

REPORT TO COUNCIL



Date: 9/29/2015
RIM No. 0930-50
To: City Manager
From: Community Planning Department (PMc)
Application: LL15-0009 **Owner:** GolfBC Holdings Inc.
Address: 4320 Gallaghers Dr. W. **Applicant:** GolfBC Holdings Inc.
Subject: Liquor License Application
Existing OCP Designation: (REC) Private Recreation
Existing Zone: CD6lp - Comprehensive Residential Golf Resort (Liquor Primary)

1.0 Recommendation

THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends non-support for the application from GolfBC Holdings Inc. (dba Gallagher's Canyon Golf Resort) at 4320 Gallagher's Dr. W., legally described as Lot 2, Section 2 Township 26, ODYD, Plan KAP82436 and an undivided 1/32 share in Common Lot 1, Plan KAP63646 (See Plan as to Limited Access) and an Undivided 1/384 share in Common Lot G Plan KAP53116 (See Plan as to Limited Access) and an undivided 1/24 Share in Common Lot 7 Plan KAP71295 (See Plan as to Limited Access for a change to licensed hours of sale from 10:00 AM to 12:00 PM Monday to Saturday and 11:00 AM to 12:00 PM Sunday, to 9:00 AM to 1:00 AM Monday to Sunday to better serve the golf playing public.
2. The Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved;
The potential for noise may increase due to the additional hours of service. However, noise has not been an issue at this location in the past.
 - (b) The impact on the community if the application is approved:
There will be an increased potential for impaired driving due to limited taxi supply.
 - (c) It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.

Proposed Hours of Sale (alternate recommendation):

	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	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM

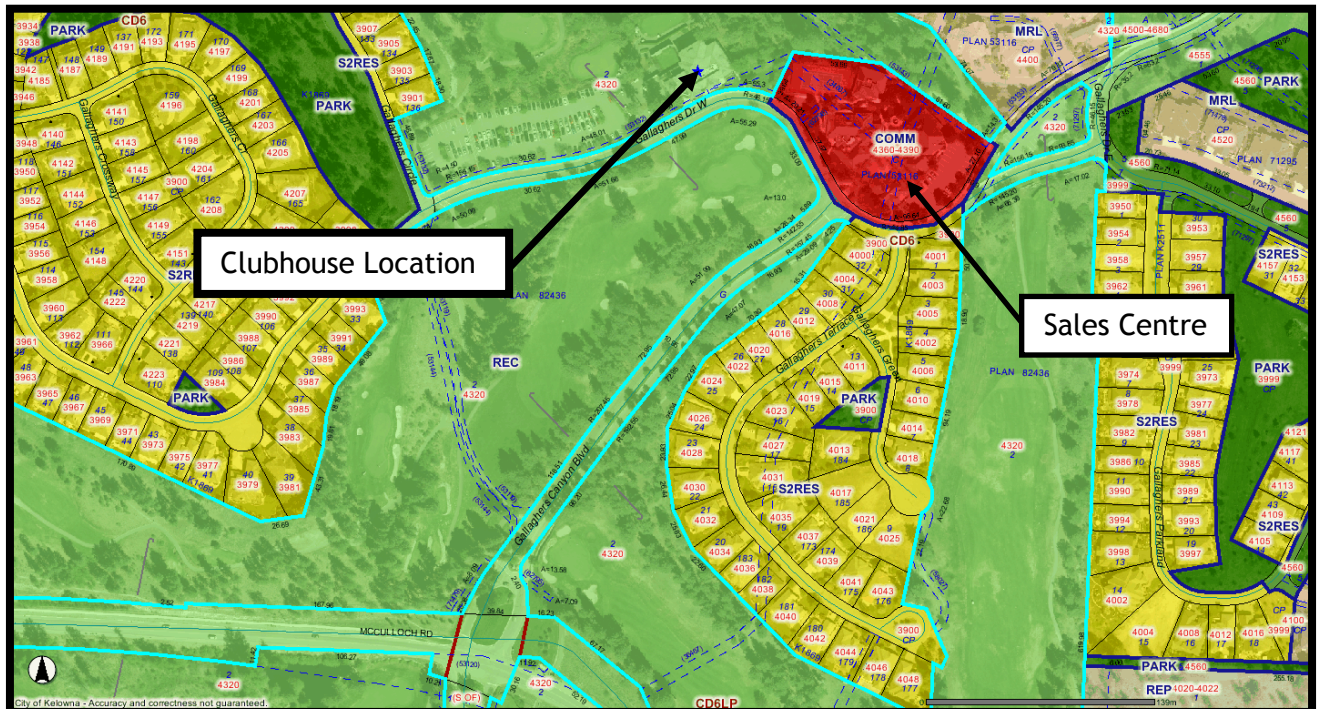
4.1 Site Context

The subject property is located within the area that became the Gallagher’s Canyon Golf Resort. The clubhouse where the liquor license is situated is located on the north side of Gallagher’s Drive West, to the east of the commercial centre. The adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD6lp - Comp Residential Golf Resort (liquor primary)	Golf Course
East	CD6 - Comp Residential Golf Resort	Commercial sales centre
South	CD6lp - Comp Residential Golf Resort (liquor primary)	Golf Course
West	CD6lp - Comp Residential Golf Resort (liquor primary)	Golf Course

Subject Property Map:

4320 Gallaghers Drive W



5.0 Current Development Policies

5.1 Council Policy #359 - Liquor Licensing Policy & Procedures

The proposed change in hours of sale would not contravene any guidelines within this policy.

6.0 Technical Comments

6.1 Building & Permitting Department

No Comment

6.2 Bylaw Services

No Objections

6.3 Fire Department

No Concerns

6.4 RCMP

The RCMP has no concerns regarding the proposed change in hours to begin liquor service at 9:00 a.m. Monday to Sunday.

The RCMP does not support a permanent change to the close of liquor service from midnight to 1:00 a.m. Monday to Sunday. Such extension of liquor service should be authorized or granted on a case by case basis and only where it can be clearly established that safe transportation options have been considered and arranged appropriate to the number of guests.

7.0 Alternate Recommendation

Should Council only support the applicant's request to change hours of operation to open earlier at 9 AM and to close at 12:00 PM, seven days a week, the following alternate resolution is provided for consideration;

THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of the application from GolfBC Holdings Inc. (dba Gallagher's Canyon Golf Resort) at 4320 Gallagher's Dr. W., (legally described as Lot 2, Section 2 Township 26, ODYD, Plan KAP82463 and an undivided 1/32 share in Common Lot 1, Plan KAP63646 (See Plan as to Limited Access) and an Undivided 1/384 share in Common Lot G Plan KAP53116 (See Plan as to Limited Access) and an undivided 1/24 Share in Common Lot 7 Plan KAP71295 (See Plan as to Limited Access)) for a change to licensed hours of sale from 10:00 AM to 12:00 PM Monday to Saturday and 11:00 AM to 12:00 PM Sunday, to 9:00 AM to 12:00 PM Monday to Sunday to better serve the golf playing public.
2. The Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved;

The potential for noise may increase due to the additional hours of service. However, noise has not been an issue at this location in the past.
 - (b) The impact on the community if the application is approved:

Significant negative community impacts are not anticipated.

- (c) It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.
3. The 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".

8.0 Application Chronology

Date of Application Received: April 27, 2015
Revised RCMP comments: June 8, 2015
Meeting with consultant: July 14, 2015

Report prepared by:

Paul McVey, Urban Planner

Reviewed by:



Ryan Smith, Manager, Community Planning

Attachments:

Subject Property Map;
Rationale Letter
LCLB License Application package
List of Hours of operation for other golf clubs in area