

AGENDA ITEM NO: 11.4.8

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Meadowlands Golf and Country Club –
Liquor Primary Structural Change
(LLA00111) DATE: March 5, 2025

DEPARTMENT: Legislative Services PREPARED BY: Jamie Leggatt

1. SUMMARY OF ISSUE:

A Liquor Primary Structural Change application has been received from Meadowlands Golf and Country Club, Licence No. 036608, located at 47823 Yale Road. The purpose of the application is to expand the patio, increase capacity, and change the allowable hours of operation. Further, the applicant plans to eliminate their Food Primary Licence on the lower level areas and change the establishment to their Liquor Primary Licence No. 036608.

The applicant is proposing to have occupant loads of 292 persons including staff, as shown on the included Occupant Load plan approved by Chilliwack Fire Department on January 17, 2025. The main floor restaurant will hold 70 persons; 88 on the patio; 92 on the second floor; and 42 on the upstairs patio. The proposed daily hours of operation are Monday to Sunday from 9:00 am until 1:00 am.

The application was referred to the City's Development, 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,
- Email of Intent; and,
- Proposed floor plan.

The application is presented at the Public Information Meeting to receive the views of the residents.

2. RECOMMENDATION:

Be it resolved that the following resolution receive approval:

1. Council recommends approval of the Liquor Primary Structural Change application to Liquor Primary Licence No. 036608 for Meadowlands Golf and Country Club at 47823 Yale Road, for an expanded area of service and increased occupant load of 292 persons, including staff, for the proposed daily hours of operation of Monday to Sunday from 9:00 am until 1:00 am.

2. Council's comments on the prescribed considerations with respect to the application are as follows:

a) Potential for Noise:

The subject property is designated Outdoor Recreation within the Official Community Plan. The proposed use is consistent with the OR (Outdoor Recreation) zoning of the property

The impact of the proposed use is expected to be minimal, and the use is not anticipated to affect or increase parking or traffic above and beyond what would normally be expected from the restaurant and golf course.

The Community Standards Bylaw 2021, No. 5041, will be in effect and in force, from time to time.

b) Impact on the Community:

The proposed application is not expected to create a negative impact on the community, and the RCMP stated that they have no issue with this application.

c) Primary Purpose:

The principal use of the property is a golf course, and the property is zoned OR (Outdoor Recreation), which permits a banquet area and bar lounge in association with a golf course of this size. The proposed use is consistent with the zoning.

d) Views of the Residents:

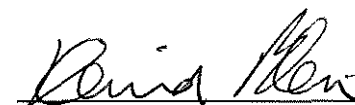
The views of the residents received at the Public Information Meeting will be forwarded to the Liquor Control and Licensing Branch.



Jamie Leggatt, Director of Communications and Legislative Services

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

Supports recommendation.



David Blain, CAO



Provide Comment on LP Structural (cap inc.) Application

Use this form to apply for a Structural Change if requesting an increase in person capacity of your Liquor Primary licensed establishment

The application fee is \$440.

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 Indigenous Nation. For the purpose of this guide we will use the short form "LG/IN".

A Structural Change is defined as a change to the existing approved service area(s), including but not limited to:

- a change in the position of a wall or partial height divider (pony wall) or fixed objects (e.g planters, fencing, etc.) used as separation between/within a service area
- new construction
- the removal or addition of permanent display cabinets, stages or dance floors
- a change to the food and liquor service bar location or size
- in the position of access and exit points leading to or from a licensed service area
- the removal of a service area from the liquor licence
- change to capacity (occupant load) of a licensed establishment with or without changes to the licensed service area(s)
- such other construction or changes the general manager considers may affect patron routing, capacity, or the line of sight between a staff control point and the licensed area of the establishment.

[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.

ℹ 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

Establishment Name

MEADOWLANDS GOLF AND COUNTRY CLUB (036608)

LIQUOR PRIMARY LOCATION ADDRESS

The establishment is currently located at the following address:

Address

47823 YALE RD

City

CHILLIWACK

Province

British Columbia

Postal Code

V2P7N3

Country

Canada

Parcel Identifier (PID)**ESTABLISHMENT CONTACT DETAILS**

The phone and email address used to contact your establishment

Establishment Email

Establishment Phone

APPLICATION DETAILS

Describe in full detail, what the changes are that you want considered: *

We would like to expand the patio, up the seating capacity, add minor endorsement, change hours to 7AM-1AM everyday. We would like to get rid of our FP and make it all LP. I have spoken with Linda Hoy and she has comment that is possible.

If you are applying to remove all interior service areas, creating a stand-alone patio, describe the location of the patio in relation to the unlicensed permanent structure. A stand-alone patio must adjoin a permanent structure (affixed to a foundation) which is plumbed and wired, and which the applicant owns or leases.

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.

It is an application requirement to submit a floor plan with an occupant load stamp. An application will not be considered complete until a current (within the last 12 months) occupant load stamped floor plan is received.

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 \(apj/file/e4ec43c1-7ad7-ef11-b851-005056836bf0/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F121539_E4EC43C17AD7EF11B851005056836BF0%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan\)](#) 763

Enter the total occupant load as indicated by your local government. This number can be either the total stamped on the floor plan or the sum of occupant loads across all service areas, as listed in the occupant load stamp.

Total occupant load *

Total occupant load

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	Patio	<input type="checkbox"/>	<input type="checkbox"/>	120

Total Requested Capacity: 120

APPLICATION CONTACT DETAILS

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

First Name *

Jo-Ann

Last Name *

Thompson

Title/Position

Phone Number (main) *

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.

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

Carolyn Wilkinson

Title/Position

Deputy Corporate Officer

Phone

(604) 793-2700

Email

wilkinson@chilliwack.com

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

- The applicant will bring their completed Structural Change application form and floor plan to LG/IN.
- If there are any major issues 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 using the button below. LG/IN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the application 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 view 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 is 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.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

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

Provide Resolution

Wilkinson, Carolyn

From: Jo
Sent: February 18, 2025 9:49 AM
To: Wilkinson, Carolyn
Subject: Fwd: Liquor Licence Application - 47823 Yale Road [EXTERNAL]

Sent from my iPhone

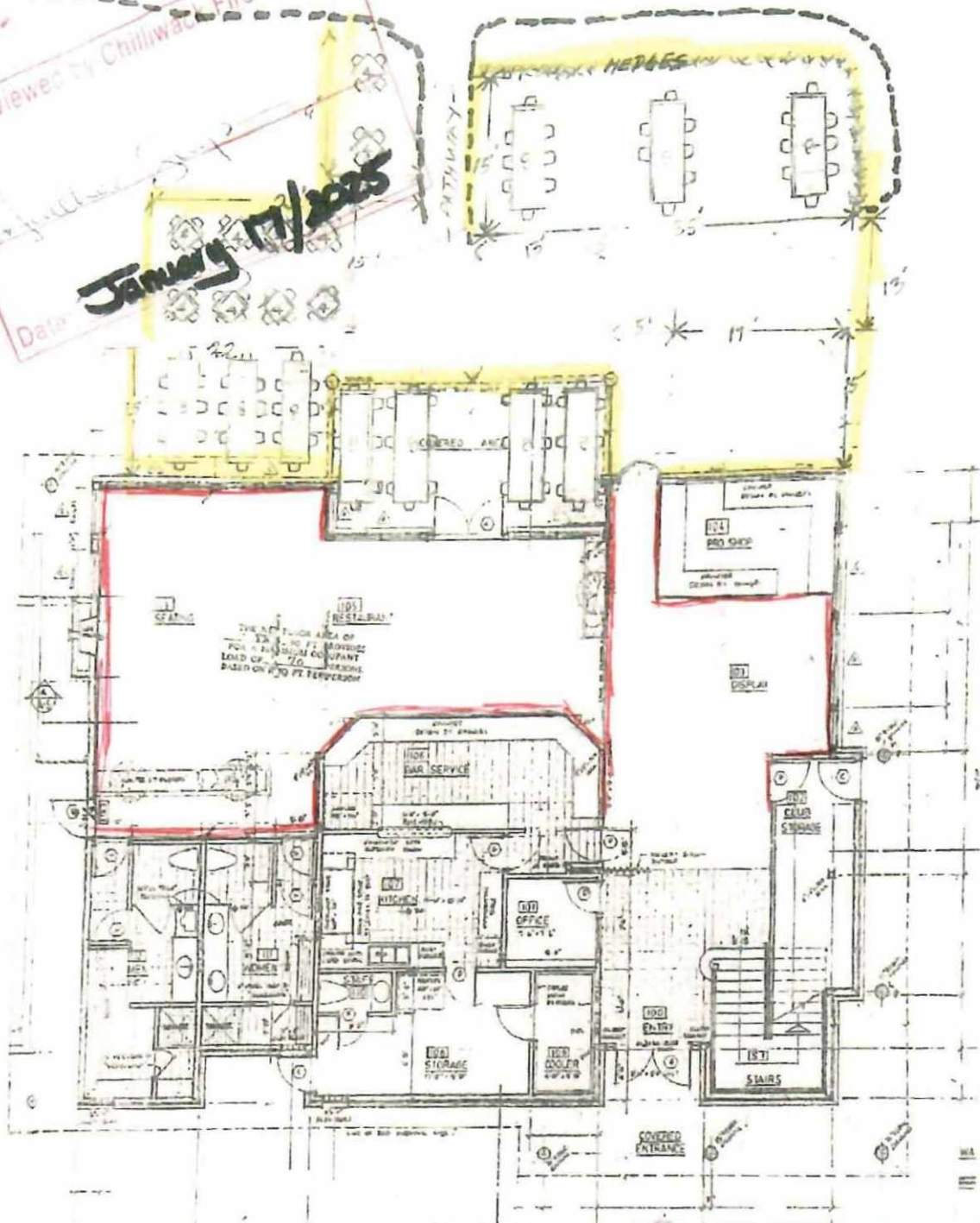
Begin forwarded message:

From: KEITH MAJOR
Date: February 18, 2025 at 9:47:50 AM PST
To: Jo
Subject: Re: Liquor Licence Application - 47823 Yale Road

Good Morning, Our intent is to eliminate the Food Primary as opposed to just removing the lower-level FP area and the lower-level exterior patio and change the entire establishment to liquor primary while also extending the LP to include the lower portion of the current FP as well as extending the patio outside. We proposing to request an interior capacity for the entire lower level, with a zero-capacity patio, patrons taken from interior and to do the same with the currently existing FP area and patio on the second level. If permitted, we would prefer one total capacity for the interior upper and lower and capacity for both patios to be taken from the interior. We would also like to change our hours of operations to 9AM-1AM everyday of the week. Currently our upstairs is only used for odd events, and these events could still be continued with a LP as we are permitted minors until 10PM. We will also be applying for a Family Food Service Endorsement for all our off season events. Please let me know if you need anything else.

← 70 ft 100 Boy
Reviewed by Chilliwack Fire Dept.

Date **January 17/2025**



MAIN FLOOR PLAN

MEADOWLANDS GOLF & COUNTRY CLUB
47823 Yale Road East, Chilliwack, B.C.,
Canada V2P 7N3

