

Township of  
Langley



Est. 1873

# REPORT TO MAYOR AND COUNCIL

**PRESENTED:** FEBRUARY 11, 2019 – PUBLIC HEARING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000029  
(PACIFIC RIM BREWING INC. / #1, 6263 - 202 STREET)

**REPORT:** 19-10  
**FILE:** 08-11-0086

### PROPOSAL:

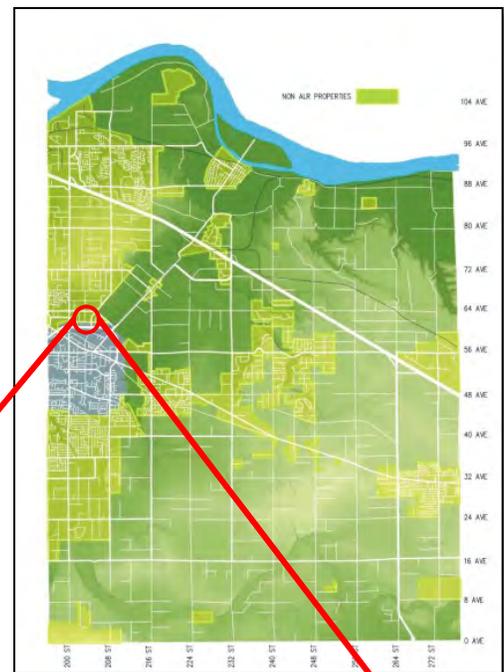
Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a new brewery lounge for Pacific Rim Brewing Inc. located at #1, 6263 - 202 Street.

### RECOMMENDATION SUMMARY:

That Council consider the request to endorse the brewery application including input received at the "Liquor Licencing Hearing" in accordance with Council's Liquor Licencing Policy.

### RATIONALE:

Council's consideration of the brewery lounge endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.



**RECOMMENDATION:**

**That** Council consider the endorsement request for a new brewery lounge for Pacific Rim Brewing Inc. located at #1, 6263 – 202 Street; and further

**That** Council adopt the following resolution, should it decide to endorse Pacific Rim Brewing Inc.'s request:

*“That Council has considered and ENDORSED the request by Pacific Rim Brewing Inc. to locate a 49 person brewery lounge located at #1, 6263 - 202 Street, Langley, characterized as having liquor service from 9:00AM to 1:00AM 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 February 11, 2019 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.*

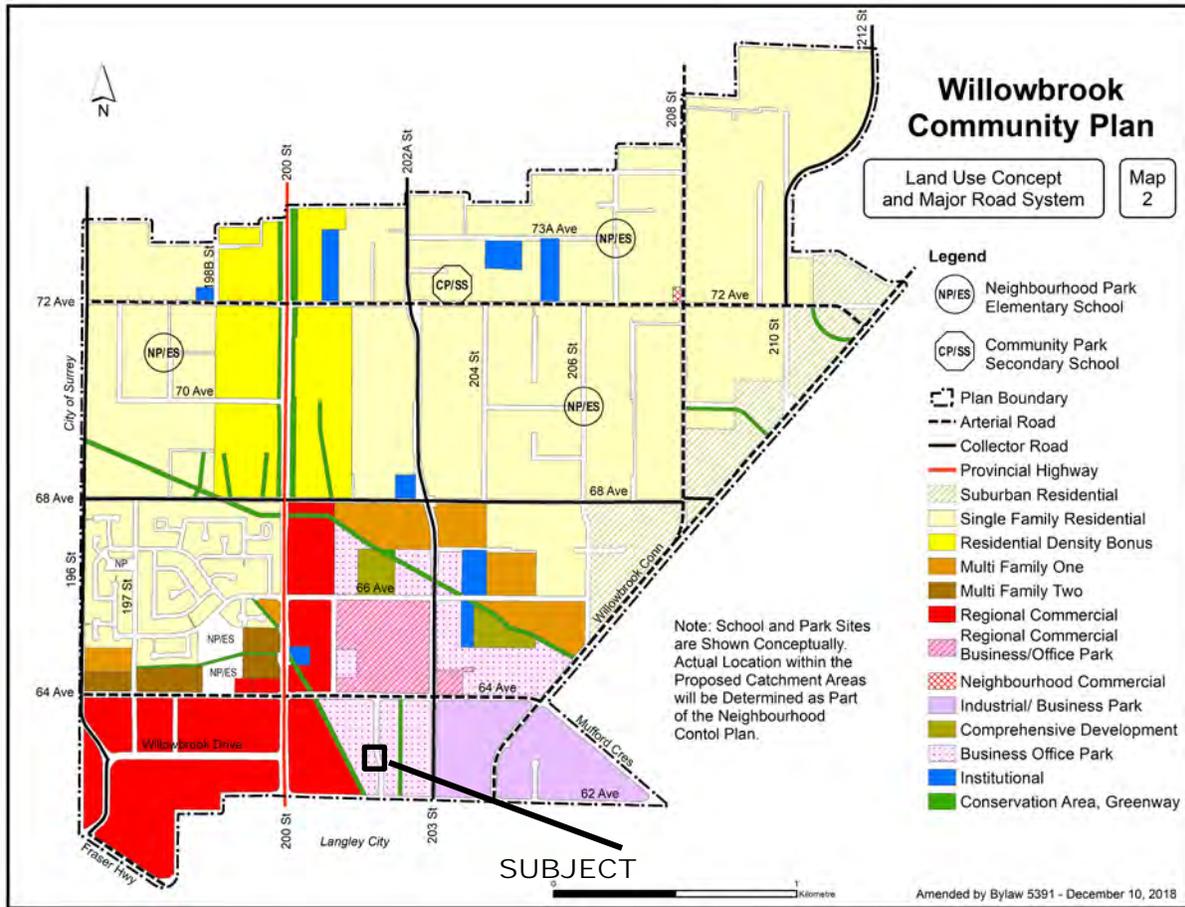
*ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”*

