

AGENDA ITEM NO: 11.4.6

MEETING DATE: August 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Whispering Horse Winery – Liquor Licence Applications (LLA00107) DATE: July 25, 2024

DEPARTMENT: Legislative Services PREPARED BY: J. Leggatt

1. SUMMARY OF ISSUE:

Two liquor licence applications have been received from Whispering Horse Winery, to be located at 43721 Vedder Mountain Road, including:

- Special Event Area Endorsement Application
- Lounge Area Endorsement Application

The purpose of the special event area endorsement application is to host occasional special events as a licensed winery, utilizing both outdoor and indoor licensed spaces, including the interior of their tasting room/on-site store/lounge, and the exterior space of their picnic area.

The purpose of the lounge area endorsement application is to provide a tasting room/on-site store/lounge area for winery guests to purchase wines by the glass or bottle, or a flight of wine samples. The portion of the property subject to the lounge application is located within a building currently under construction with a Building Permit from the City. For both applications, the proposed hours of sale are seven days a week, between 10am and 10pm.

The application was referred to the Chilliwack RCMP Detachment, the City's Development, Engineering, and Planning Departments, and the Fire Department. Their comments are attached for Council's information.

Also attached for Council's information are copies of the following:

- Special Event Area Endorsement Application
- Lounge Area Endorsement Application
- Letter of Intent
- Proposed site plan
- Proposed floor plan
- Agricultural Land Commission Policy L-02 – "Activities Designated as Farm Use: Farm Retail Sales in the ALR"

2. RECOMMENDATION:

Be it resolved that:

1. Council recommends approval of the Lounge Area Endorsement Application and the Special Event Area Endorsement Application of Whispering Horse Winery, located at 43721 Vedder Mountain Road, to allow for occasional special events and wine tasting.

- a. Potential for Noise:

As the subject property is within a rural area, the potential for noise from the proposed special event area is expected to have limited impact on adjacent neighbours. The *Community Standards Bylaw 2021, No. 5041* will remain in full force and effect, as amended from time to time.

- b. Impact on Community:

Minimal impact on the community is expected and the RCMP and Fire Department have noted that they have no issues with respect to the application.

- c. Primary Purpose:

The subject property is zoned AL (Agricultural Lowland). These applications would not result in the property's use being contrary to its primary purpose.

- d. Views of the Residents:

The views of the residents received at the Public Information Meeting will be forwarded to the Liquor and Cannabis Regulation Branch.



Jamie Leggatt, Director of Communications
and Legislative Services

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



David Blain, CAO



Provide Comment on Special Event Area Endorsement Application

A special event area endorsement permits the sale, service and consumption of liquor during a special event such as weddings, concerts and private parties. Liquor service is only permitted during an event. A special event area may be located in any area of the manufacturing site and may overlap in whole, or in part, a sampling room, on-site store, lounge or picnic area.

Please note: Do not apply for a special event area endorsement in the same footprint as your lounge. A lounge may host special events even though liquor service in the lounge is not event driven.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The application fee of \$330 must be submitted with your application.

Please note: If your endorsement(s) application is approved, a first year licensing fee of \$330 (pro-rated to March 31st) will be required for each endorsement before the Liquor and Cannabis Regulation Branch will issue your endorsement.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (<mailto:LCRBLiquor@gov.bc.ca>)

REQUIREMENTS FOR OPERATING A SPECIAL EVENT AREA ENDORSEMENT

The special event area endorsement allows for the hosting of special events such as weddings, concerts, private parties or promotional events open to the public within a designated area.

The following applies to the endorsement of a Special Event Area:

- A special event area (SEA) may be located in any area on the manufacturing site, including, in whole or in part, in: an area designated as a sampling room, an on-site store, a lounge or any other endorsement area, and/or a production area.
- If the SEA overlaps the picnic area, service is permitted within that area during the special event only, and the picnic area is considered closed.
- SEAs with a patio must meet patio policy requirements and be designed and located to prevent noise disturbances to nearby residents.
- This endorsement is event-driven only and is not intended to be an extension or an alternative to a lounge.
- Bounding is required for any outdoor area and for the duration of the event.

Licensees are expected to review and understand all relevant regulatory requirements established in the Liquor Control and Licensing Act, Liquor Control and Licensing Regulation, and the relevant Terms and Conditions Handbook.

As part of this application, you are required to confirm:

I have read and understand the above terms and conditions.

ESTABLISHMENT DETAILS

Establishment Name

Whispering Horse Winery (307059)

MANUFACTURER LOCATION ADDRESS

The establishment is currently located at the following address:

Address

43721 Vedder Mtn. Road

City

CHILLIWACK

Province

Chat with us

British Columbia

Postal Code

V2R4C5

Country

Canada

Parcel Identifier (PID)**LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION**

Enter the local government or Indigenous Nation (<https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A>) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Chilliwack

Selected Local Government/Indigenous Nation**Name:** Chilliwack

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Chilliwack RCMP

Selected Police Jurisdiction**Name:** Chilliwack RCMP**Zoning** By checking this box, I confirm that current zoning at the proposed location permits a Special Event Area Endorsement.**Is your establishment located on the Agricultural Land Reserve (ALR)?** Yes No

By submitting this application to LCRB, you are confirming that your licenced establishment will adhere to the requirements laid out in the Agricultural Land Reserve (ALR) Use Regulation (http://www.bclaws.ca/civix/document/id/complete/statreg/30_2019)

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment

Establishment Email

hello@whisperinghorsewines

Establishment Phone

(604) 245-0443

Will the establishment have a patio?

- Yes
- No

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- * For you to monitor and control patron entry and exit, and
- * To visually and physically define the service area

In opening this patio area you confirm that:

- * You will take appropriate measures to maintain care and control over the service area and conduct

Describe the location of the patio in relationship to the interior service area. *

Our patio will be located directly adjacent to our interior service/lounge/retail area

What is the status of the patio area construction? *

- Ready to Operate
- In Progress
- Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

9/30/2024

The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits)

- January
- February
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

Describe how patrons will access the patio (ie. from interior). *

Access to the patio (and proposed picnic area) will be through our interior service area, with one door at the north side of the building allowing entry and exit from these two proposed outdoor licensed areas. The patio will be bounded by permanent planters/landscaping to enclose this space and ensure As entry to the patio will only be permitted to those who have first entered our interior service area, staff will have the opportunity to engage, manage, and control who has entry into this space. Furthermore, the wall separating the interior and patio area will be glass, allowing staff an unobstructed view of this area and the ability to continuously monitor the patio at all times.

Will servers have to carry liquor through any unlicensed areas to get to the patio?

Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

N/A

Liquor will primarily be served from: *

Fixed service bar(s) on patio Portable service bar(s) on patio The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed special event area endorsement floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed interior and patio service area. The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Outdoor special event areas, not on a patio, require a person capacity identified by the applicant instead of an occupant load.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp for any proposed interior and patio service areas.

Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- stage
- sound or DJ booth
- stairs, entrances and exits
- kitchen
- washrooms

Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed endorsement service area(s) from other liquor licences or unlicensed areas. If there is another liquor licence, or another business at the same site, provide floor plans showing the other business in relation to the proposed special event area endorsement.

[Floor Plan_1.pdf \(api/file/c24b69be-e8f1-ee11-b849-005056838fcd/download-file/application/FloorPlan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F100944_C24B69BEE8F1EE11B849005056838FCD%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan\)](https://api/file/c24b69be-e8f1-ee11-b849-005056838fcd/download-file/application/FloorPlan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F100944_C24B69BEE8F1EE11B849005056838FCD%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan) 1235

SERVICE AREAS

Use the following table to list the service areas and provide their proposed person capacity (patrons and staff combined) for your establishment. Use names like **Patio** to refer to a patio service area.

Note: Proposed capacity cannot exceed occupant load issued by the local authority.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application

First Name *

Melissa

Last Name *

Giesbrecht

Title/Position

Co-Owner

Phone Number (main) *

7783188350

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application

hello@whisperinghorsewinery.com

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director.

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

* I understand and affirm that I am authorized to submit the application.

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

* I understand and affirm that all of the information provided for this application is true and complete.

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION**LG/IN**

Chilliwack

Name of Official**Title/Position****Phone**

(000) 000-0000

Email

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community.

The Liquor and Cannabis Regulation Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, local governments/First Nations (LG/IN) can delegate staff with the authority to provide comment.

