

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: July 15, 2025
Meeting Type: Regular Council Meeting

Prepared by: Curtis Huppee, Planning Student

Department: Planning and Development

Title: Liquor License Referral Application | R0000418 | 2850 Woodsdale Road

Description: An application for Turtle Marine Bay Pub to change the hours of liquor service (outside service hours)

RECOMMENDATION

THAT the following comments be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor License Referral Application R0000418 for property located at 2850 Woodsdale Road:

1. Council has considered the following:

- (a) the location of the establishment (2850 Woodsdale Road) and impacts on the surrounding neighbourhood,
- (b) the current business operating hours of:
 - 11:00 AM to 11:00 PM Sunday - Tuesday
 - 11:00 AM to 12:00 AM Wednesday - Saturday
- (c) the current hours of liquor service permitted by LCRB are:
 - 9:00 AM to 12:00 AM Sunday – Tuesday,
 - 9:00 AM to 1:00 AM Wednesday – Thursday,
 - 9:00 AM to 2:00 AM Friday – Saturday
- (d) the proposed hours of liquor service are:
 - 9:00 AM to 2:00AM Monday through Sunday

2. Council's comments on the prescribed criteria are as follows:

- (a) Location: the location of the establishment is within a Tourist Commercial (C9) zone on Wood Lake, adjacent to similar tourist-oriented and highway commercial uses, and buffered from residential areas,
- (b) Hours of liquor service and person capacity: aligning late-night liquor service (2:00AM) across the full week provides flexibility for special-event scheduling; these hours would match the existing liquor service hours permitted by LCRB for Friday and Saturday. The applicant has indicated that changes in hours would only be for occasional/annual special events, intended for after-hours parties. The applicant has indicated that the requested change in liquor service hours would not affect the current business operating hours except for special events. The current person capacity for liquor service does not exceed the occupancy load stipulated by the BC Building Code,
- (c) Noise: no noise complaints have been received by the District regarding Turtle Bay Marine Pub; additional impacts are expected to be minimal on the neighboring properties,
- (d) Impact on community: extending hours is anticipated to enhance tourism through the provision of special events (i.e. Boots 'n' Boats), and stimulate economic activity for local businesses with minimal impacts on the neighbouring properties,

3. The District of Lake Country gathered the views of residents regarding this application:

- (a) Views were gathered via the following methods:
 - The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on July 3rd and July 10th, 2025. All feedback received was provided to Council,
 - Community members had an opportunity to provide comments at the regular Council meeting of July 15th, 2025.

(b) Views of the residents include:

- Opposition to extended weekday service hours at Turtle Bay Marine Pub due to concerns about excessive summer noise disrupting nearby residents' peace, especially after midnight.
- Opposition to extended pub service hours due to existing noise complaints and concerns that late-night alcohol consumption near the lake increases safety risks, including potential drownings and strain on emergency services.
- *additional comments to be added if further correspondence received.*

4. Council recommends the issuance of the changed hours of liquor service (outside service hours) for the following reasons:

- Council believes the proposed change will have a positive impact on the community by providing flexibility of hours for Turtle Bay Marine Pub to host special events that support tourism and community engagement.
- The extended liquor service hours are not intended for daily use but rather for occasional or annual events, such as the Boots 'n' Boats music festival.

EXECUTIVE SUMMARY

The Application is for a change of hours of liquor service (outside service hours) for Turtle Bay Marine Pub.

Current hours of liquor service permitted by LCRB current Hours:

9:00 AM to 12:00 AM Sunday – Tuesday,
9:00 AM to 1:00 AM Wednesday – Thursday,
9:00 AM to 2:00 AM Friday – Saturday

Proposed Hours:

9:00 AM to 2:00AM Monday through Sunday

The applicant has indicated that the reason for changing the service hours is to provide flexibility for the occasional special event that is held at the pub (e.g. Boots 'n' Boats festival). The applicant has indicated that the extended hours provide opportunities for an "after party" following the events. The applicant also noted this is not intended to change their regular hours of operation, rather it is only intended for special events and the after party following the events till 2:00AM. (Attachment C).

