

Patio 2 = 0 Taken from Person 01      Patio 1 = 0 Taken from Person 01

OUTLINE LIQUOR PRIMARY  
The stage is not included in the licensed area

Person 01 = 150 persons

TOTAL 150 INCLUDING PATIO

STAGE

WASHROOM  
HANDICAP WASHROOM  
WASHROOM  
STAFF WASHRM

SERVICE AREA  
KITCHEN  
BEER FRIDGE

BAR

ENTRANCE

POOL TABLE

STORAGE  
OFFICE

RAISED AREA

COUNTER

COUNTER

COUNTER

EXIT ONLY

PATIO 2

PATIO 1

MAXIMUM OCCUPANT LOAD

Township of Langley

Est. 1873

PATIO 1 = 32 SEATS  
PATIO 2 = 16 SEATS  
INDOOR AREA = 92 SEATS  
STAFF = 10 PERSONS  
TOTAL OCCUPANT LOAD = 150 PERSONS

DATE: April 7, 2020

LIQUOR STORE

LL000104

RECEIVED  
APR - 7 2020  
TOWNSHIP OF LANGLEY  
BUILDING DEPT.

Walnut Grove Pub  
20470 88th Avenue  
Langley, BC  
V1M 2Y6

LCRB OFFICIAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES  
Date Issued: May 26, 2020  
LP Licence # 181998      General Manager

LP-Job#: 000708479-047  
Licence#: 181998

# START

**Licence#: 181998**

**Job#: 000708479-047**

**Application Type: Structural Change**

**Establishment: Walnut Grove Pub & Bistro**

**Completed: May 26, 2020**



Job#: 000708479-047

May 26, 2020

786 Holdings Ltd.

Via email: [s.22](#)

Dear Mahmood Mangalji:

**Re: Structural Change Application - Final Approval Letter  
Walnut Grove Pub & Bistro  
Liquor Primary (LP) - Liquor Licence #: 181998  
Located at: 20470 88 Avenue, Langley, BC V1M 2Y6**

Your liquor inspector, Nick Hedstrom, has now conducted a final inspection of the licensed establishment. I am advised there were no concerns identified during the inspection; therefore, I am proceeding to finalize the amendments to your liquor licence and associated floor plan.

The approved change is summarized below for Liquor Primary Licence #: 181998

- Patio 1 = 0 (capacity taken from Person 01)
- Patio 2 = 0 (capacity taken from Person 01)
- Person 01 = 150 persons (patrons plus staff)

**Please keep this "Structural Change Final Approval Letter" pending receipt of the amended liquor licence which will follow and is not included with this approval letter.**

**Note: If at any time your establishment contact information changes, you must advise the Branch in writing to ensure proper delivery of your liquor licence in the future.**

As a reminder, the official floor plan for the establishment attached to this correspondence forms part of the liquor licence and must be retained on the premise readily available for inspection by police and compliance and enforcement staff.

Sincerely,

*D Reimer*

Danielle Reimer  
Licensing Analyst  
Liquor and Cannabis Regulation Branch

Attachment – Validated Floor Plan

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
4<sup>th</sup> floor 645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)



Patio 2 = 0 Taken from Person 01      Patio 1 = 0 Taken from Person 01

OUTLINE LIQUOR PREMISES  
The stage is not included in the licensed area

Person 01 = 150 persons

TOTAL 150 INCLUDING PATIO

STAGE

WASHROOM

HANDICAP WASHROOM

WASHROOM

STAFF WASHROOM

STORAGE

OFFICE

SERVICE AREA

KITCHEN

BAR

BEER FRIDGE

ENTRANCE

POOL TABLE

COUNTER

RAISED AREA

COUNTER

COUNTER

PATIO 1

PATIO 2

EXIT ONLY

Est. 1873

LIQUOR STORE

**Township of Langley**

Est. 1873

**MAXIMUM OCCUPANT LOAD**

PATIO 1 = 32 SEATS

PATIO 2 = 16 SEATS

INDOOR AREA = 92 SEATS

STAFF = 10 PERSONS

TOTAL OCCUPANT LOAD = 150 PERSONS

John Szarapka  
BUILDING INSPECTOR  
TOWNSHIP OF LANGLEY

DATE: April 7, 2020

11.000104

**LCRB OFFICIAL PLAN**  
**MUST BE KEPT WITH LIQUOR LICENCE AND**  
**AVAILABLE FOR INSPECTION AT ALL TIMES**

Date Issued: May 26, 2020

LP Licence # 181998      General Manager

**RECEIVED**  
APR - 7 2020

Walnut Grove Pub  
20470 88th Avenue  
Langley, BC  
V1M 2Y6

LP-Job#: 000708479-047  
Licence#: 181998





Liquor and Cannabis Regulation Branch  
400-645 Tyeo Road, Victoria, BC V8A 0X5  
Mail: PO Box 9202 Stn Provincial Govt, Victoria, BC V8W 0J8  
Phone: 250-452-5787 Fax: 250-452-7066

