



## COMMUNITY DEVELOPMENT COUNCIL REPORT

To: Mayor and Council

Date: May 13, 2025

From: Ron Bowles, Chief Administrative Officer

File No: LL 25-03

Subject: **LL 25-03 - Lounge and Special Events Area Endorsement - Terrabella Wineries - Truck 59 (3887 Brown Rd)**

Report Prepared By: Kandice Brzezynski, Building & Licensing Supervisor

Report Reviewed by: Brent Magnan, Director of Community Development

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### RECOMMENDATION:

**THAT** Council provide a recommendation of support to the Liquor and Cannabis Regulation Branch for the proposed Lounge Area Endorsement application (LL 25-03) for Terrabella Wineries - Truck 59 (3887 Brown) in accordance with the information contained in this report.

**THAT** Council provide a recommendation of support to the Liquor and Cannabis Regulation Branch for the proposed Special Events Area Endorsement application (LL 25-03) for Terrabella Wineries - Truck 59 (3887 Brown) in accordance with the information contained in this report.

### STRATEGIC AREA(S) OF FOCUS

**Strengthen Our Community** – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

### BACKGROUND

Terrabella Wineries Ltd. is applying for two liquor endorsements to be added to their current Manufacturing Liquor License: A Lounge Endorsement (indoor and outdoor) and a Special Event Area Endorsement (within the same spaces). The subject property is the site of Truck 59 Ciderhouse, which has been in operation since 2017. The manufacturing building was completed in 2017 and currently operates with an indoor and outdoor tasting area and a small indoor merchandise area. There is a larger picnic area to the Southeast of the building but will be moved further to the South to allow for a defined outdoor lounge area adjacent to the building.

## PROPERTY DETAILS

<b>Address</b>	3887 Brown Rd		
<b>PID</b>	011-624-663		
<b>Folio</b>	36413393.0		
<b>Lot Size</b>	5 acres		
<b>Owner</b>	Terrabella Wineries Ltd	<b>Agent</b>	Graham Dell
<b>Current Zoning</b>	A1 – Agricultural	<b>Proposed Zoning</b>	N/A
<b>Current OCP</b>	AG – Agricultural	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Winery	<b>Proposed Use</b>	Commercial
<b>Development Permit Areas</b>	None		
<b>Hazards</b>	Unknown		
<b>Agricultural Land Reserve</b>	Yes		

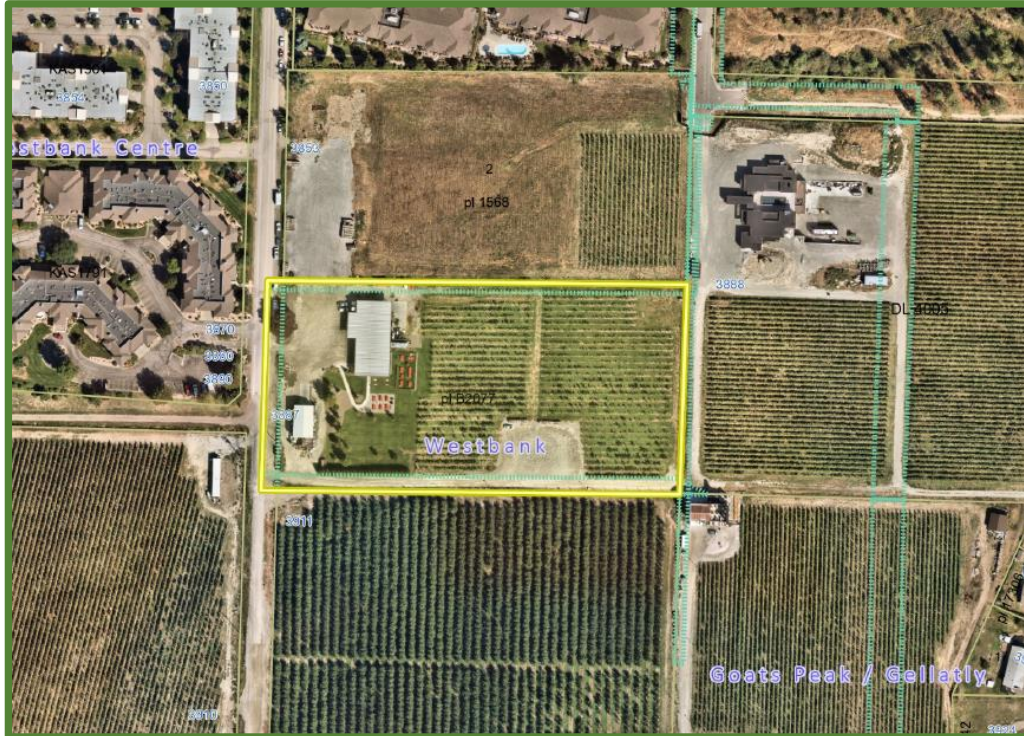
## ADJACENT ZONING & LAND USES

<b>North</b>	^	3888 Brown Rd – Agricultural
<b>East</b>	>	3911 Brown Rd – A1 – Agricultural
<b>West</b>	<	3853 Brown Rd – A1 – Agricultural (vacant)
<b>South</b>	v	3870 Brown Rd – R5 – Westbank Centre Multiple Residential

## NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

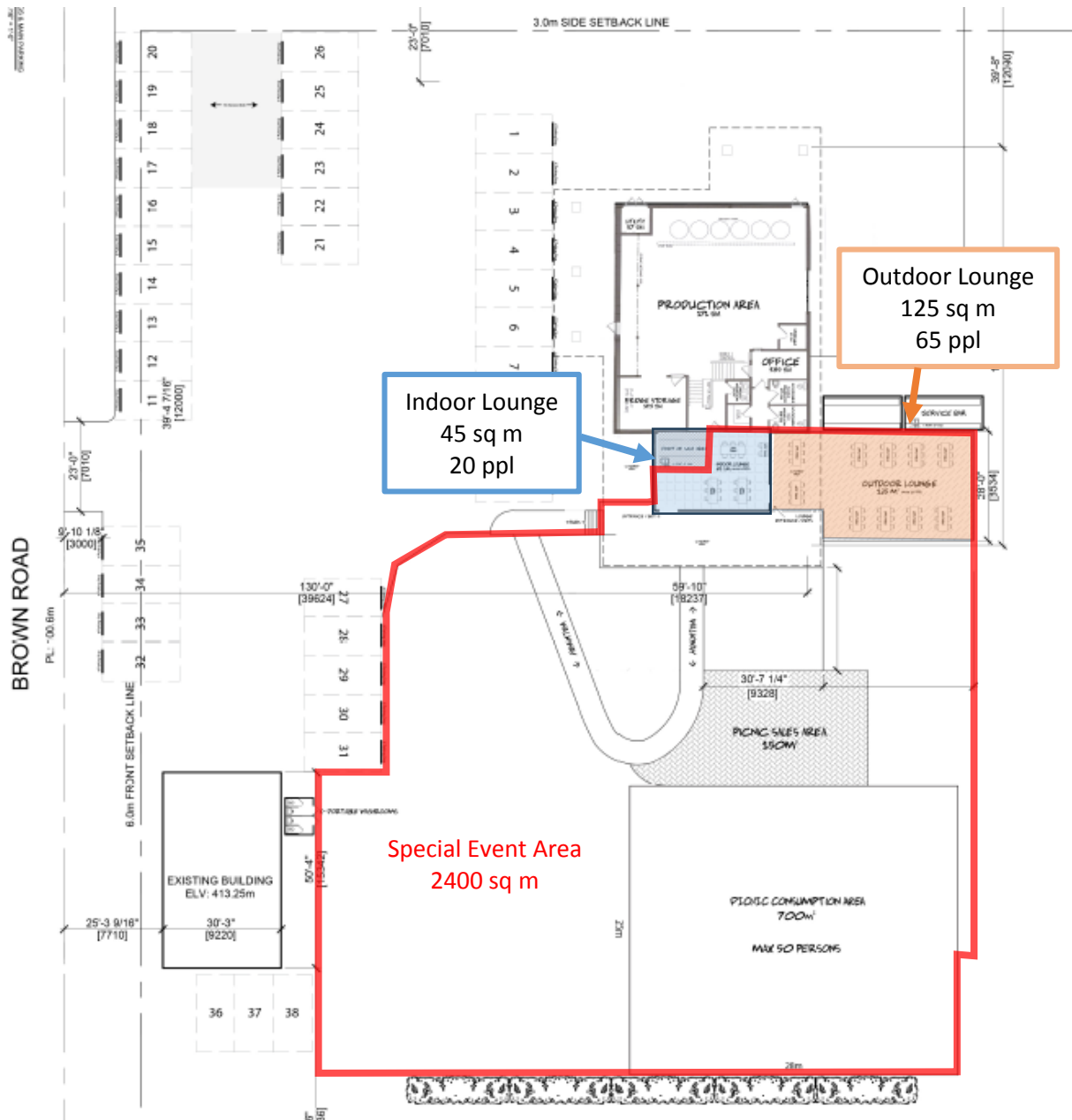
### Proposal

Terrabella Wineries Ltd. is seeking a Lounge Endorsement and a Special Events Area for Truck 59 ciderhouse. They currently have a manufacturing liquor license with tasting and a picnic endorsement.

#### 1. Lounge Endorsement:

The LCRB states that Lounge Endorsements are to permit the sale and service of liquor for onsite consumption, beyond that of the designated tasting limits. Food must be provided for Lounge Endorsements.

The proposed indoor lounge area is approximately 45m<sup>2</sup> with an occupant load of 20 persons while the proposed outdoor lounge is approximately 125m<sup>2</sup> with an occupant load of 65 persons. The total proposed occupant load of both lounge areas will be 95 persons maximum including staff. The outdoor lounge area will include a bounded patio area with a portion covered by the building for shade and the indoor lounge area will occupy the existing tasting area (Figure 1). The proposal complies with the BC Building Code and ALC regulations.



**Figure 1: Site plan**

The intent is to continue to expand the offerings of Terrabella Wineries Ltd. focusing on fun, family-friendly experiences where people can enjoy local, handcrafted beverages, live music, seasonal activities, games and great food (Attachment 2).

## 2. Special Events Area Endorsement

The LCRB states that Special Events Areas are to permit the sale and service of liquor for onsite consumption in an event-based space which may overlap with the lounge and picnic areas. Food must be provided for this endorsement.



The Special Events Area will overlap with the proposed lounge areas, indicated above, within a 2400 sq m area and the same hours of operation, occupant load, and food and alcohol service. The types of events would include, weddings, corporate events, local artisan markets, movie nights and more.

The intent from the applicant is to provide a versatile space for the local community to gather, celebrate, and engage in meaningful activities that strengthen relationships with community members and contribute to the local economy, culture and social life (Attachment 3)

### **Technical Review**

The LCRB requests that all local governments consider and comment on specific criteria for liquor endorsements. In consideration of these criteria, the following information has been provided which is applicable to both endorsements (lounge endorsement and special events area):

#### ***Location:***

The subject property is a 5-acre parcel and located within the Westbank Centre Neighbourhood. It is surrounded by a mix of agricultural and residential properties and accessed off Brown Road. The access is located near the South end of Brown Road, near the *dead-end* of the road, which is mostly surrounded by large agricultural properties (residential properties are located towards the North on Brown Road). (See property map above).

The property has an existing 300m<sup>2</sup> production building which includes the manufacturing of cider, offices, washrooms, indoor tasting area and an outdoor, covered tasting area. There is also an approved, licensed picnic area of approximately 150m<sup>2</sup>. (Figure 1, see above)

#### ***Person Capacity:***

The person capacity of the proposed lounge areas will have a maximum of 95 persons. The proposed occupancy is less than or consistent with other wineries located within the area of the subject property. The following is a comparison of other Lounge Endorsements operating in the area:

- Crown and Thieves Winery (146 person)
- The Gallery (50 person)
- Frind Winery (130 persons)

The special events area endorsement will operate with the same proposed occupant loads.

***Proposed Hours of Liquor Service:***

The applicant is proposing the following hours of operation for the lounge and special events area:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

For reference, the following list hours of operation for other liquor establishments in the area which are consistent with the above proposed hours:

- Crown and Thieves Winery 10:00 AM to 11:00 PM
- The Gallery 10:00 AM to 10:30 PM
- Frind Winery 9:00 AM to 10:00 PM

Despite these being the permitted hours of each operator's license, not all these operators choose to service during these hours and are instead used as a maximum limit for hours of operation.

***Food Service:***

The lounge and special events areas will be serviced by a selection of snack and charcuterie style boxes with weekly and seasonal treats. Further, *Smoke Show* food truck will be on-site to offer a variety of Texas BBQ style food and catering options for larger groups.

***Impact to Traffic, Noise and Parking:***

The subject property is in an area surrounded by agricultural and residentially zoned properties. The subject property is accessed off Brown Road by a driveway leading directly to the parking lot. The closest residential property is 63m away from the subject building (Figure 2). In addition, the outdoor lounge area is sited to face the southeast of the property away from the closest residential property. Parking can be accommodated on-site in accordance with the City's Zoning Bylaw.

There are 38 parking stalls provided on site which comply with the City's parking requirements under the Zoning Bylaw No. 0265 (see figure 1 above). Siting of the outdoor lounge space is sheltered from the residential properties by the production and manufacturing building. Further, the special events area, where amplified music is permitted is limited by the Agricultural Land Commission to 10 events per year. The remainder of the property is surrounded by large, planted agricultural fields.



**Figure 2: Distance from adjacent residential**

### ***Impact to the Community:***

It is anticipated that these endorsements will have a limited impact on adjacent properties due to the low residential density in the area, the sheltered location of the lounge area, and the limited number of special events which can be held under ALC regulations (max 10 per year). It is recognized that the endorsements do have the potential to generate additional activity, including traffic and potentially noise; however, the application also offers more services for the community to gather and provide the small business community with opportunities to showcase their work. Further, access to events on this property highlights the benefit of agriculture to our city.

### **LEGISLATIVE REQUIREMENTS**

The Provincial Government, through the Liquor and Cannabis Regulation Branch (LCRB), regulates the manufacturing and retail sales of liquor in British Columbia. The *Liquor Control and Licensing Act* requires the LCRB to consult local governments on requests for the issuance, amendment, or renewal of certain liquor licenses. This gives local governments an opportunity to gather the views of residents, as well as consider potential implications of the proposal. Upon making a resolution, LCRB requests that the local government forward the applicable resolution, report and meeting minutes. The LCRB requests that all local governments consider and comment on specific criteria as outlined below.

## PUBLIC NOTIFICATION/CONSULTATION

As per the *Liquor Cannabis and Licensing Act*, the City was required to gather the comments and/or concerns of residents within the area of the proposal. The *Act* allows local governments to choose a single or multi-method approach to public notification. As such, a sign was posted on the subject property notifying the surrounding neighbours of the proposal. Additionally, a notice was mailed to all property owners or tenants within 100m of the subject property (239 mailed notices total). No responses were received at time of writing this report.

## CONCLUSION

Truck 59 Ciderhouse, Terrabella Wineries Ltd, is a prominent business in the City of West Kelowna operating 5 other commercial businesses in the wine/beer/cider industry. The proposal discussed in this report complies with our city bylaws and illustrates a lower impact to the surrounding neighbourhood do to their hours of operation, area location within the property and. Granting the approval of the lounge and special events area endorsement will strengthen community relationships and bring more people into the downtown core which will help with revitalization of Westbank Centre.

## ALTERNATE RECOMMENDATION(S):

1. **THAT** Council postpone either consideration of the proposed Lounge Endorsement and Special Events Area Endorsement (LL 25-03) for Terrabella Wineries Ltd (Truck 59) at 3887 Brown Rd.

Should Council postpone either portion of the application, staff request that direction be provided on the additional information that is requested before rescheduling the application for Council review.

2. **THAT** Council provide a recommendation of **support** to the Liquor and Cannabis Regulation Branch for the proposed **Lounge Area Endorsement** application (LL 25-03) for Terrabella Wineries - Truck 59 (3887 Brown) in accordance with the information contained in this report; and,

**THAT** Council provide a recommendation of **non-support** of the proposed **special events area** Endorsement and Special Events Area Endorsement (LL 25-03) for Terrabella Wineries Ltd. (truck 59) at 3887 Brown Road.

This option provides the opportunity to support the lounge area endorsement, which anticipates more limited impacts, while not supporting the more impactful special events endorsement. The decision would be forwarded to the LCRB for their consideration.



Powerpoint: Yes ☒ No ☐

Attachments:

Attachment 1: Site Plan

Attachment 2: Letter of Intent – Lounge Endorsement

Attachment 3: Letter of Intent – Special Events Area

Attachment 4: LL 25-03 Submissions as of May 8, 2025 at 4:30 p.m.