

NO: R087

COUNCIL DATE: April 25 , 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 21, 2022**

FROM: **Acting General Manager, Planning & Development**

FILE: **3900-30**

SUBJECT: **Proposed Zoning By-law Update for Liquor Manufacturing and Liquor Tasting Lounge**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Approve the proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, as documented in Appendix “I” of this report; and
3. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings and to set a date for public hearing.

INTENT

The purpose of this report is to obtain Council approval of text amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended (the “Zoning By-law”), as documented in Appendix “I” of this report, which will clarify zoning regulations and ensure consistency with City policies.

These amendments are intended to introduce two new permitted uses: “liquor manufacturing” and “liquor tasting lounge”, which will allow for breweries, distilleries, and wineries to operate with associated endorsements (lounge, on-site store, picnic area, and special event area) within the Highway Commercial Industrial Zone (“CHI”), the Business Park 3 Zone (“IB-3”), and the Light Impact Industrial Zone (“IL”).

BACKGROUND

On March 1, 2013, the *Liquor Control and Licensing Regulation* was amended to allow brewers and distillers to apply for endorsements at their manufacturing sites where patrons may consume liquor manufactured on the premises. These endorsements now include lounge, on-site store, picnic area, and special event area. This change brought breweries and distilleries into alignment with wineries, which had been permitted lounge areas for several years. Prior to this amendment, breweries and distilleries were limited to providing unlimited free samples of their products, or breweries could charge for samples up to a maximum of 375 ml (13 oz) per patron per day, while distilleries were permitted to charge for samples up to a maximum of 45 ml of spirits per patron per day.

The Liquor and Cannabis Regulation Branch (“LCRB”) permits a lounge endorsement (“liquor tasting lounge”) associated with a liquor manufacturing license. A “liquor tasting lounge” permits the sale and service of liquor for onsite consumption and the lounge may be located indoors or on a patio or both. The lounge is required to provide a reasonable variety of hot and cold snacks and non-alcoholic beverages.

The Province requires local government input for lounge and special event area applications with respect to location, separation from other social or recreational facilities, occupant load, hours of liquor service, and neighbourhood impacts.

While liquor manufacturing is currently permitted under a “light impact industry” use, the Zoning By-law does not currently permit a liquor tasting lounge associated with liquor manufacturing. Presently, this use requires a proprietor to rezone a property to a Comprehensive Development Zone (“CD”) to include “liquor tasting lounge” as a permitted accessory use. The City has previously approved three rezoning applications to allow for a liquor tasting lounge associated with a principal liquor manufacturing use. The need for a rezoning application results in added uncertainty, costs, and time that limits the ability of potential breweries, distilleries, and wineries from opening in Surrey.

Currently there is one brewery, one distillery, and one brewery/distillery in operation in Surrey, all of which have undertaken rezoning applications to allow for a liquor tasting lounge associated with their manufacturing license. This includes Russell Brewing (13018 – 80 Avenue), Mainland Whiskey (3425 – 189 Street), and Central City Brewers and Distillers (11411 Bridgeview Drive).

DISCUSSION

Staff is proposing to introduce two new definitions, add two new parking rates and amend the principal uses and special regulations in the “Highway Commercial Industrial Zone (CHI)”, the “Business Park 3 Zone (IB-3),” and the “Light Impact Industrial Zone (IL)”.

The recommended Zoning By-law changes are intended to support local breweries, wineries, and distilleries by allowing for several endorsement areas, including a lounge endorsement (“liquor tasting lounge”) for the consumption of products produced on the site and an on-site store to allow for retail sales of liquor products produced on the site. The proposed size restrictions for the liquor tasting lounge in industrial-zoned areas will protect the integrity and viability of Surrey’s industrial employment lands by ensuring manufacturing remains the principal use within the unit.

These proposed amendments are summarized in Appendix “I”. Areas in the City that are currently zoned CHI, IB-3, and IL zones is illustrated in Appendix “II”.

Summary of Proposed Zoning By-law Amendments

Staff undertook a comprehensive review of other municipalities’ liquor manufacturing and liquor tasting lounge regulations, liaised with industry professionals, and held a roundtable discussion with breweries in the fall of 2019. The discussion below expands upon the rationale for the proposed Zoning By-law amendments.

