

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION**

July 15, 2024

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD AT THE ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, BC

PRESENT:	Chair	Mike Allegretti
	Members	Erik Mjanes (recorder) Gerald Rainville Robert Hogg Chris Glew Chris Richmond
ALSO PRESENT:	Kelly Backs	Electoral Area D Director (Non-Voting Board Liaison)
	Denise Lofstrom	Applicant
REGRETS		Meaghan Hennessey Lesley-Anne Staats Francesca Hollander Jim Budd Caroline Tarneaud Vicki Dobbyn (recorder)

CALL TO ORDER 7:09 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of March 18, 2024 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 27, 2024
- Halfmoon Bay (Area B) APC Minutes of March 26, 2024
- Elphinstone (Area E) APC Minutes of March 26, 2024
- West Howe Sound (Area F) APC Minutes of May 28, 2024

REPORTS

Agricultural Land Commission Application ALR00028 (801 Leek Road)

Prior to committee discussion, the applicant presented an overview of the proposed project and answered questions from APC members. Presentation included an overview of applicant's existing business (Bruinwood Distillery) and background of the current application, including timeline, status of riparian development permit (approved), arborist report, and explanation of notice of intent process vs. application for non-farm use. Applicant provided an overview of proposed use of site, also summarized in the SCRD staff report. ALC application is seeking approval to bring in fill solely for construction of meadery ("lounge").

APC members wished to note that two of the APC members reside in the vicinity of 801 Leek Road. Request was made to note this in the minutes.

Questions from committee included:

- clarification of LCB rules re: alcohol sales, lounge capacity, noise mitigation.
- status of neighbourhood consultations and feedback to date.
- confirmation that existing topsoil would not be removed from site.
- discussion re: the requirement for 50% of farm products used in alcoholic beverage production be produced by the same farm. Clarification provided that SCRD is responsible for this assessment but would likely defer to ALC expertise when calculating 50% threshold compliance.
- questions about project details (e.g., bear proofing, traffic impacts, parking, fencing).

Key Points of Discussion:

- Concerns about future use, how to ensure that any future owner(s) is committed to "farming" rather than a commercial enterprise of a different nature.
- Concerns about details of the land use, parking square footage, traffic in/out of Leek Rd and Highway 101.
- Committee members expressed concern that a similar brewery development had been allowed to be established despite community concerns related to non-compliance with certain ALC requirements.
- Support expressed for the proposed use as it leverages Sunshine Coast's tourism potential, contributes to local economic development through niche/boutique business. It is a welcome step towards moving away from dependency on resource-based economic development.
- It was noted that applicant/owner has demonstrated success with a somewhat similar business over last 7 years.
- Smaller scale (max 30 seat lounge) and nature of the business (more winery than pub, focus on high quality, niche product and food) were cited as more suitable for the location than larger, louder commercial operation.
- Since application concerns only approval to add fill for building construction, committee has no concerns with proposal provided that all ALC requirements are met re fill specifications.

Recommendation No. 1 *Agricultural Land Commission Application ALR00028 (801 Leek Road)*

The Area D ACP supports the application to the ALC and recommends it proceed to the EAS.

REPORTS

Advisory Planning Commission Questionnaire Results Summary was received for information.

DIRECTORS REPORT

Director's Report was received.

NEXT MEETING September 16, 2024

ADJOURNMENT 8:30 p.m.