



To: General Purposes Committee **Date:** April 25, 2017
From: Carli Edwards, P.Eng.
Manager, Customer Services and Licencing **File:** 12-8275-30-001/2017-
Vol 01
Re: **Application for A New Liquor Primary Liquor Licence - 1063035 BC Ltd Doing
Business As: V + Club, 8171 Ackroyd Rd Unit 140**

Staff Recommendation

1. That the application from 1063035 BC Ltd., doing business as, V + Club, for a new Liquor Primary Liquor Licence to operate a Karaoke Box Room, at premises located at 8171 Ackroyd Rd Unit 140, with liquor service, be supported for;
 - a) A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically Karaoke Box Room with total person capacity of 100 persons;
 - b) Family Food Service to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian;
 - c) Liquor service hours for Monday to Sunday, from 12:00 PM to 2:00 AM;
2. That a letter be sent to Liquor Control and Licensing Branch advising that:
 - a) Council supports the conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and
 - b) Council's comments on the prescribed criteria (set out in Section 71(9) of the Liquor Control and Licensing Regulations) are as follows:
 - i) The potential for additional noise and traffic in the area was considered;
 - ii) The impact on the community was assessed through a community consultation process; and
 - iii) Given that this is a new business, there is no history of non-compliance with this operation;
 - c) As the operation of a licenced establishment may effect nearby residents the City gathered the views of the residents as follows:

- i) Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and
 - ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and the notice provided information on the application and instructions on how community comments and concerns could be submitted; and
- d) Council's comments and recommendations respecting the views of the residents are as follows:
- i) That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.

Carli Edwards, P.Eng.
Chief Licence Inspector
(604-276-4136)

Att. 12

| REPORT CONCURRENCE | |
|--|---------------|
| CONCURRENCE OF GENERAL MANAGER | |
| | |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: |
| APPROVED BY CAO | |
| | |

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act.

This report deals with an application to the LCLB and the City of Richmond by 1063035 BC Ltd., doing business as V+ Club, (hereinafter referred to as V+ Club), for a new Liquor Primary Liquor Licence to:

- operate, Monday to Sunday, 12:00 PM to 2:00 AM;
- permit a total person capacity of 100 persons;
- operate a karaoke box room with 17 rooms with entertainment being the primary focus of the business; and
- operate with a term and condition, "Family Food Service", to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian.

The City is given the opportunity to provide written comments by way of a resolution to the LCLB with respect to the proposed Liquor Primary application. Regulatory criteria local government must consider are:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

Analysis

Location of the Establishment

The applicant is proposing to operate a Karaoke Box Room establishment located at 8171 Ackroyd Rd Unit 140 under the business trade name of V+ Club together with a Liquor Primary Liquor Licence. This property is zoned Downtown Commercial CDT1, which has a number of permitted uses, liquor primary establishment and recreation, indoor are among the permitted uses in this zone. The primary focus of this business is to operate as a Karaoke Box Room with 17 rooms, entertainment business with liquor service.

This business is new and has no history in the City of Richmond. V+ Club received a licence to operate the karaoke box room on March 17, 2017, without liquor service. V+ Club is situated in the Richmond downtown core area close to the intersection of Ackroyd Road and No. 3 Road. There is a large commercial complex at this location with over 50 businesses operating. The businesses range from a variety of uses such as medical and dental services, legal services, financial services, retail

shops and restaurants. There is also a large number of commercial properties as well as residential towers in the surrounding area of this business.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools or other liquor primary establishments within the vicinity of this establishment and no other social, recreational or public buildings within the proximity of this proposed location.

Person Capacity and Hours of Liquor Service of The Establishment

The applicant is proposing to operate V+ Club with an occupant load of 100 patrons. The applicants proposed operating hours of liquor service are Monday to Sunday, 12:00 PM to 2:00 AM which is consistent with Policy 9400 as well as the Business Regulation Bylaw No 7538, Part Ten: Karaoke Box Room Regulation.