**EXECUTIVE SUMMARY:**

Pacific Rim Brewing Inc. has made an application to Council to endorse a brewery lounge located at #1, 6263 - 202 Street. The proposed brewery lounge will serve as an accessory use to the brewery located on the subject site. Although the issuance of manufacturing licences (brewery) is a Provincial jurisdiction, the Provincial Liquor and 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 the endorsement request for a new brewery lounge for Pacific Rim Brewing located at #1, 6263 - 202 Street.

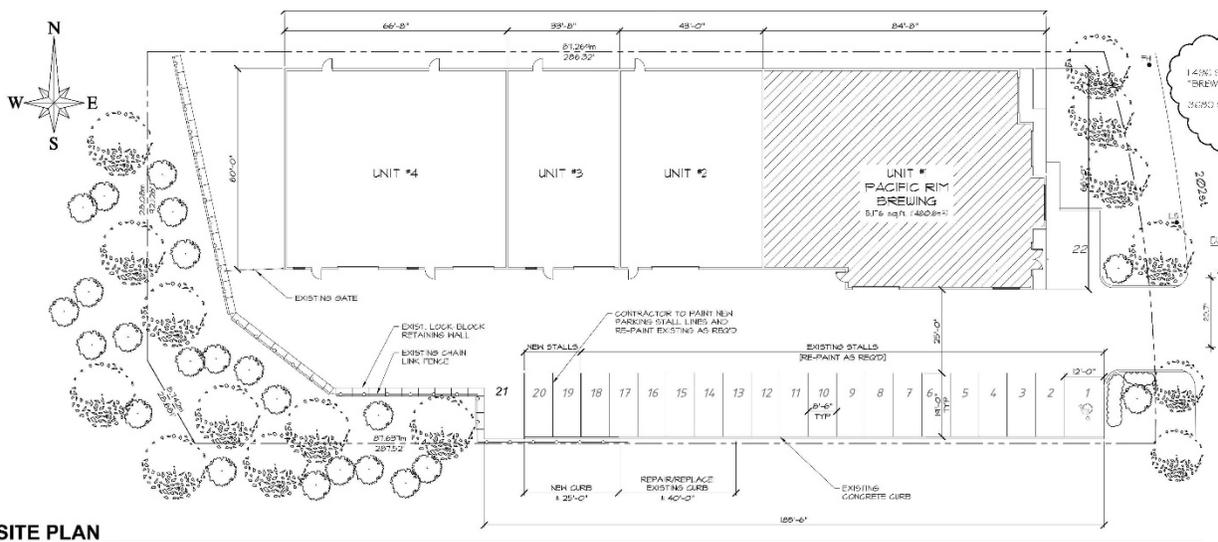


BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000029  
(PACIFIC RIM BREWING INC. / #1, 6263 - 202 STREET)