Two New Definitions: “Liquor Manufacturing” and “Liquor Tasting Lounge”

The proposed definition for “liquor manufacturing” aligns with the definitions provided by the *Liquor Control and Licensing Act*, the *Liquor Control and Licensing Regulation*, and the Liquor Manufacturer License Terms and Conditions Handbook, which define a licensed manufacturer as a “manufacturer who holds a manufacturer license”, where a manufacturer license means a “brewery license”, a “distillery license”, or a “winery license”. While the manufacturing of liquor is currently permitted by the Zoning By-law under the “light impact industry” use, the proposed definition will provide clarity in the Zoning By-law while aligning the definition with language in the *Liquor Control and Licensing Regulation*.

Under the *Liquor Control and Licensing Regulation*, manufacturers are permitted to apply for one of four endorsements:

1. Lounge endorsement;
2. Special event area endorsement;
3. Picnic area endorsement; and
4. An on-site store endorsement.

The proposed definition for “liquor manufacturing” will allow a business with a liquor manufacturing license to apply for any one of the four endorsements, provided “liquor manufacturing” is a permitted use within the zone. “Liquor manufacturing” is intended to still be permitted under the “light impact industry” definition; however, the associated endorsements would not be permitted.

As a lounge endorsement can only be granted in conjunction with a manufacturing license, the proposed definition for “liquor tasting lounge” is aligned with the *Liquor Control and Licensing Regulation*.

New Parking Rates

The proposed parking rate for “liquor manufacturing” is in keeping with the parking rate established for industrial uses at one space per 100 square metres.

The “liquor tasting lounge” is proposed to require five parking spaces per 100 square metres. On previous development applications for breweries and distilleries, staff evaluated the liquor tasting lounge in comparison to the parking requirements for “neighbourhood pub”, which requires 10 parking spaces per 100 square metres. Based on best practice research reviewing regulations in other Metro Vancouver municipalities, and through discussions with industry advisors, it was determined that liquor tasting lounges operate in a different manner than typical neighbourhood pubs, and therefore a different parking rate could be prescribed. Parking rates for liquor tasting lounges in other municipalities ranged from one space per 100 square metres (City of Vancouver, City of North Vancouver) to five spaces per 100 square metres (City of Delta). Others prescribe a “per seat” rate of one space per eight seats (City of White Rock).

Liquor Manufacturing and Liquor Tasting Lounge as Permitted Use in CHI, IB-3 and IL Zones

The CHI, IB-3, and IL Zones currently permit “light impact industry” as a principal use, which includes the manufacturing of goods, such as the manufacturing of liquor. The proposed Zoning By-law amendments further clarify “liquor manufacturing” as a standalone use permitted within each of these zones. Each zone also allows limited accessory service and/or commercial uses or in the case of the CHI Zone, principal commercial uses. The proposed Zoning By-law amendment to the IB-3 and IL Zones are proposed to allow a liquor tasting lounge that is restricted to 40% of the gross floor area of the business, or 150 square metres, whichever is lesser, and shall include areas dedicated to an on-site store, which will ensure the industrial manufacturing use remains the principal use on-site while facilitating the needed lounge endorsement space and on-site store to make breweries, distilleries, and wineries viable. This floor area restriction would not be prescribed to liquor tasting lounges located in the CHI Zone given that commercial uses are already permitted as a principal use. In the CHI Zone, the liquor tasting lounge must still operate in conjunction with a business licensed as a manufacturer under the *Liquor Control and Licensing Regulation*.

An outdoor patio associated with the “liquor tasting lounge” would be permitted in all three zones; however, the area of the patio is proposed to be restricted to 80 square metres in the CHI Zone, while a patio in the IB-3 and IL Zones cannot exceed the total floor area of the permitted “liquor tasting lounge”, or 80 square metres, whichever is lesser. For example, if, based on the maximum 40% of the gross floor area, a brewery is permitted a 95 square metre “liquor tasting lounge”, the proposed Zoning By-law amendments would permit a maximum 80 square metre patio in addition to the interior lounge area, subject to meeting the parking requirements, British Columbia Building Code regulations, and obtaining approval from the LCRB.

The proposed floor area restriction for a “liquor tasting lounge” (lounge endorsement) associated with a licensed liquor manufacturer, which is to include areas dedicated to on-site store, exceeds the restriction on floor area for a “liquor tasting lounge” found in other municipalities. The cap on floor area in other municipalities was found to be either based on a percentage of the gross floor area, a square metre maximum, or both. Regulations for the size of a liquor tasting lounge found in other municipalities are listed in the table below:

Municipality	Lounge Area Regulation (Maximum size)
City of Vancouver	80 square metres.
City of North Vancouver	30% / 80 square metres.
City of Delta	125 square metres or 10% of the gross floor area, whichever is lesser. An additional 10% of the gross floor area can be allocated to retail sales.
City of Port Coquitlam	75 square metres or 50 patrons. The combined lounge and retail area is restricted to 25% of the gross floor area.
City of Pitt Meadows	20% of the gross floor area.
City of Chilliwack	33% of the gross floor area.

