

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

Website:
www.gov.bc.ca/liquorregulationandlicensing



Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V8A 0X5
Mail: PO Box 9282 Stn Provincial Govt, Victoria, BC V8W 0J8
Phone: 250-652-5787 Fax: 250-952-7066

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

☐ Please check if licence is currently dormant.

Licence # affected: 181998

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 LANGLY B.C. VIM2Y6
(as shown on licence) Street City Province Postal Code

Business Tel with area code: _____ Business Fax with area code: _____

Business e-mail: _____

Business Mailing address: _____
(if different from above) Street City Province Postal Code

Contact Name: _____ Title/Position: _____
last / first / middle

Type of Change Requested

Please check ☒ appropriate box(es) below:

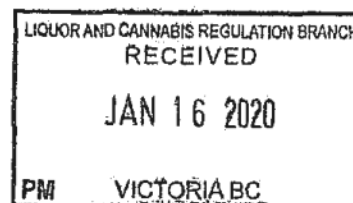
Sub- Job Number
Office use only

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

LCRB012A (Last updated 27 June 2018)

1 of 6

LPI/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.

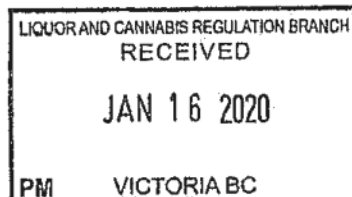
7. Specify if liquor service to the patio is from: (a) fixed bar located on the patio, (b) portable bar for the patio, (c) licensed interior.

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

(Excluding construction of new patios)

Fee: \$440

C3 - Cap Ch.

C4 - No Cap Ch.

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.

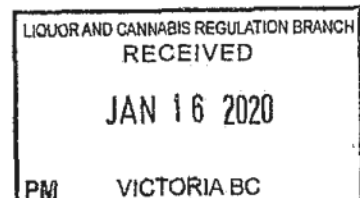
Local Government/First Nation (name): Name of Official: Title/Position: Phone: E-mail: Date: Signature of Official:

(Day/Month/Year)

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.



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: _____

MANUJO MANGALTI

(last / first / middle)

Position: _____

Director

(if not an individual)

Date: _____

6/1/2020

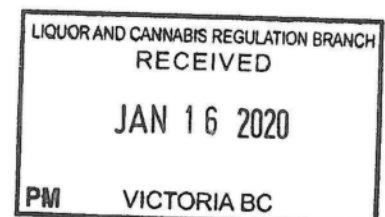
(Day/Month/Year)

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: \$ 410.00

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.

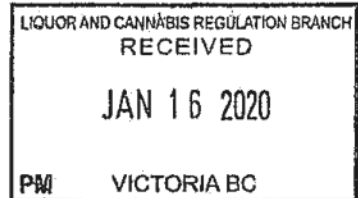
Note: To ensure legibility, do not submit by fax.

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 Tyea Road, Victoria BC V9A 6X5
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 or email us at liquor.licensing@gov.bc.ca. Visit our website for more information: 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

