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**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** October 7, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Sheeja Vimalan, Planner

**Department:** Planning and Development

**Title:** Liquor Licence Referral Application | R0000416 | 1055 Camp Road

**Description:** An application for structural changes to an approved lounge or special event area (capacity increase)

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### RECOMMENDATION

THAT the following comments be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000416 for property located at 1055 Camp Road:

1. Council has considered the following:
  - (a) the location of the establishment (1055 Camp Road) and impacts on the surrounding neighbourhood.
  - (b) the current business operating hours are:

11:00 AM to 7:30 PM Monday through Sunday (as per advertised hours)
2. Council's comments on the prescribed criteria are as follows:
  - (a) Location: the location of the establishment is within the agriculture (A1) zone, adjacent to similar agricultural uses, as well as rural residential.
  - (b) Hours of liquor service and person capacity: The current liquor service hours for Gray Monk Estate Winery are 10:00AM to 12:00AM Monday through Saturday and 11:00AM to 12:00 AM on Sundays. The current person capacity for the restaurant and sundeck is 65 people. The proposed person capacity for the restaurant and sundeck is for 200 people.
  - (c) Noise: no noise complaints have been received by the District regarding Gray Monk Estate Winery; additional impacts are expected to be minimal on the neighboring properties.
  - (d) Impact on community: increasing person capacity for the designated area (restaurant and sun deck) is anticipated to enhance agri-tourism through the provision of special events such as fundraisers or private occasions and possibly stimulating economic activity for local businesses with minimal impacts on the neighbouring properties.
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 September 25<sup>th</sup> and October 2<sup>nd</sup>, 2025.
    - Community members had an opportunity to provide comments at the regular Council meeting of October 7, 2025.
    - The District requested public input during a consultation process, and a summary of the feedback was received by Council at the Regular Council Meeting of October 7, 2025.
4. Council recommends the issuance of the structural changes (person capacity increase) for the following reasons:
  - (a) Council believes the proposed change will have a positive impact on the community by providing flexibility in space and liquor service capacity for Gray Monk Estate Winery to host special events that support agri-tourism and community engagement.
  - (b) Council believes that increasing the capacity to 200 persons is appropriate given the surrounding land uses, and minimal potential impacts on traffic and noise for the surrounding area.
  - (c) Council recognizes the value of agri-tourism and is not concerned that an increase in capacity may alter the character of the area.

## EXECUTIVE SUMMARY

Gray Monk Estate Winery, located at 1055 Camp Road (Attachment A) has requested a person capacity increase through structural changes to an approved food and beverage service lounge (Attachment B). The applicant has indicated that the reason for the capacity increase via structural changes is to provide flexibility for the occasional special event (e.g. fundraisers). The applicant has indicated that the person capacity for the restaurant and sundeck will not exceed the occupancy load (200 persons) stipulated by the DLC Building Department. The applicant expressed that their intentions are to split the person capacity between the restaurant and sun deck with 80 people in the restaurant and 120 people on the sundeck.

The District has not received noise-related bylaw complaints for the subject property. The proposed capacity increase 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.

Staff recommend that the application be supported.

## BACKGROUND

Gray Monk Estate Winery has two buildings, the original building which consists of the restaurant and sundeck that is related to the application, and the newer building constructed in 2008-2010 that consists of wine-tasting, retail sales, and office space.

Gray Monk Estate Winery has played a foundational role in shaping Lake Country's identity as a premier wine-producing region in British Columbia. Their estate vineyards and winery have become a landmark, attracting visitors and contributing to local tourism and agriculture. A community impact statement (Attachment C) was provided by the winery.

Application Information			
<b>Application Type</b>	Liquor License Application	<b>Application Date:</b>	March 18, 2025
<b>Applicant:</b>	Mike Ricciotti	<b>Owner:</b>	Paul Dubkowski
<b>Application Description</b>	Request to increase capacity (occupant load) via structural change application through LCRB		

Property Information: General	
<b>Folio/Roll #:</b>	02758.100
<b>Legal Description</b>	LOT 16 SECTION 21 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP1489B TOWNSHIP 20 W1/2 L 16 PL 444 S/O PL B1489
<b>PID</b>	012-386-979
<b>Civic Address:</b>	1055 Camp Road

Property Information: Land Use		
<b>OCP Designation:</b>	Agricultural	
<b>Zoning Designation:</b>	A1 - Agriculture	
<b>ALR:</b>	Yes	
<b>Parcel Size:</b>	1.87 ha/ 4.62 ac	
<b>Development Permit Areas:</b>	Commercial, Industrial, Erosion Hazard	
<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	A1- Agriculture	Farm/Residential
<i>East:</i>	A1- Agriculture	Farm
<i>South:</i>	A1- Agriculture	Farm
<i>West:</i>	RR2- Rural Residential 2	Residential

Property Information: Infrastructure and Development Engineering	
Road Network	Minor Connector Road
Driveway Access	Will be required for occupancy loading modification
Water Supply:	Municipal (Source: Okanagan Lake/Beaver Lake)
Sewer:	On-site Septic
Drainage / Stormwater	Ditch Drainage
Comments:	<p>Property contains two areas of encroachment, one located at the main entrance to the property, and the other on the southwest corner. These must be formalized with the District through an encroachment agreement.</p> <p>Increasing capacity presents challenges with traffic management at the entrance to the property. Improvements will need to be made to reduce the occurrence of queuing at the entrance onto Camp Road.</p>

## ANALYSIS

### The Location of the Establishment

- Gray Monk Estate Winery is within the Agriculture (A1) designation and land use zone, located at 1051 Camp Road (Attachment A). Gray Monk is West of Highway 97 and the property slopes down from East to West with views of Okanagan Lake.
- The neighboring properties have compatible OCP and zoning designations, with three properties (North & South & East) having the same zoning designation (A1), all three being used for farm use and one property (West) being Rural Residential 2 (RR2) currently used as residential.
- Gray Monk is close to other wineries, local parks, beaches and boat access.
- Permitting the additional person capacity will help provide a unique venue serving local residents and tourists for special events. Additionally, the winery could support surrounding small commercial businesses and bring more people to the community.

### The person capacity and hours of liquor service of the establishment

- Gray Monk is proposing an increase in person capacity for liquor service for their existing food and beverage service lounge (restaurant & sun deck). The proposed person capacity (200 people) of liquor service does not exceed the occupancy load (200 people) for the establishment, stipulated by BC Building Code requirements (Attachment D).
- The applicant has indicated no intent to change the regular operating hours of the business, nor the liquor service hours.
- In 2018, a Building Permit application (BP2018-6717) for washroom renovations was issued. This renovation included adding additional washrooms, which allowed the building occupant load to be increased. The building permit drawings indicated a maximum occupant load of 210 persons for the restaurant area.
- The Building Department has reviewed and set the occupant load for the restaurant and deck at a maximum of 200 persons (Attachment B, page 8).
- The Zoning bylaw requires 1 parking space for every 4 seats (patrons). The existing parking lot provides 62 parking stalls, and therefore can accommodate 248 patrons. Should additional parking be required for events, the winery would need to provide those spaces on-site.

### The impact of noise in the immediate vicinity

- The winery is situated in an area characterized by compatible land uses, including Agriculture (A1) and Rural Residential 2 (RR2). This area is composed of low-density rural residential and agriculture properties that are spread out. This alignment with surrounding properties suggests a minimal potential for noise impact within the neighborhood.
- The current hours of liquor service are not proposed to change, and there have been no noise complaints filed with the District.
- 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.

- Noise coming from the establishment must meet the requirements of Nuisance Bylaw 857, 2013.

#### The impact on the community if the application is approved

- If approved, the change in capacity could have a positive impact on the community, as additional consumers would be in the area and provide spin-off effects towards other local businesses.
- An increase in capacity may result in access challenges under the Subdivision and Development Servicing Bylaw 985-2016.
- The increase in capacity provides flexibility for larger events without needing to apply for a permit each time, thereby supporting agri-tourism, local businesses, and encouraging visitors to the community.
- The provision of special events within the community helps build community vibrancy by bringing local residents and tourists together for a shared social experience.

#### Agricultural Land Reserve

The current floor plan for the restaurant and sun deck exceeds the maximum area permitted by the Agricultural Land Commission (ALC) for a food and beverage service lounge under Section 13(1)(b) of the Agricultural Land Reserve Use Regulation, which states:

“(b) operating a food and beverage service lounge, if the area of the lounge does not exceed 125 m<sup>2</sup> indoors and 125 m<sup>2</sup> outdoors.”

However, the restaurant and sun deck were constructed and in operation prior to the introduction of this regulation in the Agricultural Land Commission Act [SBC 2002]. As such, the use is considered a legal non-conforming use and is grandfathered under the ALC’s regulatory framework.

#### **COMMUNICATION**

Both the Building Department and Engineering Department were consulted during the review of this Liquor License application. The 2018 property owner had been advised that access improvements would be required as part of a building permit application for exterior upgrades to the existing facility (as noted as part of the Development Permit application process for DP2018-033-C. The applicant did not proceed with the proposed exterior upgrade, and the file was subsequently cancelled (with no access improvements completed).

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 September 25<sup>th</sup> and October 2<sup>nd</sup>, 2025.

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

#### **ALTERNATE RECOMMENDATION(S)**

##### **1. Capacity to remain unchanged**

THAT the following comments be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000416 for property located at 1055 Camp Road:

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  - (a) the location of the establishment (1055 Camp Road) and impacts on the surrounding neighbourhood.
  - (b) the current business operating hours are:  
11:00 AM to 7:30 PM Monday through Sunday (as per advertised hours)
2. Council’s comments on the prescribed criteria are as follows:
  - (a) Location: the location of the establishment is within the agriculture (A1) zone, adjacent to similar agricultural uses, as well as rural residential.
  - (b) Hours of liquor service and person capacity: The current liquor service hours for Gray Monk Estate Winery are 10:00AM to 12:00AM Monday through Saturday and 11:00AM to 12:00 AM on Sundays. The current person capacity for the restaurant and sundeck is 65 people. The proposed person capacity for the restaurant and sundeck is for 200 people.

- (c) Noise: no noise complaints have been received by the District regarding Gray Monk Estate Winery; additional impacts are expected to be minimal on the neighboring properties.
  - (d) Impact on community: increasing person capacity for the designated area (restaurant and sun deck) is anticipated to enhance agri-tourism through the provision of special events such as fundraisers or private occasions and stimulating economic activity for local businesses with minimal impacts on the neighbouring properties.
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 September 25<sup>th</sup> and October 2<sup>nd</sup>, 2025.
      - Community members had an opportunity to provide comments at the regular Council meeting of October 7, 2025.
      - The District requested public input during a consultation process, and a summary of the feedback was received by Council at the Regular Council Meeting of October 7, 2025.
  4. Council does not recommend the issuance of the structural changes (person capacity increase) for the following reasons:
    - (a) Council believes that maintaining the current approved capacity of 65 persons is appropriate given the surrounding residential land uses, as well as the potential impacts on traffic and noise with neighbouring properties.
    - (b) Council recognizes the value of agri-tourism but is concerned that a significant increase in capacity may alter the character of the area and exceed the site's capacity to manage event-related impacts without further mitigation or planning.

## 2. Comments and Recommendation to be identified by Council

THAT the following comments be forwarded to the Liquor and Cannabis Regulation Branch (LCRB) regarding Liquor Licence Referral Application R0000416 for property located at 1055 Camp Road:

1. Council has considered the following:
  - (c) the location of the establishment (1055 Camp Road) and impacts on the surrounding neighbourhood.
  - (d) the current business operating hours are:
    - 11:00 AM to 7:30 PM Monday through Sunday (as per advertised hours)
2. Council's comments on the prescribed criteria are as follows:
  - (e) Location: the location of the establishment is within the agriculture (A1) zone, adjacent to similar agricultural uses, as well as rural residential.
  - (f) Hours of liquor service and person capacity: The current liquor service hours for Gray Monk Estate Winery are 10:00AM to 12:00AM Monday through Saturday and 11:00AM to 12:00 AM on Sundays. The current person capacity for the restaurant and sundeck is 65 people. The proposed person capacity for the restaurant and sundeck is for 200 people.
  - (g) Noise: no noise complaints have been received by the District regarding Gray Monk Estate Winery; additional impacts are expected to be minimal on the neighboring properties.
  - (h) Impact on community: increasing person capacity for the designated area (restaurant and sun deck) is anticipated to enhance agri-tourism through the provision of special events such as fundraisers or private occasions and stimulating economic activity for local businesses with minimal impacts on the neighbouring properties.
3. District of Lake Country gathered the views of residents regarding this application.
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    - Community members had an opportunity to provide comments at the regular Council meeting of October 7, 2025.

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- The District requested public input during a consultation process, and a summary of the feedback was received by Council at the Regular Council Meeting of October 7, 2025.
4. Council [recommends/does not recommend] the issuance of the licence with endorsements for person capacity increase through structural changes to an approved food and beverage service lounge for the following reasons:
    - a. INSERT reasons
    - b. INSERT any recommended conditions placed on endorsements (e.g. restrictions on hours of liquor service, person capacity)

Respectfully Submitted,

**Sheeja Vimalan, Planner**

**Curtis Huppee, Student -Planner**

## Report Approval Details

Document Title:	R0000416 – 1055 Camp Rd, Gray Monk Estate Winery.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A – R0000416 - Location Maps.pdf</li> <li>- Attachment B – R0000416 – LCRB Referral Application Redacted.pdf</li> <li>- Attachment C – R0000416 – Community Impact Statement Redacted.pdf</li> <li>- Attachment D – R0000416 – BC Building Code Requirements.pdf</li> <li>- Attachment E – R0000416 – Correspondence.pdf</li> </ul>
Final Approval Date:	Oct 1, 2025

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

**Matthew Salmon, Infrastructure & Development Engineering Director – Oct 1, 2025 – 5:02 PM**

**Greg Price, Manager of Building and Bylaw Services – Oct 1, 2025 – 5:08 PM**

**Carie Liefke, Manager of Current Planning – Oct 2, 2025 – 8:27 AM**

**Jeremy Frick, Director of Development Approvals – Oct 2, 2025 – 9:59 AM**

**Reyna Seabrook, Director of Corporate Services – Oct 2, 2025 – 10:10 AM**

**Paul Gipps, Chief Administrative Officer - Oct 2, 2025 – 1:27 PM**

**Makayla Ablitt, Manager of Corporate Administration - Oct 2, 2025 – 2:00 PM**