# LIQUOR PRIMARY AND LIQUOR PRIMARY CLUB STRUCTURAL CHANGE APPLICATION

Liquor and Cannabis Regulation Form LCRB012A

## What is a Structural Change?

It is defined as a change to the existing approved service area(s), including but not limited to:

- a change in the position of a wall or partial height divider (pony wall) or fixed planters used as separation between/within a service area
- new construction
- the removal or addition of permanent display cabinets, stages or dance floors
- a change to the food and liquor service bar location or size
- in the position of access and exit points leading to or from a licensed service area
- the removal of a service area from the liquor licence
- addition of a new outdoor patio or the removal or expansion of an existing patio
- change to capacity (occupant load) of a licensed establishment with or without changes to the licensed service area(s)
- such other construction or changes the general manager considers may affect patron routing, capacity, or the line of sight between a staff control point and the service area of the establishment.

If you are making changes to the current approved floor plan, other than cosmetic changes, a structural change application is required. If your liquor primary licence overlaps a food primary licence (aka dual licence), a structural change application is also required for the food primary. **Note:** This does not include cosmetic changes such as changes to existing flooring, wallpaper, reconfiguring tables and chairs, countertops, painting, or changing the type of material used in the perimeter bounding of an outdoor patio.

If you have any questions about this application, call the Liquor and Cannabis Regulation Branch toll-free at 1 866 209-2111.

## Licence Information

Licence # affected: 181998

☐ Please check if licence is currently dormant.

If yes, attach a letter signed by the licensee requesting the licence to be reactivated if this application is approved.

Do you currently hold other licences at this location? ☐ Food Primary (Licence #) \_\_\_\_\_

☐ Liquor Primary (Licence #) \_\_\_\_\_ ☐ Licensee Retail Store (Licence #) \_\_\_\_\_ ☐ UBrew/UVin or Other (Licence #) \_\_\_\_\_

Licensee name (as shown on licence): 786 HOLDINGS LTD.

Establishment name (as shown on licence): WALNUT GROVE PUB & BISTRO

Establishment

Location address: 20470 88 AVE LANGLEY B.C. V4M 2Y6

Street

City

Province

Postal Code

Business Tel with area code: \_\_\_\_\_

Business Fax with area code: \_\_\_\_\_

Business e-mail: \_\_\_\_\_

Business

Mailing address: \_\_\_\_\_

Street

City

Province

Postal Code

Contact Name: \_\_\_\_\_

last / first / middle

Title/Position: \_\_\_\_\_

## Type of Change Requested

Sub- Job Number  
Office use only

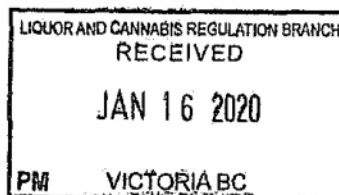
Please check ☒ appropriate box(es) below:

Part 1	<input type="checkbox"/> Addition of a New Outdoor Patio	Outdoor Patio (C3-LIC) _____
Part 2	<input checked="" type="checkbox"/> Alteration/Renovation	Structural - capacity change (C3-LIC) _____
	<input type="checkbox"/> Removal of an existing service area	Structural - no capacity change (C4-LIC) <u>NO CAPACITY CHANGE</u>
	<input type="checkbox"/> Other	

LCRB012A (Last updated 27 June 2018)

1 of 6

LP/LPC Application for Structural Change



**Application Contact Person**

This applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: **MAHMOOD MANGALJI**Phone number: **s.22**

Fax number:

E-mail address: **s.22****Part 1: Addition of New Outdoor Patio**

Fee: \$440

C3 - LIC

Provide the following information:

1. Attach one 11" x 17" copy of the proposed patio floor plan (see Appendix I on page 6 for floor plan instructions).

The branch requires an occupant load (patrons plus staff) for the proposed patio 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 patio plans.

2. What is the occupant load calculation for the new patio(s)?

Patio #1:

Patio #2:

Patio #3:

3. If the patio(s) is already constructed, attach a photo.

4. Describe the height and composition of the patio perimeter or bounding (i.e. railings, fencing, planters, hedging, etc.). A patio must be bounded by fixed and immovable physical separation in order to control patrons and liquor within the service area.

5. Describe the location of the patio in relation to the licensed interior - the patio must be immediately adjacent to the interior area.

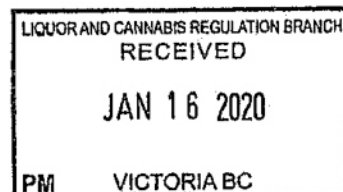
6. Describe how staff will manage and control the patio from the interior service area.

7. 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.

