patio must be adjacent to the interior lounge.
   b. Special Event Area – may be a patio attached to the manufacturing building or on-site store.
   THERE IS AN INTERIOR LOUNGE AREA ADJACENT TO THE MANUFACTURING AREA WITH A MAIN ENTRANCE AND ROLL UP DOOR TO THE PATIO.

3. Describe how staff will manage and control the patio from the interior service area or how you will manage and control a stand-alone patio.
   ALL CUSTOMERS MUST PURCHASE THEIR DRINKS FROM THE INTERIOR LOUNGE BAR. IN DOING THIS OUR STAFF WILL BE ABLE TO MONITOR OUR PATRONS. OUR STAFF WILL ALSO FREQUENT THE PATIO TO CLEAR TABLES AND MONITOR ACTIVITY.

4. Specify if liquor service to the patio is from: (a) fixed bar located on the patio, (b) portable bar for the patio, (c) licensed interior:
   C. FROM THE LICENSED INTERIOR.

5. Do servers have to carry liquor through any unlicensed areas to get to the patio? Explain:
   NO

Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/FN.

APLIN MARTIN
1968 2018
CELEBRATING 50 YEARS OF EXCELLENCE

November 1, 2018

AM File: 17-712C
Township: 08-10-0056

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal
Planner

Dear Sir:

Re: Land-Use Amendment Rationale to allow Manufacturing (Brewery) at 19664 64 Avenue, Langley, BC

The purpose of this letter is to address items 3, 4, 5, 6 of the File Review Letter dated October 23, 2018.

PROJECT OVERVIEW

Aplin Martin, on behalf of CAMP Brewing Co., submitted an application for a Community Plan amendment, Zoning Bylaw amendment and Land Use Contract (LUC) discharge for property located at 19664 64 Avenue to allow for a manufacturing use (brewery) on the subject site.

The site is 0.54 ha (1.33 ac) and fronts 64 Avenue. The property is at the north-west corner of the Willowbrook Community Plan area, immediately adjacent to the Willoughby Community Plan area. The property contains one 1,623 m2 (17,500 sq.f.t) commercial building and is primarily surrounded by surface parking.

The commercial building was once a Bingo Palace and has an approved Building Permit to undergo building envelope upgrades. Roughly 75% of the existing building is proposed to maintain the commercial land-use (restaurant and office). A brewery and tasting room is proposed at the south-west corner of the existing building. Brewing is considered a manufacturing use and therefore a Zoning Bylaw, a Community Plan amendment, Zoning Bylaw amendment discharge has been triggered.

CAMP Beer Company Brewery Lounge Endorsement (Item 6)

The Team

The CAMP Beer Company (CAMP) is a small neighbourhood brewery looking to create a community gathering space in Willowbrook.

The CAMP team is:

- Kevin Larsen, Owner and Operations Manager. Kevin brings experiences from varied management roles within the beverage manufacturing industry.
- Jamie Schreder, Owner. Local Langley business owner and very active in the community, and with local charities.
- Dave Henry, Head Brewer. Dave brings multiple years experience as an award-winning home brewer.

The Core Values of the company is based on *Passion for all that is craft*. According to CAMP, it is not the beer that brings us together but a desire to create and share something local and uniquely Langley. CAMP plans to brew the best beer and build an environmental inviting, lasting and important to the neighbourhood.

See Appendix I Letter of Intent from the Co-Founders of CAMP Beer Co.

The Lounge

The applicant seeks a Brewery Lounge Endorsement. The lounge / tasting room is proposed to be 116 m2 (1,250 sq.ft.) with a 124 m2 (1,334 sq.ft.) patio. See Appendix III – Equipment Plan. The patio of the proposed tasting room faces south towards other commercial designated uses away from the adjacent residential use.

The lounge will be in operations from 10 am – 12 am. The occupancy of the Tasting Room is 110 persons, specifically:

- 49 tasting room customers;
- 55 patio customers;
- 6 staff members.

Liquor distribution is not proposed as part of this application. Small-scale purchases (growler fills and bottle purchase), is proposed.

The Brewery

The brewery will be small in size, with only 3, 15 barrel brew tanks proposed. The brewing operation consists primarily of stainless-steel holding tanks and kettles and is a very clean and contained operation. The only notable brewing odours are derived from steeping of grain which occurs for roughly one hour on brew days. The smell is like that of bread rising. Brewing would occur 1 - 2 days per week dependent on demand and will be completed in the mornings. Any boil vapours will be condensed and directed into onsite drains and therefore will not escape the building. No outdoor storage of equipment will be permitted.

