

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0337-00

Planning Report Date: January 14, 2019

PROPOSAL:

- **Rezoning from CD Zone (By-law No.17146) to CD Zone**
- **Liquor License Application**

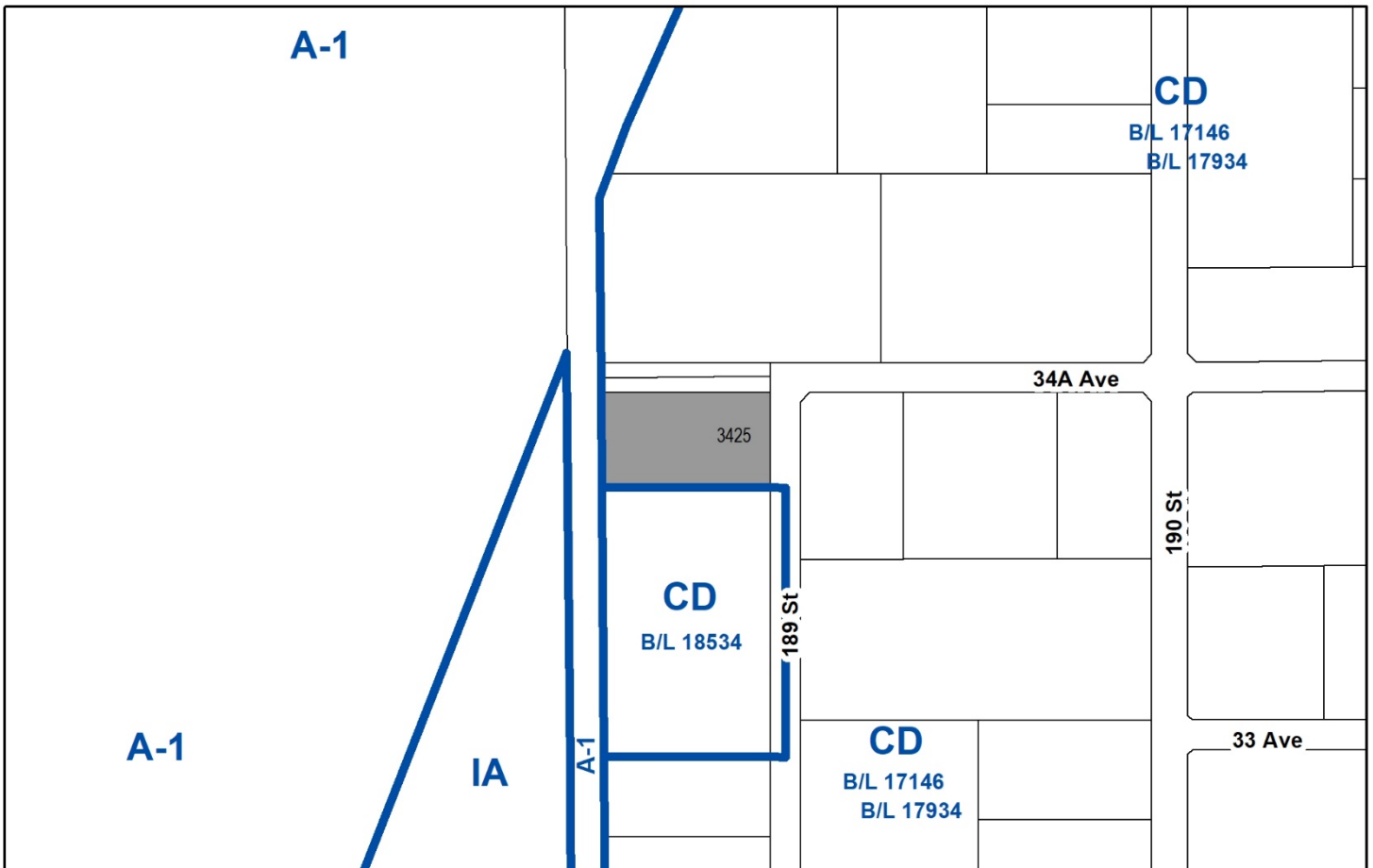
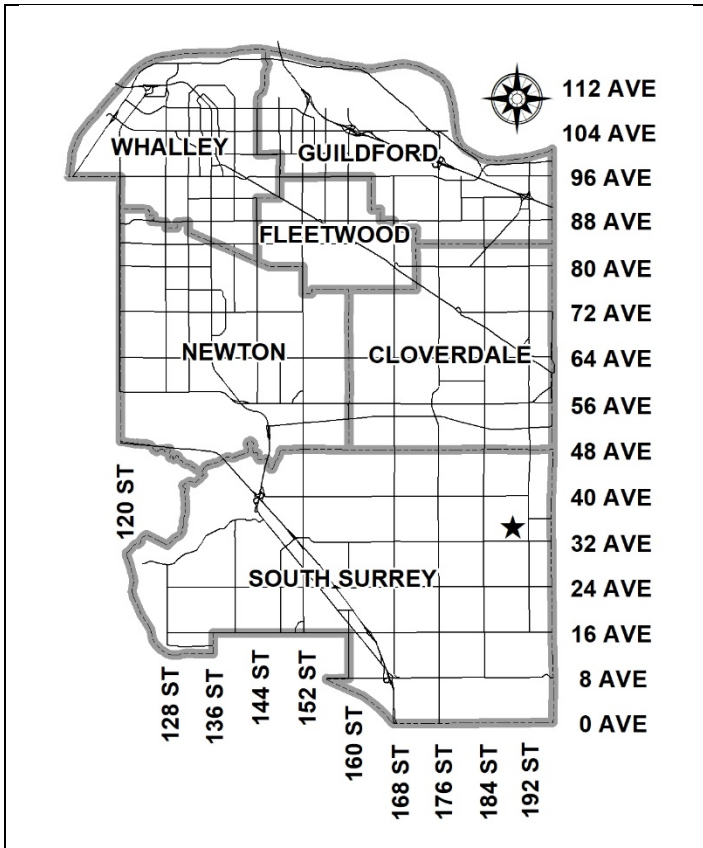
to allow ancillary retail sales and the on-site purchase and consumption of alcoholic products manufactured on the premises, within a proposed lounge area associated with a craft distillery.