8. Do servers have to carry liquor through any unlicensed areas to get to the patio? Explain:

**Note:** Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/FN. A resolution from your Local Government/First Nation is required. Part 3 of this form must be completed by Local Government/First Nation.

You must also complete Parts 4 and 5.



**Part 2: Structural Changes**

Fee: \$440

C3 - Cap Ch.

C4 - No Cap Ch.

(Excluding construction of new patios)

Provide the following information:

1. Describe in full detail the reason for this application and what the changes are that you want considered.

REMOVAL OF WALLS, CHANGES TO THE MAIN ENTRANCE, ADDING  
A STAGE, REMOVAL OF STORAGE AREA BY THE POOL TABLE,  
DECREASE SIZE OF THE BAR COUNTER. REMOVAL OF DIVIDER.

2. If you are applying to remove the interior area and create a stand-alone patio, describe the location of the patio in relation to the unlicensed permanent structure. A stand-alone patio must adjoin a permanent structure (affixed to a foundation) which is plumbed and wired, and which the applicant owns or leases.

3. Attach one 11" x 17" copy of the proposed floor plan or patio plan (if creating a stand-alone patio). See Appendix I on page 6 for floor plan instructions.

4. Current total of all service areas (as shown on the liquor licence): 150

5. By making these alterations, the total occupant load will:

- ☐ Decrease to: (patrons plus staff)
- ☒ Stay the same: 150 (patrons plus staff)
- ☐ Increase to: (patrons plus staff)

If there is an increase to occupant load, a resolution from your Local Government/First Nation (LG/FN) is required. Take your application and floor plan to LG/FN. Part 3 of this form must be completed by LG/FN.

**Part 3: Local Government/First Nation Resolutions: Confirmation Receipt of Application**

If you are applying for a new patio (Part 1) or a proposed change that increases the occupant load (Part 2) then public interest factors may be affected by the structural change(s). This section is to be filled out by the LG/FN prior to submitting this application to the Branch.

Local Government/First Nation (name):

Name of Official:

Title/Position:

Phone:

E-mail:

Date:

(Day/Month/Year)

Signature of Official:

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 this establishment located on Treaty First Nation land? ☐ No ☐ Yes**Instructions for Local Government/First Nation (LG/FN)**

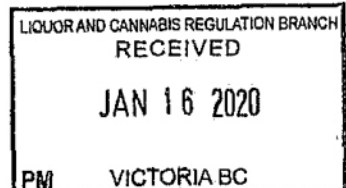
This serves as notice that an application for a structural change to a liquor primary (LP) licence is being made within your community. The Branch requests that you consider this application (application form and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed Structural Change application form and floor plan to LG/FN.
- If there are any major issues 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 3 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.

LCR8912A

3 of 6

LP/LPC Application for Structural Change





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.

#### Part 4: Declaration of Signing Authority Including Valid Interest

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: \_\_\_\_\_

Authorized signatory of the licensee

Name: \_\_\_\_\_

FRANCOIS MANGALZI

(last / first / middle)

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

DIRECTOR

(if not an individual)

Date: \_\_\_\_\_

6/1/2020

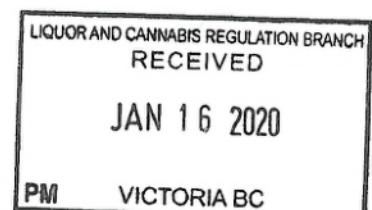
(Day/Month/Year)

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 5: Application Fees - Payment Options**

Total Fee Submitted: \$ 440.00

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 mail and have given my credit information in the space provided at the bottom of the page.

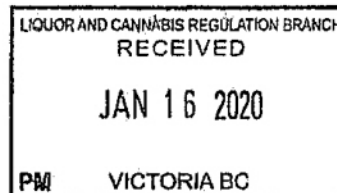
Note: To ensure legibility, do not submit by fax.

**Part 6: Submit Application Package**

Once signed by local government/First Nation (if applicable), submit your complete application package to:

Liquor and Cannabis Regulation Branch  
Courier: 400-645 Tyee Road, Victoria BC V9A 6X5  
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 or email us at [liquor.licensing@gov.bc.ca](mailto:liquor.licensing@gov.bc.ca). Visit our website for more information: [www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)



The information requested on this form is collected by the Liquor and Cannabis Regulation 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.

