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## TEMPORARY USE PERMIT

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Permit No. TUP-2021-0017

Roll No. 28100

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 may be developed as part of this permit.
6. The maximum floor area of retail space for the *cidery* use is 30 sq.m.
7. The maximum area of exterior patio space to be used as a picnic area is 120 sq. m.
8. The *cidery* use must provide 1 parking space for every 30 sq. m. of floor area.
9. The maximum hours that the *cidery* may be open to the public are as follows:  
Monday-Sunday 11:00-7:00pm

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#### SECURITY DEPOSIT

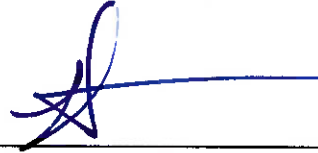
1. As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Municipality is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit.
2. Should the holder of this permit:
  - 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.

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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.

A handwritten signature in blue ink, consisting of a stylized, cursive 'A' followed by a long horizontal line extending to the right.

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Chief Administrative Officer

THIS IS NOT A BUILDING PERMIT

### SCHEDULE "A" Location Map



**SCHEDULE "B"**  
**Site Plan**