There are no distribution plans for the brewery and no outgoing product therefore there will be very little loading activity. Incoming deliveries are expected in the late morning and would be very limited to brewery supplies once every several months.

Willowbrook Community Plan Amendment (Items 3 + 5)

The subject site is designated as "Regional Commercial" in the Willowbrook Community Plan which permits retail and office commercial uses. This designation does not include manufacturing or light manufacturing uses which characterizes brewing. Although brewing is not specifically permitted in the Willowbrook Community Plan, we believe that the proposed use fits the spirit of the "Regional Commercial" designation.

Section 3.3.2 states: *Commercial areas on 200 Street between 64 and 66 Avenues are intended to be planned and designed as an integrated development*.

The proposed site plan will fit into the context of the surrounding buildings. The proposal is to retain all tree buffers along 64 Avenue as well as provide additional tree planting between the existing parking stalls. The existing commercial building has an approved Building Permit and is currently undergoing building envelope upgrades which will dramatically improve the exterior of the building from what was once a Bingo Palace. The new cladding will be a welcome improvement to the building and will help elevate the aesthetic of the whole commercial block.

According to Section 1.3: *Retail and service commercial activities are encouraged to locate in the southern part of the plan area to concentrate commercial activity and*

contribute to the development of a regional centre. And *The northern portion of the plan area will be developed for residential uses, including multi-family housing.*

The proposed brewery is located at the edge of the commercial designation immediately adjacent to the residential uses on the north side of 64 Avenue and provides an appropriate transition between the two land uses. The brewing has very low loading, trucking and parking requirements when compared to other commercial uses (such as assembly hall, child care or medical clinics). Brewing will be quiet, odours from vapour will be condensed and contained, and there will be no outdoor storage permitted, ensuring the brewery is a good neighbour to the adjacent multi-family housing.

The tasting room associated with the brewery will serve as a community gathering space within walking distance of hundreds of homes in Langley and Surrey. The intention of CAMP is to create a relaxed and family-friendly environment with picnic style seating, small gas fire pit structure and games of bean bag toss, giant Jenga and cards.

Zoning Bylaw Amendment and Land Use Contract Discharge (Item 4)

The application proposes to discharge Land Use Contract 74 from the property. Should the LUC be discharged, the property would be governed by the site's underlying zone C-1 (Regional Commercial). Brewing is not currently a permitted use and therefore the applicant proposes to amend the C-1 zone to permit brewery use for the portion of the building proposed for brewing. The brewery use encompasses 116 m2 (1,250 sq.ft.) of the total site area. We assume 1 parking spaces per 186 m2 of gross floor area for the manufacturing component of the brewery. See Appendix II – Site Plan & Parking Plan.

We trust that this letter provides sufficient information related to amendment required to allow brewing on the subject site. Please feel free to contact the undersigned if there are further questions or comments.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD

Anya Paskovic, MCIP RPP
Planner

AP:ld

Enclosures

17-712C Rationale

Joel Nagtegaal

From: Dev FLETCHER <dev.fletcher@rcmp-grc.gc.ca>
Sent: Wednesday, October 10, 2018 12:22 PM
To: Joel Nagtegaal
Subject: RE: Project 08-10-0056
Attachments: ATT00001

RE: 08-10-0056/Jackpot Properties
Civic Address: 19664 - 64 Avenue

Good afternoon Mr. Joel Nagtegaal,

I have had a chance to review the site plans for Project: 08-10-0056/Jackpot Properties Ltd.

The areas that I would want consider are the following:

- Type of neighbourhood
- Where is the Access/Egress into the establishment?
- Is their enough parking?
- Where is the patio located?

North Side

- Access/Egress location into the establishment, should be easily accessible.
- Name of Business and Address should be high enough that it can't be tampered with and it should also be clearly visible from the roadway.
- Natural surveillance onto the establishment should have clear site lines onto property.

South Side

- Patio to be located at the south side of the building. The only Concern I have is what time is the patio open till and will the noise affect the residents that live on the North side of 64th Avenue.

East Side

- Parking lot should have proper lighting and should have illuminated walkways.
- ICBC can provide signage for the lamp posts in the parking lot, informing customers not to leave valuables in their cars.

West Side

- High resolution security cameras and proper signage, should be added throughout the property to enhance security.
- LED lighting should also be added throughout the property.

