

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 12, 2021 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: LIQUOR LICENCE AMENDMENT APPLICATION
 NO. 000054 (DOMAINE DE CHABERTON ESTATES
 LTD. / 1064 – 216 STREET)

REPORT: 21-31
FILE: 10-07-0003

PROPOSAL:

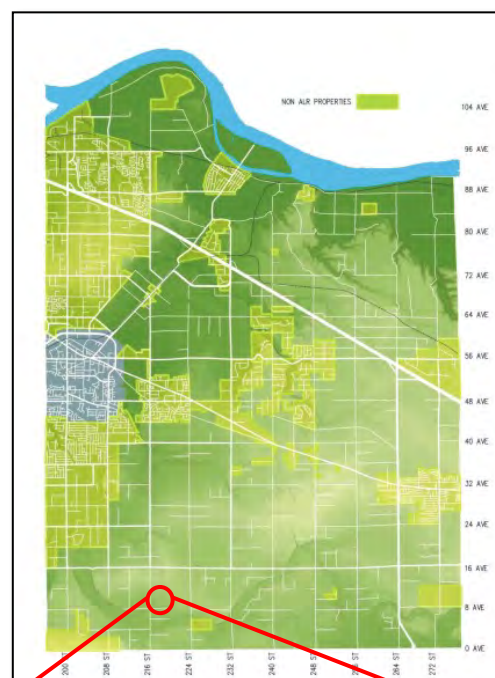
Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a structural change to add a patio (addition of a new licenced area) for Domaine De Chaberton Estates Ltd. located at 1064 – 216 Street.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the structural change to add a patio (addition of a new licenced area) application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the structural change endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.



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RECOMMENDATIONS:

That Council consider the endorsement request for a structural change (addition of a new licenced area) for Domaine De Chaberton Estates Ltd. located at 1064 – 216 Street; and further

That Council adopt the following resolution, should it decide to endorse Domaine De Chaberton Estates Ltd.'s request:

“That Council has considered and ENDORSED the request by Domaine De Chaberton for the structural change (addition of a new licenced area) for the existing winery lounge serving Chaberton Estate Winery located at 1064 – 216 Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise 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 through a written submission opportunity prior to the Council Meeting on April 12, 2021 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:

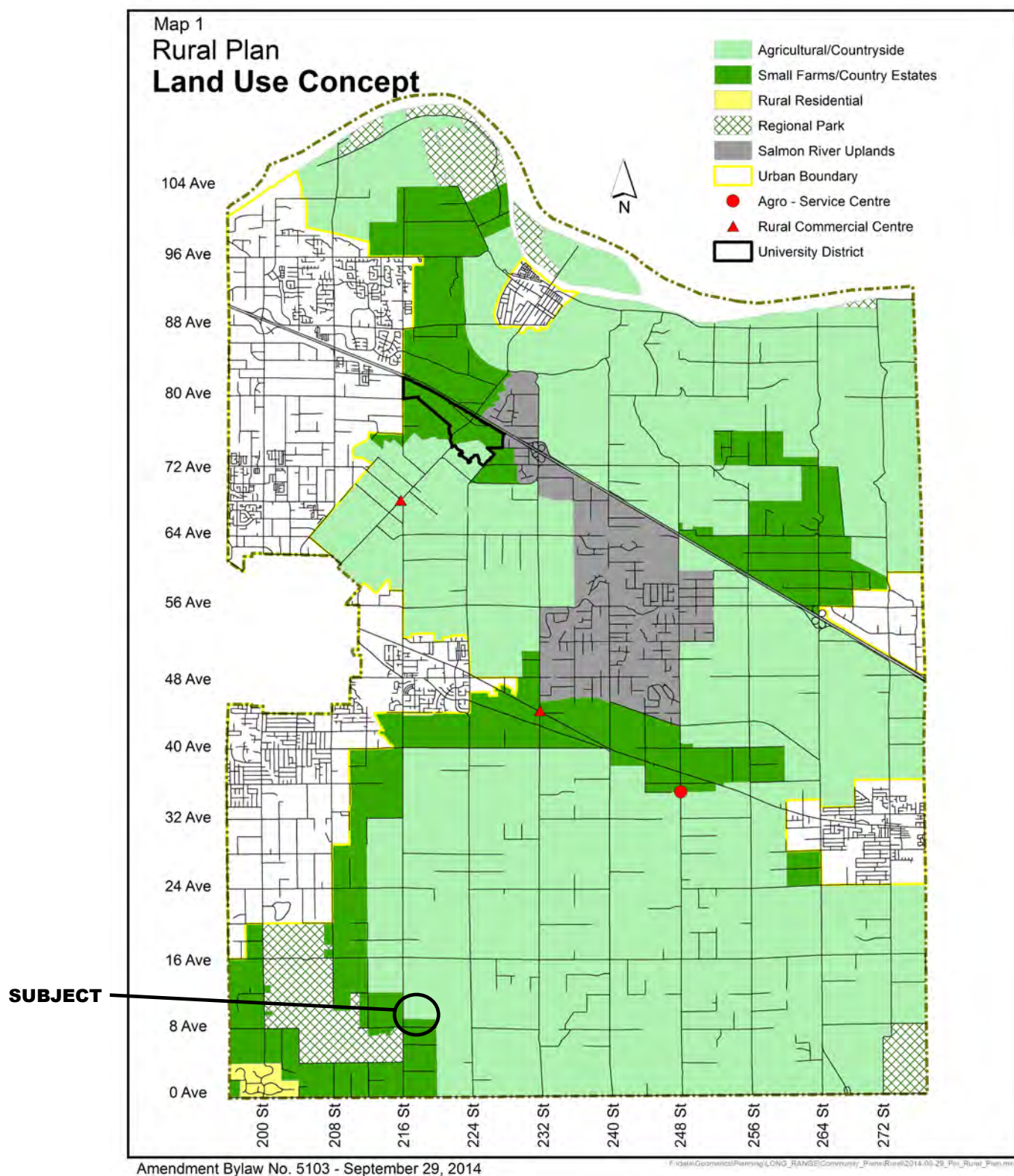
Domaine De Chaberton Estates Ltd. has made an application to Council to endorse a structural change to add a patio (addition of a new licenced area) for Chaberton Estate Winery.

The subject application proposes an increase in the overall occupant load from 60 to 125 people through the addition of a new licenced area (65 person patio).