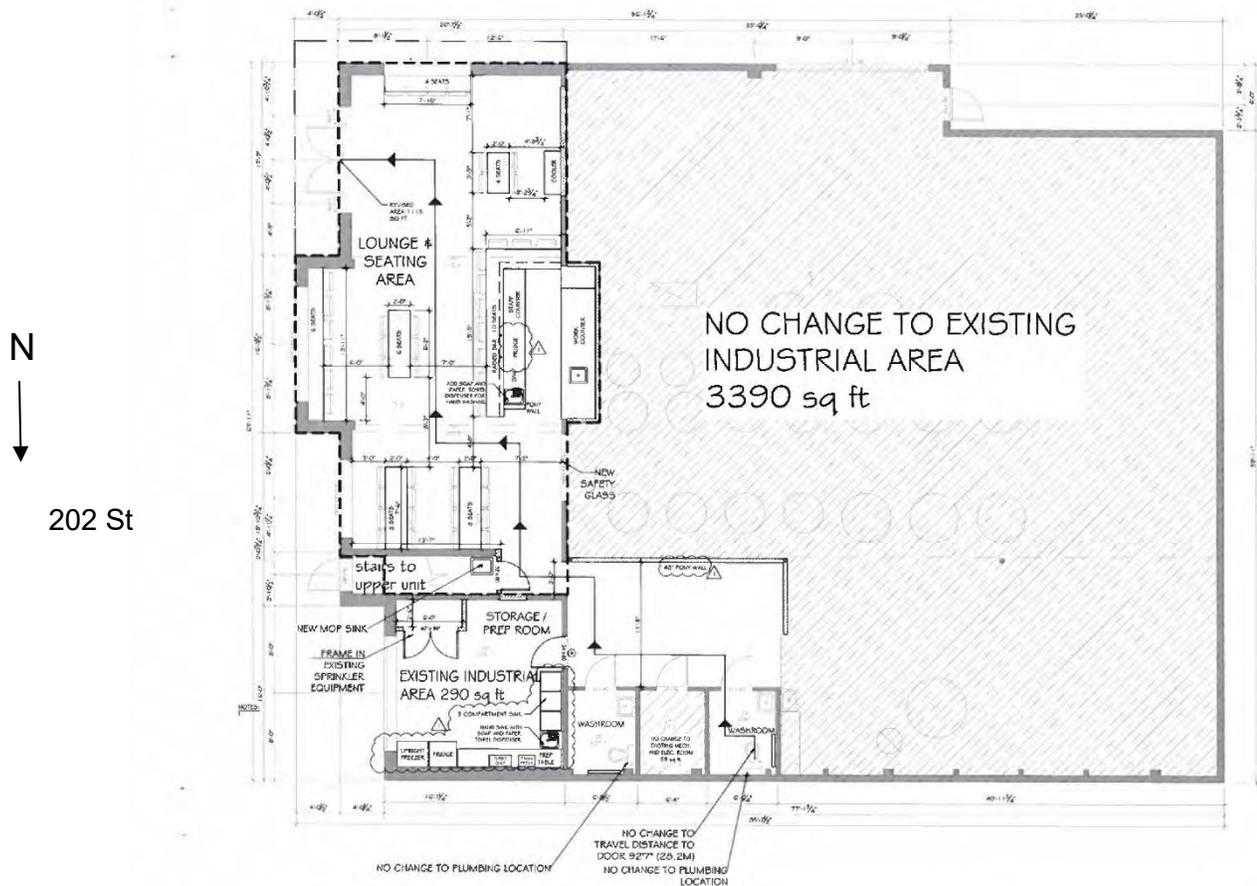
Page 4 . . .



**ZONING BYLAW NO. 2500**



**SITE PLAN – SUBMITTED BY APPLICANT**



**FLOOR PLAN – SUBMITTED BY APPLICANT**

BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000029

(PACIFIC RIM BREWING INC. / #1, 6263 - 202 STREET)

Page 6 . . .

**REFERENCE:**

<b>Owner:</b>	Silver Plain Holding Co. Ltd. 14717 Marine Drive White Rock, BC V4B 1B9
	Raithstar Holding Co. Ltd. 12698 18A Avenue Surrey, BC V4A 5V2
<b>Applicant:</b>	Pacific Rim Brewing Inc. # 1, 6263 - 202 Street Langley, BC V2Y 1N1
<b>Legal Description:</b>	Lot 3 District Lot 311 Group 2 New Westminster District Plan 79092
<b>Civic Address:</b>	6263 - 202 Street
<b>Area:</b>	0.32 ac / 0.79 ac
<b>Willowbrook Community Plan:</b>	Business Office Park
<b>Existing Zoning:</b>	General Industrial Zone M-2

**BACKGROUND / HISTORY:**

Pacific Rim Brewing Inc. has received a new manufacturer / brewery licence from the Provincial Liquor and Cannabis Regulation Branch at the subject property. The applicant has also applied for a brewery lounge endorsement (in an area adjacent to the brewery application) within the existing multi-tenant building. The applicant wishes to have a licenced lounge area for the brewery to showcase its products. According to the applicant, the lounge area will also be used for educational purposes for wholesale clients, as well as an area to promote products to the general public. The brewery lounge will comprise of 46 seats and three (3) staff. The lounge will include a bar with 10 seats, a small growler filling station at the bar, and a kitchen to provide hot food service to patrons. There are no specific entertainment options at this time.