The Number and Market Focus or Clientele of Liquor Primary Licence Establishments Within a Reasonable Distance of The Proposed Location

This is a new Liquor Primary Liquor Licence application which is situated more than 500 meters from other Karaoke Box Room establishments with a Liquor Primary Liquor Licence. The applicant is looking for more of a family atmosphere operation with "Family Food Service" as a term and condition to the Liquor Primary Liquor Licence.

The Impact of Noise on The Community in The Immediate Vicinity of The Establishment

Staff believe that there would be no noticeable increase in noise if the liquor primary licence application is supported.

The Impact on The Community if The Application is Approved

The City's process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

- 1.8.1 Every **applicant** seeking approval from the **City** in connection with:
 - (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;must proceed in accordance with subsection 1.8.2.
- 1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:
 - (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and

- (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on March 22, 2017 and three advertisements were published in the local newspaper on March 22, 2017, March 24, 2017 and March 29, 2017.

In addition to the advertised public notice requirements set out in Section 1.8.1, staff sent letters to businesses, residents and property owners within a 50 meter radius of the property. There are 1014 properties identified within the consultation area. On March 21, 2017, letters were sent to 1311 businesses, residents and property owners within the 50 meter radius of the property. The letter provided details of the proposed liquor licence application and requests the public to communicate any concerns to the City. The period for comment for all public notifications' ended April 21, 2017.

The City relies, in part, on the response from the community to determine any negative impact of the liquor licence application. There were ten responses received by the City and the responses were as follows:

1. Competing business establishment (Attachment 1);
2. Opposed to the operating hours proposed (Attachment 2);
3. Opposed to liquor establishment in area – Property Owner living in Calgary (Attachment 3);
4. Opposed to liquor establishment in area - lives in Vancouver (Attachment 4);
5. Opposed to liquor establishment in area - lives in Chaiwan, Hong Kong (Attachment 5);
6. Opposed to liquor establishment in area (Attachment 6);
7. Opposed to liquor establishment in area (Attachment 7);
8. Opposed to liquor establishment in area (Attachment 8);
9. Opposed to liquor establishment in area (Attachment 9);
10. Opposed to liquor establishment in area (Attachment 10);

Public were consulted by signage posted on property; three advertisements posted in the local paper and 1311 letters mailed out to property owners within a 50 meter vicinity of this establishment. Through this process only ten responses were received. Of these ten, one of the opposing letters was received from a competing business and should not be considered due to this factor.

The second letter received was opposed to the hours of service only and not opposed to the granting of a liquor primary licence. Attachments three, four and five were received from individuals who do not live in the vicinity of the business and would not be directly impacted. The remaining five attached letters of opposition to the issuance of the liquor primary licence are from local residents.

The concerns of the local residents relate to intoxicated individuals in public causing concerns for the safety of their children or to themselves. The Richmond RCMP were consulted for any files/complaints received in the vicinity of 8171 Ackroyd Road in relation to intoxication. The Richmond RCMP have looked into this and report that there doesn't appear to be anything that stands out in relation to this issue. (Attachment 11)

It is staff's recommendation that these concerns are mitigated by the operator following the terms and conditions of the Liquor Control and Licensing Branch and staff have no reason to believe otherwise. Having received only 10 responses from the 1311 letters sent, posted signage and three advertisements in the local newspaper, staff feel that support of this application is warranted.

Other Agency Comments

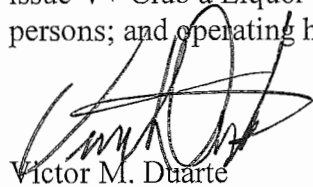
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue, Building Approvals and Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. All the agencies and departments expressed no concern regarding this application.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Liquor Primary Liquor Licence application against the LCLB review criteria and recommend that Council support the application to issue V+ Club a Liquor Primary Liquor Licence, with occupant seating/standing capacity of 100 persons; and operating hours from, Monday to Sunday; 12:00 PM to 2:00 AM.