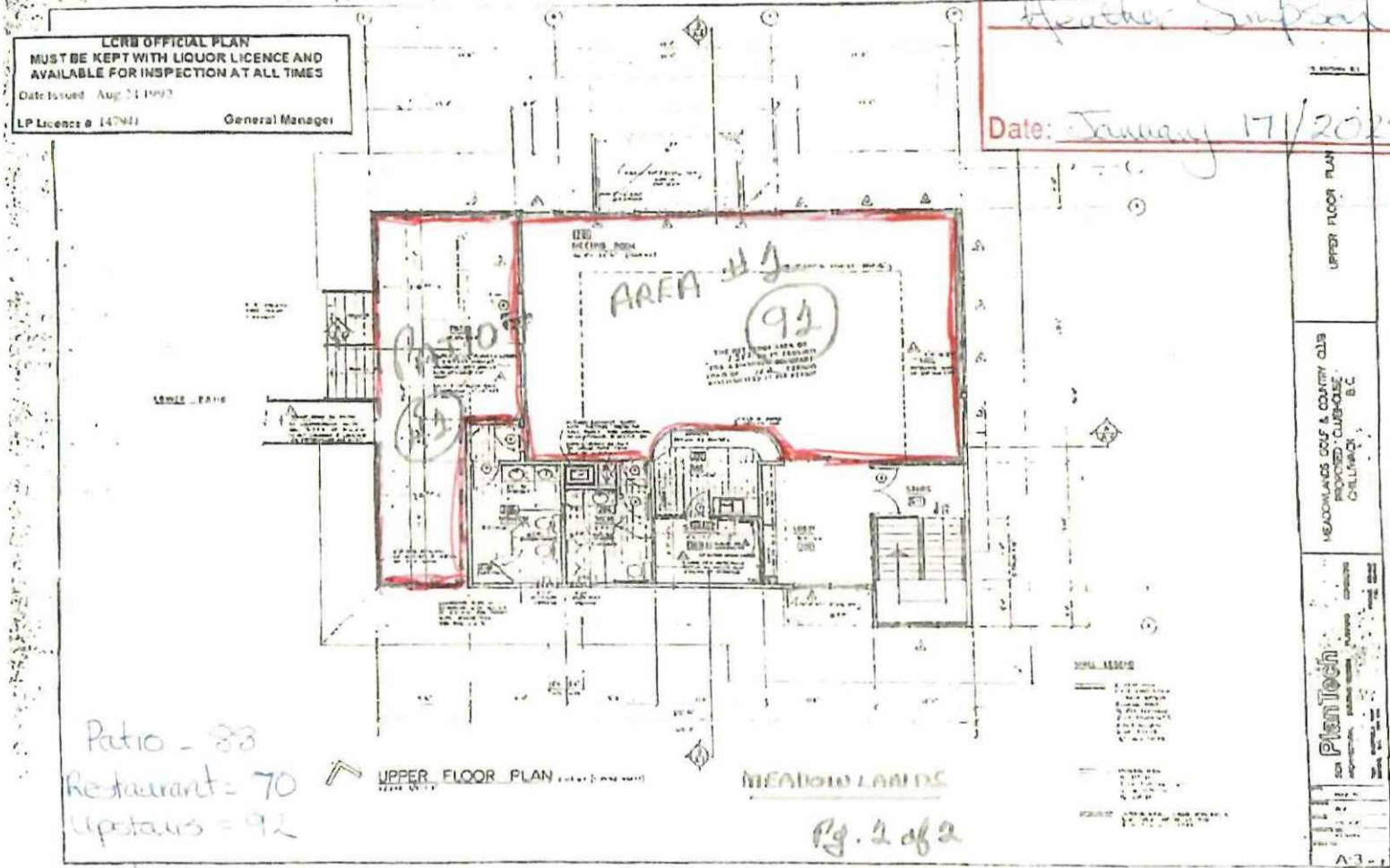
Restaurant = 70
Patio = 88
upstairs = 92
upstairs patio = 42

Total Persons including staff = 292

Reviewed by Chilliwack Fire Dept.

Heather Simpson

Date: *January 17/2025*



Patio - 88
Restaurant - 70
Upstairs = 92
upstairs patio = 42

UPPER FLOOR PLAN

MEADOWLANDS
Pg. 2 of 2

PlanTech
MEADOWLANDS GOLF & COUNTRY CLUB PROVIDED CLUBHOUSE CHILLIWACK B.C.

Total Persons
including staff = 292



**City of Chilliwack
Notice of Public Information Meeting
Council Chambers
8550 Young Road
Chilliwack BC V2P 8A4**

When: Tuesday, March 11, 2025 at 4:00 PM

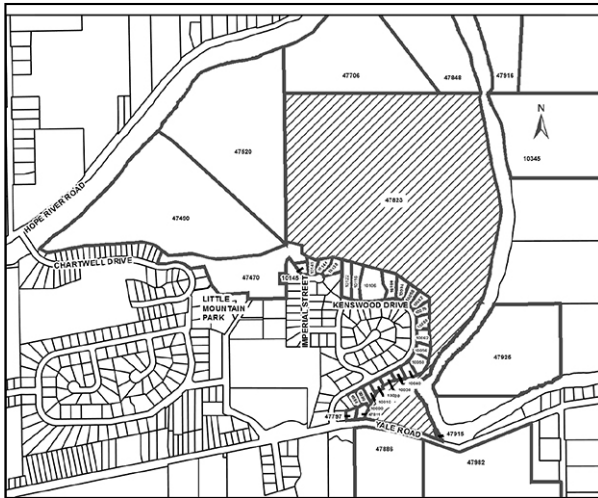
Watch: The live council meeting broadcast at chilliwack.com/live

Liquor Licence Application (LLA00111)

Location: 47823 Yale Road

Applicant: Meadowlands Golf and Country Club

Purpose: For a Liquor Primary Structural Change



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)

Mail or email our Legislative Services Department:



Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on March 10, 2025.
Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Legislative Services Department between Wednesday, February 26, 2025 and Tuesday, March 11, 2025 for a copy of the Liquor Licence Application at clerks@chilliwack.com or 604-793-2986.

Jacqueline Morgan, CMC
Corporate Officer

From:
To: [Clerks Dept Email](#)
Subject: Fw: Liquor Licence - Meadowlands Golf and Country Club [EXTERNAL]
Date: March 10, 2025 2:26:23 PM

Good day,

I am responding to the information I received from Ms. Wilkinson regarding a minimal increase to hours of operation and increase of allowable occupancy of 52.

I am an immediate neighbour of Meadowlands and would like to express my reservation about increasing hours of operation if it would encourage an increase in the consumption of alcohol on the premises.

Given that there is no published information that I could locate on the exact proposal of hours that would be affected, I would like it noted that I oppose activity that would affect the quiet enjoyment of my home after 10pm.

Regards,

Cynthia Smith
9980 Kenswood Dr.
Chilliwack

From:
To: [Clerks Dept Email](#)
Cc:
Subject: Liquor License Application (LLA00111) [EXTERNAL]
Date: March 10, 2025 11:27:22 AM

Hello we are Sharlene Gustafson and Donald Blanes and live at 10062 Kenswood Drive Chilliwack B.C V2P7N4 . We are opposing the Meadowlands Golf and Country Club Liquor License Application for a primary structural change . We purchased our wheelchair accessible home built in 1977 just under two years ago for my disabled wife who is a quadriplegic who enjoys summer on her 56 deck in our backyard. Meadowlands clubhouse built in 1988 is in very close proximity to our house and property line as it is to a couple of our elderly neighbors. This area on Little Mountain is very peaceful and quiet residential area and we dont want to be prisoners in our own homes with the people , traffic and liquor being sold till 1:00am . Most of the members of the golf course seem to be senior citizens and i dont think they will be drinking alcohol that late in a small clubhouse they want to seat a ridiculous 292 people with staff that seems more like it will be promoted as pub . Chilliwack doesn't need another late night drinking establishment and certainly not in our backyard .

Thank You , Donald Blanes
Sharlene Gustafson





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 8550 Young Road, Chilliwack BC V2P 8A4

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«Name_1»
 «Name_2»
 «Address»



Liquor Licence Application (LLA00111)

Location: 47823 Yale Road
 Applicant: Meadowlands Golf and Country Club
 Purpose: For a Liquor Primary Structural Change



J Morgan

Jacqueline Morgan, CMC
 Corporate Officer