While the proposed 150 square metres or 40% of the gross floor area exceeds the size restrictions found in other municipalities, the increased size is intended to provide a balance between preserving the integrity of industrial lands while also allowing flexibility for liquor manufacturers in establishing an appropriately sized liquor tasting lounge that will attract these types of businesses to Surrey.

Special Regulations to Permit Liquor Manufacturing with an On-site Store Endorsement in the CHI, IB-3 and IL Zones

Retail sales within an on-site store endorsement of a licensed liquor manufacturer” use are proposed to be permitted provided it is limited to the sale of liquor products produced on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf (contract manufactured), as permitted by the *Liquor Control and Licensing Regulation*, as amended and outlined in the Liquor Manufacturer License Terms and Conditions Handbook. The LCRB permits the sale of non-liquor products, as long as they are liquor related.

In businesses with a “liquor tasting lounge”, the on-site store area is to be included in the maximum floor area provisions for a “liquor tasting lounge” noted in the IB-3 and IL Zones. This will allow liquor manufacturers flexibility in the use of the “liquor tasting lounge” area rather than separating the maximum floor areas for a liquor tasting lounge and on-site store found in other municipalities’ regulations. Retail sales in the CHI Zone are restricted to a number of uses but does not include a Licensee Retail Store. The proposed allowance for retail sales within an on-site store for liquor and related non-liquor products in the CHI Zone is considered reasonable given that retail sales can only occur in conjunction with a “liquor manufacturing” use (on-site store endorsement). These amendments will not allow for operation of a Licensee Retail Store in the CHI, IB-3 or IL Zones. Retail areas are a key component of modern liquor manufacturing operations, facilitating direct to consumer sales, and off-sales for lounge visitors.

LEGAL REVIEW

The Legal Services Division has reviewed this report and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The proposed Zoning By-law amendments support the City’s Sustainability Charter 2.0. In particular, these amendments relate to the Sustainability Charter 2.0 theme of Economic Prosperity and Livelihoods. Specifically, these amendments support the following Desired Outcomes (“DO”):

- Jobs and Skills Training DO1: Diverse and meaningful employment and business opportunities are available close to where people live and provide incomes that can support a high quality of life;
- Jobs and Skills Training DO3: Job creation and entrepreneurship development are widely fostered;
- Economy DO4: Surrey’s economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses;
- Economy DO5: Locally owned companies are thriving, creating a robust local economy and retaining wealth and jobs in the community;
- Economy DO12: The City is a destination for visitors, which generates tourism revenue; and
- Innovation DO16: Surrey’s businesses are active participants in the community and create economic value in a way that generates value for society.

CONCLUSION

Staff recommends that amendments to the Zoning By-law be made to accommodate liquor manufacturing and associated endorsements permitted under the *Liquor Control and Licensing Regulation*, as amended (lounge endorsement, on-site store endorsement, picnic area endorsement, and special event area endorsement) in the CHI, IB-3 and IL Zones to further support the establishment of breweries, distilleries, and wineries in Surrey.

Staff will evaluate the success of the proposed Zoning By-law changes in six months time and look to support additional Zoning By-law amendments that will facilitate these businesses and improve the City's regulations with regards to liquor manufacturing and liquor tasting lounges.

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SL/KS/cc

Appendix "I" – Proposed Zoning By-law Amendments

Appendix "II" – Map Depicting the CHI, IB-3, and IL Zoned properties in Surrey

APPENDIX “I”

Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO PART 1 DEFINITIONS

1. **Liquor Manufacturing**

Between the definitions of “Light Impact Industry” and “Liquor Store”, add the following new definition:

- “**Liquor manufacturing** means the manufacturing of alcoholic beverages, which may include endorsements, subject to the Liquor Control and Licensing Act, as amended, and the Liquor Control and Licensing Regulation, as amended.”

2. **Liquor Tasting Lounge**

Between the definitions of “Liquor Store” and “Livestock”, add the following new definition:

- “**Liquor tasting lounge** means a license for *liquor manufacturing* with a lounge endorsement subject to the Liquor Control and Licensing Act, as amended, and the Liquor Control and Licensing Regulation, as amended.”