These suggestions will contribute to the overall safety and security of the property. However, they do not guarantee that crime will never occur at or on your property. Comments and recommendations made during the security assessment or

in the above report done by the Township of Langley and or the RCMP are not a guarantee for the safety and/or security of the inspected property. The report author, the Township of Langley, the Government of Canada and the RCMP employees are not responsible for the damages of loss suffered by the property owners or residents following this security assessment.

If you have any questions please feel free to contact me.

Thanking you,

Sincerely,

Dev Fletcher | Crime Prevention Program Coordinator
Protective Services | RCMP
22180 48A Avenue, Langley, B.C. V3A 8B7
Direct: 604.532.3212

expect
excellence

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

November 7, 2018

Our File: 17-712C
Township of Langley Project: 08-10-0056

Community Development Division
Township of Langley
20338 65th Avenue
Langley, BC, V2Y 3J1

Attention: Joel Nagtegaal

Dear Sir,

Re: Summary of Public Information Meeting

A Public Information Meeting (PIM) was held in regard to an application to allow brewing (manufacturing) at the property located at 19664 64th Avenue, Langley, BC.

The following is a summary of the conversations and comments received at the event, and afterward up to the date of this letter.

Date:	Tuesday, November 6, 2018
Time:	6:30pm – 8:00pm
Location:	1st Floor, Willowbrook Recreation Centre 20338 65th Avenue Langley, BC
Consultants:	Planner Anya Paskovic, Aplin Martin Architect Andy Igel, Aplin Martin
Township Staff:	Planner Ruby Sandher
Client/ Owners:	Jaime Schreder, Co-Founder, CAMP Beer Co. Kevin Larsen, Co-Founder, CAMP Beer Co.
Attendees:	16 individuals signed-in 30 individuals observed

NOTIFICATION

The public was notified of the PIM in advance, as per the Township's requirements. Copies of the notification materials were submitted to the Township for approval prior to distribution.

APLIN MARTIN

PIM Notification Letter

The Township of Langley provided a list of 1,351 mailing labels for all property owners and residents within 100 meters of the development site. We mailed all 1,351 notification letters on October 23, 2018.

As of November 7, 2018, 3 of the letters have been returned to Aplin Martin as "Unclaimed". Copies of the "unclaimed" envelopes with addresses are attached.

Newspaper Posting

Advertisements for the PIM were published in The Langley Times on October 24, 2018 and October 31, 2018. Copies of the PIM advertisement as published in the newspapers are attached.

PIM RESULTS & ANALYSIS

Thirteen (13) comment sheets have been received as of November 7, 2018.

Copies of the sign-in sheets and comment sheets are attached.

EXECUTIVE SUMMARY OF FINDINGS & PROPOSED REVISIONS TO APPLICATION IN RESPONSE TO RESIDENTS INPUT AT THE PUBLIC INFORMATION MEETING

The following is a summary of the written and verbal comments raised at the meeting and expressed on the comment sheets:

- 11 people expressed support for the project,
- 2 people indicated support but want to see a dedication for future sidewalks/bike lanes along 64th Avenue and would like to see steps taken to eliminate any odors, and
- 1 person verbally had concerns regarding fencing on south property line to avoid parking-lot walk-offs.

RESPONSE TO CONCERNS

Concern	Response
Odor Control	Any boil vapors will be condensed and directed into onsite drains, not through ventilation. The only notable brewing odors are derived from the steeping of grain which occurs for roughly one hour on brewing days. Brewing would occur 1 - 2 days per week dependent on demand and will be completed in the mornings.
Road Dedication	No additional dedication along 64th Avenue is required by the Township.
Fencing	The owner is willing to erecting a 4-6 ft. fence along the south property line, as suggested by the neighbor. This is subject to Township Staff review and consideration for CPTED standards

APLIN MARTIN

Should you have any further questions, please contact the undersigned at 604-639-3456.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD

Anya Paskovic, MCIP, RPP
Planner

DK:AP:CC
17-712C - Open House Summary
Enclosure

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

APLIN & MARTIN
CONSULTANTS LTD
SURREY
RECEIVED
OCT 31 2018

FOIPPA s.22(1)

FOIPPA s.22(1)

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APLIN & MARTIN
CONSULTANTS LTD
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CANADA POSTES
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APLIN & MARTIN
CONSULTANTS LTD
SURREY
RECEIVED
OCT 30 2018
FILE NO.

