



**d. Traffic, noise, parking and zoning:** The impact of noise on the surrounding community should be minimal as the areas are within the existing winery site and will be in operation between the hours of 9 am – 9pm daily. The addition of the lounge endorsement areas will not directly increase the amount of traffic to the area. All parking is contained on site in the existing designated parking areas. The property is A1 – Agriculture, which permits wineries and cideries within the zone.

**e. The impact on the community if the application is approved:** The impacts to the community will be similar to those experienced under the current business over the last several years.

3. Council’s comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 “Liquor Licensing Policy and Procedures.”

## 2.0 Purpose

To seek Council’s support for a Lounge Endorsement for an existing Manufacturing Liquor License (winery).

## 3.0 Community Planning

Community Planning supports the requested Lounge Endorsement for the existing winery (Summerhill Estate Winery) as it meets the guidelines of Council Policy #359 ‘Liquor Licensing Policy and Procedures’. The impact to the surrounding community will be minimal and noise is not an anticipated issue due to a combination of factors including:

- Maintains existing hours of operation (9 am – 9 pm daily)
- The proposed licensed areas will have a maximum occupancy of 88 persons.
- The proposed licensed areas utilize existing onsite space and are not expected to draw additional visitors over and above existing volumes.

It should be noted that gatherings for events held within a lounge endorsement area are not subject to the restrictions of 10 events per year to a maximum of 150 people under the Agricultural Land Reserve Use Subdivision and Procedure Regulation. Maximum occupancy loads and other endorsement restrictions would apply.

## 4.0 Proposal

### 4.1 Background

Summerhill Estate Winery has been in operation since 1992 and moved into the current building in 1997. The winery has grown to include the winery/manufacturing, tasting room, picnic area and restaurant/bistro. Summerhill Winery also includes a banquet hall (Vineyard Ballroom) which is typically utilized for weddings and other special events.

The capacity of the existing approved areas are as follows:

Restaurant/Bistro	120 Persons
Banquet Room	235 Persons
Patio Area #1	115 Persons
Patio Area #2 (grass area)	0 (max. capacity of 235 people – may be utilized only when the banquet room is not in use).
Picnic Endorsement Area #1	30 Persons

Picnic Endorsement Area #2 30 Persons (may be utilized when Picnic Area #1 is not in use).

The restaurant/ bistro and banquet room were the subjects of previous non-farm use applications approved by the ALC.

4.2 Project Description

The applicant is proposing to add a lounge endorsement for a newly constructed gazebo and nearby courtyard. The space is intended to offer a more casual eating experience that will feature 'food truck' cuisine (tacos, samosas, etc.) along with pre-packaged food choices and both alcoholic and non-alcoholic drinks. The areas will provide additional outdoor seating for visitors and is not intended to directly increase traffic to the winery.

**Proposed Hours of Sale for Lounge Endorsement Areas:**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM

**Summerhill Estate Winery:**

Licensed Area	Net Floor Area	Proposed Capacity
Gazebo	63.9 m <sup>2</sup>	53 persons
Courtyard	42.7 m <sup>2</sup>	35 persons
<b>Total Capacity</b>	<b>106.6 m<sup>2</sup></b>	<b>88 persons*</b>

\*The proposed capacity is based on preliminary floor plans, which are subject to approval by the Building & Permitting Branch and the LCLB.

4.3 Site Context

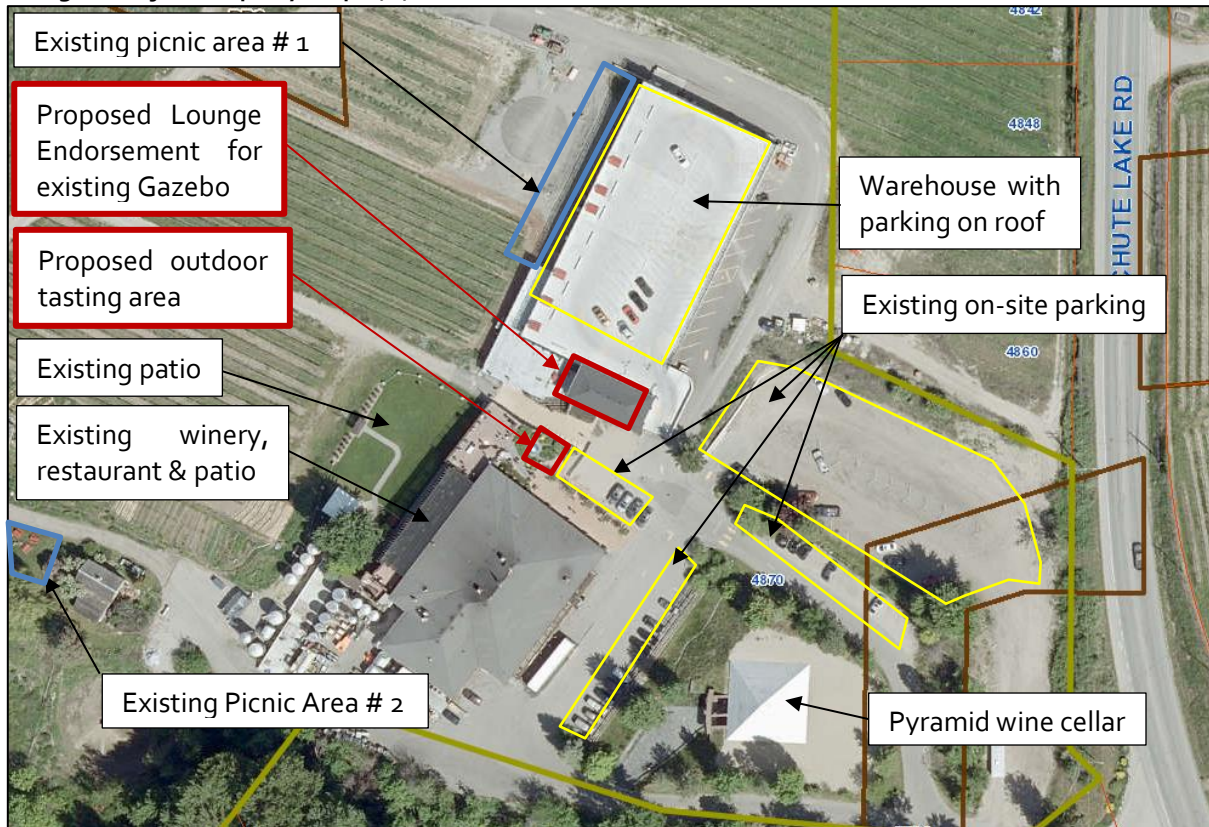
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Rural Residential 2	Single Family Dwelling
East	A1 – Agriculture 1, RR1 – Rural Residential 1	Farm, Single Family Dwelling
South	RR2 – Rural Residential 2	Single Family Dwelling
West	A1 – Agriculture 1	Single Family Dwelling

Subject Property Map: 4870 Chute Lake Road



Enlarged Subject Property Map: 4870 Chute Lake Road



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Agri-tourism, Wineries, Cideries, Retail Sales.**<sup>1</sup> Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

### 5.2 Council Policy #359 – Liquor Licensing Policy & Procedures

New patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No concerns with proposal.

### 6.2 Fire Department

- No concerns with proposal.

### 6.3 RCMP

- No Concerns with proposal.

## 7.0 Application Chronology

Date of Application Received: May 8, 2018

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Laura Bentley, Community Planning Supervisor

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### Attachments:

Applicant's Package

---

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.33.5 (Development Process Chapter).