



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	MAY 7, 2018 – REGULAR EVENING MEETING	<b>REPORT:</b>	18-51
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	08-11-0089
<b>SUBJECT:</b>	DISTILLERY AND BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000032 (KEALYS CANADA CRAFT INC. / 301, 302, 303, AND 304 – 20381 – 62 AVENUE)		

### PROPOSAL:

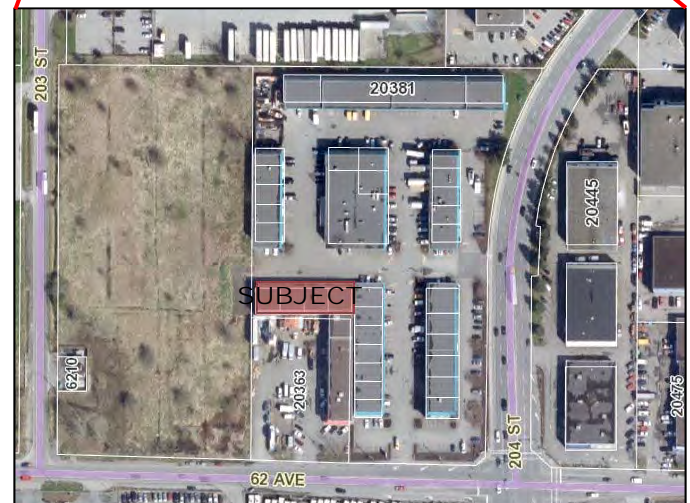
Request for Council endorsement (to the Liquor Control and Licensing Branch) for a new distillery and brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303 and 304 – 20381 – 62 Avenue.

### RECOMMENDATION SUMMARY:

That Council consider the request to endorse the distillery and brewery lounge application including input received at the “Liquor Licensing Hearing” in accordance with Council’s Liquor Licensing Policy.

### RATIONALE:

Council’s consideration of the distillery and brewery lounge endorsement request is required in accordance with Council’s Liquor Licensing Policy and Liquor Control and Licensing Branch regulations.



DISTILLERY AND BREWERY LOUNGE  
 ENDORSEMENT APPLICATION NO. 000032  
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## RECOMMENDATION:

**That** Council consider the endorsement request for a new distillery and brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303 and 304 – 20381 – 62 Avenue; and further

**That** Council adopt the following resolution, should it decide to endorse Kealys Canada Craft Inc.'s request:

*“That Council has considered and ENDORSED the request by Kealys Canada Craft Inc. to locate a 50 person distillery and brewery lounge serving Kealys Canada Craft Inc. located at 301, 302, 303, and 304 – 20381 – 62 Avenue, Langley, characterized as having liquor service from 9:00AM to 1:00AM seven days a week.*

*In ENDORSING this request, Council deems that it has considered and found acceptable the location of the distillery and brewery lounge; the proximity of the distillery and brewery lounge to other special or recreational facilities and public buildings; the person capacity of the distillery and brewery lounge; the hours of liquor service of the distillery and brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*

*In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on May 7, 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:

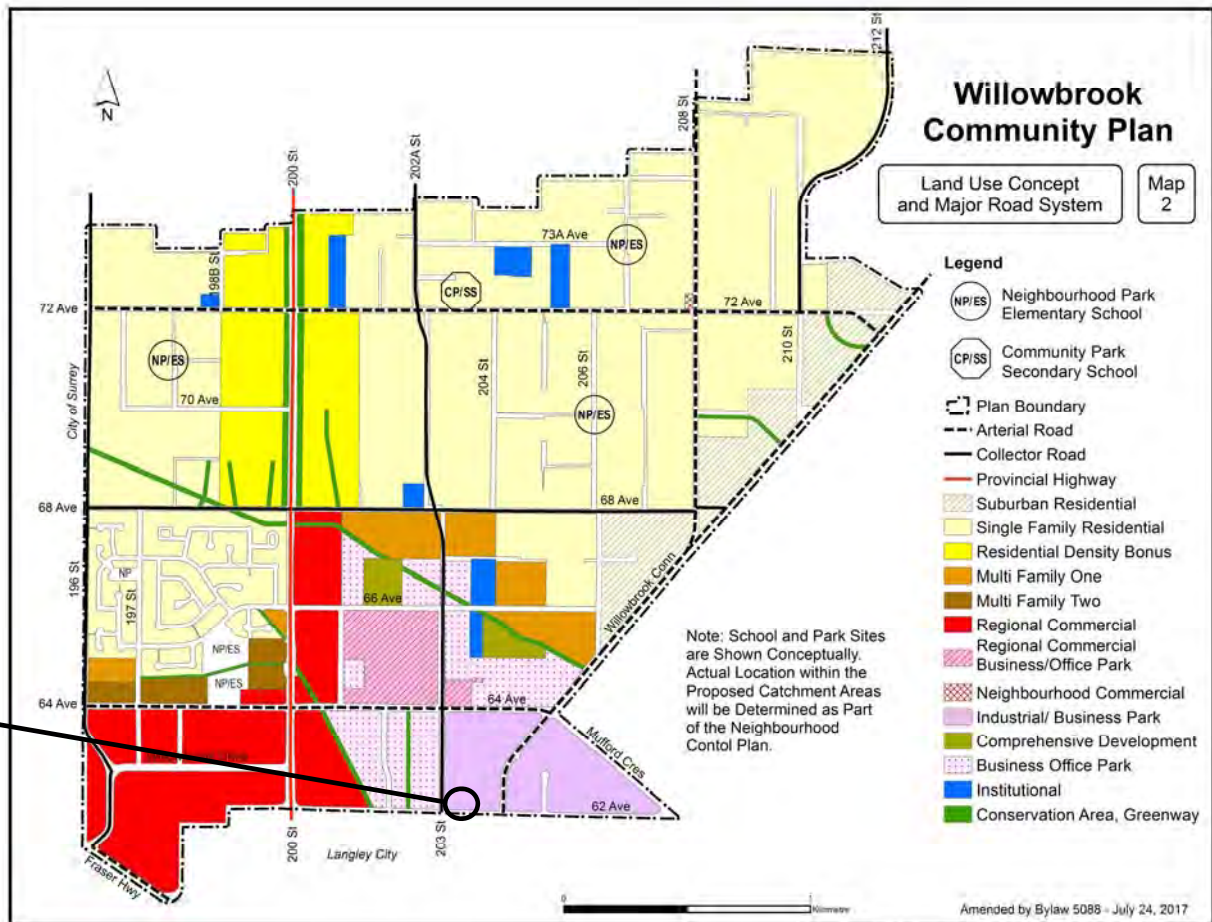
Kealys Canada Craft Inc. has made an application to Council to endorse a new distillery and brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303, and 304 – 20381 – 62 Avenue. The proposed distillery and brewery lounge will serve as an accessory use to the brewery and distillery located on the subject site. Although the issuance of manufacturing licences (brewery / distillery) is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a distillery or brewery lounge. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge 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 distillery and brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303, and 304 – 20381 – 62 Avenue.

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SUBJECT



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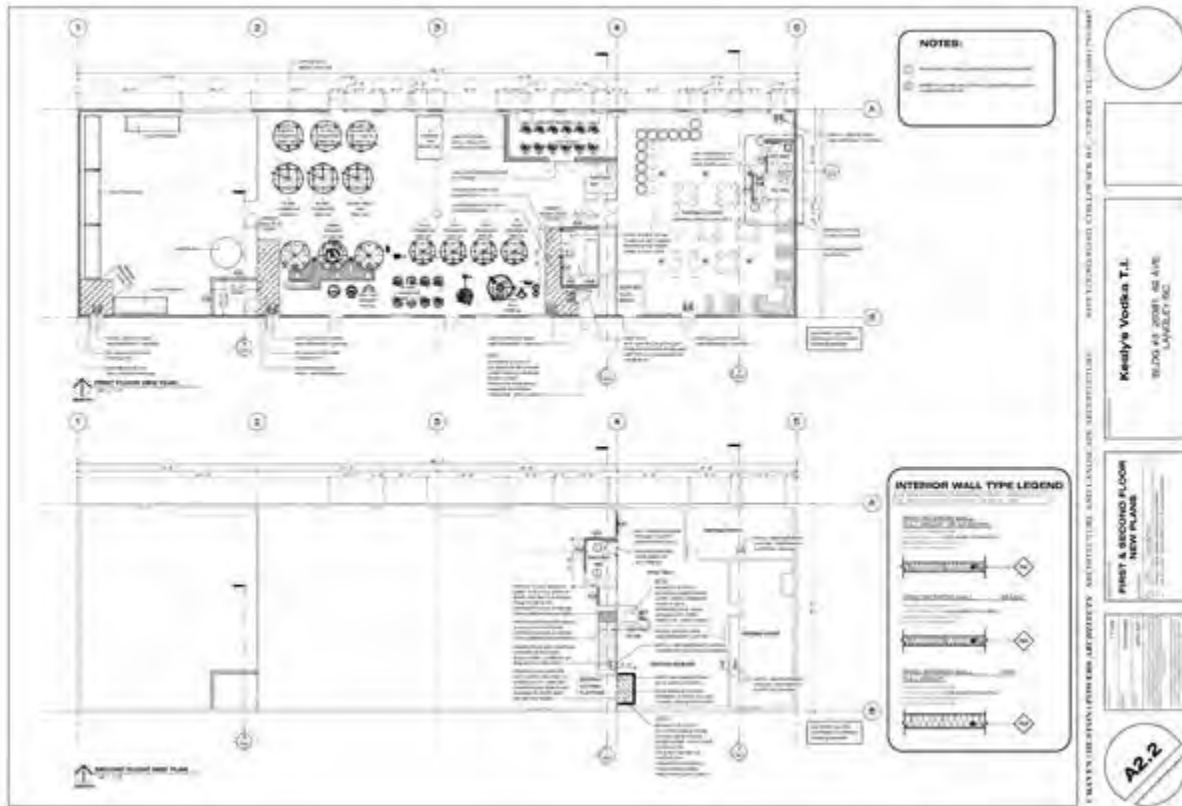


**ZONING BYLAW NO. 2500**





DISTILLERY AND BREWERY LOUNGE  
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**FLOOR PLAN – SUBMITTED BY APPLICANT**

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#### REFERENCE:

<b>Owner/Applicant:</b>	Zero2sixty Industries Inc., Inc. No. BC1084499 2595 – 208 Street Langley BC V2Z 2B1
<b>Legal Description:</b>	Strata Lots 14, 15, 16, 17 District Lot 311 Group 2 New Westminster District Strata Plan NW2839 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
<b>Civic Address:</b>	301, 302, 303, and 304 – 20381 – 62 Avenue
<b>Area:</b>	0.21 ha (0.52 ac)
<b>Willowbrook Community Plan:</b>	Industrial / Business Park
<b>Existing Zoning:</b>	General Industrial Zone M-2

#### BACKGROUND / HISTORY:

Kealys Canada Craft Inc. has applied to the Provincial Liquor Control and Licensing Branch for a new manufacturing distillery licence, a new manufacturing brewery licence (including a tasting area), an on-site store endorsement and a distillery and brewery lounge endorsement within an existing multi-tenant building located at 20381 – 62 Avenue (Units 301, 302, 303, and 304). As indicated on the floor plan (Attachment B), the manufacturing area is located in the west portion of the building (existing strata units 301, 302, and 303) while the lounge area, tasting area, office space, and storage is located in the east portion of the building (existing strata unit 304). A tasting area allows the manufacturer to serve samples to the public for a charge or no charge, but samples are limited to 375 ml per patron per day for beer or cider, and 45 ml per patron per day for spirits. An on-site store area allows the public to purchase the manufacturer's liquor directly from the manufacturing site. A lounge area allows patrons to purchase and consume products produced on the premises (in addition to the samples allowed in the tasting area). In this case, the lounge area overlaps the tasting and on-site store area.

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 brewery and/or distillery (manufacturer) licence or on-site retail stores where the manufacturing use 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 lounge endorsement.

The subject Kealys Canada Craft Inc. distillery and brewery lounge endorsement request is being considered pursuant to Policy No. 07-407 - Liquor Licensing Policy (Attachment A). The policy requires Council to hold a “Liquor Licensing Hearing” prior to it considering endorsement (to the Liquor Control and Licensing Branch) of the request for a distillery and/or brewery lounge.

#### DISCUSSION / ANALYSIS:

Kealys Canada Craft Inc. has made an application to Council to endorse a new distillery and brewery lounge for Kealys Canada Craft Inc. located at #301, 302, 303, and 304 - 20381 – 62 Avenue. The proposed distillery and brewery lounge will serve as an accessory use to the distillery and brewery being proposed on the subject site. Although the issuance of brewery and distillery licences

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is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a distillery or brewery lounge. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

The designated lounge area is indicated on the floor plan submitted by the applicant (see Attachment B). The applicant has requested a person capacity of 50 persons. The requested hours of operation are from 9:00AM to 1:00AM seven days a week. Minors are permitted in the distillery and brewery lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the lounge.

#### **Adjacent Uses:**

North: Multi-tenant strata buildings located on the same lot as the subject building, designated Industrial / Business Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2;

South: 62 Avenue, beyond which is an industrial property located in the City of Langley;

East: Multi-tenant strata buildings located on the same strata lot as the subject building, designated Industrial / Business Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2, beyond which is 204 Street; and

West: A vacant lot designated Industrial / Business Park in the Willowbrook Community Plan and zoned General Industrial Zone M-2.

#### **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 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 distillery and brewery lounge to the Provincial Liquor Control and Licensing Branch (Attachment C). 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 C), provides more detailed information with respect to the proposal.

#### **Locational Criteria for Distillery / Brewery Lounge 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 distillery or brewery-related endorsement requests.



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### **RCMP Comments:**

RCMP comments (provided as Attachment D to this report) provide recommendations around safety, traffic, and parking. The applicant indicates that the building will adhere to current fire and building codes. The applicant further indicates that the building will be secured through monitored alarm and camera surveillance systems. The proponent is providing 21 parking stalls in compliance with Zoning Bylaw requirements. Staff note that on an overall site basis off-street parking provided exceeds parking requirements of the Zoning Bylaw as 161 stalls are required with 121 provided.

### **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 distillery / brewery lounge. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement to a 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 Kealys Canada Craft Inc. to locate a 50 person distillery and brewery lounge serving Kealys Canada Craft Inc. located at 301, 302, 303, and 304 – 20381 – 62 Avenue, Langley, characterized as having liquor service from 9:00AM to 1:00AM seven days a week.*

*In ENDORSING this request, Council deems that it has considered and found acceptable the location of the distillery and brewery lounge; the proximity of the distillery and brewery lounge to other special or recreational facilities and public buildings; the person capacity of the distillery and brewery lounge; the hours of liquor service of the distillery and brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*

*In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on May 7, 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.”*

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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	Policy No. 07-407 - Liquor Licencing
ATTACHMENT B	Floor Plan
ATTACHMENT C	Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT D	RCMP Comments



## 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:**

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### 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.



**Letter of Intent**

Sept 14, 2017

Dear Langley Township,

We are planning on opening a Craft Distillery and Craft Brewery in your area. As per discussions with Bruce Campbell from Jensen Hughes.

- Our location will consist of a manufacturing warehouse, tasting room
- Our tasting lounge will serve both warm and cold snacks that can be made with small appliances. We will not have a fully functional kitchen for cooked foods.
- We will be serving Non-Alcoholic beverages during all our hours of operation.
- Our Entertainment exposure will be minimal, we may occasionally have live local music.
- Our location is 20381 62Ave in an Industrial area.
- Potential for noise and disturbances is minimal and all our neighbors are non-residential. We will be operating under regulated rules so that no residents are disturbed.

Sincerely,



Mason Kealy

President

Kealys Canada Craft Inc.

Kealys Custom Craft Spirits Inc.





Liquor Control and Licensing Branch  
4th Floor, 3350 Douglas St, Victoria, BC V8W 0J8  
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8  
Phone: 1 855 209-2111 Fax: 250-952-7066

## LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor Control and Licensing Form LCLB049A

### Instructions:

Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor Control and Licensing Branch.

### Part 1: Type of Application

☒ Lounge Endorsement

☐ Special Event Area Endorsement

office use only

Job No: \_\_\_\_\_

**Note:** Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☐ No ☒ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☒ No ☐ Yes

### Part 2: Applicant

Manufacturer Licence Number (if licensed): \_\_\_\_\_

Applicant/Licensee Name: KEALYS CUSTOM CRAFT SPIRITS INC

Mailing Address:

2841 PACIFIC PLACE

Street

ABBOTSFORD

City

BC

Province

V2T4X8

Postal Code

Phone number: 7785495181

E-mail address: MASON@KEALYSDIAMONDVODKA.COM

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCLB101 Add, Change or Remove Licensee Representative

### Part 3: Application Contact Person

Name: MASON KEALY

Phone number: 7785495181

Position: PRESIDENT

E-mail address: MASON@KEALYSDIAMONDVODKA.COM

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only

### Part 4: Establishment

Establishment Name: KEALYS

Manufacturer Address:

20381 62 AVE

Street

LANGLEY

City

BC

Province

V3A5E6

Postal Code

4a. Parcel Identifier (PID): 014-324-733

4b. Local Government/First Nation: TOWNSHIP OF LANGLEY

Local Police: LANGLEY RCMP

4c. Is this location zoned for liquor service? ☐ No ☒ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☒ No ☐ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☐ No ☐ Yes

**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.	Main Floor Unit 1	Yes	No	50
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas): 50				

**5b. Hours of Liquor Service:**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9am	9am	9am	9am	9am	9am	9am
Close	1 Am	1 Am	1 Am	1 Am	1 Am	1 Am	1 Am

**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.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

## 6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Closed	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**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: **KEALY, MASON, R**

(Last / first / middle)

Position: \_\_\_\_\_

(if not an individual)

Date: **23/04/2017**

(Day/Month/Year)

If an authorized signatory has completed the Add, Change or Renew 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 59."

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: MGR, DEVT. PLANNING

Email: rknall@tol.ca Phone: 604.533.6060

Signature of Official: Robert Knall Date Received: Dec. 15, 2017

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](mailto: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](mailto:liquor.licensing@gov.bc.ca) or visit our website for more information: [www.gov.bc.ca/liquorregulationandlicensing](http://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

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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): MASON KEALY

Credit card number: 379241466991018

Expiry date: 10 / 2020  
 (Month) (Year)

Signature: 



**From:** Peter MACDONALD  
**To:** [Joel Nagtegaal](#)  
**Cc:** [Lynn Acheson](#)  
**Subject:** Project 08-11-0089 / Zero2Sixty Industries Inc/Kealys Canada Craft Inc  
**Date:** Wednesday, January 24, 2018 12:35:39 PM

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Hello,

Re: Project 08-11-0089 / Zero2Sixty Industries Inc/Kealys Canada Craft Inc

In review of the letter that you sent to our office on January 8, 2018 please see my comments below.

Parking concerns. I can foresee issue in the complex with an added influx of vehicle traffic . There is active businesses that are currently using parking stalls and there would be stress put upon any other traffic that may create issues for other businesses as it does not look like in the plans there is anything to address additional parking outside of the current redesignations of spots on the property. This may result in calls for service from surrounding business to not only Township Bylaws but police when the Bylaws department is closed. Additional spots for staff and customers seems to be needed.

Traffic congestion and flow of traffic is difficult at some times of the day in that location. There is no left hand turn light at the intersection that would allow traffic to turn north on 203rd St. from 62nd Ave. I am unsure on the prospective amount of business that the company may project but there is only one access point for customers travelling eastbound on 62nd Ave. A cement island is in place that blocks traffic from turning left into the complex. Possible addition controlled left turn light at the intersection may be required to ease back up traffic on 62nd Ave.

I think there may also be risks associated to the process of distilling such as fire risk, CO2, ethanol leaks etc. This need to be addressed and would be more of a fire related concern but should there be an issue police would respond to such an incident. Comprehensive emergency and environmental review for possible leaks, spills, and smells needs to be considered.

As this will be an alcohol establishment there will be concerns of parties consumption and the possibility of drink driving. Properly trained staff along with appropriate measures in place to offer ride alternatives should they consume alcohol to the point where they are no longer able to operate the vehicle they arrived in. Training in serving it right and ensuring that there is a compliance with BC Liquor and Licencing Act laws and regulations.

I also note that there will be grain towers installed. How high will these be and how will the grain be delivered. If deliveries both shipping and receiving will take place the access to the site from a large delivery truck may prove difficult and back traffic should the truck would need to enter off of 62nd Ave. It looks from the plans that there is access on 62nd Ave however only if truck were travelling west. Other turns may be difficult in the complex should they enter in off of 203rd St. Assessing the access for large trucks should be addressed.

Security of the rear lot. Will it remain open? This would allow easy and quick access point for suspects to enter the site for nefarious reasons. This may need to be looked at as a secured area. The building will also house stored alcohol so should ensure that monitored security is in place.

Should you have any other concerns please feel free to contact me.

Regards,

Peter.

Cst. Peter MACDONALD  
55507  
Community Policing Investigator

Langley RCMP  
Office: (604) 532-3200  
Fax: (604) 532-3239  
[peter.macdonald@rcmp-grc.gc.ca](mailto:peter.macdonald@rcmp-grc.gc.ca)

Gend. Peter MACDONALD  
55507  
Enqueteur de la Police Communautaire  
GRC de Langley  
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