The floor plan is included in Attachment B. As shown, the lounge and tasting area are located at the eastern portion of the building (closest to 202 Street). The manufacturing area is adjacent to the lounge and tasting area.

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

The brewery 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 and Cannabis Regulation Branch) of the request for a brewery lounge.

### **DISCUSSION / ANALYSIS:**

Pacific Rim Brewing Inc. has made an application to Council to endorse a new brewery lounge located at #1, 6263 - 202 Street. The proposed brewery lounge will serve as an accessory use to the brewery. Although the issuance of brewery licence is a Provincial jurisdiction, the Provincial Liquor and 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 designated lounge area is indicated on the floor plan submitted by the applicant (see Attachment B). The applicant has requested a person capacity of 49 persons. The requested hours of operation are from 9:00AM to 1:00AM 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 lounge.

### **Adjacent Uses:**

North: Multi-tenant building designated Business Office Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2;

South: Multi-tenant building, designated Business Office Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2;

East: 202 Street, beyond which is a multi-tenant building, designated Business Office Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2, and

West: Logan Creek, beyond which is a multi-tenant building designed Regional Commercial in the Willowbrook Community Plan and zoned Regional Commercial Zone C-1, beyond which is the land designed Regional Commercial in the Willowbrook Community Plan and zoned Regional Commercial Zone C-1.

### **Liquor Licencing Policy:**

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

### **Liquor and Cannabis Regulation Branch Application Summary:**

The proponent has submitted an application for a new brewery lounge to the Provincial Liquor and Cannabis Regulation Branch (Attachment C). According to Liquor and 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 and Cannabis Regulation Branch and a letter of intent (Attachments C and D), provide 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.

### **Parking:**

The proponent is providing nine (9) parking stalls, in compliance with the Zoning Bylaw requirements. Staff note that on an overall site basis, off-street parking provided exceeds the parking requirements of the Zoning Bylaw (20 stalls are required and 22 stalls are provided).

### **RCMP Comments:**

RCMP comments are provided as Attachment E to this report.

### **POLICY CONSIDERATIONS:**

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Liquor and 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 a Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed out notices to nearby residents for a "Liquor Licencing Hearing." Providing an opportunity for public comment is consistent with Provincial Liquor and 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 and Cannabis Regulation Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

### **Required Council Resolution:**

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the Liquor Licencing Hearing it is recommended that Council adopt the following resolution:

*"That Council has considered and ENDORSED the request by Pacific Rim Brewing Inc. to locate a 49 person brewery lounge located at #1, 6263 - 202 Street, Langley, characterized as having liquor service from 9:00AM to 1:00AM 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 February 11, 2019 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 and Cannabis Regulation Branch, all items in the resolution must be referenced.

Respectfully submitted,

Zorica Andjelic  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

- ATTACHMENT A      Policy No. 07-407 Liquor Licencing
- ATTACHMENT B      Floor Plan
- ATTACHMENT C      Liquor and Cannabis Regulation Branch Application
- ATTACHMENT D      Proponent’s Letter of Intent
- ATTACHMENT E      RCMP Comments



## 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:**

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### 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:

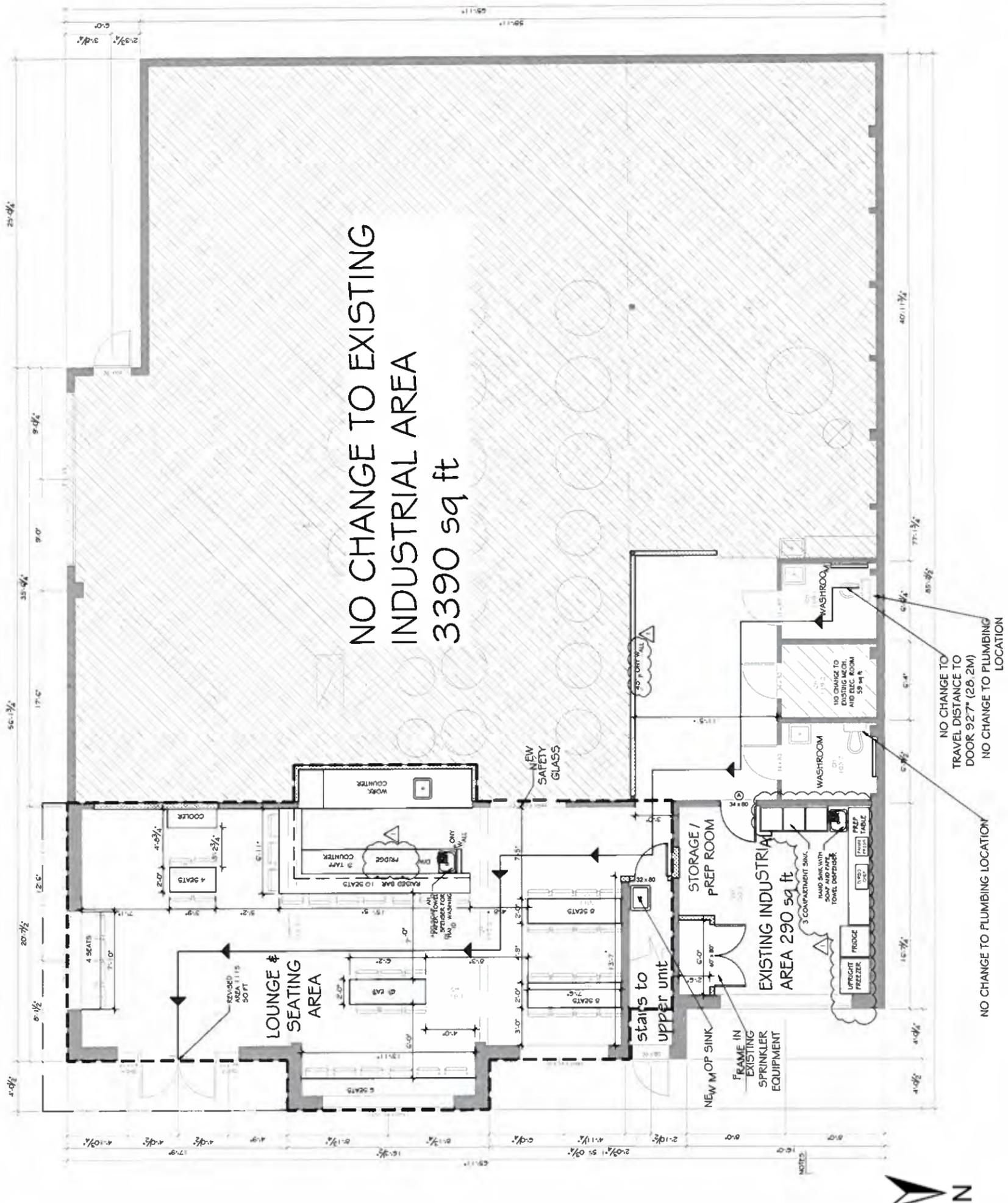
- 5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and
- 5.1.2 will subsequently be submitted to Council to obtain Council's comments 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.

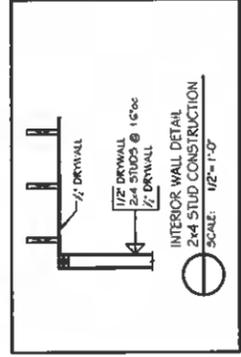
## **6. Comments and Recommendations Provided to the LCLB**

- 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.



  
 Nov 29 / 18



LEGEND

	EXISTING WALL
	NEW WALL
	2x4 STUD CONSTRUCTION
	SCALE: 1/2" = 1'-0"

<p><b>David Danyluck Architect</b> ABC</p> <p>108-20460 Douglas Crescent Langley, B.C. V 3 A 0 C 6 604 530-0978 e-mail: danarch@telus.net</p>	<p>070918: WOODY PREP ROOM AREA, MOVE DW. CHANGE FROM WALL TO DOOR</p> <p>Revisions</p> <p>Copyright All rights reserved. Reproduction in whole or in part is prohibited. The drawing as an instrument of service is the property of the Architect and may not be used in any way without the permission of this office. All design information shown in the drawing is for use in the specified project only.</p>	<p>Project: <b>PACIFIC RIM BREWING</b> Unit 1 - 6263 202 Street LANGLEY, BC.</p> <p>Sheet: <b>PROPOSED</b></p>	<p>Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review. Name</p> <p>Drawn: PDM Date: 21/8/2018 Scale: 1/4" = 1' Checked: Seet No: A2.2</p>
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Liquor and Cannabis Regulation Branch  
 400-645 Tye Road, Victoria, BC V9A 6X5  
 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 and Cannabis Regulation Form LCRB049A

**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 and Cannabis Regulation Branch.

**Part 1: Type of Application**

Lounge Endorsement  Special Event Area Endorsement

office use only

Job No:

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

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

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

**Part 2: Applicant**

Manufacturer Licence Number (if licensed): 307759

Applicant/Licensee Name: Pacific Rim Brewing (DBA Five Roads Brewing)

Mailing Address:

1 - 6263 202nd Street

Street

Langley

City

BC

Province

V2Y 1N1

Postal Code

Phone number: 604-539-6754

E-mail address: aaron@fiveroadsbrewing.com

**Note:** An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCRB101 Add, Change or Remove Licensee Representative

**Part 3: Application Contact Person**

Name: Aaron Fourt

Phone number: 778-996-5314

Position: Owner

E-mail address: aaron@fiveroadsbrewing.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: Five Roads Brewing Co.