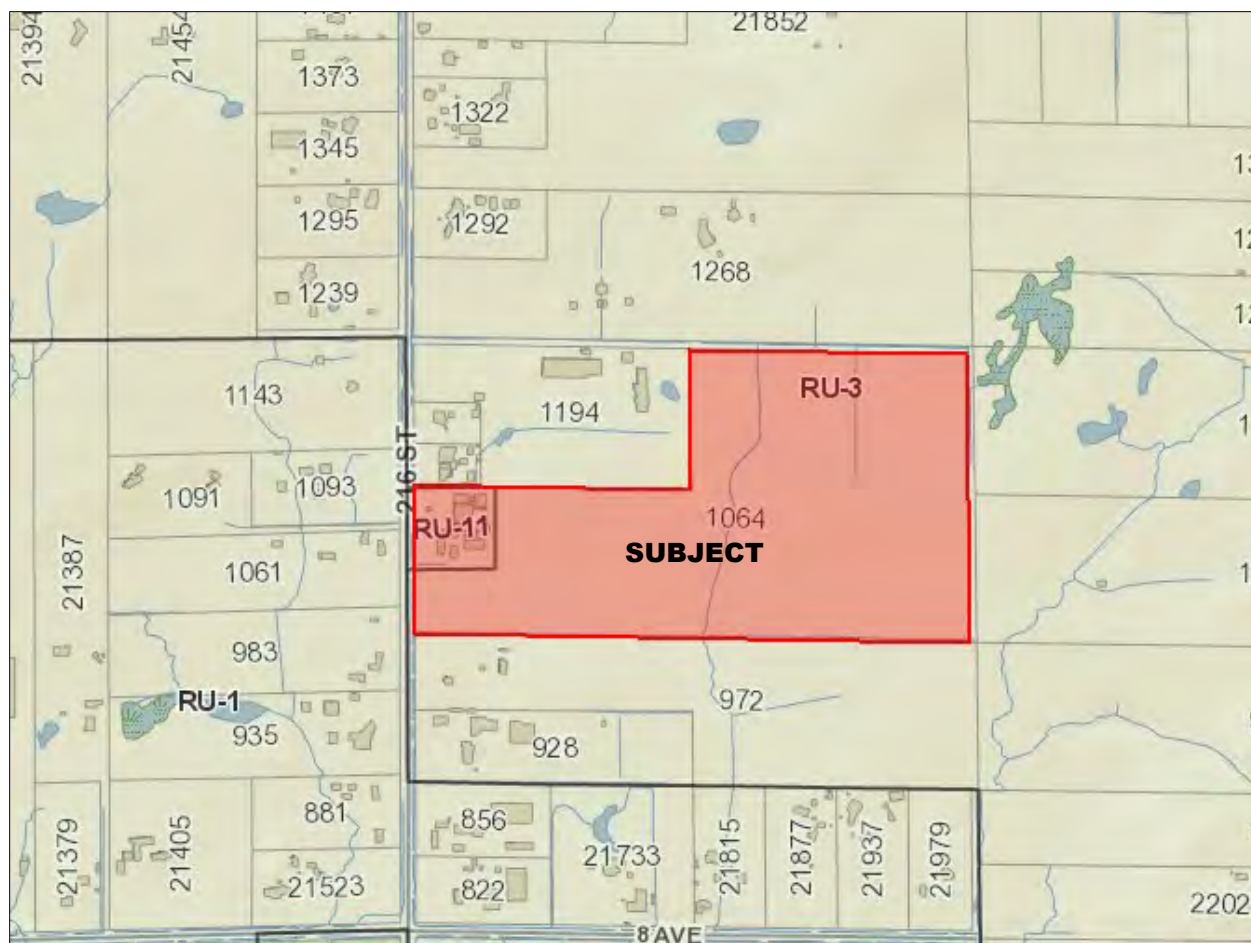
Although the issuance of structural changes (including the addition of a new licenced area) is a Provincial jurisdiction, the Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to “endorse” or “not endorse” applications for the addition of a new licenced area. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving the permanent addition of a patio to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

PURPOSE:

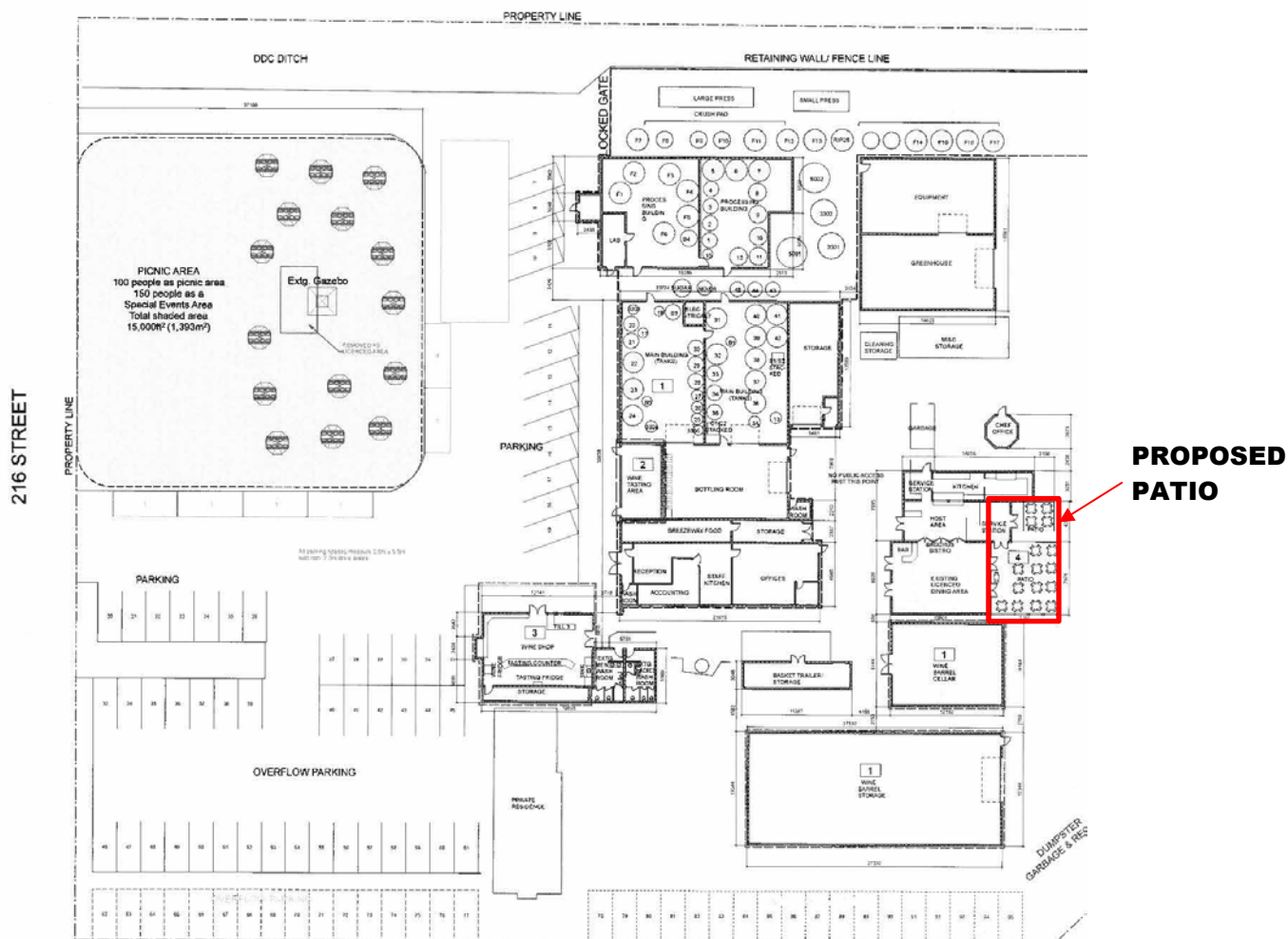
The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a structural change (addition of a new licenced patio) for Chaberton Estate Winery located at 1064 – 216 Street.



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ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

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REFERENCE:

Owner:	Domaine De Chaberton Estates Ltd. 1064 – 216 Street Langley BC V2Z 1R3
Agent:	Rising Tide Consultants 1620, 1130 West Pender Street Vancouver BC V6E 4A4
Legal Description:	Lot 3 Section 7 Township 10 New Westminster District Plan 14728
Civic Address:	1064 – 216 Street
Area:	22.27 ha (55.04 ac)
Rural Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-3 and Rural Winery Zone RU-11

BACKGROUND / HISTORY:

The subject property is located in the Agricultural Land Reserve (ALR), designated Agricultural / Countryside in the Rural Plan and zoned Rural Zone RU-3 and Rural Winery Zone RU-11.

A winery is permitted as an agricultural use under Rural Zone RU-3 where the winery complies with the requirements of the Provincial Agricultural Land Reserve Use Regulation. Under this regulation, a winery with 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 three (3) years.

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

- (a) processing, storing and retail sales of an alcohol product produced by the alcohol production facility;
- (b) operating 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 alcohol production facility, if the alcoholic beverage is intended to be consumed immediately and is sold
 - (i) as a single serving in a lounge referred to in paragraph (b), or
 - (ii) in a service area under a special event area endorsement endorsed on the licence issued under the Liquor Control and Licensing Act for the alcohol production facility;
- (d) conducting a cooking class, if 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;
- (e) 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 17 [gathering for an event] does not apply;

The applicant indicates that the LCRB granted Chaberton Estate Winery an approval for a manufacturing licence in 1990. Subsequent indoor lounge endorsement, special event area endorsement, on-site retail and picnic area endorsements were added to the manufacturing licence over time. Pursuant to the Provincial Liquor Control and Licensing Regulation, the LCRB does not provide Council with an opportunity to “endorse” or “not endorse” applications for new winery (manufacturer) licences, picnic areas, or on-site retail stores where the winery is permitted under municipal zoning. The LCRB, however, is required to provide Council with the opportunity to “endorse” or “not endorse” applications for a structural change to add a patio (addition of a new licenced area).

The subject Chaberton Estate Winery 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 considering endorsement (to the LCRB) of the request for a structural change to add a patio (addition of a new licenced area). Staff note that in accordance with Council direction, the current process has been amended to include written submission opportunities in place of “Liquor Licencing Hearings” due to the COVID-19 pandemic.

DISCUSSION / ANALYSIS:

Domaine De Chaberton Estates Ltd. has applied to the LCRB for a structural change (addition of a new licenced area) to permanently add a 75.9 m² (817 ft²) / 65 person patio. If approved, the establishment would have a total occupant load of 125 people (60 indoor and 65 person patio). Although the approval of structural change applications is a Provincial jurisdiction, the LCRB provides Council with the opportunity to “endorse” or “not endorse” applications for permanent additions of patios. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving permanent additions of patios to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

The proposed 65 person patio is located on the easterly portion of the building directly adjacent to the existing bistro (indoor lounge) which accommodates 60 persons. Food and non-alcoholic beverages must be available in the winery lounge areas. The current licence for the winery lounge specifies hours of operation from 11:30am to 11:30pm seven (7) days a week. No changes are proposed to the hours of operation of the establishment. Hours of operation of other winery / cidery applications considered by Council are included as Attachment B.

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Adjacent Uses:

North: Rural properties designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3, located in the ALR, and unopened road dedication;
 South: A rural property designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR;
 East: Unopened road dedication, beyond which Rural properties designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR; and
 West: 216 Street, beyond which are rural properties 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 for the permanent addition of a patio to an existing Manufacturer Licence. It also requires Council to hold a “Liquor Licencing Hearing” when it considers an endorsement request. Staff note that consistent with the Public Health Official’s orders and in accordance with Council direction, the current process has been amended to include written submissions opportunities in place of “Liquor Licencing Hearings” due to the COVID-19 Pandemic.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted a structural change application for the permanent addition of a patio to the LCRB. According to LCRB 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 LCRB, including a letter of intent (Attachment C), provides more detailed information with respect to the proposal.

Locational Criteria for Winery Lounge 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 (Attachment D) do not identify any concerns that would impact the granting of the licence.

Parking:

The site plan (Attachment E) provided by the applicant indicates 95 parking spaces (67 are required) are available on the property.

Policy Considerations:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the LCRB provides Council with the opportunity to “endorse” or “not endorse” applications for the permanent addition of a patio. Council through the Liquor Licencing Policy has chosen to participate in the endorsement process as it pertains to applications for the permanent addition of a patio to a Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed notices to nearby residents for a written submission opportunity providing an opportunity for public comment consistent with LCRB requirements.

Following the written submission opportunity, 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 LCRB requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

“That Council has considered and ENDORSED the request by Domaine De Chaberton for the structural change (addition of a new licenced area) for the existing winery lounge serving Chaberton Estate Winery located at 1064 – 216 Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise 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 through a written submission opportunity prior to the Council Meeting on April 12, 2021 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 LCRB, 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	Table of Other Winery / Cidery Hours of Operations
ATTACHMENT C	Liquor and Cannabis Regulation Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT D	RCMP Comments
ATTACHMENT E	Site Plan



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

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.

