



STAFF REPORT TO COMMITTEE

DATE OF REPORT April 11, 2022

MEETING TYPE & DATE Electoral Area Services Committee Meeting of May 4, 2022

FROM: Development Services Division
Land Use Services Department

SUBJECT: Stillhead Distillery – 105 - 5301 Chaster Road Liquor License – Lounge Area Endorsement (Capacity Increase)

FILE: 3045-40 Stillhead Distillery

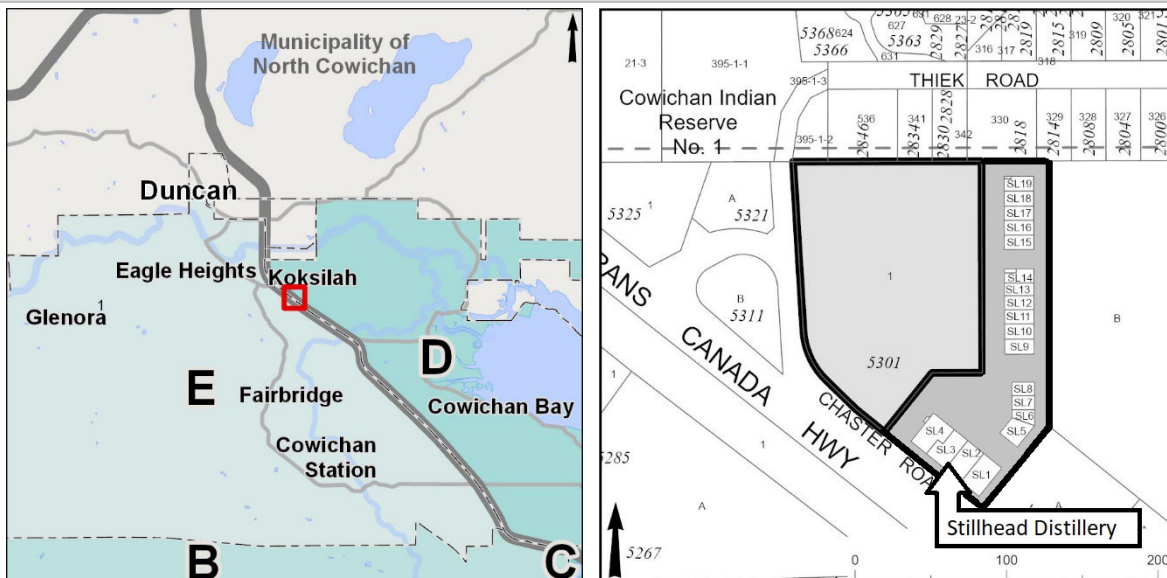
PURPOSE/INTRODUCTION

The purpose of this report is to satisfy a liquor license application requirement for local government input submitted by Stillhead Distillery located at 105 – 5301 Chaster Road (PID: 029-207-592 and 029-207-606) in Area D.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the Liquor and Cannabis Regulation Branch be advised that the Cowichan Valley Regional District does not wish to provide comments or recommendations with regard to the application for a Lounge Area Endorsement (Capacity Increase) by Stillhead Distillery located at 105 – 5301 Chaster Road, PID: 029-207-592 and 029-207-606 in Area D.

LOCATION MAP



BACKGROUND

Stillhead Distillery currently operates out of units 104 & 105 – 5301 Chaster Road, and the new lounge area will expand into unit 103. The units are part of a strata subdivision (Plan EPS1665), and are located in Strata Lots 2 (PID: 029-207-592) and 3 (PID: 029-207-606).

The expansion into unit 103 would include the new 133 m² tasting lounge that is the subject of the Liquor and Cannabis Regulation Branch (LCRB) application.

The subject property is bounded by commercial lots to the northwest and southeast, residential lots to the north, agricultural land to the east, and industrial lots across Chaster Road and the Trans Canada Highway. Stillhead Distillery is located to the front of the lot directly adjacent to Chaster Road.

The parcel is within the City of Duncan Water System.

APPLICATION SUMMARY

The liquor license application is for a Lounge Area Endorsement (Capacity Increase) submitted to the provincial LCRB by Stillhead Distillery at 105 – 5301 Chaster Road (Area D). The new tasting lounge will be 133 m² in area, and would increase capacity by 50 persons.

A Lounge Area Endorsement permits the sale and service of liquor for on-site consumption.

The CVRD has the option to “opt in” or “opt out” to provide comments or recommendations to the LCRB with regard to the application.

COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS

CVRD Building Inspection have approved the increase in occupant load of 50 persons for the expanded lounge area, for a total occupant load of 62, plus staff. Occupant load approval is subject to issuance of a Building Permit for a change in assembly class (from the previous use of the unit to the proposed use).

OFFICIAL COMMUNITY PLAN/POLICY CONSIDERATIONS

Official Community Plan for the Electoral Areas Bylaw No. 4270 (HOCP)

The subject property is designated Commercial within the HOCP, and Koksilah Village in the Area D Local Area Plan. The Koksilah Village designation is intended to accommodate a mixed-use village area and supports the revitalization and enhancement of the Koksilah Village as a commercial node. The lot is within the Koksilah Village Growth Containment Boundary.

Development Permit Areas

There are four Development Permit Areas (DPA) on the subject property:

- DPA 1 – Riparian Protection – not triggered
- DPA 4 – Aquifer Protection – not triggered
- DPA 11 – Commercial and Mixed-Use Development
- DPA 13 – Energy & Water Conservation; Greenhouse Gas Emissions Reduction

The requirement for a Development Permit in the Form & Character DPAs (DPA 11 and 13) is not required for internal renovations that do not affect the external appearance of a building; additions or renovations that are not visible from the public realm; and, where alterations are undertaken to ensure an existing building meets building code and safety requirements.

At the time of Building Permit submission, staff will determine whether a Development Permit is required.

Electoral Area D – Cowichan Bay Zoning Bylaw No. 3705

The subject property is zoned Village Business Park Commercial 7 (C7), the purpose of which is to accommodate a mixed-use business park with complementary accessory residential uses. Permitted uses in the C7 Zone include distillery, brewery, café and restaurant.

PLANNING ANALYSIS

Stillhead Distillery has applied for Lounge Area Endorsement that would increase capacity through the LCRB. An increased lounge area would allow for an increase in capacity of 50, for a total of 62 (plus staff). The change to the occupant load (capacity) has been reviewed and signed off by CVRD Building Inspection.

The CVRD may choose either to “opt out” of this process and entrust the LCRB to process the application entirely, or “opt in” and provide comments or recommendations to the LCRB. If the CVRD chooses to “opt in” and provide comments, the following criteria will need to be considered:

- Impact of noise on nearby residents;
- Impact on the community if the application is approved;
- Gather public input within the immediate vicinity of the establishment, and provide a description of the method used to gather that input; and
- Provide CVRD recommendations (including whether the application should be approved or not) and the reasons for which the recommendations are based.

Choosing to “opt in” will require staff time to further examine this application and organize one or more public meetings.

If the CVRD chooses to “opt out” of this process, there will be complete reliance on the LCRB to manage and take full responsibility of this licence.

Given the distillery location in the Koksilah Village Area, and to the front of the lot, it is the opinion of staff that the proposed licensed capacity increase will have negligible impacts on surrounding properties, and is consistent with the objectives and policies in the Electoral Area D Local Area Plan, specific to the Koksilah Village Area, including:

- *Establish Koksilah Village as a vibrant, aesthetically appealing, mixed-use centre supporting the local economy and employment, locally oriented businesses and housing.*
- *Increase community amenities for residents, business owners and employees of Koksilah Village.*
- *Supports the revitalization and enhancement of Koksilah Village as a commercial node.*

OPTIONS


Option 1 – Recommended:

That it be recommended to the Board that the Liquor and Cannabis Regulation Branch be advised that the Cowichan Valley Regional District does not wish to provide comments or recommendations with regard to the application for a Lounge Area Endorsement (Capacity Increase) by Stillhead Distillery located at 105 – 5301 Chaster Road, PID: 029-207-592 and 029-207-606 in Area D.

Option 2:

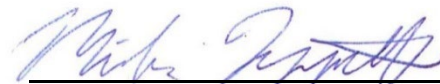
That it be recommended to the Board that the Cowichan Valley Regional District wishes to provide the following comments or recommendations to the Liquor and Cannabis Regulation Branch with regard to the application for a Lounge Area Endorsement (Capacity Increase) by Stillhead Distillery located at 105 – 5301 Chaster Road, PID: 029-207-592 and 029-207-606 in Area D:
[comments to be provided by the Board]

Prepared by:



Jaime Dubyna
Planner II

Reviewed by:



Mike Tippett, RPP, MCIP
Manager

Ann Kjerulf, RPP, MCIP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Floor Plan with Building Inspection Approval

Attachment B – Floor Plan

Attachment C – Applicant Letter of Intent