LOCATION: 3425 - 189 Street

ZONING: CD Zone (By-law No. 17146)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning and to solicit resident opinions on the proposed lounge area endorsement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- On March 1, 2013, an amendment to the Liquor Control and Licensing Act regulations came into effect, to permit brewers and distillers to apply for a lounge area. The amendments were intended to support the craft brewing and distilling industries.
- CD Zone (By-law No. 17146), which regulates the site, does not permit a lounge associated with a distillery, nor does it permit retail sales of products manufactured on the subject site.
- The proposed rezoning to permit a lounge and ancillary retail sales is in keeping with provincial regulations, to allow the purchase and consumption of liquor products manufactured on the site.
- The proposed lounge, although not considered a liquor primary establishment, is in compliance with the City of Surrey's locational criteria for liquor primary establishments.
- The ancillary retail sales of products produced on site is a permitted use in the Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones, which are commonly found throughout in Campbell Heights. The applicant's proposal for ancillary retail sales is therefore consistent with existing land uses permitted in the area.
- The proposed lounge and ancillary retail sales supports the economic development of Surrey as it enables a local craft manufacturer to expand their business.
- There is sufficient off-street parking on the subject site for the manufacturing use and the proposed lounge area.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to rezone the subject site from "CD Zone (By-law No. 17146)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing to solicit resident opinions on the proposed rezoning and the lounge area endorsement.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

Surrey RCMP: Surrey RCMP has no concerns regarding this proposal.

Surrey Fire Department: Referral not required.