Victor M. Duarte
Supervisor Business Licence
(604-276-4389)

VMD:vmd

- Att. 1: (Competitor) Opposed letter 1
- 2: Opposed letter 2
- 3: (Calgary Resident) Opposed letter 3
- 4: (Vancouver Resident) Opposed letter 4
- 5: (Hong Kong Resident) Opposed letter 5
- 6: Opposed email 6
- 7: Opposed letter 7
- 8: Opposed letter 8
- 9: Opposed letter 9
- 10: Opposed letter 10
- 11: RCMP Email
- 12: Ariel Map with 50 meter buffer area.

APR 12 2017

Zodiac Karaoke Cabaret

155-8291 Alexandra Rd V6X 1C3
c/o Kenny Gu , Director
Tel: 778 822 8100

RECEIVED

5 Apr 2017

Attachment 1

BY HAND DELIVERY

City of Richmond
Business License Division
Liquor License Applications
6911 No 3 Road Richmond,
BC, V6Y 2C1

Tel: 604-276-4328

Dear Sir / Madam

Re: Object to 1063035 BC Ltd. being granted a new Liquor Primary Licence

We have recently notice a Public Notice of Intent under the Liquor Control and Licensing Act being posted in front of V+ Club on Ackroyd Road. We are the operator of Zodiac Karaoke Cabaret ('Zodiac') with liquor permit and we like to oppose the granting of a new liquor license to V+ Club for the following reasons.

First of all, by limiting the number of enterprises with liquor permits in this commercial zone, we can avoid the possibility of pricing war which would result in a huge influx of heavy drinkers with escalating noise levels.

Secondly, we were told by the liquor board that there would be no more liquor license to be issued within five (5) km of where my location of Zodiac when we applied for our license.

Thirdly, the owner of V+ Club also owns another restaurant called "To Hot Restaurant." They are closed to each other. Therefore, it would be difficult for the V+ Club staffs to prohibit clients who are under the age of 19 to come into V+ Club for alcoholic drinks.

Last but not least, there are already two karaoke (Zodiac and Millennium Karaoke) with liquor license plus many other karaoke enterprises which locating in the same area. By not limiting the number of enterprises with liquor permits in this commercial zone, there would be too many enterprises with and without liquor permits to chase after the already saturated market of limited clientele.

Zodiac Karaoke Cabaret

155-8291 Alexandra Rd V6X 1C3

c/o Kenny Gu , Director

Tel: 778 822 8100

As is, we, the existing operators, are striving to survive with very low profit margin. So the public notice of having another permit in the commercial zone is raising a lot of concerns for many of us who would appreciate your consideration for our objection.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop that crosses itself, followed by a horizontal line.

On behalf of Zodiac Karaoke

Dear Mr. Victor Duarte,

As a resident near 8171 Ackroyd Road, I would like to comment on the liquor license application by V+club, 1063035 BC Ltd. This location is nearly right beneath my unit's balcony. At night, I can clearly hear noises in the shopping strip's parking lot. My concern over a 12PM - 2AM liquor license Mon-Sun is that there will be increased late night noise activities that would disturb my family and surrounding neighbours. Noises echo in that plaza, as sometimes cars might gather there. Having late night liquor license may encourage more hanging out in that location after hours. I (and my family) am against such long license hours, especially past 10-11pm.

