



LIQUOR RETAIL STORES REZONING POLICY

As a result of regulatory changes from the Province with respect to Liquor Retail Stores, the City of Victoria amended its Zoning Regulation Bylaw to remove the sale of beer, wine, and spirits from the retail sales definition. As a result, any new liquor retail stores will require a zoning amendment to permit this use.

In conjunction with this zoning amendment, the attached criteria for assessing future rezoning applications to permit this use were adopted by a Resolution of Council on March 27, 2003 (and further amended).

For More Information

For further information on development applications, please contact the City of Victoria Development Services staff, located in the Development Centre on the second floor of City Hall. The Planning Technicians and Planners will advise you on how to submit an application. The business hours of the Development Centre are 8:00 am to 4:30 pm, Monday to Friday, except statutory holidays.

City of Victoria
Sustainable Planning &
Community Development
Development Services Division
1 Centennial Square
Victoria, BC V8W 1P6
Phone: (250) 361-0382
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Amended December 29, 2008
Amended July 9, 2015

LIQUOR RETAIL STORES REZONING POLICY

GENERAL CHARACTERISTICS

- An application for a Liquor Retail Store must be accompanied by a letter of preliminary approval from the Province of BC.
- The store should be in an established or planned retail location to minimize nuisance to nearby neighbours. This may be within a large urban village or town centre as identified in the Official Community Plan, within a commercial area identified in a neighbourhood plan or in a location zoned for other retail use.
- Entrance to the store should be from an existing street frontage or from within an existing shopping centre.
- Required parking may range from one space per 37.5m² of gross floor area in suburban malls to nil in highly walkable locations, e.g. Downtown or a corner store.
- The store should be at least 200 m from an elementary or secondary school.
- The City wishes to avoid concentrations of this use, e.g. in the same block or at the same intersection. Generally, the store should be at least 200 m from an existing liquor retail store. A reduced distance may be warranted in locations such as a large urban village or town centre.

Note that provincial regulations may require a higher distance between stores. The most restrictive regulation shall apply.

- For applications with street frontage, the applicant should refer to the City's Crime Prevention Through Environmental Design (CPTED) guidelines and indicate, as part of the application, how the guidelines will be observed.
- Facility size is limited to a total floor area of 275m² and larger stores to be considered on a case-by-case basis.
- Revitalization of a heritage building and/or improved shop frontage on a street is encouraged.

APPROVAL PROCESS

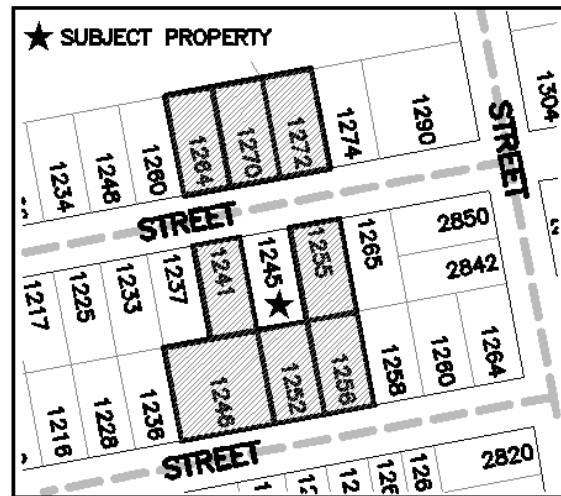
- Recognizing the impact of this type of application, all residents and owners of neighbouring lots must be polled by the applicant as to the acceptability of the application, with the results submitted as part of the site plan information.
- The application will be referred to School District #61 and Victoria City Police for up to 30 days to ensure that their comments are considered in Council's decision.
- In addition to the policies for Liquor Retail Stores, the applicant must undertake the processes required for a rezoning application. This will include participation in a Community Association Land Use Committee meeting (CALUC) prior to the submission of the application.



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NEIGHBOURHOOD SUPPORT PETITION

In accord with the, **Liquor Retail Stores Rezoning Policy**, an applicant is required to poll all the residents and owners of neighbouring lots. An example of neighbouring lots is shown shaded on the diagram below.



To complete the petition requirement of the Licensee Retail Store Rezoning process, the following must be submitted with your application:

- A map showing location of your property and the neighbouring lots polled highlighted or noted on the map.
- A completed petition, with the format shown on the following page.

Note that both the owners and occupiers must be polled. If a property has a rental occupier, it is required that the owners also be polled. If the owner can't be located via the tenant, then the information can be obtained through the Property Tax Division at City Hall.

LIQUOR RETAIL STORE REZONING PETITION

I, _____, have applied to the City of Victoria for rezoning
print name
of property, located at _____ to permit a
subject property address
retail liquor store.

The City of Victoria requires that all residents and owners of neighbouring lots be polled to determine the acceptability of the proposal.

Please review the plans and indicate the following:

NAME: (please print) _____

ADDRESS: _____

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Date

Signature