Surrey By-laws & Licensing Services: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial warehouse building

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Industrial Building	Business Park	CD Zone (By-law No. 17146 as amend by By-law No. 17934)
East (Across 189 Street):	Industrial Building	Business Park	CD Zone (By-law No. 17146 as amended by By-law No. 17934)
South:	Industrial Building	Business Park	CD Zone (By-law No. 18534)
West:	Park Buffer	Open Space Corridors / Buffers	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, located at 3425 – 189 Street, is designated "Mixed Employment" in the Official Community Plan, "Business Park" in the Campbell Heights Local Area Plan, and zoned "CD Zone (By-law No. 17146 as amended by By-law No. 17934)".
- Under Development Application No. 7914-0372-00, a multi-tenant industrial warehouse building was constructed, consisting of nine units. The applicant is proposing to operate a craft distiller in one of the nine units.
- The distillery use is permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934); however, a lounge associated with a distillery, nor retail sales of products manufactured on site, are permitted in the Zone.
- Prior to March 2013, on-site patron consumption opportunities for breweries and distilleries was limited to the operation of an on-site tasting room where samples could be offered at no charge. Breweries could charge for samples but were limited to 375ml (13 ounces) per patron per day.

Current Proposal

- On March 1, 2013, the Liquor Control and Licensing Act regulations were amended to allow brewers and distillers to apply for endorsement areas at their manufacturing site where patrons may consume liquor manufactured on the premises. These endorsements include special event area, lounge, tour area and picnic area.
- The provincial regulations define a lounge as an indoor or patio area of the brewery or distillery where customers can purchase and consume alcoholic products that are made on-site.
- The Liquor Control and Licensing Branch (LCLB) requires input from the local government on proposed lounges as part of the licensing process. Resident opinions on the proposed lounge area endorsement will be solicited through a Public Information Meeting, which will be held in the form of a Public Hearing associated with the subject rezoning.
- Mainland Whisky Ltd. has applied for a liquor endorsement for the lounge area for the distillery license. The license area is approximately 111 square metres (1,200 sq.ft.) of floor area, located within one unit of the subject building (Appendix II). This includes approximately 11 square metres (118 sq.ft.) for retail sales of products produced on site, and 100 square metres (1,076 sq.ft.) for a tasting lounge.
- Surrey Zoning By-law defines *neighbourhood pubs* as businesses licensed as liquor primary. The proposed lounge is not a liquor primary establishment and not considered a neighbourhood pub due to the necessary link with the liquor manufacturing that occurs on the premises.

- The site's CD Zone does not permit a neighbourhood pub (liquor primary) license as a permitted use, nor a lounge associated with a brewery/distillery. The applicant has requested to rezone the subject site in order to permit a tasting lounge as an accessory use to an on-site craft distillery.
- The lounge endorsement does not function like a regular neighbourhood pub. Food service will be limited, whereas neighbourhood pubs have full kitchens and offer a full menu choice. The only liquor products that can be offered for sale are the products manufactured on site.
- The request to allow ancillary retail sales and a tasting lounge is similar to other approved in the City, most notably Central City Brewers & Distillers located in Bridgeview and Russell Brewing Company located in the Newton Industrial area, and will enable a local craft manufacturer to grow their business.
- The proposed hours of operation for the tasting lounge area are from 4:00 p.m. to 9:00 p.m., seven days a week. Operating hours for the retail sales are from 11:00 a.m. to 9:00 p.m., seven days a week. The proposed hours of operation are within Council's policy on hours of operation for liquor primary establishments, which recommends liquor primary establishments to operate from 11:00 a.m. to 1:00 a.m. Sunday to Thursday, and 11:00 a.m. to 2:00 a.m. on Friday and Saturday. If the hours of operation are proposed to change, the applicant will be required to submit a new liquor license application with the City, which will go to Council for consideration.
- Minors are permitted in the lounge area, provided that they are accompanied by an adult.
- The applicant has demonstrated that the existing off-street parking provided on site will not be impacted by the addition of uses to the Zone.
- No exterior modifications are proposed to the building as part of the subject proposal. Interior building changes to accommodate the tasting and retail areas will be resolved through a Tenant Improvement Building Permit.

