



Legislation Details (With Text)

File #: O18-1755 **Version:** 1 **Name:**
Type: Report **Status:** Third Reading
File created: 11/14/2018 **In control:** Township Council
On agenda: 11/19/2018 **Final action:**
Title: Official Community Plan Amendment and
Rezoning Application No. 100169
Brewery Lounge Endorsement Application No. 000040
(Jackpot Properties Ltd. / 19664 - 64 Avenue)
Bylaw No. 5431
Bylaw No. 5432
Bylaw no. 5433
Report 18-154
File CD 08-10-0056

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.3 cd Jackpot Properties OCP RZ.pdf

Date	Ver.	Action By	Action	Result
11/19/2018	1	Township Council	Given first and second reading	

Official Community Plan Amendment and

Rezoning Application No. 100169

Brewery Lounge Endorsement Application No. 000040

(Jackpot Properties Ltd. / 19664 - 64 Avenue)

Bylaw No. 5431

Bylaw No. 5432

Bylaw no. 5433

Report 18-154

File CD 08-10-0056

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.”

Explanation - Bylaw No. 5431

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.

Explanation - Bylaw No. 5432

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”.

Explanation - Bylaw No. 5433

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