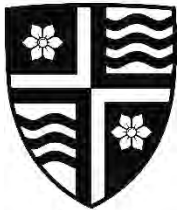


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 17, 2018 – PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)

REPORT: 18-128
FILE: 07-12-0021

PROPOSAL:

Request for Council endorsement (to the Liquor Control and Licensing Branch) for a new Winery Lounge (indoor and outdoor) and Winery Special Event Area for Township 7 Vineyards & Winery located at 21152 - 16 Avenue.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the Winery Lounge and Winery Special Event Area application including input received at the “Liquor Licencing Hearing” in accordance with Council’s Liquor Licencing Policy.

RATIONALE:

Council’s consideration of the Winery Lounge and Winery Special Event Area endorsement request is required in accordance with Council’s Liquor Licencing Policy and Liquor Control and Licensing Branch regulations.



WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 2 . . .

RECOMMENDATION:

That Council consider the endorsement request for a new Winery Lounge and Winery Special Event Area for Township 7 Vineyards & Winery located at 21152 – 16 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Township 7 Vineyards and Winery's request:

"That Council has considered and endorsed the request by Township 7 Vineyards and Winery to locate a 92 person winery lounge (48 person interior and 44 person patio) and a 100 person winery special event area serving the Township 7 Vineyards & Winery located at 21152 – 16 Avenue, Langley, characterized as having liquor service from 10:00AM to 10:00PM seven (7) days a week.

In endorsing this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; 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 September 17, 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.

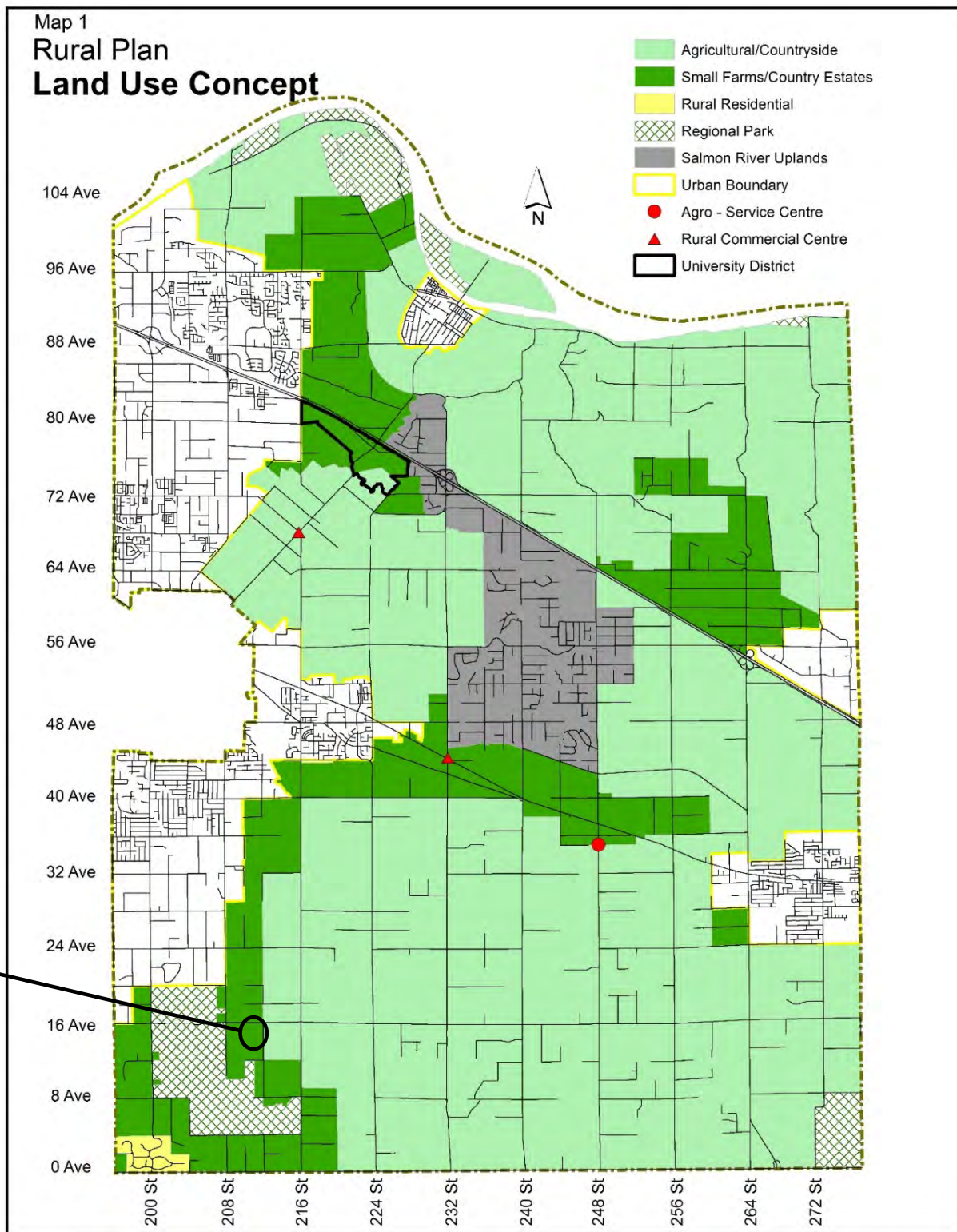
Endorsement of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

EXECUTIVE SUMMARY:

