

FOR: COUNCIL MEETING
 MEETING DATE: March 23, 2026
 DEPARTMENT: PLANNING AND DEVELOPMENT
 SUBJECT: LIQUOR LICENCE APPLICATION NO. LA000166 – 1975 BOLLINGER ROAD



Proposal:
 Consideration of a new liquor licence application

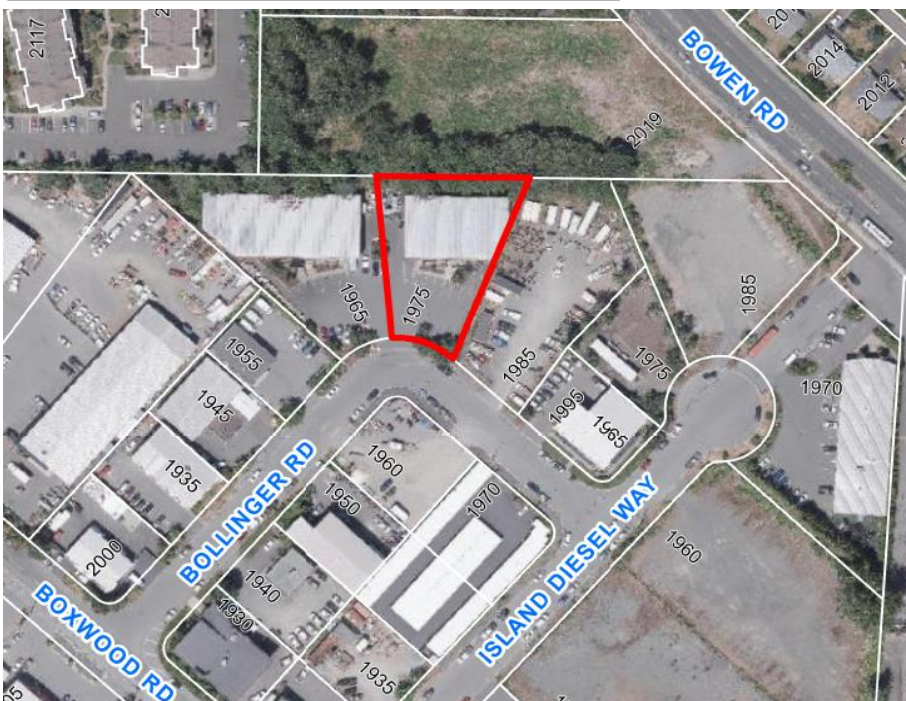


Zoning:
 I3 – High Tech Industrial

City Plan Land Use Designation:
 Light Industrial

Development Permit Areas:
 DPA8 – Form and Character

Lot Area:
 2,044.72m²



OVERVIEW**Purpose of Report**

To present for Council's consideration a new liquor primary licence application for a recreational facility (indoor golf training centre) at 1975 Bollinger Road. |

Recommendation

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at 1975 Bollinger Road. |

BACKGROUND

A notice of application was received from Prime Golf, on behalf of J. Milner Trucking Ltd. and Sun Glo Home Improvement Centre (1984) 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 for a recreational facility (indoor golf training centre) within the existing building located at 1975 Bollinger 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, a public notification was mailed in January 2026 to owners and occupants of buildings within 100m of the subject property at 1975 Bollinger Road.
- Public comments from nearby residents and business owners were gathered for a period of 30 days, concluding on 2026-FEB-17.
- A total of 17 comment sheets were received by the City, of which 11 indicated support of the application and six did not support the application. The public comment sheets received are included as Attachment C. Public concerns include traffic volumes and safety, hours of liquor service, and proximity to other liquor establishments in the area.
- 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 light industrial building and is located within the Northfield neighbourhood. The surrounding area includes industrial and commercial uses, as well as residential dwellings. City Plan designates the property as ‘Light Industrial’, and the property is zoned High Tech Industrial (I3), which is intended to provide for clean, high-tech industrial uses and complimentary commercial uses.

Person Capacity and Hours of Service

The proposed operating hours in peak season are 9:00 a.m. to 10:00 p.m. Monday to Wednesday and 9:00 a.m. to 11:00 p.m. Thursday to Sunday. The proposed hours of liquor service are 11:00 a.m. to 10:00 p.m. seven days a week. The consumption of alcohol is proposed within the existing building, which supports a maximum occupant load of 100 persons (staff and patrons).