Manufacturer Address:

1 - 6263 202nd Street

Street

Langley

City

BC

Province

V2Y 1N1

Postal Code

4a. Parcel Identifier (PID): 011-988-622

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

Local Police: RCMP

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

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

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

**Part 5: Lounge Proposal**

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

**5a. Proposed Service Areas:**

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

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	MAIN FLOOR-UNIT 1	YES	No	49
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				49

**5b. Hours of Liquor Service:**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9 AM	9 AM	9 AM	9 AM	9 AM	9 AM	9 AM
Close	1 AM	1 AM	1 AM	1 AM	1 AM	1 AM	1 AM

**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:		

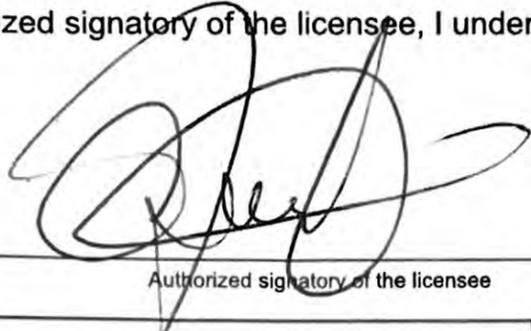
6c. Hours of Liquor Service

	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: **Fourt / Aaron**  
( last / first / middle )

Position: **Owner**  
(if not an individual)

Date: **23/01/2019**  
(Day/Month/Year)

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

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

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

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

**Part 8: Checklist**

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

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

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

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

Local government/First Nation (name):

Name of official:  Title/Position:

Email:  Phone:

Signature of Official: \_\_\_\_\_ Date Received:

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 and Cannabis Regulation Branch  
Courier: 400-645 Tye Road, Victoria BC V9A 6X5  
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8  
E-mail: [liquor.licensing@gov.bc.ca](mailto: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](mailto:liquor.licensing@gov.bc.ca) or visit our website for more information: [www.gov.bc.ca/liquorregulationandlicensing](http://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 and Cannabis Regulation 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: \_\_\_\_\_



