

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0236-00

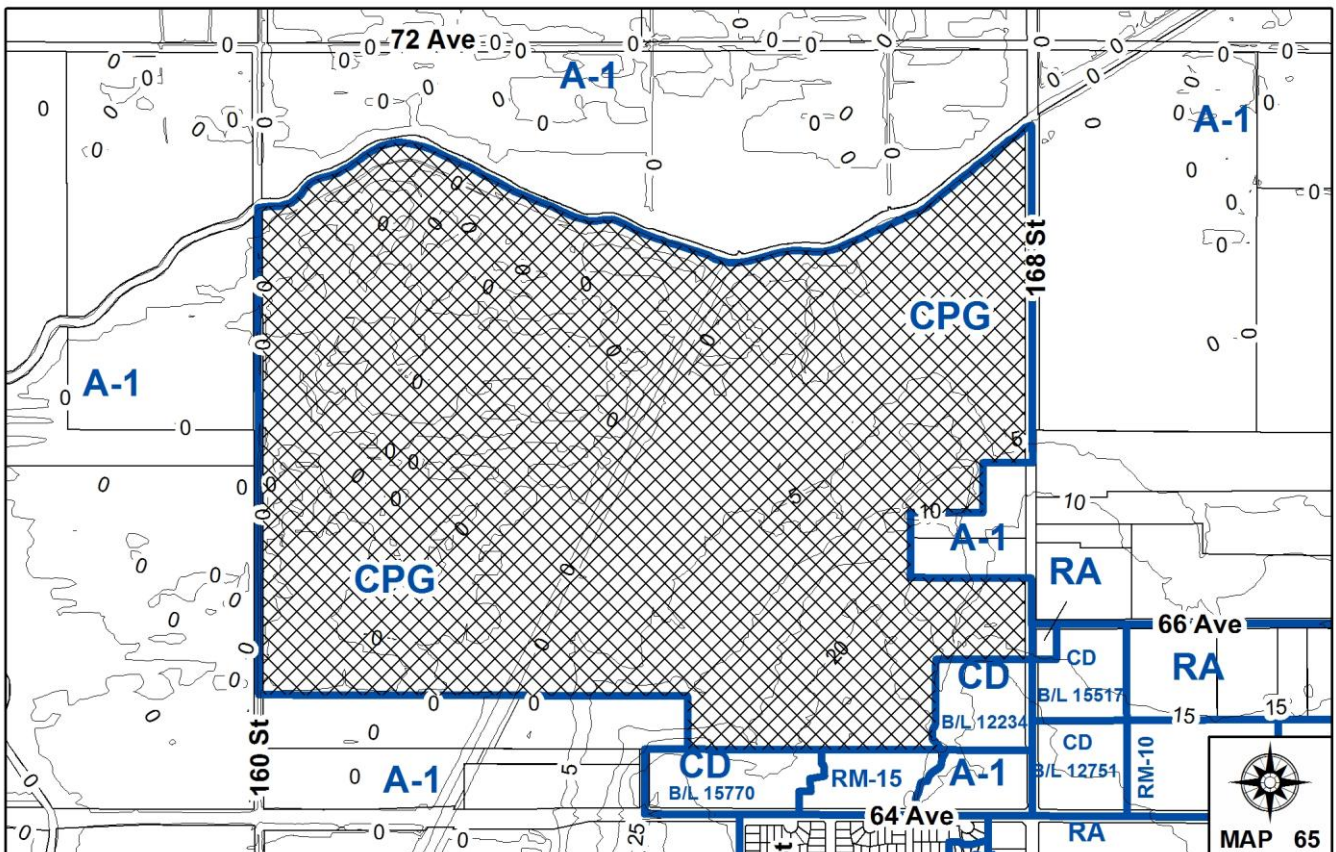
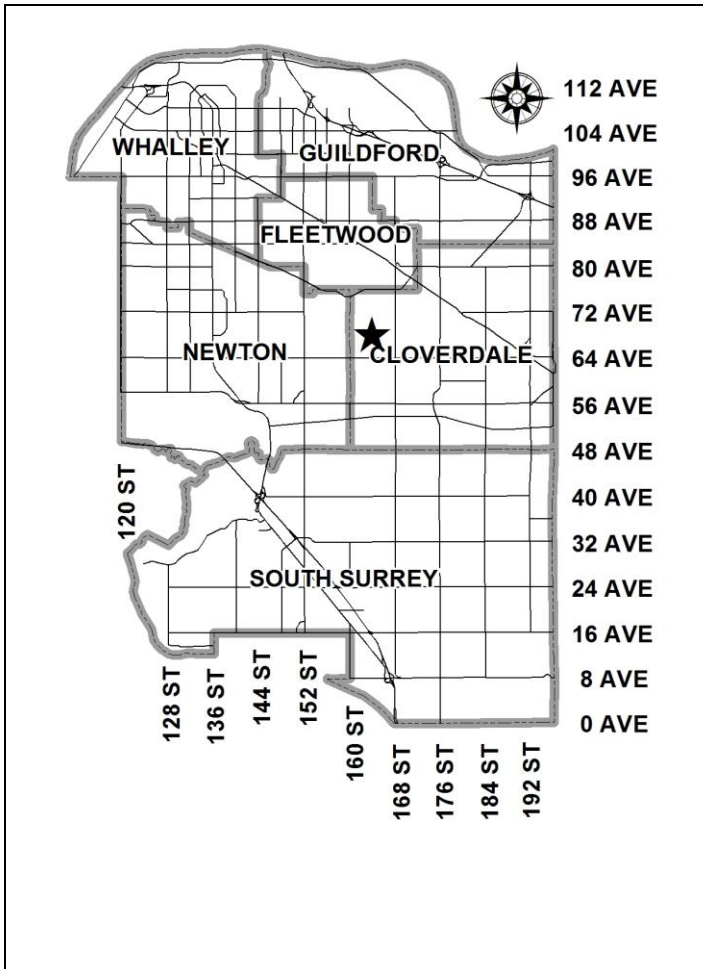
Planning Report Date: October 4, 2010