Proposed CD By-law

- The proposed CD By-law is identical to the existing CD Zone (By-law No. 17146 as amended by By-law No. 17934), with the addition of the following accessory uses:
 - Licensed lounge and special events areas as regulated by the Liquor Control and Licensing Act R.S.B.C., 1996, c. 267, as amended, provided that the combined areas do not exceed a floor area of 100 square metres (1,075 sq.ft.); and
 - Retail sales of products manufactured on site limited to a floor area of 11 square metres (118 sq.ft.) as an accessory use to accommodate the retail component associated with the distillery.
- No other changes are proposed to the CD Zone.

- CD Zone (By-law No. 17146 as amended by By-law No. 17934) regulates a large number of properties within Campbell Heights. A new CD Zone is proposed on the subject site to ensure that the proposed use is only permitted on this lot. Should other properties wish to have a similar use, they would be required to go through a similar Rezoning process, inclusive of the associated public notification.

Liquor License Approval Requirements

- The Liquor Control and Licensing Branch (LCLB) requests that the applicant secure local government endorsement before the application can be considered for approval by the LCLB.
- Additionally, the LCLB requires that Council comment on how the site satisfies specified criteria to ensure that adequate consideration has been given to the application by the local government.
- Staff have used the locational guidelines for a liquor primary establishment, since it is the most applicable tool available to determine whether the proposed lounge is in an appropriate location. The analysis of the criteria for this site is provided as follows:

(a) The location of the establishment

- The City's long-standing locational guidelines for liquor primary establishments are as follows:
 - Select a site close to a residential area but not surrounded by residential area;
 - Select a site that is adjacent to or in a local commercial node;
 - Do not select a site on a provincial highway; and
 - Locate further than 400 metres (1,310 ft.) from a school, children's park or playground.
- The subject site is located at the intersection of 34A Avenue and 189 Street, in an established industrial area. Substantial urban residential areas are located to the west of the subject site (approximately 2.5 kilometres away), as well as the Township of Langley, which is located to the east (approximately 1.5 kilometres away);
- The site is located more than 1 kilometre from the closest park (Keery Park) located at the intersection of 28 Avenue and 188 Street and more than 1.5 kilometres from the closest school (East Kensington Elementary School);
- The site is not located on a Provincial highway; and
- Under the locational criteria established by the City, a liquor primary licensed facility should not be located within 1.6 kilometres (1 mile) of an existing liquor primary license. There are no liquor primary license establishments within that distance.

(b) The proximity of the establishment to social and recreational facilities and public buildings

- The site is located in an industrial area, away from residential uses;

- The site is located more than 1 kilometre from the closest park (Keery Park) located at the intersection of 28 Avenue and 188 Street and more than 1.5 kilometres from the closest school (East Kensington Elementary School); and
- The proposed operation of a lounge should not have any negative impact on the existing parks or schools in the area.

(c) The hours of liquor service and person capacity of the establishment

- The proposed hours of operation for the tasting lounge area are from 4:00 p.m. to 9:00 p.m., seven days a week. Proposed operating hours for the retail sales are from 11:00 a.m. to 9:00 p.m., seven days a week; and
- The applicant has requested a maximum occupant load of 20 persons.

(d) The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location

- The intent of the proposed liquor primary license is to promote the products manufactured on the site. The current proposal is in keeping with the recent amendments to the Liquor Control and Licensing Regulations by the Provincial government.

(e) The impact of noise on the community in the immediate vicinity of the establishment

- The site is located in an industrial area, away from residential uses; and
- No patio is proposed as part of this application, therefore additional noise and other off-site impacts are not anticipated to be generated from the proposed lounge.