FOIPPA s.22(1)

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F.3

Sleep out aims to help homeless youth

Joseph Richard Group is fundraising for the second annual sleep out to support Covenant House and Youth Unlimited

MIRANDA FATUR
Times Reporter

A local business is teaming up with Covenant House to fundraise for the second annual Joseph Richard Group sleep out in support of Lower Mainland youth who are homeless or at-risk.

After the success of last year's first JRG Sleep Out, which raised more than $116,000, the organization is partnering with the Covenant House Vancouver and Youth Unlimited.

CEO and co-founder of JRG, Ryan Moreno, said the annual event is intended to 'inspire other businesses, organizations and people within our communities to get involved.'

"Last year, we felt that together we could make a larger impact and encourage our guests and everyone in the Lower Mainland to get behind us and support Covenant House."

JRG is a hospitality organization that was founded in 2009. Covenant House Vancouver provides safe housing and services for homeless and at-risk youth in Vancouver.

Funds raised for the Covenant House go toward helping those who have fled physical, emotional and sexual abuse, have been forced from their homes, or have aged out of foster care.

Youth Unlimited helps vulnerable or marginalized youth in Greater and Vancouver and the Fraser Valley to discover their potential through various support programs.

JRG employees, friends, family and local community participants are invited to join the sleep out to help reduce the number of youth who are forced to sleep on the streets.

The JRG's sleep out takes place on Nov. 5 from 8 p.m. to 7 a.m.

Participants will sleep at the parkade located at Grandview Corners adjacent from S+L Kitchen at 16051 24 Ave. in Surrey. For more information or to sign-up, contact Jared Harman at 604-561-5573 or by e-mailing j.harman@jrg.ca.

From left: Kim Wing, development officer at Covenant House Vancouver; Ryan Moreno, CEO at The Joseph Richard Group; Keela Keeping, director of marketing and communications at Youth Unlimited.

Photos courtesy Jelly Marketing

Notice of
Public Information Meeting
Nov 6, 2018 | 6:30 pm - 8 pm

You are invited to a Public Open House regarding a Proposed Brewery & Tasting Room located at 19664 64th Avenue.

The purpose of this Open House is to seek input from neighbours on an application (Township of Langley Project Number 08-10-0056) for a proposed brewery and tasting room. The application is for a land use contract discharge, an amendment to Regional Commercial C-1 Zone, and an amendment to the Willowbrook Community Plan to permit a brewery at 19664-64 Avenue.

The developer and consultant will be there to provide information on the proposal, hear your comments, and answer questions.

WHEN:
Tuesday, November 6, 2018
6:30 pm - 8 pm

WHERE:
Willowbrook Recreation Centre, 1st Floor
20338 65 Ave, Langley

For more information, contact:

Anya Paskovic, Planner
Aplin & Martin Consultants Ltd
openhouse@aplinmartin.com
604-639-3456

APLIN MARTIN
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REDDHART WORKWEAR
LANGLEY
19689 Willowbrook Dr. • (604) 539-1456

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FALL IS HERE AND REDDHART HAS YOU COVERED!
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Carhartt Shoreline Jacket
2 colours
style #J162
sizes:
SM - 3XL Tall

Carhartt Hubbard Plaid Shirt
5 colours
style #103348
sizes:
SM - 3XL Tall

Carhartt Hamilton Fleece Lined Shirt
3 colours
style #103315
sizes: SM - 2XL

Carhartt Ripstop Cargo Work Pant
4 colours
style #B342
sizes:
28 X 30 - 44 X 34

Helly Hanson Alta CIS Jacket
style #71387
sizes:
SM - 3XL

Helly Hansen Alta Shelter Bib
style #71587
sizes: SM-XL

Keen Utility Hamilton (Carbon Fiber Toe)
style #1020097
sizes: 8 - 14

Blundstone Greenpatch Safety
style #164
sizes: 5 - 14

FOOTWEAR & CLOTHING THAT WORKS AS HARD AS YOU DO!

FREE ADMISSION

Seniors Safety Series

NOVEMBER 7 1:30-3:30 PM
Personal & Home Safety
Featuring presentations by Langley RCMP and Langley City Fire Department

NOVEMBER 28 1:30-3:30 PM
Protection Against Fraud & Elder Abuse
Featuring Langley RCMP Community Liaison Dianne Robinson

Langley Senior Resources Society

REGISTER BY PHONE
604.530.3020

Langley Senior Resources Centre
20605 51B Street Langley City

Bria COMMUNITIES

Langley is invited to have coffee with a cop

Traffic cops happy to answer any questions

MIRANDA FATUR
Times Reporter

A pair of Lower Mainland traffic cops are taking a coffee break with the community.