AMENDMENTS TO PART 5 OFF-STREET PARKING AND LOADING/UNLOADING

1. **Required Parking Spaces**

Amend Table D.1: Required Number of Off-Street Parking and Bicycle Spaces.

Between the parking requirements for “Library” and “Liquor Store”, add the following new parking requirement:

USES:	PARKING SPACES:	BICYCLE SPACES:
<i>Liquor Manufacturing</i>	<i>1 parking space per 100 sq. m of G.F.A, plus Parking requirements for liquor tasting lounge.</i>	Not applicable

Between the parking requirements for “Liquor Store” and “Manufactured Home Park”, add the following new parking requirement:

USES:	PARKING SPACES:	BICYCLE SPACES:
<i>Liquor Tasting Lounge</i>	<i>5 parking spaces per 100 sq. m</i>	Not applicable

AMENDMENTS TO COMMERCIAL ZONES

1. Part 39 – Highway Commercial Industrial Zone (CHI)

Amend Section B. Permitted Uses, as follows:

- Delete the following in Outside City Centre Sub-Area:

“Land, buildings and structures outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through 18 only:”

And replace with:

“Land, buildings and structures outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through 19 only:”

- Add the following after Sub-section B.16 in Outside City Centre Sub-Area, as a permitted principal use:

“17. *liquor manufacturing*, provided that:

- (a) An outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.”

- Re-number Sub-sections “B.1 to 31” to “B.1 to 33.”

- Delete the following in Within City Centre Sub-Area:

“Land, buildings and structures located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 19 through 31 only:”

And replace with:

“Land, buildings and structures located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 19 through 33 only:”

- Add the following after Sub-section B.31 in Within City Centre Sub-Area, as a permitted principal use:

“32. *liquor manufacturing*, provided that:

- (a) An outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.”

Amend Section J. Special Regulations, as follows:

- Add the following after Sub-section J.5, as a special regulation:

- “6. Liquor Manufacturing with an On-site Store Endorsement:
Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.”

AMENDMENTS TO INDUSTRIAL ZONES

1. Part 47C – Business Park 3 Zone (IB-3)

Amend Section B. Permitted Uses, as follows:

- Add the following after Sub-section B.4 as a permitted principal use:

- “5. *liquor manufacturing*, provided that:
- (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.5(a); and
 - (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.5(a), or 80 sq. m., whichever is lesser.”

- Re-number Sub-sections “B.1 to 11” to “B.1 to 12.”

Amend Section J. Special Regulations, as follows:

- Add the following after Sub-section J.4 as a special regulation:

- “5. Liquor Manufacturing with an On-site Store Endorsement:
Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.”

2. Part 48 – Light Impact Industrial Zone (IL)

Amend Section B. Permitted Uses, as follows:

- Add the following after Sub-section B.12 as a permitted principal use:

- “13. *liquor manufacturing*, provided that:
- (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;

- (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.13(a); and
- (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.13(a), or 80 sq. m., whichever is lesser.”

- Re-number Sub-sections “B1. to 19” to “B.1 to 20.”

Amend Section J. Special Regulations, as follows:

- Add the following after Sub-section J.7, as a special regulation:
 - “8. Liquor Manufacturing with an On-site Store Endorsement:
Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.”

Liquor Manufacturing

means the manufacturing of alcoholic beverages, which may include endorsements, subject to the [Liquor Control and Licensing Act](#), as amended and the [Liquor Control and Licensing Regulation](#), as amended.

Liquor Store

(BL 15064; 20300)

means a business licensed as a "licensee retail store" operation under the regulations to the [Liquor Control and Licensing Act](#), as amended.

Liquor Tasting Lounge

means a license for *liquor manufacturing* endorsed with a lounge endorsement subject to the regulations of the [Liquor Control and Licensing Act](#), as amended and the [Liquor Control and Licensing Regulation](#), as amended.

Livestock

means any ungulate including cow, bull, horse, mule, ass, sheep, goat, swine or llama and includes their young.

Lock-Off Suite

(BL 19945)

means a smaller *dwelling unit* within a larger principal *dwelling unit* which must have a separate external access and shared internal access, and which can be locked-off from the larger *dwelling unit*; does not include a *secondary suite*.

Lodger

means a person who is provided with sleeping accommodation in a *dwelling unit*, for payment of rent.

Lot

means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

Lot – Corner

means a *lot* at the intersection or junction of two or more *highways*, excluding *lanes*.

