

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0265-00

Planning Report Date: December 21, 2020

PROPOSAL:

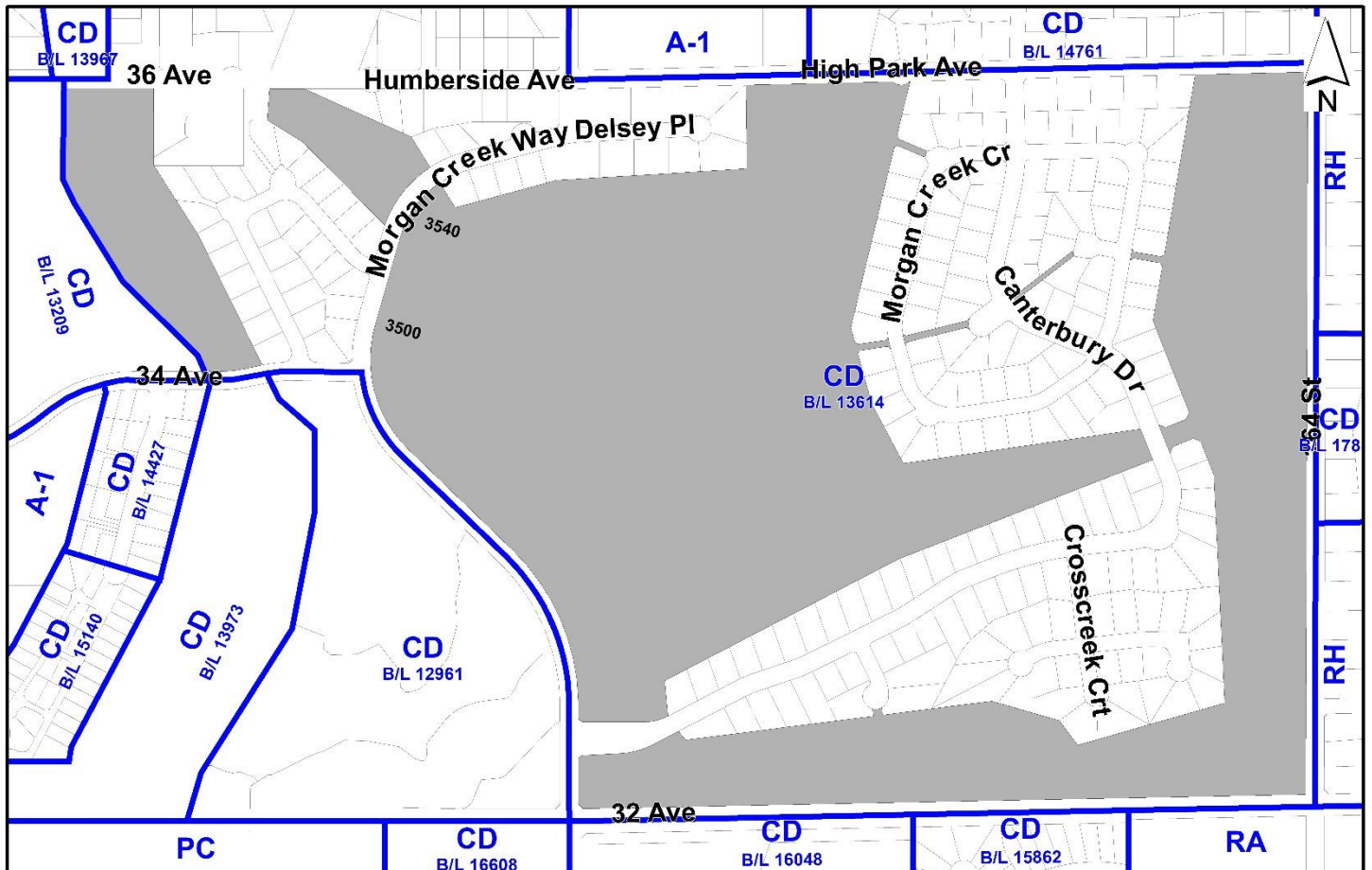
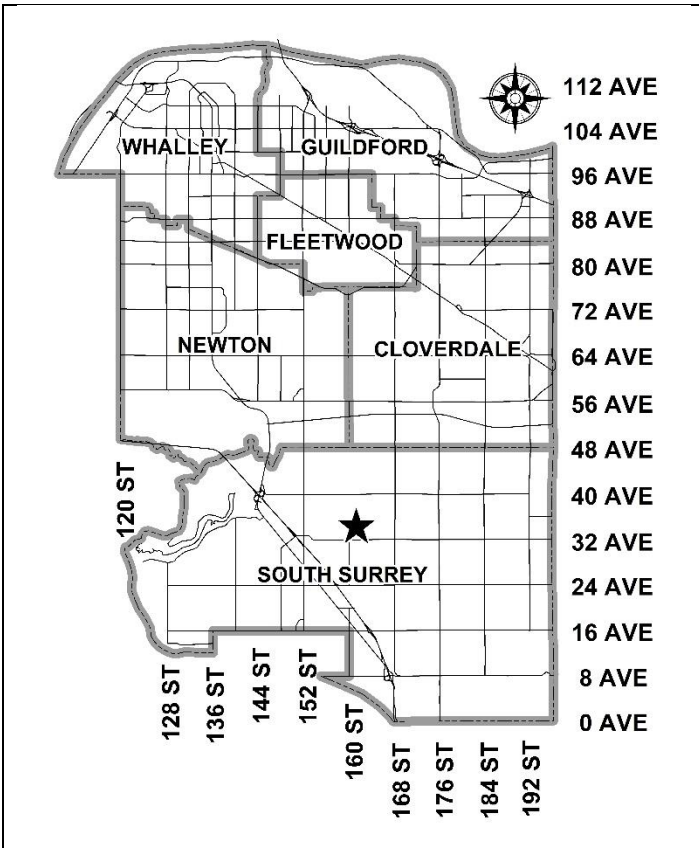
- **Liquor Primary License Amendment**

to permit extended hours of service at Morgan Creek Golf Course.

LOCATION: 3500 – Morgan Creek Way

ZONING: CD Zone (By-law No. 13614)

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Approval of the proposed Liquor License Amendment to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A Liquor Primary License is required for businesses that want to offer liquor service as an additional service to patrons or have a liquor focused area (e.g. bars, pubs, and night clubs).
- The intent of the proposal is to extend the existing hours of service under the existing Liquor Primary License, specifically for one outdoor patio and the playing area of the golf course.
- Morgan Creek Golf Course currently holds a Food Primary License, which covers all banquet and dining rooms as well as four exterior patios. The proposed extension of hours for the Liquor Primary License would align the serving hours of both licenses for the benefit of golf course patrons.
- The proposed extension of hours are consistent with City approved hours of operation for other golf courses in the City.
- The proposed hours of operation are within Council's policy on hours of operation for Liquor Primary Licensed establishments.
- The RCMP and the City's By-laws and Licensing Services Department have no concerns with the proposal.
- Morgan Creek Golf Course has a positive record with the Liquor and Cannabis Regulation Branch (LCRB), the City of Surrey, and the RCMP.
- Staff have received no comments in response to the development proposal sign or the pre-notification letters which were mailed out to adjacent land/homeowners.
- The applicant will enter into a Good Neighbour Agreement to assist in mitigating any impact the Liquor Primary License may have on the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the proposed Liquor Primary License Amendment, to extend the Liquor Primary License hours to Monday to Sunday from 9:00 a.m. to 1:00 a.m., to proceed to Public Notification"
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) The applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any impact the Liquor Primary License may have on the surrounding neighbourhood.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Morgan Creek Golf Course	Suburban	CD Zone (By-law No. 13614)
North:	Single family residential	Suburban	CD Zone (By-law No. 13614)
East:	Single family residential	Suburban	CD Zone (By-law No. 13614)
South:	Single family residential	Suburban	CD Zone (By-law No. 13614)
West (Across Morgan Creek Way):	Single family residential & vacant parcel	Urban & Suburban	CD Zone (By-law No. 13614) & CD Zone (By-law No. 12961)

Context & Background

- The subject site, located at 3500 – Morgan Creek Way, is designated "Suburban" in the Official Community Plan and zoned "Comprehensive Development Zone (CD Zone By-law No. 13614)".
- The property is large, and includes the entire golf course; however, this application is relevant only to one exterior patio located at the club house, which is located on the east side of Morgan Creek Way at 34 Avenue, as well as the playing area of the golf course.
- The site has a current Food Primary License with hours of operation from 9:00 a.m. to 1:00 a.m. Monday to Saturday, and 9:00 a.m. to midnight on Sundays. The Food Primary License covers all banquet and dining rooms and four exterior patios.
- The site also has an existing Liquor Primary License with hours of operation from 11:00 a.m. to 1:00 a.m. Monday to Sunday, which covers one exterior patio and the playing area of the golf course. The existing license with the LCRB allows for patrons to carry an alcoholic beverage from one licensed area to another on the property.

PROPOSED LIQUOR PRIMARY LICENSE AMENDMENT

- The existing Liquor Primary License covers one exterior patio and the playing area of the golf course and has the serving hours of 11:00 a.m. to 1:00 a.m. Monday to Sunday. The applicant is proposing to extend the hours of service to 9:00 a.m. to align with the serving hours of the Food Primary License.
- In accordance with Good Neighbour Agreement Policy No. M-25, the City of Surrey requires that proprietors of liquor establishments sign a Good Neighbour Agreement in order to allow proprietors a more formal and defined role in the prevention of, and response to, any negative issues that may arise from the operation of their business.
- As part of the Liquor Primary License application, the applicant will enter into a Good Neighbour Agreement with the City, prior to Council consideration of the proposed license.

Liquor Licensing Approval Procedure

- The Liquor and Cannabis Regulation Branch (LCRB) requires that the applicant secure local government endorsement before a Liquor Primary application can be considered for approval by the LCRB.
- The LCRB 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.
- Morgan Creek Golf Course is situated on local road (Morgan Creek Way) and is surrounded by suburban single family homes. The primary use function of the golf course is for members to play golf and enjoy the clubhouse amenities. The serving of alcohol is secondary to those activities.
- Morgan Elementary School is located 293 metres west of the golf course boundary.

(b) The proximity of the establishment to social or recreational facilities and public buildings

- Morgan Elementary School is located 293 metres west of Morgan Creek Golf Course boundary, at 3366 – 156A Street.

(c) The person capacity and hours of liquor service of the establishment

- The proposed hours of operation are consistent with other golf courses located within the City of Surrey.

(d) The number and market focus or clientele of Liquor Primary licensed establishments within a reasonable distance of the proposed location

- According to the locational criteria established by the City, a new Liquor Primary License should not be located within 1.6 kilometres of an existing Liquor Primary License. There are no existing Liquor Primary Licenses within 1.6 kilometres of the golf course.

(e) The impact of noise on the community in the immediate vicinity of the establishment

- The subject property, located at 3500 – Morgan Creek Way, is surrounded to the north, east, and south by suburban single-family residential properties. It is anticipated that there will be minimal impact on the surrounding area resulting from the amended Liquor Primary License hours, as the principal use is for members to play golf.

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

- It is expected that, if the Liquor Primary License amendment application is approved, there will be little community impact given that Morgan Creek Golf Course already has a Liquor Primary License.
- The RCMP and the City's By-laws and Licensing Services Department have no concerns with the proposed liquor primary license.
- The applicant will sign a Good Neighbour Agreement that will help to prevent potential negative issues, including noise, litter and untidiness.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey RCMP:	No concerns.
Surrey Bylaws & Licensing Services:	No concerns.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 1, 2020, and the Development Proposal Sign was installed on December 4, 2020. Staff received no responses regarding this proposal.

INFORMATION ATTACHED TO THIS REPORT

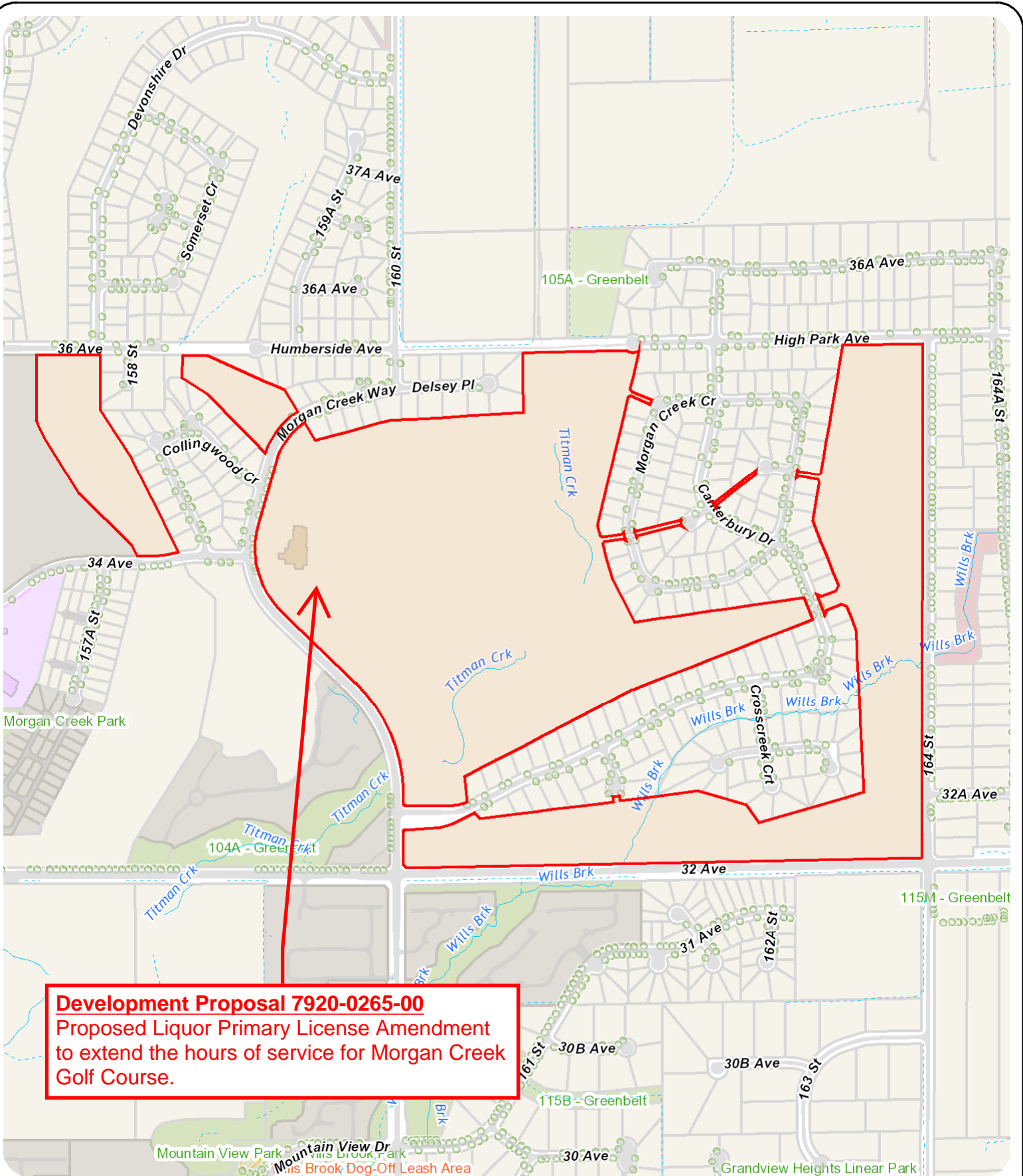
The following information is attached to this Report:

Appendix I. Location Map

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm



Development Proposal 7920-0265-00
 Proposed Liquor Primary License Amendment
 to extend the hours of service for Morgan Creek
 Golf Course.

Morgan Creek Golf Course

Scale: 1:7,692

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