On Thursday, Nov. 1, RCMP Sgt. Lorne Lecker and Sgt. Roland Pierschke will be at the McDonald's restaurant at 20037 84 Ave., from 1 p.m. to 3 p.m. for the Coffee with a Traffic Cop event.

As they sip coffee, Sgt. Lecker and Sgt. Pierschke will be available to answer drivers' questions regarding traffic rules, regulations and policies.

"This is an opportunity for us to get together with the public in a completely informal setting over a cup of coffee and give them the opportunity to ask us any questions they have about traffic enforcement, traffic collision investigation, impaired driving, anything that might be on their mind that they would want to ask a traffic cop," said Sgt. Lecker.

The officers expect to get questions about driving under the influence, since changes will be made to provincial and Criminal Code enforcement now that marijuana is legalized.

"Everything is going to come in stages and right now it's stage one. Criminal laws aren't changing until later in the year so we still have a lot of unknowns about how things are going to work out," said Sgt. Pierschke.

Sgt. Lecker referred to impaired driving as a 'vicious circle.'

"When you get impaired, the first thing that is affected is the ability to make that self-judgment about how impaired you are. So it's a vicious circle. The safest thing to do is not to use alcohol, not to use cannabis or other illegal substances when you drive."

Another hot topic the cops predict will come up in conversation is the difference between laws in Canada and the United States. Sgt. Lecker said American television often leads people to assume the same rules exist in Canada.

"In Canada, we have the authority to stop any vehicle at any time. In the United States, you do need a specific reason to stop a car," said Sgt. Lecker.

And if someone asks a question for which they don't have an answer on the spot, they promise to find one.

"Come on up, say hello, and ask us any questions," said Lecker.

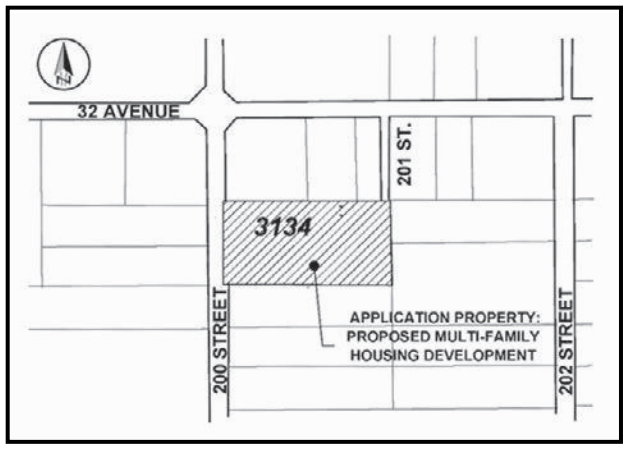
RCMP Sgt. Roland Pierschke (left) and Sgt. Lorne Lecker will be at the Langley McDonald's at 200 Street and 84 Avenue tomorrow to answer any traffic-related questions over a cup of coffee.
Miranda Fatur Langley Times

What's for dinner tonight?
Family Seafood boxes
Take the thinking out of #Dinnertonight with our 1, 2 or 4 person seafood boxes.
Starting at $55
Each box provides 7 meals
1 FISH 2 FISH
FRESH SEAFOOD MARKET
Located in Downtown Langley
Open 7 Days a Week | 20633 Fraser Hwy., Langley
604.532.5226 | 1fish2fish.ca

Developer Led
PUBLIC INFORMATION MEETING
Township of Langley Project # 07-23-0069

0748694 BC Ltd. has applied to the Township of Langley to rezone property at 3134 – 200th Street to a Comprehensive Development Zone for the development of 82 3-level townhomes.

3134 – 200th Street



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Thursday, November 15, 2018
5:00-8:00pm
George Preston Recreation Centre
Room C
20699-42 Avenue, Township of Langley

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information contact:
David Danyluck Architect,
tel. (604) 530-0978

Notice of
Public Information Meeting
Nov 6, 2018 | 6:30 pm - 8 pm

You are invited to a Public Open House regarding a Proposed Brewery & Tasting Room located at 19664 64th Avenue.

