

REQUEST FOR DECISION

TO: Council **MEETING DATE:** July 16, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: Food Primary Liquor Licence for The Breeze (Telus Marina) at 5570 Saltgrass Lane
FILE NO: 4350-2025-03

RECOMMENDATIONS

1. That Council acknowledges it has provided an opportunity for any resident to speak to the application.
 2. That Council has considered the following:
 - a. The location of the establishment;
 - b. The person capacity and hours of liquor service;
 - c. The impact of noise on the community in the vicinity of the establishment; and
 - d. The general impact on the community if the application is approved.
 3. That Council supports the new food primary licence for The Breeze restaurant at 5570 Saltgrass Lane (Telus Marina) with a capacity of 135 seats (restaurant), 60 seats (roof patio), and 60 seats (indoor event space).
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PURPOSE

The purpose of the report is for Council to consider a referral from the Liquor and Cannabis Regulation Branch (LCRB) concerning an application for a new restaurant at the Telus Marina development at 5570 Saltgrass Lane.

OPTIONS

1. Do not support the application.

DISCUSSION

Legislative Context

The *BC Liquor Control and Licencing Act* and *Liquor Control and Licensing Regulation* requires a local government to gather the views of residents and consider prescribed criteria to evaluate certain types of liquor licence applications. As the approving authority for liquor licensing the LCRB must consider a local government recommendation prior to issuing or amending a prescribed class of licence.

Background

The Breeze is a new restaurant located at the Telus Marina development site at 5570 Saltgrass Lane.

Table 1: Site Data	
Applicant	Telus Marina
Establishment	The Breeze
Civic Address	5570 Saltgrass Lane
Zoning Designation	M1
OCP Designation	Business & Industry
Current Licence Type	None

Public and Neighbour Comments

To gather residents' views on the application, an advertisement was published in the July 4, 2025 issue of the Coast Reporter newspaper and notification letters were mailed to neighbours within 100 m.

As of the report deadline, no comments have been received.

Referral Comments

The application was referred to the following agencies and internal departments for comment:

Table 2: Referral Comments	
RCMP Sunshine Coast Detachment	No concerns with the application.
Building Department	No concerns with the application.
Bylaw Enforcement	No concerns with the application.

Consideration of Prescribed Criteria

In accordance with provincial regulation, the local government must consider the following criteria when considering liquor primary licence changes:

- a. The location of the establishment;
- b. The person capacity and hours of liquor service;
- c. The impact of noise on the community in the vicinity of the establishment; and
- d. The general impact on the community if the application is approved.

The location of the establishment



Figure 2 – 2024 Aerial Imagery

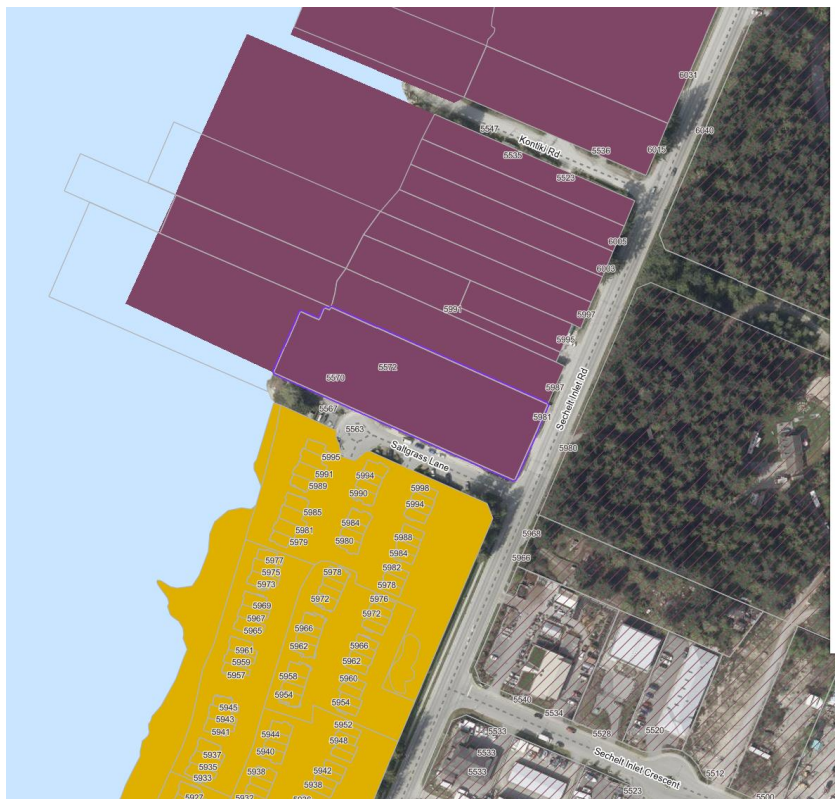


Figure 3 – Surrounding OCP designations

The Telus Marina site with the new restaurant (The Breeze) is located within the 'Business & Industry' designation under the Official Community Plan. Zoning Bylaw No. 580, 2022 allows for 'restaurant' as a permitted use within the M1 zone (working waterfront). The proposed use conforms with the zoning bylaw.

Table 3: Adjacent Land Uses			
Direction	Zone	Designation	Actual Land Use
North	M1	Working Waterfront	Industrial/Commercial
South	RM1	Multifamily Mixed Residential	Residential
East	I1	Business & Industry	Industrial
West	W2	Working Waterfront	Waterfront

The person capacity and hours of liquor service

The applicant is seeking a new licence for a total capacity of 135 seats for the restaurant with 60 seats for the rooftop patio, and 60 for an associated indoor event space. Hours of liquor service comply with the District of Sechelt Business Licence Bylaw No. 520, 2012, and no changes are proposed.

The impact of noise on the community in the vicinity of the establishment

This is a new application with no existing restaurant in the vicinity.

Noise issues are not expected to be an issue for this establishment in this location.

The general impact on the community if the application is approved

If the application is approved, the impact is expected to be positive, as supporting business in the District works to develop a more vibrant Sechelt for residents and visitors.

POLICY AND BYLAW IMPLICATIONS

None.

SUSTAINABILITY PLAN IMPLICATIONS

This application generally supports economic sustainability by supporting local business.

STRATEGIC PLAN IMPLICATIONS

None.

FINANCIAL IMPLICATIONS

None.

COMMUNICATIONS

Council's recommendation will be sent to the LCRB and included in the meeting minutes.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1 – Site plan

2 – Floor plan