**David Danyluck Architect**

ABC

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6  
604-530-0978

e-mail: danarch@telus.net

Revisions  
1. INITIAL MOOREY PREP ROOM AREA MOVE  
2. DIM. CHANGE POINT WALL HEIGHT

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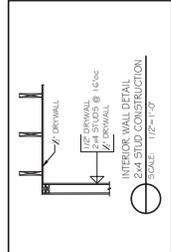
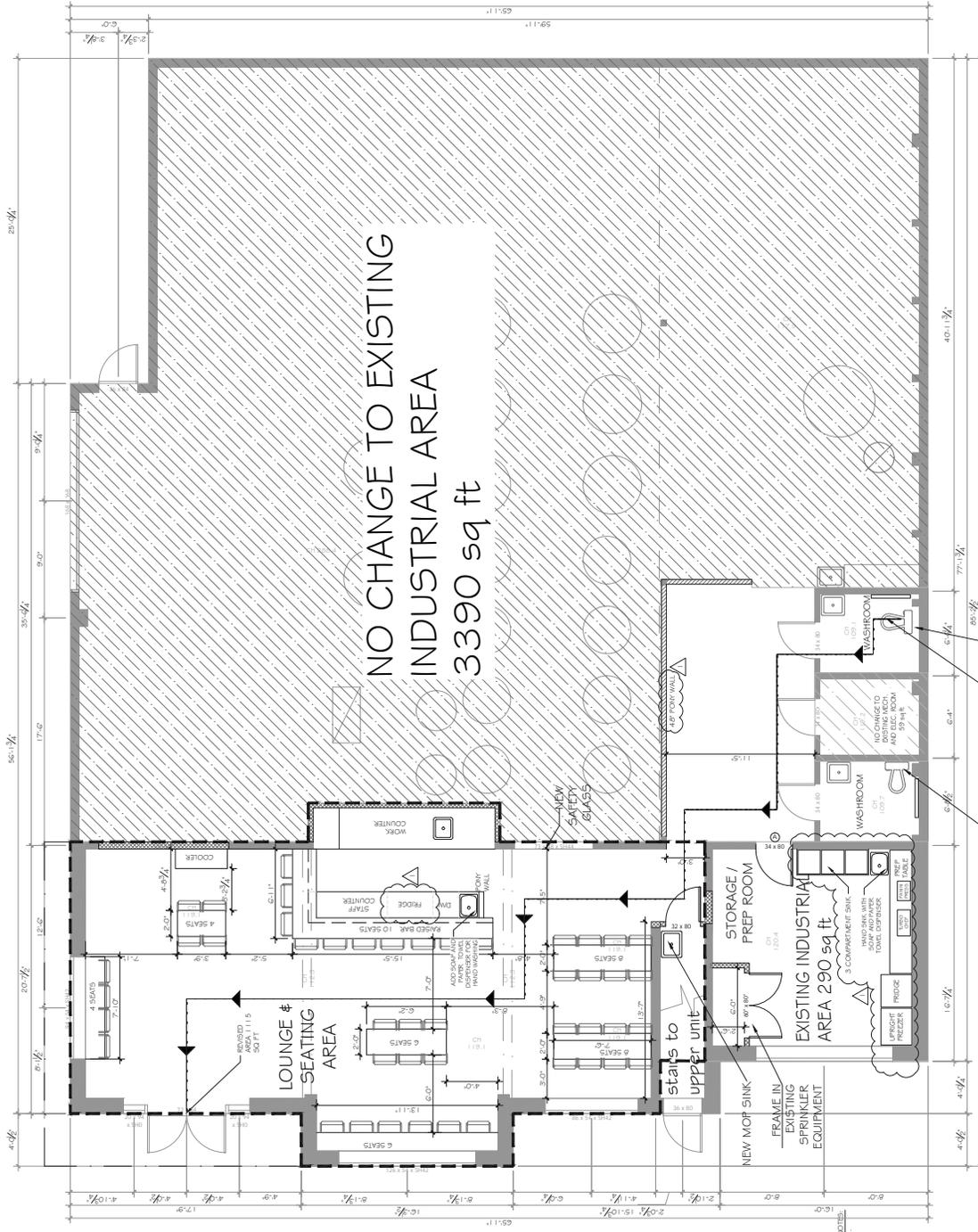
Project:  
**PACIFIC RIM BREWING**  
Unit 1 - 6263 202 Street  
LANGLEY, BC

Sheet:  
**PROPOSED**

Written dimensions shall have precedence over all other dimensions. The Architect shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies. The Architect shall not be responsible for design errors or omissions. All drawings shall be submitted for review. Name:

Drawn: [ ]  
Checked: [ ]  
Date: 21/8/2018  
Scale: 1/4"=1'  
Sheet No: **A2.2**

**B.1**



LEGEND  
1. DRINK WALL  
2. DRINK WALL DETAIL  
3. DRINK WALL DETAIL

NO CHANGE TO PLUMBING LOCATION  
NO CHANGE TO PLUMBING LOCATION  
TRAVEL DISTANCE TO DOOR 927' (28.2M)  
NO CHANGE TO PLUMBING LOCATION

Dec 5, 2018

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

**Attention: Mr. Robert Knall**

**LETTER OF Operations**  
**Application for Liquor Licence Endorsement (New Brewery Lounge)**  
**Applicant: Pacific Rim Brewing Inc.**  
**dba Five Roads Brewing Co.**  
**at: #1-6263 202 Street, Langley, BC**

This is the written submission in support of the lounge endorsement application as required.

**1. Purpose:**

The applicant is submitting this application for a Liquor Licence Endorsement (Manufacturer Lounge Endorsement Brewery) for Pacific Rim Brewing at 1-6263 202 Street, Langley.

This application seeks to add a lounge endorsement as permitted by Liquor Control and Licensing regulations and the Township of Langley.

The applicant wishes to have a licensed lounge area of the brewery in order to showcase the products produced by the brewery. The lounge area will be used for educational purposes for wholesale clients, as well as an area to promote products to the general public, including locals and tourists.

Many patrons of the lounge will participate in short tours of the establishment, which will conclude in the lounge where patrons will be able to sample and purchase product made on site.

The proposed hours of licensing are 9:00 am to 1:00 am Monday to Sunday.

The brewery lounge will comprise 46 seats and 3 staff. The room will include a bar of 10 seats with a small retail counter, a stand-up rail and additional table seating. The bar counter will be used to display products including bottles and cans for sale as well as merchandise such as hats, T-shirts and glassware. There will also be a small growler filling station at the bar to allow permit the operator to fill growlers to go.