- If there are any major issues (e.g., zoning), LG/FN may hold off approving the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will approve the application. LG/IN will keep a copy of the approved application and all supporting documents.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
 - The impact of noise on nearby residents.
 - The impact on the community if the application is approved.
 - The views of residents and a description of the method used to gather views.
 - The LG/FN recommendations (including whether or not the application should be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.
- If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to a Senior Licensing Analyst.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#).
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Opt Out of Comment

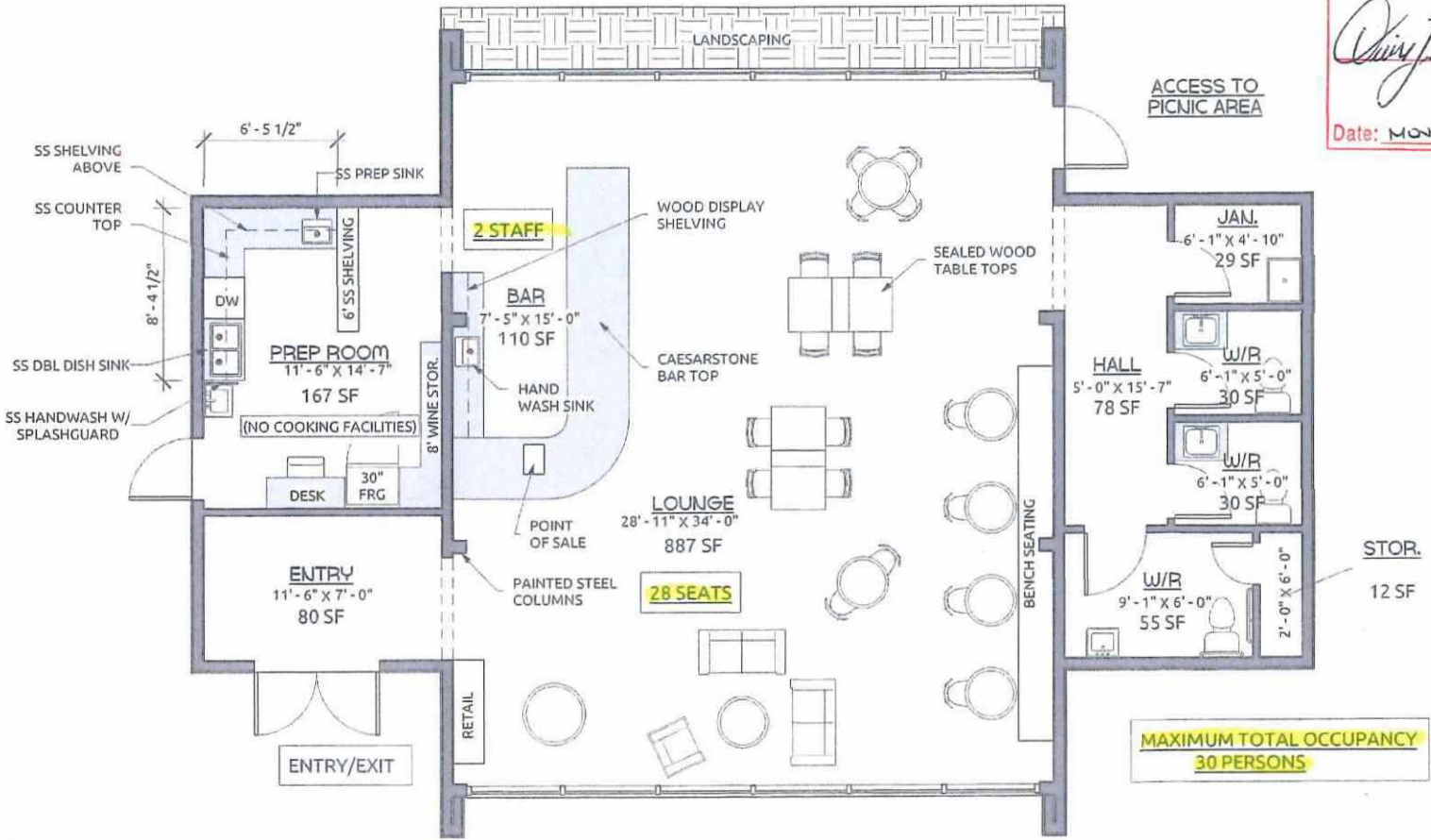
Reject Application

Accept Application

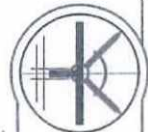
**OUTDOOR
PICNIC AREA**
(SEE SITE PLAN)

ROOM SCHEDULE				
ROOM	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH
BAR	110 SF	POLISHED CONCRETE	PAINTED GYP/UM	SPRUCE WOOD PLANK
ENTRY	80 SF	POLISHED CONCRETE	PAINTED GYP/UM	SPRUCE WOOD PLANK
HALL	78 SF	POLISHED CONCRETE	PAINTED GYP/UM	SPRUCE WOOD PLANK
JAN.	29 SF	POLISHED CONCRETE	PAINTED GYP/UM	PAINTED GYP/UM
LOUNGE	887 SF	POLISHED CONCRETE	PAINTED GYP/UM	SPRUCE WOOD PLANK
PREP ROOM	167 SF	POLISHED CONCRETE	STAINLESS STEEL PANEL	PVC CEILING TILE
STOR.	12 SF	POLISHED CONCRETE	PAINTED GYP/UM	PAINTED GYP/UM
W/R	30 SF	POLISHED CONCRETE	PAINTED GYP/UM	PAINTED GYP/UM

Reviewed by Chilliwack Fire Dept.
David J. Lafc LAFD # 3285
 Date: MON JUNE 10/2024



**MAXIMUM TOTAL OCCUPANCY
30 PERSONS**



**HausKraft
STUDIO**
 4845 BROS RD,
 CHILLIWACK BC, V2M 4E6
 604-845-4315
 WWW.HAUSKRAFTS.COM
 PID # 029-218-900

No.	Description	Date

WHISPERING
HORSE WINERY
FRASER HEALTH
PLAN

43721 WOODS MOUNTAIN RD
CHILLIWACK, BC
 Designed by: SF
 Drawn by: SF
 Checked by: JB
 Scale: 3/16" = 1'-0"
 Date: MAY 27, 2024

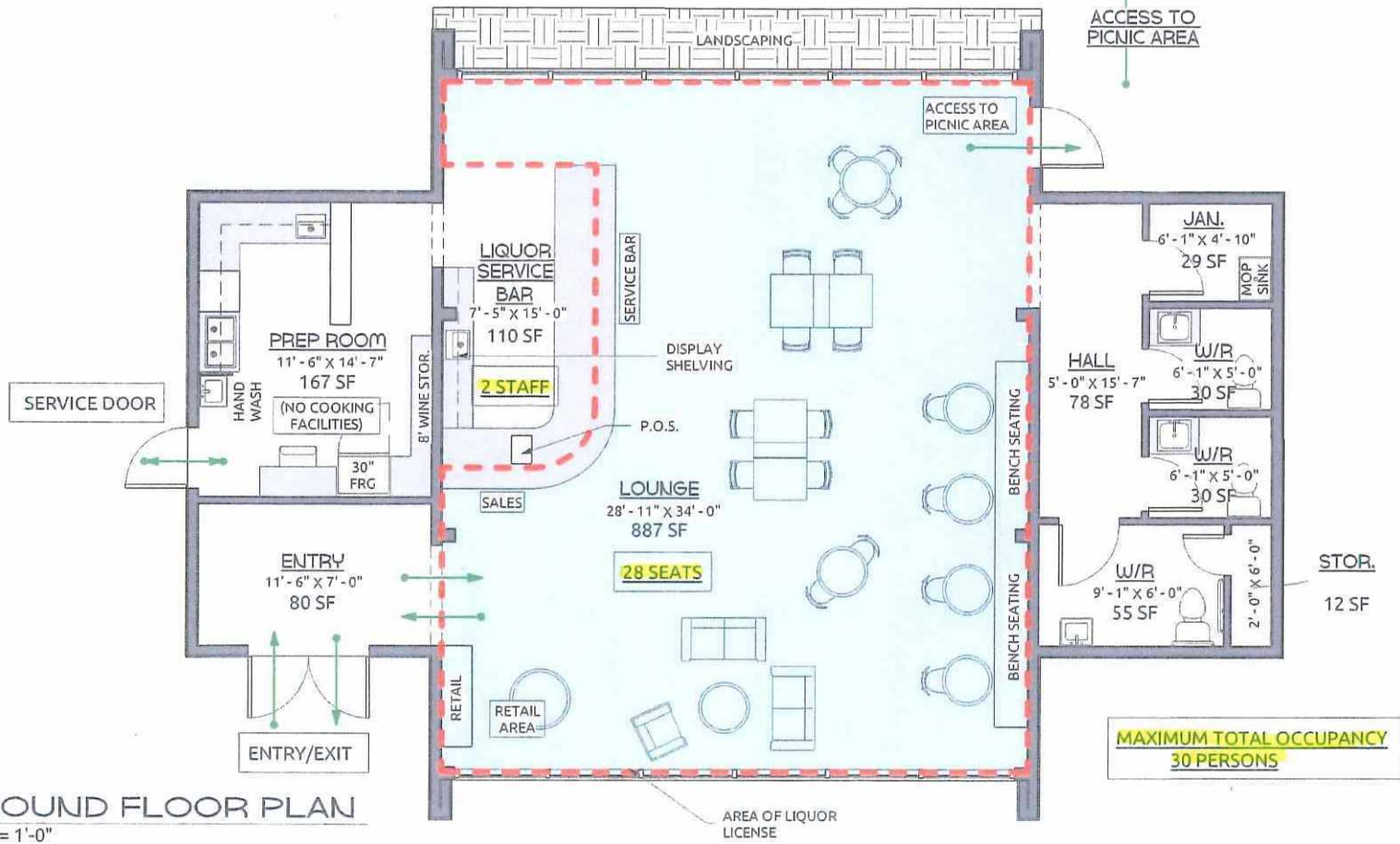
A1.3

PLAN LEGEND

- EXTENT OF LICENSED AREA
- LOUNGE AREA
- PATH OF TRAVEL - PATRONS

Reviewed by Chilliwack Fire Dept.
Chris J. [Signature] LAFC# 3285
 Date: MON JUNE 10/2024

OUTDOOR
PICNIC AREA
(SEE SITE PLAN)



GROUND FLOOR PLAN
3/16" = 1'-0"



HausKraft
STUDIO INC.

