

AGENDA ITEM NO: 7.2

MEETING DATE: August 20, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Chilliwack Refinery House Hair Studio
Inc. – Liquor Primary Licence
Application (LLA00108) DATE: August 8, 2024

DEPARTMENT: Legislative Services PREPARED BY: J Leggatt

1. SUMMARY OF ISSUE:

A Liquor Primary Licence application has been received from Chilliwack Refinery House Hair Studio Inc., located at 5622 Vedder Road. Chilliwack Refinery House Hair Studio is described by the applicant as a service-based business, with a primary focus to provide hair and aesthetic services.

As the primary business focus for Chilliwack Refinery House Hair Studio is hair and aesthetic services, liquor sales are ancillary to the primary business. Staff are therefore recommending the liquor licence application be considered using *“Ancillary Liquor Service Regulation Bylaw 2019, No. 4701”* and *“Policy Directive No. G-33: Ancillary Service of Liquor”* (copies attached).

The proposed capacity is 50, and the proposed hours of permitted liquor service are Monday through Sunday, from 9:00am to 10:00pm. The business operating hours are Monday to Thursday, from 9:00am to 9:00pm, and Friday and Saturday, from 9:00am to 5:00pm, but they have applied for service hours up to 10:00pm in order to accommodate times they may stay open for later hours than usual. The *“Ancillary Liquor Service Bylaw 2019, No. 4701”* permits the sale of liquor until 10pm (s. 3 (1)).

The application was referred to the City’s Development and Regulatory Enforcement, Engineering, and Planning Departments, the Fire Department, and the Chilliwack RCMP Detachment, and their comments are attached for Council’s information.

Also attached for Council’s information are copies of the following:

- Liquor Primary Licence Application;
- Letter of Intent;
- Signage;
- Floor Plans; and
- Site Plan.

In accordance with “*Public Hearing/Public Information Meeting Procedural Bylaw 2004, No. 3004*”, Council may:

- a) Opt out of comment; or,
- b) Provide comment with respect to whether or not to recommend approval of the application; and,
- c) Call a Public Information Meeting to gather the views of the public.

If Council chooses to opt out of comment, Option (a), the Branch will gather public input and contact Local Government staff for information to assist the Branch in considering the regulatory criteria. If Council chooses to provide comment on whether or not to recommend approval, Option (b), input from the public will be required.

2. RECOMMENDATION:

That Council receive for information the Liquor Primary Licence Application, from Chilliwack Refinery House Hair Studio Inc., located at 5622 Vedder Road; and further, that a Public Information Meeting be called for September 3, 2024, in order to receive public comment on the application.



Jamie Leggatt, Director of Communications
and Legislative Services

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



David Blain, CAO



Provide Comment on Liquor Primary Application

\$2,200 application fee to be paid on submission. \$2,200 first-year licensing fee to be paid when the licence is issued.

Renewal fees are based upon annual liquor sales.

Some endorsements may have an application or annual fee.

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

BEFORE STARTING THE APPLICATION

The term "local government" is a defined term in our Act and may also include: municipal government, city hall, regional district, local trust, etc. governing the geographic area where your proposed establishment is located. In certain areas, the approving authority may be First Nation. For the purpose of this guide we will use the short form "LG/IN".

Off-Premises Sales Endorsement

If you wish to apply for Off-Site Sales endorsement, please contact the Liquor and Cannabis Regulation Branch at 1-866-209-2111 to inquire about requirements.

Establishment Name

The proposed establishment name and signage must be approved by the Branch and must be consistent with the class of licence being applied for by accurately reflecting the nature of the business. Your signs must also comply with local government bylaws.

Hours of Liquor Service

Expand Guide

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

✉ If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBliquor@gov.bc.ca (<mailto:LCRBliquor@gov.bc.ca>)

ESTABLISHMENT DETAILS

Proposed Establishment Name*

Chilliwack Refinery House Hair Studio Inc.

Establishment names are subject to approval by LCRB

ADDRESS

The proposed location of the establishment:

Address *

5622 Vedder Rd

City *

Chilliwack

Province

British Columbia

Postal Code *

V2R3M7

Country

Canada

Is the proposed establishment on Treaty First Nation Land? Yes No**Parcel Identifier (PID)**

[REDACTED]

- The property's PID may be found on
 - The title to the property
 - Through the B.C. Land Title and Survey Authority
 - The tax assessment notice from BC Assessment
- BC Assessment's e-valueBC website
- The municipal tax notice
- The property lease

Zoning By checking this box, I confirm that current zoning at the proposed location permits a Liquor Primary**LETTER OF INTENT**

Provide a letter describing your proposed establishment. Your letter must include:

- Describe the primary focus of your business including any functions and services your establishment will provide if liquor service is not the primary business focus
- If liquor service is not the primary business focus (e.g. retail store or spa) identify the operating hours of your primary business and whether or not the business focus will shift to liquor service at a set time of day
- Identify all types of entertainment that may be offered in your establishment (e.g. films, darts, DJ booth, dance floor, exotic dancing, gambling, karaoke, live music, pool)
- Describe the type of food service your establishment will offer. Liquor primary establishments must provide, at a minimum, a variety of hot or cold snacks and non-alcoholic beverages during all hours of operation
- Describe the composition of the neighbourhood (e.g. commercial, residential, industrial)
- Describe the potential for noise and other types of disturbance
- Describe the measures you will implement to ensure nearby residents are not disturbed by your establishment or patrons of your establishment
- Identify any requests for licensing options and/or endorsements (see below)
- Include any other information that may be relevant to your application
- Include in your Letter of Intent any requests for the following licensing options. For more information on these options, see the [Liquor Primary Terms & Conditions Handbook \(https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/liquorprimary-handbook.pdf\)](https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/liquorprimary-handbook.pdf)

Event Driven

Liquor service is offered in conjunction with events only (e.g. live theatre, concert, movie, home show, wedding reception, private party). Event-driven licences are generally issued to concert halls, convention centres, theatres, arenas/stadiums, rental halls, etc.

Hawking

Licensed stadiums can apply for permission to have mobile vendors (i.e. hawkers), subject to policy requirements. Please identify this request in your letter of intent and specify if hawkers will operate in the stands and/or concourse.