Lot Coverage

(BL 12101; 17462)

means the horizontal area produced by a vertical projection of the outside of the outermost walls or the area within the supporting elements of all *buildings*, outdoor covered areas, and *structures* on the *lot*, unless otherwise specified in the Zone. *Lot coverage* shall be expressed as a percentage of the above horizontal area to the *lot* area, not including *undevelopable area* and land required for the purpose of a *highway* dedication. Any *structure* located in or beneath a *finished grade* (on a single *family* or *duplex lot*) or *existing grade* (not on a single *family* or *duplex lot*), provided that the top of such *structure*, other than guards, is located not more than 0.6 m above the *finished grade* or *existing grade*, shall be excluded from this calculation. In single *family* residential and *secondary suite* residential zones the calculation of lot coverage may include *undevelopable areas*.

Lot – Internal

(BL 15166)

means a *lot* that is other than a *corner lot* or *end lot* and which contains an *internal dwelling unit* in a row *housing building*.

USES:	PARKING SPACES:	BICYCLE SPACES:
	Parking requirements for retail uses; plus <i>2 parking spaces per dwelling unit.</i>	
<i>Industry - Salvage</i>	0.25 <i>parking space</i> per 100 sq. m of salvage yard up to 4,047 sq. m in area; plus 0.1 <i>parking space</i> per 100 sq. m of the portion of the salvage yard in excess of 4,000 sq. m	Not applicable
<i>Industry - Transportation (e.g., Warehouses, Distribution Centres)</i>	1 <i>parking space</i> per 100 sq. m of floor area used for warehousing and distribution; plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 <i>parking spaces</i> per <i>vehicle servicing bay</i> .	Not applicable
Library	5 <i>parking spaces</i> per 100 sq. m used or intended to be used by visitors or patrons.	Not applicable
<i>Liquor Manufacturing</i>	1 <i>parking space</i> per 100 sq. m of G.F.A, plus <i>Parking requirements for liquor tasting lounge.</i>	Not applicable
<i>Liquor Store</i>	See <i>Retail Store</i> .	Not applicable
<i>Liquor Tasting Lounge</i>	5 <i>parking spaces</i> per 100 sq. m	Not applicable
<i>Manufactured Home Park</i>	1 <i>parking space</i> per <i>dwelling unit</i> ; plus 0.25 <i>parking space</i> per <i>dwelling unit</i> for visitors.	Not applicable
<i>Marina</i>	1 <i>parking space</i> per boat moorage space; plus Parking requirements for all <i>accessory uses</i> .	Not applicable
<i>Multiple Unit Residential Dwelling GROUND-ORIENTED</i>	2 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors.	6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i> (pursuant to Section E.6 of this Part)
Except: In City Centre (Schedule D, Map D.1)	1.6 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.16 <i>parking space</i> per <i>dwelling unit</i> for visitors.	6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>

Part 39

Highway Commercial Industrial Zone

CHI

(BL 20058; 20300)

A. Intent

(BL 13774)

This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre*, Town Centre or City Centre (Schedule D) developments.

B. Permitted Uses

(BL 12333; 12523; 12715; 13201; 13316; 13251A; 13497; 15271; 15977; 17462; 17471; 19073; 19817)

Outside City Centre Sub-Area:

~~Land, buildings and structures outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through 18 only:~~

Land, buildings and structures outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through 19 only:

Principal Uses:

1. *Automotive service uses, of vehicles less than 5,000 kg G.V.W.*
2. *Eating establishments, including drive-through restaurants.*
3. *General service uses, including drive-through banks.*
4. *Beverage container return centres, provided that the use is confined to an enclosed building or a part of an enclosed building, pursuant to Section D.3 of this Zone.*
5. *Indoor recreational facilities, including bingo halls.*
6. *Light impact industry, including retail of products processed or manufactured on the lot.*
7. *Tourist accommodation.*
8. *Parking facilities.*
9. *Retail stores, limited to the following:*
 - (a) *Animal feed and tack shops;*
 - (b) *Appliance stores;*
 - (c) *Auction houses;*
 - (d) *Automotive parts (new);*
 - (e) *Building supply stores;*
 - (f) *Convenience stores;*
 - (g) *Used clothing stores or flea markets, provided that the operation is contained within a building;*
 - (h) *Furniture stores;*
 - (i) *Garden supply stores;*
 - (j) *Marine parts (new);*
 - (k) *Retail warehouse uses;*
 - (l) *Sales and rentals of boats;*
 - (m) *Sports card shops; and*
 - (n) *Sporting goods stores.*
10. *Warehouse uses.*
11. *Sales and rentals of vehicles, less than 5,000 kg G.V.W.*
12. *Assembly halls.*
13. *Community services.*