The District has not received noise-related bylaw complaints for the subject property. The proposed extension to liquor service hours is expected to result in a noise-impact similar to current operations. The overall impact of the proposed extension of liquor service is expected to be positive. The LCRB requests that the District provide comments, in the form of a resolution, regarding this application.

BACKGROUND

Application Information			
Application Type	Liquor License Application	Application Date:	January 30, 2025
Applicant:	Anne Stewart	Owner:	Stewart Smith
Application Description	Change the hours of liquor service (outside service hours)		

Property Information: General	
Folio/Roll #:	02864.321
Legal Description	STRATA LOT 9 SECTION 22 TOWNSHIP 20 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAS1913 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
PID	023-817-844
Civic Address:	2850 Woodsdale Road
Property Information: Land Use	
OCP Designation:	Tourist Commercial
Zoning Designation:	C9- Tourist Commercial
Land Use Contract	n/a

ALR:	n/a	
Parcel Size:	~ 0.205 ha/0.507 ac	
Development Permit Areas:	Multiple Unit, Commercial, Drainage, Natural Environment	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	C9- Tourist Commercial	Mixed Use
<i>East:</i>	N/A	Wood Lake
<i>South:</i>	C9- Tourist Commercial	RV Park
<i>West:</i>	C10- Highway Commercial	Gas Station

Property Information: Infrastructure and Development Engineering	
Road Network	Existing Minor Connector
Driveway Access	Permit not required for this application
Water Supply:	Municipal (Source: Okanagan Lake)
Sewer:	Community Sewer
Drainage / Stormwater	Open Ditch
Comments:	N/A

The Application (Attachment D) is for a change in the hours of liquor service (outside service hours). The LCRB refers the application to the local municipality for input based on the following criteria:

1. the location of the establishment;
2. the person capacity and hours of liquor service of the establishment;
3. the impact of noise in the immediate vicinity; and,
4. the impact on the community if the application is approved.

Additionally, the LCRB requests that the local government collect feedback from nearby residents and business owners regarding this application (Attachment B).

Previously, on May 22, 2025, Turtle Bay Marine Pub submitted a request (R0000421) for a Temporary Change to the Hours of Sale under their Liquor Primary license. The request sought to extend their licensed service hours on Sunday from midnight to 2:00 AM to accommodate the final night of the three-day Boots'n'Boats music festival, held from Friday through Sunday. The extension was intended to allow additional time for the event's after-party, featuring live music and open mic performances. The temporary change in hours was approved.

ANALYSIS

The Location of the Establishment

- The Turtle Bay Marine Pub is within the Tourist Commercial (C9) designation and land use zone, located at 2850 Woodsdale Road (Attachment A). The Turtle Bay Marine Pub is in a central location East of Highway 97 and Pelmeash Parkway, situated on the waterfront of Wood Lake. The property slopes from West to East with views of Wood Lake.
- The neighboring properties have compatible OCP and zoning designations, with two properties (North & South) having the same zoning designation (C9) both being used for RV Parks, and one property (West) being Highway commercial (C10) currently used as a gas station.
- The establishment is close to local parks and attractions, including the Pelmeash Parkway and the Rail Trail, which attract a significant number of tourists to the area.
- Having extended hours to support special events at this establishment would provide a unique venue serving local residents and tourists. Additionally, the pub would support surrounding small commercial businesses and bring more people to the community.

The person capacity and hours of liquor service of the establishment

- The establishment is not proposing an increase in person capacity for liquor service. The current person capacity of liquor service does not exceed the occupancy load for the establishment, based on BC Building Code requirements.
- The proposed serviceable hours are 9:00AM to 2:00AM Monday through Sunday to accommodate special late night events. The applicant does not intend to change the regular operating hours of the business.
- The extension of hours provides the establishment with flexibility for occasional/annual special events and after-hour parties.

The impact of noise in the immediate vicinity

- The establishment is located in an area that has similar land uses consisting of Tourist Commercial (RV Park & mixed use) and Highway Commercial (Gas station).
- The current hours of liquor service for Friday and Saturday is already 9:00AM to 2:00 AM, and there have been no noise complaints filed with the District regarding this establishment.
- While there is potential for noise to be a concern during the weeknights, the applicants has demonstrated their ability to control noise considering that no noise complaints have been filed.
- Turtle Bay Marine Pub recently operated the annual special event “Boots ‘n’ Boats” with a temporary license, and no infractions or complaints were reported, this indicates that the proposed change in liquor service hours would likely have minimal impact of noise within the immediate vicinity.

The impact on the community if the application is approved

- If approved, the change in hours of liquor service would likely have a positive impact on the community.
- The extension of liquor service hours provides Turtle Bay Marine Pub flexibility for more events without needing to apply for a special permit each time, thereby supporting local business.
- The provision of special events within the community helps build community vibrancy by bringing local residents and tourists together for a shared social experience.
- Their proposed hours are not unlike their existing liquor service hours on Friday and Saturday (9:00AM to 2:00AM). There would likely be minimal impact on the properties in the immediate vicinity.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

COMMUNICATION

This application was referred to internal and external departments, including Bylaw and the RCMP. Neither the Bylaw nor RCMP staff noted concerns about the proposal.

Development notice signs have been installed on the property, and letters have been sent to neighboring property owners and tenants within 100m of the property. A newspaper ad was published in the newspaper on the July 3rd and 10th, 2025.

Any public correspondence received is to be provided to Council and staff will provide a summary during the presentation of the application.

ALTERNATE RESOLUTION(S)

1: Hours to remain unchanged with exception around Sundays and Statutory Holidays

THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor License Referral Application R0000418 for property located at 2850 Woodsdale Road:

1. Council has considered the following:
 - (a) the location of the establishment (2850 Woodsdale Road) and impacts on the surrounding neighbourhood.
 - (b) the current business operating hours are:
11:00 AM to 11:00 PM Sunday - Tuesday

11:00 AM to 12:00 AM Wednesday - Saturday

- (c) the current hours of liquor service permitted by the LCRB are:
 - 9:00 AM to 12:00 AM Sunday – Tuesday,
 - 9:00 AM to 1:00 AM Wednesday – Thursday,
 - 9:00 AM to 2:00 AM Friday – Saturday
- (d) the proposed hours of liquor service permitted by LCRB are:
 - 9:00 AM to 2:00AM Monday through Sunday

2. Council's comments on the prescribed criteria are as follows:

- (a) Location: the location of the establishment is within a Tourist Commercial (C9) zone on Wood Lake, adjacent to similar tourist-oriented uses, highway commercial use, and buffered from residential areas.
- (b) Hours of operation: while aligning late-night liquor service (2:00AM) across the full week provides flexibility for the business, the extended hours during the week could create unnecessary disturbances for neighbouring overnight accommodation uses, and residential properties in the vicinity. It is recommended that weeknight hours not be extended.
- (c) Noise: there are concerns for potential late-night noise disturbances on weeknights for residential properties if liquor service hours were extended to 2:00 AM to accommodate special events.
- (d) Impact on community: weeknight hour extensions may retract from the quiet neighbourhood(s) in the vicinity without compelling economic justification for weekdays.

3. District of Lake Country gathered the views of residents regarding this application.

- (a) Views were gathered via the following methods:
 - The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on July 3rd and July 10th, 2025.
 - Community members had an opportunity to provide comments at the regular Council meeting of July 15th, 2025.
 - Council received public feedback received by the District during the consultation process, and a summary of feedback received at the Council meeting on July 15th, 2025.
- (b) Views of the residents include:
 - Opposition to extended weekday service hours at Turtle Bay Marine Pub due to concerns about excessive summer noise disrupting nearby residents' peace, especially after midnight.
 - Opposition to extended pub service hours due to existing noise complaints and concerns that late-night alcohol consumption near the lake increases safety risks, including potential drownings and strain on emergency services.
 - *additional comments to be added if further correspondence received.*

4. Council recommends a partial change to the hours of liquor service (outside service hours) with the following conditions and reasons:

- a partial change to the liquor service hours (outside service hours) could have a positive impact on the community provided that the liquor service hours do not exceed the following:
 - 9:00 AM to 2:00 AM for Friday through Sunday, and
 - 9:00 AM to 12:00 AM for Monday and Tuesday, and
 - 9:00 AM to 1:00 AM for Wednesday through Thursday, and
 - 9:00 AM and 2:00 AM Statutory holidays and the day preceding a statutory holiday.
 - liquor service hours will remain the same on weeknights, Monday through Thursday, unless a separate application for a special event or temporary extension of liquor service hours through the LCRB is reviewed and accepted.

- supporting the change in liquor service hours only on weekends provides Turtle Bay Marine Pub with opportunity to continue operating special events with after parties, while maintaining noise levels on weekdays for surrounding community members.

2: Comments and Recommendation to be *identified by Council*

THAT the following recommendation be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor License Referral Application R0000418 for property located at 2850 Woodsdale Road:

1. Council has considered the following:
 - (a) the location of the establishment (2850 Woodsdale Road) and impacts on the surrounding neighbourhood.
 - (b) the current business operating hours are:
 - 11:00 AM to 11:00 PM Sunday - Tuesday
 - 11:00 AM to 12:00 AM Wednesday - Saturday
 - (c) the current hours of liquor service permitted by the LCRB are:
 - 9:00 AM to 12:00 AM Sunday – Tuesday,
 - 9:00 AM to 1:00 AM Wednesday – Thursday,
 - 9:00 AM to 2:00 AM Friday – Saturday
 - (d) the proposed hours of liquor service permitted by LCRB are:
 - 9:00 AM to 2:00AM Monday through Sunday
2. Council's comments on the prescribed criteria are as follows:
 - (a) Location: as identified by Council.
 - (b) Hours of operation: as identified by Council.
 - (c) Noise: as identified by Council.
 - (d) Impact on community: as identified by Council.
3. District of Lake Country gathered the views of residents regarding this application.
 - (a) Views were gathered via the following methods:
 - The views of residents were solicited by letters to the surrounding property owners and tenants within a 100-metre buffer area, signage on the subject property, and advertisement in the local newspaper for two consecutive weeks on July 3rd and January 10th, 2025.
 - Community members had an opportunity to provide comments at the regular Council meeting of July 15th, 2025.
 - Council received public feedback received by the District during the consultation process, and a summary of feedback received at the Council meeting on July 15th, 2025.
 - (b) Views of the residents include:
 - Opposition to extended weekday service hours at Turtle Bay Marine Pub due to concerns about excessive summer noise disrupting nearby residents' peace, especially after midnight.
 - Opposition to extended pub service hours due to existing noise complaints and concerns that late-night alcohol consumption near the lake increases safety risks, including potential drownings and strain on emergency services.
 - *additional comments to be added if further correspondence received.*
4. Council recommends that....as identified by Council...

3: Non-Support

THAT the Liquor License Referral Application R0000418 submitted by Turtle Bay Marine Pub, for property located at 2850 Woodsdale Road, not be supported

AND THAT this resolution be forwarded to the Liquor and Cannabis Regulation Branch (LCRB)

Respectfully Submitted,
Curtis Huppee, Planning Student

Report Approval Details

Document Title:	R0000418- 2850 Woodsdale Rd, Turtle Bay Marine Pub-2025-06-27.docx
Attachments:	- Attachment A - R0000418 - Location Maps.pdf - Attachment B - R0000418 - Community Feedback_Redacted.pdf - Attachment C - R0000418 - Community Impact Statement_Redacted.pdf - Attachment D - R0000418 - LCRB Referral Application Redacted.pdf
Final Approval Date:	Jul 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Brian Zurek, Manager of Long Range Planning - Jul 9, 2025 - 4:25 PM

Jeremy Frick, Director of Development Approvals - Jul 10, 2025 - 9:59 AM

Reyna Seabrook, Director of Corporate Services - Jul 10, 2025 - 11:29 AM

Paul Gipps, Chief Administrative Officer - Jul 10, 2025 - 11:57 AM

Makayla Ablitt, Legislative & FOI Coordinator - Jul 10, 2025 - 12:15 PM