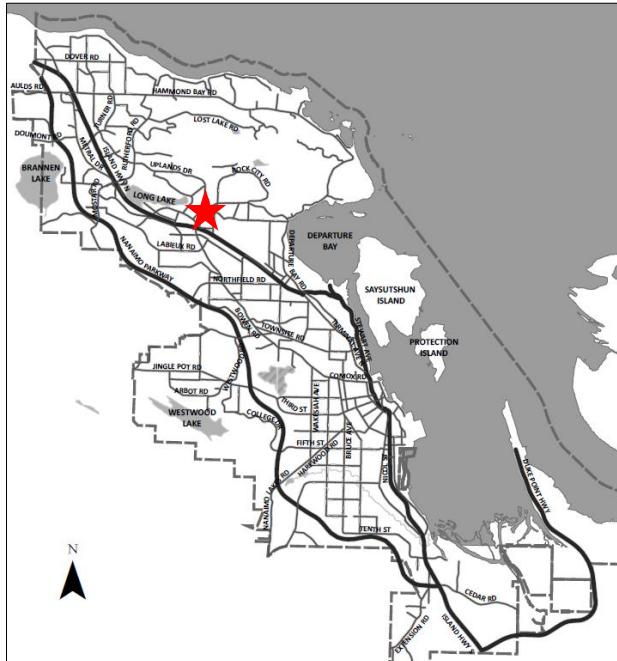


FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: LIQUOR LICENCE APPLICATION NO. LA000165 – UNIT 2 - 4286
DEPARTURE BAY ROAD



Proposal:

Consideration of a new liquor licence application

LA

Zoning:

COR3 – Community Corridor

City Plan Land Use Designation:

Secondary Urban Centre

Lot Area:

4,332m²



OVERVIEW

Purpose of Report

To present for Council's consideration a new liquor primary licence application for an existing nail salon and spa located at Unit 2 – 4286 Departure Bay Road.

Recommendation

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at Unit 2 – 4286 Departure Bay Road.

BACKGROUND

A notice of application was received from The Rose Nail Bar, on behalf of Kocana Investment Ltd., requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit liquor to be served at the existing Rose Nail Bar, located at Unit 2 - 4286 Departure Bay Road.

A local government resolution is required before the LCRB will further consider this application.

DISCUSSION

In accordance with the City of Nanaimo's Liquor Licence Review Policy and the *Liquor Control and Licensing Act*, liquor licence applications are reviewed against the following criteria:

- the location of the establishment;
- the person capacity;
- the hours of liquor service;
- the impact of noise; and,
- the impact on the community.

Public Consultation

The following summarizes the opportunities for public consultation and information sharing:

- In accordance with the Liquor Licence Review Policy, public comments from nearby residences and business owners were gathered for a period of 30 days, concluding on 2026-JAN-12.
- A total of eight comment sheets were received by the City, of which four indicated support of the application, three did not support the application, and one was indifferent to the application. The public comment sheets received are included as Attachment C.
- The liquor licence application was referred to City departments for review and comments, and the responses are discussed in the sections below.

Location of the Establishment

The subject property contains an existing multi-tenant commercial development and is located within the Long Lake neighbourhood. Onsite tenants include restaurant and personal service uses. Country Club Centre is located directly across Norwell Drive, and the surrounding area includes a mix of commercial services, a high school, multi-family and seniors care residences.

City Plan designates the property as 'Secondary Urban Centre', and the property is zoned Community Corridor (COR3), which is intended to provide a primary hub of activity with a complementary mix of housing, employment, and services that serve the daily needs of the surrounding neighbourhood.

Person Capacity and Hours of Service

The proposed hours of liquor service will correspond with the hours of operation for the existing nail salon and spa, which are 9:00 a.m. to 6:00 p.m., Monday through Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. The consumption of alcohol is proposed to be within the patron treatment areas, which support a maximum occupant load of nine persons.

Noise and Community Impact

The application was referred to several City departments for comment, and no safety concerns or community impacts were identified. Given the nature of the business, it is not expected that noise impacts will result from the addition of liquor service, which will be offered to a limited number of patrons within a controlled environment. The business does not offer entertainment, and patron services are entirely contained within the unit. No negative impacts on the community are anticipated if the application is approved.

KEY MESSAGES

- The application, if approved, will allow liquor to be served within an existing nail salon and spa.
- Public Comments from nearby residences and business owners were gathered for a period of 30 days, concluding on 2026-JAN-12.
- Given that liquor service will be offered to a limited number of patrons within a controlled environment, no negative impacts are anticipated if the application is approved.

ATTACHMENTS

ATTACHMENT A: Subject Property Map

ATTACHMENT B: Site and Floor Plans

ATTACHMENT C: Public Comment Sheets

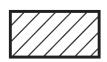
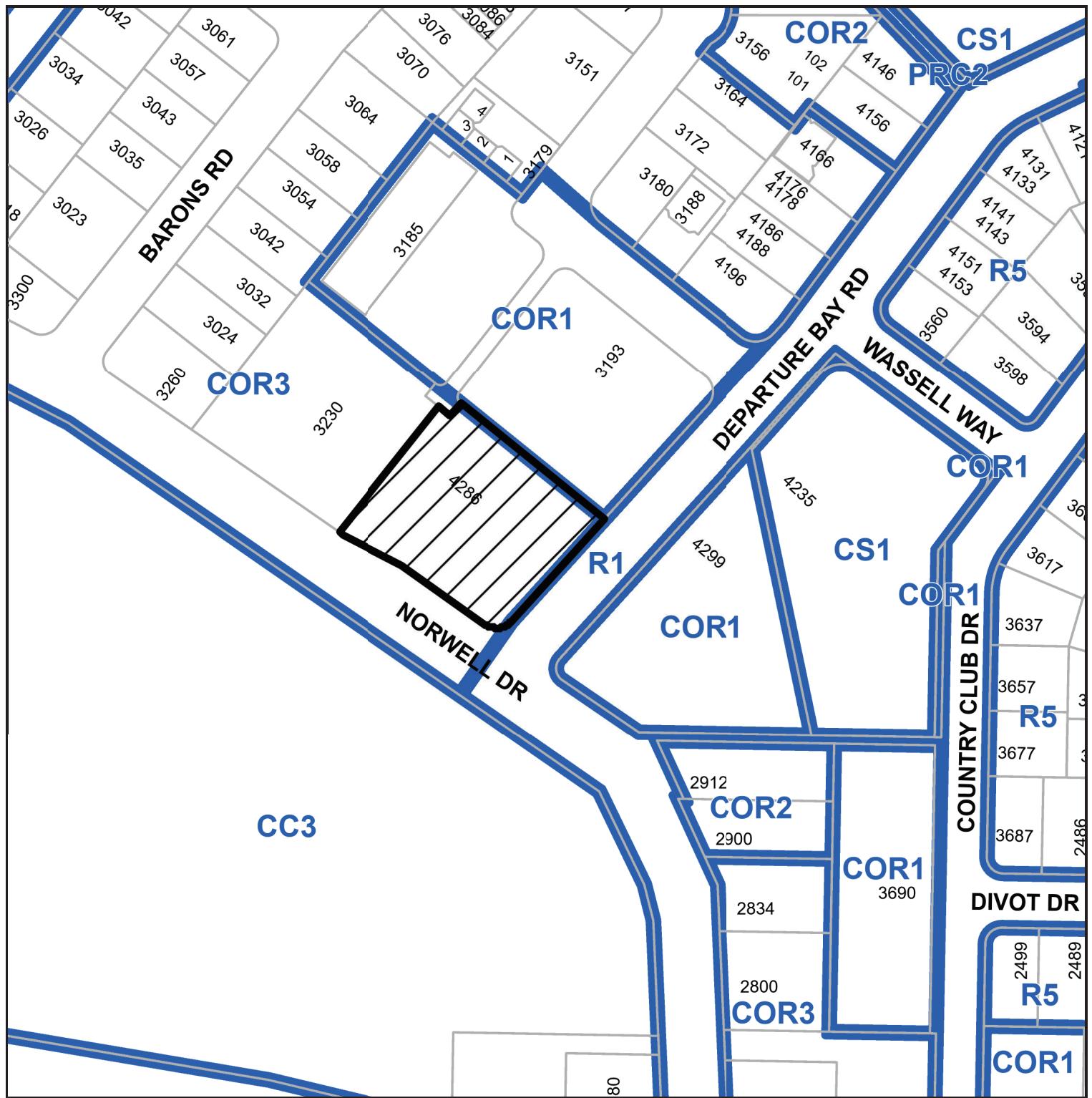
Authored by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning and Development

ATTACHMENT A
SUBJECT PROPERTY MAP



4286 DEPARTURE BAY ROAD

4286 Departure Bay

ATTACHMENT B
SITE AND FLOOR PLANS



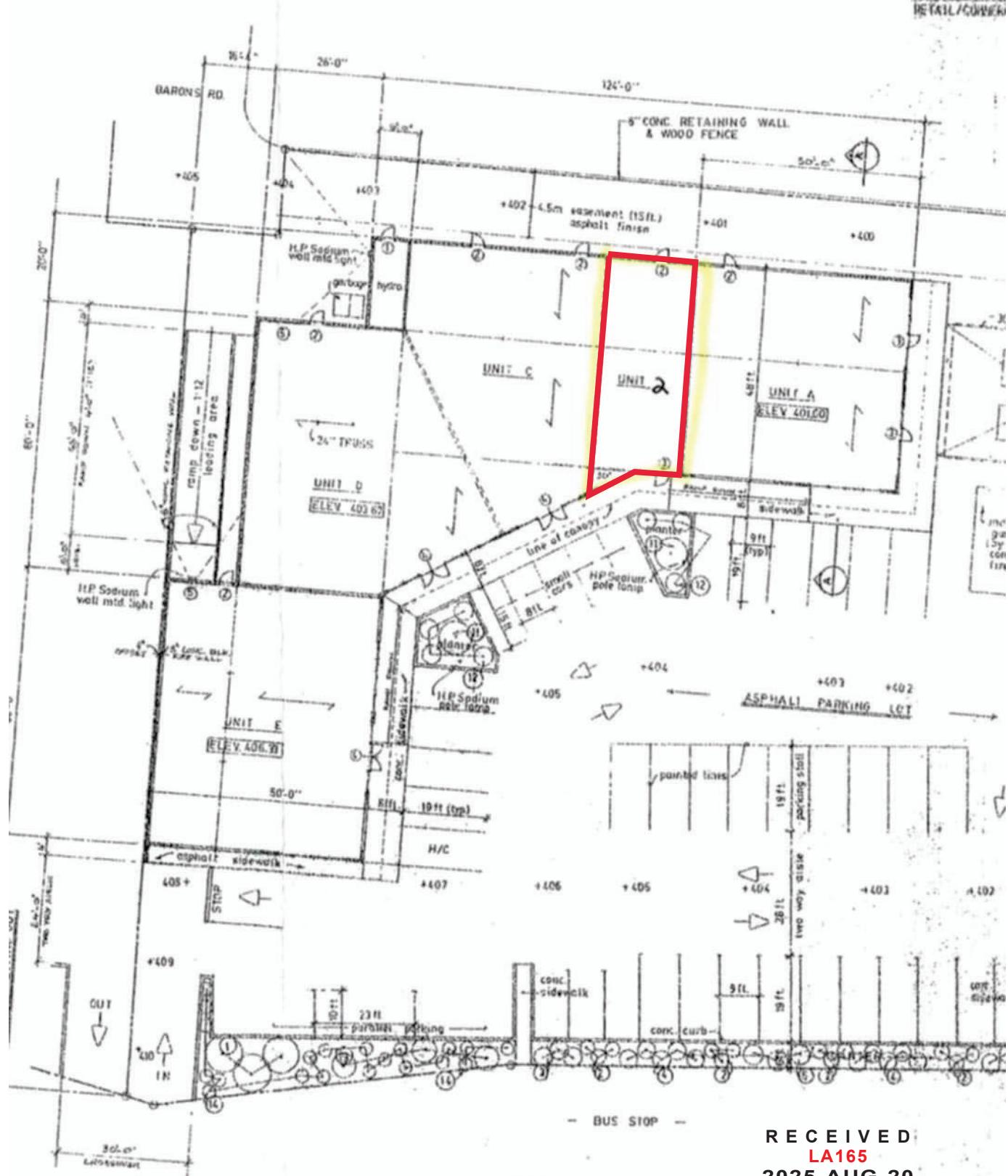
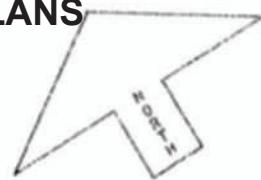
19A921
LEGAL DESCRIPT
Page 1 of 2

LOT AREA:
ZONING:

LOT: Coverage:
YARD REQUIRE:

PARKING:

DEVELOPMENT: D
DETAIL/COVER:



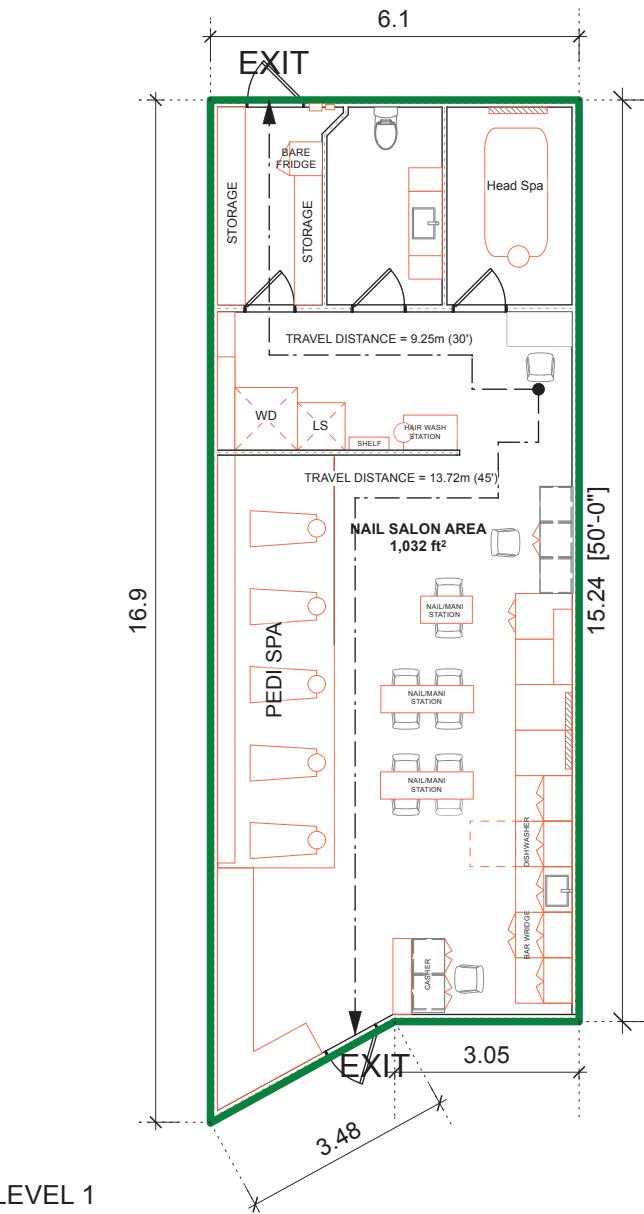
RECEIVED

LA165

2025-AUG-20

Current Planning

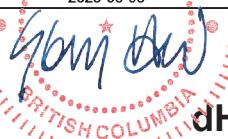
OCCUPANT LOAD: 9 PERSONS
FOR MAIN SALON



R E C E I V E D
LA165
2025-AUG-20
Current Planning



2025-06-03



VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1•250•658•3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1•250•585•5810

264

DATA

Title: **SK-1**
Dwg: **1:125**
Scale: **2025-05-30th**
Date: **Project: THE ROSE NAIL BAR**
LIQUOR LICENSE OCCUPANT LOAD CERTIFICATION

Address: **UNIT #2 - 4286 DEPARTURE BAY ROAD, NANAIMO**

ATTACHMENT C
PUBLIC COMMENT SHEETS

Page 1 of 9



NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR

PUBLIC NOTICE AND COMMENT SHEET

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Using this comment sheet, please indicate your name, address and whether or not you support the application. Please add any relevant comments. Once completed, please submit this comment sheet no later than 4:00 p.m., January 12th, 2026 to:

CITY OF NANAIMO
Current Planning Section
Service and Resource Centre
411 Dunsmuir Street, Nanaimo BC V9R 0E4
Email: planning@nanaimo.ca

Comment sheets can also be mailed to 455 Wallace Street, Nanaimo, BC V9R 5J6.

If you have any questions regarding this application, contact planning@nanaimo.ca.

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I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: There Are Several Unsheltered People With Substance Abuse Problems In Our Neighbourhood, And There's A Highschool Just Down The Road (less than 500 metres away) So I Don't Think It Would Be A Useful Addition To The Area.

For Residents

Name: [REDACTED]

Address: [REDACTED]

Signature: [REDACTED]

For Businesses

Business Name: [REDACTED]

Address: [REDACTED]

Signature: [REDACTED]

RECEIVED

LA165

2025-DEC-15

Current Planning

LA000165 - Unit 2-4286 Departure Bay Road



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR**

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I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

Name: _____

Business Name: _____

Address: _____

Address: _____

Signature: _____

For Businesses

Castleva Properties Inc.

**R E C E I V E D
LA165
2025-DEC-15**

Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR**

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I SUPPORT THE APPLICATION.
 I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents



For Businesses

Business Name: _____

Address: *Nanaimo, B.C.* _____

Signature: _____

R E C E I V E D
LA165
2026-JAN-05

Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR**

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I SUPPORT THE APPLICATION.
 I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

Name: _____

Address: _____

Signature: _____

For Businesses

Business Name: _____

Address: _____

Signature: _____

R E C E I V E D

LA165

2026-JAN-05

Current Planning



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UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR**

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I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

Name: _____

Business Name: KOCANA INVESTMENT LTD

Address: _____

Address: _____

Signature: _____

Signature: _____

For Businesses

R E C E I V E D

LA165

2026-JAN-05

Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 2 - 4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR**

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I SUPPORT THE APPLICATION.
 I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

Name: _____

Address: _____

Signature: _____

For Businesses

Business Name: _____

Address: _____

Signature: _____

**R E C E I V E D
LA165
2026-JAN-05**

Current Planning



LIQUOR PRIMARY LICENCE APPLICATION
2 - 4286 DEPARTURE BAY ROAD

THE ROSE NAIL BAR

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I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

Name: _____

Address: _____

Signature: _____

For Businesses

Business Name: Wellington Dental

Address: 3180, Barons Rd.

Signature: _____

R E C E I V E D
LA165
2026-JAN-05

Current Planning

CITY OF NANAIMO
THE
HARBOUR CITY

NEW LIQUOR PRIMARY LICENCE APPLICATION UNIT
2-4286 DEPARTURE BAY ROAD
THE ROSE NAIL BAR

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R E C E I V E D
LA165
2026-JAN-12
Current Planning

Comments:

We are indifferent to the requested liquor license, but we are concerned about the proximity to the high school, the community events we hold, and the hub of community agencies being ~~located~~ next door.

Name:

Address:

Signature:

I SUPPORT THE APPLICATION

I DO NOT SUPPORT THE APPLICATION

For Residents

For Businesses

Business Name: *St Andrews Presbyterian Church*

Address: *4235 Departure Bay*

Signature: 

LA000165 Unit 2-4286 Departure Bay Road

CITY OF NANAIMO

THE
HARBOUR CITY

R E C E I V E D
LA165
2026-JAN-12
Current Planning

86
3084

SUBJECT PROPERTY MAP

COR2

4146

CS1