PRE-NOTIFICATION

In accordance with Council policy a development proposal sign has been erected on the property and pre-notification letters were sent on October 10, 2018. No concerns have been expressed concerning the development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

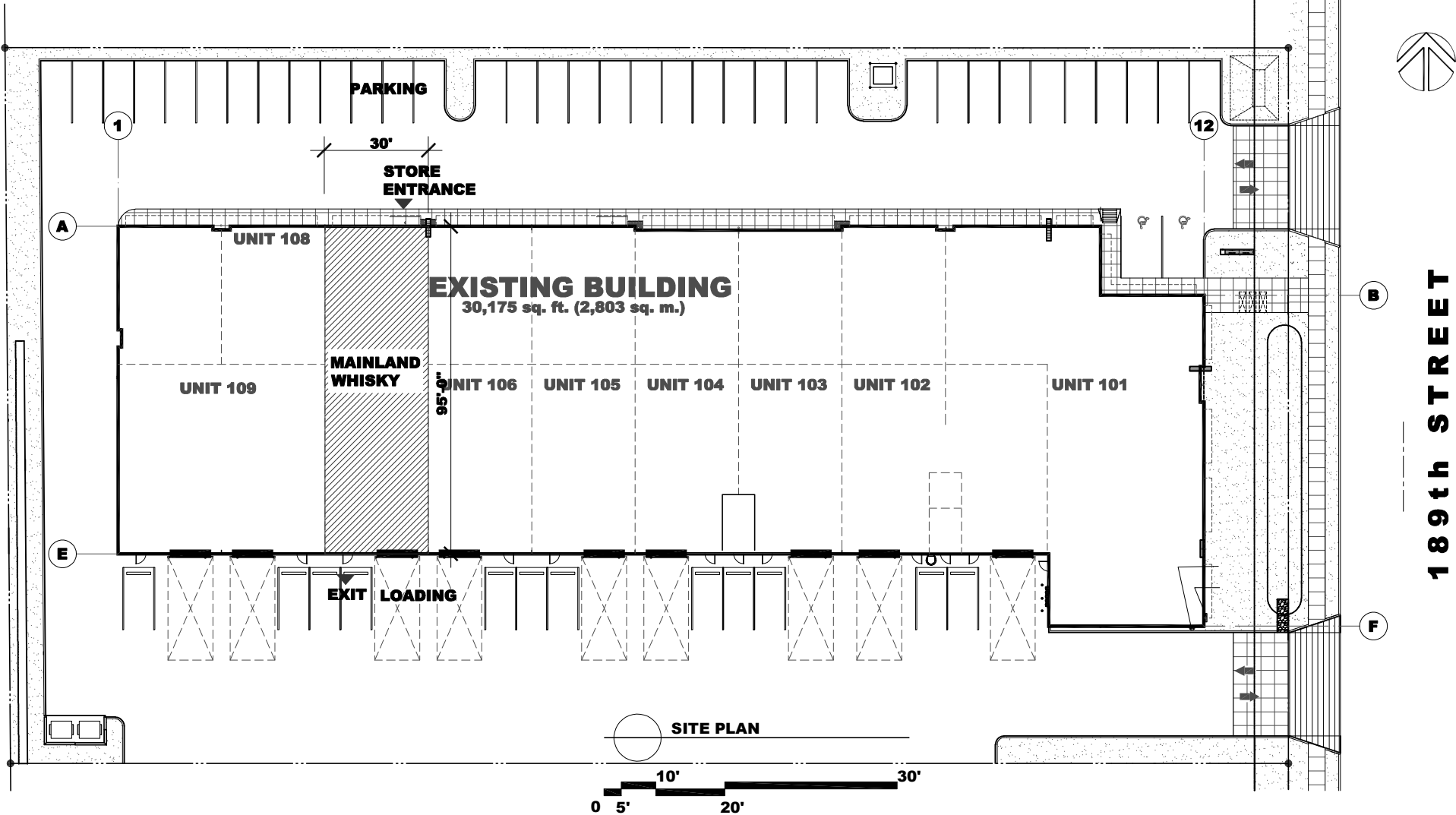
- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Floor Plan of the Tasting Lounge Area
- Appendix III. Proposed CD By-law

