

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA000132 – UNIT 101A, 2046 BOXWOOD ROAD |

OVERVIEW

Purpose of Report

To present Council with a liquor licence application to permit a ten-person picnic area endorsement for the Longwood Brewery located at Unit 101A, 2046 Boxwood Road.

Recommendation

That Council authorize the Director of Community Development to notify the Liquor and Cannabis Regulation Branch that the City of Nanaimo permits the ancillary use of a picnic area outside of the Longwood Brewery located at 2046 Boxwood Road.

BACKGROUND

An application was received from Longwood Brewery Ltd. requesting local government support for their application to the Liquor and Cannabis Regulation Branch (LCRB) for a picnic endorsement. The applicants plan to include a ten-person picnic licensed area outside the existing brewery at 2046 Boxwood Road. A picnic area endorsement allows a liquor manufacturer to set aside an outdoor area on their property where patrons can drink liquor that they have purchased at the facility or received from the sampling area. Unlike a liquor primary or lounge area, customers may take their drinks to the picnic area; however, servers are not permitted serve liquor within the picnic area. Picnic areas have been permitted as an ancillary use within a winery for a number of years, but have only recently been permitted on a brewery or distillery property as a result of the 2014 British Columbia Liquor Policy Review.

Unlike a liquor primary licence or manufacturer's lounge endorsement, a Council Resolution is not requested for a picnic area endorsement. The LCRB simply asks the local government to confirm that zoning allows the operation of a picnic area on the liquor manufacturer's property. Given the ability to permit a picnic area endorsement within a brewery or distillery is relatively recent, the use is not mentioned within the Zoning Bylaw. A manufacturer's lounge is also not listed as a permitted use within the Zoning Bylaw; however, Staff have recently interpreted this as an ancillary use to a brewery or distillery. Council has supported manufacturer's lounge endorsements for Arbutus Distillery and Wolf Brewery, both of which are located within industrial zones which do not allow a lounge as a principal use. It is Staff's opinion that a picnic area can also be considered an ancillary use to a brewery or ancillary use; however, as the use is not included within the Zoning Bylaw, Staff are seeking Council direction before responding to the LCRB.

Subject Property

The subject property is located within the Greenrock Industrial Park, and is zoned Light Industrial (I2). The property is also designated Light Industrial within the OCP. No residential uses exist within 100m of the subject property.]

DISCUSSION

The applicant has applied to the LCRB in order to add a picnic area licence endorsement for a small 3.35m x 4.57m area outside the Longwood Brewery. The area is currently used as a landscaped area adjacent to the brewery's parking lot. The licensed capacity for the picnic area will be limited to ten people. The picnic area will be open from 11:00 a.m. to 9:00 p.m. at the latest.

Given the LCRB are only requesting Staff comment on zoning, full referrals and public consultation have not occurred. Staff have, however, contacted the RCMP, who have advised they do not have any concerns with the application.

As part of any liquor licence application, Council is asked to weigh the social and economic benefit of extended hospitality opportunities against concerns related to potential liquor-related noise and disorder. Given the location of the property and the limited capacity and hours of the picnic area, Staff do not anticipate any noise or disorder related to the picnic area. If the application is approved, the impact is expected to be positive as it will provide an outdoor licensed area unique to Nanaimo and support the growth of tourism and local industry.

Staff note craft breweries enhance the local food and drink scene, support tourism, and serve as a community hub and gathering place that promotes community vibrancy. Craft breweries, such as Longwood Brewery, make an investment in our community and create employment. If the application is approved, it will be the first licensed picnic area in the city of Nanaimo. Licensed picnic areas do exist elsewhere on Vancouver Island, including at Red Arrow Brewing Company in the Cowichan Valley Regional District.

SUMMARY POINTS

- The application, if approved, will allow for a ten-person picnic area endorsement ancillary to the operation of Longwood Brewery.
- A Council Resolution is not required for a picnic area endorsement; however, municipal Staff are requested to confirm that zoning permits the operation of a picnic area.
- It is Staff's opinion that the picnic area is ancillary to the brewery use.
- Given the subject property's location, the limited occupancy, and hours of the proposed picnic area, Staff do not anticipate the picnic area will negatively impact the surrounding community.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Site Plan

ATTACHMENT C: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development