Regards,
Sally Joo
Apr 19/2017

Eileen Li
287 Edgebrook Rise NW
Calgary
AB T3A 5J9

CITY OF RICHMOND

APR -5 2017

RECEIVED

March 31, 2017

City of Richmond
Finance & Corporate Services Dept-Business Licences
6911 no.3 Rd.
Richmond
BC V6Y 2C1

Attn: Mr. Victor Duarte

Dear Mr. Duarte,

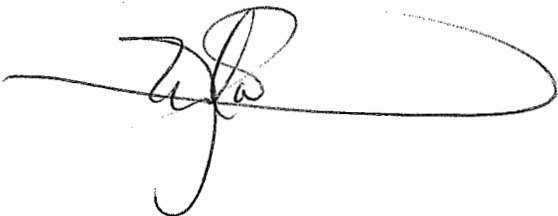
Re: NOTICE OF LIQUOR LICENCE AMENDMENT APPLICATION IN YOUR NEIGHBOURHOOD

1063035 BC LTD, DOING BUSINESS AS V+CLUB AT 140-8171 ACKROYD RD.

Thank you for your letter dated March 20, 2017 regarding to the above-mentioend matter. As one of the property owners in the neighbourhood, I am not receptive to a have a Club opening in the neighbourhood for simple reason - it will generate a lot of traffic and noises after hours.

Thank you.

Sincerely yours,



Eileen Li

1988 ACKROYD



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

March 20, 2017

Finance and Corporate Services Department
Business Licences
Telephone: 604-276-4328
Fax: 604-276-4157
Email: BusLic@richmond.ca

Dear Property/ Occupant:

Re: Notice of Liquor Licence Amendment Application in Your Neighbourhood

This notice serves to advise you of an application received by the Liquor Control and Licensing Branch and by the City of Richmond for a liquor licence amendment in your neighbourhood.

An application has been received from: **1063035 BC Ltd.** doing business as; **V + Club**, operating from premises located at **140-8171 Ackroyd Rd.**

The intent of the application is to apply for:

*a new Liquor Primary Liquor Licence to operate
From: 12:00 PM to 2:00 AM, Monday to Sunday;
The Seating Capacity Will Be 100 Occupants*

You are receiving this notice because you own property, own a business, or reside near the establishment that is applying for a change to their liquor licence.

A copy of this application may be viewed Mondays to Fridays from 8:15 am to 5:00 pm at Richmond City Hall, 6911 No. 3 Road. You may comment on this application by writing to:

CITY OF RICHMOND
BUSINESS LICENCES
LIQUOR LICENCE APPLICATIONS
6911 NO. 3 Rd
RICHMOND BC V6Y 2C1

To ensure the consideration of your views, your letter must be received on or before, **April 20, 2017**. Your name and address must be included on your letter.

Petitions will not be considered in the review process.

Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process.

If you have further questions on this matter, please contact me at 604-276-4389.

Yours truly,


Victor Duarte
Supervisor, Business Licences

VMD:vmd

To the city of Richmond,

A while back, I was at Pricemart one night, leaving the parking lot. Another car swerved recklessly out of the plaza across the small street and almost hit my vehicle. The driver had the nerve to roll down his window and yell profanity at me, and he was obviously drunk. It was raining and I couldn't see his license plate clearly before he drove off.

Otherwise, I would have called 911.

I don't actually live in Richmond, but I visit often. This is a main area for many I'm sure. So I saw this notice that says V+ wants an alcohol license. I think it'd be unwise to allow this to happen. There's currently ~~a~~ many drunks that loiter in that area already.

Thank you.

Regards,

Anne 604 724 6185 - phone.

6962 Balmoral St. Van, BC V5P 3P7

Attachment 5

Vilia S.Y. Kwong/Chun Keung Lo,
Rm. 307, 3/F., Blk. 30,
Heng Fa Chuen,
Chaiwan, Hong Kong.
March 27, 2017.

City of Richmond,
Business Licences, Liquor Licence Applications,
6911 No. 3 Road,
Richmond BC V6Y 2C1,
Canada.

Dear Sirs,

Re: A new Liquor Primary Liquor Licence to operate, application from:
1063035 BC Ltd. – V+Club, at 140-8171 Ackroyd Rd.

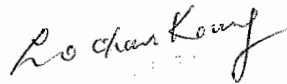
We thank you for your advice of the above application, we refuse its application because we consider it may have some drunk problems and disturb our community when it opens.

