



STAFF REPORT

To: Electoral Area Services Committee

Date: 2025-02-13

From: Louise Hinton, Bylaw Compliance and Enforcement Officer

Subject: Lounge Area Endorsement Liquor License Application - Chestnut Springs Cidery, 1331 Janovick Road, Electoral Area H.

Reviewed by: Bill Ozeroff, Manager of Inspection Services
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the application received November 18, 2024 for a Lounge Area Endorsement License for Chestnut Springs Cidery at 1331 Janovick Road in Electoral Area H with the following comments:

The Board has no objection to the Lounge Area Endorsement Liquor License, subject to Provincial *Agricultural Land Commission Act* regulations.


BACKGROUND

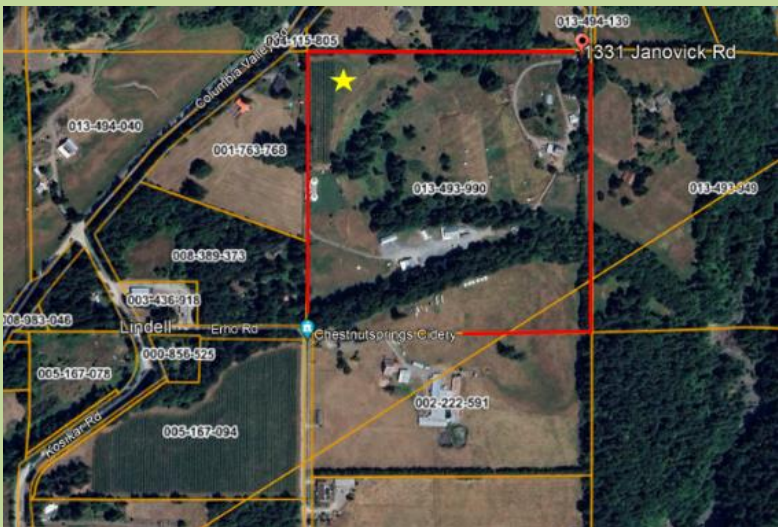
The Chestnut Springs Cidery is a small family-owned and operated working apple orchard, specializing in small batch cider manufacturing at 1331 Janovick Road in the rural Lindell Beach Area of Electoral Area H. This liquor license application is to aid the cidery business with a lounge area endorsement to expand the allowable liquor services within their on-site cidery operations.

The application that was submitted through the British Columbia Provincial Liquor and Cannabis Regulation Branch is for a Lounge Area Endorsement that has been forwarded to the Regional District for review and comment.

Chestnut Springs Cidery holds an existing Liquor Primary Manufacture License with retail endorsement that was issued March, 2023 and a Special Event Endorsement in January, 2024. Their existing license includes a large cider processing building with retail space, a service bar, sampling area for the public, and a Special Event Endorsement area with picnic facilities to hold special event events as a full service wedding venue.

PROPERTY INFORMATION

Address: 1331 Janovick Road		
	Owner	Brock Rodgers
	Agent	Rebecca Hardin
	EA	Electoral Area " H "
	ZONING	AG-1 (Agricultural 1)
	OCP	AG (Agricultural)
Comments: <ul style="list-style-type: none"> Property is located entirely within the Agricultural Land Reserve (ALR) 		

NEIGHBOURING PROPERTIES Rural Agricultural Land based properties on all four sides	
	Considerations: <ul style="list-style-type: none"> Potential for increased noise affecting neighbouring properties.

DISCUSSION

The application (see Appendix A) that was submitted through the BC Provincial Liquor and Cannabis Regulation Branch for a Lounge area endorsement application to the existing Liquor Primary Manufacturing License has been forwarded to the Regional District for review, and comment.

Liquor License Review Requirements

The *Liquor Control and Licensing Act* requires the Liquor and Cannabis Regulation Branch to consult local governments on requests for the issuance, amendment or renewal of certain liquor licenses. This gives local governments an opportunity to consider potential implications of the proposal.

Liquor Cannabis and Regulation Branch outlines that a Lounge area endorsement application would provide increased authorization for the sale, service and consumption of liquor during in the designated lounge area.

Application Details

The Lounge Area Endorsement application for Chestnut Springs Cidery is to provide an area so that guests can have a whole glass of cider on site. Current LCRB regulations restrict the sizes and purchases within the tasting room to 75ml / 2.5oz tasting size per person per day. For the licensee to be able to sell a full glass of cider, then they need to have a Lounge Area Endorsement on their existing manufacture licence.

The lounge area would operate year round from noon to 10pm everyday within the existing tasting and retail space and outdoor patio located directly next to the indoor area.

VENUE HOURS						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM
10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

The applicant has provided a detailed site plan (Appendix C) and letter of intent (Appendix B) detailing proposed operations for the Lounge endorsement.

The site plan shows an aerial photo of the whole 40 acre Lindell Beach Rural Agricultural property. The plan identifies the proposed Lounge Endorsement area (including patio), picnic area, the existing barn, the cidery manufacturing and retail buildings – and all other structures on the property related to normal and active agricultural and residential use of the land.

The more detailed floor plan (Appendix D) of the outdoor Lounge endorsement area has a proposed capacity of 148 persons. The occupancy is broken down into 36 occupants in the indoor lounge area, 56 occupants in the picnic area, and 56 person occupancy for the patio area.

The existing cidery building has a washroom capacity to support an occupant load of 50 persons, however there is an additional washroom building on the plan that will be accessible during patio and picnic area operations to bring the supported occupant load to 150 persons.

The applicant provides that the resident and owner occupied licensee does not wish to provide entertainment or live bands within the lounge area, other than some background music occasionally in an effort to ensure there are no disruptions or impact on their surrounding community as they reside on the subject property.

Building Permits

The Liquor Primary Manufacturing License that was issued to Chestnut Springs Cidery in March of 2023 included operations within the cider processing building. The building permit for the cider processing structure was completed and received its approved final inspection on October 28, 2024.

Liquor Cannabis Regulation Branch does not require a consultation or comment on local government approval of manufacturing licenses like the one issued to Chestnut Springs Cidery in March of 2023.

Agricultural Land Reserve

The property at 1331 Janovick Road is entirely within the Agricultural Land Reserve. Under Section 13 (2) of the *Agricultural Land Commission Act* Use Regulations, the use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses that are designated as farm uses and may not be prohibited. The definition of Ancillary Use under Section 13 of the Act includes gathering for an event if the event is held in the lounge or under a special event area endorsement.

COST

Not applicable. There are no fees collected or costs to review liquor licencing branch application requests other than staff time.

CONCLUSION

Staff recommends that the Board provide endorsement of the current application for a lounge area endorsement liquor license provided at 1331 Janovick Road in Electoral Area H.