Noise and Community Impact

The application was referred to several City departments for comment. Through this process, it was noted that a Business Licence and Building Permit for tenant improvements are required, and applications have been submitted for both. Existing parking is sufficient on site. No other alterations to the site or site access are proposed. 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, as 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 recreational facility building.
- Public comments from nearby residents and business owners were gathered for a period of 30 days, concluding on 2026-FEB-17.
- 17 public responses were received, 11 in support and six in opposition to the application.
- 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:

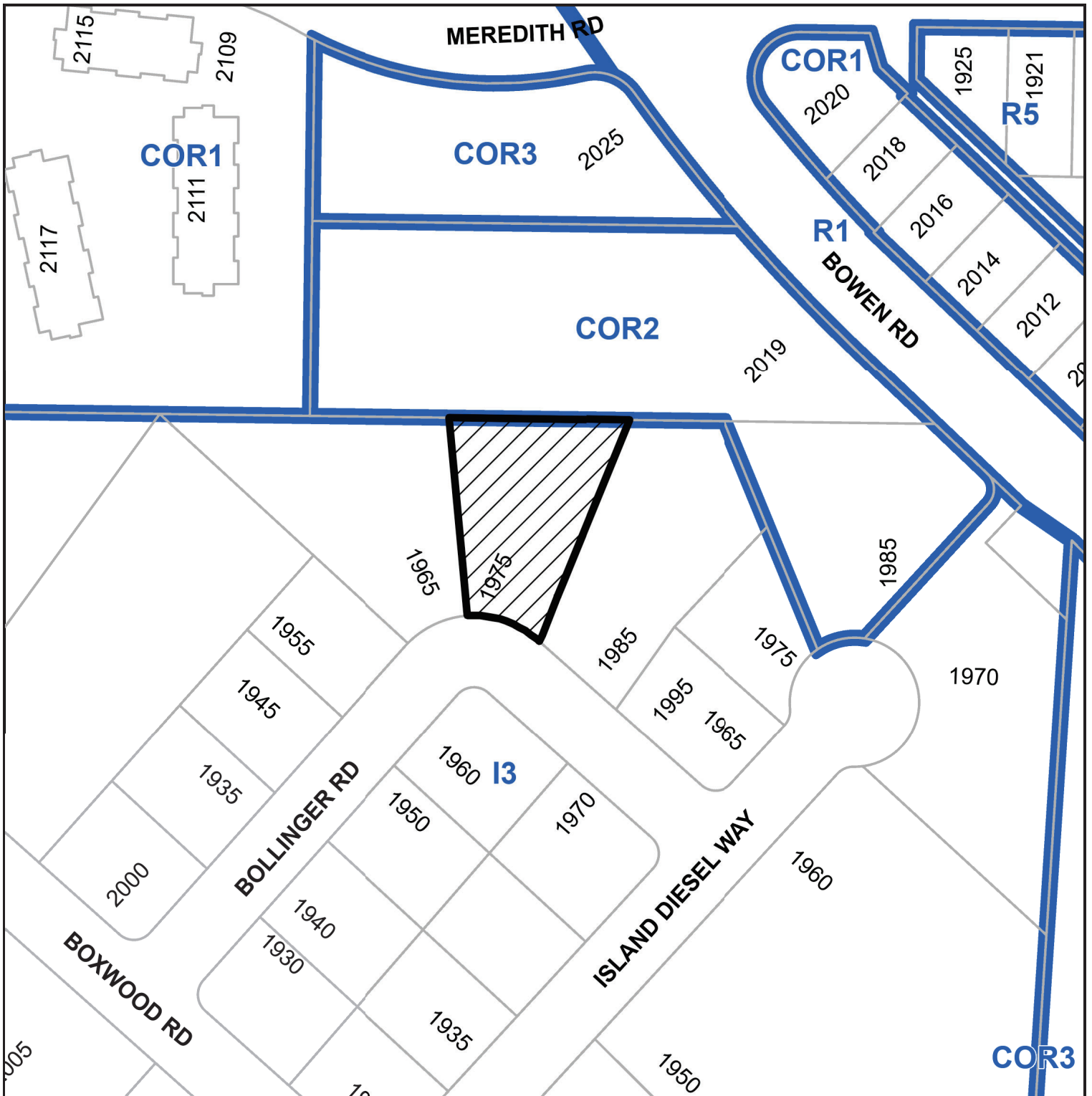
Morgan Paiement
 Planner II, Current Planning

