



REPORT

To: Chair and Directors

Report Number: DS-BRD-043

From: Tyra Henderson, Corporate Officer

Date: August 4, 2020

Subject: Liquor Primary Licence Application for RNN Sales and Rental

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board respectfully refuse the RNN Sales and Rentals Liquor Primary Licence application for a liquor licence at 437 Briar Ridge Road (PID 014-460-343) as liquor outlets, sales or neighbourhood pub are not permitted uses in the A-2 Zone and the ALC has denied a non-farm use to allow a zoning amendment application to a zone that would permit a liquor outlet.

BACKGROUND/RATIONALE:

Agricultural Land Reserve Status

On October 10, 2019, the Regional Board passed the following resolution:

MOVED, SECONDED, and CARRIED

That a 90 day extension to the deadline to process the liquor primary licence application from RNN Sales & Rentals be requested to allow the applicant to first seek approval from the Agricultural Land Commission for the proposed non-farm/agri-tourism use on the property and subsequently submit an application to the Peace River Regional District (PRRD) to rezone the property; and further, that comment from the PRRD to the Liquor Control and Licensing Branch be submitted after the property has been rezoned, which will provide opportunity for public input.

The requested extension was granted by the Liquor and Cannabis Regulation Branch, and the applicant applied to the ALC for the required non-farm use permit. The Board supported the application for a non-farm use for the operation of a campground, restaurant with liquor service, and music festival venue and forwarded the Non-Farm Use application to the ALC at its meeting on January 23, 2020.

On July 16, 2020, the Agricultural Land Commission released its decision to refuse the Non-Farm Use. Therefore, the applicant will not apply to rezone the property as ALC approval of the rezone is also required; therefore, the PRRD cannot approve the liquor licence application and the project cannot proceed. Public input was not sought as per the resolution above as the file did not proceed to that stage.

Official Community Plan & Zoning

The parcel that RNN Sales and Rentals is located on is designated RN (Rural Neighbourhood) within South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012. Liquor outlets or a neighbourhood pub are not permitted uses within this designation.

The parcel that RNN Sales and Rentals is located on is zoned A-2 (Large Agricultural Holdings Zone) in PRRD Zoning Bylaw No. 1343, 2001. The A-2 zone does not allow any liquor outlets or a neighborhood pub within this zone.

The PRRD did not receive a bylaw amendment application, however, with the refusal of the ALR Non-farm Use application, the project cannot proceed.

Bylaw Enforcement

June 12, 2020 the PRRD received a complaint regarding an unpermitted campground, restaurant, convenience store and industrial use of the property located at 437 Briar Ridge Road. Given the ALC decision (refusal) RNN Sales and Rentals have been given an August 31, 2020 deadline to bring the property into compliance.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the Liquor and Cannabis Regulation Branch and the applicant.

OTHER CONSIDERATION(S):

None at this time.

External Links:

1. [October 10, 2019 Liquor Licence application](#) (R-6 on PRRD Board agenda)
2. [January 2020 ALR Non Farm Use application](#) (R-15 on PRRD Board agenda)
3. [ALC Decision](#)