14. Office uses, limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
15. *Child care centres.*
16. *Self-Storage Warehouse*
17. *Liquor manufacturing, provided that:*
 - (a) *An outdoor patio associated with the liquor tasting lounge does not exceed 80 sq. m.*

Accessory Uses:

18. *One caretaker unit per lot.*
19. *Automobile painting and body work, pursuant to Section J.4 of this Zone.*

Within City Centre Sub-Area:

~~Land, buildings and structures located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 19 through 31 only:~~

Land, buildings and structures located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 19 through 33 only:

Principal Uses:

20. *Eating establishments, including drive-through restaurants.*
21. *General service uses, including drive-through banks.*
22. *Beverage container return centres, provided that the use is confined to an enclosed building or a part of an enclosed building, pursuant to Section D.3 of this Zone.*
23. *Indoor recreational facilities, including bingo halls.*
24. *Tourist accommodation.*
25. *Parking facilities.*
26. *Retail stores, excluding the following:*
 - (a) *Adult entertainment stores; and*
 - (b) *Secondhand stores and pawnshops.*
27. *Assembly halls.*
28. *Community services.*
29. *Office uses, excluding the following:*
 - (a) *Social escort services; and*
 - (b) *Methadone clinics.*
30. *Child care centres.*
31. *Cultural Uses.*
32. *Liquor manufacturing, provided that:*
 - (a) *An outdoor patio associated with the liquor tasting lounge does not exceed 80 sq. m.*

Accessory Uses:

33. *One caretaker unit per lot.*

C. Lot Area

Not applicable to this Zone.

- (c) Must ensure *wrecked vehicles* are not visible from outside the *building* or the walled or fenced area in which they are stored;
 - (d) All automobile painting and body work shall be carried out only in an enclosed *building*; and
 - (e) The number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.
5. Child Care Centres
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*.
6. Liquor Manufacturing with an On-site Store Endorsement:
Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

K. Subdivision

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

- 1. *Lot Area*: Minimum 1,000 sq. m;
- 2. *Lot Width*: Minimum 25 m; and
- 3. *Lot Depth*: Minimum 30 m.

L. Other Regulations

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
- 3. Development permits, pursuant to the *OCP*.

Part 47C

Business Park 3 Zone

IB-3

(BL 17936; 20058; 20300)

A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks.

B. Permitted Uses

(BL 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Light impact industry.*
2. Office uses, excluding:
 - (a) *Social escort services;* and
 - (b) *Methadone clinics.*
3. *Warehouse uses.*
4. *Distribution centres.*
5. *Liquor manufacturing, provided that:*
 - (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.5(a); and
 - (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.5(a), or 80 sq. m., whichever is lesser.

Accessory Uses:

6. *Eating establishments, excluding drive-through restaurants,* to a maximum of 100 seats, pursuant to Section D.2 of this Zone.
7. *Personal service uses,* limited to the following:
 - (a) Barbershops;
 - (b) Beauty parlours;
 - (c) Cleaning and repair of clothing; and
 - (d) Shoe repair shops.
8. *General service uses, excluding drive-through banks.*
9. *Community services.*
10. *Assembly halls,* limited to *places of worship,* to a maximum of 300 seats, pursuant to Section D.3 of this Zone.
11. *Child care centres,* pursuant to Section J.4 of this Zone.
12. *Caretaker unit(s),* pursuant to Section D.4 of this Zone.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 18414; 19073; 19995)

1. Building Construction:
For the purpose of *building* construction:
 - (a) Maximum Density:

2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or combination thereof.

J. Special Regulations

1. Safety, Noise and Nuisance:

In this Zone:

- (a) No land, *building* or *structure* is permitted to have a use that:
 - i. Constitutes an unusual fire, explosion or safety hazard;
 - ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
 - a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
 - b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
 - iii. Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Outdoor Storage and Display:

Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited.

3. Loading and Refuse:

Loading and garbage containers and *passive recycling containers* shall not be located within any required *front yard setback*, *flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

4. Child Care Centres:

Child care centres shall:

- (a) Be located with direct access to an *open space* and play area within the *lot*; and
- (b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

5. Liquor Manufacturing with an On-site Store Endorsement:

Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

K. Subdivision

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

1. *Lot Area*: Minimum 1,800 sq. m;
2. *Lot Width*: Minimum 30 m; and
3. *Lot Depth*: Minimum 30 m.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended and Surrey Development Cost Charge By-law, as amended.
3. Development permits, pursuant to the *OCP*.

