



A.	<u>CALL TO ORDER</u> Mayor to call public meeting to order at 6:30 PM
Cask & Cleaver LCLB Capacity Increase	Purpose of the meeting is to consider public comment(s) on a LCRB Capacity Increase application for the Cask and Cleaver. 175 Cariboo Highway Lot 1, Plan KAP13445, District Lot 31, Land District 27 Except Plan 38708



DISTRICT OF 100 MILE HOUSE

MEMO

Date: Oct. 6, 2022
To: Mayor & Council
From: Administration
Subject: Capacity Increase – Cask & Cleaver Brewing

Public Hearing & Regular Council Meeting – Oct. 11, 2022

Enclosed is an application from Cask and Cleaver Brewing for a capacity increase from 30 seats to 50 seats and an additional 10 seats on the patio (60 total). The Cask and Cleaver is located at 175 Cariboo Hwy 97. Also enclosed is a letter from MLA Lorne Doerkson supporting the Capacity Increase.

Surrounding land uses include: 7-11 / Petro Can to the north, Chevron to the south, Rosewood Building (mixed service and retail) to the east, Tim Horton's and Dairy Queen to the west.

The nearest proximity to other uses are:

Residential - Heron Ridge, Sandhill Crescent, Cecil Place;

Institutional - Service BC, Community Hall, 100 Mile Elementary, Martin Exeter Hall

Liquor and cannabis retail - Lakewood Inn, BC Liquor Store

The property is zoned C-2, which allows for the current brewery use. The Zoning Bylaw parking requirement for Liquor Primary uses are 1 parking space for every 4 seats. 60 seats would require 15 spaces and the property has parking equal to 25 spaces.

Council must gather the views of residents and businesses that may be affected by the amendment to an existing liquor licence. The Public Hearing was advertised in the 100 Mile Free Press on Sept. 29 and Oct. 6, 2022 and on the District's website beginning on Sept. 29, 2022. Notification letters were sent and/or delivered on Sept. 29, 2022 to property owners and known tenants within a 60 meter radius of the subject property.

To collect the views of residents that may be impacted by the application, the District will hold a Public Hearing in accordance with District of 100 Mile House Liquor and Cannabis Licencing Policy. In addition, Council must consider and comment on the following in determining whether the license amendment should be issued:

- the impact of noise on nearby residents;
- the impact on the community if the application is approved;
- the views of residents and a description of the method used to gather views;
- the local government recommendations (including whether or not the application is approved) and the reasons on which they are based.

Council may consider the following criteria when determining community impact:

- location of establishment
- proximity of establishment to other social or recreational facilities and public buildings
- proximity of establishment to other similar establishments
- occupant load and hours of operation
- traffic, noise, parking and zoning
- population, density and trends
- relevant socio-economic information
- applicant's security plan
- overall business proposal
- any other criteria that Council considers relevant

A sample resolution is attached for Council consideration.



J. Doddridge, Dir. Ec Dev / Planning



R. Scott, CAO

Sample Resolution

WHEREAS Cask & Cleaver Brewing has applied for a Capacity Increase from 30 seats to 50 seats plus 10 seats on the patio (60 total); and

WHEREAS

- The Capacity Increase is an amendment to an existing Manufacturer's Licence;
- The location of the establishment is in a commercial highway corridor, zoned C-2, and is removed from nearby residences;
- The maximum patron capacity is 30 persons; and

WHEREAS the impact of approval of the Capacity Increase on the community has been considered, and comments from the surrounding property owners, tenants, and the community at large have been solicited and heard by written comment and Public Hearing; therefore

BE IT RESOLVED THAT

- The Council of the District of 100 Mile House confirms that it considers the impact of noise on nearby residents to be minimal;
- The Council of the District of 100 Mile House confirms the capacity increase on the community will not generate a significant increase in traffic volumes, nor cause late-night policing concerns;
- The Council of the District of 100 Mile House confirms that the views of residents and businesses within 60 metres of the establishment were gathered by written invitation to provide comments in writing or in person at a Public Hearing, held Oct. 11, 2022 at 6:30 pm. Notices were hand delivered to commercial tenants within a 60 metre radius, ads were posted on the District of 100 Mile House website and social media channels, and in the Sept. 29 and Oct 6, 2022 issues of the Free Press;
- The Council of the District of 100 Mile House confirms its support of the license amendment, which would prove favorable to the local economy; support tourism and have a positive social impact in the community; and further

BE IT RESOLVED THAT the Council of the District of 100 Mile House **recommends** the issuance of the Capacity Increase.

The following is in regards the proposed capacity increase application by the owners of Cask & Cleaver Brewing, Neale WARD and Daniel BRAATEN, for the Brewery located at 175 Cariboo Hwy, 100 Mile House. Lot 1 Plan KAP13445 District Lot 31 Land District 27 Except Plan 38708 PID: 008-485-232.

Cask & Cleaver Brewery Ltd, owned and represented by Neale WARD and Daniel BRAATEN, is applying to have the current licensed service capacity of the Brewery and Lounge Endorsement increased from 30 persons to 50 persons plus an additional 10 persons on the fair weather patio (this number includes staff which fluctuates from 2 - 5). This new capacity number has been reached in consultation with MacKinnon architecture, who has drawn up an updated floor plan with occupancy calculations for the requested capacity increase.

The location of Cask & Cleaver is at 175 Cariboo Hwy, across the highway from the Tim Hortons and beside 7-Eleven/PetroCanada. Situated on the North end of town it is the only local non-chain option offering local draught beer and hand-crafted, restaurant style meals. On site parking easily allows for the requested number of patrons with minimal need to utilize adjacent street parking on the rare occasions that the maximum capacity is reached in such circumstances as special or closed events.

Current operations have demonstrated that the current capacity is often sufficient during busier period with minimal waits to seat patrons; however, as Cask & Cleaver becomes more well known, established and creates a regular following throughout the years to come, the availability of additional capacity allows for comfortable expansion of the business with minimal attrition due to unavailable capacity. This increase also provides more availability for future local events such as corporate events, staff parties and open community events such as Music Open Mic Nights, Trivia Nights and other socially inspired gatherings.

The overall impact for the community will be positive as Cask & Cleaver provides a safe, inclusive and family friendly environment that serves quality local products in a manner that reflects our personal and corporate values. We also believe that only on very rare occasions would the maximum capacity be reached. These occasions would likely be limited to the larger, pre planned events.

Since its opening, Cask & Cleaver has begun to secure its niche in the Community and has developed both a local and transient following. As it continues to grow it will continue to provide a unique flare and flavour which strives to support the local economy and businesses. Other small communities around B.C., such as Penticton with Bad Tattoo and Slackwater Brewing, Sidney with Beacon Brewing and Port McNeill with Devil's Bath, have benefited from quality craft breweries as they draw both tourists and locals for a unique and memorable experience that helps put the towns front of mind. The future and ongoing benefits from the successful growth of Cask & Cleaver will be reflected in tourism and ultimately, the local economy.

Neale WARD





Provide Comment on Structural Changes to an Approved Lounge or Special Event Area (cap increase) Application

Complete this application only if you have an existing and approved lounge or special event area(s) and you wish to increase the person capacity. If you have both endorsements, you must submit separate applications to describe the changes to your facility. Structural changes that do not include an increase in capacity are submitted through a different application.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

ESTABLISHMENT DETAILS

Establishment Name

Jackson's Social Club and Brew House (306732)

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

175 Cariboo Highway 97

City

100 MILE HOUSE

Province

British Columbia

Postal Code

V0K2E0

Country

Canada

Parcel Identifier (PID)

008-485-232

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

100 Mile House

Selected Local Government/Indigenous Nation

Name: 100 Mile House

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

One Hundred Mile House RCMP

Selected Police Jurisdiction

Name: One Hundred Mile House RCMP

DESCRIPTION OF PROPOSED CHANGE

Please briefly outline the proposed change, including the general construction proposal and time frames for construction: *

Addition of accessible washroom, update of non structural wall installed not reflected on old floor plan, general update and tidy of existing floor plan to accurately reflect service areas, furniture and exits. These changes will allow our current capacity to be increased from 30 persons to 50 (60 with weather permitting patio).

Floor Plan

Attach a high-quality copy of the proposed floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed service area. The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- stage
- dance floor
- sound or DJ booth

- stairs, entrances and exits
- kitchen
- washrooms

Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed endorsement service area(s) from other liquor licences or unlicensed areas. If there is another liquor licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed endorsement area(s).

[Floor Plan 1.pdf \(api/file/b182e347-07d3-ec11-b832-005056836bf0/download-file/application/Floor Plan 1.pdf?serverRelativeUrl=%2Fadoxio_application%2F052951_B182E34707D3EC11B832005056836BF0%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan\)](#) 4596

SERVICE AREAS

Use the following table to list the service areas and provide their proposed person capacity (patrons and staff combined) for your establishment. Use names like **Patio** to refer to a patio service area.

Note: Proposed capacity cannot exceed occupant load issued by the local authority.

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	Tasting	<input type="checkbox"/>	<input type="checkbox"/>	50
2	Outdoor Patio	<input type="checkbox"/>	<input type="checkbox"/>	10
Total Requested Capacity:				60

OUTSIDE AREAS

Proposed capacity of Outdoor Special Event Area(s):

Total Requested Capacity:



Alert

If this applicant has answered YES to this question please contact LCRB (via email: LCRB.SLA@gov.bc.ca (mailto:LCRB.SLA@gov.bc.ca)) prior to starting your related processes (i.e. for conducting public input and providing comment) to confirm whether these steps are required for this application. When an applicant proposes to have overlapping service areas it is often not necessary to conduct further public input or provide comment

Site Plan

Provide a scaled site plan of your property.

The site plan must identify the location of the proposed patio and show the following:

- All buildings and their uses (i.e., storage, manufacturing buildings, personal residences, garage, other businesses, etc.)
- All licensed areas (other endorsements or licences approved by the Liquor and Cannabis Regulation Branch)
- Vineyards/orchards/agricultural crops
- Private and public roadways and parking areas

[Site Plan 1.pdf \(api/file/b182e347-07d3-ec11-b832-005056836bf0/download-file/application/Site Plan 1.pdf?serverRelativeUrl=%2Fadoxio_application%2F052951_B182E34707D3EC11B832005056836BF0%2FSite%20Plan_1.pdf&documentType=SitekbPlan\)](#) 832

For Distillers Only: The Office of the Fire Commissioner (OFC) requires that a distillery be constructed and maintained in conformance with the BC Fire Code. The OFC will be provided a copy of the Approval in Principal for your application, if issued.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Neale

Last Name *

Ward

Title/Position

Owner/Operator

Phone Number (main) *

7782286485

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

Aegir@caskandcleaver.com

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

* I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

* I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

100 Mile House

Name of Official

Title/Position

Phone

(000) 000-0000

Email

Provide a Resolution/Comment and any supporting reports with comments on:

- The impact of noise on nearby residents

- The impact on the community if the application is approved
- The views of residents and a description of the method used to gather views
- The LG/In recommendations (including whether or not the application is approved) and the reasons on which they are based

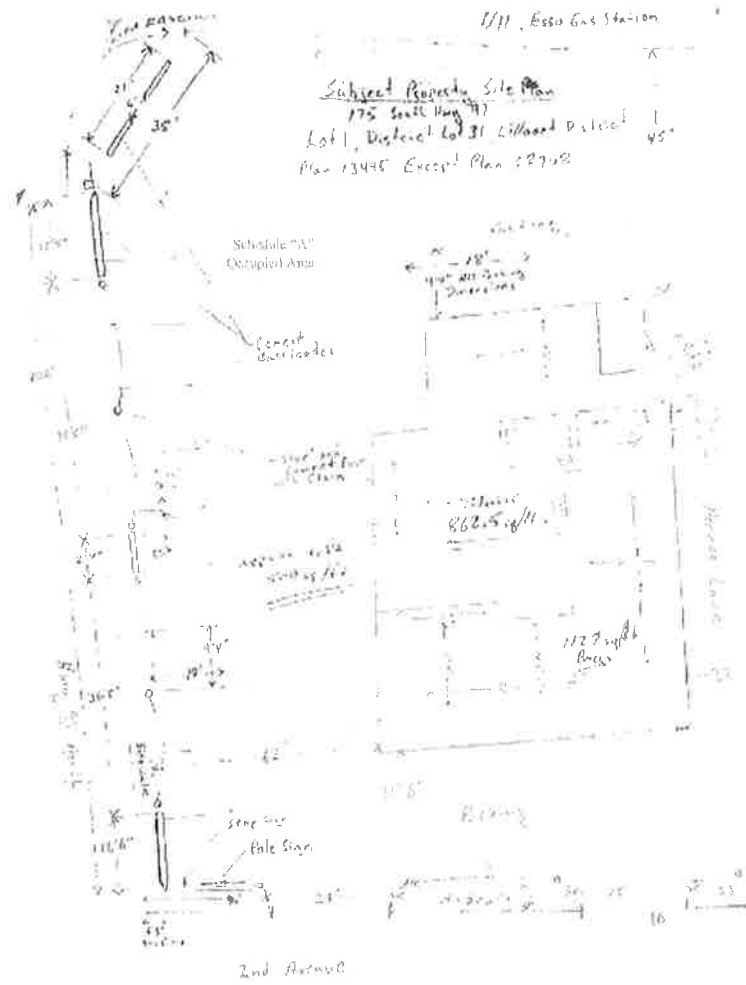
TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#).
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Opt Out of Comment

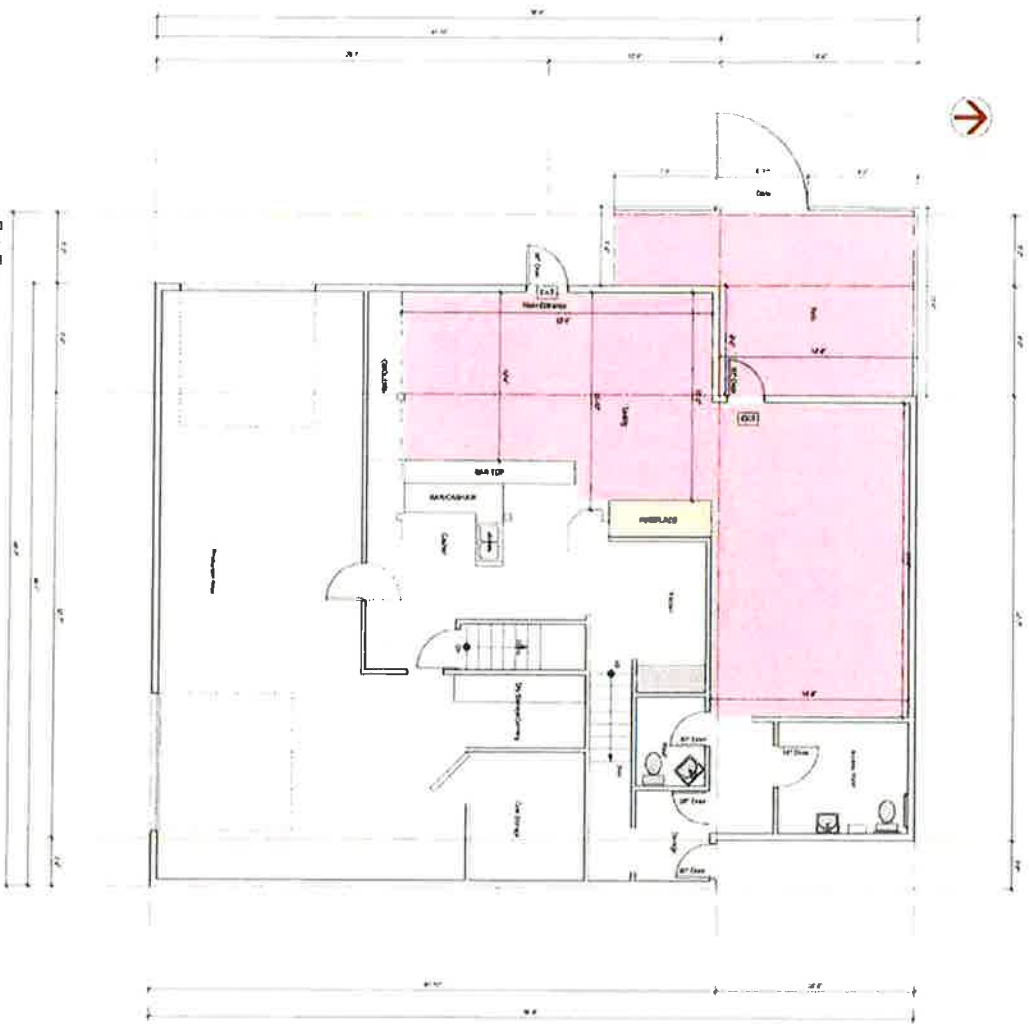
Reject Application

Accept Application

Schedule "A"
Occupied Area



Scanned with CamScanner

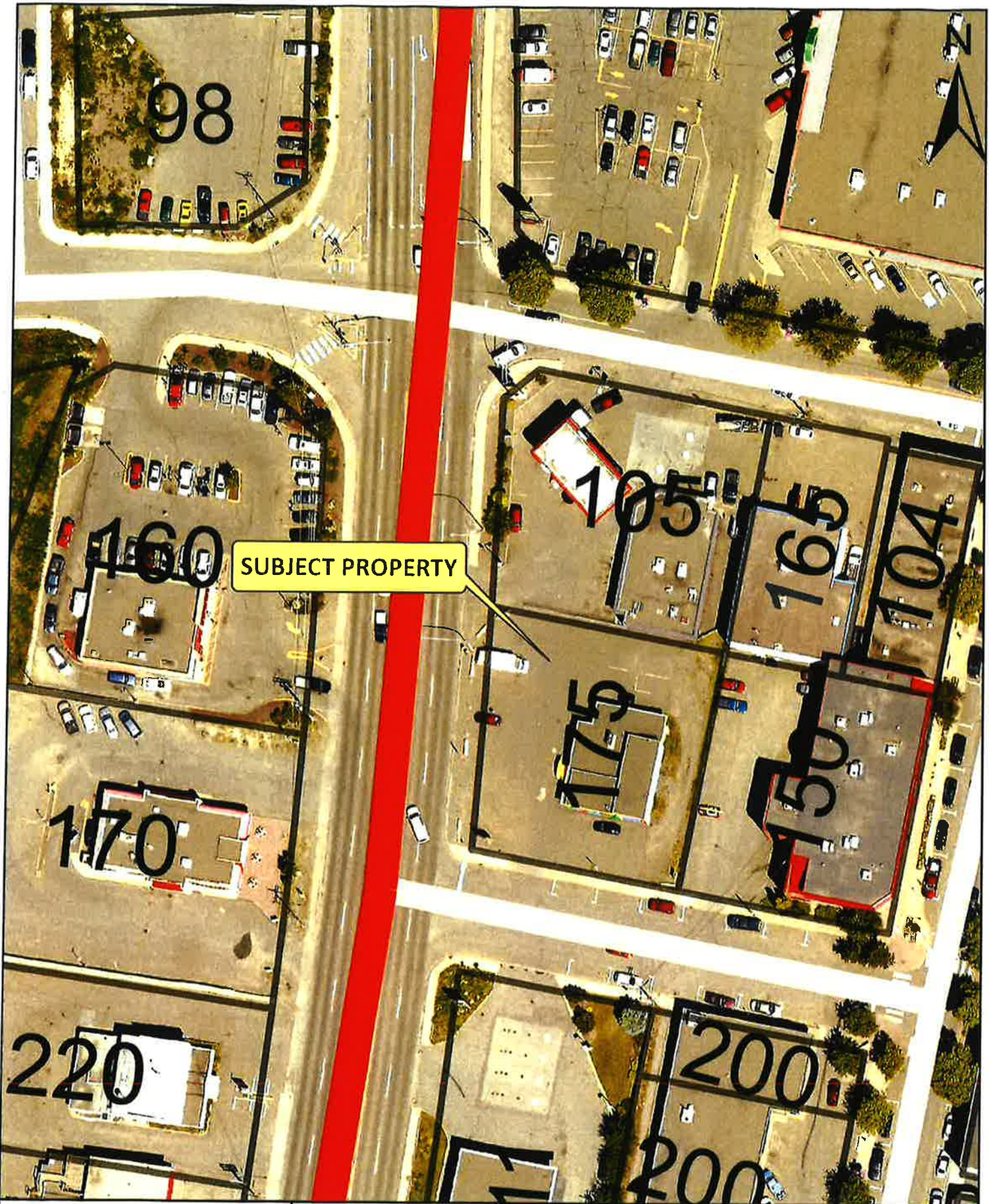


Floor Plan
Scale: 1/4" = 1'-0"

NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

 MACKINNON ARCHITECTURE & INTERIORS	
Project:	1000 Lakeshore Drive
Client:	Clark & Oliver
Architect:	1000 Lakeshore Drive
Scale:	1/4" = 1'-0"
Date:	2011.04.01
Drawn By:	Clark & Oliver
Checked By:	Clark & Oliver
Project No.:	A2.0



SUBJECT PROPERTY



100 Mile House

175 Cariboo Hwy 97



Date: Sept 2022



LEGISLATIVE ASSEMBLY

July 19, 2022

Minister Mike Farnworth
Solicitor General and Public Safety
Victoria , BC

Email only

Dear Minister Farnworth,

Please accept this letter of support for the application to increase seating for Cask and Cleaver Brewing in 100 Mile House.

Mr. Daniel Braaton and Mr. Neale Ward are the owner/ operators of the business and wish to increase the seating capacity of the facility. They are new owners, and they are excited to bring this business to life.

As the building season as well as tourist season is short in the area, we hope you can expedite the permitting so this change can happen soon.
Thank you for your time.

Sincerely,

MLA Lorne Doerkson
Cariboo Chilcotin

CC: Melissa Maher, PSSG
Neale Ward
Daniel Braaten

MLA Lorne Doerkson, Cariboo-Chilcotin
PO Box 95, 100 Mile House BC V0K 2E0
250-395-3916