ATTACHMENT B**SUBJECT APPLICATION:**

Winery	Address	Proposed Hours of Operation	Person Capacity	Council Consideration
Chaberton Estate Winery	1064 – 216 Street	11:30am – 11:30pm daily.	65 person patio	April 12, 2021

OTHER WINERY / CIDERY APPLICATIONS:

Winery	Address	Hours of Operation	Person Capacity	Council Endorsement
Otter Trail Winery	5974 – 248 Street	11:00am – 10:00pm Tues. – Sun.	64 person indoor lounge, 32 person patio	September 21, 2020
City Side Winery Ltd.	2974 – 224 Street	10:00am – 10:00pm daily	65 person indoor lounge, 65 person patio	April 20, 2020
Backyard Vineyards Corp.	3033 – 232 Street	11:00am – 8:00pm Mon. – Wed.; 11:00am – 9:00pm Thurs. – Sat.; 11:00am – 7:00pm Sun.	32 person indoor lounge, 28 person patio	March 19, 2020
Festina Lente Estate Winery Ltd.	21113 – 16 Avenue	1:00pm – 6:00pm daily	10 person indoor lounge, 14 person patio; 65 person special event area	July 22, 2019
Fraser Valley Cider Company	22128 – 16 Avenue	11:00am – 10:00pm daily	22 person indoor lounge, 50 person patio; 150 person special event area	January 14, 2019
Township 7 Vineyards & Winery	21152 – 16 Avenue	10:00am – 10:00pm daily	48 person indoor lounge, 44 person patio; 100 person special event area	September 17, 2018
Roots and Wings Distillery Inc.	7897 – 240 Street	noon – 8:00pm daily	14 person capacity (inclusive of indoor and patio); 150 person special event area	July 23, 2018
Domaine De Chaberton	1064 – 216 Street	11:00am – 11:30pm daily	150 person Special Event Area	June 11, 2018
Glass House Estate Winery	23449 – 0 Avenue	11:00am – 11:30pm daily	50 person indoor lounge, 65 person patio; 100 person special event area	March 5, 2018

Backyard Vineyards Corp.	3033 – 232 Street	11:00am – 5:00pm daily	32 person indoor lounge, 28 person patio	March 19, 2018
Krause Berry Farms and Estate Winery	6179 – 248 Street	9:00am – midnight daily	65 person indoor lounge, 65 person patio; 100 person special event area	July 9, 2012



Liquor and Cannabis Licensing

Provide Comment on Application

Complete this application only if you have an existing and approved lounge or special event area(s). If you have both endorsements, you must submit separate applications to describe the changes to your facility.

☒ If you leave this page, the information you input will be saved. You can continue later from the dashboard.

Please review the information at <https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf> (<https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf>) to ensure you have met the requirements of this application with your local government.

ESTABLISHMENT DETAILS

Establishment Name

Chaberton Estate Winery (300138)

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

1064-216th Street

City

LANGLEY

Province

British Columbia

Postal Code

V2Z1R3

Country

Canada

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Langley - Township

Selected Local Government/Indigenous Nation

Name: Langley - Township

Website: <https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf> (<https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf>)

Please review the information at

<https://webfiles.tol.ca/CommDev/Development%20Policies/07-407%20Liquor%20Licence%20Endorsement.pdf>

(<https://webfiles.tol.ca/CommDev/Development%20Policies/07-407%20Liquor%20Licence%20Endorsement.pdf>) to ensure you meet the

requirements of this application with your local government. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

RCMP Langley

Selected Police Jurisdiction

Name: RCMP Langley

Floor Plan

Provide one 11" x 17" copy of the proposed floor plan reflecting proposed changes.

The Liquor and Cannabis Regulation Branch requires an occupant load (patrons plus staff) for the proposed area(s), which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your plans.

[Floor Plan_1.pdf\(api/file/c9095df6-bb43-eb11-b824-005056838fcd/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F010678_C9095DF6BB43EB11B824005056838FCD%2FFloor%20Plan_1.pdf&documentType=Floorplan\)](#) 922

OUTSIDE AREAS

Proposed capacity of Outdoor Special Event Area(s):

Area No.	Size (in m ²)	Proposed Capacity
1	Lounge Patio (not Special Event Area)	65
Total Requested Capacity:		65

CAPACITY AREA

Provide occupant load for all new areas, as stamped on the submitted plans:

Capacity *

65

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Edna

Last Name *

Lizotte

Title/Position

Manager of Licensing - Rising Tide Consultants

Phone Number (main) *

6046692928

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

edna@risingtideconsultants.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☐ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☐ * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION**LG/IN**

Langley - Township

Name of Official

Joel Nagtegaal

Title/Position

Planner

Phone

(604) 533-6044

Email

jnagtegaal@tol.ca

Provide a Resolution/Comment and any supporting reports with comments on:

- The impact of noise on nearby residents
- The impact on the community if the application is approved
- The views of residents and a description of the method used to gather views
- The LG/In recommendations (including whether or not the application is approved) and the reasons on which they are based

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#).

FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.

MAX FILE SIZE: 25MB.

Occupant Load is the maximum number of people (patrons plus staff) permitted in a service area. The occupant load must be stamped or written, dated and signed on the floor plan by the appropriate authority.

If you will not provide the occupant load for the applicant, you must provide a letter confirming you do not issue occupant load. The Branch will accept an occupant load calculation from a professional architect or engineer.

A licence cannot be issued without final occupant load.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#).

FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.

MAX FILE SIZE: 25MB.

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Opt Out of Comment

Reject Application

Provide Resolution



**MANUFACTURER LICENCE
LOUNGE ENDORSEMENT APPLICATION**

**AT: CHABERTON ESTATE WINERY
1064 216TH STREET
LANGLEY, BC**

**APPLICANT: DOMAINE DE CHABERTON ESTATES
LIMITED PARTNERSHIP
LICENCE NO. 300138**

**LETTER OF INTENT FOR A
MANUFACTURER LICENCE LOUNGE ENDORSEMENT
TO ADD PATIO
JANUARY 7, 2021**

Submitted to:

**Liquor Control & Licensing Branch
400-645 Tyee Road
Victoria, B.C.V9A 6X5**

Submitted by:

**Rising Tide Consultants Ltd.
1620 - 1130 West Pender Street,
Vancouver BC V6E 4A4
Tel: (604) 669-2928
Fax: (604) 669-2920**

PRIMARY FOCUS OF THE BUSINESS

Chaberton Estate Winery is a licensed land-based winery manufacturing facility with a current interior lounge. The Licensee wants to add an outdoor lounge patio area at this establishment to enhance the guest experience.

The proposed lounge patio will be located immediately adjacent to the interior Lounge area of the building. The occupant load will be 65 persons for the outdoor lounge patio area. The interior Lounge currently has a capacity of 60 persons. This meets the Agricultural Land Reserve requirement for a lounge (125m² lounge interior and 125m² lounge patio).

Chaberton Estate Winery and the Bacchus Bistro provide visitors with a truly unique wine and dine experience. We offer daily tastings in our boutique tasting room, winery tours, and an exquisite dining experience, featuring authentic French cuisine at the Bacchus Bistro, which overlooks our 47.5 -acre vineyard. Its full selection of 100% BC VQA red and white wines are made from grapes grown locally in its vineyard, as well as specially selected grapes from vineyards in the Okanagan and Similkameen Valleys.

The unique environment offers guests and families a warm and welcoming farm experience. Furthermore, the knowledgeable and passionate staff and ownership help educate guests on diverse and quality products from their local farm and surrounding community.

The location of Chaberton Estate Winery is such that it will cater to different groups including residents of Langley and surrounding cities, the business people working in the surrounding area, and tourists visiting the Lower Mainland seeking a winery experience. The target market group will be primarily over 25 years of age with a variety of occupations.

Chaberton Estate Winery currently has a Temporary Extension of Service Area issued by the Liquor and Cannabis Regulation Branch until October 31, 2021 for this lounge patio.

HOURS OF OPERATION

The current approved hours of licensing for this lounge endorsement is 11:30am to 11:30pm, seven days per week. The Lounge patio will have the same hours.

FOOD SERVICE

Rated by the Vancouver Sun as one of the top 3 al fresco dining restaurants in Vancouver, the Bacchus Bistro serves authentic French bistro cuisine prepared with local ingredients and a West Coast flair. The Bacchus Bistro overlooks our 47.5 -acre vineyard, making our seasonal patio the best place to enjoy fine dining, 100% BC wines, and seasonal cuisine.

The “à la carte” menu from Bacchus Bistro is joined by the daily table d’hôte menu in which Executive Chef Ashley Chisham’s culinary prowess showcases local seasonal ingredients, as well as a suggested wine pairing from the complete selection of Chaberton wines.

ENTERTAINMENT

The entertainment in this lounge may from time to time include background music.

COMPOSITION OF NEIGHBOURHOOD

This area’s most prominent use is a farming community with some urban commercial and upcoming residential areas.

The location is current zoned appropriately for both the manufacturing facility including the lounge endorsement and no changes are required.

There are no other manufacturing facilities within a 3 block radius of this location.

NOISE IN THE COMMUNITY

The applicant will not permit the Chaberton Estate Winery to be detrimental to the area in anyway.

The applicant must follow the Township of Langley noise by-laws and ensure they are not a noise nuisance to surrounding neighbors. The applicant feels it is in their best interest to ensure no noise will negatively impact the surrounding community, as they are focused on attracting the surrounding residential community as their client base. Based on the above noted information, the applicant feels this lounge within the community will not create additional noise.

OTHER FACTORS

The applicant also submits the following additional factors for consideration:

- The size of the proposed lounge patio is a maximum of 65 persons;
- The applicant wishes to allow for minors if accompanied by a parent or guardian

All of which is respectfully submitted this 7th day of January, 2021.

Edna Lizotte
Manager of Licensing
Rising Tide Consultants Ltd.
1620-1130 West Pender Street



REPORT

Langley RCMP

Report Produced by: Dianne Robinson

Date of Report: 21.03.31

Township of Langley

PROJECT # 10-07-0003

Sent By:

Planner ~ Joel Nagtegaal



Civic: 1064 - 216 Street

Legal: Lot 3 Section 7 Township 1 O NWD Plan 14728

The applicant has applied to the Provincial Liquor & Cannabis Regulation Branch for an addition of a lounge patio at the winery. Existing zoning is Rural Zone (RU-3) and Rural Winery Zone (RU-11).

The Domaine De Chaberton Winery is located in a very rural area; there are two residences close by. One is on the east side of 216th Avenue and the other to the north of the winery. It is the writer's opinion, based on the hours of operation noted below and the nature of the winery, that there wouldn't be enough noise pollution coming from the patio service area to cause the occupants of the residences any disturbance in the peace and enjoyment of their homes. This opinion would change if loud music was to be played during hours of operation and were to exceed the Township of Langley's Community Standards Bylaw 5448: Noise and Sound.

At this time the stated hours of Operation for the patio will be the same as the current lounge; which are 11:30 AM to 11:30 PM seven days a week.

Regarding parking; *Domaine De Chaberton has 95 allocated parking spaces, this number is 28 spaces above the Township of Langley's occupant load requirement.*

If you have any questions regarding this review, please contact, Dianne Robinson Crime Prevention Program and Volunteer Coordinator 604.532.3210.

