

10:20am



March 16, 2021

Dear Mayor and Councilors,

Re: 620 Laura Road; Rob Purdy & Christine Hardie; LOT 1 BLOCK D DISTRICT LOT 492 PLAN 2250; PID: 015-026-701 File No TUP-2021-0017

Among the other concerns which have been submitted, we are contesting the use of the Temporary Use Permit (TUP) process for this proposed land use change and believe the basic principles of procedural fairness have not been observed. Regardless of whether one is in favour or not of the cidery, due process should be followed for an application that has the potential to impact a neighborhood for years to come, and set precedent elsewhere on Bowen Island. TUP's should not be used to avoid full public process, and enable the establishment of infrastructure and commercial presence over a lengthy period virtually ensuring the activity and impacts to the neighborhood are largely irreversible.

- A Temporary Use Permit in this instance essentially allows an avoidance of the full rigour required by a rezoning application which requires proper evaluation, community consultation and review by the Island Trust. After three years it becomes a defacto approval as it has been already operating for a lengthy period of time.
- The residents in the surrounding area have not been consulted by the owners on their plans or given sufficient time to respond. The owners have had months to share their plans and seek support, but instead some neighbors received only a single week, or 5 business days notice before needing to respond in time to have submissions included in the Planner's final report.
- We are unaware of environmental reports being commissioned or received, yet the Planner's report states no environment impacts. It is unclear what process has been undertaken to verify the lack of impact.
- Ross Beaty has an acknowledged interest in the Cidery, and thus his letter of support should be excluded due to a conflict of interest.
- A manufacturers licence has been granted by LCB before municipal approval – a step that is required in order to grant said licence. It is unclear what process or due diligence occurred as part of the granting.
- Missing submissions from neighbours in the Planner's final report.

We are all neighbours of the property in question, and are included in the zone identified by Council as particularly impacted. We respectfully ask that Council reject this TUP, and if the applicants wish to proceed, that they be asked to submit a rezoning application, in order that Council and the public can have confidence that proper process is followed and procedural fairness observed.

 Jen Burns  Westside Rd.	 Dave Paulus  Westside Rd.	 André H. Chollat  Westside Rd.
 Dave Watt  Westside Rd.	 Heather Miller  Westside Rd.	 Anne Franc De Ferriere-Chollat  Westside Rd.
 Laura Higgins  Westside Rd.	 Christine Miller  Westside Rd.	 Margaret Underhill  Westside Rd.
 Brian Buckingham  Westside Rd.	 Dan Heringa  Westside Rd.	 Cindy Kuzmyk  Westside Rd.

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