Part 48

Light Impact Industrial Zone

IL

(BL 20058; 20300)

A. Intent

(BL 16957)

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

B. Permitted Uses

(Bl 12333; 12715; 13201; 13212; 13703; 13970; 14835; 15664; 17704; 18487; 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Light impact industry.*
2. *Recycling depots*, pursuant to Section J.5 of this Zone.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle* storage, including recreational *vehicle* storage.
7. *Industrial equipment rentals.*
8. *General service uses*, limited to the following:
 - (a) Driving schools;
 - (b) Fleet dispatch offices;
 - (c) Industrial first aid training; and
 - (d) Trade schools.
9. *Warehouse uses.*
10. *Distribution centres.*
11. Office uses, limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
12. *Self-Storage Warehouse.*
13. *Liquor manufacturing, provided that:*
 - (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.5(a); and
 - (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.5(a), or 80 sq. m., whichever is lesser.

Accessory Uses:

14. *Coffee shops*, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
15. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.
16. *Community services.*
17. *Assembly halls*, limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 below.
18. *Child care centres*, pursuant to Section J.7 of this Zone.

19. *Caretaker unit*, pursuant to Section D.3 of this Zone.
20. Sales of rebuilt *vehicles* < 5,000 kg G.V.W. provided that:
 - (a) It is part of an automobile painting and body work business;
 - (b) The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
 - (c) The business operator holds a current and valid Motor Dealer's certificate; and
 - (d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13155; 18414; 19073; 19995)

1. **Building Construction:**
For the purpose of *building* construction:
 - (a) **Maximum Density:**
Maximum *density* shall be the lesser of a *floor area ratio* of 0.1 or a *building floor area* of 300 sq. m; and
 - (b) **Permitted Density Increases:**
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.00.
2. **Places of Worship:**
Notwithstanding Section D.1 of this Zone, *density for places of worship* shall be as follows:
 - (a) A *place of worship* shall not exceed a *gross floor area* of 700 sq. m; and
 - (b) There is a maximum of one *place of worship* on a *lot*.
3. **Caretaker Unit:**
Notwithstanding Section D.1 of this Zone, *density for a caretaker unit* shall be as follows:
 - (a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and
 - (b) Two *caretaker units* are permitted in each *principal building* that is \geq 2,800 sq. m in floor area; and
 - (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
 - (d) Maximum of three *caretaker units* are permitted on *lots* \geq 4.0 ha in area; and
 - (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and
 - (f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and
 - (g) Notwithstanding Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit*, to a maximum of 140 sq. m in floor area, is permitted within the strata plan; and
 - (h) Notwithstanding Sections D.3(e) through (g) of this Zone, *caretaker unit floor area* shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

- (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.
4. Truck Parking Facilities:
Truck parking facilities must be screened by a minimum of a 1.5 m high *building*, solid fence, *landscaping* strip, or combination thereof, along the *lot lines* that abut a *highway*, excluding *driveways*, or along any *lot* designated Residential in the *OCP*; screening must be maintained.

J. Special Regulations

(BL 13657; 17471)

1. Safety, Noise and Nuisance:

In this Zone:

- (a) No land, *building* or structure is permitted to have a use that:
- i. Constitutes an unusual fire, explosion or safety hazard;
 - ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
 - a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
 - b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
 - iii. Produces heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
- (b) Uses that store or handle *special wastes* are required to:
- i. Conform with the Surrey Fire Prevention By-law, as amended;
 - ii. Conform with the safety regulations as set out in the Health Act, as amended; and
 - iii. Operate with any required permits as set out in the Environmental Management Act, as amended.
2. Outdoor Storage and Display:
 Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*; excluding *vehicles* > 5,000 kg *G.V.W.* intended for sale.
3. Wrecked Vehicles:
 The storage of damaged or *wrecked vehicles* shall be completely enclosed within, and not visible from the outside of, a *building* or approved walled or fenced area.
4. Loading and Refuse:
 Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback*, *flanking street setback*, or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.
5. Recycling Depots:
 In this Zone, *recycling depots* are prohibited from storing used tires and shall be confined to an enclosed *building*.
6. Coffee Shops:
 In this Zone, *coffee shops* are not permitted to be licensed by the Liquor Control and Licensing Act, as amended.
7. Child Care Centres:
Child care centres shall:
- (a) Be located with direct access to an *open space* and play area within the *lot*; and

(b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

8. Liquor Manufacturing with an On-site Store Endorsement:

Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

K. Subdivision

(BL 17471)

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

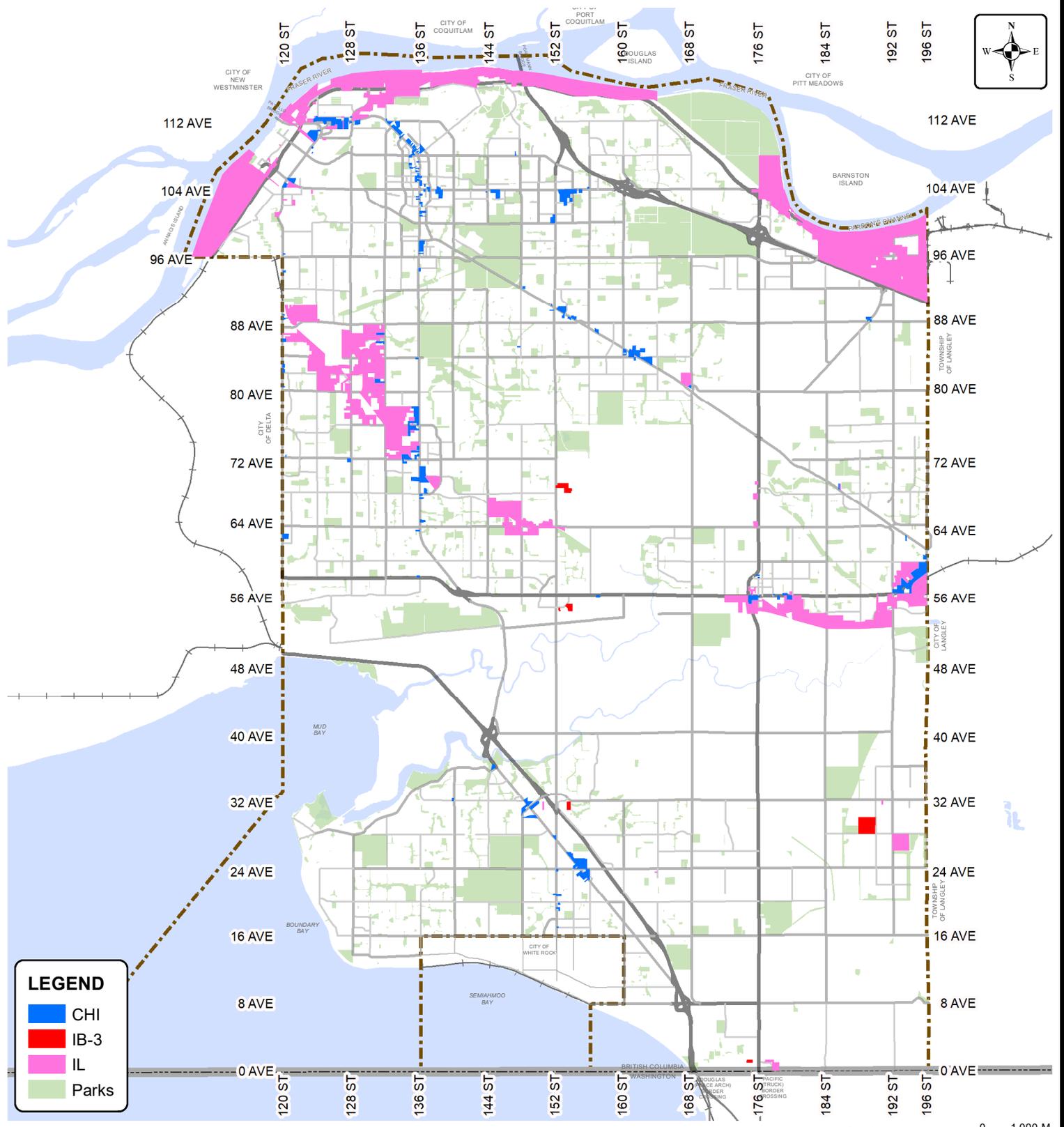
1. Lot Area: Minimum 1,800 sq. m;
2. Lot Width: Minimum 30 m; and
3. Lot Depth: Minimum 30 m.

L. Other Regulations

(BL 13201; 13657; 13774; 17181; 17471; 18414)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
3. Development permits, pursuant to the *OCP*.



LEGEND

- CHI
- IB-3
- IL
- Parks

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Scale: 1:125,000 0 1,000 M



Proposed Zoning By-law Update for Liquor Manufacturing and Liquor Tasting Lounge

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.