We thank you for your close attention.

Very truly yours,



Vilia S.Y. Kwong



Chun Keung Lo

Duarte,Victor

From: BusLic
Sent: April 18, 2017 10:25
To: Duarte,Victor
Subject: FW: opinion

From: Fred Feng [<mailto:fred1688@hotmail.com>]
Sent: Sunday, 16 April 2017 20:45
To: BusLic
Subject: opinion

Dear finance and corporate services department

I am a resident in quintet B apartment. I don't approve of the idea on liquid control because we have kids in the house and think it might be dangerous when they come after school to home and meet alcoholics.

Sincerely

Fred

1608 - 7979 firbridge way

Hello, the City of Richmond.

I am writing to you as a concerned civilian and parent of Richmond.

Regarding granting V+ Club an alcohol license, I am highly against this act. I live quite close to this surrounding area, and commute to these plazas on a regular basis. Recently, I went to the RBC bank one night to use the ATM; with my young son of 2.5 years old, and some drunk young men started yelling at us. This frightened my son and he started crying. I pulled out my phone to call the police but they had ran off already. How do I explain to my son why these strangers were terrorizing us? What if next time they attack us? There's a liquor store in the plaza right across from it, and many restaurants with alcohol licenses already. That's more than enough establishments for people to drink at. There shouldn't be another bar around, and

opened till 2 a.m. 7 days a week! That's absurd. This isn't downtown Vancouver club district. If people want to party, they should go downtown. I also ~~go~~ go to Pricemart and Staples regularly, and do not want to be in the crossfire of drunks causing havoc. Fights may break out, more irresponsible young drunk drivers on the road. They might damage property such as cars or get into fights. I don't want to be scared going to the supermarket and I don't want my son seeing drunks running about. On the notice, it says they also want the license to be made valid so that parents can bring their children into the bar. Why would the government allow this? Are children allowed ~~to~~ in ~~the~~ liquor stores? Are children allowed to go into bars and clubs now? That is ridiculous and create higher risk of underage drinking. If this establishment's liquor license act is passed, I will definitely file a complaint to the government. As a loving and caring mother, for the safety

of our community, I strongly urge you to please
deny this notion.

Thank you kindly for your time and consideration.

Sincerely,

Sophia Shaw.

Home Address: 1006 - 5028 Kwantlen St. Richmond.
B.C. V6X 4K2.

Phone Number: 778-898-8266.

Please contact me by E-mail: 31322693@qq.com.

Attachment 8

To. City of Richmond

Finance and Corportaion Services Depart. Business Licences

Dear Victor Duarte/Supervisor,Business Licences

Thanks for your letter.

As a resident and owner of my property as below
I and all my family don't want a liquor business as mentioned
enclosed your letter copy.

Thanks,

From Kisun kim

A handwritten signature in black ink, consisting of a circular initial followed by a long, horizontal stroke that tapers to a point.

#1508-5811 No.3 Road Richmond B.C.

April 4, 2017



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

March 20, 2017

Finance and Corporate Services Department
Business Licences
Telephone: 604-276-4328
Fax: 604-276-4157
Email: BusLic@richmond.ca

Dear Property/ Occupant:

Re: Notice of Liquor Licence Amendment Application in Your Neighbourhood

This notice serves to advise you of an application received by the Liquor Control and Licensing Branch and by the City of Richmond for a liquor licence amendment in your neighbourhood.

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The Seating Capacity Will Be 100 Occupants*

You are receiving this notice because you own property, own a business, or reside near the establishment that is applying for a change to their liquor licence.

A copy of this application may be viewed Mondays to Fridays from 8:15 am to 5:00 pm at Richmond City Hall, 6911 No. 3 Road. You may comment on this application by writing to:

CITY OF RICHMOND
BUSINESS LICENCES
LIQUOR LICENCE APPLICATIONS
6911 NO. 3 Rd
RICHMOND BC V6Y 2C1

To ensure the consideration of your views, your letter must be received on or before, **April 20, 2017**. Your name and address must be included on your letter.

Petitions will not be considered in the review process.

Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process.

If you have further questions on this matter, please contact me at 604-276-4389.

Yours truly,


Victor Duarte
Supervisor, Business Licences

VMD:vmd

To THE CITY OF RICHMOND,

My sister and I currently live in 5640 Arcadia Rd.

We take the skytrain everyday and walk pass Ackroyd Rd.

As we have work and school, we go pass that area every night. We have already seen a lot of drunk people

in that area since they opened a new restaurant.

Both my sister and I strongly opposed giving another alcohol license out. We feel dangerous having drunk

people smoking and yelling at us. There was ^{even} a time

that a drunk guy was chasing after me and wanted

to grab me or something. After all, we definitely don't

think it is a good idea to have alcohol served at

that area at night since it's so close to skytrain

and bus stops. It's just too dangerous for our

neighborhood. There is already a liquor store on the

same street. We don't need another place that sells alcohol. Thank you for listening.

Vivian Chan
March 26, 2017

Our address is 5640 Arcadia Road, Richmond, BC.
V6X 2G9

Name is Vivian Wai Ying Chan phone: 778-859-9001
and
Vinci Wai Kay Chan phone: 778-859-9101

To City of Richmond

My name is Si, I live on 8411 Ackroyd Rd, Richmond, BC and my phone number is (613) 983-1074. I'm writing to you regarding

V+ Club (address 140-8171 Ackroyd, Richmond BC) application for Liquor License.

They are located on my way home from the sky train station and sometimes I get off quite late from work. Few days ago I was walking home crossing through

that plaza as per usual and there were a group of people standing ~~and~~ ~~and~~

on the side walk near V+ Club. They started yelling at me as I walked

by, I think they were pretty drunk. I was actually suppose to stop by

RBC and get some cash from the ATM, but I was too scared to stay at that

plaza for too long. What if those people see me coming out from RBC and

know I have cash on me and rob me. I don't know where those people

had been drinking at but I am highly against giving a liquor license to

V+ Club. There are enough places for people to drink at around this area, and

there is even a Liquor Store ~~in~~ the plaza across the road. Giving them

a liquor license also increases the ~~number~~ ~~the~~ chances of people driving drunk. I would we seemed to get hit by them. Please take my experience in consideration when deciding on their liquor license.

Sincerely

Si Si

Attachment 11

Duarte,Victor

From: Ted Lewko <ted.lewko@rcmp-grc.gc.ca>
Sent: April 25, 2017 12:18
To: Duarte,Victor
Subject: Re: 8171 Ackroyd Rd Unit 140 - V + Club

Hi. I looked into it. There doesn't seem to be anything that stands out.

>>> "Duarte,Victor" <VDuarte@richmond.ca> 2017/04/25 8:02 AM >>>
Hello Ted,

I am commencing my Report to Council on the application for a proposed Liquor Primary Liquor Licence to operate karaoke Box Room with 17 Karaoke rooms and Family Food Service to allow minors until 10:00 PM.

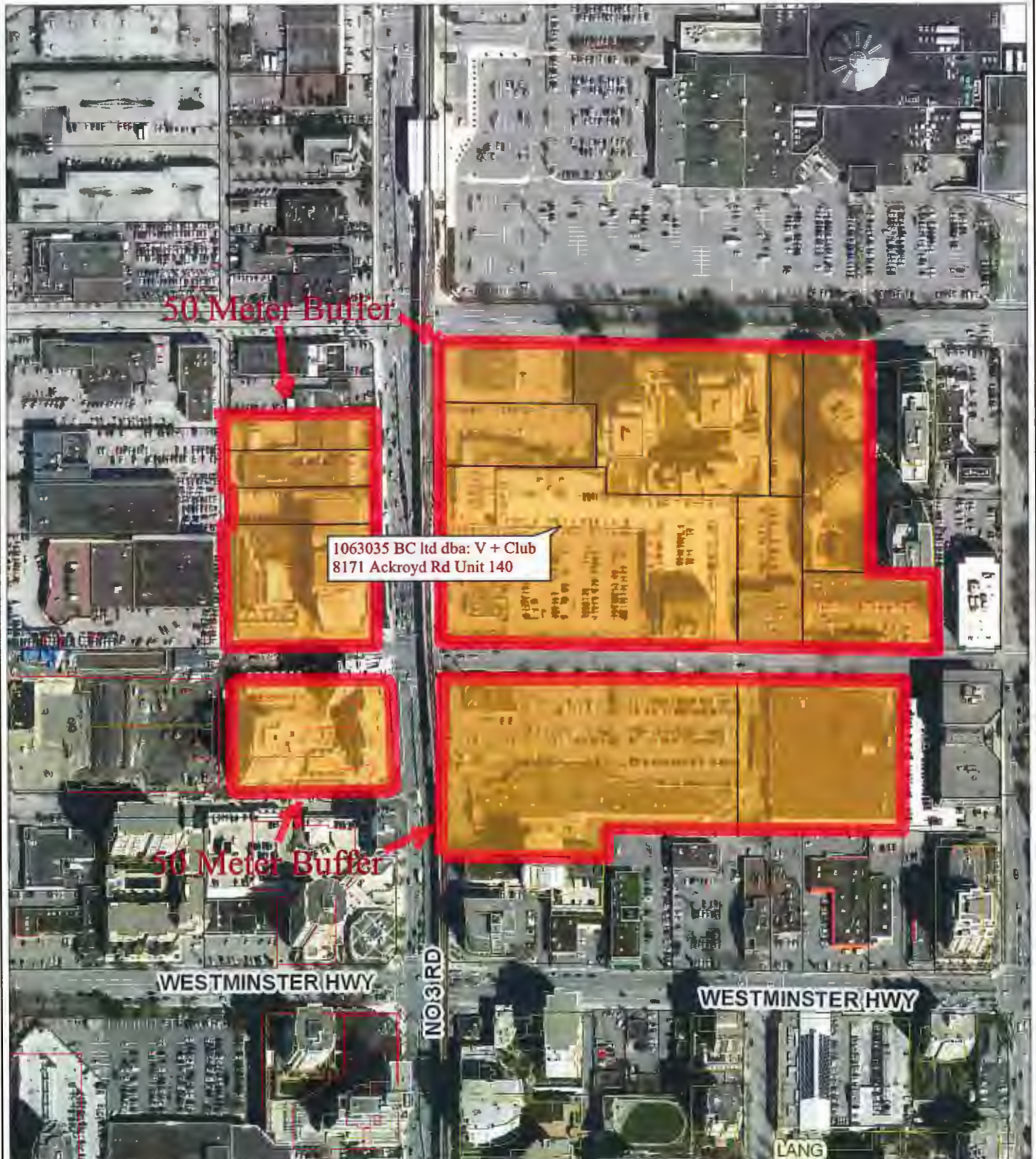
As part of the community impact, notice was placed on the property for 30 days and 3 newspaper articles were posted in local paper, as well as, letters mailed out to property owners, residents and businesses within a 50 meter radius. The city mailed out 1311 letters and received 9 responses. Four of the responses appear similar in content and address impact of drunks in the area already creating unsafe conditions for these individuals. As the letters are almost identical in content, I am a little sceptical as to individual input, however as part of my due diligence, I am looking to see if RCMP have had any calls in this area over last few months which revolved around drunks in the area. I would appreciate any input you could provide which I can share with Council.

Regards,

Vic

Victor Duarte | Supervisor, Business Licence
Finance and Corporate Services
City of Richmond
Bus: 604.276.4389 | Cell: 604.516.9314
vduarte@richmond.ca

City of Richmond Interactive Map



157.2 0 78.60 157.2Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION