

MAYOR & COUNCIL Planning Department

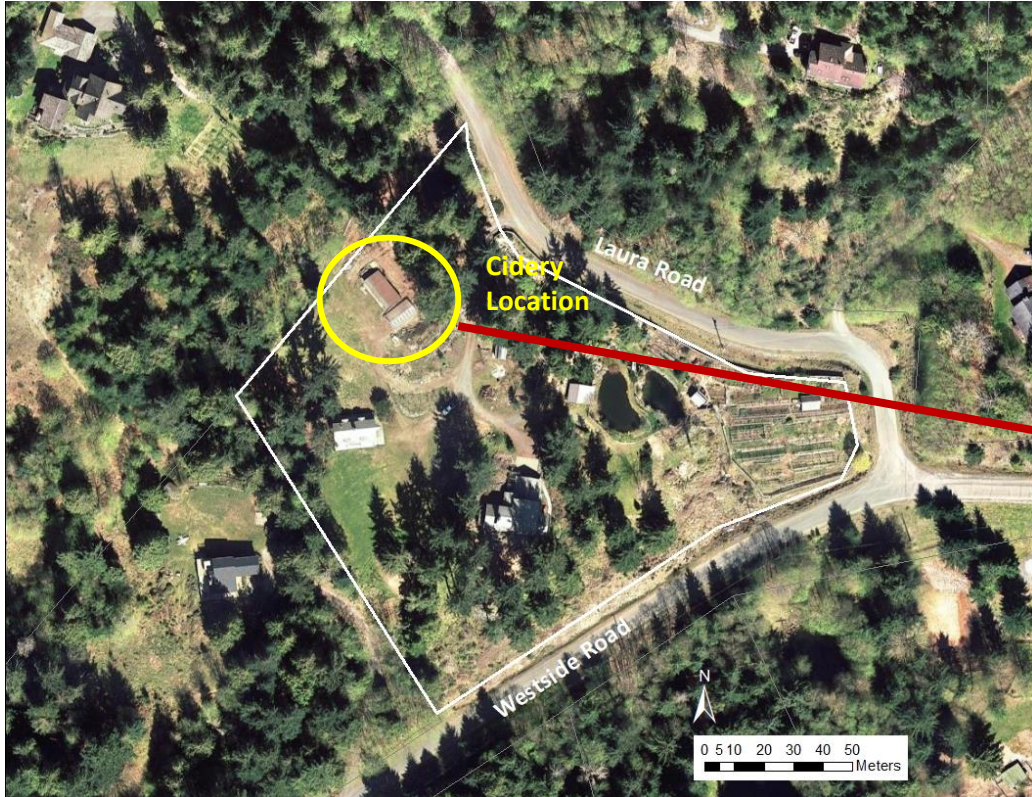
TUP-2021-0017

620 Laura Road

February 22, 2021

BOWEN ISLAND
🌲 Municipality 🌲

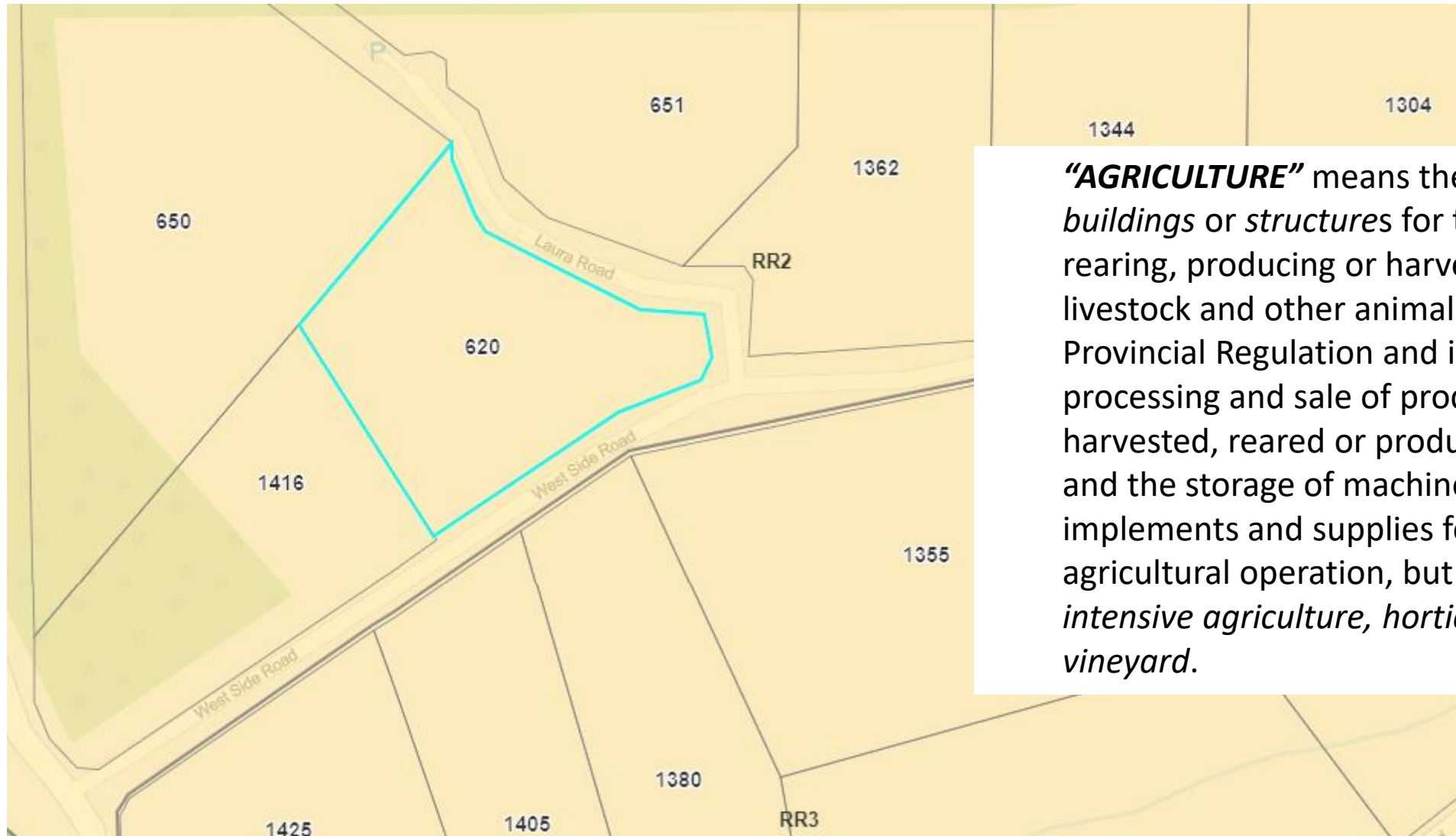
LOCATION



TUP APPLICATION



CURRENT ZONING



“AGRICULTURE” means the *use* of land, *buildings* or *structures* for the growing, rearing, producing or harvesting of crops, livestock and other animals subject to Provincial Regulation and includes the processing and sale of products harvested, reared or produced on that *lot* and the storage of machinery, implements and supplies for use by the agricultural operation, but excludes *intensive agriculture, horticulture* and *vineyard*.

Proposed Conditions

- Maximum size of retail space – 50 sq. m. (Current size is approximately 15 sq. m.)
- Maximum area of exterior patio space (100 sq. m. (current size planned is approximately ...))
- Required parking spaces to match the *Land Use Bylaw* requirements for cottage industry and artisan industry, which is 1 space per 30 sq. m. of floor area. Given the size of the building of approximately 70 sq. m. (~750 sq. ft.) this would require 3 parking spaces.

“**CIDERY**” means the *use of buildings and structures* for the production of cider, at a *cidery* facility licensed by the Liquor and Cannabis Regulation Branch, where **at least 50%** of the cider production comes from fruit grown on the same *lot*, or from another *lot* which is part of the same business. Imported British Columbia fruit used in the *cidery* shall be limited to no more than 50% of cider production. A *cidery* may include *cidery* tours, cider testing, cider sales, a picnic area, and the sale of cider promotional

Other Considerations

- The Terms and Conditions restrict hours for sales and tours from 9:00am to 11:00pm. If concerns are raised regarding hours of operation, the TUP could further restrict hours the cidery is open to the public.
- Special event area endorsement. Although not part of the applicant's plans at this point, the Liquor and Cannabis Regulation Branch includes the option for a cidery to apply for a Special event area endorsement. The TUP could include conditions about a future Special event area endorsement, such as maximum occupancy, hours of operation, or a maximum number of special events to occur.
- Lounge endorsement. Although not part of the applicant's plans at this point, the Liquor and Cannabis Regulation Branch includes the option for a cidery to apply for a Lounge endorsement. The TUP could include conditions about a future Lounge area endorsement, including clarification if this use would be included in the TUP (as currently drafted the TUP would not permit the operation of a Lounge endorsement).

Amendments

The Applicant would prefer the following amendment to the proposed TUP:

That Council direct staff to amend the cidery definition in TUP-2021-0017 to read:

“**CIDERY**” means the *use of buildings and structures* for the production of cider, at a *cidery* facility licensed by the Liquor and Cannabis Regulation Branch, **where at least 25%** of the cider production comes from fruit grown on the same *lot*, or from another *lot* which is part of the same business. Imported British Columbia fruit used in the *cidery* shall be limited to no more than 75% of cider production. A *cidery* may include *cidery* tours, cider tasting, cider sales, a picnic area, and the sale of *cidery* promotional products; and

That Council authorize staff to give notice that Temporary Use Permit application TUP-2021-0017 will be considered by Council on March 22, 2021.

RECOMMENDATION

That notice be given that TUP-2021-0017 will be considered by Council at its meeting of March 22, 2021; and

That Council authorize staff to give notice in accordance with s. 499 of the LGA to properties within 100 metres of 620 Laura Road.