Concurrence by:

Lainya Rowett
 Manager, Current Planning

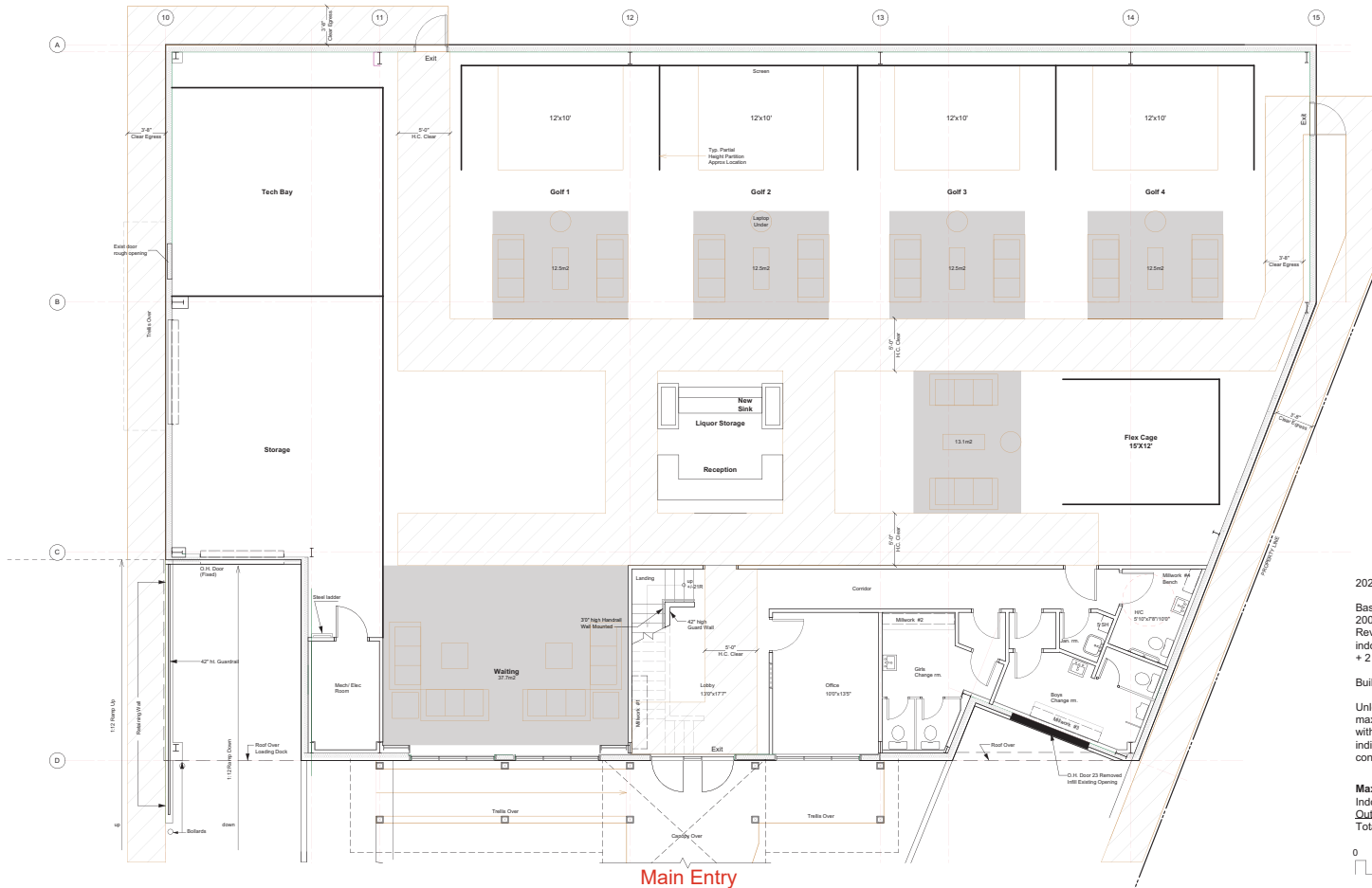
Jeremy Holm
 Director, Planning and Development