LCRB012A

5 of 6

LPAPC Application for Structural Change

**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 (Floor Plan & Occupant Load Requirements Guide)

### Floor Plan

Your application can only be considered if you include floor plans with occupant load. One copy of each of 11"x17" floor plan is required. Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- furniture layout
- kitchen
- stage
- sound or DJ booth
- washrooms
- stairs, entrances and exits

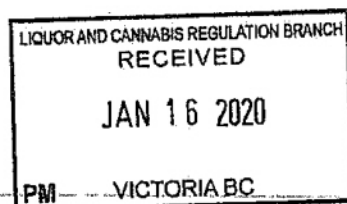
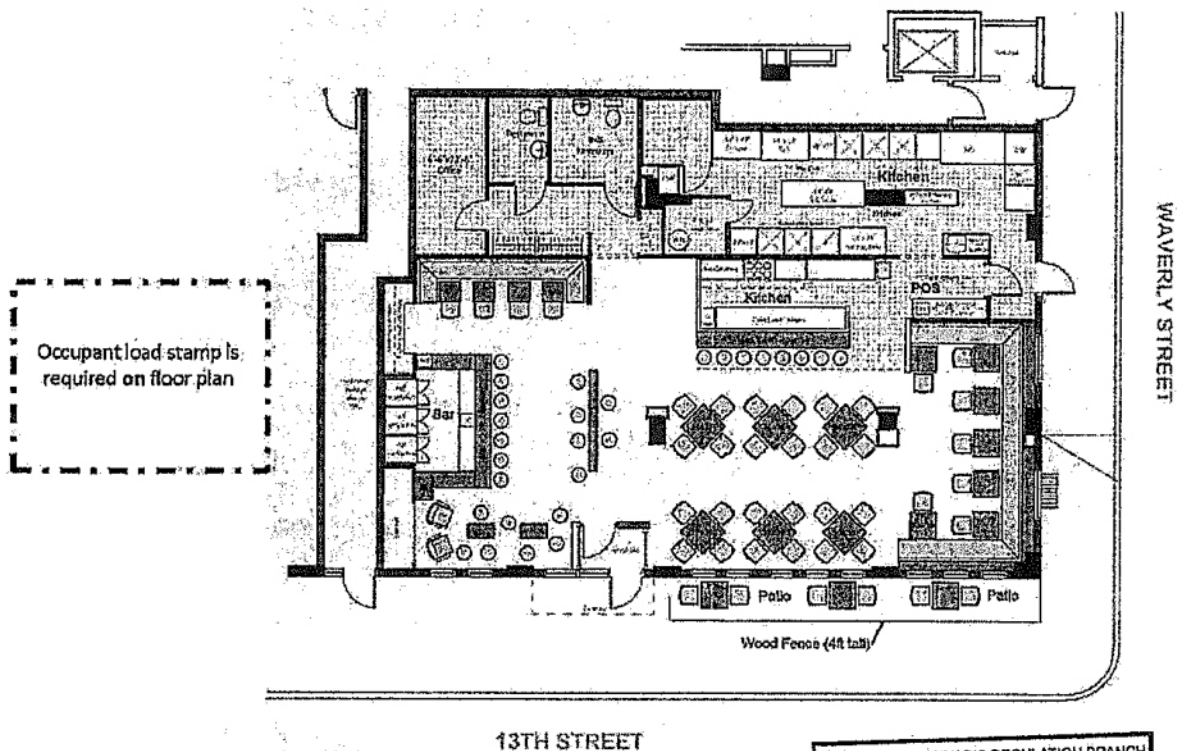
Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed service area(s) from other licenses or unlicensed areas. If there is another licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed LP establishment.

### Occupant Load Calculation

Occupant Load is the maximum number of people (patrons plus staff) permitted in a service area. Contact the Local Government/First Nation to obtain an occupant load on your floor plan. The occupant load must be stamped or written, dated and signed on the floor plan by the appropriate authority.

If Local Government/First Nation (LG/FN) will not provide the occupant load, they must provide a letter confirming they do not issue occupant load. You must submit the LG/FN letter with your floor plan. The Branch will accept an occupant load calculation from a professional architect or engineer.

### Sample Floor Plan







## Liquor and Cannabis Regulation Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Fourth Floor  
645 Tyee Road  
Victoria BC

Telephone (250) 952-5787  
Fax: (250) 952-7066  
[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

### RECEIPT FOR PAYMENT

Applicant/Licensee Name: 786 Holdings Ltd.  
Establishment Name: Walnut Grove Pub & Bistro  
Receipt Address: 20470 88 Avenue  
Langley, BC V1M 2Y6

**Payment Receipt  
# 2020-211437**

Date Paid: Thursday, January 16, 2020

Payment Method: Cheque #001200

Receipt Inquiries? Call our Victoria Head Office toll free at 1-866-209-2111

#### 1. Job No: 708479-47

Liquor Primary Change Application Fee (181998)

\$440.00

**TOTAL: \$440.00**



Job#: 000708479-047

March 23, 2020

786 Holdings Ltd.

Via email: [s.22](#)

Dear Mahmood Mangalji:

**Re: Structural Change Application – Alteration / Renovation  
Walnut Grove Pub & Bistro  
Liquor Primary (LP) - Liquor Licence #: 181998  
Located at: 20470 88 Avenue, Langley, BC V1M 2Y6  
Plan Approval in Principle – Expires September 23, 2020**

This is in response to your submission of a structural change application which was received by the Liquor and Cannabis Regulation Branch (the Branch) on January 16, 2020.

Currently the LP licence #: 181998 has the following licensed areas:

- Person 01 = 150 persons (patrons and staff)
- Patio 1 = 0 (capacity taken from Person 01)
- Patio 2 = 0 (capacity taken from Person 01)

As per the information provided in your application, as well as the submitted floor plans, you have removed walls, made changes to the main entrance, added a stage, removed a storage area by the pool table and decreased the size of the liquor service bar.

As the proposed changes result in a net zero increase to the current LP capacity, formal local government consideration and public input is not required.

Although it was not stated in your application, Inspector Hedstrom identified the structural changes during routine inspection. A structural change application was required to address the compliance deficiency.

Based on my review of the floor plan and proposed layout I am satisfied that it complies with statutory and Liquor and Cannabis Regulation policy provisions. I have enclosed a copy of the floor plan which has been stamped and authorized with Approved in Principle (AIP).

**This AIP is subject to the following conditions:**

- The maximum person capacity (patrons plus staff) is as follows:
  - Person 01 = 150 persons

---

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
4<sup>th</sup> floor 645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

- The use of signage can assist in management and control of the service area (e.g. 'no liquor beyond this point', 'minors must be accompanied by a parent or guardian', etc.). Licensees are encouraged to post signage as appropriate at points of entry/exit;
- Line of sight must continue to be met and maintained in order for staff to have effective management of the entire licensed establishment, and must exist to the liquor inspector's satisfaction;
- The LP Terms and Conditions Guide book is updated from time to time and it is important to be aware of any changes as noted within the guide. You can view the guide [here](#); and
- All existing terms and conditions on the LP liquor licence will remain in effect.

**Although the renovations have already occurred, this approval in principle does not imply final approval. If there are any changes to the submitted application, you are responsible for notifying the Branch as soon as possible. Please be aware that significant changes to your submitted proposal will require a new application, supporting documentation, and fees.**

#### **YOUR NEXT STEPS:**

**Please contact your liquor inspector, Nick Hedstrom, by email at [Nick.Hedstrom@gov.bc.ca](mailto:Nick.Hedstrom@gov.bc.ca) or by phone at 604 398-4633 to arrange a final inspection**

- Please ensure that both this letter and the attached AIP floor plan is available for review at time of inspection. The floor plan has been yellow-lined, so please print in colour.
- It is recommended that an authorized signatory attend the final inspection; however, you may ask someone to attend on your behalf. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensees.

**This plan approval in principle expires on September 23, 2020.** If you are unable to arrange a final inspection prior to the expiry date, you **MUST** submit a written request to the Branch 30 days prior to expiry of AIP. The request should be accompanied by evidence demonstrating that the delay is beyond the control of the applicant. Where another authority is responsible for the delay, a letter from that authority outlining current status and schedule for completion should accompany the request for extension. Failure to request an extension will result in the application being considered abandoned and subsequently terminated on the expiry date noted above.

If all is in order and upon receipt of inspection photographs, comments and confirmation from Inspector Hedstrom that the physical layout of the establishment is as depicted on the enclosed floor plan and the final inspection is satisfactory, you will receive a final approval letter, an updated licence and an official validated floor plan to post within your establishment.



**Please allow five business days for staff to finalize the application process once the final inspection has been successfully concluded.**

If you require any further assistance, please do not hesitate to contact me at 778 974-3386 or at [danielle.reimer@gov.bc.ca](mailto:danielle.reimer@gov.bc.ca).

Sincerely,

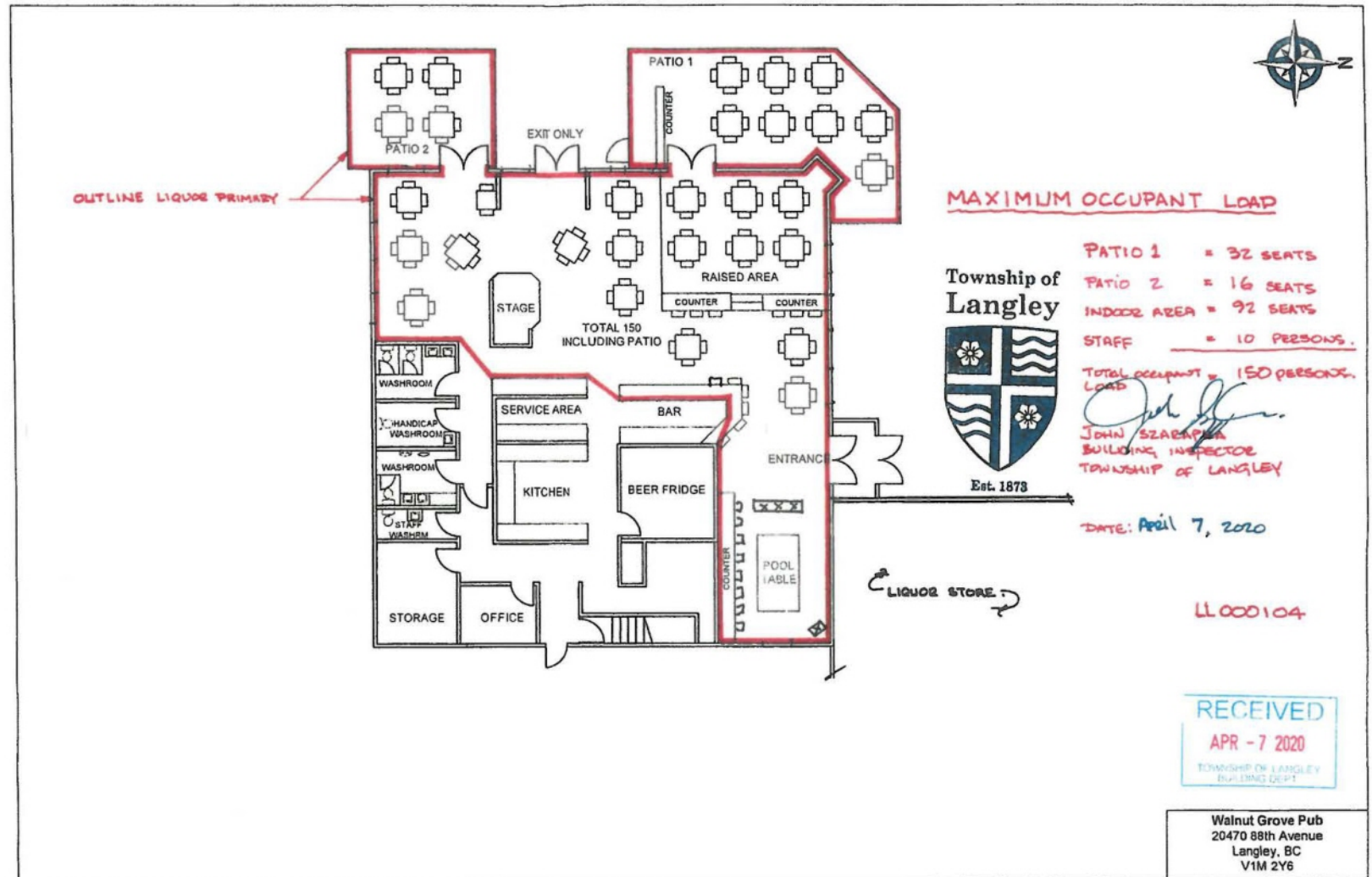
*D Reimer*

Danielle Reimer  
Licensing Analyst  
Liquor and Cannabis Regulation Branch

Attachment – AIP Floor Plan

cc: Nick Hedstrom, Liquor Inspector (via email)









December 12, 2019

786 Holdings Ltd.

s.22

Dear Licensee:

**Re: Food Primary - Liquor Licence # 181998**  
**Establishment Name: Walnut Grove Pub & Bistro**  
**Establishment Address: 20470 88 Avenue, Langley BC V1M 2Y6**

The Liquor and Cannabis Regulation Branch (Branch) recently received information that an unreported structural change has occurred at the above-noted establishment.

In order to report these changes to the Branch, please complete the Structural Change Application form (*LCRB012A*). The application can be found on the Branch website at:

<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/bc-liquor-licensing-forms>

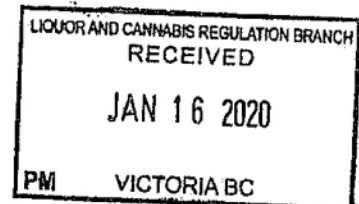
Please complete the information requested on the application and submit all additional information, documents and fees to the Branch by January 14, 2020. If the forms and documentation are not received within this time period, we will send a Notice of Suspension.

If you have any questions regarding this letter or if you answered yes to this question in error, please contact me locally at 1-236-478-1891, or by email at [ronica.endean@gov.bc.ca](mailto:ronica.endean@gov.bc.ca). If you have any questions regarding the application, please contact the Client Support Team at 1-866-209-2111.

Sincerely,

Ronica Endean  
Licensing Assistant

cc: Nick Hedstrom, Liquor & Cannabis Inspector



Liquor and Cannabis  
Regulation Branch

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
4th floor 645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)  
OR  
[www.gov.bc.ca/cannabisregulationandlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

**Morton, Amanda LCRB:EX**

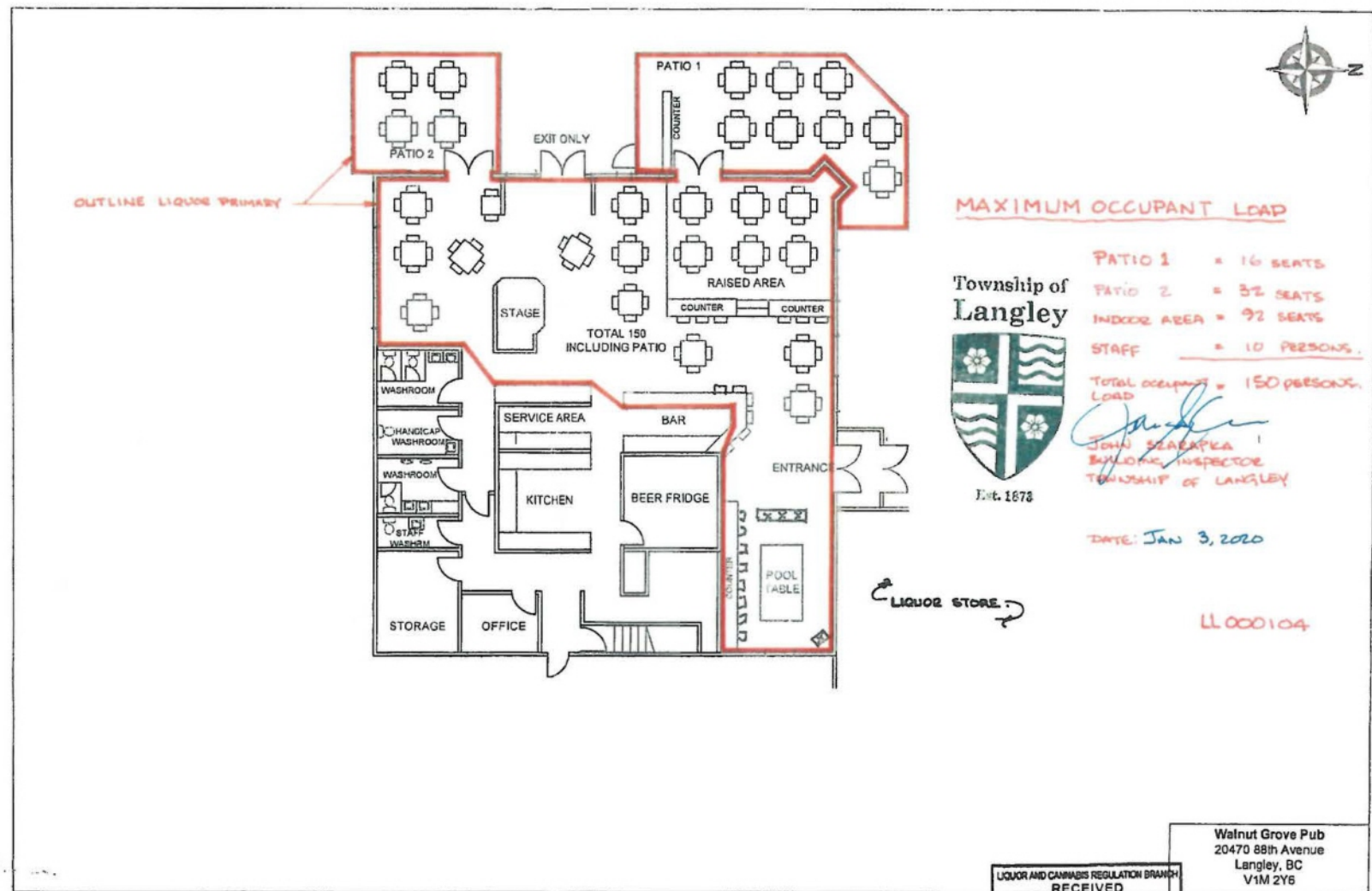
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**From:** LCRB Licensing Analysis Intake LCRB:EX on behalf of LCRB Analysis Intake LCRB:EX  
**Sent:** January 28, 2020 2:50 PM  
**To:** s.22  
**Subject:** Structural Change Application - Walnut Grove Pub & Bistro - Job No 708479-47

Good afternoon,

Your application for a structural change has been received and deemed administratively complete. It has been placed in the queue to be reviewed by a licensing analyst and they will be in contact with you once the application is assigned. Please note, the licensing analyst may require further information. Applications are worked on in date order when considered administratively complete.

Kind regards,  
Amanda Morton  
Application Intake  
Liquor and Cannabis Regulation Branch



# END

**Licence#: 181998**

**Job#: 000708479-047**

**Application Type: Structural Change**

**Establishment: Walnut Grove Pub & Bistro**

**Completed: May 26, 2020**





STRUCTURAL CHANGE  
APP RECEIVED JAN 16, 2020.  
-COURIERED PACKAGE WAS  
SENT JAN 7, 2020 BUT  
WAS DELAYED DUE TO  
WEATHER -CJ

December 12, 2019

786 Holdings Ltd.

s.22

Dear Licensee:

**Re: Food Primary - Liquor Licence # 181998**  
**Establishment Name: Walnut Grove Pub & Bistro**  
**Establishment Address: 20470 88 Avenue, Langley BC V1M 2Y6**

The Liquor and Cannabis Regulation Branch (Branch) recently received information that an unreported structural change has occurred at the above-noted establishment.

In order to report these changes to the Branch, please complete the Structural Change Application form (LCRB012A). The application can be found on the Branch website at:

<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/bc-liquor-licensing-forms>

Please complete the information requested on the application and submit all additional information, documents and fees to the Branch by **January 14, 2020**. If the forms and documentation are not received within this time period, we will send a Notice of Suspension.

If you have any questions regarding this letter or if you answered yes to this question in error, please contact me locally at 1-236-478-1891, or by email at [ronica.endean@gov.bc.ca](mailto:ronica.endean@gov.bc.ca). If you have any questions regarding the application, please contact the Client Support Team at 1-866-209-2111.

Sincerely,

Ronica Endean  
Licensing Assistant

cc: Nick Hedstrom, Liquor & Cannabis Inspector

**Liquor and Cannabis  
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## Cottrell, Will LCRB:EX

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**From:** Hedstrom, Nick LCRB:EX  
**Sent:** December 12, 2019 11:57 AM  
**To:** LCRB Licensing Help Desk LCRB:EX  
**Subject:** Walnut Grove Pub & Bistro Lic#:181998 structural change

**Licence #:** 181998  
**Establishment Name:** Walnut Grove Pub & Bistro  
**Legal Entity:** 786 Holdings Ltd.  
**Date of Inspection:** December 10, 2019  
**Reason for Action:** During the inspection it was noted that an unauthorized structural change had occurred  
**Action for CST HelpDesk:** structural change notice of suspension letter

Nicholas Hedstrom  
Liquor and Cannabis Inspector  
Ministry of Attorney General  
Liquor and Cannabis Regulation Branch  
Suite 101-9180 King George Boulevard  
Surrey, BC V3V 5V9  
(604) 398-4633 Work  
(604) 789-1981 Mobile

Licensing Help Desk Phone: 1 866 209 2111 - Website: [www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)  
SEP Help Desk Phone: 1 855 999 7656 - SEP site: [www.specialevents.bcladb.com](http://www.specialevents.bcladb.com)

Due to security concerns, Liquor and Cannabis Regulation Branch will not accept electronically transmitted applications containing credit card information. This message is for the intended recipient(s) only.





BRITISH  
COLUMBIA

LIQUOR AND CANNABIS REGULATION BRANCH  
RECEIVED

DEC 17 2019

No. B 002911

Liquor Control and Licensing Act

CONTRAVENTION NOTICE

Liquor and Cannabis Regulation Branch

Establishment/Permittee name: Walnut Grove Pub & Bistro  
Establishment/Permittee address: 20470 88 Avenue  
Langley, B.C. V1M 2Y6  
Licensee/Permittee name: 786 Holdings Ltd  
Licence/Permit #: 181998 Date CN issued: 12/12/19  
Date and time of alleged contravention(s): 12/10/19 15:00

On the date noted above, the inspector named below identified the following alleged contravention(s) of the Liquor Control and Licensing Act, regulation or terms and conditions of the licence/permit:

	Contravention	Section
1	make a structural alteration to a service area without amending licence to allow for the change	Act <input type="checkbox"/> Reg <input checked="" type="checkbox"/> 79(1.4) T&C <input type="checkbox"/>
2		Act <input type="checkbox"/> Reg <input type="checkbox"/> T&C <input type="checkbox"/>
3		Act <input type="checkbox"/> Reg <input type="checkbox"/> T&C <input type="checkbox"/>

Details:

At time of inspection an unauthorized structural change to the service area was noted

Inspector name: Nick Hedstrom Badge #: 120

Telephone: 604 789-1981 LPC #: ✓

Recipient (name and title): sent by email and mail

The general manager Liquor and Cannabis Regulation Branch may proceed with enforcement action on the basis of this contravention notice. The licensee will generally be notified within 45 days if enforcement action is proposed.

COPY 1: ORIGINAL - LCRB HEADQUARTERS  
COPY (forward to headquarters)

# **ENFORCEMENT ISSUES**



Last Update By	Last Update Date	Locked?	Note Type	Note Text
Mitchell Pocha	2018-03-06 14:23:10	False	General Notes	<p>Phone Call: March 7, 2018 @ 2:20pm received by Mitchell Pocha. Licensee stated that they are still using the same TPO and no changes have been made in the past 12 months. As the question was answered affirmatively in error, a copy of their renewal application has been scanned and emailed to s.22 to be corrected, initialed, and refiled.</p> <p>Application letter sent as licensee indicated on their renewal that there has been a third party operator added to their licence in the last year. No application has been submitted. Licensee has until April 6, 2018 to submit the required app and fees or a Notice of Suspension will be sent.</p>