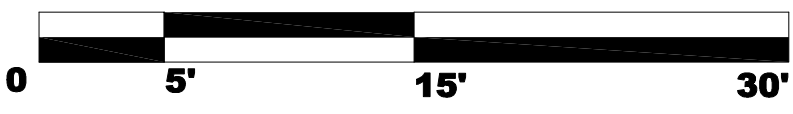
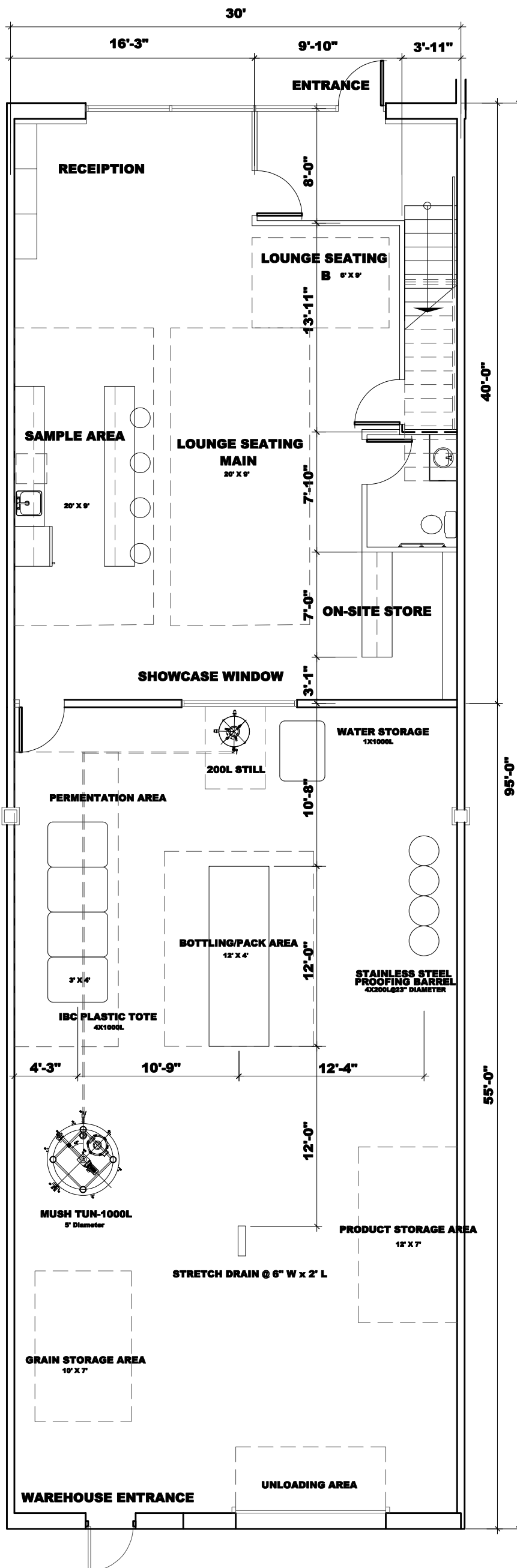
original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

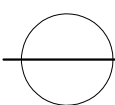
DZ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION





**MAINLAND WHISKY
FLOOR PLAN**



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW No. 17934)
 (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2010, No. 17146, Amendment By-law, 2013, No. 17934)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 030-106-613

Strata Lot 1 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

(3425 – 189 Street, Unit 101)

Parcel Identifier: 030-106-621

Strata Lot 2 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 102)

Parcel Identifier: 030-106-630

Strata Lot 3 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 103)

Parcel Identifier: 030-106-648

Strata Lot 4 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 104)

Parcel Identifier: 030-106-656

Strata Lot 5 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 105)

Parcel Identifier: 030-106-664

Strata Lot 6 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 106)

Parcel Identifier: 030-106-672

Strata Lot 7 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 107)

Parcel Identifier: 030-106-681

Strata Lot 8 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 108)