**2. TARGET MARKET:**

The target demographic will be patrons from all income levels. Tourists, locals and wholesale customers will attend the brewery to learn about the production process and have the opportunity to taste new and existing products.

The focus of the brewery lounge will be on attracting locals to the establishment, however it is expected that tourists and other lovers of craft beer will patronize the establishment once its products become better known.

Langley is increasingly becoming known as a destination for food and craft beer lovers and it is anticipated that this lounge will become a destination for these customers.

### **3. Composition of the Neighbourhood**

This neighbourhood is primarily industrial and commercial use. The zoning for this area is specifically for manufacturing, industry and commercial buildings. There is some residential property in the blocks around this area.

Please see the attached map for details of the neighbourhood characteristics, including social facilities, schools and public buildings. There are no social facilities within a two block radius of the site.

There is one other brewery and lounge in the Township (Trading Post Brewing) located at 20120 64th Avenue.

### **4. BENEFITS TO THE COMMUNITY:**

If this application is approved, the community will have a location to patronize to sample locally crafted beer. The brewery will become a destination for the local craft beer culture, and if approved, this location will serve to enhance Langley's location as a centre of craft brewing culture. We believe that the Township of Langley and Province of British Columbia has moved to assist local companies to promote their products to local residents and visitors like by permitting the addition of brewery lounges.

The addition of a 'brewery lounge' to this neighbourhood in the Township of Langley will be a positive addition to the community. In addition, it will also provide for:

- employment opportunities for residents of the community;
- a potential location for fundraising and small community events;
- payment of provincial and city taxes;
- a further diversification the hospitality venues available in the Township.

### **5. Impact of noise on the surrounding community**

The tasting room is on the interior of the brewery. As such, the noise impact to the neighborhood will be minimal and noise will only be generated when people enter and exit the lounge. Given that there are two doors that one goes through in order to enter the lounge there is little chance of ambient noise filtering onto the street.

There will be no entertainment in the lounge, apart for the possibility of a television which may be used to show the brewery floor and operations to patrons.

Furthermore there is no residential housing adjacent to or across from the brewery entrance.

**6. Other Impacts on the surrounding community**

This is a small lounge located in an industrial area of the Township; the impact on parking to be minimal. A request for a parking variance is being submitted as part of this application.

The lounge will be staffed by two servers on a daily basis. Each of our staff members will be trained and certified by “serving it right”. The operational controls will ensure a safe and orderly environment to be enjoyed by our patrons.

There are no public buildings or facilities that would be impacted by the brewery and lounge operations.

**7. Other information**

The applicant will be operating under and complying with all Township bylaws, including those related to noise and licensed establishments.

There are no specific entertainment options planned at this time.

The proposed lounge space will also have a kitchen to provide hot food service to patrons. The applicant believes that this will enhance the experience for customers and also will promote responsible liquor service.

The applicant will complete any public consultation required by the Branch related to this request. The Township has conducted the public consultation process on another brewery lounge in the area, and we anticipate that this may be the case for this application.

We look forward to working with you to complete this project.

**Should you have any questions or require anything further, please contact me directly at 778-996-5394 or afourt@hotmail.com**

Regards,

Pacific Rim Brewing Inc.

Aaron Fourt, Director

**Langley Detachment**

January 18, 2019

Re: 08-11-0086 Pacific Rim Brewery

There does not appear to be any blatant areas of concern in regards to the rezoning application for 6263 202 Street. There is public transportation available via Translink on the public bus system with stops at 64 ave/2300 blk and 64 ave/202 Street to discourage impaired motor vehicle operation. The closest school is at 20317 67 Avenue and the residential neighbourhoods are also in that area.

The only possible issues in the current environment would be the Trading Post Brewery Establishment that will be in close proximity.

Please advise if you require any clarification or further information,

Julie

**Cpl. Julie Bion**

Community Liaison Officer / Langley Royal Canadian Mounted Police / Government of Canada

[julie.bion@rcmp-grc.gc.ca](mailto:julie.bion@rcmp-grc.gc.ca)[www.rcmpcareers.ca](http://www.rcmpcareers.ca) / [www.jobs.gc.ca](http://www.jobs.gc.ca)**Gend. Julie Bion**

Jeunes à Risque équipe / Langley la Gendarmerie royale du Canada / Gouvernement du Canada

[julie.bion@rcmp-grc.gc.ca](mailto:julie.bion@rcmp-grc.gc.ca)[www.carrieresgrc.ca](http://www.carrieresgrc.ca) [www.emplois.gc.ca](http://www.emplois.gc.ca)