

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 16, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Liquor License Application No. LL100180
Applicant: Keith Good for Alder Hills Hold Co. Ltd. No. BC1079968
Location: 6011 Giscome Road

ATTACHMENT(S): Location and Existing Zoning Map
Supporting Documents

RECOMMENDATION(S):

THAT Council:

1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated March 16, 2022 from Deanna Wasnik, Director of Planning and Development for Liquor License Application No. LL100180;
2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with the *Liquor Control and Licensing Act* and that the views of affected residents are as summarized in the minutes of the Council Meeting held on April 11, 2022; and
3. SUPPORTS the approval of the Liquor License Application to increase the occupancy for Alder Hills Golf Course located at 6011 Giscome Road for the following reasons:

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

PURPOSE:

The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a change to their existing Liquor Primary License located at 6011 Giscome Road. This application will facilitate an increase in occupancy for the Alder Hills Golf Course from 60 to 160 patrons. This new occupancy will accommodate patrons at the newly constructed driving range facility.

The LCRB is the authority for liquor licensing, and must therefore approve liquor and food primary licenses, and changes to existing licenses. The LCRB requires that the local government reviews the application, gathers the views of residents that will be affected by the proposal and passes a resolution on the application. Once Council reviews this application, the resolution will be forwarded to the LCRB.

Background

Site Characteristics

Location	6011 Giscome Road
Legal Description	Lot A District Lot 1544 Cariboo District Plan EPP82168
Current Use	Alder Hills Golf Course
Site Area	26 ha
Zoning	C9: Outdoor Recreation

Liquor and Cannabis License Policy

Type of License	Liquor Primary
Hours of Service	Monday-Sunday: 9:00 am to 2:00 am
Current Occupancy Load	60
Proposed Occupancy Load	160

Relevant Application(s)

Liquor License Application No. LL100168: On February 24, 2020, Council recommended approval for an increase to the hours of liquor service (9:00 am to 2:00 am) and forwarded a resolution to the LCRB.

Development Application No. DP100782: On August 10, 2021, the Manager of Development Services approved a Commercial Form and Character Development Permit for the construction of a 224 m² driving range facility.

Building Permit No. BP041690: On September 7, 2021, the Building and Plumbing Permits for the construction of a 224 m² top golf (driving range) facility were issued. Construction has been completed and is pending a final inspection.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the authority for liquor licensing, and must therefore approve all liquor license applications. The LCRB regulates restaurants, bars, pubs, liquor retailers, manufactures and special events. All liquor licenses and changes to existing licenses are approved and issued by the LCRB. The applicant has concurrently submitted an application to the LCRB for the proposed increase in occupancy.

City of Prince George Liquor and Cannabis License Policy

The [City of Prince George Liquor and Cannabis Licensing Policy](#) (LCLP) establishes guidelines for the operation of licensed liquor establishments and cannabis retail stores within the City. The LCLP provides guidelines on hours of liquor service, occupant load and location of Liquor Primary Establishments. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application, as noted below.

Occupant Load

The LCLP guidelines suggest Liquor Primary Establishments outside of the downtown should have a maximum occupancy of 125 seats with the occupant load calculation to be determined by a Qualified Professional, as defined in the City of Prince George Zoning Bylaw. This application proposes to increase the occupant load from 60 patrons to 160 patrons.

Administration supports the increased occupancy as determined by a Qualified Professional for the reasons outlined in the Community Impacts section below.

Hours of Liquor Service

The LCLP guidelines allow for Liquor Primary Establishments outside of the downtown to offer hours of liquor service between 9:00 am and 1:00 am. Through a previous Liquor License Application (noted under “Relevant Applications”), the applicant has received approval to increase the hours of liquor service to Monday-Sunday from 9:00 am to 2:00 am. There are no further changes proposed to the hours of liquor service.

Location of Establishment

The Alder Hills Golf Course located at 6011 Giscome Road is surrounded by an established rural residential area. There are no anticipated conflicts with the surrounding area and adjacent land uses. Administration has considered potential community impacts regarding noise, parking and traffic below.

Surrounding Land Use Table

North	Giscome Road; Residential
South	Vacant Lands
East	Rural Residential; Vacant Lands
West	Rural Residential

The surrounding land uses are primarily residential in nature with vacant land occurring south and east of the Alder Hills Golf Course. Due to the lot size of the golf course (26 ha), Giscome Road and vacant lands occurring adjacent to the subject property, the proposed expansion to serviceable liquor area is not expected to significantly impact the neighbourhood.

Community Impacts

In addition to the above, Administration has considered typical land use impacts associated with expanding the occupancy limits including over proliferation, noise, parking, and traffic.

Proliferation of uses

The LCLP sets out a minimum separation of Liquor Primary Establishments outside of the downtown of 1.6 km. There are no Liquor Primary Establishments within 1.6 km of the subject property. The applicant is proposing to increase the occupancy load from 60 patrons to 160 patrons to permit the service of liquor at the driving range. The proposed additional occupancy is not expected to produce significant changes to the current use of the subject property.

Noise

The subject property is approximately 26 ha providing a significant buffer from adjacent land uses. The nearest residential use is approximately 175 m from the club house and the driving range. It is not anticipated that the proposed occupancy increase will disrupt surrounding land uses through increased noise or public nuisance.

Parking and Traffic

The parking provided on the subject property meets the requirements of Zoning Bylaw No. 7850, 2007. It is not anticipated that the traffic created by the occupancy increase will create significant impacts to the parking and traffic in the surrounding area.

Administration supports this application as the proposed liquor license is consistent with the existing uses of the Golf Course and is not expected to significantly impact the surrounding uses.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application may submit written correspondence.

As per the requirements set out in the *Liquor Control and Licensing Act*, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application and publish this notice in accordance with the *City's Liquor and Cannabis Licensing Policy*.

Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

ALTERNATIVES:

1. Approve the resolution
2. Approve the resolution as amended
3. Refuse the resolution
4. Defer or otherwise deal with the resolution

Administration recommends that Council approve the resolution as written in the recommendation.

SUMMARY AND CONCLUSION:

The applicant has applied to increase the occupancy load for an existing Liquor Primary License for the Alder Hills Golf Course. Administration recommends that Council approve the recommendations and forward it to the LCRB as the application is consistent with the LCLP.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner

APPROVED:

Adam Davey, Acting City Manager

Meeting Date: 2022/04/11