LPALPC 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

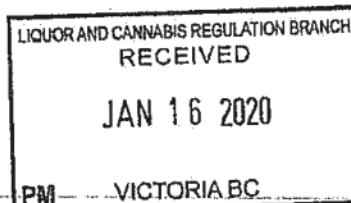
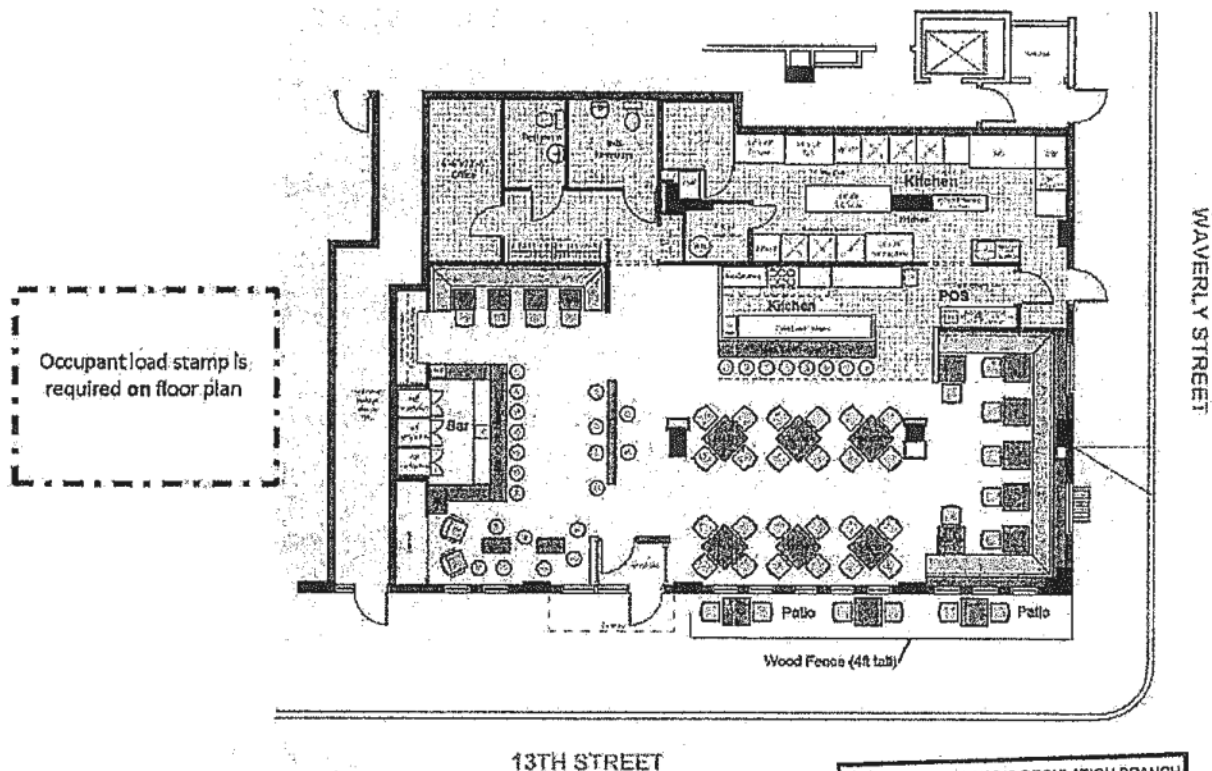
Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed service area(s) from other licenses or unlicensed areas. If there is another licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business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

Telephone (250) 952-5787
Fax: (250) 952-7066
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

Strudel



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

Website:
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 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.

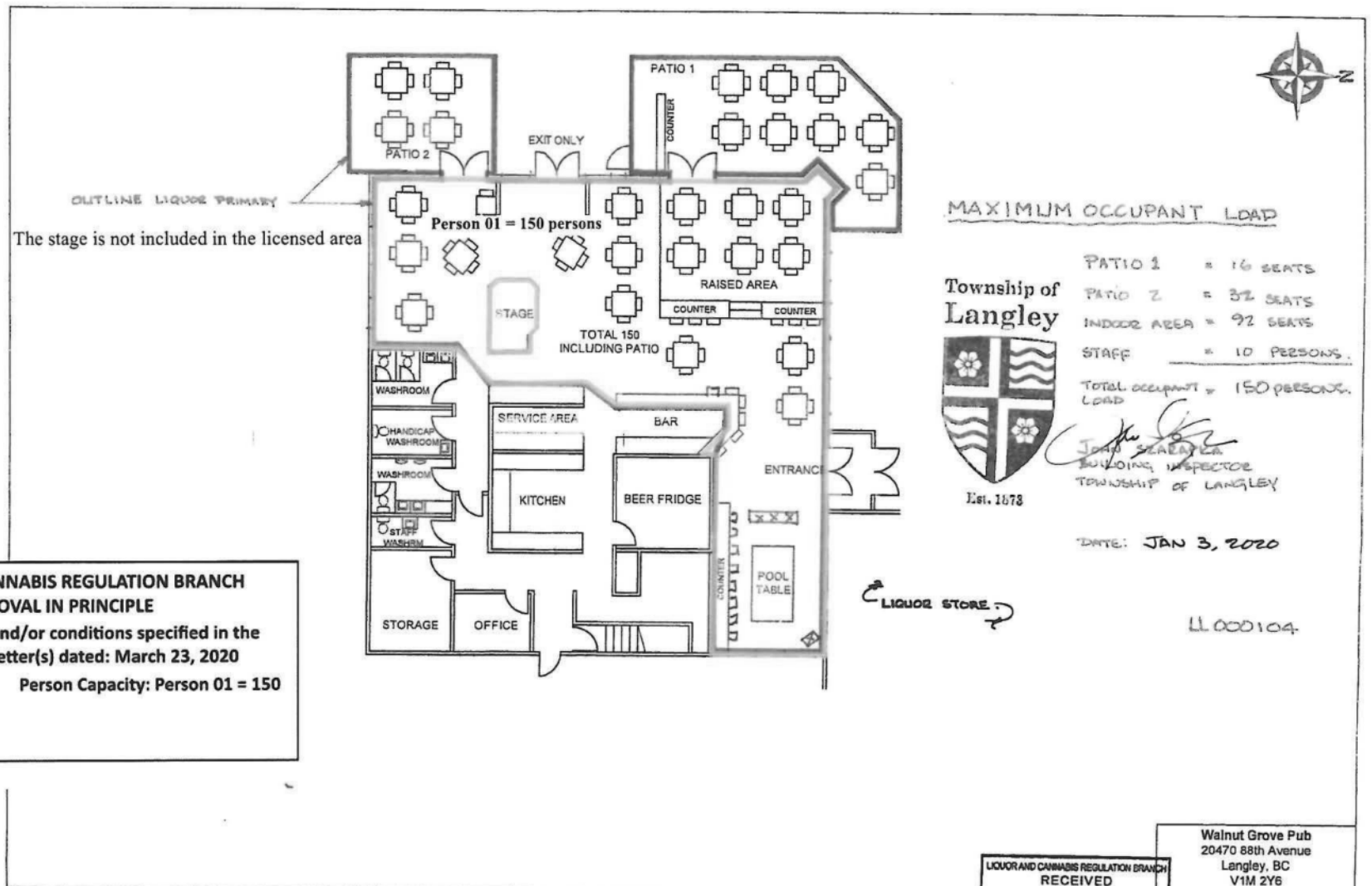
Sincerely,

D Reimer

Danielle Reimer
Licensing Analyst
Liquor and Cannabis Regulation Branch

Attachment – AIP Floor Plan

cc: Nick Hedstrom, Liquor Inspector (via email)

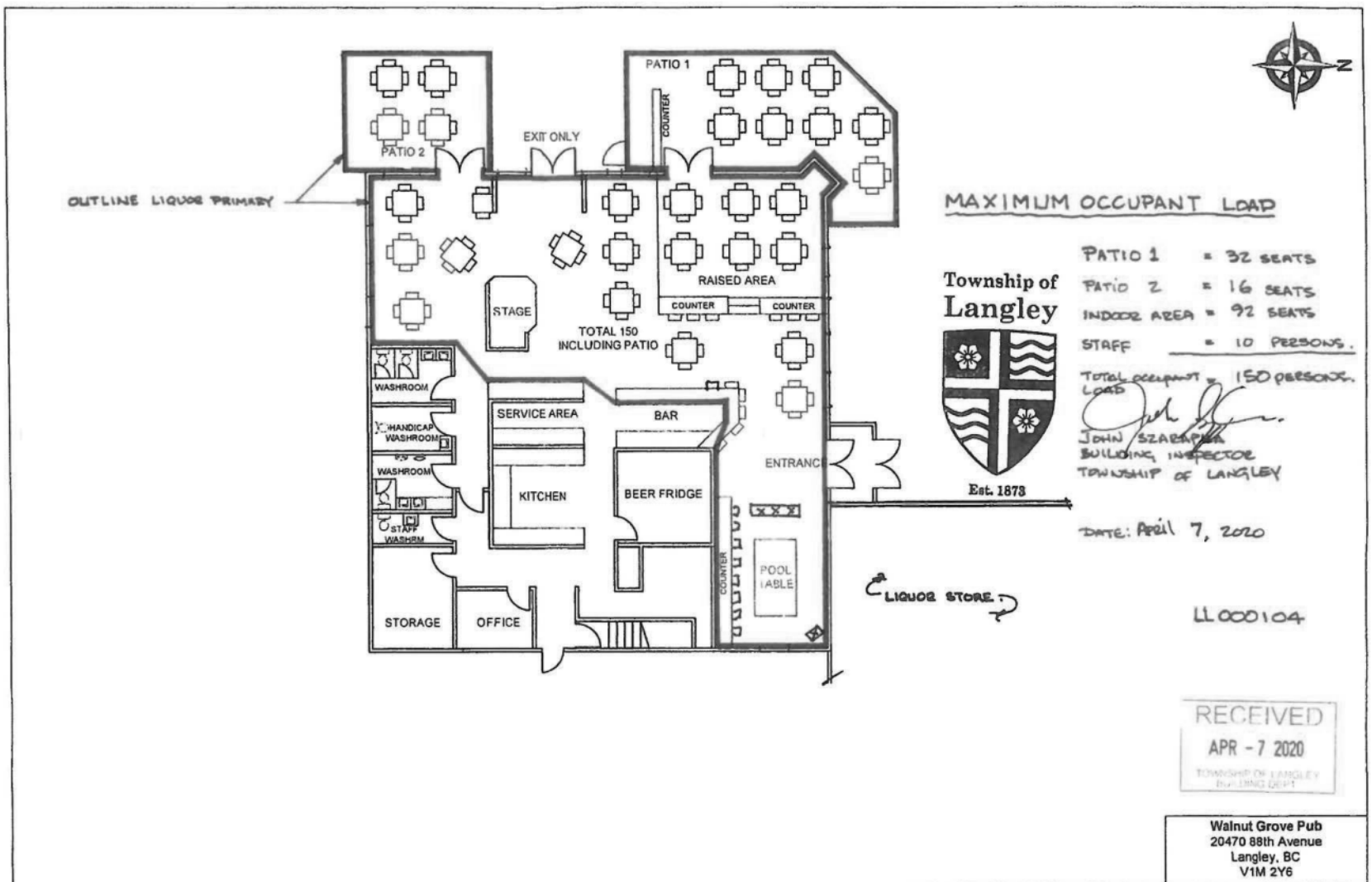


**LIQUOR AND CANNABIS REGULATION BRANCH
 APPROVAL IN PRINCIPLE**

Subject to the terms and/or conditions specified in the approval in principle letter(s) dated: March 23, 2020
 Job#: 000708479-047 Person Capacity: Person 01 = 150
 Authority: Dreimer

LIQUOR AND CANNABIS REGULATION BRANCH
 RECEIVED
 JAN 16 2020
 PM VICTORIA BC

Walnut Grove Pub
 20470 88th Avenue
 Langley, BC
 V1M 2Y6
 LP-Job#: 000708479-047
 Licence#: 181998





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>

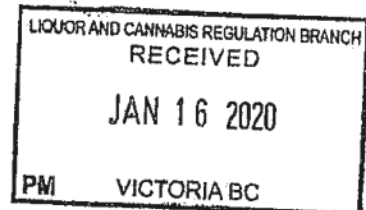
Please complete the information requested on the application and submit all additional information, documents and fees to the Branch by January 14, 2020. If the forms and documentation are not received within this time period, we will send a Notice of Suspension.

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. 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
OR
www.gov.bc.ca/cannabisregulationandlicensing

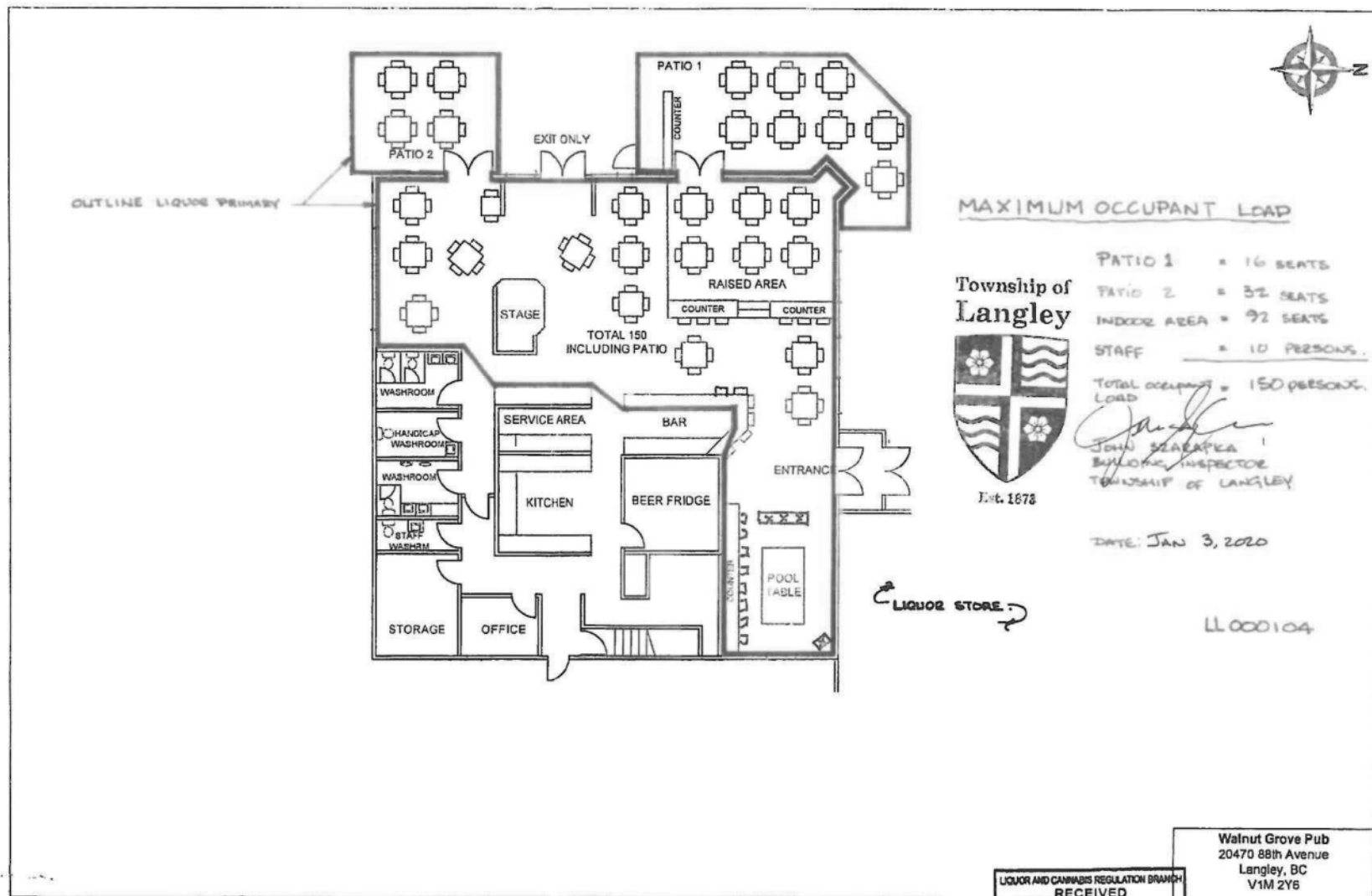
Morton, Amanda LCRB:EX

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

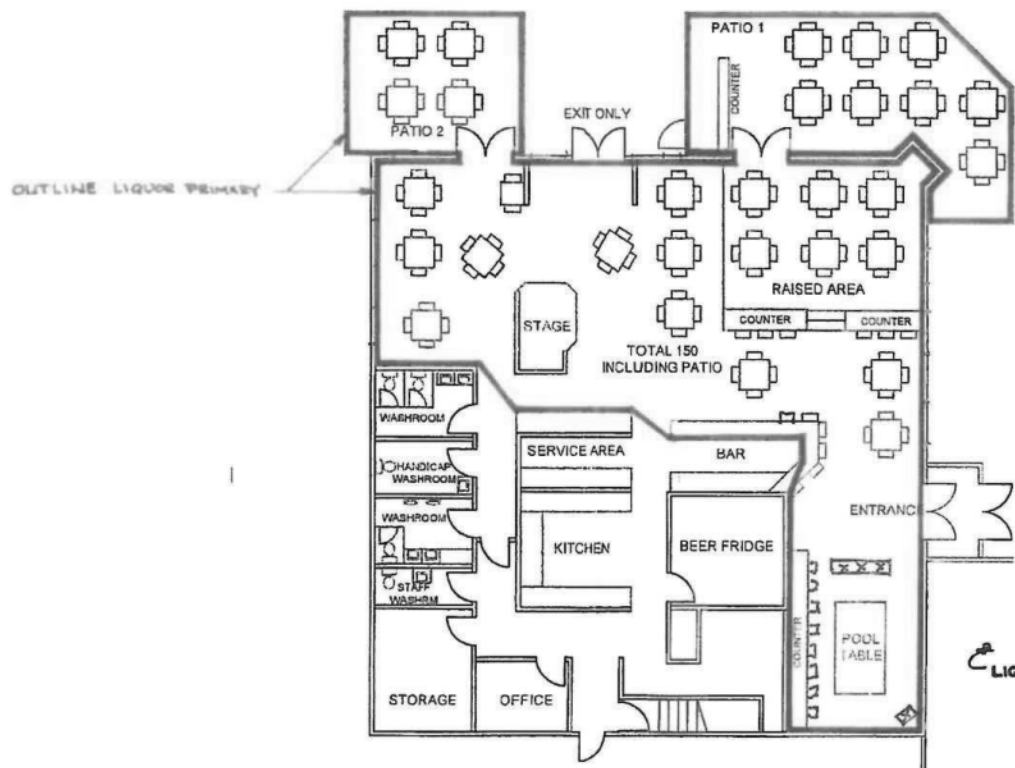
Good afternoon,

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







MAXIMUM OCCUPANT LOAD

PATIO 1 = 16 SEATS

PATIO 2 = 32 SEATS

INDOOR AREA = 92 SEATS

STAFF = 10 PERSONS

TOTAL OCCUPANT = 150 PERSONS LOAD

John Searey
BUILDING INSPECTOR
TOWNSHIP OF LANGLEY

Est. 1873

DATE: JAN 3, 2020

LL000104

LIQUOR STORE

LIQUOR AND CANNABIS REGULATION BRANCH
RECEIVED

JAN 16 2020

 PM VICTORIA BC

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

END

Licence#: 181998

Job#: 000708479-047

Application Type: Structural Change

Establishment: Walnut Grove Pub & Bistro

Completed: May 26, 2020