



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Megan Fyfe  
Planner II

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** October 28, 2024  
**REPORT DATE:** October 16, 2024  
**FILE:** 4320-20 (LL000153)

**SUBJECT:** BNA – APPLICATION FOR A LIQUOR PRIMARY LICENCE

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## **PURPOSE:**

To review the application for a new liquor primary licence submitted by 1714 Kalamalka Enterprises Inc. for a new brew pub (BNA) located at 1714 Kalamalka Lake Road.

## **RECOMMENDATION:**

THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application for a new liquor primary licence, submitted by 1714 Kalamalka Enterprises Inc. for a brew pub (BNA) located at 1714 Kalamalka Lake Road (Lot 2, Sec 34, Twp 9, ODYD, Plan KAP84037) as outlined in the report titled “BNA – Application for a Liquor Primary Licence” dated October 16, 2024 and respectfully submitted by the Planner II;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject liquor licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- The proposed liquor primary licence would have a total capacity of 500 persons and hours of service from 9:00am to 2:00am daily. Noise levels due to the proposed licence is not expected to negatively impact surrounding properties;
- Views of residents were gathered. A total of 99 property owners and occupiers, including businesses, were contacted. Advertisements requesting public input were published in the October 3 and 10, 2024 editions of the Vernon Morning Star newspaper. No comments were received by the response deadline; and
- The applicant has operated the BNA brew pub in Kelowna for the past nine years and are looking to operate a similar venue in the City of Vernon. The proposed liquor primary licence is not expected to negatively impact the community.

## **ALTERNATIVES & IMPLICATIONS:**

1. THAT Council advise the Liquor and Cannabis Regulation Branch that Council does not support the application for a new liquor primary licence, submitted by 1714 Kalamalka Enterprises Inc. for a brew pub (BNA) located at 1714 Kalamalka Lake Road (Lot 2, Sec 34, Twp 9, ODYD, Plan KAP84037) as outlined in the report titled “BNA – Application for a Liquor Primary Licence” dated October 16, 2024 and respectfully submitted by the Planner II;

AND FURTHER, that Council’s resolution of non-support addresses the following items in the Liquor and Cannabis Regulation Branch resolution criteria contained in the application for a liquor primary licence:

- i. The impact to the community if the application is approved: Council reviewed the liquor primary licence application, and believes the proposed licence would unduly impact the surrounding community in the following manner: *(to be cited by Council)*; and
- ii. Views of residents were gathered: A total of 99 property owners and occupiers, including businesses, were contacted. Advertisements requesting public input were published in the October 3 and 10, 2024 editions of the Vernon Morning Star newspaper. No comments were received by the response deadline. Based on the input from the public, Council believes: *(to be cited by Council)*.

*Note: This alternative is provided should Council not support the proposed liquor primary licence. Council can recommend to the Liquor and Cannabis Regulation Branch that the application be denied based on Council's concerns. However, the final decision to approve or deny the application is made by the Liquor and Cannabis Regulation Branch.*

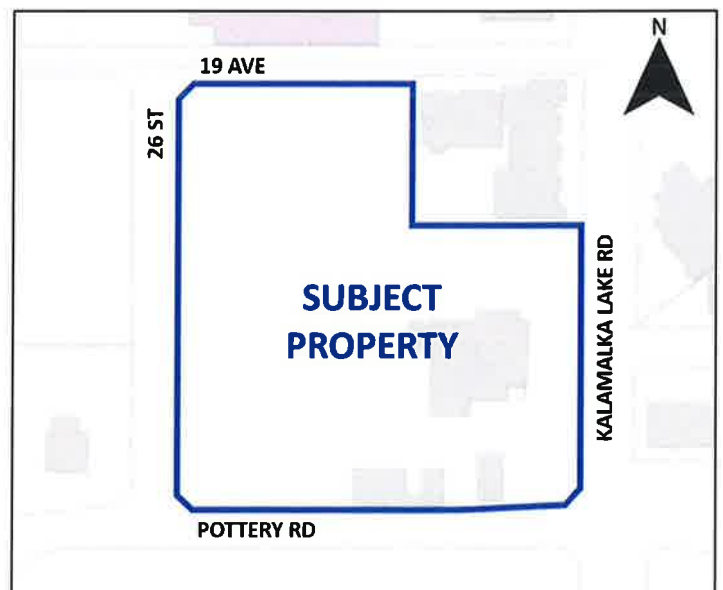
2. THAT Council does not wish to provide comments or recommendations to the Liquor and Cannabis Regulation Branch with regard to the application for a new liquor primary licence, submitted by 1714 Kalamalka Enterprises Inc. for a brew pub (BNA) located at 1714 Kalamalka Lake Road (Lot 2, Sec 34, Twp 9, ODYD, Plan KAP84037) as outlined in the report titled "BNA – Application for a Liquor Primary Licence" dated October 16, 2024 and respectfully submitted by the Planner II.

*Note: This alternative is provided should Council wish to 'opt out' of providing feedback on the proposed liquor primary licence. A local government that does not wish to provide input into the application may opt out by providing a resolution indicating that they do not wish to provide input on a particular application. The final decision to approve or deny the application is made by the Liquor and Cannabis Regulation Branch.*

## **ANALYSIS:**

### **A. Rationale:**

1. 1714 Kalamalka Enterprises Inc. has applied for a liquor primary licence for a new brew pub (BNA) located at 1714 Kalamalka Lake Road (Figures 1 and 2) (Attachment 1).
2. The subject property is zoned CMUC: Commercial Mixed Use: Centre which permits the brew pub use. The subject property is adjacent to a variety of mixed-use commercial and light industrial properties. The Shops at Polson Park and a multi-tenant commercial and light industrial building are located to the north. The Kal Tire head office is located to the south. There are multiple light industrial business located to the east including an animal hospital, wholesale suppliers and contractors. There is vacant land located to the west that is zoned for mixed-use commercial uses.



**Figure 1 – Location Map of Property**

3. A development permit and building permit have been issued for upgrades to the site and existing building on the subject property. The building will feature an onsite brewery, full-service eatery and an arcade area including bowling and pinball.
4. The intent of the liquor primary licence application is to provide liquor service in the requested service areas. The total capacity of the proposed service areas is 500 persons, including a capacity of 275 persons for indoor service areas and a capacity of 225 persons for outdoor patio areas. The proposed hours of service are from 9:00am to 2:00am daily.



Figure 2 - Aerial Photo of Property

5. The applicant is requesting a Family Food Service (FFS) and an off-premises sales endorsement under the liquor primary licence. Family Food Service (FFS) would allow minors, accompanied by a parent or guardian, in the proposed liquor service areas until 10:00pm daily when meal service is available. An off-premises sales endorsement would allow the licensee to sell the brewery's products from the service bar.
6. In accordance with the requirements of the Liquor and Cannabis Regulation Branch regulations and City policy, notifications regarding the application were sent to all businesses and property owners within a 60m radius of the subject property. A total of 99 property owners and occupiers were contacted. In addition, the applicant was required to publish a Notice of Intent in two consecutive editions of the Vernon Morning Star newspaper. These notices were published in the October 3 and 10, 2024 editions. No comments were received by the response deadline.
7. In accordance with the City's policy on Liquor Licence Applications, notification of the application was forwarded to the local RCMP detachment and Bylaw Compliance for review and comment. Both the RCMP detachment and Bylaw Compliance have indicated that the proposed liquor primary licence does not present any particular concerns.
8. The applicant has operated the BNA brew pub in Kelowna for the past nine years and are looking to operate a similar venue in the City of Vernon. The proposed liquor primary licence is not expected to negatively impact the community.

**B. Attachments:**

Attachment 1 – Letter of Intent and Floor Plans

**C. Council's Strategic Plan Alignment:**

- |   |  |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability          |
| <input type="checkbox"/> Recreation, Parks & Natural Areas      | <input checked="" type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership               | <input type="checkbox"/> Not Applicable      |

**D. Relevant Policy/Bylaws/Resolutions:**

Corporate Policy - Liquor Licence Applications

**BUDGET/RESOURCE IMPLICATIONS:**

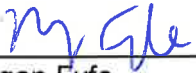
N/A

**FINANCIAL IMPLICATIONS:**

- None
- Budget Previously Approved
- New Budget Request  
(Finance Review Required)

Prepared by:

Approved for submission to Council:

X   
 \_\_\_\_\_  
 Megan Fyfe  
 Planner II

  
 \_\_\_\_\_  
 Patricia Bridal, CAO

X   
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 Terry Barton, Director  
 Planning and Community Services

Date: 10/21/2024

**REVIEWED WITH**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Corporate Services          | <input type="checkbox"/> Operations           | <input checked="" type="checkbox"/> Current Planning          |
| <input checked="" type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                 | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                 |
| <input checked="" type="checkbox"/> RCMP             | <input type="checkbox"/> Utilities            | <input type="checkbox"/> Engineering & Development            |
| <input type="checkbox"/> Fire & Rescue Services      | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management            |
| <input type="checkbox"/> Human Resources             | <input type="checkbox"/> Parks                | <input type="checkbox"/> Transportation                       |
| <input type="checkbox"/> Financial Services          |   | <input type="checkbox"/> Economic Development & Tourism       |
| <input type="checkbox"/> COMMITTEE:                  |   |   |
| <input type="checkbox"/> OTHER:                      |   |   |