Parcel Identifier: 030-106-699

Strata Lot 9 Section 28 Township 7 New Westminster District Strata Plan EPS4155
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(3425 – 189 Street, Unit 109)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, warehouse uses, distribution centres, limited office uses, limited transportation industry* and limited ancillary uses, forming part of a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Warehouse uses.*
3. *Distribution centres.*
4. *Transportation industry* limited to the storage and service of buses provided that a research and training facility is an integral part of the operation and provided that:
 - (a) The *gross floor area* of the *principal building* is a minimum of 16,725 square metres [180,000 sq.ft.]; and
 - (b) No more than 30 buses are stored or parked outside a fully enclosed *building*.
5. Office uses excluding:
 - (a) *Social escort services*;
 - (b) *Methadone clinics*; and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
6. *Accessory uses* limited to the following:
 - (a) *Eating establishments* excluding *drive-through restaurants* and each *eating establishment* limited to a maximum of 200 seats;
 - (b) *General service uses* excluding *drive-through banks* and each *general service use* limited to a *gross floor area* of 465 square metres [5,000 sq.ft.];
 - (c) *Child care centres*; and
 - (d) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

- iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 square feet] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 square feet] or greater in floor area; and
 - c. Notwithstanding Sub-sections B.6 (d) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area; and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140 square metre [1,500 square feet] *dwelling unit* within the strata plan; and
- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 square feet] for one (first) *dwelling unit* on a *lot*;
 - b. 90 square metres [970 square feet] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6(d) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
- (e) Retail sales of products manufactured on site limited to a floor area of 11 square metres (118 sq.ft.) as an accessory use to accommodate the retail component associated with the principal use; and
- (f) Licensed lounge and special events areas as regulated by the Liquor Control and Licensing Act R.S.B.C., 1996, c. 267, as amended, provided that the combined areas do not exceed a floor area of 100 square metres (1,075 sq.ft.).

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 square feet] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

1. The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Buildings and Accessory Structures</i>		16 m* [52 ft.]	7.5 m [25 ft.]	7.5 m** [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be reduced to 7.5 metres [25 feet] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

**One (1) *side yard setback* shall be 7.5 metres [25 feet] or 0.0 metre if the said *side yard* abuts land which is *commercial* or *industrial*.

2. Notwithstanding Section F.1 of this Zone, *buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

- (a) The minimum *setback* from the boundary of any land within the *Agricultural Land Reserve* shall be 30 metres [100 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 ft.].

2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].
3. Notwithstanding Section G.1 of this Zone, the *building height* of the *principal building* for uses permitted under Sub-section B.4(a) shall not exceed 20 metres [66 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Sub-section D.3(a)i of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted provided that:
 - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
 - (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in the *Official Community Plan*, a continuous *landscape* strip of not less than 3.0 metres [10 feet] shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 feet] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Lands* and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;

- (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
 3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B of this Zone shall be specifically prohibited.
 4. The outdoor display and storage of any containers, goods, materials or supplies shall:
 - (a) Not exceed a total area greater than 1.5 times the lot area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
 - (b) Not be used for storage of trucks weighing more than 5,000 kilograms [11,023 lbs.] *G.V.W.* or trailers that are not associated with the business on the *lot*;
 - (c) Not be located within any *front yard* or *side yard*;
 - (d) Be completely screened to a height of at least 2.5 metres [8 feet] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 feet] in height and not less than 1.5 metres [5 feet] in width. No display or storage of any material shall be piled to a height exceeding 2.5 metres [8 feet] within 5 metres [16 feet] of the said screen. In no case any material, except cargo containers, shall be piled to a height of more than 3.5 metres [12 feet]; and
 - (e) No display or storage of cargo containers shall be piled to a height of more than 7.0 metres [24 feet] or the height of two stacked containers, whichever is less.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2019, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 2014, By-law No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of lounge and special event areas are regulated by the Liquor Control and Licensing Act R.S.B.C., 1996, c. 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK