



To: Mayor Ander and Council

From: Daniel Martin

Date: March 15, 2021

Meeting Date: March 22, 2021

Subject: **620 Laura Road**  
**Rob Purdy & Christine Hardie**  
**LOT 1 BLOCK D DISTRICT LOT 492 PLAN 2250**  
**File No. TUP-2021-0017**

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### **RECOMMENDATION**

That Council issue Temporary Use Permit TUP-2021-0017 as amended for cidery use for 620 Laura Road, legally described as LOT 1 BLOCK D DISTRICT LOT 492 PLAN 2250, PID: 015-026-701.

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### **PURPOSE**

To present TUP-2021-0017, and the results of public notification, for Council's consideration.

### **BACKGROUND**

The details of TUP-2021-017 are laid out in the [staff report](#) from the February 22, 2021 meeting of Council. In short, the applicants are in the process of establishing an apple cidery, and have applied for a Temporary Use Permit (TUP) for cidery use on the property for a three-year term.

### **PROPOSED TEMPORARY USE**

The applicant is requesting a temporary use of *Cidery* to enable creating cider from the existing apple orchard on the site. The applicant has received the required licenses from the LCRB and LDB to operate, based on the *Agriculture* zoning permission.

The applicant is seeking greater land use certainty through the provision of the *Cidery* permitted use. If successful in obtaining a Temporary Use Permit, the applicant intends to submit a rezoning application once the business is established. Staff identify two primary aspects that would not be permitted under the *Agriculture* zoning, which would necessitate this TUP, as follows:

- The supplement of apples coming from off the subject site. The *agriculture* use in the *Land Use Bylaw* requires that the product process comes from the same lot. In contrast, the *winery* definition permits that up to 50% of the produce may come from off site. This is similar to proposed *cidery* use;
- Potential retail of items not produced on that lot (for example merchandise for the cidery), so this use exceeds that of an accessory use to the *agriculture* zoning;

The building constructed has an area for manufacturing cidery, and a small space available for retail sales of cidery. The applicant is also preparing an adjacent outdoor space which could be licensed as a picnic area endorsement. The Liquor and Cannabis Regulation Branch allows this with a maximum hours of operation from 9 a.m. until half an hour after sunset. The picnic area endorsement also requires a direct line of site from the interior of the cidery, must indicate the person capacity (a

maximum of 30, or less depending on the terms of the licence), must be open to the air with clearly defined boundary, and is not permitted to have amplified sound.

### OFFICIAL COMMUNITY PLAN

This property is in the Rural – R1 designation. The OCP overview of this designation reads:

*Properties designated as Rural, Rural 1 and Rural Reserve include large lots that provide rural resource values, such as agriculture and forestry, and properties that have been maintained for purposes of a rural lifestyle.*

The Official Community Plan also lays out the designation of Temporary Use Permit Area, and the criteria for Council to consider:

**Policy 235** *The Municipality may consider issuing temporary land use permits provided the use will not create an unacceptable negative impact upon the natural environment or the character of the neighbourhood. Permits shall be issued in accordance with the Local Government Act. All areas within Bowen Island Municipality boundaries are designated Temporary Use Permit Areas*

### PROPOSED CONDITIONS

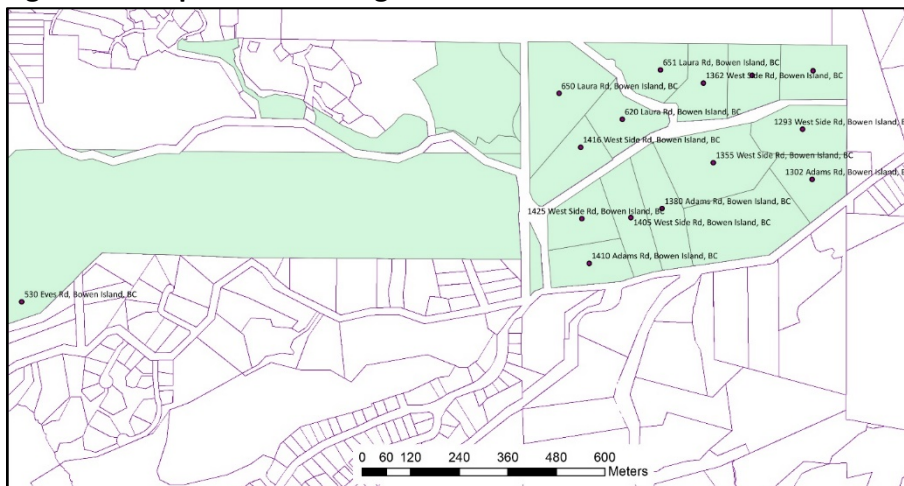
Staff propose that certain conditions be placed on the TUP, to ensure that the scale of the cidery remains within the same scope as currently envisioned. These conditions are as follows:

- Maximum size of retail space – 50 sq. m. (Current size is approximately 15 sq. m.)
- Maximum area of exterior patio space (200 sq. m. (current size planned is approximately 60 sq. m.)
- 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.

### RESULTS OF PUBLIC NOTIFICATION

Staff mailed notice of the TUP to neighbours within 300 metres of 620 Laura Road, and placed notice in the *Undercurrent* and on the municipal website. The applicant installed a notice sign on the property.

**Figure 1 – Properties receiving Notice mailouts**



As of time of compilation (12:00pm on March 15<sup>th</sup>), staff have received 57 letters on this application. 48 letters are in support of the proposal, with 8 letters opposed (one uncounted letter is a second letter from the same sender). Of the 57 letters, staff received letters from 4 neighbours who received the mailout, and one of these supported the proposal with three opposed.

### **STAFF COMMENTS**

Staff propose two amendments to the TUP, in response to letters of concern, as follows:

1. As drafted the TUP prohibits a lounge area endorsement. Staff propose this wording be amended to more closely match that of the Liquor Control Board. The current wording reads “No lounge area may be developed as part of this permit,” and staff propose this be amended to read: “No lounge area use or endorsement is permitted associated with the *cidery* use.”
2. Some letters opposed to the cidery use are concerned with the possible hours of operation of the proposed cidery. Under the Provincial licence, hours of the retail side of the cidery are restricted to between 7:00am and 11:00 pm. Staff propose that hours that the cidery is available to the public be further restricted as follows:

Monday – Sunday – 10:00am-9:00pm

The permit would give the applicant the ability to hold evening events (until a maximum of 11:00pm) by obtaining a noise exemption permit, a process which involves canvassing the neighbourhood for support.

Letters opposed to the cidery also cited the desire for this property to retain its residential nature. The Rural Residential zones on Bowen already permit a number of commercial operations (Stables, Kennels, Agriculture, and accessory mini-storage, and Portable Saw Mills). As such, the Rural Residential Zones are not reserved solely for residential uses, but also for commercial uses appropriate for a rural setting. Staff believe that the proposed cidery use is of a similar nature and fits within the Rural designation.

### **FINANCIAL IMPLICATIONS**

This application is not anticipated to have financial implications for the municipality.

### **COMMUNICATION STRATEGY**

Notice of Council’s decision will be included in the Council Highlights and in Council minutes of the meeting.

### **ECOLOGICAL/ENVIRONMENTAL/CLIMATE IMPLICATIONS**

No direct ecological/climate impacts are expected.

### **ALTERNATIVES**

Council has the following options available:

1. Issue TUP-2021-0017 with recommended amendments;
2. Issue TUP-2021-0017, unamended;
3. Refer TUP-2021-0017 to staff for further questions, and defer consideration of the TUP to a future Council Meeting; or
4. Other options as determined by Council.

### **Attachments and References:**

Attachment 1 – Temporary Use Permit TUP-2021-0017  
Attachment 2 – [Staff Report, February 22, 2021 Council Meeting](#)  
Attachment 3 – Public Letters

**Submitted by:** Daniel Martin, Manager of Planning and Development

**REVIEWED BY:**

- CAO
- Bylaw Services
- Finance
- Fire & Emergency
- Parks & Environment
- Building & Planning
- Public Library
- Public Works
- Recreation & Community Services



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## TEMPORARY USE PERMIT

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Permit No. TUP-2021-0017 Folio No. ###.#####.###

Issued to: Rob Purdy & Christine Hardie

Site Addresses: 620 Laura Road

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

**LOT 1 BLOCK D DISTRICT LOT 492 PLAN 2250  
PID: 015-026-701**

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### LIST OF ATTACHMENTS

- Schedule "A": Location Map
- Schedule "B": Site Plan
- Appendix I: Notice of Permit

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### AUTHORITY TO ISSUE

This Temporary Use Permit is issued pursuant to Section 493 of the *Local Government Act*.

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### BYLAWS SUPPLEMENTED OR VARIED

"Bowen Island Municipal Land Use Bylaw No. 57, 2002" is **supplemented** as follows:

1. Section 4.1.1 Principal Uses of Land, Buildings and Structure for Rural Residential 2 (RR2) zones is **supplemented** with the following:
  - a. Cidery

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### SPECIAL TERMS AND CONDITIONS

1. This permit is issued for the period of 3 years.

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### GENERAL TERMS AND CONDITIONS

1. Cidery Use is defined as follows:

**"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.
2. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants, easements, right-of-ways, and licences applicable to the undertaking.
  3. Nothing in this permit shall in any way relieve the developer's obligation to comply with all regulations for construction of structures (including the BC Building Code, BC Plumbing Code and the BC Fire Code) and requirements regarding the provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
  5. No lounge area use or endorsement is permitted associated with the *cidery* use.
  6. The maximum floor area of retail space for the *cidery* use is 50 sq.m.
  7. The maximum area of exterior patio space to be used as a picnic area is 200 sq. m.
  8. The *cidery* use must provide 1 parking space for every 30 sq. m. of floor area
  9. The *cidery* shall be open to the public for no greater hours than:  
Monday – Sunday – 10:00am-9:00pm
  10. Despite Condition #9, the *cidery* may be open to the public from 9:00pm to 11:00pm upon obtaining a Noise Control Exemption Permit, under the terms of Bowen Island Municipality Noise Control Bylaw No. 108, 2004, as amended from time to time.

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#### SECURITY DEPOSIT

1. As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Municipality is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit.
  2. Should the holder of this permit:
    - a) fail to complete the works required to satisfy the conditions contained herein, and/or
    - b) contravene a condition of the permit in such a way as to create an unsafe condition,
  3. The Municipality may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.
  4. Security Posted:
    - (a) an irrevocable letter of credit in the amount of: \$ N/A .
    - (b) the deposit of the following specified security: \$ N/A .
-

Note: Bowen Island Municipality shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number TUP-2021-0017. The notice shall take the form of Appendix I attached hereto.

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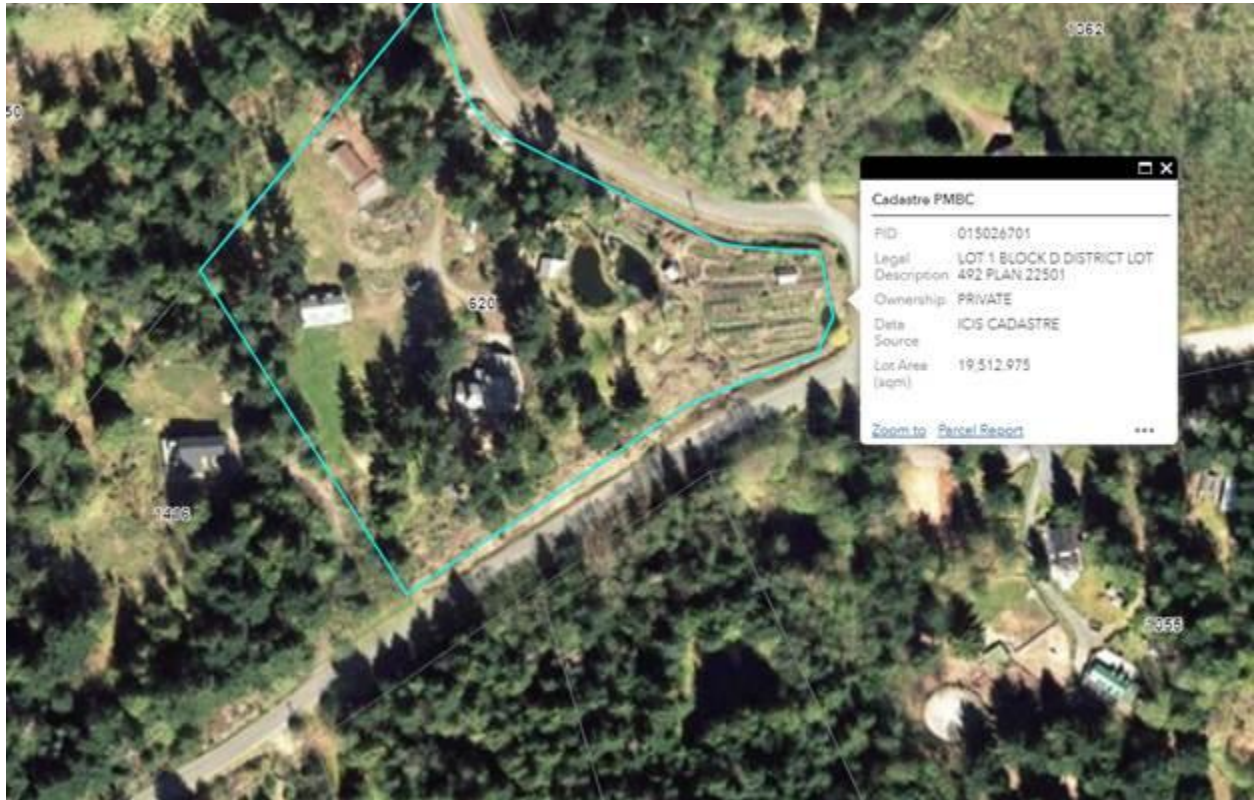
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL OF BOWEN ISLAND MUNICIPALITY ON THE 22 DAY OF March, 2021.

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Chief Administrative Officer

THIS IS NOT A BUILDING PERMIT

### SCHEDULE "A" Location Map





### SCHEDULE "B" Site Plan



**Letters Received for TUP-2021-0017 - 620 Laura Road, as of 12:00PM March 15, 2021**

Count	Name	Date	Support	Oppose	Received Mailout
1	Island Pacific School	2-Mar-21	X		
2	Lee Vincent	3-Mar-21	X		
3	Kendra Patton	3-Mar-21	X		
4	Brittany Yu	3-Mar-21	X		
5	Brandee Mcinnis	3-Mar-21	X		
6	Angie Vyner	3-Mar-21	X		
7	Jade Pover	3-Mar-21	X		
8	Tara Forshaw	4-Mar-21	X		
9	Peter Frinton	4-Mar-21	X		
10	Ross Beaty	5-Mar-21	X		X
11	Alexis & Lee Cooper	4-Mar-21	X		
12	Leila Swann	5-Mar-21	X		
13	Adam Grieder	5-Mar-21	X		
14	Catherine Rolfsen	7-Mar-21	X		
15	Matthew McDonagh & Gregory Shepherd	6-Mar-21	X		
16	Courtney Morris	6-Mar-21	X		
17	Craig Pearce	5-Mar-21	X		
18	Alethea Pappas	5-Mar-21	X		
19	Wendy Alexander	9-Mar-21		X	
20	Kim Ridgewell	9-Mar-21	X		
21	Sara Nicolson	10-Mar-21	X		
22	Tim Charter	10-Mar-21	X		
23	Annie O Dea	11-Mar-21		X	
24	Isaac Knowles-Gruft	11-Mar-21	X		
25	Colin Ritchie	11-Mar-21	X		
26	Jen Ritchie	11-Mar-21	X		
27	Joan Vyner	12-Mar-21	X		
28	Judith McBride	12-Mar-21		X	
29	Elen Mackay	12-Mar-21	X		
30	Terence McKeown & Lisa Avery	13-Mar-21	X		
31	Neil Boyd	13-Mar-21	X		
32	Julie Rogers	13-Mar-21	X		
33	Les Meszaros	13-Mar-21	X		
34	Murray Atherton	13-Mar-21	X		
35	Tim & Jen Pardee	13-Mar-21	X		
36	Les & Micheline Meszaros	13-Mar-21	X		
37	Henry Campbell	13-Mar-21	X		
38	Rabia Wilcox	13-Mar-21	X		
39	Barb Rendell & Bob Miller	14-Mar-21	X		
40	Dale Hewitt	14-Mar-21	X		
41	Ron & Gael Booth	14-Mar-21	X		
42	Peter Clarke	14-Mar-21	X		
43	Stuart Cole	14-Mar-21	X		
44	Anne Franc de Ferriere Chollat	14-Mar-21		X	X

45 Meredith Deen	14-Mar-21	X	
46 Mark Topolnyski	14-Mar-21	X	
47 Ken & Barbara Hallat	15-Mar-21	X	
48 Ellen White	15-Mar-21	X	
49 Tom & Dale Edwards	15-Mar-21	X	
50 Bruce & Dorene Russell	15-Mar-21	X	
51 Margaret Underhill & Brian Buckingham	15-Mar-21	X	X
52 Margaret Underhill & Brian Buckingham	15-Mar-21		X
53 Cro Lucas	15-Mar-21	X	
54 Bill Brown	15-Mar-21	X	
55 Dave Watts and Jen Burns	15-Mar-21	X	X
56 Kathy Clarke	15-Mar-21	X	
57 Gail Eyssen	15-Mar-21	X	

**From:** [REDACTED]  
**To:** [BIMBC - Mayor And Council; Daniel Martin](#)  
**Subject:** Cidery application for Laura  
**Date:** Tuesday, March 2, 2021 8:25:34 AM

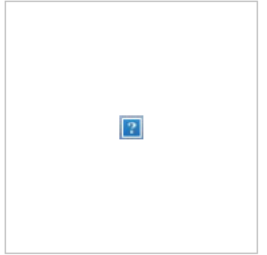
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Hello

We are writing regarding the TUP application for a cidery at 620 Laura road on behalf of Island Pacific School. We support the cidery because of their community minded management. As a school we have participated in community service at the orchard. Rob and Christine were great educating our students in biodiversity in agriculture and the importance of preserving heritage varieties. We intend to participate through the year as a complete cycle of an orchard. As an community minded educational facility we wholly support their TUP application.

Thanks

Jennifer Henrichsen



Jennifer Henrichsen | Assistant Head of School  
Phone

*She / Her*

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#); [Daniel Martin](#)  
**Subject:** RE: TUP-2021-0017 – 620 Laura Road - Cidery  
**Date:** Wednesday, March 3, 2021 12:00:23 PM

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Hello,

I am writing to show my support for this TUP. Bowen Island is a fantastic place to be and having this kind of home grown business that is also a nod to Bowen's past, will make it an even better place.

I fully support this application.

Thank you,

Lee Vincent  
[REDACTED] Miller Road  
Bowen Island, BC  
V0N 1G1

My pronouns are he, him, his.

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#); [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Wednesday, March 3, 2021 2:31:38 PM

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I support the Laura Road Cidery TUP 100% and would love to see more local businesses like this supported by the BIM.

Rob and Christine are the best people and help to create the wonderful community I call home on Bowen Island.

Thanks,  
Kendra Patton

**From:** [Bowen Island Municipality](#)  
**To:** [Daniel Martin](#); [Hope Dallas](#)  
**Subject:** FW: 620 Laura rd.  
**Date:** Wednesday, March 3, 2021 3:26:12 PM

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**From:** Brittany Yu <>  
**Sent:** Wednesday, March 3, 2021 2:56 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** 620 Laura rd.

Dear municipality,

I write you to let you know I fully support the use of a cidery on Laura road. I believe it will elevate our island and bring jobs, culture and tourism to our beloved island. I also can not wait to visit it myself. Especially as someone who lives on the west side. It's nice to have a location to go to on this side of the island.

Thank you!

Brittany Yu

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**Britt Yu**

phone:

email:

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** Laura road cidery TUP  
**Date:** Wednesday, March 3, 2021 4:34:32 PM

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Hi there,

I am writing to express my support for the Laura road cidery on Bowen Island. I think this would be a lovely addition to our community.

Kind thanks,

Brandee Charter | RMT  
Solarium Massage Therapy and Rehabilitation

Mobile:

Email:

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**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** Laura Road cidery TUP  
**Date:** Wednesday, March 3, 2021 7:51:39 PM

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Hello,  
Writing in strong support of the Laura Road cidery. A very welcome addition to Bowen island with warm and welcoming owners.

Angie Vyner

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#); [Daniel Martin](#)  
**Subject:** Laura Road cidery TUP  
**Date:** Wednesday, March 3, 2021 11:18:45 PM

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Hello,

We would like to add our support for the Laura Road Cidery Temporary Use Permit.


Thank you,  
Jade and Mike Pover  
[REDACTED] Oceanview Rd, Bowen Island, BC V0N 1G1

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Jade Pover

phone:  
email:

**From:**   
**To:** [Bowen Island Municipality](#); [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Thursday, March 4, 2021 11:46:37 AM

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Hello,

I am writing to express my support for approval of the Laura Road Cidery TUP, I think it would be a great asset to Bowen Island for both locals and tourists. I've been to a similar cidery on Salt Spring Island and feel that what Rob and Christine are hoping to do here would be a great addition to our community.

Thank you for your consideration,

Tara Forshaw

**From:** [Bowen Island Municipality](#)  
**To:** [Hope Dallas](#); [Daniel Martin](#)  
**Subject:** FW: CIDERY TUP application 620 Laura Road  
**Date:** Thursday, March 4, 2021 2:32:28 PM

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**From:** pfrinton<>  
**Sent:** Thursday, March 4, 2021 1:55 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** CIDERY TUP application 620 Laura Road

I strongly support this application. The Riley orchard is almost unique in north America. There actually should be a rezoning, creating a category for Heritage Agriculture. The requirement that 50% of the fruit come from on-lot production or another property controlled by the applicant is too restrictive. There may be other independent on-island growers interested in selling apples to the applicant.

As well, during a start up period in which fruit trees have not yet come up to full production, supplemental fruit may be the element which makes the business viable.

A comparable is the small, isolated winery Fort Behrens in Lillooet, which has been given dispensation through zoning to blend grape juice from multiple sources, and if from within BC, get VQA accreditation for qualifying grapes.

This is exactly the type of development that should be encouraged on Bowen, and there should incentives, not barriers.

Peter Frinton

Retired Local/Regional politician  
V.P.- Society for Atmosphere Solutions

Tel:

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**From:** [Bowen Island Municipality](#)  
**To:** [Daniel Martin](#); [Hope Dallas](#)  
**Subject:** FW: TUP-2021-0017 – 620 Laura Road  
**Date:** Friday, March 5, 2021 9:03:52 AM

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**From:** Beaty, Ross <>  
**Sent:** Thursday, March 4, 2021 9:51 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Cc:**  
**Subject:** Re: TUP-2021-0017 – 620 Laura Road

Dear Mayor and Council,

I am writing in support of the application for a TUP for 620 Laura Road by Rob Purdy and Christine Hardy. My wife and I are owners of a nearby property at 536 Eves Road. We were former owners of 620 Laura Road and we are also jointly interested in the proposed cidery operation on the subject property. I therefore have considerable knowledge about the property and the proposed cidery operation.

The subject property contains a true Canadian treasure – probably the largest privately owned gene bank of apples in Canada. This collection of heritage apple varieties was established by John Riley over a period of about 25 years. When he reached 80 years of age in 2017 he needed to sell the property. I bought it because I wanted to preserve and protect this national treasure. But I don't have time or energy to care for the orchard properly, so I found Rob and Christine, a very smart competent young couple already living on Bowen, and they bought the property from me in 2019 on the understanding that they would care for and protect the heritage orchard and establish a cidery operation to help fund care and maintenance costs for the heritage orchard. They embraced this plan whole heartedly and together we are working hard to realize this vision.

I cannot stress enough the importance of the heritage orchard that John Riley established on the property. There are more than EIGHT HUNDRED different apple varieties and more than one thousand trees, plus many different kinds of pears, plums, cherries and so on. But it is the apples that are unique. You just have to visit the property to see it properly and then you will understand how very important for apple biodiversity that this property is. But to maintain this biodiversity costs money, without which care the orchard would be languish and ultimately be bulldozed and made into some other use.

The proposed cidery operation is a modest one, with a small tasting room and orchard visits planned for visitors. But this kind of operation will be spectacular for Bowen Island's tourism draw as a go-to location for cider lovers. The organic cider is meant to be unique as it will contain apple juice from as many as 800 different varieties. When visitors appreciate this, and tour the lovely orchard while on a visit, Bowen Island will be on the map as a destination for apple lovers of all kinds. There is no other cider operation in Canada, let alone BC or Greater Vancouver like this!

I believe this is exactly the kind of sustainable, farm-based, local business that Bowen's Municipal Government should support. It will provide jobs, a low-impact boost to our local economy, and it will do so without any significant impact on neighbours, Bowen roads, and other Bowen municipal services.

My wife and I strongly endorse this proposal and encourage the Bowen Council to endorse it.

Sincerely,

Ross and Trisha Beaty

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#); [Lee Cooper](#)  
**Subject:** TUP-2021-0017 – 620 Laura Road  
**Date:** Thursday, March 4, 2021 4:40:26 PM

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Good afternoon,

We are writing in response to the TUP application for a cidery at 620 Laura Road. We are neighbours on Adams road and we couldn't be more supportive of this project and are looking forward to what the cidery will bring to the island.

Christine and Rob are both passionate about every element of bringing this unique business to Bowen and we feel strongly that this will only add to the rich tapestry of our island. They have been thoughtful about every decision they have made in planning the cidery and they are both respectful and considerate when it comes to their neighbours and the community as a whole.

We are looking forward to calling the cidery our neighbour!

Alexis and Lee Cooper

[REDACTED] Adams Road  
Bowen Island, BC V0N 1G2

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Friday, March 5, 2021 6:40:27 PM

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I am in support of this application.

Thanks,

Leila Swann  
Bowen Island

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**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Friday, March 5, 2021 9:02:32 PM

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Dear Mayor and Council,

As Bowen Island continues to grow, new and exciting amenities are needed. I fully support Rob Purdy and Christine Hardie in their efforts to get their cidery their TUP.

I hope the rest of the community does as well.

Thanks,

Adam Grieder  
[REDACTED] Miller Road  
Bowen Island, BC  
V0N 1G1

**From:** [Bowen Island Municipality](#)  
**To:** [Hope Dallas](#); [Daniel Martin](#)  
**Subject:** FW: Support for Laura Road cidery  
**Date:** Monday, March 8, 2021 9:44:25 AM

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-----Original Message-----

From: Catherine Rolfsen <>  
Sent: Sunday, March 7, 2021 4:28 PM  
To: Bowen Island Municipality <BIM@bimbc.ca>  
Subject: Support for Laura Road cidery

Hello,

I am writing to express support for the Laura Road cidery run by Christine Hardie and Rob Purdy. It will be a real boon to our community and tourism and I trust Rob and Christine to carry it out in a way that is respectful of all islanders.

Thank you  
Catherine Rolfsen

Sent from my iPhone

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 8, 2021 9:45 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: TUP-2021-0017 620 Laura Rd

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**From:** Matthew McDonagh <>  
**Sent:** Saturday, March 6, 2021 6:30 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** TUP-2021-0017 620 Laura Rd

Dear BIM:

My partner and I would like to express our support for the above referenced TUP to support a cidery on Laura Road.

Matthew McDonagh & Gregory Shepherd  
[REDACTED] White Sails Drive

**Matthew McDonagh MCIP, RPP**  
Principal

MVision Planning, Inc.  
Mobile:



**From:** [Bowen Island Municipality](#)  
**To:** [Daniel Martin](#); [Hope Dallas](#)  
**Subject:** FW: Laura Road Cidery  
**Date:** Monday, March 8, 2021 9:45:41 AM

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-----Original Message-----

From: Courtney Morris <> Sent: Saturday, March 6, 2021 9:50 AM  
To: Bowen Island Municipality <BIM@bimbc.ca>  
Subject: Laura Road Cidery

Hi! I support Rob and Christine's project!

Thank you.  
Courtney Morris

Sent from my iPhone

**From:** [Bowen Island Municipality](#)  
**To:** [Daniel Martin](#); [Hope Dallas](#)  
**Subject:** FW: 620 Laura road  
**Date:** Monday, March 8, 2021 9:46:57 AM

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-----Original Message-----

From: Craig Pearce (Union Wood Co) <>  
Sent: Friday, March 5, 2021 7:28 PM  
To: Bowen Island Municipality <BIM@bimbc.ca>  
Subject: 620 Laura road

Really looking forward to this cidery. Will be a pleasant experience by kind operators, and will enhance daily life and culture on Bowen for locals not just for tourists.

Thank you  
Craig

**From:** [Bowen Island Municipality](#)  
**To:** [Hope Dallas](#); [Daniel Martin](#)  
**Subject:** FW: SEEKING PUBLIC COMMENT For TUP-2021-0017 – 620 Laura Road - Cidery  
**Date:** Monday, March 8, 2021 9:47:34 AM

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-----Original Message-----

From: Alethea Pappas <>  
Sent: Friday, March 5, 2021 4:30 PM  
To: Bowen Island Municipality <BIM@bimbc.ca>  
Subject: SEEKING PUBLIC COMMENT For TUP-2021-0017 – 620 Laura Road - Cidery

Hello,

My husband and I are in support of the above referenced TUP for the Cidery at 620 Laura Road.

Re: Council Meeting - March 22, 2021

Thank you,  
Alethea Pappas & Bradley Reid  
██████████ Cowan Point Drive

Sent from my iPhone

**From:** [Bowen Island Municipality](#)  
**To:** [Hope Dallas](#); [Daniel Martin](#)  
**Subject:** FW: Proposed Cidery on Laura Rd  
**Date:** Tuesday, March 9, 2021 8:32:29 AM

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**From:** Wendy Alexander <>  
**Sent:** Tuesday, March 9, 2021 8:23 AM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Proposed Cidery on Laura Rd

Dear Mayor and Council,

I am writing in response to the proposed Cidery on Laura Rd. I have no problem with a Cidery operation with a retail outlet open during regular business hours. I do object to organized tours, functions and overnight accommodation on this property. The area of Laura road and surrounding vicinity is rural with clusters of residential. Other than Alderwood Farms, there is no commercial activity. The people that choose to live on the west side generally seek the quiet, nature and peace. A business that promotes alcohol consumption and parties would potentially disturb the peace and tranquility that residents enjoy, nay expect. The notion of tour busses trundling across the island bringing masses of people to this oasis of calm is unsettling to say the least.

As such I oppose the commercial development of this site apart from the function of a Cidery with on site sales.

Yours Sincerely,  
Wendy Alexander

██████ Whitesails Drive  
Bowen Island, BC  
V0N 1G2

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**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#); [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Tuesday, March 9, 2021 1:29:27 PM

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Dear Bowen Island Municipality Council,

I would like to show my support for the proposed Temporary Use Permit for the Laura Road Cidery.

This is certainly an incredibly special project. More than a Cidery, this appears to be a commitment to preserving biodiversity and community values.

We know that this is their home, as well as their business. I have no doubt that their approach to operations will be with the utmost respect and consideration for their near and far neighbours.

These are folks who live, love and thrive in our community, and I'm confident that their thoughtful and careful approach to preserving balance and harmony on the land and in the neighbourhood will certainly be their biggest focus.

Furthermore, their dedication to providing tours of the biodiverse orchard is such a special opportunity to educate all folks on the value of biodiversity and sustainable farming. This will be a space for our community to gather and learn.

This living museum is truly a remarkable place that should be shared.

Thank you for considering this proposal,

Kim Ridgewell



**From:** [Bowen Island Municipality](#)  
**To:** [Hope Dallas](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** FW: Cidery  
**Date:** Wednesday, March 10, 2021 3:28:29 PM

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-----Original Message-----

From: Sara Nicolson <[mailto:Sara.Nicolson@bimbc.ca](#)>  
Sent: Wednesday, March 10, 2021 3:27 PM  
To: Bowen Island Municipality <[BIM@bimbc.ca](mailto:BIM@bimbc.ca)>  
Subject:

Dear Mayor and Council,

This is a letter of support for the proposed Cidery at 620 Laura Road. I believe this cidery will be a great asset for the community as a whole, for visitors to Bowen, and for the local neighbourhood as a place to come together to enjoy locally crafted cider, and to learn about the inner workings of an orchard.

I strongly support this project.

Sara Nicolson  
 Bowen Bay Rd

**From:** [REDACTED]  
**To:** [Bowen Island Municipality](#)  
**Cc:** [Daniel Martin](#)  
**Subject:** Laura Road Cidery TUP  
**Date:** Wednesday, March 10, 2021 7:08:14 AM

---

Hi,

I am writing to support the Laura Road Cidery.

I think this will be a wonderful addition to the community and a tourist attraction for our small island.

Thank you,

Tim Charter  
Senior Vice President  
Samesun Ventures Inc.  
Hostels in Canada  
& USA

P:

E:

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Thursday, March 11, 2021 3:08 PM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Cider distillery

-----Original Message-----

**From:** Annie O Dea <>  
**Sent:** Thursday, March 11, 2021 2:49 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Cider distillery

Totally against the permit and operation of a cider distillery on Bowen Island !  
Annie O Dea  
Sent from my iPhone

## Daniel Martin

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**From:** Isaac knowles-gruft <>  
**Sent:** Thursday, March 11, 2021 6:53 PM  
**To:** Bowen Island Municipality  
**Cc:** Daniel Martin; Christine Hardie  
**Subject:** 620 Laura Road TUP Endorsement - Isaac Knowles-Gruft

To whom it may concern.

I write this to express my support for the TUP application for a cidery at 620 Laura Road.

Over the last few months I have had the pleasure of assisting Christine and Rob in the operational aspects of the planned cidery, specifically the processes and equipment. In the time that I have come to know Christine and Rob, I can say that without a doubt their outlook and actions are well aligned with our island community.

I count myself lucky to have found employment through this operation on Bowen, where I grew up. I have many times considered leaving Bowen as the employment opportunities are limited to a few fields. Regardless of the scope of my personal involvement, I know that this business will provide more employment opportunities for locals, in a local, land based industry.

Christine's passion for natural agriculture and food security is very important to me, and will only benefit our community. I hope to see more people embrace the local food movement in the future. It is sorely needed in today's climate.

In my personal and professional opinion, the planned business is very much in line with our OCP. It will provide both local and tax revenue, contribute positively to our existing tourism economy, and will provide local employment opportunities. Moreover it will enrich the productive diversity of our community, and most importantly is respectful of the natural environment.

I believe explicitly that the business will only contribute positively to the community.

I am happy to discuss this further, my contact info is below.

Sincerely,

Isaac Knowles-Gruft

■ Cowan Road  
Bowen Island, BC  
V0N 1G2

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Friday, March 12, 2021 8:58 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Public Comment

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**From:** Colin Ritchie <>  
**Sent:** Thursday, March 11, 2021 4:40 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Public Comment

Name: Colin Ritchie  
Phone:  
Topic: TUP-2021-0017 – 620 Laura Road - Cidery

I just want to voice my support for the cidery application.

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Colin

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Friday, March 12, 2021 8:59 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Laura Rd Cidery

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**From:** Jen Lundin Ritchie <>  
**Sent:** Thursday, March 11, 2021 4:34 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Laura Rd Cidery

I am writing to express my support and excitement for the Laura Rd Cidery. I hope their permit gets approved.  
Best,  
Jen Ritchie

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Friday, March 12, 2021 1:04 PM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: TUP 620 Laura Road

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**From:** joan vyner <>  
**Sent:** Friday, March 12, 2021 1:01 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** TUP 620 Laura Road

To whom it may concern,

I support the TUP for development of a cidery at 620 Laura Road. The current owners of this property have maintained the original apple orchard and have added a further acre devoted to growing apple trees. Agri-tourism is an important part of the BC economy and adding this business on Bowen Island will enhance the current tourism offerings while creating a new viable business. I support their request to use 25% of their own apples in the making of cider. Importing apples from other parts of BC will not appreciably add to environmental concerns nor impact 'food security' on Bowen.

Joan Vyner  
[REDACTED] Seymour Bay Dr.

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Friday, March 12, 2021 3:32 PM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: TUP 29021-0017 re Cidery on Laura Road

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**From:** Judith McBride <>  
**Sent:** Friday, March 12, 2021 2:55 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** TUP 29021-0017 re Cidery on Laura Road

to: the Mayor in Council  
re: TUP 29021-0017 request for temporary permit for cidery on Laura Road

I am writing in response to the BIM request for input about the application for a temporary permit to locate a cidery at 620 Laura Road.

My concerns are as follows,

1. This is not a use permitted under our current OCP for a residential zone. The OCP has allowed for commercial zoning in specified areas.
2. This is a rural residential zoned area. To change that to accommodate this request would become a precedent for other businesses and not fair to those who purchased homes in a residential zone.
3. It would encourage others to buy desirable residential property with the intent of changing it to a commercial enterprise.
4. To have alcohol retail sales and a tourist attraction (tours of the specimen orchard) would create increase noise and traffic, disturbing the quiet ambiance of the neighbourhood.
5. Selling alcohol in a residential neighbourhood is contrary to the OCP.

Thank you for considering my concerns.

In closing I want to state clearly that I am against this application.

Sincerely,  
Judith

Judith McBride



## Daniel Martin

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**From:** ELLEN MACKAY <>  
**Sent:** Friday, March 12, 2021 5:33 PM  
**To:** Bowen Island Municipality  
**Cc:** Daniel Martin  
**Subject:** RE For TUP-2021-0017 – 620 Laura Road

Hello

I am writing in support of the TUP application for a cidery on Laura Road. I support the application for several reasons. Firstly, the Hardie/Purdy family have demonstrated strong community-minded values and I trust their creation of a local cidery will be a place that emulates the spirit of Bowen. Secondly, I look forward to seeing a grass roots operation be permitted by council as it offers economic support to a local family and, indirectly, the community. And finally, it is a unique idea that has been well researched and thoughtfully considered; Christine & Rob's creativity, hard work and talent will result in a wonderful experience for islanders and beyond.

Thank you  
Ellen Mackay  
[REDACTED] Miller Road  
Bowen Island BC  
V0N1G1

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:45 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Support for Cidery TUP

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**From:** Terence McKeown <>  
**Sent:** Saturday, March 13, 2021 10:52 AM  
**To:** BIMBC - Mayor And Council <MayorAndCouncil@bimbc.ca>  
**Cc:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Support for Cidery TUP

Dear Mayor and Council -

We're writing in support of the application TUP-2021-0017. We believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a new experience and local products for both residents and visitors to enjoy.

We hope council will approve the application.

Yours truly,  
Terence McKeown  
Lisa Avery

█ Hillcrest Rd  
Bowen Island, BC  
V0N 1G1  
mobile

## Daniel Martin

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**From:** Neilboyd <>  
**Sent:** Saturday, March 13, 2021 12:35 PM  
**To:** BIMBC - Mayor And Council  
**Cc:** isabelotter  
**Subject:** Support for Cidery/TUp

Dear Mayor and Council -

We are writing in support of the application TUP-2021-0017. We believe a cidery is the kind of business that those of us on Bowen should be pleased to see take shape. There will be no harm to the natural environment, this business will not create additional noise or significant traffic, and it will add a new experience and amenity for islanders. We look forward to sampling their products, and we hope that Council will approve this application.

Sincerely,

Neil Boyd and Isabel Otter  
██████ Hikers Trail  
Bowen Island

## Daniel Martin

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**From:** Julie Rogers <>  
**Sent:** Saturday, March 13, 2021 1:51 PM  
**To:** BIMBC - Mayor And Council  
**Subject:** Support for Cidery on Bowen

Dear Mayor and Council -

We're writing in support of the application TUP-2021-0017. We believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a new experience and local products for both residents and visitors to enjoy.

We hope council will approve the application

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:45 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Support for Riley's Cidery

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**From:** Les Meszaros <>  
**Sent:** Saturday, March 13, 2021 2:26 PM  
**To:** BIMBC - Mayor And Council <MayorAndCouncil@bimbc.ca>  
**Cc:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Support for Riley's Cidery

Dear Mayor and Council

We are writing to you in support of the cidery application TUP-2021-0017. What a wonderful addition to our community that will provide a new place to gather and enjoy our local products for both locals and visitors.

We certainly hope that council approves the application.

Yours Truly

Les and Micheline Meszaros  
 Blue Sky Circle

## Daniel Martin

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**From:** Murray Atherton <>  
**Sent:** Saturday, March 13, 2021 5:27 PM  
**To:** BIMBC - Mayor And Council  
**Subject:** TUP-2021-0017.

I am writing in support of the application TUP-2021-0017.

Watching the presentation made at the council meeting I have to say how impressed i was with Rob Purdy's newfound knowledge of Cidery operation. He is committed to running an operation that will not have any impact on the ecology but definitely the economy of the island.

I was also pleased to hear that his plan is to keep the Riley's Orchard, which in itself is so unique and opening it to islanders and guests is an added bonus.

I do support this application and look forward to visiting it when it opens to the public.

Murray Atherton  
[REDACTED] Cleator Road  
Bowen Island, BC. V0N 1G1  
Home: Cell:

## Daniel Martin

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**From:** Tim Pardee <>  
**Sent:** Saturday, March 13, 2021 6:28 PM  
**To:** BIMBC - Mayor And Council  
**Subject:** Yes for Cidery on Bowen

BIM Mayor & Council,

We visited a wonderful cidery on Gabriola Island a few years ago, Ravenskill Orchards. It was popular for visitors to the island, especially bicycle riders, and locals. On tap they had several different flavours of cider, each of which tasted fantastic. At the time we said, "This would be a great little business for Bowen". Now a local orchard owner wants to bring the cider experience to Bowen Island and that is exciting!

We encourage BIM Council to support application TUP-2021-0017 to add a cidery to the existing orchard on Laura Road. This is a perfect small business fit for Bowen which would create good jobs and attract visitors and locals throughout the year.

Respectfully,                      Tim & Jen Pardee

## Daniel Martin

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
**From:** Les Meszaros <>  
**Sent:** Saturday, March 13, 2021 2:26 PM  
**To:** BIMBC - Mayor And Council  
**Cc:** Bowen Island Municipality  
**Subject:** Support for Riley's Cidery

Dear Mayor and Council

We are writing to you in support of the cidery application TUP-2021-0017. What a wonderful addition to our community that will provide a new place to gather and enjoy our local products for both locals and visitors.

We certainly hope that council approves the application.

Yours Truly

Les and Micheline Meszaros  
 Blue Sky Circle



## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:45 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Support for a Temporary Use Permit application for a Cidery at 620 Laura Rd

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**From:** Henry Campbell <>  
**Sent:** Saturday, March 13, 2021 12:39 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Re: Support for a Temporary Use Permit application for a Cidery at 620 Laura Rd

[correction]

Dear Council,

I am writing to voice my support for the Cidery at 620 Laura Road. Emerging from the darkness of this pandemic is cause for revelry and celebration. What better way to usher in this glorious era than by lending a helping hand to a small business that, by definition, fills its customers with warmth and merriment?

Coupled with maintaining a decades old orchard (trees, of course, being a cause that Islanders can often see the forest for), the cidery will undoubtedly bolster Islander pride. For anyone who has awkwardly explained that Bowen Island Brewery is actually located in the lower mainland, being able to offer a truly local libation will be a welcome change.

I hope that the council takes this opportunity to be on the right side of Bowen history and embraces a lighthearted, fun, and (perhaps) soulful project. May council bask in the golden glow of glorious apple cider—and eschew all comparisons to the fun-hating town council of Elmore, Oklahoma who came down against dancing in *Footloose*.

Though, truth be told, if we ever need a Kevin Bacon-esque champion I'm confident Rob Purdy would rise to the challenge.

Sincerely and respectfully,

Henry Campbell  
[REDACTED] Roocroft Lane

On Sat, Mar 13, 2021 at 12:37 PM Henry Campbell <> wrote:

Dear Council,

I am writing to voice my support for the Cidery at 620 Laura Road. Emerging from the darkness of this panic is cause for revelry and celebration. What better way to usher in this glorious era than by lending a helping hand to a small business that, by definition, fills its customers with warmth and merriment?

Coupled with maintaining a decades old orchard (trees, of course, being a cause that Islanders can often see the forest for), the cidery will undoubtedly bolster Islander pride. For anyone who has awkwardly explained that

Bowen Island Brewery is actually located in the lower mainland, being able to offer a truly local libation will be a welcome change.

I hope that the council takes this opportunity to be on the right side of Bowen history and embraces a lighthearted, fun, and (perhaps) soulfull project. May council bask in the golden glow of glorious apple cider—and eschew all comparisons to the fun-hating town council of Elmore, Oklahoma who came down against dancing in *Footloose*.

Though, truth be told, if we ever need a Kevin Bacon-esque champion I'm confident Rob Purdy would rise to the challenge.

Sincerely and respectfully,

Henry Campbell  
[REDACTED] Roocroft Lane

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:46 AM  
**To:** Daniel Martin; Hope Dallas  
**Subject:** FW: 620 Laura Road - Apple Cidery

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**From:** Rabia Wilcox <>  
**Sent:** Saturday, March 13, 2021 7:56 AM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** 620 Laura Road - Apple Cidery

Hello

I am in favour of an apple cidery at 620 Laura Road. In the past, many of their beautiful, local and non-sprayed apples have rotted due to not enough folks supporting the purchase of higher priced on island apples. This is an issue and an education in itself to be deeply looked at by our MUNI for many fruit, vegetable and animal farmers on the island. They need our support! That's a whole other topic. So I feel at the very least, a cidery for this family would put the apples to good use, and not have them rot.

Many thanks

Rabia Wilcox

A Temporary Use Permit application has been submitted for **620 Laura Road** (shown on map) to permit a **cidery**.



The proposed cidery will utilize the existing apple orchards on site to produce cider for sale on site or through the Liquor Distribution Branch. The cidery will be permitted to produce cider, provide on-site sales, and provide tours of the cidery and associated orchard. A picnic area is proposed to be located adjacent to the cidery.

Sent from my iPhone

## Daniel Martin

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**From:** Robert Miller <>  
**Sent:** Sunday, March 14, 2021 8:29 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** re cider on Bowen

We too are in support of this application.

Barb Rendell and Bob Miller

## Daniel Martin

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**From:** Coneen Hewitt <>  
**Sent:** Sunday, March 14, 2021 10:14 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** Cider

I am writing in support of TUP-2021-0017 re allowing a Cidery business on Bowen Island.

Dale Hewitt

■ David Rd

Sent from my iPad

## Daniel Martin

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**From:** Gael Booth <>  
**Sent:** Sunday, March 14, 2021 1:48 PM  
**To:** BIMBC - Mayor And Council  
**Subject:** TUP-2021-0017

Dear Mayor and Council

We would like to support the Cidery at Josephine and John Riley's former home and orchard on Laura Road.

Hoping TUP - 2021 - 0017 will be passed as it would be a wonderful addition to the Island.

Sincerely  
Ron and Gael Booth

Sent from my iPad

## Daniel Martin

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**From:** peter clarke <>  
**Sent:** Sunday, March 14, 2021 3:39 PM  
**To:** BIMBC - Mayor And Council  
**Subject:** Cidery

Dear Mayor and Council -

We're writing in support of the application TUP-2021-0017. We believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a new experience and local products for both residents and visitors to enjoy.

We hope council will approve the application.

Yours truly,  
Peter Clarke  
[REDACTED] Schooner Lane



## Daniel Martin

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**From:** Stuart Cole <>  
**Sent:** Sunday, March 14, 2021 4:03 PM  
**To:** Bowen Island Municipality  
**Cc:** Daniel Martin  
**Subject:** RE For TUP-2021-0017 – 620 Laura Road

Good day,

I am writing in support of the TUP application for a cidery at 620 Laura Road. As a founding member of the Bowen Agricultural Alliance (BAA) in 2009, this is exactly the kind of activity we envisioned for Bowen: a modest, locally owned and operated agricultural enterprise celebrating one of the few products that grow well in our environment. A family-run business that helps to preserve the tremendous collection of heritage apple varieties curated by John and Josephine Riley -- with opportunities to educate Bowen Islanders and visitors alike -- is one we should be proud of and support. Diversifying our island economy and tourism is good for the community as a whole. I am confident the Hardie-Purdy family will do a fantastic job of building a small business that supports and respects Bowen sensibilities.

Thank you,  
Stuart Cole  
[REDACTED] Miller Road  
Bowen Island, BC  
V0N 1G1

**Anne FRANC DE FERRIERE - CHOLLAT**

West Side Rd  
Bowen Island, BC- V0N 1G0

To: Bowen Island Mayor and Councilors.

March 14th, 2021.

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

Your worship and councilors,

As a retired registered On Site Wastewater practitioner, I want to bring to the Council's attention the issues of the discharge of human waste and of cider sludge.

The disposal of all human waste is regulated by the "BC Sewage Systems Regulations" This TUP-2021-0017 application falls under the regulations of *On Site Wastewater Disposal* as described in the Standard Practice Manual. This Standard Practice Manual covers the On Site Disposal of human wastewater from residences as well as non-resident buildings and activities.

The TUP site plan (On Figure 2) shows two septic fields, one for the barn / stable and one for the main house. No disposal field for the cidery building is shown. The SPM has an exhaustive list of non-residential activities that require the installation of a On Site Wastewater System, in this particular case they include: industrial (cidery), office, commercial, retail, food service, recreational, parks and last but not least: picnic grounds.

All On Site Wastewater Systems have to be designed by an accredited professional who fills up an application at the Vancouver Coastal Health. VCH stamps it, issues a filing number and files it. A thorough documentation is submitted to VCH when the job is completed; again it is stamped and filed. Five copies are submitted and stamped at each step: one for each of the following Vancouver Coastal Health, Bowen Island Municipality, the accredited professional, the land owner and finally the installer.

Rob Purdy and Christine Hardie wrote a letter included in their TUP application for the meeting dated February 22, 2021. In this letter they are mentioning, "*we are utilizing an existing building on site for our cider operations, we completed some minor work on this building in 2020 and were issued an occupancy permit from BIM completion*". This begs the question: Was the occupancy permit issued for a shed or for another type of building? If so does the building department of the Municipality have the appropriate stamped authorizations from the Vancouver Coastal Health? In this case it would be for an industrial building with a retail area, an office etc.. A Vancouver Coastal Health authorization is also required for the picnic area and any park.

Now turning to the disposal of industrial waste / sludge.

When asked by the councilors during the February 23 2021 meeting, it was evident that no consideration was given to the disposal of the cider sludge. As many people have seen the video of the meeting we have been made aware of the method of disposal of the sludge used for the last 3 years: the sludge has been spread on the ground for the deer to eat and cameras are recording some 8 deer that congregate to feast. It is for good reasons that the feeding wildlife is not recommended!.

**I oppose the approval of TUP 2021-0017, and any potential rezoning of 620 Laura Rd from RR2 Rural Residential 2 to RC Rural commercial in our Westside / Laura Roads neighbourhood.**

Yours sincerely,

Anne Franc de Ferrière Chollat

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:40 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: TUP-2021-0017 – 620 Laura Road - Cidery

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**From:** Meribeth Deen <>  
**Sent:** Sunday, March 14, 2021 6:13 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** TUP-2021-0017 – 620 Laura Road - Cidery

Hello,

I am writing in support of the application for a Temporary Use Permit at 620 Laura Rd. I feel this project will be an asset to local community and economy. We need to encourage more people to grow food and build small farms here on Bowen. Even though the aim of this property is to grow apples for cider, I feel that that it contributes positively to the agricultural community as a whole. I am wishing Rob and Christine all the best in their efforts and hope that the municipality does everything possible to help make their cidery a reality.

Meribeth Deen

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## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:41 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: Subject: For TUP-2021-0017 – 620 Laura Road

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**From:** topol <>  
**Sent:** Sunday, March 14, 2021 10:59 AM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** Subject: For TUP-2021-0017 – 620 Laura Road

Dear Mayor and Council:

Please accept my support for the subject cidery development on Laura Road.

I am supporting this application based on the following:

1. The application follows the provincial rules governing winery development and Bowen bylaws
2. The Owners endeavor to promote the community aspect of the project to the benefit of islanders
3. The Owners are prepared to manage the increased traffic to the area and will have a plan to mitigate unexpected volumes of visitors. (i.e. orderly road side parking, bus or van transport opportunities)

I am aware that if this business is successful the increased traffic in the area will be a significant inconvenience to adjacent residents and to users of the existing Mount Gardiner trailhead. This is likely no different than the volumes of visitors that overrun parking near popular beaches and trails or traffic flows to attractions like the golf course, etc.. Therefore, I ask council to continue to get ahead of this access problem that will only grow exponentially as the island population grows, tourism becomes a bigger part of our community, and other cottage industries are encouraged to develop or expand on the island.

Secondly, in the longer term council needs to support a revision to the Island Plan to avoid the continued conflict this type of development creates. The Island Plan needs to be revised so that the new reality of Bowen's importance to the lower mainland tourism industry, address the critical affordable residential housing shortage, support a growing sustainable municipal tax base, all this while respecting the rights of private land owners and maintaining the sustainable natural environment that attracted me to the island. The goal, among others, will to be lay out better ground rules for development and hopefully reduce the need to use temporary permits to skirt around the current plan.

Yours truly,

Mark Topolnyski  
Cowan Point Drive

Sent from [Mail](#) for Windows 10

## Daniel Martin

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**From:** Ken Hallat <>  
**Sent:** Monday, March 15, 2021 6:58 AM  
**To:** BIMBC - Mayor And Council; Bowen Island Municipality  
**Cc:** Rob Purdy; Jim Elliott; Barbara Hallat  
**Subject:** Fwd: Support for Cidery on Bowen

**Subject: FW: Support for Cidery on Bowen**

Dear Mayor and Council -

We're writing in support of the application TUP-2021-0017. We believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a new experience and local products for both residents and visitors to enjoy..

I have visited the cideries on both SaltSpring Island and Pender Island ( which are commercially successful) and what's interesting is apple growing in BC started on the Gulf Islands before it became popular in the Okanogan.so we are just returning to our roots.

I must confess I'm an Apple Cider drinker ( gluten free -unlike beer ) , so it's far better for one's health if wheat and malt is an issue re one's digestion .

We are fully in support of Rob Purdy's application to build a cidery on Bowen.  
Your truly  
Ken and Barbara Hallat .

We hope council will approve the application.

Yours

█ Hillcrest Rd

Bowen Island, BC

V0N 1G1

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 8:38 AM  
**To:** Daniel Martin; Hope Dallas  
**Subject:** FW: For TUP-2021-0017 – 620 Laura Road - Cidery

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**From:** Ellen White <>  
**Sent:** Sunday, March 14, 2021 9:10 PM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** For TUP-2021-0017 – 620 Laura Road - Cidery

ids To Whom it may concern

With regard to the above application for the temporary permit to be issued to 620 Laura Road for a Cidery. I would like to have recorded on file, I am opposed to this application.

My concerns are:

- There would be considerably more vehicle traffic frequenting Westside Road and Laura Road. I understand having an alcohol based business in the cove, but mid island, where tourists and clients would have to drive, is encouraging people to drink drive, even if it is only one drink!
- The noise from the cidery would be disturbing to where I keep my horses on 1355 Westside Road. Especially if this is through the day and into the evening. I run an equine therapy business and enjoy the peace and quiet of the area in order to give both my horses and clients a quiet experience. Even though the cidery is to be located at the rear of the property, noise carries a lot on this road. If there are cidery tours, there will be noise from 9am until sundown.
- The increased volume of people frequenting Westside Road and Laura Road on foot, again disturbing to 1355 Westside Road and neighbors.
- I am concerned that visitors to the cidery will trespass onto the land where my horses are kept, which is a danger to them and to my horses.
- I am concerned about the environmental impact to the area with busy foot traffic to the nature around us.

To give you a little background to what I do.....

Equine Facilitated Learning joins you on the journey to your authentic self. Through working with our herd of horses and in our natural environment, we take you back into your body, out of your head and allow you to work towards your personal and wellness goals.

Life is fast paced and we can lose ourselves, through working with horses, who live in their heart and gut, they allow us to bring ourselves back into our body and work from a more authentic place. They can also show us how to manage our anxiety, depression or just allow us to have that connection with another sentient being. They can allow us to see what is holding us back in our personal life goals and how we can make positive changes in order to achieve them.

I work with adults, teens and kids and plan to host programs for the seniors in our community. One of the most important factors of this work is to be allowed to work in our natural environment, listening to the beauty around us, smell the air, watch nature. Combining the equine facilitated learning and wellness program and working with children and teens in particular, teaches them to be in their body, be aware of what their body is telling them, teaching them boundaries and how nature can work with us. Allowing us to be present, pause and take a breath. I chose to have my business at Evergreen Acres as the location is so quiet, has such beauty in one space. There is barely any traffic passing by and I know my horses and clients have the privacy and quiet they deserve.

My horses are all rescue horses and need to heal. All come from traumatic backgrounds and I work with them to ensure they know they are safe and loved. Being able to walk them on the trails and even the roads where I know it is quiet and is safe is part of their rehabilitation work. If there was an increased volume of foot or vehicle traffic, it would have an adverse affect to both the horses and possibly my business.

Thank you for listening to our concerns as a business owner and community member of Bowen Island.

Kind regards

--

Ellen White  
Present Moment, Equine Facilitated Learning  
Home:  
Cell:



## Daniel Martin

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**From:** T E <>  
**Sent:** Monday, March 15, 2021 10:14 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** Support for Cidery on Bowen

Dear Mayor and Council :

We're writing in support of the application TUP-2021-0017.

My wife & I believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a great experience, showing local products to both residents and visitors to enjoy.

We trust Council will approve this application !

Yours truly,  
Tom & Dale Edwards  
[REDACTED] Cleator Rd.,  
Eagle Cliff, Sunny Bowen Island,

## Daniel Martin

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**From:** Bruce Russell <>  
**Sent:** Monday, March 15, 2021 10:20 AM  
**To:** BIMBC - Mayor And Council  
**Cc:** Liam Edwards  
**Subject:** TUP 2021-0017, Apple Cidery, Laura Road

We are fully in support of the issuance of a Temporary Occupancy Permit as above and in fact the long term operation of such a use on this unique property, unique for all the right and supportive reasons! We are at a loss to understand the opposition for at least the “temporary use”. What is the long term risk when embracing the use on a conservative, gradual basis? Our community has a crying need for a novel, natural cottage type businesses in locations other than in the Snug Cove or Artisan Square.

Having had the pleasure of touring John & Josephine Riley’s unique and novel apple orchard/gardens (a large variety of apples on a relatively small number of trees) on many occasions we are very familiar with the property and location. My wife and I consider an apple cidery a “natural and environmentally safe extension” of the present use of the property. The use gives the applicant/property owner all the more reason to retain the apple orchard with the same love, care and attention as did the orchard creators, John & Josephine. *What a wonderful complement to Bowen’s pre Covid-19 Annual Apple Fest* and we would hope when life returns to normal.

Just as many communities have benign cottage businesses located outside their commercial cores, there is no reason why Bowen Island should be afraid to embrace this novel and natural “extension business” at least on a temporary basis as it is already half way there! We see little difference between the property owners/applicants opening their property for a tour of their unique apple orchard, which John & Josephine often did, or an apple cidery. An attraction such as the one in question, on the far side of the island, is a wholesome reason for locals and tourists alike to venture to the other side. What a great destination for cyclists.

The subject use is environmentally friendly and certainly not offensive by any reasonable assessment. As to the concern for traffic congestion/parking on Laura Road I think that is a concern without merit as we recall the property being large enough for ample on site parking. The road impact should be minimal as to activity, noise, safety and parking. The Bowen Island Brewery was wonderful, and a source of community pride, while it lasted at Artisan Square while the winery at Larry & Elena’s The Orchard was a great idea but “hardly got off the vine” so, *long live the Bowen Island Apple Cidery*. Let’s give this family business a reasonable chance to succeed and find a 2<sup>nd</sup> great use for their apples.

Bruce & Dorene Russell  
Robert Road  
Bowen Island, BC V0N 1G1

## Daniel Martin

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**From:** margaretunderhill <>  
**Sent:** Monday, March 15, 2021 10:27 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** Submission re TUP 2021-0017

Mayor and Council,

**Re: Temporary Use Permit Application for 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**

We have carefully read the Planner's Report on the application for TUP-2021-0017, and watched the video of the relevant portion of the February 22, 2021 Council meeting. Both Council's discussion on the TUP application and the Planner's Report raise a multitude of questions and concerns, which we note as follows:

**1. Planner's Report - 'Background':** The report states *"The owners are in the process of establishing an apple cidery, and in January 2021 applied for a Temporary Use Permit (TUP) for cidery use on the property for a three-year term. The owners subsequently intend to apply for a rezoning, to make the temporary land use a permanent change"*.

By applying for a TUP, the owners are acknowledging that a cidery manufacturing facility is not currently permitted on the property. The Liquor and Cannabis Regulation Branch (LCRB) Manufacturer Licence Terms and Conditions (page 11) clearly states "Your property must be adequately zoned for all activities conducted at your establishment". If the property is not currently zoned for cider manufacturing, how can the municipality ignore this and still consider issuing a TUP?

The property is zoned Rural Residential 2, and is not zoned for the production of alcoholic beverages. Clearly, the LCRB were not aware of, or were misled to believe that RR2 zoning allowed for the proposed activity. This, alone, warrants further investigation by council.

**2. Planner's Report - Definition of 'Agriculture' in Rural Residential 2:** The definition of 'Agriculture' allows the producing of crops, and the processing of crops, but specifically excludes 'vineyard'. The Planner's report then states that 'Winery' is a defined term in the Land Use Bylaw (LUB), but that a winery is not permitted in any zone. The Planner's report also states that 'Cidery' is not a defined term in the LUB, and suggests that a new definition - 'Cidery' - be created for the TUP.

The LCRB defines three categories of liquor production – wineries, breweries, and distilleries – and the production of 'cider' is included under the winery category. Why would a cidery be permitted in any zone under the LUB on Bowen Island if a winery is not permitted in any zone? The Planner's Report suggests that adding a 'Cidery' definition to the TUP by changing the word 'Winery' to 'Cidery' in the LUB definition of 'Winery' would clarify the zoning question. However, adding a 'Cidery' definition does not change the fact that neither a winery as defined under the LUB, nor a Cidery as classified by the LCRB or as defined in the proposed TUP, is permitted under current RR2 zoning, or any zoning on Bowen Island.

**3. Planner's Report - Agricultural Land Reserve (ALR) properties permitted to operate Cidery:** This point is irrelevant – ALR properties operate under many restrictions that do not apply to regular residential properties, and have greater freedoms in other respects. 620 Laura Road is **not** part of the ALR.

**4. Planner's Report - Official Community Plan (OCP) Policies:** The report quotes Objectives 80, 83, and 86 of the OCP, which advocate farming and agriculture on 'lands with agricultural potential', 'preservation of a

rural atmosphere’, and ‘to contribute to a sense of community on Bowen’.

**While growing apples is clearly a permitted and desired activity, questions certainly arise as to whether the subject property has realistic agricultural potential, and whether a Cidery business preserves a rural atmosphere. Certainly, the concept of a commercial Cider manufacturing business in our neighbourhood is NOT contributing to a sense of community on Westside Road!**

**5. Planner’s Report - Proposed Temporary Use:** The report states that *“The applicant has received the required licenses from the LCRB and LDB to operate, based on the Agriculture zoning permission”*.

As the Agriculture zoning definition does not include ‘Cidery’, specifically excludes ‘Vineyard’, and a ‘Winery’ is not permitted in any zone, how can ‘agriculture zoning permission’ be considered to exist? If such permission exists, why is a TUP necessary?

The report states that ‘The applicant is seeking greater land use certainty’. It seems clear that the applicants recognize that their position is not at all certain, due to the preceding questions.

The Liquor Policy Manual states, in section 4.3, that “Zoning must be in place to allow manufacturing (and any endorsement areas, if applicable) on the proposed site”.

In conversation with the Liquor Branch, they have made it clear that they do **not** grant a licence without confirming that the appropriate zoning and permissions are in place for the location of the requested licence.

**6. Planner’s Report - Proposed permission for ‘potential retail of items not produced on that lot (for example merchandise for the cidery)’:** Under the LCRB, a basic Manufacturer Licence does not allow for the sale of merchandise other than the liquor being produced at the facility. Inclusion of permission for potential retail is premature and unacceptable.

**7. Planner’s Report - Picnic Area Endorsement:** Not allowed under a basic Manufacturer Licence. While the LCRB allows the maximum hours of operation stated, the municipality can and should restrict these hours of operation under the Cidery’s municipal business licence.

**8. Planner’s Report - Proposed Conditions:** Why is the municipality contemplating approving a maximum size of retail space larger than the current size? Other than an area for selling samples of the manufactured product, an Onsite store endorsement requires additional approval by LCRB.

**9. Planner’s Report - Proposed Conditions – maximum area of exterior patio space:** An exterior patio space would only be permitted under a Lounge Endorsement, not under a basic Manufacturer Licence. A Picnic Area Endorsement is also a use that requires further application to the LCRB.

Again, why is the municipality contemplating approving a maximum area much larger than the current planned size, and for a use that is not yet applied for?

The report states that ‘Staff propose that certain conditions be placed on the TUP, to ensure that the scale of the Cidery remains within the same scope as currently envisioned’.

If the goal is to ensure that the scale remains within the same scope as envisioned, why would staff suggest tripling the maximum sizes of both retail and patio, neither of which is permitted under the applicant’s Manufacture Licence?

**10. Planner’s Report - Additional Conditions:** The report notes that *“Staff have considered other conditions that could be placed on the TUP, either to match or surpass conditions placed by the Liquor Manufacturer Licence Terms & Conditions”*.

What is the point in stating conditions that match conditions required by the Liquor Manufacturer Licence? If the LCRB conditions change, the TUP conditions will then be out of date and unenforceable. In any event, for

any endorsement, other than a picnic area endorsement, that the applicants may eventually seek from the LCRB, the municipality will be required to consult with local residents and provide input to the LCRB before the application is considered by the LCRB.

**11. Letter from Applicants:** This letter states that *“We have been issued a cider manufacturing license from the Liquor and Cannabis Regulation Branch (LCRB) and have a land based cidery sales agreement in place with the Liquor Distribution Branch”*.

In our extensive online research on the websites of the LCRB and LDB, we can find no documents with those titles. We did, however, find a ‘Manufacturer (Winery, Distillery or Brewery) Licence Application, which requires an applicant to choose between a Winery, Distillery, Brewery, or Co-packer Licence.

Also on the LDB website is extensive information about Sales Agreements – a Land Based Winery Sales Agreement is listed, but there is no Land Based Cidery Sales Agreement. The Land Based Winery Sales Agreement references in 4.2 ‘ . . . your packaged Product (wine, ciders, wine-based refreshment beverages, etc.) ; and Appendix C ‘Land Based Winery Criteria – Updated 2018-06-05’ states ‘To be a Land Based Winery, as a Licensed Establishment; At your Licensed Establishment site you have 2 acres of grapevines if you produce grape wine; and/or 2 acres of fruit orchards if you produce fruit Wine or Cider\*; or 2.5 acres of rice paddy if you produce sake’.

**12. BIM’s Policy 235** states that *“The Municipality may consider issuing temporary land use permits provided the use will not create an unacceptable negative impact upon the natural environment or the character of the neighbourhood”*.

Has the municipality considered potential negative impacts upon the natural environment such as run-off of fertilizers and/or pesticides; additional water use due to the processing and bottling of cider and washroom facilities for the Cidery visitors, sewage capacity, treatment of wastewater from cider production, traffic and visitor noise, light pollution in the night sky, etc?

**13. Westside Road and Laura Road** are quiet, dead-end residential roads, extensively used by local walkers, cyclists, and Additional vehicle traffic will negatively impact the character of the neighbourhood. The location of the entrance to 620 Laura Road means that vehicle parking has the potential spill out onto Westside Road, near adjacent properties. This neighbourhood is an inappropriate location for a destination business, largely appealing to tourists.

We also have major concerns regarding the operation of a business (even “temporarily”!) serving alcoholic beverages to visitors, many of whom will be arriving and leaving by vehicle. Does the Bowen Island RCMP Detachment have an opinion on the proposed use of the property?

Having reviewed BIM’s Temporary Use Permit process, as posted on the municipality’s website, we note that Step 4 of the process is ‘Public Notification: Public comments to Council. Referral to government agencies and advisory committees’. Step 5 is ‘Consideration by Council’. How can Council proceed from Step 4 to Step 5 at this meeting, without receiving documented confirmation that the relevant government agencies have provided their input/decisions? Given the points we have made above, including questions we have asked that require information/decisions from government agencies that have not been provided by the applicants, to move from Step 4 of the TUP flow chart to Step 5 of the TUP flow chart is unacceptable.

The above questions and comments, we feel, make it clear that the application for TUP 2021-0017 contains mis-statements, and does not address serious concerns regarding impacts on the neighbourhood such as drinking water quality and supply, wastewater treatment and disposal, increased traffic and noise, and the presence of a manufacturing and liquor-serving establishment in a quiet residential cul-de-sac. There is nothing ‘temporary’ about such impacts!

**We oppose the approval of TUP Application 2021-0017, and any potential rezoning of 620 Laura Road from RR2 to RC in our Westside/Laura Road neighbourhood.**

Sincerely,

Margaret Underhill & Brian Buckingham

█ Westside Road

## Daniel Martin

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**From:** margaretunderhill <>  
**Sent:** Monday, March 15, 2021 10:27 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** Submission re TUP 2021-0017

Mayor and Council,

**Re: Temporary Use Permit Application for 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 - Additional Information**

As you are, no doubt, already aware, a number of residents on Westside Road have been upset and angered about the TUP application currently being considered by Council. We have been sharing ideas and information in the process of formulating our respective submissions to Council.

Subsequent to finalizing our original submission, the following questions and responses were included in email communication between one of our neighbours and applicant Rob Purdy on March 13th. Our further questions and comments are added as rebuttals. Black type indicates the original questions from our neighbours; red type are the answers from the applicant; the green type is our rebuttal to the answers.

Question: how many litres of cider you intend to produce each year:

Response: We're not exactly sure, it'll be a function of the fruit production and sales - our intention is to be a small community cidery – which is why I strongly support a restriction the square footage of the cidery.

Rebuttal: This is not an accurate or complete answer. Why would BIM consider or approve the TUP application without a definitive statement of the scope of the commercial 'fruit production and sales' operation?

Question: details on the siting of compost, and treatment of the pomace

Response: We have a few possible locations for compost – the heritage orchard matures over a period of four months which is very different from picking all the trees at once, it makes it much more manageable to deal with. The fruit coming from the Similkameen will be pressed there – and transported here as juice – no waste to deal with here.

Rebuttal: This is confusing and not an accurate or complete answer. Why would BIM consider or approve the TUP application without an officially acceptable documented plan as to how the applicants intend to deal with compost and pomace?

No-one at the February 22, 2021 Council meeting was told that it was "juice" not apples that would come from the Similkameen. How in heck can the amounts from there be verified against 25% of fruit produced on the subject property? Even if it is possible to verify this, who will police this? Certainly,

as described, this is starting to sound far more like a light industrial manufacturing facility than their suggested rural agricultural cottage business.

Question: wastewater treatment – what is in place for this, where on site this goes

Response: Water is not an input in our cider production – our plumbing requirements are very minimal (sink and hose bib). We are working with VCH and a qualified wastewater engineer to implement a gray water system where any water that is needed in the cidery can then be used for irrigation on our cider orchard – to avoid water waste. We also plan to pursue organic certification, which will closely scrutinize this as well.

Rebuttal: The statements “We are working with” and “we also plan to pursue organic certification” do not provide any concrete or factual information on what plans, if any, have been researched or approved. If there are reports from the appropriate professionals, or certificates from the regulating authorities, why have they not formed part of the information provided to the public? If no documentation has been provided, why would BIM consider or approve the TUP application in the absence of reports/certificates from the appropriate professionals or authorities?

Question: have you had an environmental assessment/ hydrological impact assessment done by a qualified professional If so, can you provide that report to us?

Response: Water is governed by the Province, via VCH, we are working closely with them to meet their requirements.

Rebuttal: What are the applicants doing to meet the VCH requirements? If the requirements have not yet been met, why is BIM considering approval of this application?

Question: do you have an environmental management or standards plan in place

Response: Again, we’re working through the VCH process currently. The environmental impact of what we’re doing is minimal, and also very important to us.

Rebuttal: If the applicants are still working through this process, it is clearly not completed. Without documentation of completion, why would BIM consider approving this application?

Question: any other information on these issues you can share or provide

Response: Our intent with this whole project is to preserve the heritage orchard – in the exact way that Andre states in his opinion article – that’s the reason we moved here. The cidery is intended to be a place to support community and promote biodiversity.

Rebuttal: Everybody is in favour of supporting community, but not everybody has the same idea of the best way to achieve this. How are the applicants “supporting community” by springing the TUP application on the neighbourhood in such a sudden way? As we now discover, the Riley’s Cider



website first appeared on August 16, 2019, announcing 'coming Spring 2021', and the Riley's Cider Facebook page, also announcing 'coming Spring 2021' shows its first post on October 20, 2020. The TUP application came as a complete surprise to us, and to our neighbours, as we had not been approached in any way by the applicants to let us know of their plans, giving us very limited time to respond.

How does a light industrial commercial operation promote biodiversity any more than what currently exists?

We are not satisfied by the vagueness of Rob Purdy's responses to the above questions, and the lack of clear information on such crucial issues as environmental assessment, wastewater treatment, and the potential impact on quality and supply of drinking water in our area.

It is particularly disturbing that Council seems prepared to make a decision on this TUP application without concrete documented information and answers to these significant concerns and questions.

The entire Temporary Use Permit application process has been far too rushed, given the significant impacts that could be inflicted by a commercial operation of this nature on the neighbouring properties. Neighbours did not receive formal municipal public notification until March 4-5<sup>th</sup>. – providing very little time to formulate presentations to council in time for these presentations to be included in the published Agenda only one week in advance of the March 22 Council Meeting.

**We are opposed to the approval of TUP 2021-0017, and any potential rezoning of 620 Laura Road from RR2 to RC.**

Sincerely,

Margaret Underhill & Brian Buckingham  
[REDACTED] Westside Road

## Daniel Martin

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**From:** Cro Lucas <>  
**Sent:** Monday, March 15, 2021 10:36 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** Fwd: Support for Cidery on Bowen

I am writing in support of the application TUP-2021-0017.

Watching the presentation made at the council meeting I have to say how impressed i was with Rob Purdy's newfound knowledge of Cidery operation. He is committed to running an operation that will not have any impact on the ecology but definitely the economy of the island.

I was also pleased to hear that his plan is to keep the Riley's Orchard, which in itself is so unique and opening it to islanders and guests is an added bonus.

I do support this application and look forward to visiting it when it opens to the public.

*Crozier W. Lucas*  
Amelia Lane  
Bowen Island, BC  
VON 1G0  
Home: Cell:

## Daniel Martin

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**From:** Bill Brown <>  
**Sent:** Monday, March 15, 2021 11:08 AM  
**To:** BIMBC - Mayor And Council  
**Subject:** TUP-2021-0017

I fully support this application for the proposed Cidery operation on Bowen.

We need to encourage entrepreneurship and small business on Bowen Island, rather than continue to impose restrictions and costs for doing so.

Yours truly, W.C. Brown

Dave Watt & Jen Burns  
[REDACTED] Westside Road  
Bowen Island, BC V0N 1G2

March 15, 2021

Bowen Island Mayor and Councilors  
Bowen Island Municipality  
981 Artisan Lane  
Bowen Island, BC V0N 1G2  
bim@bimbc.ca

**RE: Temporary Use Permit Application TUP-2021-0017 – 620 Laura Road**

Dear Mayor and Council,

We are writing regarding the above proposed TUP.

We oppose the Temporary Use Permit for the use of the property at 620 Laura Road as a cidery, for the commercial production, retail sale and on-site consumption of alcohol, operating from 9:00am to 11:00pm, 365-days per year and located in the centre of our small, residential neighbourhood.

We are not opposed to the applicants growing apples for cider at this location **nor is our opposition specific to the individuals involved**, it's about the business itself. We feel the plans for the business are not well-defined in current documents with few limitations, and even if we infer the best of intentions and responsible practice to the current applicants in future the business could be sold and new operators may have wildly different priorities and practices. Since wineries are not permitted anywhere on Bowen we are unclear why cidery might be permitted and winery would not. In fact, there is very little difference between a winery and a cidery, both in terms of the production process and end product – apple wine just uses more sugar, a longer fermentation period and has a 5-7% higher alcohol content. **The creation of a new cidery definition appears to circumvent the prohibition on operating a near-identical commercial winery on the Island.**

There is nothing “temporary” about a three-year permit. The Temporary Use Permit is an unusual instrument, and we are still unclear how it fully relates to and works in conjunction with other jurisdictional procedures, rules and regulations. **We would ask Council to very carefully consider each TUP application and decision.** Outside of the 3-year temporary operating permit, there are no other provisions for the reassessment and modification of the conditions and permissions granted through this application process. As a result, **considerations and evaluation of the application must be reviewed as if operating at the maximum capacities allowable under the permit.**

**There is no reason for the applicant to have provisions for a retail sales location or onsite consumption venue in the centre of a small residential neighbourhood.** Other existing Cove-based businesses could sell the cider, including the Snug Cove General Store and the Bowen Beer and Wine Cellar, who already offer a range of 30 cider products for purchase. Equally, other existing Cove-based businesses could serve the cider, including the Bowen Island Pub, Doc Morgan's Pub and Restaurant, Barcelona Tapas and Wine Bar, Tuscany Restaurant and the Rustique Bistro.

**The Bowen Official Community Plan clearly anticipates Snug Cove – and not residential neighbourhoods - as the location for precisely this kind of commercial activity:**

*Goal 11. To recognize Snug Cove as the commercial and community heart of Bowen Island, and to provide for the expansion of commercial, residential, and community and cultural uses that will contribute towards a pleasant, walkable village, appropriate in form and scale to a small community*

The apple orchards on the property have a long-standing and celebrated history in the neighborhood and more broadly across Bowen Island. But **there is nothing about the establishment of a commercial alcohol production facility, a retail sales capability (a liquor store) and the plan to allow consumption onsite (a bar), picnic area, events and potential future expansion that is a natural extension of the orchard's history or our residential neighborhood.** And in fact, as noted by Rob in the council meeting, the growing of apples in this location is very difficult, not feasible at scale and requires the vast majority of pre-processed apple juice to be shipped in from other off-island locations in order to be viable. The result is that up to 75% of the required pre-processed apple juice will be sourced from the Similkameen Valley, a 600-kilometer round trip. As such **this application proposal seems among the least local, environmental, self-sustainable and desirable option for the property** – missing the appeal and value of the whole, locally grown and unprocessed fruit that was central to the celebration of the orchard for so many years. While we fully support and recognize the importance of sustainable food growth on the island, the appeal of “farm to table”, “local food” movements and the importance of continuing John and Josephine Riley’s legacy, we don’t believe the proposed use of the property supports this vision, or the vision for Bowen as laid out in the OCP. **This is not food production, or providing food for local tables.**

There is no shortage of cider on Bowen Island, or to the best of knowledge, anywhere else in the province. This proposal is not filling a vacuum or an unsatisfied desire for more alcoholized cider. A wide variety of ciders can be purchased in the designated commercial center, the Cove, at the liquor store, the General store or from the Pub. And even if there were a were a critical need for more alcohol cider, Bowen Island is among the last places in the province where it would be strategically advantageous to produce it, with our small geographic size, steep and rocky terrain, and 100-car ferry-only access to the mainland. **The desire to ship-in 75% of pre-processed apple juice from off-island in order to produce at a scale that makes it a viable commercial business, means that we are moving well beyond artisanal production, meant to showcase local Bowen Island apples, into commercial, light-industrial use that yields no benefit to the neighborhood or Bowen Island more generally.** On the contrary, the neighborhood and Bowen Island will pay the costs, both indirect and direct, in terms of increased traffic, greenhouse gas emissions, ferry traffic, and policing, with no financial benefit in return.

We are also concerned about the vagueness of the proposal, with suggestion of retail sale, consumption, tours, and events. There is no definition of “events”. There is no information or analysis put forward on scale, traffic patterns, or impact to the neighborhood. The proposed increase in size for the patio suggests an intent to go beyond consumption of a bottle or two in the picnic areas. Operating hours are proposed to be 9:00am to 11:00pm, with the public consumption extending until dusk +30-minutes (9:50pm in summer) operating 365-days per year and later for events. **Any such proposal should be clear as to future plans, impact, with limits set.** Given the neighborhood impacts, if approval of this TUP were granted in any form, the retail sale and consumption should be heavily restricted, occur in the cove, and operating hours for the property set to normal business hours (9:00-5:00pm) Monday to Friday.

We also **would like to raise concerns about process** – the BC Liquor Distribution Board granted a manufacturer's liquor license without the property first having the zoning in place, or requiring consultation with neighbors. We received the TUP notification by mail March 5, leaving us 5-business days to respond before having to have the material to Council on the 15<sup>th</sup> as advised in order to leave Council members sufficient time to read the material in advance of the meeting. The TUP and notification process left little time for neighbours to consult and respond, and the TUP and liquor license are self-reinforcing toward an eventual rezoning to Rural Commercial as discussed in the last Council meeting without the full due process and analysis. It feels like a very hasty path toward what could be a major impact on the neighborhood and Bowen Island in general. Any such initiative that proposes to change local rules and regulation must first secure local neighborhood resident support. **The majority of people who stand to be directly affected should be the first to be consulted and considered, not the last in the process.**

## **AREAS OF CONCERNS**

We oppose the TUP, and any rezoning in our neighborhood from rural residential to rural commercial for the following reasons:

1. Negative impact on our neighborhood
2. Insufficient information and planning with respect to waste products and other details
3. Environmental Impact
4. Zoning & misalignment to the OCP, particularly the intent of the OCP to have this type of commercial activity directed toward Snug Cove

### Impact to neighborhood

**It is important to consider the nature and character of the neighborhood** involved in the application. The neighborhood is very small in size being composed of Westside Road, which is shy of 1-kilometer in length ending in a turnaround, and Laura Road, which is roughly half a kilometer in length beginning halfway down Westside and ending at a trail head to Mt Gardner. The 620 Laura Road property is in the approximate center of the neighborhood. There are just 12 properties composing the immediate neighborhood, including the property in question. Local residents in our neighborhood range from families with young children to retirees, with some residences hosting extended families and short or long-term rental accommodations. The single-entrance, 'no-thru' roads are generally quiet but frequented by a diverse group of neighborhood residents and non-residents out for a walk, walking their dogs, riding horseback to and from Evergreen Stables, teenagers heading to/from the school bus, people jogging, bicycle riding, and people heading up to the trail head to hike Mt Gardner. **It's a calm, quiet, residential neighborhood with close connection to the natural environment – and not at all an appropriate location for a commercial, light-industrial alcohol production facility, alcohol retail sales outlet and onsite alcohol consumption venue permitted to operate 14-hour per day, 365-days per year.**

The proposed use will cause increased traffic, the vast majority of which will be cars. There is no convenient bus stop, being a kilometer from the nearest stop, #60215 on the 280 route and it is unrealistic to imagine that people who have purchased a case of cider will walk 15-20 minutes to the nearest bus stop. Same for people who have consumed alcohol on premise. We recognize that those who know the Bowen bus routes will not need to walk all the way to the stop, and could instead pick it up at the end of Westside Road. This is still an approximate 10-minute walk. The increased vehicle traffic and special events will disrupt the quiet of our

residential neighborhood, encourage and enable drinking and driving, and lead to noise and disturbance in an area where sound is often amplified many times by the steep, rocky geography.

There are no sidewalks or street lights in the area. The proposal as stated for late operating hours will lead to increased car traffic, with people who have consumed alcohol late into the evening as this is the only purpose for people to visit the property - a tour, tasting, purchase and consumption. The increased traffic at dusk and at night presents risks to people, horses, and others that walk along the road well into the evening – 80% of pedestrian traffic accidents<sup>1</sup> occur on dark unlit roads, which fits the description of our neighborhood in the evenings.

**The enablement of onsite alcohol consumption outside the Cove may require additional monitoring and policing**, and the RCMP should be consulted as to the possible impacts and increase in incidents and accidents. Finally, Laura Road has a ‘tertiary’ snow plowing priority designation by the municipality, second only to the lowest level of ‘conditional’. The establishment of a combined commercial alcohol production facility, retail alcohol sales outlet and onsite alcohol consumption service is ill-suited to this small residential neighborhood and 6-kilometer distance from core services in the Cove.

We purchased our property specifically for the quiet rural aspect. The proposed use, both temporary and future commercial rezoning application, will fundamentally alter this environment and enjoyment of neighborhood by ourselves and other residents. During the council meeting it was discussed that there is **no tax gain to the Municipality** from the creation of the proposed commercial operations, save for if the BC Assessment Authority increases the property’s valuation based on the commercial expansion, which **could in turn increase neighboring property taxes** given taxes are calculated based on area averages. The introduction of a commercial alcohol production facility, retail liquor sales outlet and onsite alcohol consumption service is sure to **reduce the value at the time of sale of surrounding neighborhood properties** or in future **encourage other proposals for commercial use**, further eroding the rural nature of the neighborhood. We certainly would not have looked as favorably upon our own property purchase if the proposed changes were in existence at that time.

Based on the applicant bringing in 75% pre-processed apple juice from the Similkameen, and the small 25% amount of the orchard apples being used due to capacity issues to enterprise, **there is nothing about this location that is particularly required for this enterprise**. If the applicant wanted to start a business producing, retailing and serving alcohol then they **should have chosen an appropriately designated property to establish the new business and not attempted to convert an existing residential neighborhood into a commercial production and retail site**.

Council noted at the meeting this might be a **slippery slope**. If this initiative is successful then every residential neighborhood on Bowen Island is vulnerable to having a commercial liquor production facility, retail liquor sales outlet and alcohol consumption business (or similar) operating in the center of their small, quiet residential neighborhood. **We contest this by necessity for our own neighborhood, but also for the greater safety, character and well-being of all residential neighborhoods on the island for whom this precedent could equally be applied.**

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<sup>1</sup> National Safety council [https://injuryfacts.nsc.org/motor-vehicle/road-users/pedestrians/#:~:text=According%20to%20NHTSA%20data%2C%20in,dark%20lighting%20conditions%20\(80%25\).](https://injuryfacts.nsc.org/motor-vehicle/road-users/pedestrians/#:~:text=According%20to%20NHTSA%20data%2C%20in,dark%20lighting%20conditions%20(80%25).)

## Insufficient information and planning with respect to waste products

There is no concrete plan articulated for disposing of apples. At present apple sludge is acknowledged to be fed to the deer, and there is a small-scale compost capability. It **is well known to be dangerous to the deer** to feed them, in particular, fruit<sup>2</sup>. According to a BC Wildlife Factsheet “Grains, pelleted feeds or surplus fruits are high in carbohydrates/protein/energy and even small amounts can cause digestive upsets that lead to diarrhea, bloating and significant damage to ungulate digestive tracts”.

The brief review of online literature varies in terms of whether apples need to be washed for cider. If only organic products are used, conceivably no washing is required. However, the equipment will need regular cleaning, bottles etc. **How much water, and what solutions will be used? What are the plans in terms of waste water from those and other production uses?** As a future commercial entity there should be careful consideration and planning relative to local environmental impacts.

## 2.0 Environmental impact

In addition to the concerns raised above, in the Official Community Plan a number of objectives and policies are established requiring the Municipality to consider climate change impacts related to applications. The **proposed use permit and business increases climate impact** as noted earlier.

- Importing the majority of pre-processed apple juice from off-island is **not in line with local growth and ecological sustainability targets** since the proponent intends to bring in the apples from the Similkameen Valley in the interior of BC vs orchards in the lower mainland, a 600-kilometer round-trip, increasing GHG (greenhouse gas) emissions
- Offering cider for retail sale and tours at the location **encourages the use of vehicles** to get to the location to facilitate carry-out sales and tours
- The OCP Policy 26 states that the Municipality will lessen the need for on-island transportation by encouraging future growth in Snug Cove. This type of alcohol retail sale and consumption activity **should occur in the Cove in order to align with the OCP**

## Zoning & Alignment to OCP

Section 1 of the Bowen Island Official Community Plan states:

*Even though our island is a short ferry ride from three million urban residents, it is a world apart. Roads are winding and nights are dark. Lush vegetation and rugged topography define the island; **homes and businesses fit into this landscape rather than remake it.** There is a strong “islander” identity and a deep commitment to the stewardship of our remarkable natural environment. We take pride and pleasure in living in a resilient community that celebrates its arts, culture and heritage. **We highly value and want to preserve our small community way of living, removed from the traffic and distractions of urban life.***

- Since wineries are not permitted anywhere on Bowen we are unclear why cidery might be permitted and winery would not. In fact, there is very little difference between a winery and a cidery, both in terms of the production process and end product – apple wine just uses more sugar, a longer fermentation

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<sup>2</sup> <https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/wildlife-wildlife-habitat/staying-safe-around-wildlife/ungulate-feeding-june8th.pdf>



period and has a 5-7% higher alcohol content. The **creation of a new cidery definition appears to circumvent the prohibition on operating a near-identical commercial winery on the Island.**

- Allowing the proportion of local apples to be reduced to 25% is no longer in line with agricultural guidelines and as per staff's comments, is of commercial scale. It's also prejudicial to the other local cidery producer operating in the Agricultural Land Reserve on the Island. **Requiring 50% aligns with the ALR, promotes equity with the other local Bowen Island producer, and means that this remains a local business with a cottage industry scale vs a commercial/industrial enterprise.**
- The TUP allows for 3 parking spaces. This will be insufficient since 3 spots is minimal, and as already noted there is no other parking spots except by hiking trails which are often full. Thus we would be taking away parking for people hiking the trails, or parking on the roads thus creating a safety hazard and obstructing local traffic.
- The future use for "events" is concerning as this will increase noise and traffic and again is completely incompatible with the current neighborhood environment. The argument may be that this is a small operation, but that could change, and we could quickly end up with weekly events, larger patio, and greater traffic. There is also **no definition of what constitutes an event, and what might be allowed.**
- Section 3.32 Land Use Management Objective 53 – *"To ensure that only compatible land uses are located in any given area to avoid conflict between these uses."* On Feb 22 there was broad recognition that the proposed use of the property would require rezoning to Rural Commercial from the existing Rural Residential after the TUP is granted. This **will create a friction in the neighborhood**, as noted in earlier sections, to the peaceful co-existence of neighbours and the commercial operation of the property, due to increase traffic and noise, consumption of alcohol, parking and retail expansion.
- Section 3.7 Agricultural Land Use Management and Objective 80 states: *"To encourage commercial and domestic agriculture in suitable locations, and to encourage local food production."* The proposed conversion to a cidery means the **reduction of local food production**, as apples will be used to make alcoholic beverages vs consuming as fruit on local tables. Cider apples are a different variety from cooking or eating apples, and any existing cider apple trees or new trees that are planted will be less applicable as food for the table.
  - Given that the cider apples are a different variety, it is unclear how many of the current mature trees can be used for the cider, and if 25% is even a feasible number. What metrics will be considered for monitoring locally used apples vs imported apple juice from off island. **How will the proportion of local apples and imported pre-processed apple juice be measured, recorded and available for compliance review?**
  - The proponent has noted the difficulty to grow apples on Bowen, thus the location can't be considered a suitable location for growing cider apples. And if 75% of the pre-processed apple juice comes from off-island, **it is difficult to argue the end-result is a local Bowen product based on its content, it will be Bowen-related based on where commercial production process was undertaken**
  - The objective is to allow in suitable locations – this location is **not suitable for commercial use, especially the retail sale and consumption of alcohol**

## Future actions

We are concerned about the process for granting a manufacturer's license in a residential area, where zoning and the surrounding neighborhood are incompatible, and as such have initiated a dialog with the Liquor Distribution Board to understand how this occurred.

Actions we request council undertake before any approval this TUP include:

- Limit use such that the appropriate activities (alcohol production, sale and consumption) occur in Snug Cove
- Review environmental impacts (safety, noise, animal, waste) resulting from operations
- Consult with RCMP about impacts and enforcement (alcohol sale, consumption, driving)
- Restrict operating hours to normal business hours Monday to Friday, placing neighbourhood residents' as a first priority

In summary, we strongly oppose this TUP, allowing the production, retail sales and consumption of alcohol on premise at 620 Laura Road, along with any future rezoning in our small residential neighbourhood to Rural Commercial.

We ask Mayor and Council to reject this proposal, and instead encourage the applicants' commercial alcohol production, sale, and consumption business to occur in the Snug Cove area as laid out in the Bowen Island Official Community Plan.

Sincerely,

*Dave Watt & Jen Burns*

## Daniel Martin

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**From:** Kathy Clarke <>  
**Sent:** Monday, March 15, 2021 11:29 AM  
**To:** BIMBC - Mayor And Council; Bowen Island Municipality  
**Subject:** TUP - 2021 - 0017 Application - Westside Cidery

Dear Mayor and Council -

I'm writing in support of the application TUP-2021-0017. I believe a cidery is the kind of business that the island should encourage. It appears that it does not require any change to the natural environment, won't create additional noise or significant traffic, and will provide a new experience and local products for both residents and visitors to enjoy.

I hope council will approve the application.

Yours truly,

Kathy Clarke

## Daniel Martin

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**From:** Bowen Island Municipality  
**Sent:** Monday, March 15, 2021 11:49 AM  
**To:** Hope Dallas; Daniel Martin  
**Subject:** FW: TUP 2021-0017 620 Laura Road Cidery.

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**From:** Gail Eyssen <>  
**Sent:** Monday, March 15, 2021 11:11 AM  
**To:** Bowen Island Municipality <BIM@bimbc.ca>  
**Subject:** TUP 2021-0017 620 Laura Road Cidery.

Re: **TUP 2021-0017 620 Laura Road Cidery.**

Dear Mayor and Council

I understand that council is considering an application to allow development and operation of a cidery at 620 Laura Rd. This business will not only produce alcohol-containing apple cider but it will also sell cider at the retail level and allow consumption on the property. This business with alcohol consumed on the premises would be expected to increase road traffic and noise from the patrons until late evening.

The zoning of this property and all other properties in the area is rural residential. People who have chosen to live in residential areas on Bowen Island do so because they value the peace and beauty of Bowen's neighbourhoods. They do not select this lifestyle in order to live near to the equivalent of a public house. The place for this type of business is in Snug Cove.

All people in residential neighbourhoods on Bowen Island depend on their councillors to protect the areas in which they live from developments which will substantially alter the character of their neighbourhoods. Please do this by refusing to allow the use of this property for any purpose other than those permitted by present zoning.

Yours sincerely,

Gail E. Eyssen