The purpose of this Open House is to seek input from neighbours on an application (Township of Langley Project Number 08-10-0056) for a proposed brewery and tasting room. The application is for a land use contract discharge, an amendment to Regional Commercial C-1 Zone, and an amendment to the Willowbrook Community Plan to permit a brewery at 19664-64 Avenue.

The developer and consultant will be there to provide information on the proposal, hear your comments, and answer questions.

WHEN:
Tuesday, November 6, 2018
6:30 pm - 8 pm

WHERE:
Willowbrook Recreation Centre, 1st Floor
20338 65 Ave, Langley

For more information, contact:

Anya Paskovic, Planner
Aplin & Martin Consultants Ltd
openhouse@aplinmartin.com
604-639-3456

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Public Information Meeting

Tuesday, November 6, 2018

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

	Name:	Address:	Phone or Email
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F.3

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

This will be a great community get together spot. I am very exited about this Brewery. It has my full support.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Nam [redacted]

Phor [redacted]

Add [redacted]

Ema [redacted]

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

VERY EXCITED ABOUT THIS DEVELOPMENT. IT WILL HELP MOVE LANGLEY TOWARDS A MORE MODERN CITY AND BRING DOLLARS IN FROM OTHER COMMUNITIES. BREWERIES BRING BACK THE OLD GATHERING PLACE MODEL THAT WE DON'T HAVE HERE. LESS NIGHTCLUB/BARS AND MORE MICRO-BREWERIES.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name_____

Phone_____

Addres_____

Email A_____

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

As a resident of Clayton / Langley for over 9 years it has been wonderful to see the community grow with independently owned operations. I am in complete agreement with the proposed plan and believe it will improve the sense of community and value to Langley

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name

Phone

Addres

Email A

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

This is a great thing for the neighbourhood

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name_____

Phone_____

Address_____

FOIPPA s.22(1)

Email Address_____

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

I think this is going to be a great thing for the community. I am looking forward for another place that my family and I can visit.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name [redacted]

Phone [redacted]

Addre [redacted]

Email [redacted]

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

This is a fantastic opportunity to build community spirit and provide families with a safe environment to to spend time with their neighbours. This will also help build small business in the area.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name_ [redacted]

Phone_ [redacted]

Addres [redacted]

Email A [redacted]

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

I think this is a great concept. Having something like this within walking distance of so many homes is fantastic. There are not enough gathering places for our growing community. This fills a gap we didn't even know was there.
Kudos to the people bringing us local "home-brewed" goodness.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name [redacted]

Phone _____

Address _____

FOIPPA s.22(1)

Email Address [redacted]

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

Super idea for this area of Langley

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name

Phone

Addres

Email A

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

Langley needs a place like this. There are not a lot of unique places to go. Everywhere you look there is a chain restaurant. Looking forward to being able to go somewhere new.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name__

Phone__

Address

Email Ac

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

This is GREAT. Langley desperatly needs additional Food + Bev establishments. The location being clustered with Townhall + near trading post could not be better.

Please make this happen. :)

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name_

Phone_

Addres

Email A

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYIN

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

We really need more of this in our neighborhood! I love the brewery and restaurant idea. This is a much needed additional brewery!

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name

Phone

Address

Email Ad

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

NEED TO HAVE DEDICATION FROM SITE, FOR FUTURE SIDEWALK WIDENING ON 64th AVE, AND ALSO TO INCORPORATE BIKE LANES.

~~OTHER~~ NEED SUFFICIENT ODOUR CONTROL.

OTHER THAN THIS, NO OBJECTIONS.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name

Phone

Addres

Email A

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

COMMENTS

Proposed Brewery and Tasting Room at 19664 64th Avenue, Langley, BC

Please provide your comments on this proposed development. There is additional writing room on the back.

- Generally support
- Consider dedication of ROW for 64 ave to accommodate future bike lanes / wider sidewalks.

Please drop off your comment sheet in the Comments box or:

- Email to Aplin Martin: openhouse@aplinmartin.com
- Fax to Aplin Martin : 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Contact info:

FOIPPA s.22(1)

Name_ [redacted]

Phone_ [redacted]

Addres [redacted]

Email A [redacted]

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5431

EXPLANATORY NOTE

Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from property located at 19664 - 64 Avenue. Following the discharge, the lands will be subject to Regional Commercial Zone C-1.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5431

A Bylaw to discharge Land Use Contract No. 74

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 Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018 No. 5431”.

