

Ivo van der Kamp
Planner
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9



6 Jan 2022

RE: Temporary Use Permit for Pavilion Lounge and Patio TESA

Dear Ivo,

We are writing to renew our Temporary Use Permit (TUP) so that we may continue to use our Pavilion as an indoor lounge of 185 m², and also so that we may continue to use our Upper Courtyard and Deck as a Patio Lounge. This TUP renewal coincides with our application to Liquor Control to make our Patio TESA permanent. Liquor Control requires a dated and signed occupant load stamped by the District before our Patio Lounge application can be considered complete. There is no change to the occupancy load that is currently approved; i.e. 150 people combined for the Pavilion Lounge and Patio Lounge.

As you note in your email of 23 Dec 2021, a renewed TUP is required because the size of our Pavilion's indoor lounge exceeds ALC regulations, which sets an area maximum of 125 m² for an indoor lounge as an allowable farm use.

In considering our TUP renewal, please note:

- In October 2017, the ALC approved the Pavilion's proposed 185 m² service area as an indoor lounge in their "Non-Farm Use" decision letter.
- In March 2021, BC's Liquor & Cannabis Regulation Branch approved the Pavilion's 185 m² service area as a lounge with a capacity of 150 people.
- In April 2021, BC's Liquor & Cannabis Regulation Branch approved the use of our Upper Courtyard and Deck as a Temporary Expanded Service Area for our Pavilion's Lounge, with a combined capacity of 150 people. We refer to this as our "Patio TESA".
- In October 2021, Liquor Control issued additional Terms & Conditions for our

Pavilion Lounge, reflecting our Good Neighbour Policy and our significant efforts to minimize the risk of disturbing our neighbours.

These approvals were the culmination of a multi-year, multi-agency process that involved Liquor Control, Farm Credit Canada, the District of Central Saanich, the Agricultural Land Commission, and the District's Agricultural Committee. As part of the approval process, the District carried out a traffic study and public consultations, and Liquor Control carried out its own public consultations.

To assist your review, we have attached the following:

1. The Oct 2017 "Non Farm Use" Decision Letter from the ALC
2. The Mar 2021 Pavilion Lounge Approval Letter from Liquor Control
3. The Apr 2021 Patio TESA Authorization Letter from Liquor Control
4. The Oct 2021 Pavilion Lounge Terms & Conditions Letter from Liquor Control
5. The May 2019 Minutes of the Traffic Safety Committee Meeting stating that speed control on Mt. St. Michael Road was not required.
6. Our Winery Licence with Hours of Operation for our Lounge Endorsement areas, which coincide with hours of operation for our Retail Store.
7. The approved floorplan for our Pavilion Lounge
8. A floorplan showing the location of the bar in the Pavilion Lounge
9. A Google Drawing showing our licences, endorsements and TESA areas
10. An architectural plan showing the Patio TESA covering our Upper Courtyard and Deck. **Liquor Control requires occupant load stamps from the District with signature and date before our Patio Lounge application can be considered complete.**
11. A site plan of our farm showing the location of buildings and licenced areas
12. A table summarizing dimensions and occupancies for the Pavilion Lounge and Patio TESA. Please note that the Patio TESA for the Upper Courtyard and Deck is 125 m², which complies with ALC farm use regulations.
13. Our completed TUP Application Form
14. MSM Title Doc
15. MSM Right of Way Plan
16. MSM Plan of Covenant
17. Encroachment Agreement

We can confirm that:

- Sea Cider meets all local bylaws and provincial regulations with respect to operating under the terms of our Winery Licence, Pavilion Lounge Endorsement, Patio TESA, Picnic TESA, and ALC 2017 Decision Letter.
- Sea Cider operates in accordance with the hours of operation, capacity limits and Terms & Conditions governing our Winery License, Pavilion Lounge Endorsement, Patio TESA and Picnic TESA, including the special conditions that reflect our Good Neighbour Policy.
- Notwithstanding the results of the traffic study undertaken on Mt. St. Michael Road by Central Saanich's Traffic Safety Committee, which confirmed that traffic speed and volume did not pose a public safety risk, Sea Cider remains committed to working with the neighbours to lobby the municipality for traffic calming measures and recently sent a letter to the municipality to this effect.

In addition, we would like to highlight the following:

- **Occupancy for our Pavilion Lounge and Patio TESA:** No change (150 people in total as approved by Liquor Control).
- **Food Service:** No change. Our Lounge Endorsement requires that we offer food, which we do.
- **Beverages:** No change. Our Tastings Menu will continue to be cider-focused. For special events, we offer a cider-centric Drinks Menu with a wide selection of ciders and cider cocktails, and a more limited selection of wine, beer and spirits. We also offer non-alcoholic options and feature Sea Cider's Temperance Series of sparkling juices, as well as coffee, tea and sodas.
- **Entertainment:** No change. Sea Cider streams music under the terms of SOCAN. For special events, music is supplied by third party Entertainment Providers who must sign our Entertainment Agreement, which helps to manage the risk of music disturbing our neighbours. For our large public events (e.g. Wassail, May Day, Apple Day), Sea Cider hires acoustic musicians. For the past fifteen years, for example, we have hired the Island Thyme dancers and the Morris Singers to perform traditional dances accompanied by music in keeping with the cider-centric theme of our public events.
- **Stakeholder support:** We received several letters of support in 2019, from both large member-based organizations as well as neighbours, attesting to the fact that we are one of the most popular visitor attractions on the Saanich Peninsula. In addition, we are one of the largest farm employers in the region.
- **Cider Focus:** No change. As an orchard-based cidery, our main focus

continues to be growing apples, producing award-winning cider year after year, offering cider tastings to the public, and hosting cider-centric events. Cider production and cider wholesales will continue to be our main focus and source of revenue. In 2021 we were honoured to be awarded Best in Show for our Bittersweet Cider at the Portland International Cider Cup awards. Our Bittersweet cider, which is certified organic and made entirely from apples we grow, press, ferment and bottle on our Mt. St. Michael farm, is recognized as one of the best ciders in North America. Award-winning cider is at the core of our success. It is the reason why we attract thousands of visitors annually for cider tastings and cider-centric events. Our Pavilion Lounge and Patio TESA have enabled us to safely and effectively manage the number of people visiting our farm for cider-centric experiences.

Thank you for reviewing our renewal information. For further information, please don't hesitate to contact me.

Sincerely,



Kristen Needham
Founder and President
Sea Cider Farm & Ciderhouse