Note: Stadiums must comply with [B.C.'s Single-Use and Plastic Waste Prevention Regulation \(https://www2.gov.bc.ca/gov/content?id=C3C058958EEF479A88E4990E83132D54\)](https://www2.gov.bc.ca/gov/content?id=C3C058958EEF479A88E4990E83132D54).**Minors**

If liquor service is not the primary focus of the business, you may be eligible to have minors in the service area(s) of the establishment subject to certain restrictions. Minors are never permitted in a service area when adult entertainment (i.e. gaming or exotic dancing) is available. In your letter of intent, please specify why minors should be allowed in the service area(s).

If liquor service is the primary focus of the business, you may request Family Food Service (FFS). FFS allows minors, accompanied by a parent or guardian, in all liquor service areas until 10 PM when meal service is available. The minor must be accompanied by an adult who is a parent, guardian, stepparent, grandparent, spouse of the minor, or another adult who could reasonably be expected to act in place of a parent and to be responsible for supervision of the minor. To apply for FFS, please download, complete, and upload the [Family Food Service Declaration \(https://www2.gov.bc.ca/assets/download/E3F618DC13554FAFB930CA6635FFA8C\)](https://www2.gov.bc.ca/assets/download/E3F618DC13554FAFB930CA6635FFA8C).

[letterOfIntent_1.pdf \(/api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/letterOfIntent_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FletterOfIntent_1.pdf&documentType=letterOfIntent\)kb](https://www2.gov.bc.ca/gov/content/liquor-licensing/guides-and-manuals/liquorprimary-handbook.pdf)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTIONEnter the [local government or Indigenous Nation \(https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4F4A\)](https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4F4A) 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**

Chilliwack

Selected Local Government/Indigenous Nation

Name: Chilliwack

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

Chilliwack RCMP

Selected Police Jurisdiction

Name: Chilliwack RCMP

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment

Establishment Email

accounting@therefinery.hou

Establishment Phone

(604) 799-3463

Will the establishment have a patio?

Yes No

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- * For you to monitor and control patron entry and exit, and
- * To visually and physically define the service area

In opening this patio area you confirm that:

- * You will take appropriate measures to maintain care and control over the service area and conduct

Describe the location of the patio in relationship to the interior service area. *

What is the status of the patio area construction? *

Ready to Operate In Progress Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

yyyy-mm-dd

The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

January

February

March

April

May

June

July

August

September

October

November

December

Describe how patrons will access the patio (ie. from interior). *

Will servers have to carry liquor through any unlicensed areas to get to the patio?

Liquor will be carried through any unlicensed area to get to the patio

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio Portable service bar(s) on patio The interior service bar(s)

ESTABLISHMENT TYPE

Identify the establishment type that best fits your proposed LP business, for example

- Aircraft
- Airport Lounge
- Aquarium
- Art Gallery
- B&B/Hotel
- Bingo Hall
- Brew Pub
- Casino
- Community Centre
- Concert Hall
- Convention Centre
- Cooking School
- Cultural Centre
- Fishing Lodge
- Golf Course
- Hair Salon
- Live Theatre
- Lounge
- Military Mess
- Movie Theatre
- Museum
- Night Club/Cabaret
- Private Club
- Public House (Pub)
- Recreation Facility
- Rental Hall
- Resort
- Retail Store
- Spa
- Stadium
- Train Station
- University/College

Note The type of establishment may affect licensing conditions, such as (whether or not minors are permitted (Family Food Service)) or when liquor may be served Refer to Liquor Primary section in the (Liquor Policy Manual (<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/liquor-law-policy/liquor-licence-terms-conditions-manuals>)) for more information

Establishment Type *

Hair Salon

Photos or renderings of the establishment's signage

The signage submitted must show the name of the establishment and all words, images and symbols used in the signage

- [Signage_1.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Signage_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FSignage_1.pdf&documentType=Signage\)kb](#) 1017
- [Signage_2.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Signage_2.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FSignage_2.pdf&documentType=Signage\)kb](#) 682

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 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 LP establishment

- [Floor Plan_1.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FFloor%20Plan_1.pdf&documentType=Floorkb Plan\)](#) 215
- [Floor Plan_2.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Floor Plan_2.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FFloor%20Plan_2.pdf&documentType=Floorkb Plan\)](#) 822
- [Floor Plan_3.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Floor Plan_3.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FFloor%20Plan_3.pdf&documentType=Floorkb Plan\)](#) 1107

SERVICE AREAS

Complete the following based on your establishment floor plan and occupant load

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	retail space, liquor service, studio, waiting area	<input type="checkbox"/>	<input type="checkbox"/>	50
Total Requested Capacity:				50

Site Plan

A scaled site plan must show the following

- location of the front entrance door of the proposed establishment
- any other buildings/businesses around the proposed establishment and the entrances to those buildings
- any relevant street names

[Site Plan_1.pdf \(api/file/3bdc7b9d-82ac-ed11-b83d-005056838fcd/download-file/application/Site Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F072924_3BDC7B9D82ACED11B83D005056838FCD%2FSite%20Plan_1.pdf&documentType=SitekbPlan\)](#) 927

HOURS OF SALE

Indicate the proposed hours of sales below

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	09 00	09 00	09 00	09 00	09 00	09 00	09 00
Close	22 00	22 00	22 00	22 00	22 00	22 00	22 00

LIQUOR PRIMARY OWNERSHIP DETAILS

Please provide the following details about your application

- The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued
- At the time of this submission, the applicant is
- The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
 - The lessee or has a binding offer to lease the place or premises that will form the proposed establishment
- At the time the licence is issued, the applicant will be
- The owner of the place or premises that forms the establishment, or
 - The lessee of the place or premises that forms the establishment (term no less than 12 months)

APPLICATION CONTACT DETAILS

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

First Name *

Heidi

Last Name *

Epp

Title/Position

Owner

Phone Number (main) *

6048466787

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

accounting@therefineryhouse

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

Chilliwack

Name of Official

Title/Position

Phone

(000) 000-0000

Email

This serves as notice that an application for a new liquor licence is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with a resolution within 90 days of the above received date. Alternatively, LG/IN can delegate staff with the authority to provide comment.

- If there are any major issues (e.g. zoning), LG/IN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/IN is comfortable with the application proceeding, LG/IN staff will Accept the application.
- The applicant will submit the application package (with all required documents) to the Branch.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment 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 be approved) and the reasons on which they are based.

Provide any reports that are referenced in, or used to determine, the resolution/comment. If more than 90 days are required, provide a written request for extension to the Branch. If LG/IN opts out, or is the applicant, the Branch will gather public input and contact LG/IN staff for information to assist the Branch in considering the regulatory criteria.

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

REFINERY HOUSE

Letter of intention to serve alcohol

To whom it may concern,

We are a service-based business, the primary focus of which is to provide hair and aesthetic services. While we have three locations, we are pursuing permission to service alcohol at the **one** located at 5622 Vedder Rd in Chilliwack, BC. Liquor service is not the primary focus of our enterprise, nor will it shift to this intention at any point during operating hours.

Hours of operation: Monday to Thursday 9 am-9 pm, Friday and Saturday 9 am-5 pm
Alcohol service is intended to be available during all hours of operation

Service areas are outlined on the floorplans and consist of hair chairs, a waiting lounge and a retail lounge.

Food served will be a robust selection of packaged goods such as pretzels, crackers, cheese and meat, pre-packed lunch kits, and dips along with at least 3 hot food offerings able to be prepared in a microwave or toaster oven. Coffees, teas, and a variety of alcohol-free beverages will also be available.

Location: We are located across the street from the Garrison Plaza on Vedder in a commercial area. There is an open lot on one side and a stand-alone commercial building on the other. A laneway separates our property from any residential buildings.

Disturbances: The nature of our service-based business is noise-restrained. We have 8 hair chairs & 5 aesthetic beds plus a retail and lounge area where clients can wait for appointments. This is not a high-client volume business, we don't expect large crowds. An environment that was loud enough to disturb neighbours would also be detrimental to our primary revenue source, which is service provision.

Measure to ensure there are no disturbances: doors and windows closed, music at a typical business operation volume.

Minors: Given the nature of our business, we request that minors be permitted in the service area.

Signage: we will not change the outside signage to indicate liquor service. Inside there will only be a posted menu.

Thank-you for your consideration,



REFINERY

HOUSE



a

health

+

beauty

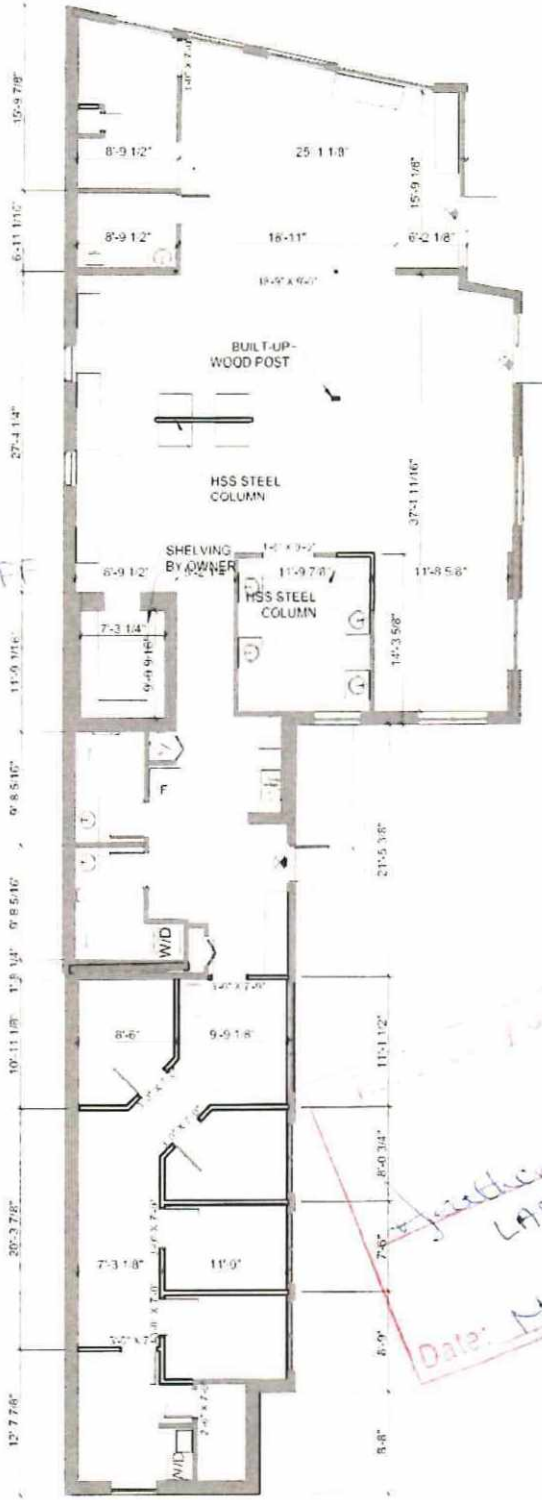
collective

re·fine:
/rə'fīn/

verb (used with object), refined, refining.

1. to bring to a fine or a pure state; free from impurities.
2. to purify from what is coarse; make elegant or cultured.
3. to bring to a finer state or form.
4. to make more fine, subtle, or precise.

TOTAL PERSONS
INCLUDING STAFF
= 50



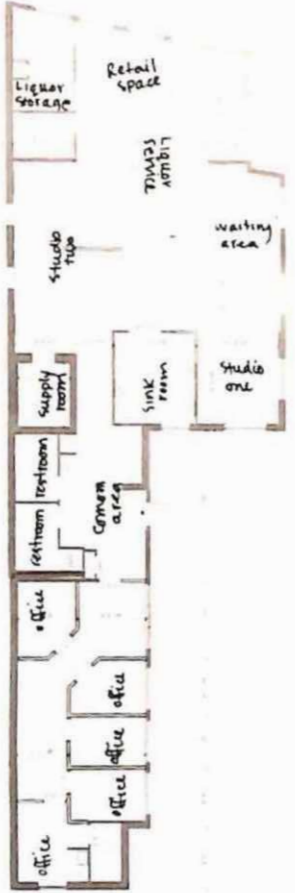
Chilwick Fire Dept.
Firefighter Simpson (FHS)
LAFC # 3283
Date: May 2/2024