PROPOSAL:

- **New Liquor Primary License**

in order to permit liquor service on the two Northview Golf and Country Club Golf Course playing areas.

LOCATION: 6857 - 168 Street
OWNER: Donald & Marilyn Stewart et. al.
ZONING: CPG
OCP DESIGNATION: Agricultural
LAP DESIGNATION: Recreation



RECOMMENDATION SUMMARY

- Set a date for a Public Information Meeting in the form of a Public Hearing, to solicit resident opinions on the proposed Liquor Primary License

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed Liquor Primary License is permitted within the Golf Course Zone (CPG) as an accessory use customary to the golf course use.
- The proposal is in keeping with the nature and recreational function of the golf course and clubhouse facility and is consistent with many other golf courses in Surrey which have liquor primary licenses that permit liquor to be sold and consumed on the golf course playing area (i.e., Morgan Creek, Hazelmere, Peace Portal, Eagle Quest, etc.).
- The proposed operating hours are well within Council's policy on hours of operation for liquor primary establishments and accurately reflect the intent which is to provide liquor service to golf patrons on the golf course during daylight hours.
- The proposed liquor primary liquor license is to permit liquor to be sold and consumed by golfers on the golf course playing area only. Under the terms and conditions of the license, liquor purchased on the golf course must not be consumed or carried in areas other than the playing area, and must not be taken off site. There is little expected community impact if the application is approved. Comments from By-laws & Licensing and the RCMP have indicated no concerns with the proposal.
- The applicant will be required to enter into a Good Neighbour Agreement to ensure minimal impact on the surrounding community. This is a standard Business License requirement for liquor primary licenses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a date for a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary license to permit liquor service on the golf course playing areas with operating hours of 9:00 a.m. to 9:00 p.m. every day of the week.

REFERRALS

Engineering: No concerns.

Parks, Recreation & Culture: No concerns.

Surrey RCMP: No concerns.

Surrey By-laws & Licensing Services: No concerns.

Agricultural Advisory Committee (AAC): Staff have confirmed that approval from the Agricultural Land Commission (ALC) is not required. As such, the proposal was not referred to the AAC.

SITE CHARACTERISTICS

Existing Land Use: Northview Golf & Country Club

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across the Serpentine River):	Mixed agricultural fields in the ALR.	Agricultural in OCP	A-1
East (Across 168 Street):	Mixed hobby farms and vacant land in the ALR.	Agricultural in OCP	A-1
South:	Townhouses, apartments and farms.	Townhouse and Townhouse/Apartment in NCP Agricultural in OCP further west	RM-15, CD (By-law No. 15770) and A-1
West (Across 160 Street):	Mixed agricultural fields in the ALR.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Located at 6857 – 168 Street, the subject site is occupied by the Northview Golf and Country Club which consists of two golf courses, a driving range and a clubhouse. The site is designated “Agricultural” in the Official Community Plan (OCP) and is located within the Agricultural Land Reserve (ALR).
- A liquor primary license is considered a permitted use under the CPG Zone as a use customary and ancillary to a golf course. In a similar application for the Nico Wynd Golf Course, Planning staff discussed the proposed Liquor Primary license with representatives of the Agricultural Land Commission (ALC) and confirmed that ALC approval is not required.
- The clubhouse for Northview Golf and Country Club currently has a Food Primary liquor license which allows liquor to be served along with food in the restaurants, banquet rooms and the outdoor patio areas. The hours of operation under the Food Primary liquor license are 11:00 am to 1:00 am Monday to Saturday, and 11:00 am to 12:00 pm on Sunday. Under the Food Primary license, liquor can only be sold and consumed within the licensed areas of the restaurant and outdoor patio.

Proposed Liquor Primary License

- The applicant, Northview Golf and Country Club, proposes a Liquor Primary liquor license which would permit liquor to be sold and consumed on the golf course playing area. Liquor service would be provided at kiosks located at Hole #10 on the Ridge Course and Hole #9 at the Canal Course and/or a beverage cart. Under the terms and conditions of the license, liquor purchased on the golf course must not be consumed or carried in areas other than the playing area, and must not be taken off site.
- The applicant intends to retain the existing Food Primary liquor license for the clubhouse restaurant, banquet rooms and outdoor patio areas.
- The proposal is consistent with many other golf courses in Surrey which have Liquor Primary licenses that permit liquor to be sold and consumed on the golf course playing area (i.e., Morgan Creek, Hazelmere, Peace Portal, Eagle Quest, Nico Wynd, etc.).
- The proposed hours of operation are 9:00 am to 9:00 pm every day of the week. In a similar application for the Nico Wynd Golf Course, Planning staff discussed with the Liquor Control and Licensing Branch (LCLB) about the possibility of prescribing hours of operation of 9:00 am to dusk every day of the week, to more accurately reflect the intent of the license, which is to provide liquor service to golfers while they are playing golf and recognizing that daylight hours are variable throughout the year. The LCLB has advised staff that the liquor license must have prescribed hours of operation but has suggested that Council can request, as a separate term and condition on the business license, that the sale of liquor must cease at dusk. The applicant is agreeable to this condition as it is not their intent to sell alcoholic beverages past dusk. This limitation is similar to the recently approved request from Nico Wynd Golf Course for a Liquor Primary license to allow for the sale and consumption of alcohol on their golf course (application no. 7910-0029-00).

Liquor Licensing Approval Procedure

- The Liquor Control and Licensing Branch (LCLB) requires that the applicant secure Local Government endorsement before the application can be considered for approval by the LCLB.
- The LCLB requires that Council comment on how the site satisfies a specified list of criteria to ensure that adequate consideration has been given to the application by the local government. The analysis of the criteria for this site is provided as follows:

(a) The location of the establishment

- The City's long-standing locational guidelines for liquor primary establishments are as follows:
 - Select a site close to a residential area but not surrounded by a residential area;
 - Select a site that is adjacent to or in a local commercial node;
 - Do not select a site on a provincial highway; and
 - Locate further than 400 metres (1,310 ft.) from a school, children's park, or playground.
- Northview Golf and Country Club is a public golf course which serves several residential communities. Under the terms and conditions of the proposed liquor license, liquor purchased on the golf course must not be consumed or carried in areas other than the playing area, and must not be taken off site. Northview Golf and Country Club already has a Food Primary liquor license which allows liquor to be sold and consumed in the clubhouse restaurant, banquet rooms and the outdoor patio areas.
- The site is not located in or adjacent to a local commercial node but the proposed liquor license is consistent with the nature and recreational function of the golf course and clubhouse facility. The proposal is consistent with many other golf courses in Surrey which have liquor primary licenses that permit liquor to be sold and consumed on the golf course playing area (i.e., Morgan Creek, Hazelmere, Peace Portal, Eagle Quest, Nico Wynd, etc.).
- The site is not located on a provincial highway.
- The site is within 475 metres (1,560 ft.) of the Cloverdale Athletic Park, however, given the nature of the proposed liquor primary liquor license, the Parks, Recreation and Culture Department has no concerns with the proposal.
- Under the locational criteria established by the City, a new liquor primary license should not locate within 1.6 kilometres (1 mile) of an existing liquor primary license. There is a food primary license for Rockwells, located at 17530 – 64 Avenue which is 1.6 kilometres (1 mile) east of the subject property. Surrey Golf Course, located at 7700 – 168 Street, is 1.8 kilometres (1.1 miles) north of the subject property and has both liquor and food primary liquor licenses. Surrey Golf Course has a similar clientele as the Northview Golf and Country Club.

- (b) **The proximity of the establishment to social or recreational facilities and public buildings**
- The site is not within close proximity of any elementary school or secondary school.
 - The site is located approximately 475 metres (1,560 ft.) from the Cloverdale Athletic Park however, given the nature of the proposed liquor primary liquor license, which is to provide liquor service to golfers while on the golf course playing area, no impact is anticipated on these public facilities.
- (c) **The person capacity and hours of liquor service of the establishment**
- The applicant has requested hours of operation of 9:00 am to 9:00 pm every day of the week but is also agreeable to a condition on the business license that the sale of liquor must cease at dusk. These proposed hours are well within Council's policy on hours of operation for liquor primary establishments which are 11:00 am to 1:00 am Sunday to Thursday, and 11:00 am to 2:00 am on Friday and Saturday, and accurately reflect the intent which is to provide liquor service to golf patrons on the golf course.
- (d) **The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location.**
- The intent of the proposed liquor primary liquor license is to provide liquor service only to adult golfers on the golf course playing area. The nearby Surrey Golf Course provides a similar service to the adult golfers playing its course.
- (e) **Traffic, Noise, Parking and Zoning**
- The driveway access into the North View Golf and Country Club is via 168 Street which is a major arterial road. The proposed Liquor Primary liquor license is intended to serve adult golf patrons. As such, the proposal is not expected to negatively affect traffic patterns.
 - The liquor will only be permitted to be sold to golfers during the daylight hours. As such, noise is not anticipated to be an issue.
 - The golf course has a large surface parking area for the benefit of both golfers and patrons visiting the restaurants and banquet rooms. The number of parking spaces provided on the site satisfies the number of parking stalls required under the Zoning By-law.
 - A liquor primary use is a permitted accessory use to a golf course under the Golf Course (CPG) Zone, which regulates the site.
- (f) **Population, population density and population trends**
- The current population of the Cloverdale area is 59,480 based on Surrey Building Permit and BC Assessment information. The Planning & Development Department projections indicate that number could grow to 71,510 by 2016.

(g) The impact on the community if the application is approved

- The proposed liquor primary liquor license is to permit liquor to be sold and consumed by golfers on the golf course playing area only. There is little expected community impact if the application is approved. Comments from By-laws & Licensing and the RCMP have indicated no concerns with the proposal.
- As per the Good Neighbour Agreement Policy No. M-25, subject to LCLB approval, the applicant will be required to enter into a Good Neighbour Agreement through the subsequent business license application, to ensure minimal impact on the surrounding community.

PRE-NOTIFICATION

Pre-notification letters were sent on September 17, 2010 and staff received two (2) letters and two telephone calls from neighbouring residents with the following comments:

- One caller indicated they are not in favour of allowing liquor service on the golf course as it would create more risks and hazards on many levels.

(The proposal is in keeping with the nature and recreational function of the golf course and clubhouse facility and is consistent with many other golf courses in Surrey which have liquor primary licenses to permit liquor to be sold and consumed on the golf course playing area.)

- The other letter was in support of the proposal.
- One telephone caller requested additional information and advised Planning staff they had no concerns about the proposal.
- The second telephone caller expressed some concerns about the 9:00 a.m. service and thought that 12:00 p.m. would be more appropriate. Their residence backs onto one of the golf cart paths and the golfers sometimes use foul language. Overall, he felt that the proprietors run a good business operation and supports the local community and residents.

(The proposed opening hours of operation are similar to other golf courses that provide liquor service on the golf course. The opening hours of these other operations (Surrey Golf Course, Peace Portal Golf Course, Nico Wynd Golf Course, Morgan Creek Golf Course, etc.) range from 9:00 a.m. to 11:00 a.m.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. LCLB Summary Sheet

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: James Enksen c/o Northview Golf Course
 Address: 6857 – 168 Street
 Surrey, BC
 V3S 3T6
 Tel: 604-574-0324

2. Properties involved in the Application
 - (a) Civic Address: 6857 – 168 Street

 - (b) Civic Address: 6857 – 168 Street
 Owner: Donald & Marilyn Stewart; Wendy Chansyl, Suzanne Dahl
 and Nancy Pollon
 PID: 018-363-172
 Lot 1, Except Firstly Reference Plan 11400; Secondly Reference Plan 11401 Sec. 13
 Twp 2, Plan LMP 11399

3. Summary of Actions for City Clerk's Office
 - (a) That a date be set for a Public Hearing to solicit public opinion with respect to a liquor-
 primary license application.