2. The Land Use Contract and amended Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under P52452 and BK330192 are hereby discharged with respect to the lands described as:

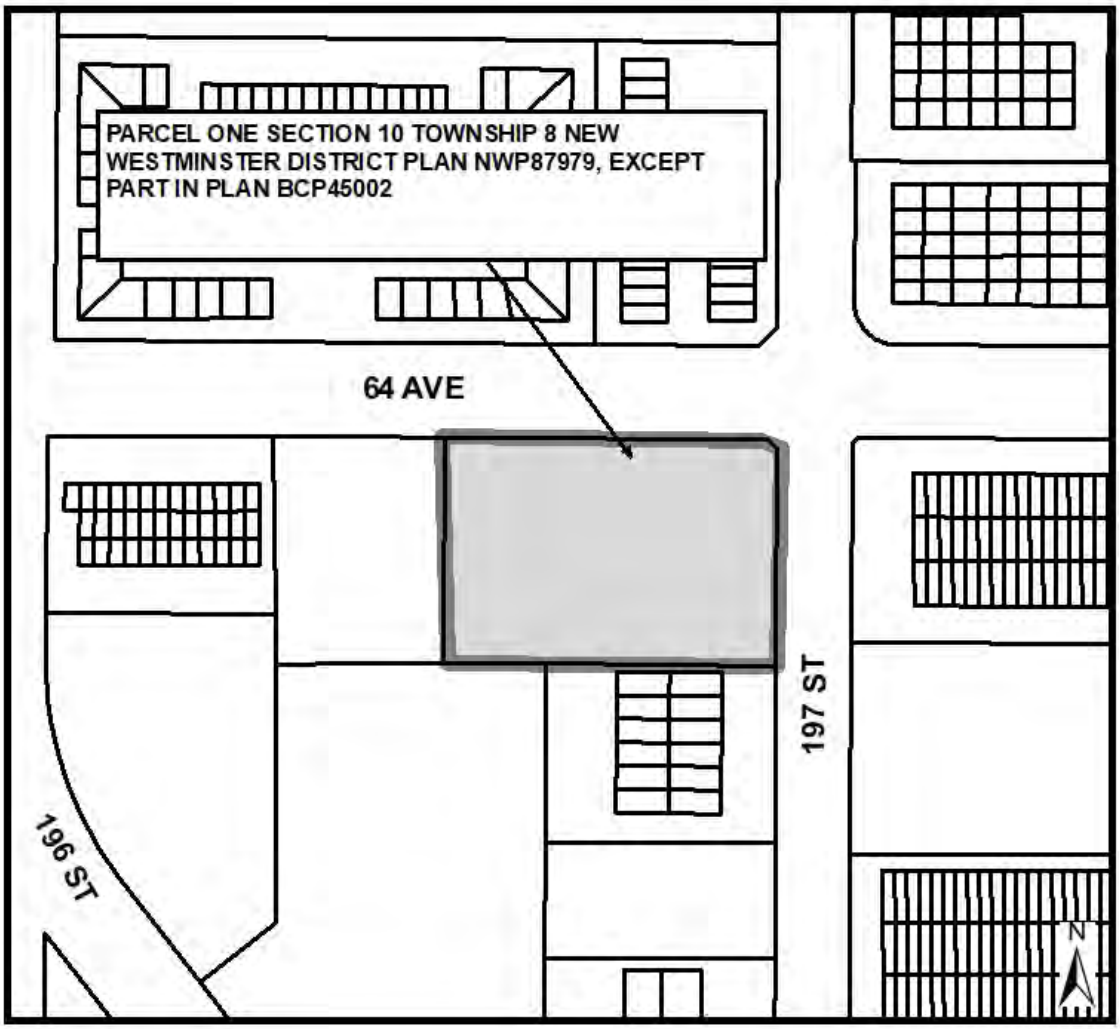
   Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

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.
ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5431



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008 AMENDMENT (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5432

EXPLANATORY NOTE

Bylaw 2018 No. 5432 amends the “Regional Commercial” designation of the Willowbrook Community Plan to allow brewing and distilling uses on a property located at 19664 – 64 Avenue and include the property in Development Permit Area “B”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008 AMENDMENT (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5432

A Bylaw to amend the Willowbrook Community Plan Bylaw 1991 No. 3008

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 (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008" as amended is further amended by:

   a) adding the following Section 3.3.1.1 following Section 3.3.1:

      3.3.1.1 Brewing and distilling uses including lounge area subject to the Liquor Control and Licencing Act shall be permitted on Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002