1 MAIN FLOOR CONSTRUCTION
A13 1" = 10'-0"

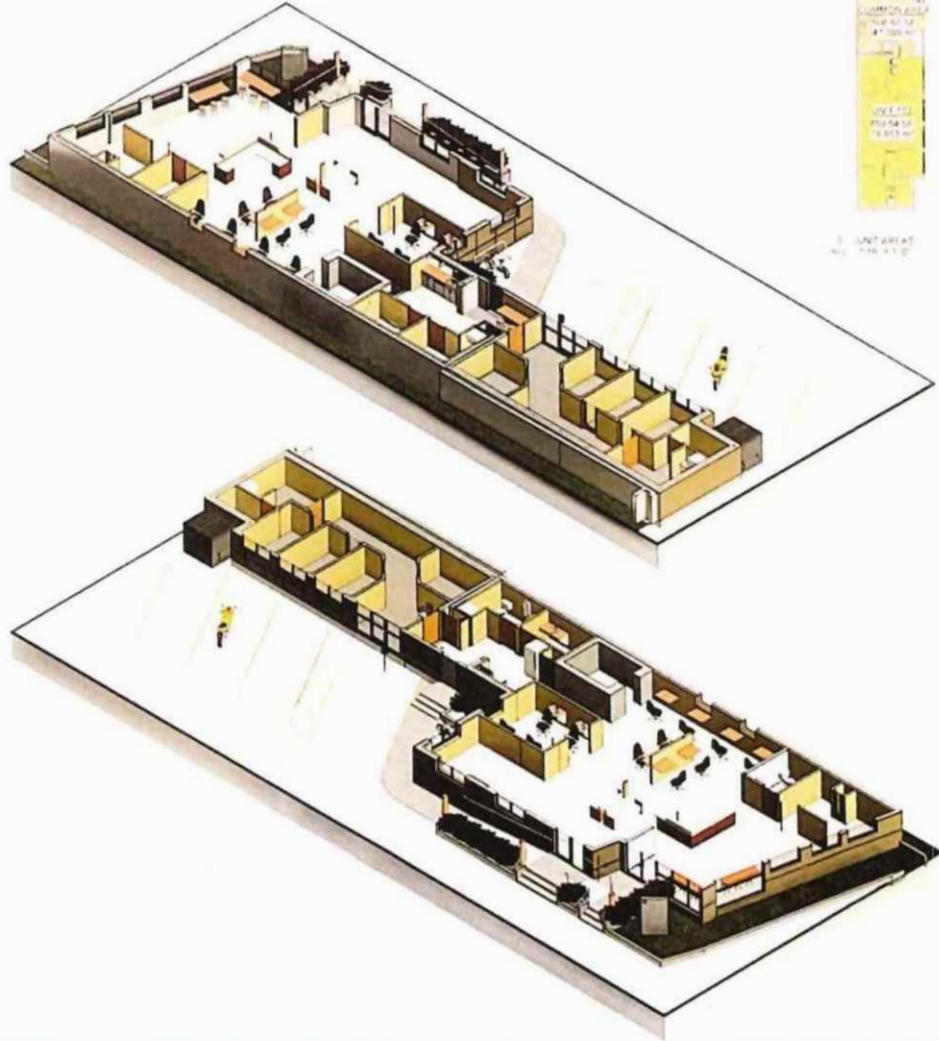
Rev	Date	Descrip.
4	SPM 11/14	REVISION FOR MEASUREMENTS

Client: TMSL VENTURES LTD.
Project: REFINERY HOUSE TENANT IMPROVEMENT

DESIGNED BY	DRAFTED BY	PROJECT #
TK	JC	23-101
SHEET ISSUE DATE		SHEET #
APR 26/24		A1.3
DATE PRINTED		
2024-04-26 7:33:54 AM		



2. MAIN FLOOR CONSTRUCTION
01/18/2024

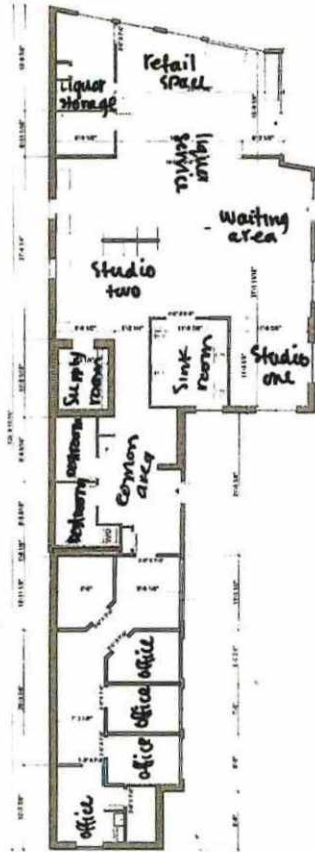


TSMSL VENTURES LTD
REFINERY HOUSE
AS-BUILT PLAN

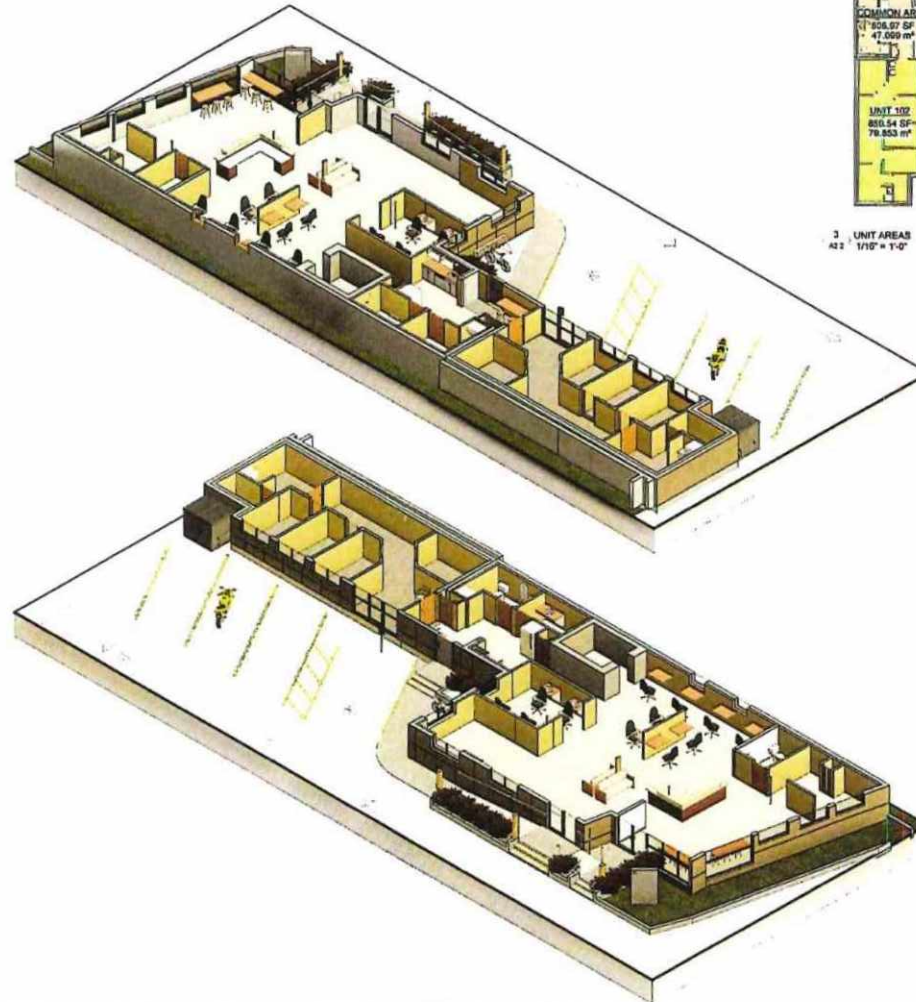
5622 VEDDER ROAD,
CHILLIWACK, BC
MAIN FLOOR PLANS

AS-BUILT PLANS

JC
TK
AS NOTED
ISSUE DATE
A2.2
2024-03-08 2:05:54 PM



2 MAIN FLOOR CONSTRUCTION
A2.2 1/8" = 1'-0"



3 UNIT AREAS
A2.2 1/16" = 1'-0"

PROJECT 23-101

ISSUES
DATE
BY

kerkhoff
Engineering Ltd.

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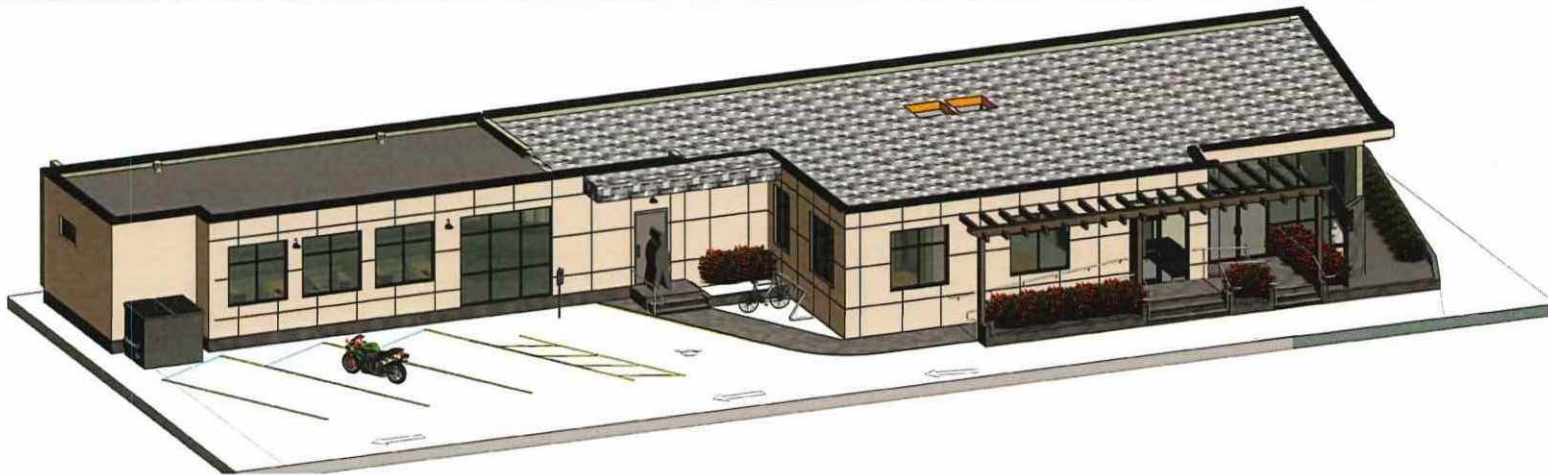
CLIENT
TSMML VENTURES LTD.

PROJECT
REFINERY HOUSE AS-BUILT PLAN

ADDRESS
5622 VEDDER ROAD,
CHILLIWACK, BC
MAIN FLOOR PLANS

AS-BUILT PLANS

DESIGNED BY JC
DRAWN BY TB
DATE AS NOTED
ISSUE DATE
SHEET NO. A2.2
DATE PLOTTED 2014-03-08 2:05:54 PM



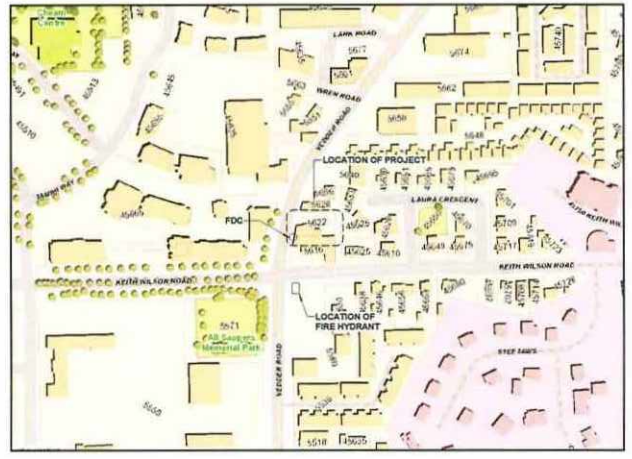
PROJECT NO
19-002

NO	DATE	DESCRIPTION
1	JULY 10, 2019	ISSUED FOR INFORMATION
2	JULY 10, 2019	ISSUED FOR INFORMATION
3	JULY 10, 2019	ISSUED FOR INFORMATION

CONSULTANT LIST

ARCHITECTURAL:	STRUCTURAL:				
KERKHOFF ENGINEERING LTD. #111 5622 VEDDER RD. CHILLIWACK, BC V2E 9K1 THEO KERKHOFF P. ENG. 604-864-3729 THE@KERKHOFFENG.CA	KERKHOFF ENGINEERING LTD. #111 5622 VEDDER RD. CHILLIWACK, BC V2E 9K1 THEO KERKHOFF P. ENG. 604-864-3729 THE@KERKHOFFENG.CA				
ARCHITECTURAL DRAWING LIST					
NO. TITLE					
A-1 COVER SHEET					
A-1.1 SITE PLAN					
A-1.2 BUILDING CODE REVIEW AND FIRE RATING DETAILS					
A-2 FLOOR PLANS					
A-2.1 B.C.P.A. WOOD PLAN					
A-3 ELEVATIONS					
A-3.1 INTERIOR VIEWS					
A-4 FINISHES					
A-5 SCHEDULES					
A-6 ENERGY REQUIREMENTS					

VICINITY MAP



GENERAL NOTES

GENERAL NOTES

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ENSURE THAT ALL CONSTRUCTION, CONSTRUCTION PRACTICES, BUILDING MATERIALS, AND TEMPORARY SHORING AND/OR BRACING MATCH THAT OF THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION.

THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISION COLUMN. ANY REVISIONS MADE TO THE DESIGN DRAWINGS PRIOR TO ISSUES FOR TENDER AND ISSUED FOR CONSTRUCTION RESULTING IN CONSTRUCTION COST CHANGES ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. CONTRACTORS ARE TO ENSURE THEY ARE WORKING FROM CURRENT ISSUES FOR CONSTRUCTION PLANS.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.

SEE VERIFY ALL DIMENSIONS AND MAKE MODIFICATIONS TO SUIT EXISTING SITE CONDITIONS UPON REVIEW OF KERKHOFF ENGINEERING LTD. VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

REPORT ALL DEVIATIONS OR CONTRADICTIONS FROM THE DRAWINGS TO KERKHOFF ENGINEERING PRIOR TO CHANGING DESIGN.

CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON THE DRAWINGS FOR COMPATIBILITY WITH OTHER CONSULTANTS' DRAWINGS TO ENSURE THE PARTS OF THE WORK COME TOGETHER PROPERLY BEFORE COMMENCING WITH THE WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

ALL FINISHES, FIXTURES, AND ITEMS NOT REQUIRED BY CODE, CONTRACTOR SHALL COORDINATE WITH OWNER.

STRUCTURAL DESIGN, ELECTRICAL, MECHANICAL, CIVIL, AND GEOTECHNICAL ENGINEERING ARE THE RESPONSIBILITY OF OTHERS.

SEE MECHANICAL, ELECTRICAL, AND/OR MANUFACTURER'S DRAWINGS FOR SIZE, LOCATION, AND ANCHOR BOLT REQUIREMENTS OF ALL MACHINE BASES AND HOLES IN WALLS AND FLOORS. ALL DESIGN OF MACHINE AND EQUIPMENT BASES RESPONSIBILITY OF OTHERS UNLESS SPECIFICALLY DETAILED ON DRAWINGS. SUB CONTRACTORS TO FURNISH TEMPLATES TO GENERAL CONTRACTOR SHOWING ANCHOR BOLT LOCATION FOR EQUIPMENT FURNISHED BY THEM. COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, SLOPES, CURBS, DRAINAGE, AND WATERPROOFING, ETC.

FINISHES, UTILITIES, PAVING, AND CONCRETE WORK TO ENSURE THE WORK IS FINISHED PROPERLY.

THE CONTRACTOR'S SUPERINTENDENT IS REQUIRED TO PRE-INSPECT THE WORK TO CONFIRM WORK IS COMPLETED AS PER DOCUMENTS AND PROVIDE KERKHOFF ENGINEERING LTD. 604-864-3729 OR THEIR REPRESENTATIVE WITH A MINIMUM OF 24 HOURS NOTICE IN ACCORDANCE WITH B.C. BUILDING CODE AND MUNICIPAL BYLAWS FOR ROUTINE FIELD REVIEWS. FIELD REVIEWS PERFORMED BY KERKHOFF ENGINEERING ARE ONLY FOR THE B.C. BUILDING STRUCTURE AS SPECIFIED ON THESE DRAWINGS. THESE REVIEWS ARE PERIODIC AND ARE TO BE PERFORMED AT THE DISCRETION OF THE ENGINEER. IN ORDER TO ACCEPT THE CONSTRUCTION IS IN GENERAL CONFORMANCE WITH THE DOCUMENTS, FIELD REVIEWS ARE PERFORMED ON BEHALF OF THE CLIENT AND NOT FOR THE PURPOSE OF QUALITY CONTROL OF THE CONSTRUCTION. THE CONTRACTOR RETAINS FULL RESPONSIBILITY FOR ENSURING ALL REQUIREMENTS SPECIFIED ON THE DRAWINGS AND ALL APPLICABLE CODES ARE STRICTLY ADHERED TO.

IT SHALL BE UNDERSTOOD THAT THE SHOP DRAWINGS REVIEW BY KERKHOFF ENGINEERING LTD. IS FOR THE SOLE PURPOSE OF DETERMINING CONFORMANCE WITH THE GENERAL DESIGN. THIS REVIEW SHALL NOT MEAN THAT KERKHOFF ENGINEERING LTD. APPROVES THE DESIGN OR THE SHOP DRAWINGS. RESPONSIBILITY STILL REMAINS WITH THE CONTRACTOR. KERKHOFF ENGINEERING LTD. REVIEW DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTOR OF RESPONSIBILITY OF ERRORS OR MISSING INFORMATION IN THE SHOP DRAWINGS.

LETTERS OF CERTIFICATION AND THE STAMP OF A PROFESSIONAL ENGINEER ARE REQUIRED ON SHOP DRAWINGS AS INDICATED UNDER THE APPLICABLE SECTION 1.6.1. IN THE NOTES AND SPECIFICATIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO KERKHOFF ENGINEERING LTD. BY THE CONTRACTOR AND SHALL BE RETURNED TO THE SAME UNLESS DIRECTED OTHERWISE. ONE COPY OF SHOP DRAWINGS WILL BE RETAINED FOR KERKHOFF ENGINEERING LTD. RECORDS. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.

CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE LOCAL AUTHORITY HAVING JURISDICTION, HYDRO, GAS, ETC. AND ENSURE THE BUILDING IS SAFE IN REGARDS TO LIFE SAFETY PRIOR TO OCCUPANCY.

ARCHITECTURAL CONSULTANT
kerkhoff
Engineering Ltd.

#111 - 5622 VEDDER RD.
CHILLIWACK, BC V2E 9K1

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CLIENT
TSM SL VENTURES LTD.

PROJECT
BUILDING ADDITION

ADDRESS
5622 VEDDER RD,
CHILLIWACK, B.C.

TITLE
COVER PAGE

RE-ISSUED FOR BUILDING PERMIT

DRAWN BY: JEK
CHECKED BY: TK
SCALE: AS NOTED
DATE: JULY 10/19
SHEET NO: A0.1
DATE PRINTED: 2019-11-01 7:49:58 AM

From: [Jefford, Kara](#)
To: [Leggatt, Jamie](#)
Subject: RE: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application
Date: July 26, 2024 3:18:07 PM
Attachments: [image001.png](#)

No concerns from Engineering with regard to traffic or parking.

Kara

From: [Schipper, Garrett](#)
To: [Leggatt, Jamie](#)
Subject: RE: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application
Date: July 29, 2024 9:45:48 AM
Attachments: [image003.png](#)

Hi Jamie,

No concerns from Bylaw. Community Standards Bylaw applies.

Garrett



Garrett Schipper | Deputy Director of Development & Regulatory Enforcement Services | Development & Regulatory Enforcement Services

P: 604.793.2753 | C: 604.703.6161 | F: 604.793.2285 | E: schipper@chilliwack.com

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | www.chilliwack.com

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From: [Villeneuve, Gillian](#)
To: [Leggatt, Jamie](#)
Cc: [Schipper, Garrett](#); [Jefford, Kara](#); [Minar, Krista](#); [Elliot, Ron \(RCMP/GRC\)](#); [Roberts, Adam](#)
Subject: RE: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application
Date: July 29, 2024 9:24:57 AM
Attachments: [image003.png](#)

Hi Jamie,

The property is zoned C2 (Local Commercial) which permits Ancillary Liquor Service (service of alcoholic beverages for consumption if the service is ancillary to the principal business use of a facility). The applicant will need to adhere to [Policy Directive No. G-33: Ancillary Service of Liquor](#) and the [Ancillary Liquor Service Regulations Bylaw](#). The Policy requires Council review and if Council determines it wishes to comment on the application, notice must be published in the newspaper and notices sent to properties within 30m of the site, as per the [Public Hearing/Public Information Bylaw](#).

The proposed use is not anticipated to affect or increase noise, parking or traffic. As the activities are contained within the interior of the commercial building in association with a personal service (salon) use, noise is not anticipated outside of the unit. The [Community Standards Bylaw 2021, No. 5041](#) will be in effect and in force, from time to time.

If you need any further comment/assistance from Planning, either Adam Roberts, Planner III, or I can help out.

Thanks,



Gillian Villeneuve, bgs | Director of Planning | Planning Department

P: 604.793.2779 | F: 604.793.2285 | E: villeneuve@chilliwack.com

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From: [Minar, Krista](#)
To: [Leggatt, Jamie](#); [Schipper, Garrett](#); [Jefford, Kara](#); [Elliot, Ron \(RCMP/GRC\)](#); [Villeneuve, Gillian](#)
Cc: [Brown, Andy](#)
Subject: RE: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application
Date: August 1, 2024 12:33:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Fire Department Notes:

- Last inspection April 19, 2023
- Last Business License inspection April 10, 2023
- There have been no incidents at this location in the past two years
- As this is not likely to impact traffic, there are no increased operational firefighting concerns

At this time, the fire department has no immediate concerns regarding the life safety for the liquor license application as proposed.



Krista Minar | Assistant Fire Chief | Fire Prevention & Investigations
P: 604.793.2732 | F: 604.393.0822 | E: minar@chilliwack.com
City of Chilliwack Fire Department
45950 Cheam Avenue, Chilliwack, BC
Canada V2P 1N6



www.chilliwack.com/fire

Safety - Respect - Teamwork - Customer Service

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From: [Foster, Ralph \(RCMP/GRC\)](#)
To: [Leggatt, Jamie](#)
Subject: RE: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application [EXTERNAL]
Date: August 7, 2024 10:27:13 AM
Attachments: [image001.png](#)

Good day Jamie,

I reviewed a number of police files over the past 5 years associated with the address. It's a main business corridor prone to street level homeless and unwanted person calls in parking lot and surrounding area. The business itself was victim of a break and enter in May 2023. There were no disturbance calls or alcohol related issues associated with the business. Police have no concerns with this application.

Ralph

S/Sgt. Ralph Foster

Acting Management and Admin Officer
Upper Fraser Valley Regional Detachment
46326 Airport Rd, Chilliwack, BC V2P 1A5
ralph.foster@rcmp-grc.gc.ca
Tel: (604) 702-4129, Fax (604) 702-4045

S.é.-m. Ralph Foster

Affaire générales et Services à la clientèle
Détachement de la vallée du Haut-Fraser
46326 Airport Rd, Chilliwack, BC V2P 1A5
ralph.foster@rcmp-grc.gc.ca
Tel: (604) 702-4129, Fax (604) 702-4045

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The Upper Fraser Valley Regional Detachment acknowledges the Traditional Custodians and traditional lands of the Stó:lò and the Nlaka'pamux people, on which we are honoured to live and work and to pay our respects to their Elders past and present. Les membres du Détachement régional de la vallée du Haut-Fraser reconnaissent qu'il est situé à l'intérieur des terres traditionnelles des Premières Nations des Stó:lòs et des Nlaka'pamux, sur lesquelles nous ont l'honneur de vivre et de travailler, et rendent hommage aux gardiens traditionnels de ces terres ainsi qu'à leurs aînés d'hier et d'aujourd'hui.

From: Leggatt, Jamie <leggatt@chilliwack.com>

Sent: July 26, 2024 2:57 PM

To: Schipper, Garrett <schipper@chilliwack.com>; Jefford, Kara <jefford@chilliwack.com>; Minar, Krista <minar@chilliwack.com>; Elliot, Ron (RCMP/GRC) <ron.elliott@rcmp-grc.gc.ca>; Villeneuve, Gillian <villeneuve@chilliwack.com>

Subject: Chilliwack Refinery House Hair Studio - 5622 Vedder Road - Liquor Primary Application

Hello,

We have received the attach liquor primary application from Chilliwack Refinery House Hair Studio Inc., located at 5622 Vedder Road. Also received and attached are the letter of intent, signage, floor plans and site plan (all in the one attached PDF).

Your comments on the following issues that relate to your department are requested:

1. Traffic and parking;
2. The impact on noise if the application is approved;
3. Variances and zoning;
4. The impact on the community if the application is approved.

I would appreciate receiving your comments by **Friday, August 2**, in order that a staff report can be prepared for the August 20th Council Meeting.

Please let me know if you have any questions, and thank you for your assistance.

Thank you,
Jamie



Jamie Leggatt (she/her) | Director of Communications and Legislative Services

P: 604.793.2716 | E: leggatt@chilliwack.com

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City of Chilliwack

Bylaw No. 4701

A bylaw to regulate liquor businesses that are ancillary to primary businesses

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “**Ancillary Liquor Service Regulation Bylaw 2019, No. 4701**”.

INTERPRETATION:

2. In this bylaw:

“Ancillary Liquor Service” means the service of alcoholic beverages for consumption that is ancillary to a principal business on the same Business Premises;

“Business” means the carrying on of a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services for the purpose of gain or profit;

“Business Premises” means a store, office, shop, enclosure or other definite area occupied or capable of being occupied by a person for the purpose of a business, except a building occupied as a residence;

“City” means the City of Chilliwack;

“Principal Business” means the main purpose for which a business licence under the “Business Licence Bylaw 1990, No. 1484”, as amended, was issued in respect of a Business Premises.

ANCILLARY LIQUOR SERVICE

3. A licensee who offers or provides Ancillary Liquor Service must:
 - (1) only sell, or allow the sale of, liquor during the regular business hours of the Principal Business of the licensee, but in any event, must not sell, or allow the sale of, liquor after 10:00pm; and,
 - (2) hold their licence in conjunction with a valid business licence for the Principal Business of the licensee.

SEVERABILITY

4. If any portion of this Bylaw is held invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

Received first and second reading on the 4th day of June, 2019.

Received third reading on the 4th day of June, 2019.

Received adoption on the 18th day of June, 2019.

“Ken Popove”

Mayor

“Jacqueline Morgan”

Corporate Officer

POLICY DIRECTIVE NO. G-33

SUBJECT: ANCILLARY SERVICE OF LIQUOR

APPROVAL DATE: June 4, 2019 LAST REVIEW DATE: _____

REFERENCE: Liquor Control and Licensing Act

A. PURPOSE

This policy is intended to guide future applications for the service of alcoholic beverages for consumption that is ancillary to a principal business on the same business premises, and clarify the roles of City of Chilliwack (“City”) and the City’s administration in applications before the Provincial Liquor and Cannabis Regulation Branch (“LCRB”), of which the City may receive notice pursuant to the *Liquor Control and Licensing Act* (the “Act”) and the *Liquor Control and Licensing Regulation* (the “Regulation”).

B. SCOPE AND APPLICATION

This policy applies to a new liquor licence application to the Liquor and Cannabis Regulation Branch (LCRB) or an application to amend an existing licence.

C. RELATED BYLAW

An applicant for a liquor service use or business, for the service of alcoholic beverages for consumption that is ancillary to a principal business on the same business premises, must comply with the following bylaws, as amended or replaced from time to time, in addition to having a liquor licence from the LCRB:

“Zoning Bylaw 2001 No 2800”

“Official Community Plan Bylaw 2014, No 4025” (development permits)

“Business Licence Bylaw 1990, No. 1484”

“Ancillary Liquor Service Regulation Bylaw 2019, No. 4701”

D. APPLICATION FOR NEW LIQUOR LICENCES

1. An applicant must contact the City of Chilliwack Planning and Strategic Initiatives Department (the “Planning Department”) and submit any required applications for a business licence, building permit and approvals under Part 14 of the *Local Government Act* before submitting an application for a business licence for the service of alcoholic beverages for consumption that is ancillary to a principal business on the same business premises.
2. Upon receipt of an LCRB Liquor Licence application, staff will prepare a preliminary review of the summary report which takes into consideration:

D. APPLICATION FOR NEW LIQUOR LICENCES (continued)

- (a) any applications for a building permit or applications under Part 14 of the *Local Government Act*;
 - (b) comments from the RCMP, Fire Department, Planning Department, and Development and Regulatory Enforcement Services Department (Development Department); and,
 - (c) any rezoning requirement, or requirements for other applications under Part 14 of the *Local Government Act*.
3. Council will consider the preliminary review report and determine whether it wishes to either:
 - (a) not comment on the application; or,
 - (b) comment on the application and direct staff to bring forward a report on the regulatory criteria and collect the views of residents.
4. If Council determines that it wishes to comment on the application, the applicant must submit the applicable fees in full and, if requested, detailed floor plans to the City.
5. City Staff will:
 - (a) publish a notice in the local newspaper prior to the Public Information Meeting in the format set out in “Public Hearing/Public Information Bylaw 2004, No. 3004”, in force from time to time; and,
 - (b) notify owners and tenants in occupation of each parcel that is within 30m of the parcel that is the subject of the application.
6. A Public Information Meeting will be held by Council to obtain the views of residents.
7. After the Public Information Meeting Council must consider the application and provide a resolution to the LCRB that includes the following:
 - (a) comments on the regulatory criteria as follows:
 - (i) the location of the establishment;
 - (ii) the proximity of the establishment to other social or recreational facilities and public buildings;
 - (iii) the person capacity and hours of liquor service;
 - (iv) the number and market focus or clientele of liquor licence establishments within a reasonable distance of the proposed location;

D. APPLICATION FOR NEW LIQUOR LICENCES (continued)

- (v) traffic, noise, parking and zoning;
 - (vi) population, population density and population trends;
 - (vii) relevant socio-economic information; and,
 - (viii) the impact on the community
- (b) whether or not the view of residents were gathered;
 - (c) how the views of the residents were gathered, the views of the residents, and its comments and recommendations with respect to the views of the residents;
 - (d) recommendation for whether the licence should be issued; and,
 - (e) the reasons for its recommendation.

E. APPLICATION TO AMEND A LIQUOR LICENCE

- 1. Upon receipt of a copy of an application to amend a licence, City Staff will present a preliminary review of the application to Council, which takes into consideration:
 - (a) any applications for a building permit or applications under Part 14 of the *Local Government Act*; and,
 - (a) comments from the RCMP, Fire, Planning, and Development Departments.