6045 ROSS RD.
CHILLIWACK BC, V2R 1E6
604-845-4315
WWW.HAUSVISUALS.CA
PID # 029-218-900

No.	Description	Date

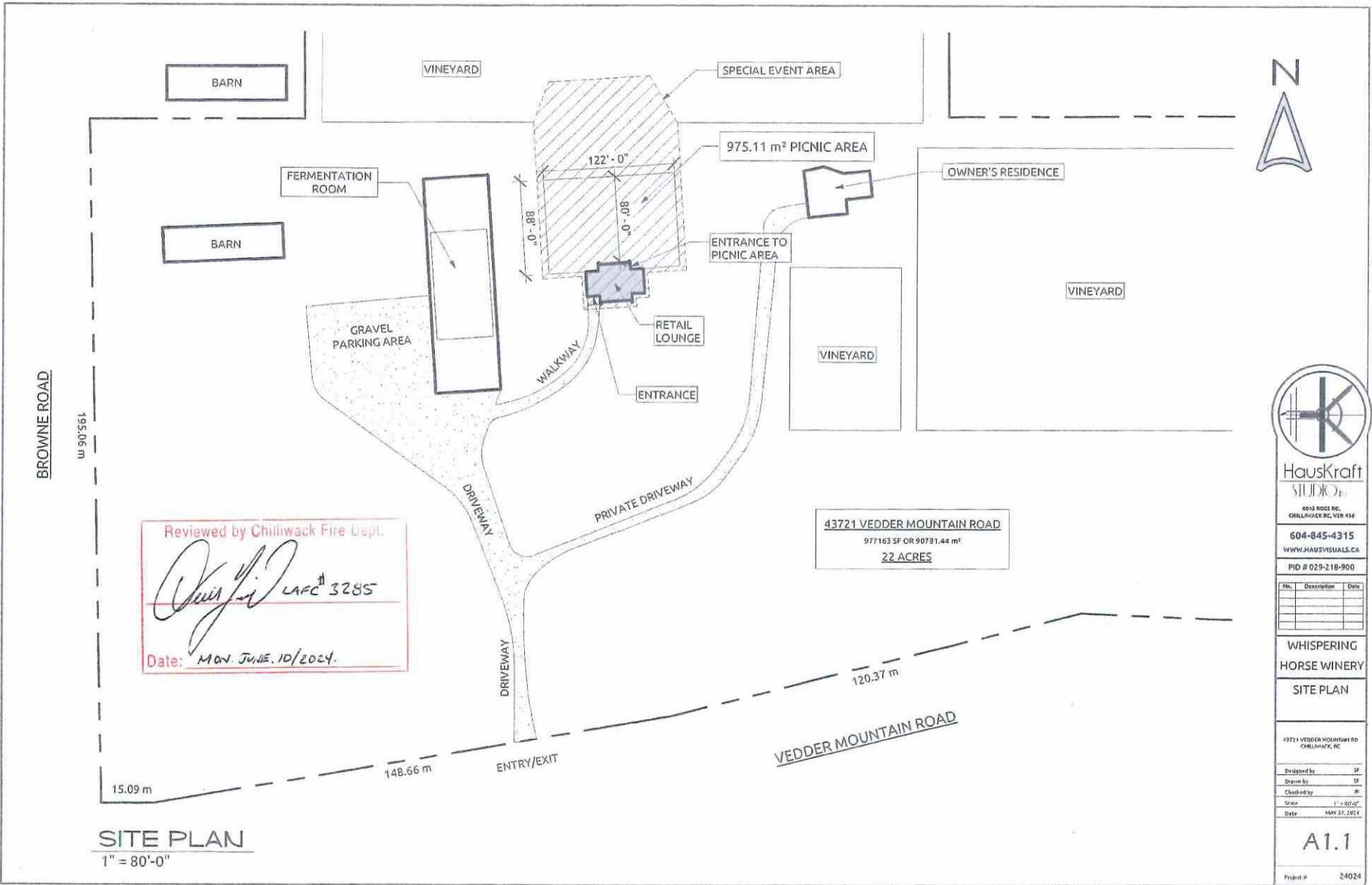
WHISPERING HORSE WINERY
LCRB PLAN

43721 VEDDER ROAD/144 RD
CHILLIWACK, BC

Designed by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: AS SHOWN
 Date: MAY 27, 2024

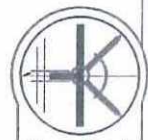
A1.4

Project # 24024



Reviewed by Chilliwack Fire Dept.
[Signature] LAFD # 3285
 Date: Mon. June. 10/2024.

SITE PLAN
 1" = 80'-0"



HausKraft STUDIO
 6014 ROSS RD., CHILLIWACK BC, V2R 4H6
 604-845-4315
 WWW.HAUSKRAFTS.COM
 PID # 029-218-900

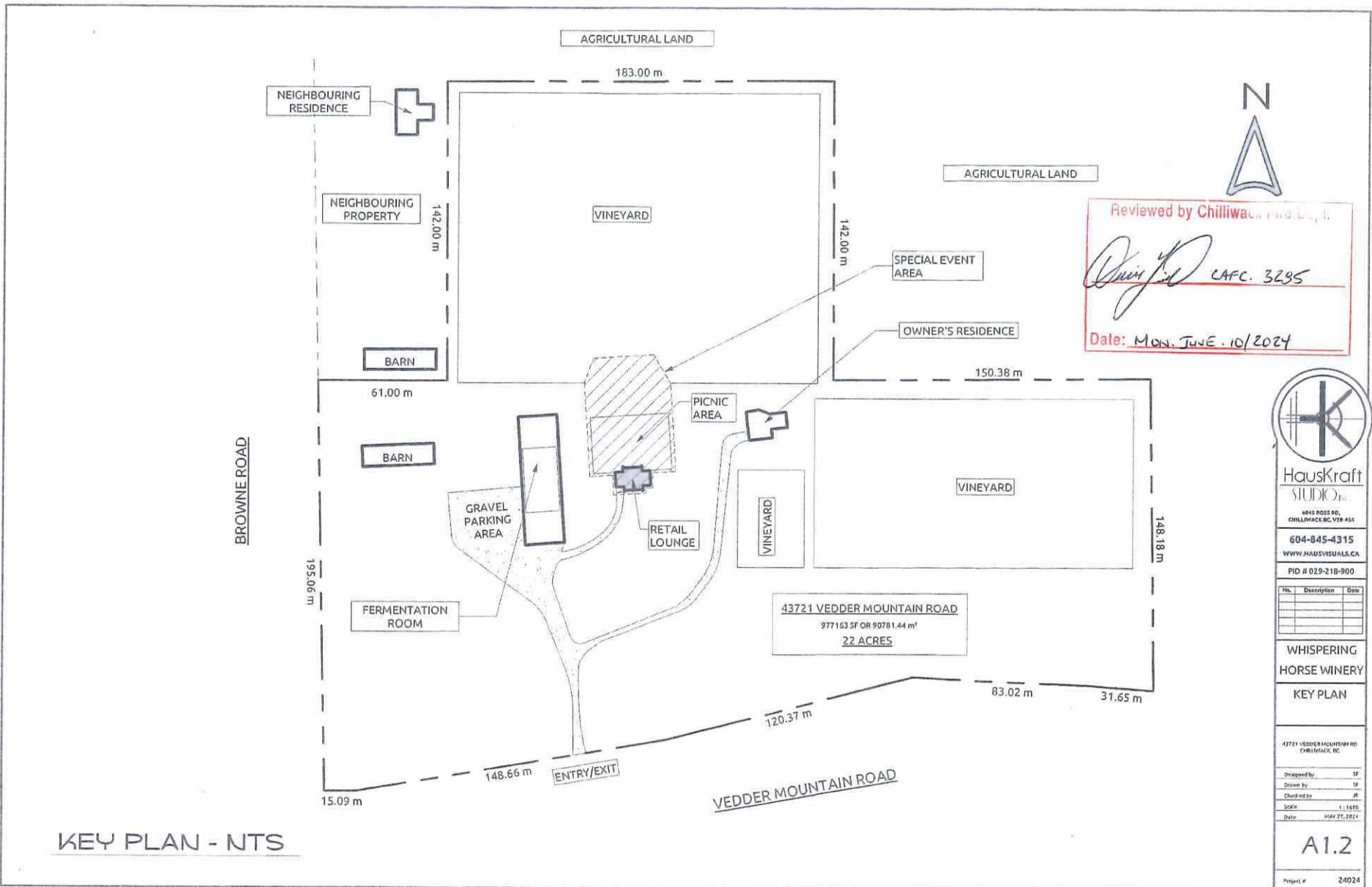
No.	Description	Date

WHISPERING HORSE WINERY
 SITE PLAN

43721 VEDDER MOUNTAIN RD
 CHILLIWACK, BC
 Designed by: SF
 Drawn by: SF
 Checked by: SF
 Scale: 1" = 80'-0"
 Date: MAY 27, 2024

A1.1

Project # 24024



Reviewed by Chilliwack Land Co., Ltd.
[Signature] L.A.F.C. 3295
 Date: MON. JUNE 10/2024



HausKraft
 STUDIO INC.
 4644 ROSS RD,
 CHILLIWACK BC, V2R 4S4
 604-845-4315
 WWW.HAUSKRAFTS.COM
 PID # 029-218-900

No.	Description	Date

WHISPERING HORSE WINERY
 KEY PLAN

43721 VEDDER MOUNTAIN RD
 CHILLIWACK, BC
 Drawn by: _____
 Checked by: _____
 Scale: 1:1500
 Date: MAY 27, 2024

A1.2

Project # 24024

KEY PLAN - NTS



Provide Comment on Lounge Area Endorsement Application

A lounge area endorsement permits the sale and service of liquor for on-site consumption.

The lounge can be an indoor area, with or without a patio attached to the interior lounge, or it may be a stand-alone patio located at the manufacturing site. A lounge may overlap in whole, or in part, a sampling area and/or on-site store.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The application fee of \$330 must be submitted with your application.

Please note: If your endorsement(s) application is approved, a first year licensing fee of \$330 (pro-rated to March 31) will be required for each endorsement before the LCRB will issue your endorsement.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (<mailto:LCRBLiquor@gov.bc.ca>)

REQUIREMENTS FOR OPERATING A LOUNGE AREA ENDORSEMENT

The lounge endorsement permits the sale and service of liquor for on-site consumption in a designated lounge area on the manufacturing site.

The following applies to the endorsement of a Lounge Area:

- A lounge may include an indoor lounge area, a standalone patio area, or both. A lounge may be located, in whole or in part, in an area designated as a sampling area, an on-site store, and a Special Event Area.
- Manufacturers must provide, at a minimum, a variety of hot or cold snacks and non-alcoholic beverages during all hours of operation for the lounge endorsement area.
- Live or recorded music, radio, television and dancing are permitted in your lounge area endorsement, unless it is otherwise restricted by the Branch or unsuitable for minors.
- Manufacturers are responsible for determining the potential for noise and other types of disturbances to nearby residents. It is the responsibility of the manufacturer to have measures in place to ensure nearby residents are not disturbed by the establishment or patrons of the establishment.
- Manufacturers may sell any kind of liquor for onsite consumption in your approved lounge area endorsement, provided the cost to purchase liquor from other manufacturers does not exceed 20% of the total value of liquor purchased for the lounge area endorsement in any given quarter.

Licensees are expected to review and understand all relevant regulatory requirements established in the Liquor Control and Licensing Act, Liquor Control and Licensing Regulation, and the relevant Terms and Conditions Handbook.

As part of this application, you are required to confirm:

I have read and understand the above terms and conditions.

ESTABLISHMENT DETAILS

Establishment Name

Whispering Horse Winery (307059)

MANUFACTURER LOCATION ADDRESS

The establishment is currently located at the following address:

Address

43721 Vedder Mtn. Road

City

CHILLIWACK

Chat with us

Province

British Columbia

Postal Code

V2R4C5

Country

Canada

Parcel Identifier (PID)**LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION**

Enter the local government or Indigenous Nation (<https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A>) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Chilliwack

Selected Local Government/Indigenous Nation**Name:** Chilliwack

Please ensure you have made yourself familiar with the application requirements for this local government (or Indigenous Nation) prior to submitting your application. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Chilliwack RCMP

Selected Police Jurisdiction**Name:** Chilliwack RCMP**Zoning** By checking this box, I confirm that current zoning at the proposed location permits a Lounge Area Endorsement.**Is your establishment located on the Agricultural Land Reserve (ALR)?** Yes No

By submitting this application to LCRB, you are confirming that your licenced establishment will adhere to the requirements laid out in the Agricultural Land Reserve (ALR) Use Regulation (http://www.bclaws.ca/civix/document/id/complete/statreg/30_2019)

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment.

Establishment Email

hello@whisperinghorsewiner

Establishment Phone

(604) 245-0443

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- * For you to monitor and control patron entry and exit, and
- * To visually and physically define the service area

In opening this patio area you confirm that:

- * You will take appropriate measures to maintain care and control over the service area and conduct

Describe the location of the patio in relationship to the interior service area. *

There will not be a licensed patio We will have a picnic area only

Lounge area will only be within the interior of the tasting room (overlapping with the sampling area and on-site store)

What is the status of the patio area construction? *

Ready to Operate In Progress Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

9/23/2024

The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

January

February

March

April

May

June

July

August

September

October

November

December

Describe how patrons will access the patio (ie. from interior). *

N/A

Will servers have to carry liquor through any unlicensed areas to get to the patio?

Liquor will be carried through any unlicensed area to get to the patio

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio Portable service bar(s) on patio The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed lounge endorsement floor plan(s)

The floor plan(s) must be stamped with an occupant load for each proposed service area (including patios) The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp

Plans must show all service areas and the following details

- labels for each room
- patio(s)
- liquor service bars
- stage
- sound or DJ booth
- stairs, entrances and exits
- kitchen
- washrooms

Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed endorsement service area(s) from other liquor licences or unlicensed areas. If there is another liquor licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed lounge endorsement area.

[Floor Plan_1.pdf \(api/file/e5bb1a6a-0329-ef11-b84c-005056836bf0/download-file/application/FloorPlan_1.pdf?serverRelativeUri=%2Fadoxio_application%2F106909_E5BB1A6A0329EF11B84C005056836BF0%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan\)](https://api/file/e5bb1a6a-0329-ef11-b84c-005056836bf0/download-file/application/FloorPlan_1.pdf?serverRelativeUri=%2Fadoxio_application%2F106909_E5BB1A6A0329EF11B84C005056836BF0%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan) 1235

SERVICE AREAS

Area No	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	Interior Tasting Room/On-site store/Sampling	<input type="checkbox"/>		30
Total Requested Capacity				30

Do you currently hold another manufacturer licence at the same site that is already endorsed for the same area?

Yes No



Alert

If this applicant has answered YES to this question please contact LCRB (via email LCRB.SIA@gov.bc.ca (mailto:LCRB.SIA@gov.bc.ca)) prior to starting your related processes (i.e. for conducting public input and providing comment) to confirm whether these steps are required for this application. When an applicant proposes to have overlapping service areas it is often not necessary to conduct further public input or provide comment.

Site Plan

Provide a scaled site plan of your property.

The site plan must identify the location of the proposed patio and show the following:

- All buildings and their uses (i.e., storage, manufacturing buildings, personal residences, garage, etc.)
- Other businesses operating on the site, including other licensees approved by the LCRB and the entrances to those buildings
- All licensed areas (other endorsements or licences approved by the Liquor and Cannabis Regulation Branch)
- Any vineyards, orchards, agricultural crops, and beehives
- Private and public roadways and parking areas

[Site Plan_1.pdf \(api/file/e5bb1a6a-0329-ef11-b84c-005056836bf0/download-file/application/Site Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F106909_E5BB1A6A0329EF11B84C005056836BF0%2FSite%20Plan_1.pdf&documentType=SitekbPlan\)](#) 865

For Distillers Only: The Office of the Fire Commissioner (OFC) requires that a distillery be constructed and maintained in conformance with the BC Fire Code. The OFC will be provided a copy of the Approval in Principle for your application, if issued.

HOURS OF SALE

Indicate the proposed hours of sales below:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10:00	10:00	10:00	10:00	10:00	10:00	10:00
Close	22:00	22:00	22:00	22:00	22:00	22:00	22:00

MANUFACTURER TIED HOUSE EXEMPTION

The application will tied house exemption.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Melissa

Last Name *

Giesbrecht

Title/Position

Co-Owner

Phone Number (main) *

7783188350

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

hello@whisperinghorsewinery.com

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director.

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

* I understand and affirm that I am authorized to submit the application.

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

* I understand and affirm that all of the information provided for this application is true and complete.

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Chilliwack

Name of Official

Title/Position

Phone

(000) 000-0000

Email

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Liquor and Cannabis Regulation Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, local governments/First Nations (LG/IN) can delegate staff with the authority to provide comment.

- If there are any major issues (e.g., zoning), LG/FN may hold off approving the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will approve the application. LG/IN will keep a copy of the approved application and all supporting documents.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment
 - The person capacity and hours of liquor service of the establishment
- Provide a resolution/comment with comments on:
 - The impact of noise on nearby residents
 - The impact on the community if the application is approved
 - The views of residents and a description of the method used to gather views
 - The LG/FN recommendations (including whether or not the application should be approved) and the reasons on which they are based
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.
- If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to a Senior Licensing Analyst.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR [BROWSE](#).
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT
MAX FILE SIZE 25MB

Opt Out of Comment

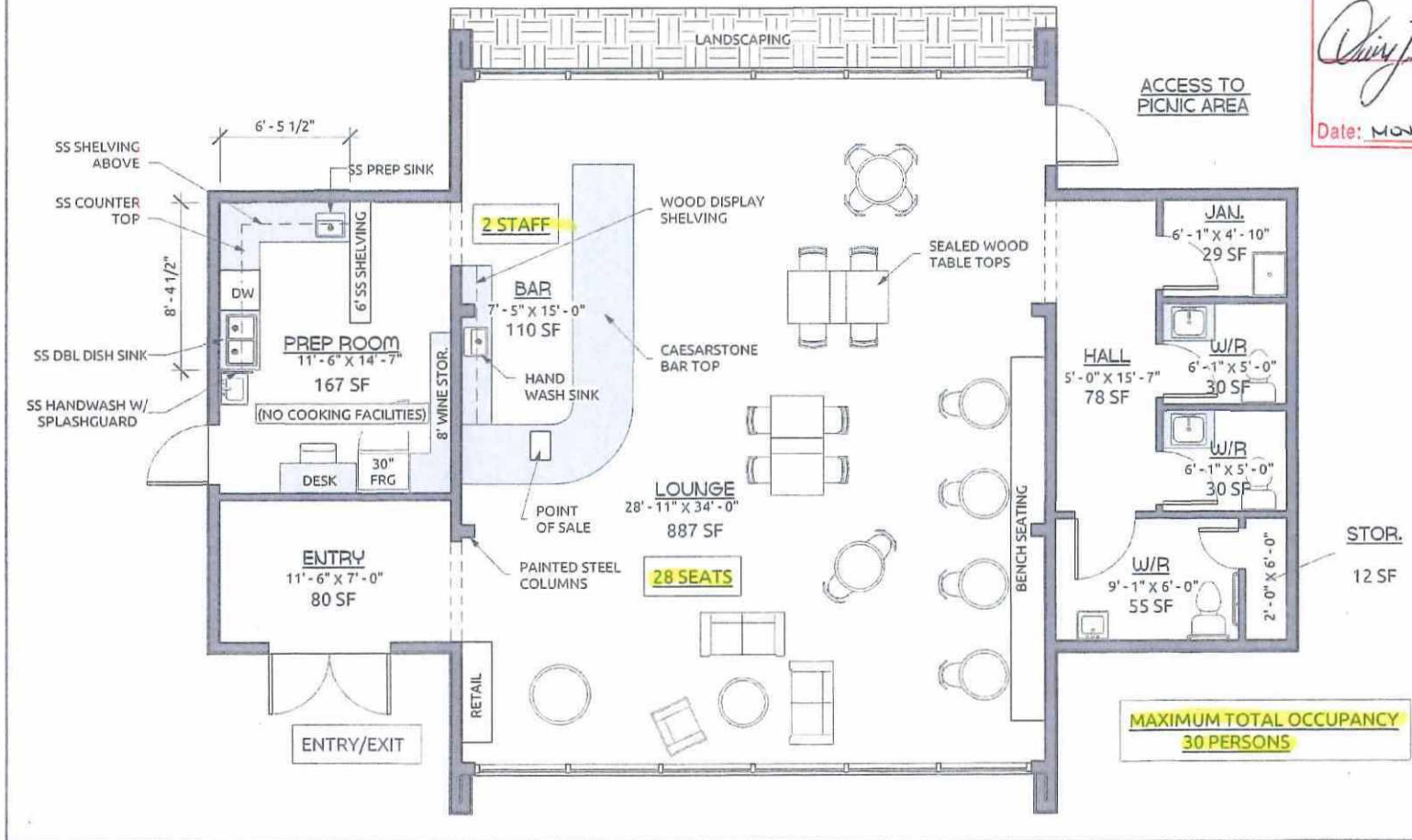
Reject Application

Accept Application

**OUTDOOR
PICNIC AREA**
(SEE SITE PLAN)

ROOM SCHEDULE				
ROOM	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH
BAR	110 SF	POLISHED CONCRETE	PAINTED GYPSUM	SPRUCE WOOD PLANK
ENTRY	80 SF	POLISHED CONCRETE	PAINTED GYPSUM	SPRUCE WOOD PLANK
HALL	78 SF	POLISHED CONCRETE	PAINTED GYPSUM	SPRUCE WOOD PLANK
JAN.	29 SF	POLISHED CONCRETE	PAINTED GYPSUM	PAINTED GYPSUM
LOUNGE	887 SF	POLISHED CONCRETE	PAINTED GYPSUM	SPRUCE WOOD PLANK
PREP ROOM	167 SF	POLISHED CONCRETE	STAINLESS STEEL PANEL	PVC CEILING TILE
W/R	30 SF	POLISHED CONCRETE	PAINTED GYPSUM	PAINTED GYPSUM
W/R	30 SF	POLISHED CONCRETE	PAINTED GYPSUM	PAINTED GYPSUM
W/R	55 SF	POLISHED CONCRETE	PAINTED GYPSUM	PAINTED GYPSUM
W/R	30 SF	POLISHED CONCRETE	PAINTED GYPSUM	PAINTED GYPSUM

Reviewed by Chilliwack Fire Dept.
David J. LAF# 3285
 Date: MON JUNE 10/2024



HausKraft
STUDIO Inc.

4814 ROSS RD.
CHILLIWACK BC V2M 4K6
604-845-4315
WWW.HAUSKRAFTS.COM

No.	Description	Date

WHISPERING HORSE WINERY
FRASER HEALTH PLAN

43731 VICTORIA COURT RD
CHILLIWACK, BC

Designed by: SF
 Drawn by: SF
 Checked by: JH
 Scale: 3/16" = 1'-0"
 Date: MAY 27, 2024

A1.3

PLAN LEGEND

--- EXTENT OF LICENSED AREA

LOUNGE AREA

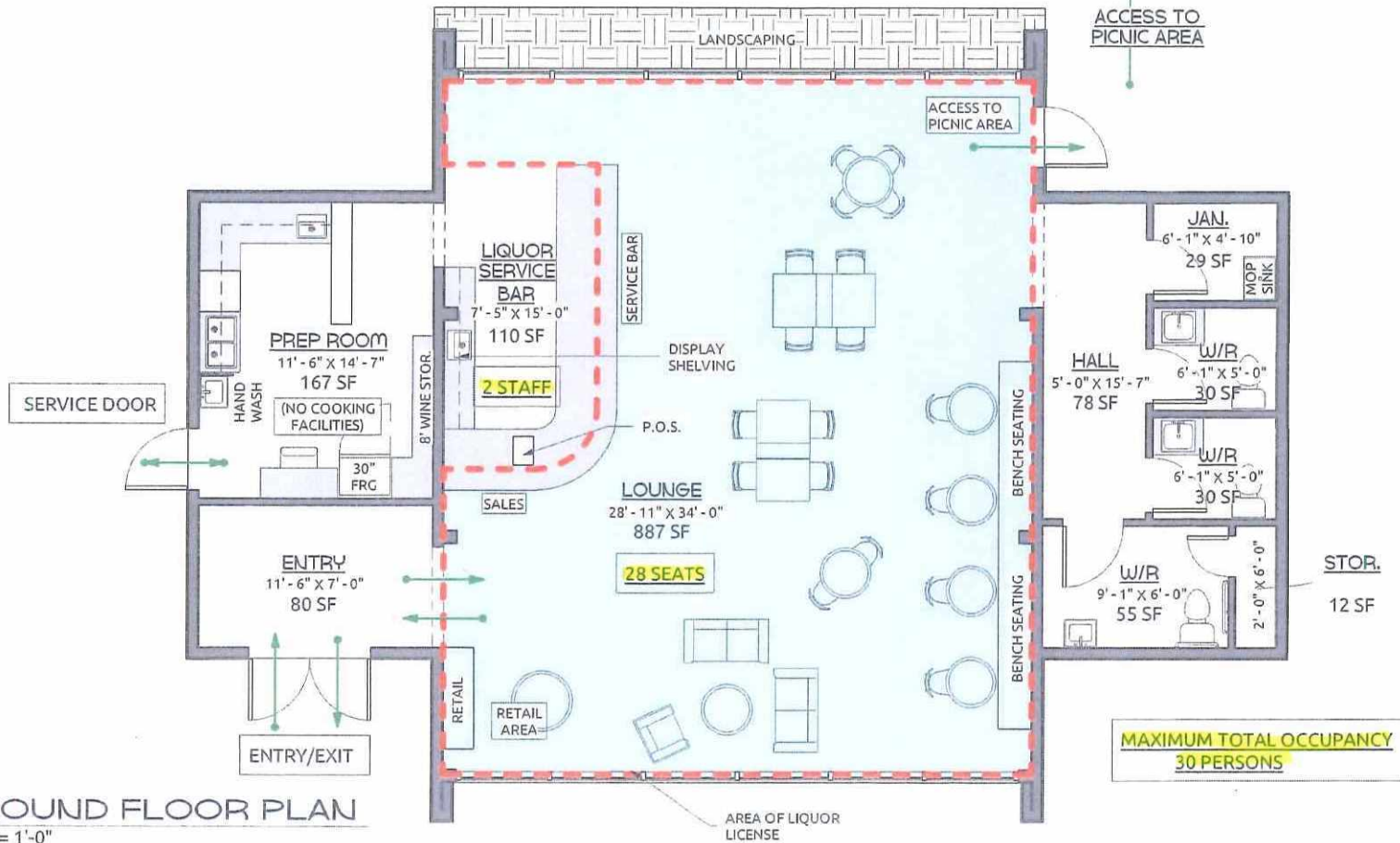
→ PATH OF TRAVEL - PATRONS

Reviewed by Chilliwack Fire Dept.

Chris J. D. LAFC# 3285

Date: MAY JUNE 10/2024

OUTDOOR
PICNIC AREA
(SEE SITE PLAN)



GROUND FLOOR PLAN
3/16" = 1'-0"



HausKraft
STUDIO P.L.L.C.

4845 ROSS RD,
CHILLIWACK BC, V2R 4S6

604-845-4315

WWW.HAUSVISUALS.CA

PID # 029-218-900

No.	Description	Date

WHISPERING
HORSE WINERY

LCRB PLAN

43721 VEDDER INDUSTRIAL RD
CHILLIWACK, BC

Designed by: SF

Drawn by: SF

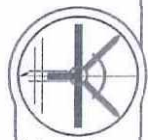
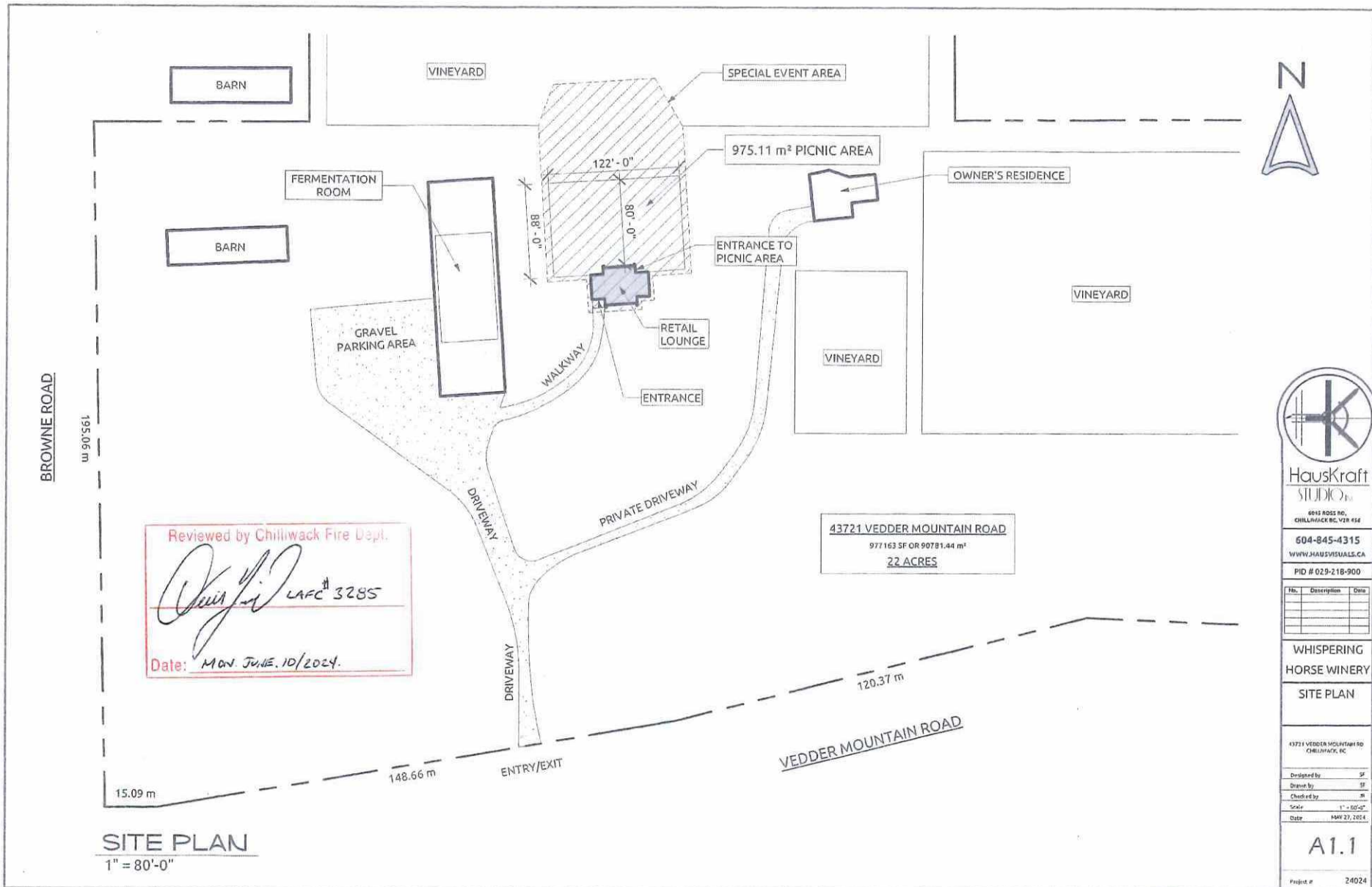
Checked by: JR

Scale: As indicated

Date: MAY 27, 2024

A1.4

Project # 24024



HausKraft
STUDIO
6015 ROSS RD,
CHILLIWACK BC, V2R 4E6
604-845-4315
WWW.HAUSKRAFTS.COM
PID # 029-218-900

No.	Description	Date

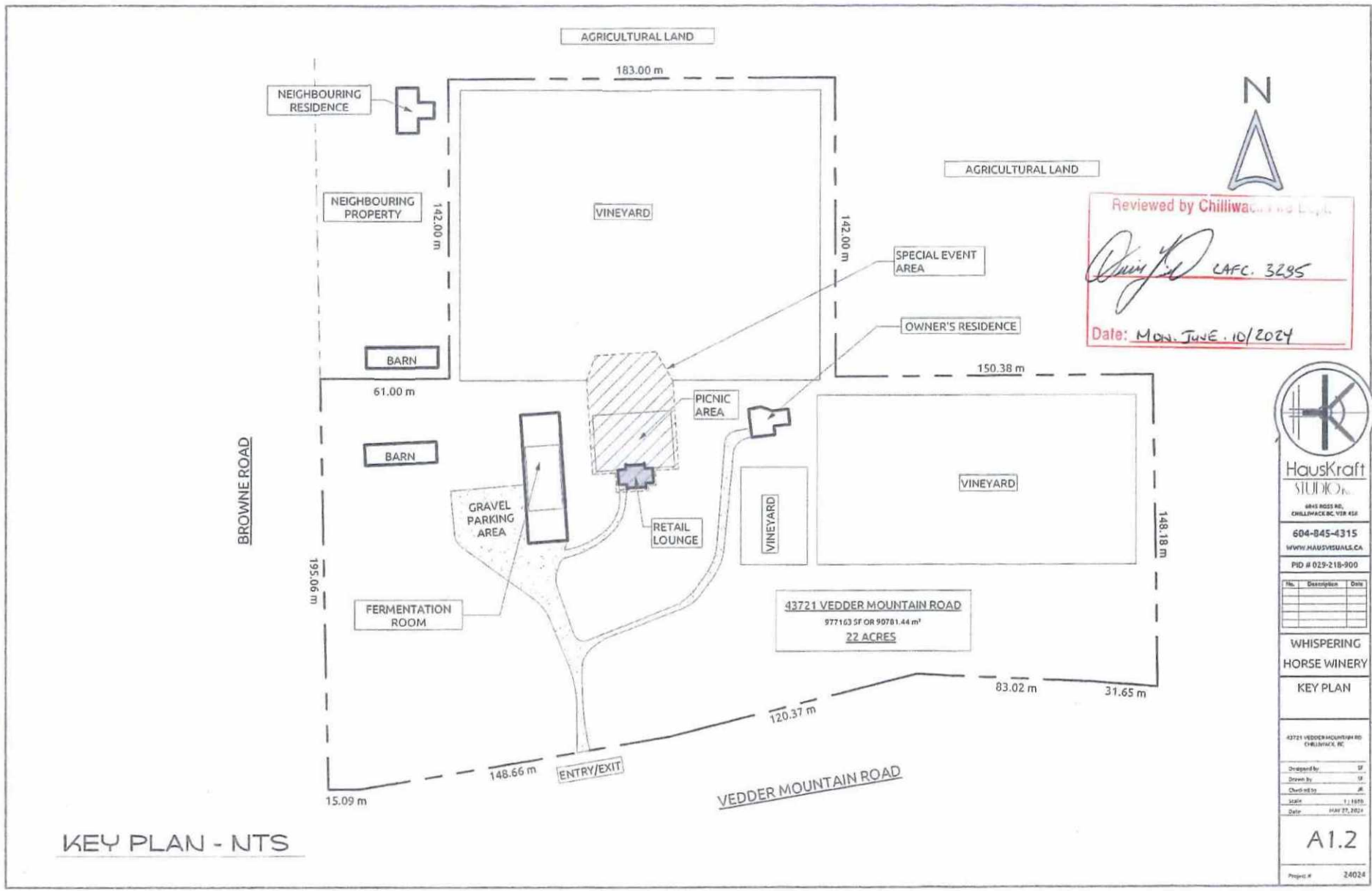
WHISPERING HORSE WINERY
SITE PLAN

43721 VEDDER MOUNTAIN RD
CHILLIWACK, BC

Designed by: SF
Drawn by: SF
Checked by: SF
Scale: 1" = 80'-0"
Date: MAY 27, 2024

A1.1

Project # 24024



Reviewed by Chilliwack...
[Signature] LAFC. 3295
 Date: Mon. June 10/2024



HausKraft
STUDIO

4914 ROSS RD,
CHILLIWACK BC, V2R 4S4

604-845-4315

WWW.HAUSKRAFTS.COM

PID # 029-218-900

No.	Description	Date

WHISPERING
HORSE WINERY

KEY PLAN

43721 VEDDER MOUNTAIN RD
CHILLIWACK, BC

Drawn by: SF
 Check by: SF
 Scale: 1:1000
 Date: MAY 27, 2024

A1.2

Project # 24024

KEY PLAN - NTS



LETTER OF INTENT:

Liquor and Cannabis Licensing Branch Special Event Area Endorsement Application

June 18, 2024

LCLB Application

Job No: 100944

Reference #: SEA - Whispering Horse Winery (307059) - 100944

Melissa Giesbrecht – Co-Owner

Whispering Horse Winery

43721 Vedder Mountain Road, Chilliwack, BC, V2 R 4C5

778-318-8350

Hello@whisperinghorsewinery.com

Dear Jamie Leggatt and City of Chilliwack Council,

We are pleased to present this letter that expresses our intent to host occasional special events as a licensed winery through a Special Event Permit Endorsement through the Liquor and Cannabis Licensing Branch. As the only land-based winery in Chilliwack, we would like the opportunity to utilize this unique space to not only bring local community together but also encourage tourism to the City of Chilliwack through the special events we intend to host.

The style of events we intend to host will be intimate in style, never exceeding 90 persons at a time. We would like to apply for the option to utilize both our indoor and outdoor spaces for these events, which would allow the flexibility to accommodate guests throughout the year, despite the weather. These spaces would include the interior of our Tasting Room/On-site Store/Lounge (currently under construction; LCLB lounge application under review), and the exterior space of our picnic area, which is surrounded by our vineyard, and to the west, our winery/manufacturing facility.

Examples of events we intend to host include community evening events (e.g., 7-9pm), like art and wine cafés and/or philosophy and wine cafés (e.g., monthly). The winemaker/co-owner, Laurent Fadanni, currently hosts the monthly philosopher's café at the French Cultural Centre in Vancouver and would like to offer similar events locally, while incorporating our locally made wines. We would also like to host summer long table dinners and other special catered events surrounding the release of new wines. We



may occasionally host live music experiences, for example acoustic singer-songwriters, instrumental guitar, or jazz trios. Live music entertainment will take place in our interior tasting room area, or outdoors if the weather permits. While we do intend to host wedding ceremonies, followed by a celebratory 'toast' of sparkling wines and light canapés, we do not at this time intend to hold evening wedding reception parties on our property.

Our winery, tasting room/on-site store, and picnic area are situated on a 21-acre plot of Agricultural Land Reserve (ALR), where the co-owners house, Melissa Giesbrecht and Laurent Fadanni, is located. The tasting room and picnic area are surrounded by our vineyards, with the nearest residence/house being our own. As we are on ALR land, there will be no permanent structures built for the purpose of hosting events, but rather we will emphasize the existing beauty of our property, including the vineyard that grows 100% of the grapes we use to produce our wines. Our neighbourhood is characterized as a rural residential area, with housing quite dispersed. The nearest neighbouring property is over 200m from the proposed Special Event Area and is owned by a member of our extended family. The other co-owners, Barry and Shirley Giesbrecht, reside in the neighbouring house to the far northwest of the property (i.e., along Browne Road). To the south of property is Vedder Mountain Road and an agricultural field leading up Vedder Mountain.

To ensure the risk of noise disturbance is mitigated, there will be policies in place limiting the volume levels of music played both indoors and outdoors. There will also be policies in place regarding the conduct of clients on our property, which will discourage loud, disruptive behaviour and provide staff with the necessary tools and supports to deny services to those who have become disruptive and ensure these guests are able to leave the property safely. During any evening special events, all music or sound will be required to end by 9:30pm, and all guests will be required to leave the property by 10pm at the latest. Considering that we are a family operated business, with our own residence (that includes two young children) being the closest proximity to our proposed special event area, we are committed to promoting only smaller, intimate style events, which will restrict any potential for disturbances.

If you require any further information or clarification on anything presented above, please do not hesitate to contact me directly. Thank you for your time and your consideration of this special events endorsement application.

Sincerely,

Melissa Giesbrecht

From: [Leary, Erin](#)
To: [Leggatt, Jamie](#)
Subject: FW: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement
Date: June 24, 2024 4:11:26 PM
Attachments: [image003.png](#)

Hi Jamie,

The property is within the AL (Agricultural Lowland) Zone, and is located within the Agricultural Land Reserve (ALR). As such, the property is subject to the ALR Use Regulation which includes regulations related to the size of lounge areas for wineries (125m² indoors and 125m² outdoors) and gathering for events (see Part 2 – Farm Uses, Section 13 – Alcohol Production). The proposed lounge area is 82m², and as such, meets the maximum 125m² requirement. Gathering for an event in a lounge area or special event area is permitted subject to approval of a special event area endorsement. As such, should the special event area endorsement be approved, events will be permitted within the designated area, and Section 17 – Gathering for Events would not apply. Furthermore, the picnic area shown on the site plan has already been approved by the LCRB, and does not count towards the 125m² maximum outdoor lounge area.

The portion of the property subject to the lounge application is located within a building currently under constructed with a Building Permit from the City. The location of the subject property is within a rural area, and as such, noise from the proposed special event area is expected to have limited impact on adjacent neighbours. The [Community Standards Bylaw 2021, No. 5041](#) will be in effect and in force, from time to time.

If you need any further comment/assistance from the Planning Department, either Adam Roberts, Planner III, or I are happy to assist.

Regards,



Erin Leary (she/her) | Manager of Development Planning | Planning Department
P: [604.793.2835](tel:604.793.2835) | F: [604.793.2285](tel:604.793.2285) | E: leary@chilliwack.com
City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | www.chilliwack.com

The City of Chilliwack acknowledges that we are honoured to live, work, and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

From: [Elliot, Ron \(RCMP/GRC\)](#)
To: [Schipper, Garrett](#); [Leggatt, Jamie](#); [Leary, Erin](#); [Jefford, Kara](#); [Minar, Krista](#)
Cc: [Kheleh, Harinder \(RCMP/GRC\)](#)
Subject: RE: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement [EXTERNAL]
Date: June 19, 2024 4:35:07 PM
Attachments: [image002.png](#)

Hello

No concern from the RCMP.

Ron

Sergeant Ron Elliot, Serg.
Chilliwack Admin Support NCO
RCMP Upper Fraser Valley Regional Detachment / GRC Détachement Régional d' Upper Fraser Valley
45924 Airport Road,
Chilliwack, B.C. V2P 1A2
Tel/Télé: 604-702-4216
Cel: 604-316-5793
ron.elliott@rcmp-grc.gc.ca

From: Schipper, Garrett <schipper@chilliwack.com>
Sent: June 19, 2024 2:59 PM
To: Leggatt, Jamie <leggatt@chilliwack.com>; Leary, Erin <leary@chilliwack.com>; Jefford, Kara <jefford@chilliwack.com>; Minar, Krista <minar@chilliwack.com>; Elliot, Ron (RCMP/GRC) <ron.elliott@rcmp-grc.gc.ca>
Subject: RE: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement

Hi Jamie,

Community Standards Bylaw applies as it relates to Noise, no other concerns from Bylaw.

Garrett



Garrett Schipper | Deputy Director of Development & Regulatory Enforcement Services | Development & Regulatory Enforcement Services

P: 604.793.2753 | C: 604.703.6161 | F: 604.793.2285 | E: schipper@chilliwack.com
City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | www.chilliwack.com

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From: Leggatt, Jamie <leggatt@chilliwack.com>

Sent: June 19, 2024 12:04 PM

To: Leary, Erin <leary@chilliwack.com>; Schipper, Garrett <schipper@chilliwack.com>; Jefford, Kara <jefford@chilliwack.com>; Minar, Krista <minar@chilliwack.com>; Elliot, Ron (RCMP/GRC) <ron.elliott@rcmp-grc.gc.ca>

Subject: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement

Hello,

We have received the two attached applications from Whispering Horse Winery:

- Special Event Area Endorsement Application
- Lounge Area Endorsement Application

Also received and attached are the letter of intent, floor plan and site plan.

Your comments on the following issues that relate to your department are requested:

1. Traffic and parking;
2. The impact on noise if the application is approved;
3. Variances and zoning;
4. The impact on the community if the application is approved.

I would appreciate receiving your comments by **Friday, July 5th**, in order that a staff report can be prepared for the July 16th Council Meeting.

Please let me know if you have any questions, and thank you for your assistance.

Jamie



Jamie Leggatt (she/her) | Director of Communications and Legislative Services
P: 604.793.2716 | E: leggatt@chilliwack.com

From: [Jefford, Kara](#)
To: [Leggatt, Jamie](#)
Subject: RE: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement
Date: June 25, 2024 1:21:18 PM
Attachments: [image001.png](#)

No concerns from traffic and parking.

Kara

From: Leggatt, Jamie <leggatt@chilliwack.com>
Sent: June 19, 2024 12:04 PM
To: Leary, Erin <leary@chilliwack.com>; Schipper, Garrett <schipper@chilliwack.com>; Jefford, Kara <jefford@chilliwack.com>; Minar, Krista <minar@chilliwack.com>; Elliot, Ron (RCMP/GRC) <ron.elliott@rcmp-grc.gc.ca>
Subject: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement

Hello,

We have received the two attached applications from Whispering Horse Winery:

- Special Event Area Endorsement Application
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Jamie



Jamie Leggatt (she/her) | Director of Communications and Legislative Services

P: 604.793.2716 | E: leggatt@chilliwack.com

City of Chilliwack | 8550 Young Road, Chilliwack, BC, Canada V2P 8A4 | chilliwack.com

From: [Minar, Krista](#)
To: [Leggatt, Jamie](#)
Subject: RE: Whispering Horse Winery - 43721 Vedder Mtn. Road - Lounge and Special Event Area Endorsement
Date: July 5, 2024 12:42:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

No immediate concerns from the fire department.



Krista Minar | Assistant Fire Chief | Fire Prevention & Investigations

P: 604.793.2732 | F: 604.393.0822 | E: minar@chilliwack.com

City of Chilliwack Fire Department

45950 Cheam Avenue, Chilliwack, BC

Canada V2P 1N6




www.chilliwack.com/fire

Please note: I will be out of office July 8th – July 19th, 2024.

Safety - Respect - Teamwork - Customer Service

The City of Chilliwack acknowledges that we are honoured to live, work, and play on the traditional, ancestral and unceded territory of the Stó:lō Coast Salish peoples.

 <p>ALC Agricultural Land Commission Act</p>	<p>ACTIVITIES DESIGNATED AS FARM USE:</p> <p>FARM RETAIL SALES IN THE ALR</p>	<p>POLICY L-02</p> <p>Amended April 2019 Amended April 2018 February 2016</p>
--	---	--

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, (the "ALCA") and, BC Regulation 30/2019 ([Agricultural Land Reserve Use Regulation](#)), (the "Use Regulation") and). In case of ambiguity or inconsistency, the ALCA and the Use Regulation will govern.

INTERPRETATION:

The Use Regulation designates, as farm use, farm retail sales in the ALR if the conditions of section 11(3) are met.

The Use Regulation designates as a farm use farm retail sales on a farm in the ALR in certain circumstances. If all products originate or are produced on the farm on which the sales are taking place, there is no limitation for the retail sales area. If farm or non-farm products offered for sale originate elsewhere, there is a retail sales area limitation or threshold. In this case, where products not originating from the farm or the association to which the owner of the farm belongs are also sold, at least 50% of the retail sales area must be used for the sale of farm product produced on that farm or by the association and the total retail sales area for all products, both farm and off-farm in origin, must not exceed 300 m². The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business or by an association to which the owner of the farm belongs.

The 50% area limitation is based on the area devoted to the retail sale of farm products produced on that farm or produced on the combined farms of the association. Wholesale sale of farm products is considered to be a farm activity within the meaning of the definition of "farm use" in the ALCA and thus is not restricted by the Use Regulation.

Bistros, cafes and restaurants are considered non-farm uses in the ALR. Except for food and beverage service lounges permitted by section 13(1) of the Use Regulation related to a winery, cidery, brewery, distillery or meadery.

Necessary Structures And Ancillary Services

Subject to the placement of fill thresholds, the use of agricultural land to construct, maintain or operate a structure, other than a residential structure, that is necessary for a farm use and a driveway or utility that is necessary for that farm use, is permitted as per section 5(1) of the Use Regulation.

Related uses that are not included in the Use Regulation for retail sales or uses above the threshold require application to and approval from the Agricultural Land Commission (the "Commission").

Placement of Fill or Removal of Soil

Except as otherwise permitted in section 35 of the Use Regulation, a person must not place Fill or undertake any action which results in the placement of Fill on any land in the ALR without a Notice of Intent (NOI) or Application approval.

The placement of Fill (or removal of soil) for the purpose of constructing or maintaining a structure for farm use is permitted without an NOI or Application approval if:

1. The total area from which soil is removed or fill placed is 1,000 m² or less, and
2. If the location is in a flood plain, the resulting elevation does not exceed the minimum level required to satisfy Flood Protection Requirements.

If the removal of soil or placement of Fill does not meet the conditions in the Use Regulation, an NOI or a Soil or Fill Use Application approval is required before any activity can commence. See ALC Information Bulletin 07 – Soil or Fill Uses in the ALR.

The following materials are listed as prohibited fill and must not be used as fill in the ALR: construction or demolition waste - including masonry rubble, concrete, cement, rebar, drywall and wood waste; asphalt; glass; synthetic polymers (plastic); treated wood; and, unchipped lumber (Section 36, Use Regulation).

LOCAL GOVERNMENT:

Bylaw Development

Retail Sales buildings selling any farm products not produced on the farm are limited to 300 m². There is no building threshold area in the Use Regulation for retail sales buildings selling 100% farm products produced on the farm, beyond the maximum 1,000 m² area for the removal of soil or placement of fill in section 35.

A local government may regulate these uses, for example by setting a maximum building area or maximum site coverage, but may not prohibit the uses, except through a farm bylaw approved by the Minister of Agriculture under section 552 of the [Local Government Act](#).

Building Permits

When reviewing building permit applications, only structures that are necessary to a farm use are permitted in the ALR. Building permits for structures should not be issued unless the local government is satisfied that the structure is necessary for the farm use on the parcel.

TERMS:

farm retail sales means the retail sale to the public of tangible farm products grown or raised on a farm or association to which the owner of the farm belongs, from that farm or farms and may include the sale of non-farm products as permitted by the Use Regulation.

retail sales area means the floor area or dedicated outside area on which the farm retail sales are taking place and includes areas used for retail purposes inside buildings (indoors) and areas outside buildings (outdoors). It does not include parking, driveways, office space, washrooms or areas for processing or farm product storage.

association means an association as defined in the *Cooperative Association Act* which was incorporated for farm purposes.

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 3, 4 ,5(1), 11(3), 35(a), and 36.

Definitions

Section 1 In this regulation:

“farm product” means a commodity that is produced from a farm use but does not include water.

If farming extends over multiple parcels

Section 3 Unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farm operation is conducted, regardless of

- (a) whether activities are conducted over one parcel or multiple parcels, or*
- (b) whether, in the case of multiple parcels, the parcels are adjacent.*

Farm uses that may not be prohibited

Section 4 The farm uses referred to in this Part may not be prohibited

- (a) by a local government enactment except a bylaw under section 552 [farming area bylaws] of the [Local Government Act](#), or*
- (b) by a first nation government law, if the activity is conducted on settlement lands.*

Necessary structures and ancillary services

Section 5 (1) Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is designated as a farm use and may not be prohibited as described in section 4:

- (a) a structure, other than a residential structure, that is necessary for a farm use;*
- (b) a driveway or utility that is necessary for a farm use*

Farm products

Section 11(3) The use of agricultural land for conducting farm retail sales is designated as a farm use and may not be prohibited as described in section 4 if

- (a) all of the farm product offered for sale are produced on that agricultural land, or*
- (b) the area used for all retail sales meets both of the following conditions:*
 - (i) the total area, both indoors and outdoors, does not exceed 300 m²;*
 - (ii) at least 50% of that area is limited to the sale of farm products produced either on that agricultural land or by an association to which the owner of the agricultural land belongs.*

Permitted soil or fill uses

Section 35 Subject to section 36 [prohibited fill], the removal of soil from, or the placement of fill on, agricultural land for one or more of the following purposes is permitted if all applicable conditions are met

- (a) constructing or maintaining a structure for farm use or for a principal residence if both of the following conditions are met*
 - (i) the total area from which soil is removed or on which fill is placed is 1 000 m² or less,*
 - (ii) if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain,*

Prohibited fill

Section 36 The following must not be used as fill on agricultural land

- (a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste,*
- (b) asphalt,*
- (c) glass,*
- (d) synthetic polymers,*
- (e) treated wood,*
- (f) unchipped lumber*

Agricultural Land Commission Act, S.B.C. 2002, c. 36

Definitions

Section 1(1)

"agricultural land" means land that

- (a) is included in the agricultural land reserve under section 15 (1 1), 17(3 1) or 45(1) of this Act, or*
- (b) was included under a former Act as agricultural land or land in an agricultural land reserve,*

Unless the land has been excluded from the agricultural land reserve under this Act or from an agricultural land reserve under a former Act,

"fill" means any material brought onto agricultural land other than materials exempted by regulation,



**City of Chilliwack
Notice of Public Information Meeting
Council Chambers
8550 Young Road
Chilliwack BC V2P 8A4**

When: Tuesday, August 6, 2024 at 4:00 PM

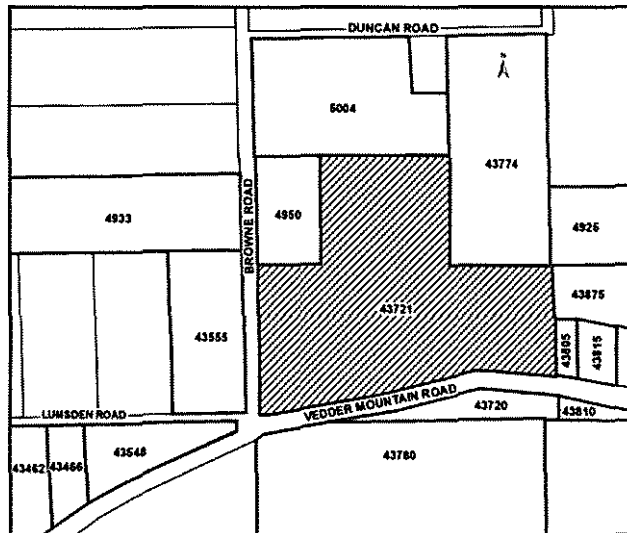
Watch: The live council meeting broadcast at chilliwack.com/live

Liquor Licence Application LLA00107

Location: 43721 Vedder Mountain Road

Applicant: Whispering Horse Winery

Purpose: For a Special Event Area Endorsement and a Lounge Area Endorsement



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on August 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Legislative Services Department between Wednesday, July 24, 2024 and Tuesday, August 6, 2024 for a copy of the Liquor Licence Applications at clerks@chilliwack.com or 604-793-2986.

Jacqueline Morgan, CMC
Corporate Officer



City of Chilliwack
Notice of Public Information Meeting
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8550 Young Road, Chilliwack BC V2P 8A4

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«Name_1»

«Name_2»

«Address»



Liquor Licence Application (LLA00107)

Location: 43721 Vedder Mountain Road
Applicant: Whispering Horse Winery
Purpose: For a Special Event Area
Endorsement and a Lounge Area
Endorsement



Jacqueline Morgan, CMC
Corporate Officer

From:
To: [Clerks Dept Email](#)
Subject: Liquor Licence Application LLA00107 [EXTERNAL]
Date: August 5, 2024 10:22:53 AM

Re: Liquor Licence Application LLA00107

Before addressing the issue I wish to lodge a complaint against the notice delivery. It was received on August 2 (with a deadline of August 5th). The mailbox is ironically on the corner of the property to which this application applies.

While I have no objection to the application, I would like to be assured that the Riparian regulation for Street Creek is honoured. Street Creek runs east to west in the middle of the said property. It is well marked with a DFO sign (on Browne Road) which reads: Street Creek, Salmon Habitat, Please protect our heritage. Street Creek originates on Vedder Mountain just east of Giesbrecht Road and runs through all the properties facing Vedder Mountain Road including my property (43815 Vedder Mountain Road).

According to Development Permit Area 3, Riparian Area there should be setback distances according to the Class A-D specifications. Unfortunately the OCP Map 8A is not detailed enough to determine which classification applies. The City may have an overlay that shows more detail.

The City has the Floodplain Regulation Bylaw which empowers it to include conditions.

Victor Froese
43815 Vedder Mountain Road