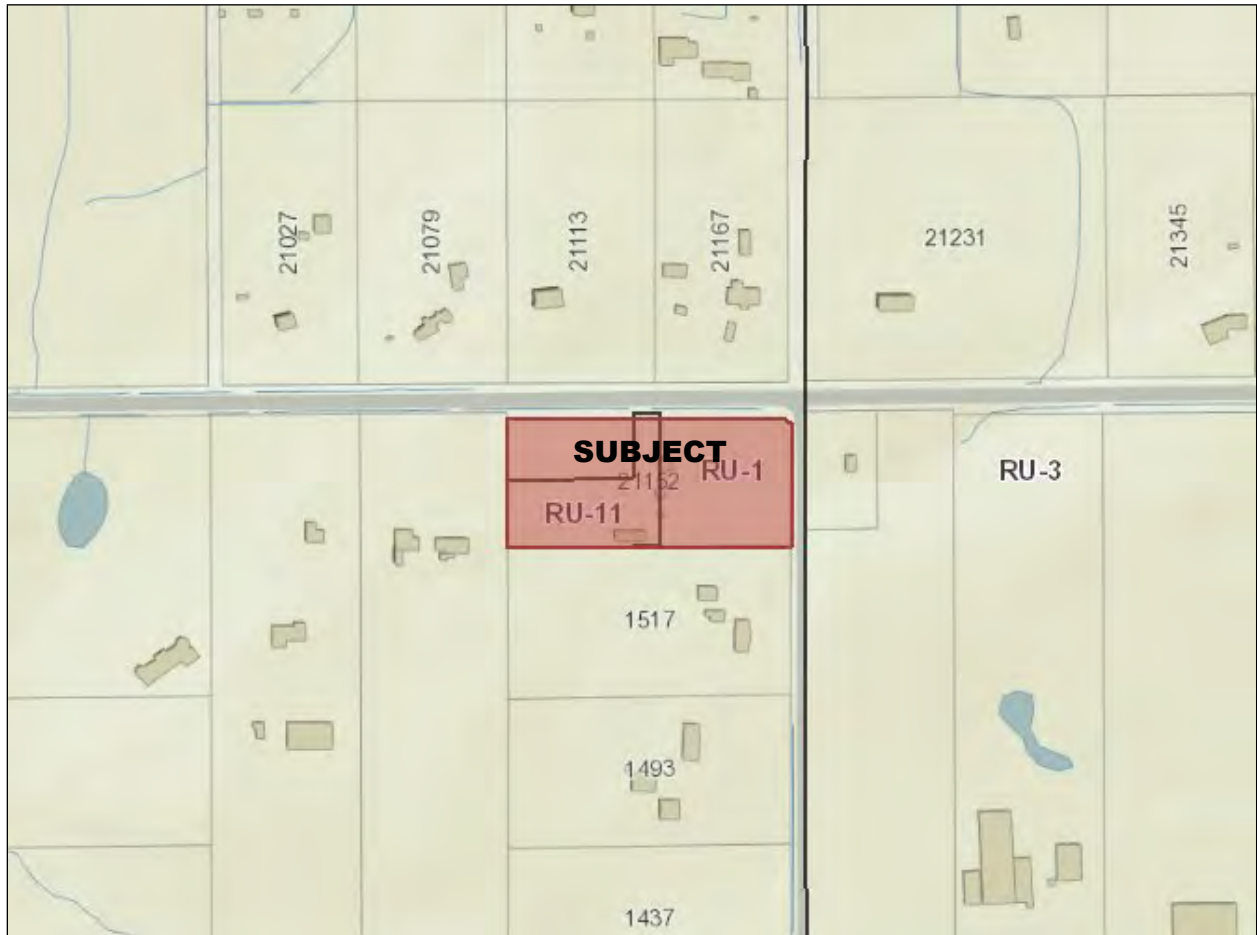
Township 7 Vineyards & Winery has made an application to Council to endorse a new Winery Lounge and Winery Special Event Area for the Township 7 Vineyards & Winery located at 21152 – 16 Avenue. The proposed Winery Lounge and Winery Special Event Area will serve as accessory uses to the winery located on the subject site. Although the issuance of Winery Licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to "endorse" or "not endorse" applications for a Winery Lounge and a Winery Special Event Area. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving Lounge and Special Event Area 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 Winery Lounge (indoor and outdoor) and Winery Special Event Area for the Township 7 Vineyards & Winery located at 21152 – 16 Avenue.



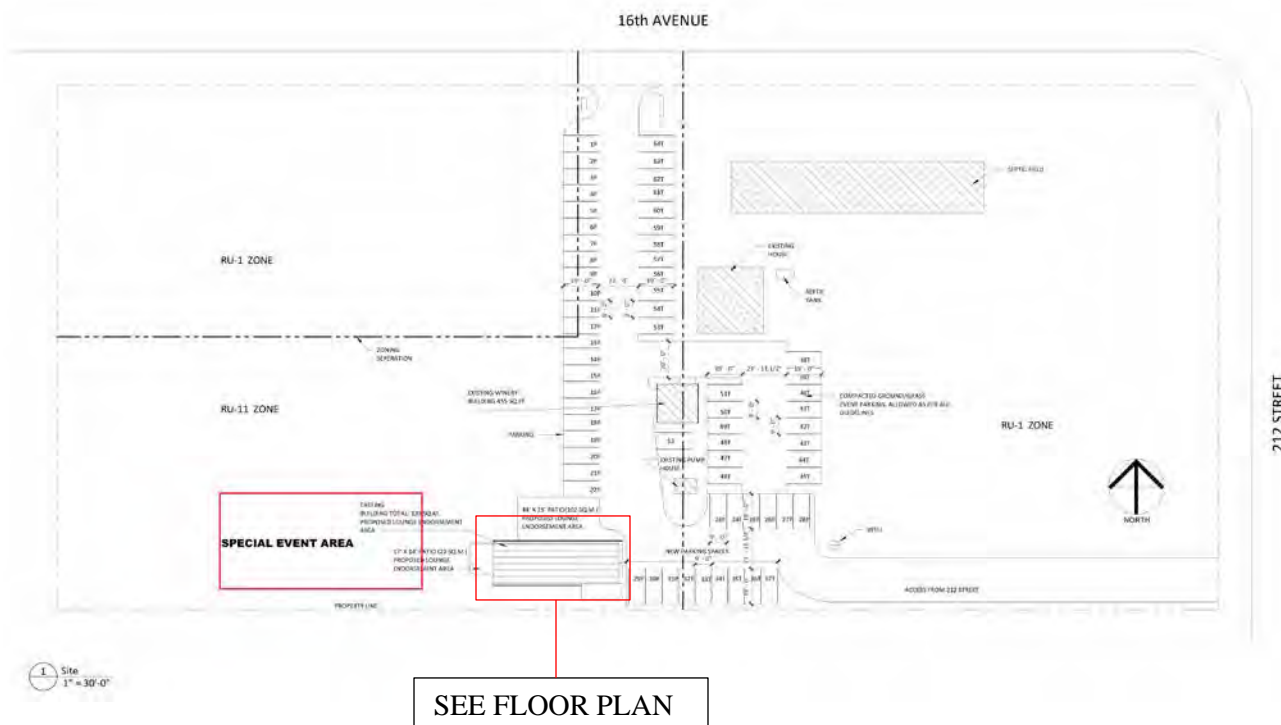
WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 4 . . .



ZONING BYLAW NO. 2500

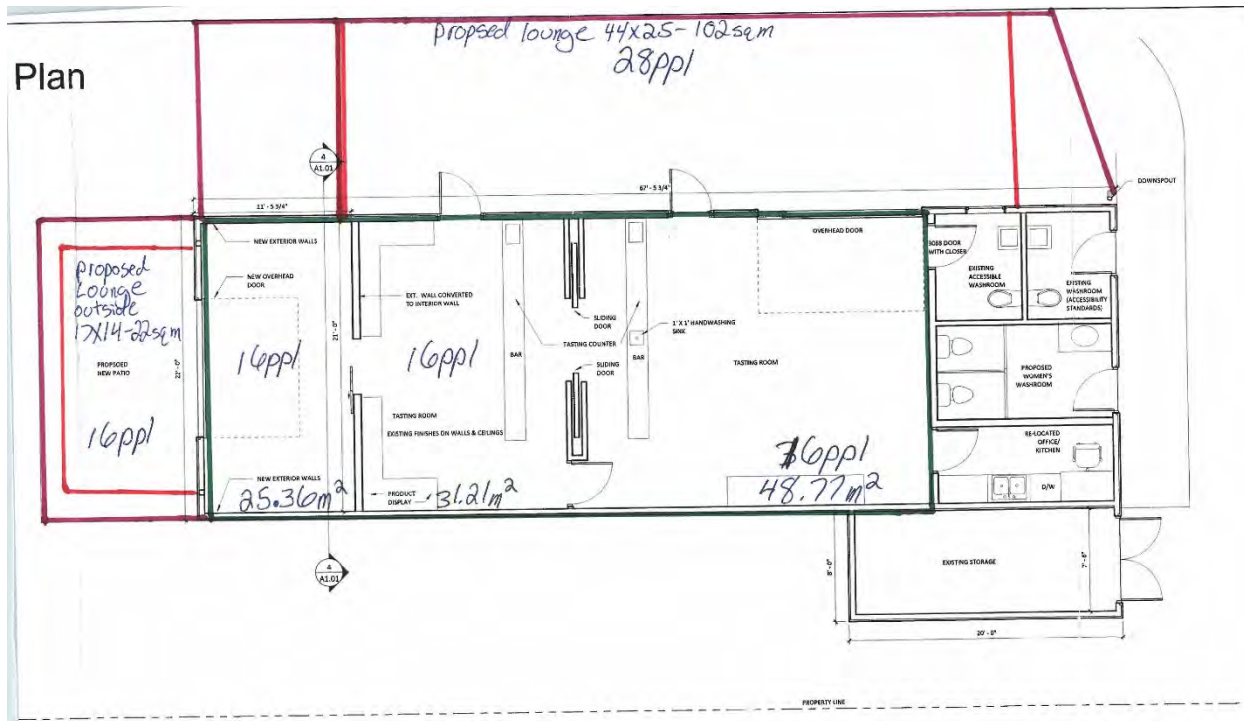
WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 5 . . .

SITE SYNOPSIS
CIVIC ADDRESS: 21152 16TH AVENUE, LANGLEY, BC
ZONING: SPLIT ZONE - RU-11 ACCOMMODATE TASTING(SALES ROOM); RU-1 FOR REST OF SITE
WINERY/LOUNGE PARKING: 33 SPACES REQUIRED (DESIGNATED WITH "P" FOR PERMANENT)
EVENT PARKING: 1/3 PATRONS (100 PATRONS) = 33 SPACES REQUIRED (DESIGNATED WITH A "T" FOR TEMPORARY)
64 SPACES PROVIDED



SITE PLAN – SUBMITTED BY APPLICANT

WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 6 . . .



FLOOR PLAN – SUBMITTED BY APPLICANT

WINERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000038
 (TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
 Page 7 . . .

REFERENCE:

| | |
|---------------------------------|--|
| Owner: | 0977641 BC Ltd. 2300 – 550 Burrard Street Vancouver, BC V6C 2B5 |
| Agent: | Township 7 Vineyards & Winery Ltd. Jason Ocnas 21152 – 16 Avenue Langley BC V2Z 1K3 |
| Legal Description: | East Half of the East Half of the North West Quarter Section 12 Township 7 Except Part Subdivided by Plan 41713, New Westminster District |
| Civic Address: | 21152 – 16 Avenue |
| Area: | 1.74 ha (4.31 ac) |
| Official Community Plan: | Agriculture |
| Rural Community Plan: | Small Farms / Country Estates |
| Existing Zoning: | Rural Zone RU-1 and Rural Winery Zone RU-11 |

BACKGROUND/HISTORY:

The subject property is 1.74 ha (4.31 ac) in size, designated 'Agriculture' in the Township's Official Community Plan, and designated 'Small Farms / Country Estates' in the Rural Plan. The property is currently split-zoned Rural Zone RU-1 and Rural Winery Zone RU-11 and is in the ALR.

A winery is permitted as an agricultural use under the Rural Zone RU-1 where the winery complies with the requirements of the Provincial Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Rural Zone RU-11 permits a commercial winery licenced by the Provincial Liquor Control and Licencing Branch including any combination of a liquor primary use and food primary use, subject to compliance with ALC regulations. Under the Provincial Agricultural Land Reserve Use, Subdivision and Procedure Regulation, a winery, and ancillary uses, is allowed in the ALR if the wine produced and offered for sale is made from farm product and

- (a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or
- (b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown
 - (i) on the farm, or
 - (ii) both on the farm and on another farm located in British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least 3 years.

WINERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000038
 (TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
 Page 8 . . .

The Provincial Agricultural Land Reserve Use, Subdivision and Procedure Regulation identifies the following permitted ancillary uses in the ALR, provided they are ancillary to a winery:

- (a) processing, storing and retail sales of beer, cider, spirits, mead or wine produced by the brewery, cidery, distillery, meadery or winery;
- (b) the operation of a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;
- (c) selling an alcoholic beverage other than one produced by the brewery, cidery, distillery, meadery or winery if the alcoholic beverage
 - (i) is sold as a single serving in a lounge referred to in paragraph (b) or a special event area operated in accordance with a special event endorsement under section 18 of the Liquor Control and Licensing Regulation, B.C. Reg. 244/2002, and
 - (ii) is intended to be consumed immediately;
- (e) cooking classes, if
 - (i) the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation, and
 - (ii) the service of food is permitted under a manufacturer license issued under the Liquor Control and Licensing Act;

Staff note the ALC, via Resolution #162/2000 (Attachment A) approved an application on March 31, 2000 to process grapes on the subject site. The applicant indicates that the winery has been operating on the 1.7 ha (4.3 ac) subject site since 2000. Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor Control and Licensing Branch does not provide Council with an opportunity to “endorse” or “not endorse” applications for new winery (manufacturer) licences or on-site retail stores where the winery is permitted under municipal zoning. The Liquor Control and Licensing Branch, however, is required to provide Council with the opportunity to “endorse” or “not endorse” applications for a Winery Lounge and a Winery Special Event Area.

The subject Township 7 Vineyards & Winery Lounge and Winery Special Event Area endorsement request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment B). The policy requires Council to hold a “Liquor Licencing Hearing” prior to it considering endorsement (to the Liquor Control and Licensing Branch) of the request for a Winery Lounge and Winery Special Event Area.

DISCUSSION / ANALYSIS:

Township 7 Vineyards & Winery has applied for a new Winery Lounge and a Winery Special Event Area for the Township 7 Vineyards & Winery located at 21152 – 16 Avenue. The indoor Winery Lounge is proposed to be located in an existing building with the outdoor lounge (patio) adjacent to the building. The building is located in the south portion of the subject site, with 64 parking spaces available.

The proposed Winery Lounge would allow the licenced winery to serve the wine produced on the premises in the designated lounge and patio area. The designated lounge and patio area is indicated on the floor plan submitted by the applicant (see Attachment C). The applicant has requested a person capacity of 48 persons for the interior lounge and 44 persons for the exterior

WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 9 . . .

patio (a total of 92 persons for the Winery Lounge). The requested hours of operation are 10:00am to 10:00pm, seven days a week. Minors are permitted in the Winery Lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the Winery Lounge.

The applicant has provided a letter of intent which includes a description of the Winery Lounge endorsement application. The following are excerpts from this letter:

“Our request is for a Winery Lounge Endorsement to ensure that we can fully accommodate the customer requests to sit and enjoy our wine in an indoor winery environment. These requests are often requested by tourists from around the world who do not understand why they are able to “taste” our wine however, not able to sit and enjoy a “glass” during their sought-after visit. It has also proven difficult to accommodate the increased requests to visit from tour operators as our current tasting room location is relatively small and does not support the growing demands. Finally, we are noticing that we are losing valuable business to other wineries in the area as many of our visiting tourists are seeking to enjoy a glass of wine at the winery as well as being fully serviced enjoying a premium wine tasting experience in a licenced lounge in a winery setting. This experience is readily offered by many other wineries in the Fraser Valley area.

In addition to our application for a Winery Lounge Endorsement, we would also like to apply for a Special Event Area Endorsement. Our intention of this application is to be liquor compliant as we host 8 to 10 outdoor winery events per year. These events support local events, holiday celebrations and charitable donation. Some of these events will be accompanied with an acoustic musician. Presently, the winery holds a picnic license that enable us to hold small outdoor events (8,000 square feet). However, it is limiting to the potential for community involvement and support. The Special Event Area Endorsement application is intended to service the winery grounds providing a larger space to grow with the demand of our current events.”

The proposed Winery Special Event Area would allow the licenced winery to hold special events in a designated special event area. The applicant is proposing the Special Event Area to be west of the lounge area. The Special Event Area endorsement permits the sale and service of liquor for onsite consumption in an event-based space. Food must be available during events where liquor is served. The applicant has requested a person capacity of 100 for the Special Event Area.

The service and consumption of alcohol is only permitted in the designated special event area during a special event. The applicant has requested a person capacity of 100 persons for the Winery Special Event Area. The 100 persons for the Special Event Area are in addition to the 92 persons proposed for the Winery Lounge. The requested hours of operation are 10:00am to 10:00pm, seven days a week (although alcohol will only be served in this area during special events). Minors are permitted in the Winery Special Event Area when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the Winery Lounge.

WINERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000038
 (TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
 Page 10 . . .

Adjacent Uses:

- North: 16 Avenue, beyond which are properties designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1 and located in the ALR;
- South: A property designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1 and located in the ALR;
- East: 212 Street, beyond which are properties designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR; and
- West: A property designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1 and located in the ALR.

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 and/or special event area endorsement to an existing Manufacturer Licence. It also requires Council to hold a “Liquor Licencing Hearing” when it considers an endorsement request.

Liquor Control and Licensing Branch Application Summary:

The proponent has submitted an application for a new Winery Lounge and a Winery Special Event Area to the Provincial Liquor Control and Licensing Branch (Attachment D). According to Liquor Control and Licensing 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 Control and Licensing Branch, including a letter of intent (Attachment D), provides more detailed information with respect to the proposal.

Locational Criteria for Winery Lounge and Special Event 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 winery-related endorsement requests.

RCMP Comments:

RCMP comments (provided as Attachment E to this report) do not identify any concerns that would impact the granting of the licence.

WINERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000038
 (TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
 Page 11 . . .

POLICY CONSIDERATIONS:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a Winery Lounge and a Winery Special Event Area. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement and/or a special event area endorsement to an existing 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 Control and Licensing 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 Control and Licensing Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor Control and Licensing Branch requirements, subsequent to the Liquor Endorsement Hearing it is recommended that Council adopt the following resolution:

“That Council has considered and ENDORSED the request by Township 7 Vineyards and Winery to locate a 92 person winery lounge (48 person interior and 44 person patio) and a 100 person winery special event area serving the Township 7 Vineyards & Winery located at 21152 – 16 Avenue, Langley, characterized as having liquor service from 10:00AM to 10:00PM seven (7) days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; 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 September 17, 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.”

WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000038
(TOWNSHIP 7 VINEYARDS & WINERY / 21152 – 16 AVENUE)
Page 12 . . .

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor Control and Licensing Branch, all items in the resolution must be referenced.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

- ATTACHMENT A ALC Resolution #162/2000 (March 31, 2000)
- ATTACHMENT B Policy No. 07-407 - Liquor Licencing
- ATTACHMENT C Floor Plan
- ATTACHMENT D Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
- ATTACHMENT E RCMP Comments

March 31, 2000

Reply to the attention of Martin Collins

Corey Coleman
21152 16th Ave
Langley, B.C. V2Z 1K3

Dear Sir

Re: Application # O-33170

The Agricultural Land Commission has considered your application regarding land described as **Part E ½ of the E ½ of NW ¼, Section 12, Township 7, NWD, EXCEPT Plan 41713**

The Commission, acting under Section 34(2)(a) of B.C. Regulation 452/98 by Resolution #162/2000, has allowed your application to process grapes in your proposed winery which are not grown on the property. This approval is based on the information provided in the application which indicated that eventually, when your own vines mature, approximately 20% of the total grapes required by the winery will come from the subject property, and the remainder provided by a B.C. grower.

It should be noted that although the Commission has approved your proposal it is contrary to the existing Zoning By-law affecting the property. You are reminded that the approval of the Commission under the terms of the Agricultural Land Commission Act does not obligate the local government to approve your proposal or to subsequently amend any bylaws or plans that may be required to allow your development to proceed. It is strongly recommended that you contact the Township of Langley to seek further clarification of this issue.

This approval is granted provided that your winery development is in substantial compliance with the plan attached hereto

The land referred to in the application continues to be subject to the provisions of the *Act and regulations* except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities which have jurisdiction.

Please obtain the confirmation of the Commission if any substantial changes are required to the proposal as approved by this office.

Please quote the above noted application number in any future correspondence.

Yours truly,

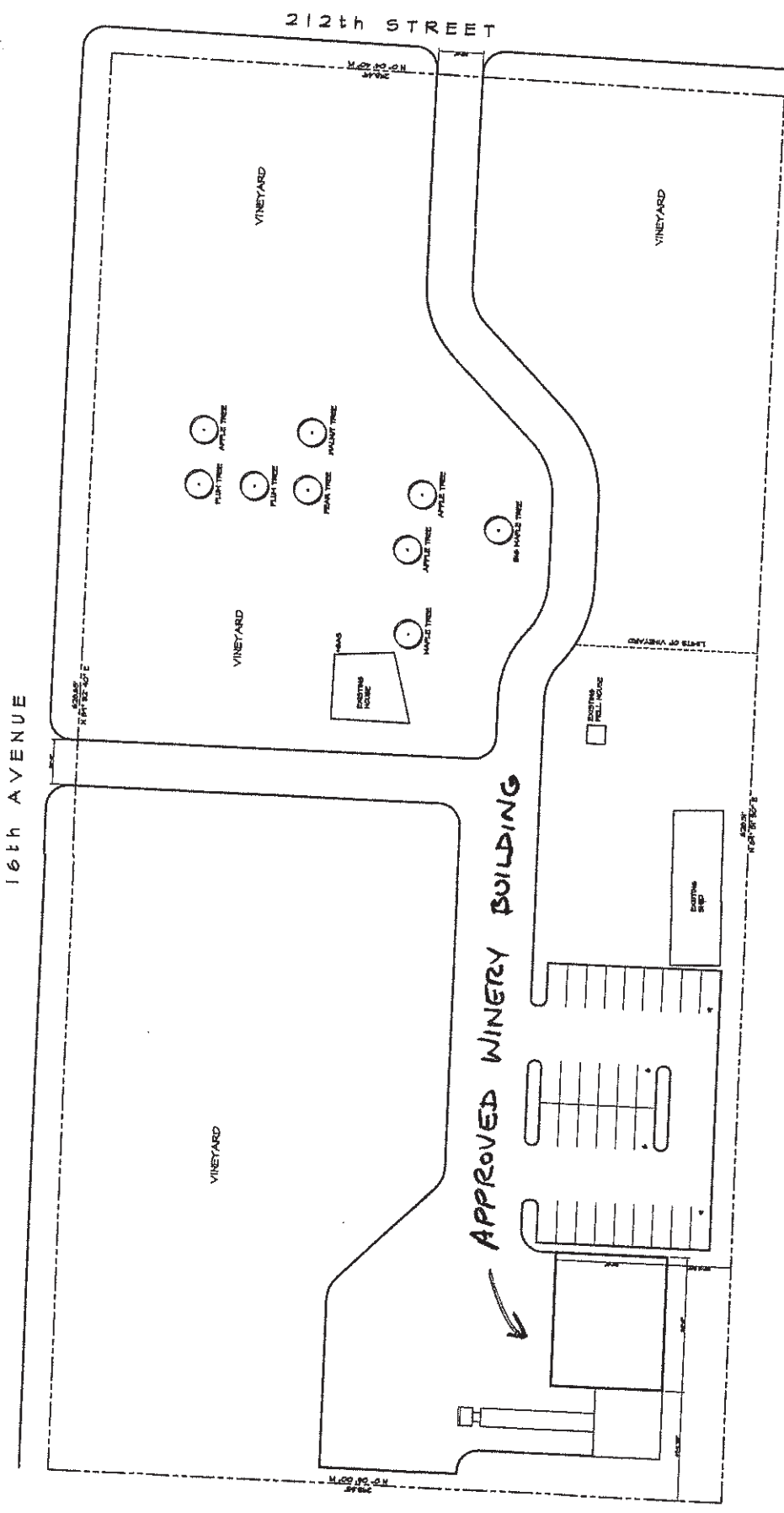
AGRICULTURAL LAND COMMISSION

Per: 

A. Chambers, Chair

cc: Township of Langley File: 07-12-0021
B.C. Assessment Authority, Abbotsford

MC/lv/Encl./I:33170d1.doc



RESOLUTION # 162/2000
 FILE # 0-33170

LEGAL DESCRIPTION:
 REM. E 1/2 OF E 1/2 OF
 N.W. 1/4, SEC. 12, TP. 1, N4D.

Resolution # 162/2000

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Meeting held at the Provincial Agricultural Land Commission Office, 4940 Canada Way, Burnaby, B.C. on the 21st day of March 2000.

PRESENT: A. Chambers Chair
M. Thompson Vice Chair
J. Ingram Commissioner
G. Horn Commissioner

An application under Section 34(2)(a) of BC Regulation 452/98 was considered concerning land described as **Part E ½ of the E ½ of NW ¼, Section 12, Township 7, NWD, EXCEPT Plan 41713.**

APPLICATION: #25-O-LGYD-2000-33170-0
APPLICANT: Corey & Gwen Coleman
PROPERTY LOCATION: 16th ave and 212th Street in south Langley
LOCAL GOVERNMENT: Township of Langley

SUBJECT PROPERTY SIZE (Ha): one 1.7 ha lot wholly within the ALR

PROPOSAL: To establish and construct an estate winery on the 1.7 ha property. The application is to process grapes not grown on the property. The landowner does not qualify for exemption under the Winery and Cidery General Order #556/98 because he has a 3 acre (1.2 ha), rather than a 5 acre (2 ha) vineyard. A total of 0.4 ha will be affected by the winery building (3,000 sq ft), parking and access.

A 1.2 ha vineyard on the property will supply approximately 20% of the total production requirements for the winery. A long term contract with an Okanagan grape grower will supply the remainder.

A small visitors center will be incorporated into the building to sell wines and locally produced complimentary agricultural products such as jams and jellies. The retail area devoted to the sale of these non farm products will be less than one third of the total retail space (as per General Order # 726/95).

TYPE OF APPLICATION: REGS Section 34(2)(a)

DATE OF PURCHASE: 11/01/1999

DATE APPLICATION RECEIVED: 02/18/2000

PRESENT USE: Homesite with a 900 sq ft home and 300 sq ft shed

AGRICULTURAL CAPABILITY: The BCLI ratings for the subject property are:

| <u>Unimproved Ratings</u> | <u>Improved Ratings</u> | <u>% of Unit</u> |
|---------------------------|-------------------------|------------------|
| 5:3AT 3:4TA 2:5W | (5:3TD 3:4TD 2:3DW) | 100 |

SURROUNDING LAND USES:

NORTH: 16th Ave - 1.7 ha lots across the road
 SOUTH: 1.7 ha rural residence - horse grazing
 EAST: 212th St. - 0.4 ha rural residence
 WEST: Equestrian Center on two adjoining 8 ha lots

COMMUNITY PLAN DESIGNATION: Not provided

ZONING: RU-1 which does not permit wineries

LOCAL GOVERNMENT RECOMMENDATION: The Township of Langley has indicated in a letter dated March 15, 2000 that the proposed use of the property would require rezoning from RU-1 Zone to a Rural Winery Zone RU-11. This zone was created to accommodate the Domaine de Chaberton Estate Winery on 216th Street.

The staff of the Township have indicated that it is likely to provide a positive recommendation to Council for the rezoning, cautioning that this recommendation would in no way fetter council.

BACKGROUND INFORMATION: No previous applications have been considered on the subject property. The adjoining property to the west has been refused subdivision several times. However, the applications noted below have more relevance to the proposal. The winery noted below is in the vicinity (12th Ave and 216th St) of the subject property.

RELEVANT APPLICATIONS

1) **Application # 26938 Applicant:** Domaine de Chaberton Estates Ltd **Decision Date:** 12/14/92
Proposal: The application requests permission to process grapes from off-farm sources.
Decision: That the application be allowed subject to compliance with all other legislation and that the proposed new winery building is located on the property as outlined on the plan submitted.

2) **Application # 31342 Applicant:** Domaine de Chaberton Estates Ltd **Decision Date:** 06/25/97
Proposal: The applicant is seeking permission to rezone the existing estate winery on the subject property to an amended designation which would allow the winery to operate as a commercial winery. A commercial winery licence allows a winery to import grapes from off the property
Decision: That the application to change the estate winery license to a commercial winery license be approved subject to the proposal being in substantial compliance with the site plan submitted with the application and that the vineyard on the property is maintained at least at its current size.

STAFF COMMENT/RECOMMENDATION: It is recommended that the application be allowed on the grounds the winery is supportive of the agricultural sector in B.C. and supports the fledgling winery industry in the Fraser Valley.

DISCUSSION: The Commission concurred with the staff recommendation.

IT WAS

MOVED BY: Commissioner J. Ingram

SECONDED BY: Commissioner M. Thompson

That the application to process grapes not grown on the subject property (beyond those off farm limits permitted by G.O. # 556/98) be allowed on the grounds the winery intends to use B.C. grown grapes.

This decision is subject to compliance with all other legislation.

CARRIED



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:

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.

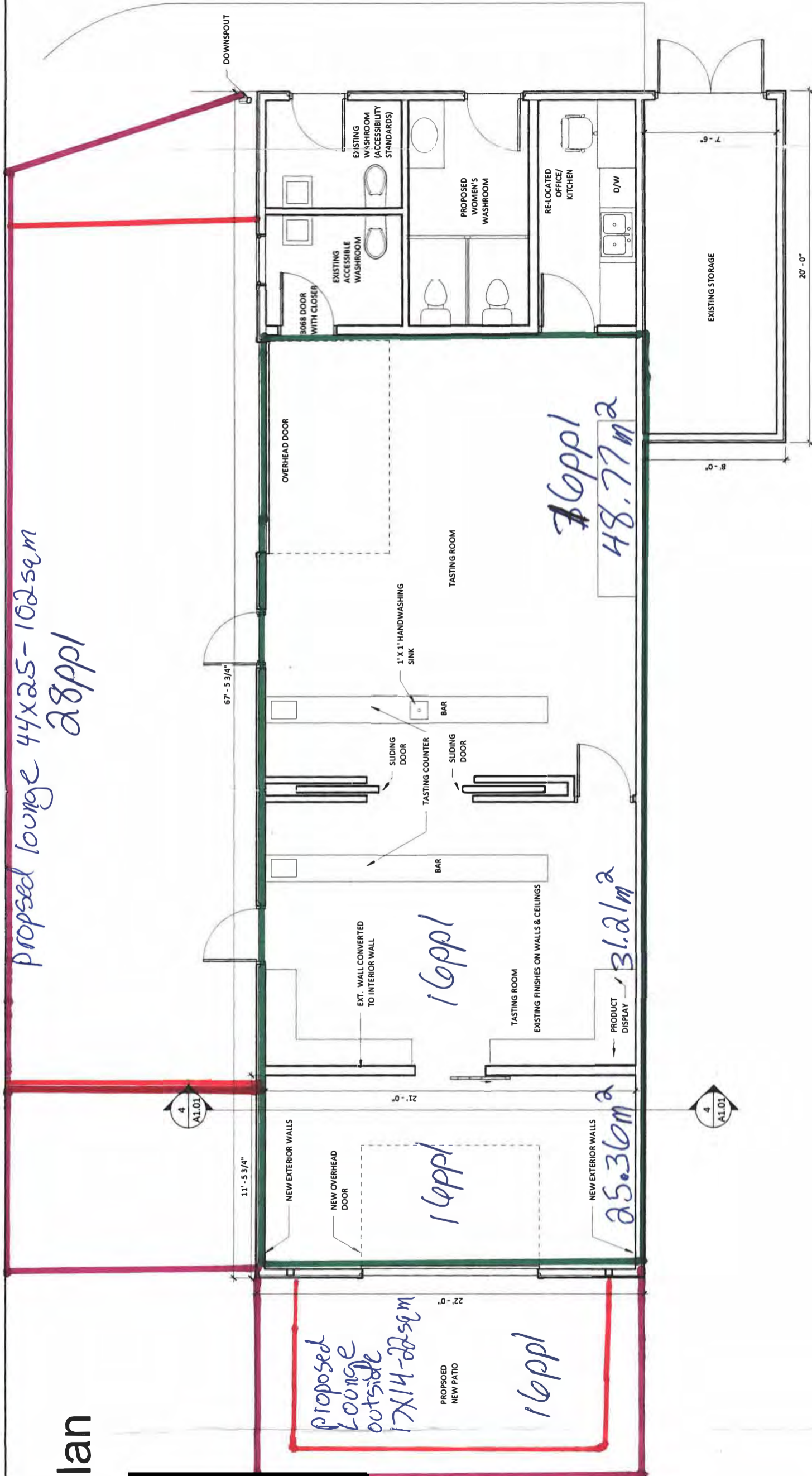
6. Comments and Recommendations Provided to the LCLB

- 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.

Proposed lounge 44x25-102sqm
28pppl

Plan



Proposed lounge outside
17x14-22sqm

PROPERTY LINE



ATTACHMENT D

April 27, 2018

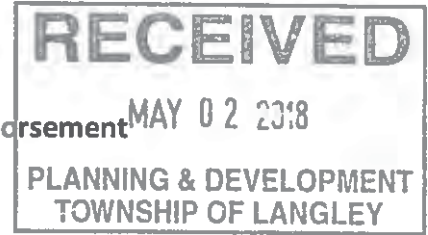
RE: Letter of Intent

Application: Winery Lounge Endorsement & Special Event Area Endorsement

Applicant: Township 7 Vineyards & Winery (Langley)

Manufacturer Licence #: 300182

Proposed Establishment location: 21152 16th Avenue, Langley, BC



To whom it may concern,

The following Letter of Intent submission is representing Township 7 Vineyards & Winery (Langley) application for a **Winery Lounge Endorsement & Special Event Area Endorsement** to be located at the above noted established location.

1. Purpose

We have been operating as Township 7 Vineyards & Winery, a manufacturing winery and tasting room since our inception in the year 2000 and are located at 21152 16th Avenue, Langley, BC. Our request is to expand the tasting room area to be compliant with the evolving liquor laws to allow the serving of wines by the glass (**Winery Lounge Endorsement**). Secondly, we would like to request that a portion of our outdoor area be licensed (**Special Event Area Endorsement**) for a small number of special events to be held on the property.

The purpose for this application of a **Winery Lounge Endorsement & Special Event Area Endorsement** is to provide Township 7 Vineyards & Winery (Langley) the ability to support the growing wine tourism in the BC wine industry, an enjoyable seating alternative for the full enjoyment of our wine serving the increase group tour business along with increasing customer demand to enjoy a premium wine tasting experience.

Tourism:

Township 7 Vineyards & Winery located in Langley, is in the heart of the Fraser Valley. Located less than 100 km from downtown Vancouver, the Fraser Valley is an agricultural wonderland. Over half the province’s agricultural activity is centered here, including nearly 30 vineyards and 15 wineries. The wineries are dedicated to producing some of the most acclaimed wine labels in the province, from unique fruit wines and delicious sparkling wines to fresh, fruit-forward table wines. The winery experience is not limited to tastings – several also offer culinary experiences such as farm tours and bistro dining.

Whether it’s live music, picnic lunches, weddings, grape stomping or bocce, the expansion into entertainment has been very popular. More recently, craft breweries and distilleries have taken root, offering events, tours and features of their own.

The expansion of wineries has led to a corresponding boom in wine related businesses like group tour business, warehousing and bottling facilities. Particularly, visitor traffic and the group tour business has been a positive recipient of the wine tourism growth in Langley.

Retail Sales:

Retail sales are of particular importance to the Township 7 business model. Our tasting room is open throughout the calendar year from 11am – 6pm daily (excluding Christmas and New Year's Day). At present, our tasting room is unable to fully service and sustain the increase tourism traffic during the busy and profitable summer season (May – October).

Our request is for a **Winery Lounge Endorsement** to ensure that we can fully accommodate the customer requests to sit and enjoy our wine in an indoor winery environment. These requests are often requested by tourists from around the world who do not understand why they are able to "taste" or wine however not able to sit and enjoy a "glass" during their sought-after visit. It has also proven difficult to accommodate the increased requests to visit from tour operators as our current tasting room location is relatively small and does not support the growing demands. Finally, we are noticing that we are losing valuable business to other wineries in the area as many of our visiting tourists are seeking to enjoy a glass of wine at the winery as well as being fully serviced enjoying a premium wine tasting experience in a licenced lounge in a winery setting. This experience is readily offered by many other wineries in the Fraser Valley area.

In addition to our application for a Winery Lounge Endorsement, we would also like to apply for a **Special Event Area Endorsement**. Our intention of this application is to be liquor compliant as we host 8 to 10 outdoor winery events per year. These events support local events, holiday celebrations and charitable donations. Some of these events will be accompanied with an acoustic musician. Presently, the winery holds a picnic license that enables us to hold small outdoor events (8000 square feet). However, it is limiting to the potential for community involvement and support. The Special Event Area Endorsement application if intended to service the winery grounds providing a larger space to grow with the demand of current events.

2. Target Market

Our focus is the wine tourism market including tourists, tour operators and local support such as corporate gatherings. Tourists travel from our province, Canada and from around the world choose to visit the winery. Many of the tour companies service groups of 8 or more during their visit. The challenge with our current tasting room size and liquor licence has allowed us to miss an opportunity to fully service this increased segment of winery visits. Today, the size of the interior tasting room area is approximately 260 square feet and can accommodate up to 12 people comfortably. As our location is a destination winery, we are confident that in being able to offer our wine by the glass would encourage our customers to sit and enjoy our beautiful surroundings along their visit to the Fraser Valley wine country. Parking should not be a problem as our winery site today has 21 parking stalls and the ability to park large tour buses on the property.

3. Composition of Neighbourhood

See attached map #1

4. Surrounding Area Map

See attached map #2

5. Food Menu Proposal

5.1 – Local Caterer

In concordance with the requirement that a Winery Lounge and Special Event Area are to have food always available, it is our intent to partner with a local caterer. Currently, we are reviewing the ideal partnership that is in balance with our goals. We are considering the Okanagan Valley company Wine Crush, www.winecrush.ca to service our food needs as they use material from local wineries to create their products.



“Wine Crush is an innovative company in the wine-rich Okanagan region of British Columbia. We take the left-over material from local winery’s after they press their grapes for their finest vintages, dehydrate it and mill it into a fine powder and infuse it into our unique food products. We have developed a specialized process that activates the wild yeast that lives on our grapes to make our 98% gluten depleted sour dough bread and baked goods.

Wine Crush products are full of antioxidants and natural plant compounds called oligomeric proanthocyanins complexes (OPC) and procyanidin dimers. In addition, Wine Crush Powder is free.”

5.2 – Proposed Sample Menu

Picnic Charcuterie

- Organic Pinot Gris Turkey Pate \$7.00
- Malbec Red Sausage \$7.00
- Pinot Noir Chorizo \$7.00

Dried Package

- Winecrisps – Gewürztraminer \$7.00
- Winecrisps – Merlot \$7.00
- WineCrush Chocolate \$9.00

Cheese

- Winecrush Mt. Ida \$7.00
- Winecrush Continental Blue \$7.00
- Winecrush Cheddar Red \$7.00

Canned Goods

- Hot Surlee Mustard \$7.00
- Garlic Mustard \$7.00
- Red Mustard \$7.00

6. List of Events

Our intent is to host a few locally supported small winery events occurring mainly in the summer season (May – October). Many of the events support local business (caterers, artisans, musicians, etc..) providing an introduction and increased marketing opportunities for our business. Often, we will choose to partner with a locally recognizable and distinguished charity.

6.1 – Easter Festival (Public Ticketed Event)

Date: Sunday, April 1, 2018

Time: 11:00pm – 4:30pm

of people: 100 People

Cost: \$15 per person

Entertainment: Children’s music

Details: This is an annual event that we host for children and families in mind. We have an egg hunt in the vineyard for children as well as a live petting zoo, face painting and children’s music. It is a great family event with a food truck onsite to complement the wine tasting.

6.2 – Mother’s Day Celebration (Public Ticketed Event)

Date: Sunday, May 13, 2018

Time: 11am – 5pm

Cost: \$35 per person

of people: 100 People

Entertainment: Acoustic music

Details: A celebration of the release of our new vintage of our Rosé wine. We choose to partner up with a local caterer(s) and provide stations with a taste and a bite of 3 different wines and food offerings.

6.3 – Father’s Day Wine & Swine (Public Ticketed Event)

Date: Sunday, June 17th, 2018

Time: 11:00pm – 4:30pm

Cost: \$35 per person

of people: 100 People

Entertainment: Acoustic music

Details: A food and wine pairing event celebrating Father’s day with swine (pork) on the menu. An event with food stations for ticket holders to visit between sampling great pairing of our wines and the food creations of a local caterer.

6.4 – Art in the Vines (Public Ticketed Event)

Date: Sunday, June 24th & Aug 26th, 2018

Time: 11pm – 5pm

Cost: Donation to charity

of people: 100 People (staggered)

Entertainment: Acoustic music

Details: This event celebrates our local artisans with a fair like atmosphere. We will showcase up to 25 local artisan vendors as well as provide live music to accompany the event. This will be a charity event with our charity partner still to be confirmed at this time.

6.5 – Bard in the Valley (Public Ticketed Event)

Date: Friday – Sunday, July 6,7,8 & 13,14, 2018

Time: 7:00pm

Cost: \$20 /person

of people: 100 People per performance

Entertainment: Live Theatre

Details: Celebrating Shakespeare, our local theatre group “Bard in the Valley “will present a Shakespeare play on the winery grounds (SEA) over 5 nights. We encourage guests to bring a picnic and enjoy our wine in our alfresco production. We will have wine available to purchase in a picnic setting.

6.6 – Fiesta Blanc (Pathfinders fundraiser - Ticketed event)

Date: Sunday, August 12, 2018

Time: 1:00pm – 6:30pm

Cost: TBD

of people: 100 People

Entertainment: Acoustic music

Details: Our annual partnership with Pathfinders Youth Houses, with this Township 7 event being their main fundraiser for the year. They will organize food and entertainment along with a raffle and other fundraising events. Speakers from the Pathfinders Youth House do a great job of summarizing the activities and need of this local group.

6.7 – Anniversary Celebration (Public Ticketed Event)

Date: Saturday & Sunday, September 8 & 9, 2018

Time: 11am – 6pm

Cost: TBD

of people: 100 People (staggered)

Entertainment: Acoustic music

Details: Full details are to be confirmed. However, our intention is to welcome guests to visit our picnic area and taste our wines while they play traditional outdoor games (ie: Big Block Jenga, Foam Lawn Darts, etc...). This would be a family outdoor celebration. We will celebrate with a decadent local “cheesecake” and share it with our guests. Music provided by local acoustic musician.

6.8 – Grape stomp festival (Ronald McDonald House fundraiser - Ticketed event)

Date: Saturday, Sunday, Oct 27 & 28, 2018

Time: 12:00pm – 4:30pm

Cost: \$30 per person

of people: 100 People (staggered)

Entertainment: Acoustic music

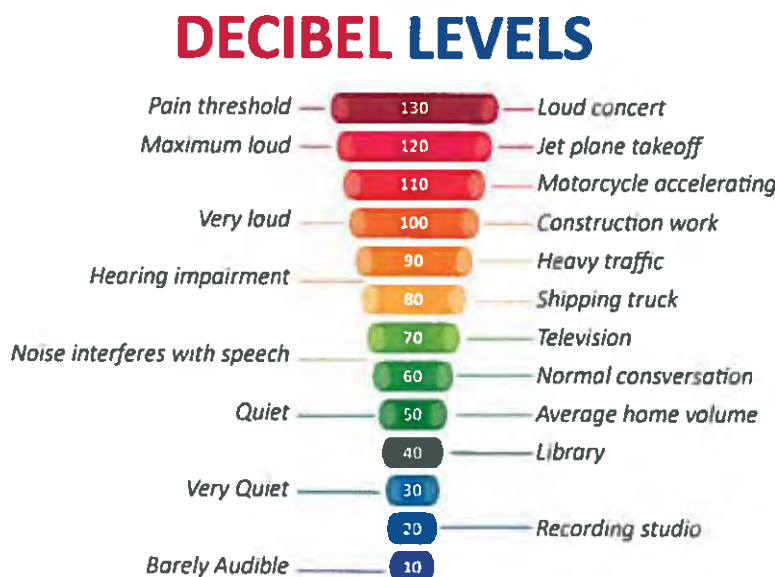
Details: This is an annual event designated as a fundraiser for Ronald McDonald house. Teams dress up in costume and stomp grapes in a fun and friendly competition. A food truck is onsite for guests to enjoy with the wine tasting.

7. Benefits to the Community

Receiving a Winery Lounge Endorsement & Special Event Area Endorsement would provide us an alternative tasting room seating area and an outdoor wine tasting experience to provide an educational wine tasting to larger groups in a requested outdoor setting. This would accommodate and support more tourism activity in the area. When proven successful, we would be able to hire more tasting room staff to service the increase in winery visitor traffic.

8. Impact of Noise on the Surrounding Community

As we are and Agricultural Land Reserve (ALR) designation, there should be little to no impact of noise to the surrounding community. During all outdoor winery events, our commitment regarding entertainment is to not have entertainment playing past 9pm. Volume levels will not exceed a reading of 70 decibels. For reference, an example of decibel readings is listed below.



9. Our commitment to nearby residents

We are proud to be located in the Fraser Valley and establishing positive, long standing relationships with our nearby neighbors and community. Our commitment to operate a successful winery while always taking into consideration the impact on the land, customers and our valued neighbors. To support this commitment, our neighbors have an outstanding invitation to attend any our events. All winery events are posted on our website www.township7.com as well as marketed on various social media channels ensuring everyone is aware of the activity happening at the winery.

We are committed that all our events will not operate outside of the permitted local bylaw time frame for noise and business activities. We value all feedback and will continue to commit working with our neighbors to ensure we are always operate in a respectful manner and to be a positive influence in our community.

10. Other Impacts on the Surrounding Community

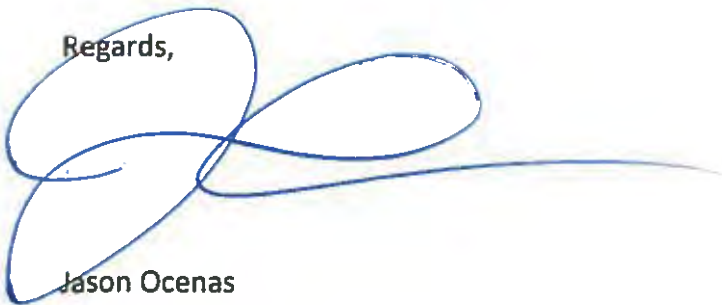
Allowing Township 7 Vineyards & Winery to support and properly service the increased wine tourism to the area would benefit the entire Fraser Valley wine tourism industry. This would allow Township 7 to be a positive contributor of encouraging visitors to the area as we believe other wineries and tourism based business would also benefit economically with the increased traffic.

11. Proposed hours of operation

We are proposing the hours of 10:00 AM to 10:00 PM daily

In closing, we appreciate your consideration of our application for a Winery Lounge Endorsement & Special Event Area Endorsement. If you have any further questions, please contact me at your earliest convenience.

Regards,



Jason Ocnas
Manager

Cc: Ge Song, Owner
Mike Raffan, General Manager
Trevor Allen, Assistant General Manager

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. | tasting room | 49.77m ² | | 10 ppl |
| 2. | tasting room | 31.21m ² | | 10 ppl |
| 3. | tasting room | 25.36m ² | | 10 ppl |
| 4. | patio (west) | 32.11m² | 22m ² | 10 ppl |
| 5. | patio | | 102m ² | 28 ppl |
| Total Occupant Load (of all licensed areas): | | | | |

5b. Hours of Liquor Service:

| | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|-------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Open | 10 ^{am} | 10 ^{am} | 10 ^{am} | 10 ^{am} | 10 ^{am} | 10 ^{am} | 10 ^{am} |
| Close | 10 ^{pm} | 10 ^{pm} | 10 ^{pm} | 10 ^{pm} | 10 ^{pm} | 10 ^{pm} | 10 ^{pm} |

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. | Glass area + vines | 10 ppl |
| 2. | | |
| 3. | | |
| 4. | | |
| Total Person Capacity for all Outdoor Areas: | | |

6c. Hours of Liquor Service

| | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|--------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Open | 10 ⁰⁰ 4m | 10 ⁰⁰ Am | 10 ⁰⁰ Am | 10 ⁰⁰ Am | 10 ⁰⁰ Am | 10 ⁰⁰ Am | 10 ⁰⁰ Am |
| Closed | 10 ⁰⁰ pm | 10 ⁰⁰ pm | 10 ⁰⁰ pm | 10 ⁰⁰ pm | 10 ⁰⁰ pm | 10 ⁰⁰ pm | 10 ⁰⁰ pm |

Part 7: Declaration of Signing Authority

My signature, as applicant, indicates, with respect to the establishment

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. Or I have an option purchase or offer to lease the establishment, or portion of the establishment to be licensed, and prior to a licence being issued I will have title or obtain a completed lease which will not expire for a minimum of 12 months after the date the endorsement is issued.
- I understand the general manager has the right to request documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request.
- I understand loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand I must advise the Branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand the name(s) on documentation demonstrating valid interest must be identical to the applicant name(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager
- I understand a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.

This form should be signed by an appropriate individual who has the authority to bind the applicant. The Branch relies on the applicant to ensure that the individual who signs this form is authorized to do so. See page 4 of the Guide for a list of accepted signing authorities

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

Signature: _____

Authorized signatory of the applicant

Name: _____

Mr. Song
(last, first, middle)

Position: _____

OWNER
(if not an individual)

Date: _____

03/09/18
(Day/Month/Year)

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

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 50"

False declaration of valid interest is reason for the general manager to consider terminating the licence application and/or cancelling the licence

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): TOWNSHIP OF LANGLEY

Name of official: ROBERT KNALL Title/Position: MANAGER, DEVT. PLANNING

Email: RKNALL@TOL.CA Phone: 604-533.6060

Signature of Official: Robert Knall Date Received: August 29, 2018

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 Control and Licensing Branch
Courier: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: 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 or visit our website for more information: 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 Control and Licensing 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 GOVT Victoria BC V8W 9J8 or by phone toll free at 1-866-209-2111

LCLB049A

5 of 5

Lounge and Special Event Area Application

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 _____

ATTACHMENT E

From: Heather MCLAREN
To: [Joel Nagtegaal](#)
Cc: [Lynn Acheson](#)
Subject: RE: Project 07-12-0021 / Township 7 Vineyards & Winery LTD
Date: Wednesday, August 29, 2018 11:14:42 AM

Good Morning Joel,

The site plan looks good to me.
Heather

Cst. Heather McLaren

Langley RCMP / Government of Canada
heather.mclaren@rcmp-grc.gc.ca
Tel: 604-532-3200/ Fax: 604-532-3239

Gend. Heather McLaren

GRC de Langley / Gouvernement du Canada
heather.mclaren@rcmp-grc.gc.ca
Tél. : 604-532-3200/ Téléc. : 604-532-3239