ATTACHMENT A
SUBJECT PROPERTY MAP



 1975 BOLLINGER ROAD

ATTACHMENT B SITE AND FLOOR PLANS



1 MAIN FLOOR PLAN L1
Scale: 3/16" = 1'-0"

2025 07 29.
Base floor plan by Raymond de Beeld Architect Inc. March 5, 2009. Conceptual furniture/ equipment layout by Tenant. Reviewed only for liquor license occupancy load. Maximum indoor occupancy 100 persons limited by washrooms of 2 Male + 2 Female + 1 Unisex (BCBC 2024).
Building has fire alarm, no panic hardware, and fire sprinklers.
Unless, indicated otherwise by the City of Nanaimo, the maximum occupancy should be posted with a permanent sign, with lettering not less than 50mm high with a 12mm stroke, indicating the occupant load for the suite, shall be posted in a conspicuous location near the suite's principal entrance. RdB

Max. Occupancy Load
Indoor: 100 Persons
Outdoor: N/A
Total: 100 Persons (staff & patrons)

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2025-OCT-31
CURRENT PLANNING

0 5 10 15 20 25 FT

RdB Raymond de Beeld ARCHITECT Inc.
755 Terminal Avenue North, Nanaimo, BC V9S 4K1
250.754.2108 • info@rdbarchitect.ca • rdbarchitect.ca

PRIME GOLF CLUB - LIQUOR OCCUPANCY
1975 Bollinger Road, Nanaimo, B.C.
Lot 23, Section 16, Range 7, Mountain District, Plan VIP61143

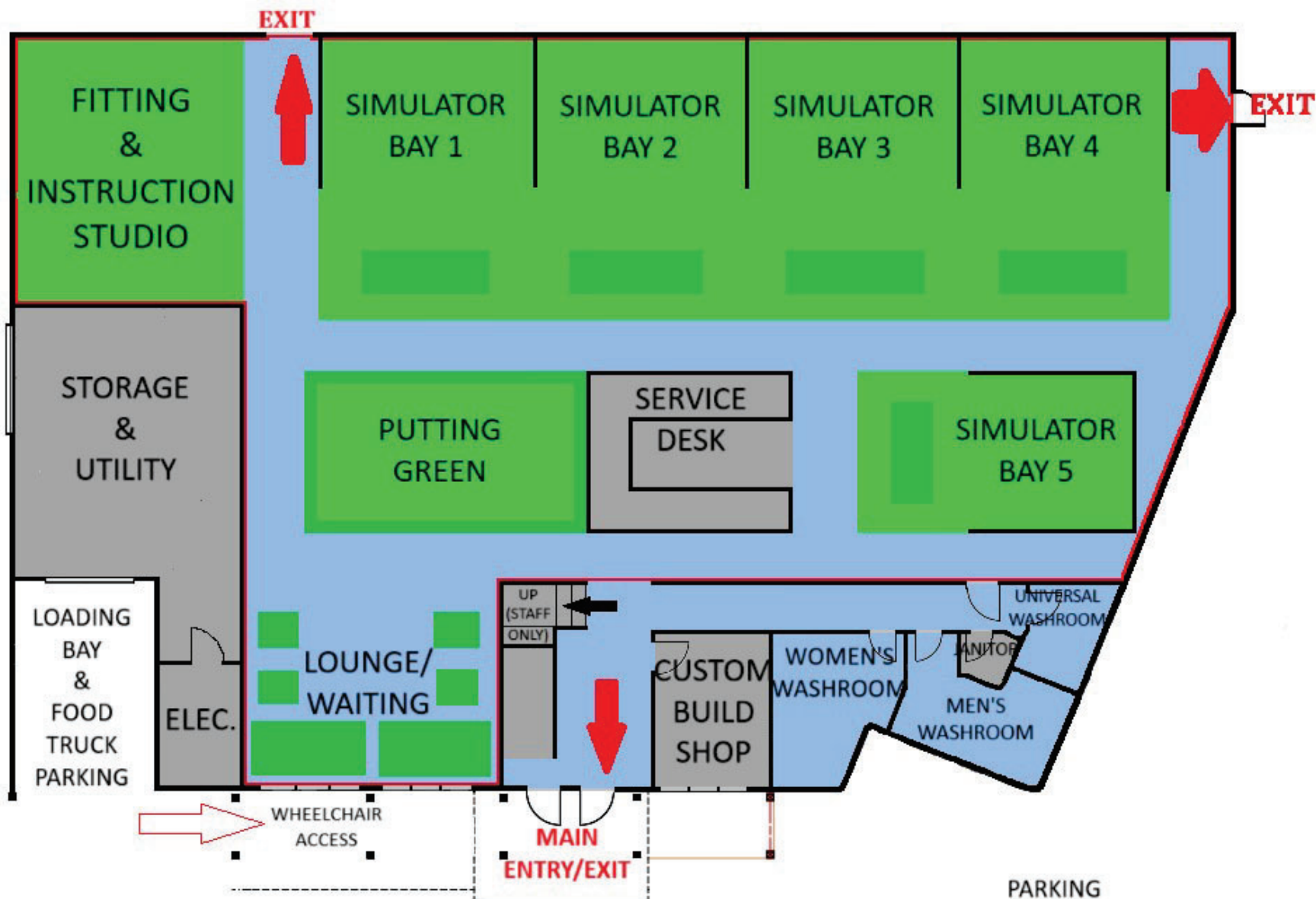
SHEET TITLE: MAIN FLOOR PLAN

No.	Date	Issue Notes	No.	Date	Revision Notes
1	2025 07 29	Issued for Liquor License Application			

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.
As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.



DATE:	SHEET NO.:
2025 07 29	A2.1
DESIGNED: RdB	
DRAWN: RdB	
SCALE: As Noted	
NO. 2519	Prime Golf 03 v2024.wxw



ATTACHMENT C
PUBLIC COMMENT SHEETS



NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
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., February 17th, 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 **Morgan Paiement, Planner** at (250) 755-4429, Ext. 4220.

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

Comments: _____

For Residents

For Businesses

Name: _____ Business Name: HAZEL WOOD CONSTRUCTION
Address: _____ Address: 1930 BOLLINGER ROAD, NANAIMO
Signature: _____ Signature: _____

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**NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
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I SUPPORT THE APPLICATION.
I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: _____

Business Name: SUN GLO HOME / MAROU.

Address: _____

Address: [REDACTED]

Signature: _____

Signature: [REDACTED]

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2026-JAN-22
Current Planning

LA000166 – 1975 Bollinger Road



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1975 BOLLINGER ROAD
PRIME GOLF
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- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments:

Good to have more business in
the Area

For Residents

For Businesses

Name: _____

Business Name: Industrial Plastics & Paints

Address: _____

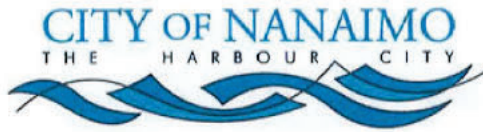
Address: 2052 Boxwood Rd.

Signature: _____

Signature: 

LA000166 - 1975 Bollinger Road

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1975 BOLLINGER ROAD
PRIME GOLF
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- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

Comments: _____

For Residents

For Businesses

Name: _____

Business Name: Windley Contracting Ltd.

Address: _____

Address: 3711 Shenton Road/2020 Boxwood

Signature: _____

Signature: _____



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LA000166 – 1975 Bollinger Road

From: [REDACTED]
Sent: January 22, 2026 5:28 PM
To: Planning <Planning@nanaimo.ca>
Cc: [REDACTED]
Subject: new liquor primary license application, 1975 Bollinger road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Nanaimo
Current planning section
service and resource centre
411 Dunsmuir street, Nanaimo BC

@ Morgan Paiement

I DO NOT SUPPORT THE APPLICATION.

Name: [REDACTED]
Address: [REDACTED]
Signed [REDACTED]

Thank you.



**NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
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I SUPPORT THE APPLICATION.
I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: _____ Business Name: _____
Address: _____ Address: _____
Signature: _____ Signature: _____

R E C E I V E D
LA166
2026-JAN-30
Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
PUBLIC NOTICE AND COMMENT SHEET**

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

Comments: I have lived in a 3 building condo complex on Meredith Rd. for 3 years
and since the changes in the surrounding roads, the traffic has become
progressively heavier and more aggressive. Leaving the complex (either
turning left or right) is hazardous. Crosswalks are NOT observed.
Adding a potential 50-100 drivers from a licensed establish next →
For Residents *For Businesses*

Name: [REDACTED] Business Name: _____

Address: [REDACTED] Address: _____

Signature: [REDACTED] Signature: _____

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2026-JAN-30
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LA000166 – 1975 Bollinger Road



SUBJECT PROPERTY MAP



 1975 BOLLINGER ROAD

creates even more traffic. Unless significant changes, as in traffic lights, are made I fear for the safety of all pedestrians, residents and commuters,

1975 BOLLINGER ROAD
PRIME GOLF
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- I SUPPORT THE APPLICATION.
 I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: _____ Business Name: _____
Address: _____ Address: _____
Signature: _____ Signature: _____

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Current Planning

LA000166 - 1975 Bollinger Road



**NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
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I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: _____

Business Name: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

R E C E I V E D
LA166
2026-FEB-09
Current Planning

LA000166 - 1975 Bollinger Road



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1975 BOLLINGER ROAD
PRIME GOLF
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- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: _____ Business Name: _____

Address: _____ Address: _____

Signature: _____ Signature: _____

R E C E I V E D
LA166
2026-FEB-09
318 nt Planning



NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
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- I SUPPORT THE APPLICATION.
I DO NOT SUPPORT THE APPLICATION.

Comments:
[Redacted]

For Residents

For Businesses

Name: [Redacted] Business Name:
Address: [Redacted] Address:
Signature: [Redacted] Signature:

[Redacted signature area]

RECEIVED
LA166
2026-FEB-09
Current Planning

LA000166 - 1975 Bollinger Road



**NEW LIQUOR PRIMARY LICENCE APPLICATION
1975 BOLLINGER ROAD
PRIME GOLF
PUBLIC NOTICE AND COMMENT SHEET**

The City of Nanaimo has received notice of an application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a new liquor primary licence to allow liquor to be served at a recreational facility located at 1975 Bollinger Road.

The primary focus of the business is a recreational facility (indoor golf). The business would have a maximum capacity of 100 persons, including customers. If approved, the liquor primary licence would permit liquor to be served from 11:00 a.m. to 10:00 p.m., seven days a week at Prime Golf. As part of the review process, the City is responsible for gathering the views of local residents and business operators and to forward this information, along with a resolution, to the LCRB.

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., February 17th, 2026** to:

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

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I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments:

*THIS IS AWESOME! JUST LIKE BOWLING & A DRINK.
MUCH BETTER THAN NO OPTION OF DRINKS
LIKE IN THE MALL.*

For Residents

Name: _____

Address: _____

Signature: _____

For Businesses

Business Name: *B. HIVE SALON*

Address: _____

Signature: _____

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- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

Comments: I got to check out Prime Golf when they were in NNTC
and it was a great atmosphere. I think serving alcohol in that
type of setting is a great addition. Would definitely go check
it out on Bollinger.

For Residents

For Businesses

Name: <u>[Redacted]</u>	Business Name: _____
Address: <u>[Redacted]</u>	Address: _____
Signature: <u>[Redacted]</u>	Signature: _____

R E C E I V E D
LA166
2026-FEB-09
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LA000166 – 1975 Bollinger Road

I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: My suggestion would be to serve liquor from 3 pm to 10 pm. I know they are trying to get noon hour traffic but feel it's too early in the day.

For Residents

For Businesses

Name: [Redacted]

Business Name: _____

Address: [Redacted]

Address: _____

Signature: [Redacted]

Signature: _____

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

Comments: LIQUOR STORE LESS THAN 3 BLOCKS AWAY,
WE DO NOT NEED ANY MORE IMPAIRED DRIVERS ON
THE ROAD.

For Residents

For Businesses

Name: [Redacted]
Address: [Redacted]
Signature: [Redacted]

Business Name: 503143 BC LTD
Address: [Redacted]
Signature: [Redacted]

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

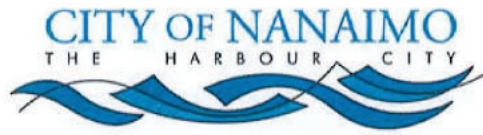
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WE DO NOT NEED ANY MORE IMPAIRED DRIVERS
ON THE ROAD.

For Residents

For Businesses

Name: [Redacted]
Address: [Redacted]
Signature: [Redacted]

Business Name: 503143 BC LTD
Address: [Redacted]
Signature: [Redacted]



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- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

Comments: I don't see issues for this request. This is not a bar and people who go to this type of golf businesses don't usually get drunk.

For Residents

For Businesses

Name: _____
Address: _____
Signature: _____

Business Name: _____
Address: _____
Signature: _____

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