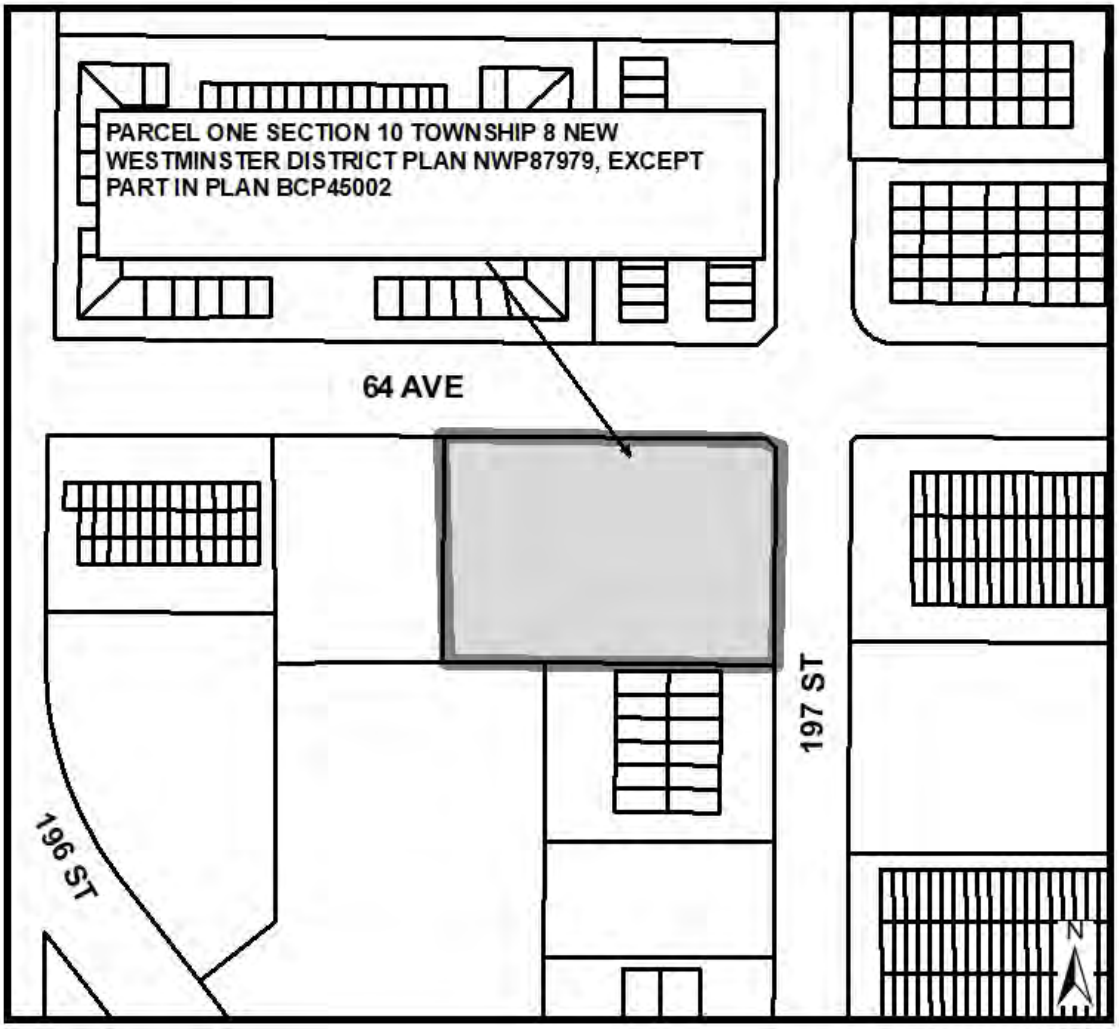
   b) by amending Map 3 to include the lands described as Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002 in Development Permit Area "B"

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw.

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.
ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5432



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5433

EXPLANATORY NOTE

Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1 to permit brewing and distilling uses on property located at 19664 – 64 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JACKPOT PROPERTIES LTD.) BYLAW 2018 NO. 5433

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

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 (Jackpot Properties Ltd.) Bylaw 2018 No. 5433".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a) Amending Section 601.1 Uses Permitted in Regional Commercial Zone C-1 by adding the following:

      10) *brewery or distillery* including lounge area subject to the Liquor Control and Licencing Act on Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002.

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 INFRASTRUCTUTRE the	day of	, 2018.
ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk