

REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 14, 2019 – PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: CIDERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000041
(FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)

REPORT: 19-01
FILE: 10-07-0024

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a new Cidery Lounge (indoor and outdoor) for Fraser Valley Cider Company located at 22128 – 16 Avenue.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the Cidery Lounge and 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 Cidery Lounge and Special Event Area endorsement request is required in accordance with Council’s Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.



CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 2 . . .

RECOMMENDATION:

That Council consider the endorsement request for a new Cidery Lounge (indoor and outdoor) and Special Event Area for Fraser Valley Cider Company located at 22128 - 16 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Fraser Valley Cider Company's request:

“That Council has considered and ENDORSED the request by Fraser Valley Cider Company to locate a 72 person cidery lounge (22 person interior and 50 person patio) and 150 person special event area serving the Fraser Valley Cider Company located at 22128 - 16 Avenue, Langley, characterized as having liquor service from 11:00AM to 10:00PM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cidery lounge and special event area; the proximity of the cidery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the cidery lounge; the hours of liquor service of the cidery 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 January 14, 2019 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.

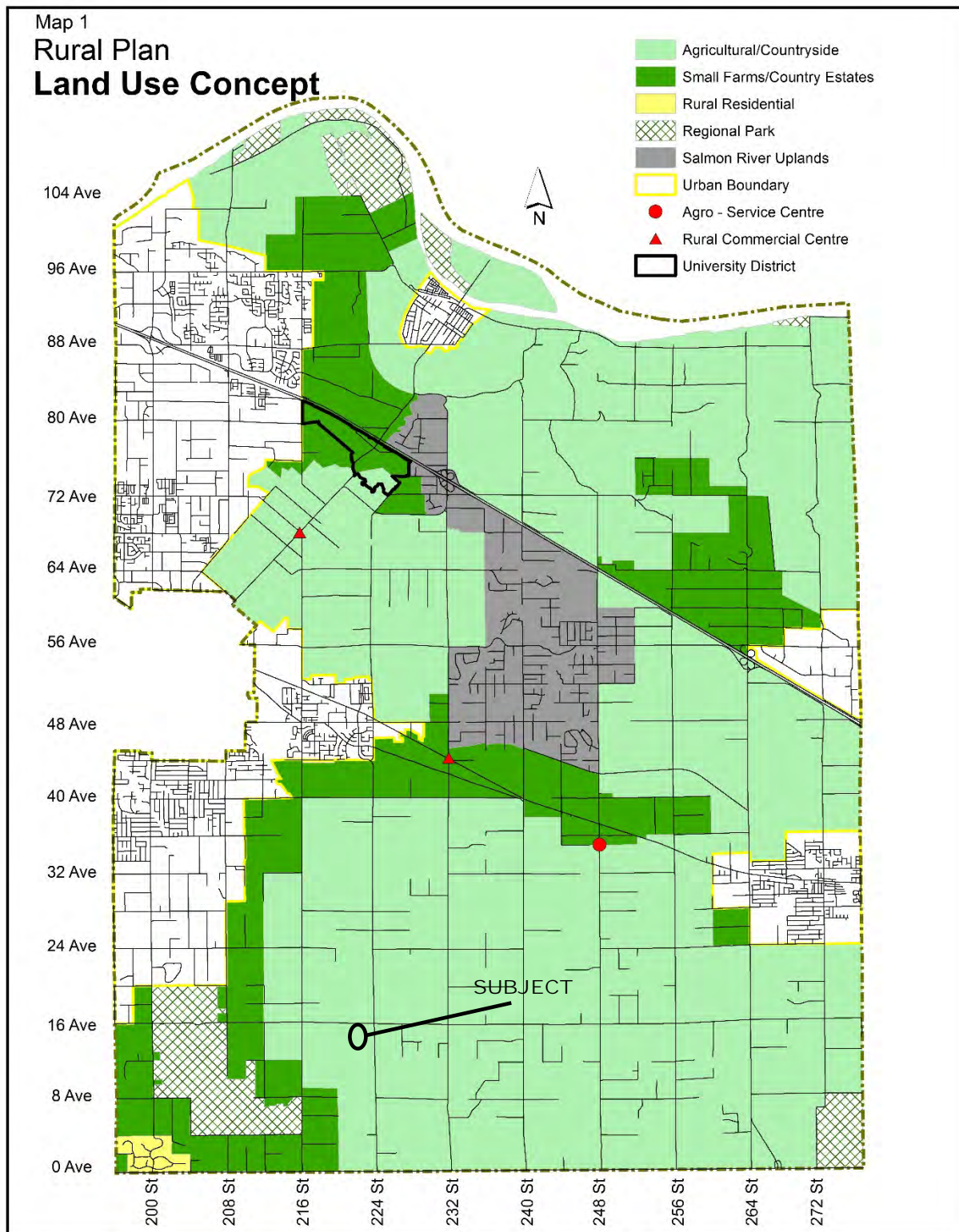
ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

EXECUTIVE SUMMARY:

Fraser Valley Cider Company has made an application to Council to endorse a new Cidery Lounge and Special Event Area for Fraser Valley Cider Company located at 22128 - 16 Avenue. The proposed Cidery Lounge will serve as an accessory use to the Cidery located on the subject site. Although the issuance of Cidery Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a Cidery Lounge and 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:

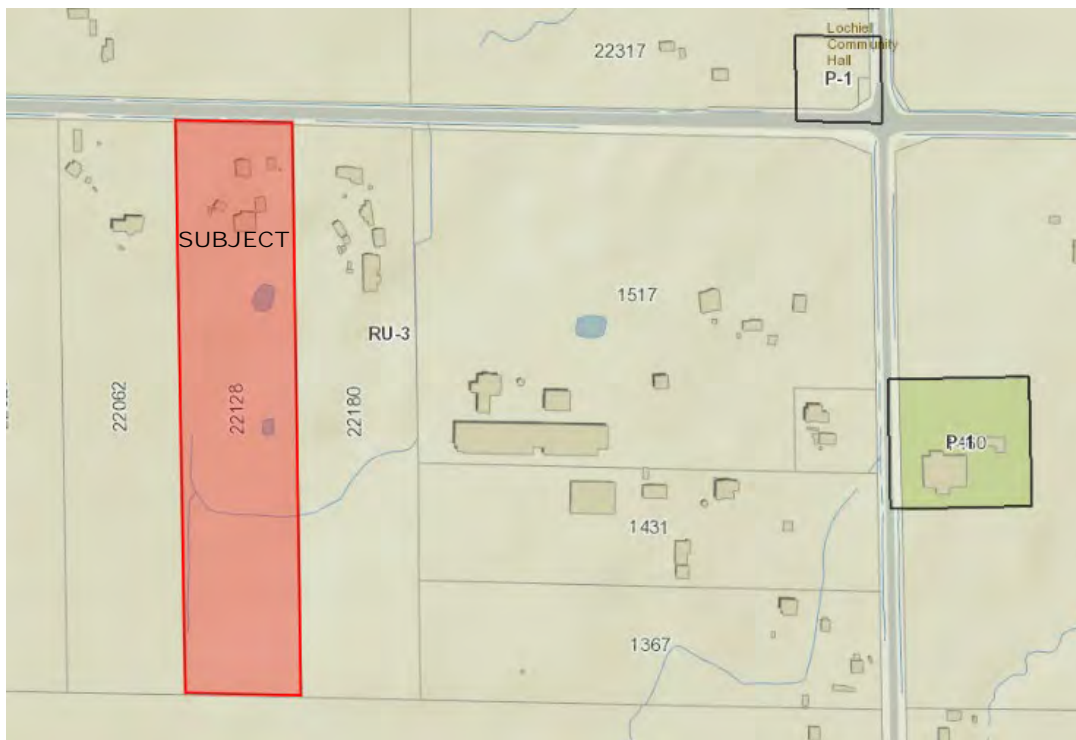
The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a new Cidery Lounge (indoor and outdoor) and Special Event Area for Fraser Valley Cider Company located at 22128 - 16 Avenue



Amendment Bylaw No. 5103 - September 29, 2014

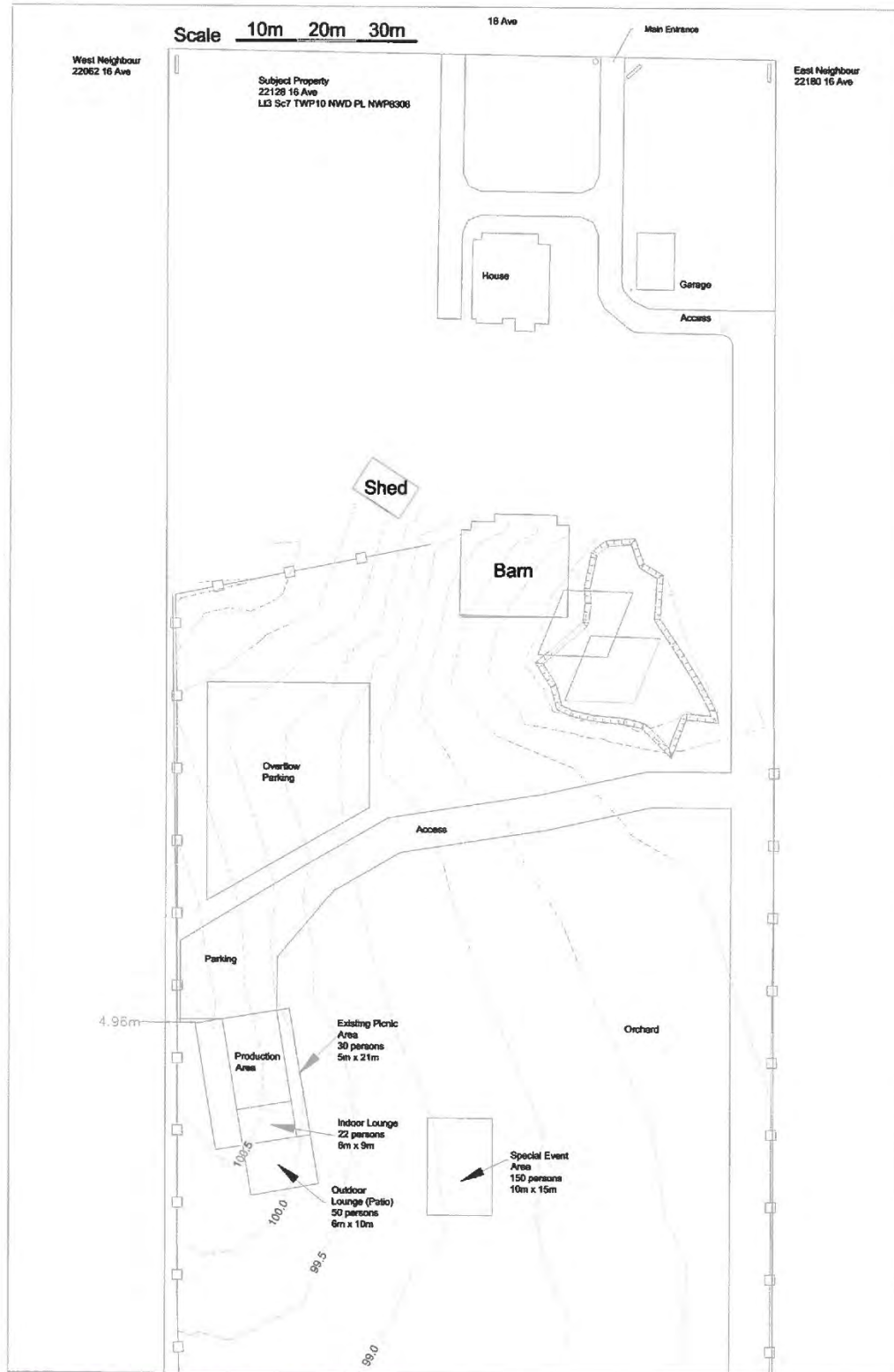
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014 09 29_Plan_Rural_Plan.mxd

CIDERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000041
(FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
Page 4 . . .



ZONING BYLAW NO. 2500

CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 5 . . .



22128 16 AVE LANGLEY SITE PLAN - North
 SC as per scale bar
 14 Sept 2018

SITE PLAN – SUBMITTED BY APPLICANT

CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 6 . . .

REFERENCE:

Owner/Applicant:	Sean and Rachel Bolongaro 44 Wagonwheel Crescent Langley, BC V2Z 2R1
Legal Description:	Lot 3 Section 7 Township 10 New Westminster District Plan 8306
Civic Address:	22128 - 16 Avenue
Area:	4.9 ha (12 ac)
Rural Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-3

BACKGROUND / HISTORY:

The subject property is located in the Agricultural Land Reserve, is designated Agricultural/ Countryside in the Rural Plan and is zoned Rural Zone RU-3.

A cidery is permitted as an agricultural use under Rural Zone RU-3 where the cidery complies with the requirements of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Under this Regulation, a cidery(considered an “alcohol production facility”) and ancillary uses, are allowed in the ALR if:

- (a) at least 50% of the primary farm product used to make the alcohol product produced each year is grown on the farm on which the alcohol production facility is located, or
- (b) the farm on which the alcohol production facility is located is more than two ha in area and at least 50% of the primary farm product used to make the alcohol product 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 primary farm product to the alcohol production facility under a contract having a term of at least three years.

The Regulation identifies the following permitted ancillary uses in the ALR, provided they are ancillary to an alcohol production facility:

- (a) processing, storing and retail sales of alcohol products produced by the alcohol production facility;
- (b) the operation of a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125m² outdoors;
- (c) selling an alcoholic beverage other than one produced by the alcohol production facility if the alcoholic beverage
 - (i) is sold as a single serving in a lounge referred to in paragraph (b) or in a service area under a special event area endorsement endorsed on the licence

CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 7 . . .

issued under the Liquor Control and Licensing Act for the alcohol production facility, and

- (ii) is intended to be consumed immediately;
- (e) cooking classes, if the classes are 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
- (f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 3(4)(k) does not apply.

The applicant submits that the Fraser Valley Cider Company has been in operation with a Manufacturing Licence at the subject property since May 2016. The applicant indicates a subsequent picnic area endorsement was added to the manufacturing licence. Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor and Cannabis Regulation Branch does not provide Council with an opportunity to “endorse” or “not endorse” applications for new cidery (manufacturer) licences, picnic areas, or on-site retail stores where the cidery is permitted under municipal zoning. The Liquor and Cannabis Regulation Branch, however, is required to provide Council with the opportunity to “endorse” or “not endorse” applications for a Lounge or Special Event Area.

The subject Fraser Valley Cider Company Lounge and Special Event Area Endorsement request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a “Liquor Licencing Hearing” prior to it considering endorsement (to the Liquor and Cannabis Regulation Branch) of the request for a Lounge and Special Event Area Endorsements.

DISCUSSION / ANALYSIS:

Fraser Valley Cider Company has applied for a new Cidery Lounge and Special Event Area for the Fraser Valley Cider Company located at 22128 - 16 Avenue. The Cidery Lounge is proposed to be located in an existing building with the outdoor lounge (patio) located on the south end of the building. The building is located in the southwest portion of the subject site. The Special Event Area is proposed to be located in the area adjacent to the east side of the building. Approximately 30 parking spaces are available adjacent to the Cidery Lounge.

The proposed Cidery Lounge would allow the licenced cidery to serve the cider produced on the premises in the designated lounge and patio areas. The designated lounge and patio areas are indicated on the floor plan submitted by the applicant (see Attachment B). The applicant has requested a person capacity of 22 persons for the interior lounge and 50 persons for the exterior patio (a total of 72 persons for the Cidery Lounge). The requested hours of operation are 11 am to 10 pm seven days a week. Food and non-alcoholic beverages must be available in the Cidery Lounge.

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

“We wish to apply for a Lounge Endorsement to allow more flexibility in our operations. We do not anticipate bringing in any other alcohol but with to be able to service more than the current maximum tasting portions of 5 fluid oz. per day and to provide heaters and weather protection on our patio area.”

CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 8 . . .

As the application also includes a request for a Special Event Area, the applicant has provided a letter of intent which includes a description of the Special Event Area endorsement application. The following excerpt is from this letter:

“The Fraser Valley Cider Company has been in operation at 22128 - 16 Avenue since May 2016. Each year we have held 4 long table style dinners and have obtained individual special event permits for each dinner. We wish to apply for a Special Event Area Endorsement to simplify our administration of these events.”

Adjacent Uses:

North: 16 Avenue, beyond which is a 15.8 ha (39 ac) rural property designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR;

South: A 8 ha (19.7 ac) rural property designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR,;

East: A 4.2 ha (12 ac) rural property designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR; and

West: A 4.2 ha (12 ac) rural property designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 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 to an existing Manufacturer Licence. It also requires Council to hold a “Liquor Licencing Hearing” when it considers an endorsement request.

Liquor and Cannabis Regulation Branch Application Summary:

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

Locational Criteria for Cidery 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/cidery-related endorsement requests.

CIDERY LOUNGE AND SPECIAL EVENT AREA
 ENDORSEMENT APPLICATION NO. 000041
 (FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
 Page 9 . . .

RCMP Comments:

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

POLICY CONSIDERATIONS:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a Cidery Lounge and for a 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 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 and Cannabis Regulation 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 and Cannabis Regulation Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the Liquor Licencing Hearing it is recommended that Council adopt the following resolution:

“That Council has considered and ENDORSED the request by Fraser Valley Cider Company to locate a 72 person cidery lounge (22 person interior and 50 person patio) and 150 person special event area serving the Fraser Valley Cider Company located at 22128 - 16 Avenue, Langley, characterized as having liquor service from 11:00AM to 10:00PM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cidery lounge and special event area; the proximity of the cidery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the cidery lounge; the hours of liquor service of the cidery 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 January 14, 2019 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.”

CIDERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000041
(FRASER VALLEY CIDER COMPANY / 22128 – 16 AVENUE)
Page 10 . . .

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

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 - Liquor Licencing
ATTACHMENT B	Floor Plan
ATTACHMENT C	Liquor and Cannabis Regulation Branch application summary including proponent's application form and letter of intent
ATTACHMENT D	RCMP comments



COUNCIL POLICY

Subject: Liquor Licence Endorsement

Policy No:	07-407
Previous Policy No:	07-615
Approved by Council:	2004-06-14
Revised by Council:	2016-05-30

1. Purpose

- 1.1 To outline Council's involvement in providing endorsement/non-endorsement recommendations to the Provincial Liquor Control and Licensing Branch.

2. Background

- 2.1 Provided pursuant to revisions made to Provincial Liquor Licence policies.

3. Related Policy

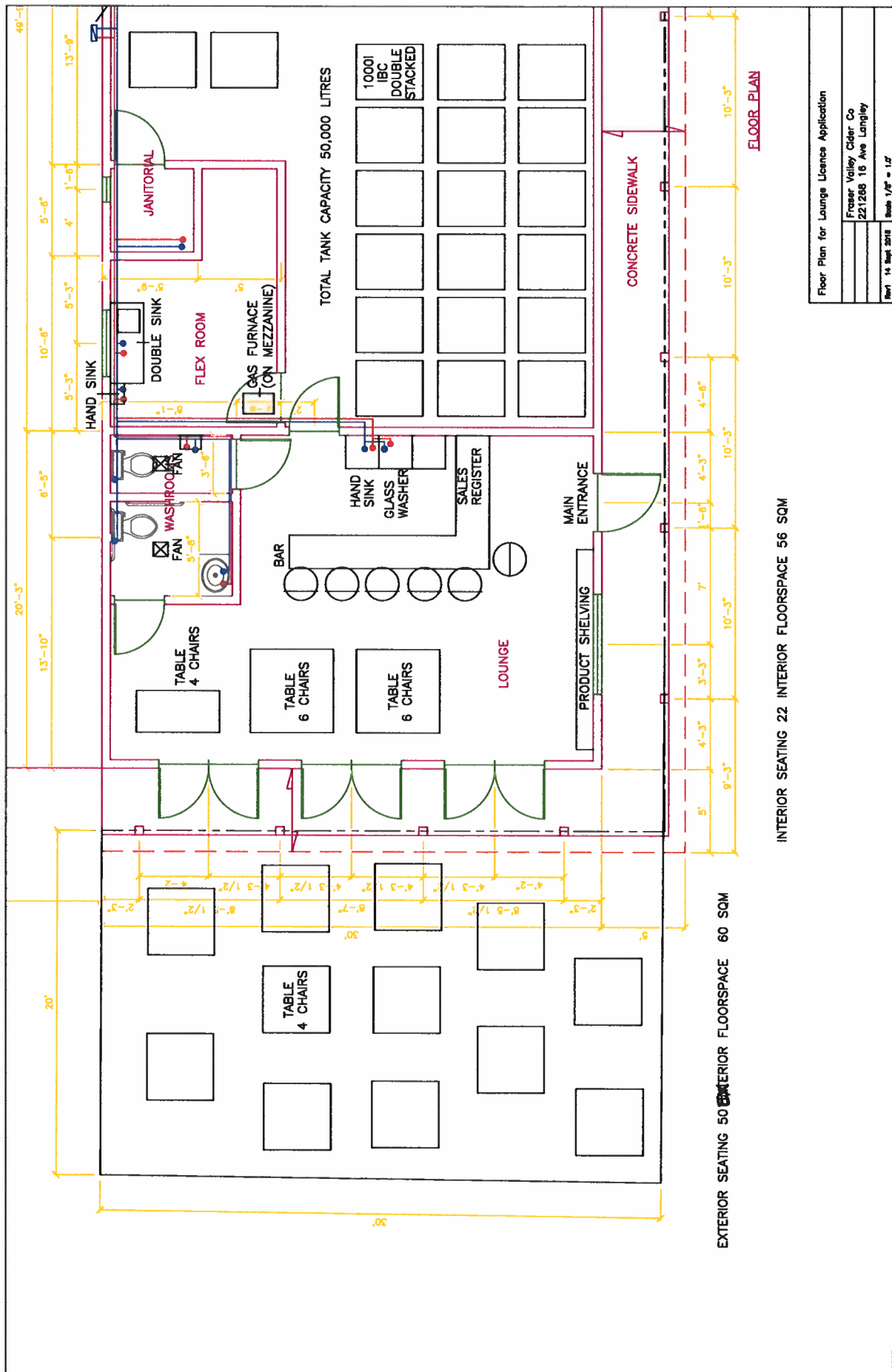
- 3.1 Zoning Bylaw 1987 No. 2500 and Business Licence Bylaw 2001 No. 4050, both as amended from time to time.

4. Policy

- 4.1 That until further notice, Council will continue to be consulted by the Provincial Liquor Control and Licensing Branch with respect to the endorsement of:
 - 4.1.1 new, relocated or increased patron capacity of Liquor Primary and Winery Licences.
 - 4.1.2 Liquor Primary, Winery and Food Primary Licences requesting liquor service later than 1am.
 - 4.1.3 Licensee Retail stores when not located within a Liquor Primary or Winery establishment, or not located on the same lot as a Liquor Primary or Winery establishment.
 - 4.1.4 exotic entertainment requests regulated by Township of Langley Business Bylaw 2001 No. 4050, as amended.
- 4.2 That until further notice, Council will continue to "opt out" of the Food Primary licence endorsement process as it applies to:
 - 4.2.1 new, relocated or increased patron capacity Food Primary licences.
 - 4.2.2 patron participation or other entertainment not subject to Township of Langley Business Bylaw 2001 No. 4050, as amended.
 - 4.2.3 hours of liquor service not later than 1am.
- 4.3 That until further notice, Council will "opt out" of the Winery licence endorsement process as it applies to:
 - 4.3.1 patron participation or other entertainment not subject to Township of Langley Business Bylaw 2001 No. 4050, as amended.
 - 4.3.2 hours of liquor service not later than 1am.

- 4.4 That until further notice, Council authorizes staff to respond directly to the Provincial Liquor Control & Licensing Branch (when requested by the Liquor Control & Licensing Branch) with respect to compliance/non-compliance of “opted out” requests and applications for a Temporary Change to a Liquor Licence requiring local government comment (with such applications being referred to the RCMP) as they pertain to Township bylaws and Council policies.
- 4.5 That applications to Council for consideration of liquor licence endorsement requests include the following information:
 - 4.5.1 a letter from the Provincial Liquor Control & Licensing Branch formally requesting Council’s consideration of the liquor licence endorsement request;
 - 4.5.2 a fully completed application form, fee and title search in accordance with Development Application and Fee Bylaw 1987 No. 2470, as amended;
 - 4.5.3 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats, occupant load, size and location of licensee retail store (if applied for);
 - 4.5.4 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;
 - 4.5.5 existing and/or proposed entertainment type;
 - 4.5.6 existing and/or proposed hours of liquor service;
 - 4.5.7 location and details of proposed licensee retail store;
 - 4.5.8 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
 - 4.5.9 other details of the proposed establishment as may be required by Council to facilitate its review.
- 4.6 That all new, relocated or increased patron capacity “Liquor Primary”, “Winery”, or “Licensee Retail Stores” endorsement requests, and all liquor service requests beyond 1am, be referred to the RCMP; Fire; Engineering; Permit, Licence & Inspection Services Departments and relevant outside agencies for review and recommendation, prior to being submitted to Council.
- 4.7 That Council’s review process for consideration of new, relocated or increased patron capacity “Liquor Primary”, “Winery” or “Licensee Retail Store” endorsements 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 Endorsement Hearing” where affected persons may express their views to Council.
- 4.8 That Council confirm that Township of Langley Business Licence Bylaw 2001 No. 4050, as amended, prohibiting exotic performer entertainment in the Township applies to all “Liquor Primary”, “Food Primary” and “Winery” establishments, except for pre-existing exotic performer entertainment located in hotels holding a Class A licence before October 25, 1993.
- 4.9 That Council adopt the following locational criteria for consideration of new or relocated “Liquor Primary” or “Licensee Retail Store” endorsement requests:
 - 4.9.1 May be located on property zoned “Liquor Primary Zone C-12” or in a Zone where “Liquor Primary Use” is a permitted use, subject to adequate

- access and parking being provided in accordance with Township bylaws and policies.
- 4.9.2 May be located in a designated Regional or Community Town Centre (as per Official Community or Neighbourhood Plans) subject to adequate access and parking being provided in accordance with Township bylaws and policies.
 - 4.9.3 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.
 - 4.9.4 Notwithstanding locational criteria 4.9.1, 4.9.2, and 4.9.3, a new or relocated "Liquor Primary" or "licensee Retail Store" establishment shall not be located with a one half kilometer distance of an existing proposed elementary or secondary school, an existing church, or an existing or proposed neighbourhood or –sub-neighbourhood level 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 elsewhere on a site specific basis at the discretion of Council.
 - 4.9.5 Proposed new or relocated "Liquor Primary" or "Licensee Retail Store" establishments shall not directly abut single 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.
 - 4.9.6 New or relocated "Licensee Retail Stores" shall not be located within a one half kilometer radius of another "licensee Retail Store" and not remain open later than 11pm.
- 4.10 That Council require that all new, relocated or increased patron capacity liquor establishments also comply with:
- 4.10.1 Township Building and Fire Codes (including Langley Building Bylaw 2008 No. 4642, as amended);
 - 4.10.2 Township Zoning Bylaw 1987 No. 2500, as amended, requirements including siting, parking, loading, landscaping and screening;
 - 4.10.3 Access, servicing and other requirements of the Township Subdivision and Development Servicing Bylaw 2011 no. 4861 as well as Traffic Bylaw 2010 No. 4758, both as amended;
 - 4.10.4 The Township's Noise Control Bylaw 1989 No. 2573, as amended;
 - 4.10.5 The Township's Business Licence Bylaw 2001 No. 4050, as amended;
 - 4.10.6 The Township's Exterior Lighting Impact Policy;
 - 4.10.7 Crime Prevention Through Environmental Design (CPTED) criteria;
 - 4.10.8 Other requirements that may be established by Council as a condition of either a rezoning, a development permit, development variance permit, building permit, or as a condition of Council's endorsement of the application to the Liquor Control and Licensing Branch; and
 - 4.10.9 Requirements and conditions imposed by the Provincial Liquor Control and Licensing Branch, pursuant to the Liquor Control and Licensing Act and Regulations.





Liquor Control and Licensing Branch
4th Floor, 3350 Douglas St, Victoria, BC V8W 9J8
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7088

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):

306678

Applicant/Licensee Name:

Rachel Bolongaro

Mailing Address:

44 Wagonwheel Cres

Street

Langley

City

BC

Province

V2Z 2R1

Postal Code

Phone number:

604 308 4805

E-mail address:

rachel@fraservalleycider.ca

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:

Rachel Bolongaro

Phone number:

604 308 4805

Position:

owner

E-mail address:

rachel@fraservalleycider.ca

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:

The Fraser Valley Cider Company

Manufacturer Address:

2228 16 Ave

Street

Langley

City

BC

Province

V2Z 1L3

Postal Code

4a. Parcel Identifier (PID):

011-314-583

4b. Local Government/First Nation:

Township of Langley

Local Police:

Langley

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.	Indoor Tasting Room .	✓		22 .
2.	Outdoor Patio .		✓	50
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				72 .

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11am	11am	11am	11am	11am	11am	11am
Close	10pm	10pm	10pm	10pm	10pm	10pm	10pm

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.	Field / Event Tent	150 .
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		150 .

6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12pm	12pm	12pm	12pm	12pm	12pm	12pm.
Closed	10pm	10pm	10pm	10pm	10pm	10pm	10pm

Part 7: Declaration of Signing Authority

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".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: R. Bolongaro
Authorized signatory of the licensee

Name: Rachel Bolongaro (last / first / middle) Position: owner (if not an individual) Date: 9th Jan 2018. (Day/Month/Year)

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

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

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.

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. 13 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 GVT, 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: _____

Appendix I – Patio(s)

Complete the following if your proposed endorsement(s) includes a patio(s).

1. Describe the height and composition of the patio perimeter or bounding (i.e. railings, fencing, planters, hedging, etc.). A patio must be defined and bounded by physical separation in order to control patrons and liquor within the service area.
The patio is surrounded by planted beds. These are approximately 4ft wide, 2ft high and contain a mixture of trees and shrubs. No alcohol beyond this point signs are displayed at the patio entrance/exit.
2. Describe the location based on the endorsement type:
 - a. Lounge – may be a standalone patio on the manufacturing site. If there is an interior lounge area, the patio must be adjacent to the interior lounge.
 - b. Special Event Area – may be a patio attached to the manufacturing building or on-site store.Lounge - the patio is adjacent to the existing tasting room and is accessed via three double french doors.
3. Describe how staff will manage and control the patio from the interior service area or how you will manage and control a stand alone patio.
the patio is clearly visible from the bar inside the tasting room. Regular visits are made to the patio to clear tables and check in with customers.
4. Specify if liquor service to the patio is from: (a) fixed bar located on the patio, (b) portable bar for the patio, (c) licensed interior:
Liquor service will be from the licensed interior. A portable bar on the patio will be used for busy periods only.
5. Do servers have to carry liquor through any unlicensed areas to get to the patio? Explain:
No.

Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/FN.

Letter of Intent

Lounge Area Application - The Fraser Valley Cider Company

Objective

The Fraser Valley Cider Company has been in operation at 22128 16 Ave since May 2016. We currently operate a tasting room and picnic area at the site. We wish to apply for a Lounge Endorsement to allow more flexibility in our operations. We do not anticipate bringing in any other alcohol but wish to be able to serve more than the current maximum tasting portion of 5floz per day and to provide heaters and weather protection on our patio area.

Areas and Person Capacity

The application covers two areas -
 The existing indoor tasting room - 22 people
 The existing outdoor patio - 50 people

Type of Event

We do not anticipate changing our operations in a significant manner. We will continue to serve only our own cider but with a lounge licence we would have the ability to be more flexible with our serving sizes.

For designated drivers, we have a range of soda's and traditional lemonade as well as tea or coffee. We also have a range of meat and cheese snack plates available as part of our normal tasting room operations. These are available whenever our cidery is open.

Hours of Operation

The requested hours of operation are from 11am to 10pm each day. Our tasting room is normally only open Fridays and Saturdays 11am-9pm and Sundays 11am-6pm. We have requested additional hours to allow flexibility in hosting one-off events or private events.

Location and Noise Abatement

Our cidery is located in a rural area on a 12 acre parcel of land. We have two adjacent neighbours, both on 12 acre lots. Our cidery is located approximately 100m from the nearest neighbour's house and approximately 150m from the farthest neighbour's house. The outdoor patio area is shielded from the nearest neighbour by the cidery building.

Our operations typically end by 9pm allowing all traffic to exit the site by 10pm at the

latest. We do not anticipate any increase in traffic over the current use as a tasting room. We do not plan on providing music to the outdoor patio as part of our standard operations.

Special Event Area Application - The Fraser Valley Cider Company

Objective

The Fraser Valley Cider Company has been in operation at 22128 16 Ave since May 2016. Each year we have held 4 long table style dinners and have obtained individual special event permits for each dinner. We wish to apply for a Special Event Area Endorsement to simplify our administration of these events.

Areas and Person Capacity

The application covers one area -

An area of the field where a tent is erected on an as required basis. We are requesting a 150 person capacity.

Our events are typically limited to 60 people but we have applied for the maximum person capacity allowable under ALR regulations to provide ourselves with flexibility in the hosting of a larger event in the eventuality that this is required.

The proposed person capacity meets that required by ALR regulations for farm based events.

Type of Event

We plan to use the Special Event Area to host farm to table dinners. These dinners are catered by a local chef and use produce from local farms. Our cidery provides the cider to pair with the dinner. Live music is often a component of our dinners.

We additionally wish to use this Special Event Area to allow the hosting of private dinners at our facility. The size of these events would range from 12-60 people.

For designated drivers, we have a range of soda's and traditional lemonade as well as tea or coffee. Food is normally the focus of these special events but we also have a range of meat and cheese snack plates available as part of our normal tasting room operations.

Hours of Operation

The requested hours of operation are from 12 noon to 10pm each day. Our dinners are typically held on a Friday or Saturday night from 6pm-9pm. We have requested additional hours to allow flexibility in hosting a lunchtime or evening event and to accommodate requests from private customers for alternative days.

Location and Noise Abatement

Our cidery is located in a rural area on a 12 acre parcel of land. We have two adjacent neighbours, both on 12 acre lots. Our cidery is located approximately 100m from the nearest neighbour's house and approximately 150m from the farthest neighbour's house. The Special Event Area will be shielded from the nearest neighbour by the cidery building.

Our events typically end by 9pm allowing all traffic to exit the site by 10pm at the latest. For a 60 person event, traffic is approximately 30 cars which does not add a significant load to 16th Avenue which is a busy road.

Any music at our events is sufficiently low in volume to allow for normal conversation within the event tent and is not noticeable at the boundaries of our property.

On 2018-11-08, Sgt MINHAS attended the Fraser Valley Cider Co. situated at 22128 – 16 Ave and learned that the business was on a rural property. The access to the property was down a windy road which is well away from the main road. The business itself appears to have ample space which would allow for expansion.

Address of site:

CIVIC: 22128 – 16 Ave

LEGAL: Lot 3 Section 7 Township 10 NWD 8306

Please note** Sgt MINHAS was not able to gain access to the actual site as the business is closed for the winter. However, Sgt MINHAS did peer through open windows and could see the layout of the proposed area.

No issues noted.

Sgt MINHAS

054879

Langley RCMP-GRC