

The following resolution reflects the recommendations endorsed by Council on March 14, 2022:

Resolution:

Residents views were sought through:

- a) a letter directly to 33 property owners, including those on Happy Valley Road between Metchosin Road and Rocky Point Road as well as any owners within 60 m of the Metchosin Elementary property;
- b) posting a notice on the District website inviting written input before the end of day on February 18.

AND of the 18 letters received, 11 letters were received from properties that are less than 500m from the property by the proposed liquor licence application. Of the 11, 2 were in support, 4 recommended against the lounge endorsement, and 5 supported, at a minimum, reduced hours.

AND that Council recommends LCRB approval of the lounge endorsement for the manufacturer's licence, subject to:

- a) Lounge hours of operation:
  - Sunday 11 am – 8 pm
  - Monday to Thursday 2 pm – 8 pm
  - Friday 2 pm – 9 pm
  - Saturday 11 am – 9 pm
  - Statutory holidays 1 pm – 8 pm
- b) a maximum lounge person capacity of 37

AND Council adds the following comments to the picnic endorsement area application: that the picnic area have a maximum person capacity of 30, and the onsite sales operate from 9 am until lounge closing.

**Tina Hansen****From:**

s.22

**Sent:**

February 8, 2022 12:48 PM

**To:**

Mayor and. Council

**Subject:**

Mile zero microbrewery

**RECEIVED**

FEB 09 2022

District of Metchosin

Hi all,

Wanted to send a quick email in full support of Mile Zero Microbrewery opening up at 4495 Happy Valley Road. I think a small batch brewery is a perfect addition to the Metchosin "town centre" and look forward to trying their brews. It fits with the community: the members and living style.

Very excited they want to open here and I hope to sit on the patio sooner than later

Cheers,

s.22

Metchosin road



**Metchosin Arts and Cultural Centre Association**  
**4495 Happy Valley Road, V9C 3Z3**

February 10, 2022

**Re: Statement of support for Mile Zero Microbrewery application for a liquor licence at 4495 Happy Valley Road in Metchosin.**

To whom it may Concern:

As long-time tenants in the adjacent building at 4495 Happy Valley Road, the Metchosin Arts and Cultural Association enthusiastically supports the application by Mile Zero Microbrewery to open a business at this location and acquire the appropriate liquor licencing.

Metchosin Art Centre volunteers have made a concerted effort to paint their portion of the old building, add life to the courtyard wall with faux windows, and enhance our perennial planter boxes, in order to welcome this new business.

Mile Zero's presence will transform that big, blank, red, wall into a sunny, people-friendly patio, protected from the prevailing winds, and welcoming to the public in our village centre.

The nano-brewery will definitely complement the Metchosin Arts and Cultural Centre in both ambience and spirit.

Sincerely,

Chris Van de Water  
President,  
Metchosin Arts and Cultural Centre Association.



Drop Box

**Tina Hansen**

**RECEIVED**

**MAR 09 2022**

**District of Metchosin**

**From:** s.22  
**Sent:** March 8, 2022 4:04 PM  
**To:** Mayor and Council  
**Cc:** s.22  
**Subject:** Mile Zero Pub

Dear Mayor and Council

We live at s.22 William Head Road, s.22

recommendations and rationale proposed by our neighbour, s.22

o'clock closing time seem sensible and reasonable for all parties. Setting out criteria of what would be expected in lieu of a renewal after three years of operation also seems like a good idea, especially for Mile Zero operators and neighbours.

We are writing to support the three

The capacity limits (37 lounge; 30 patio) and 9

Sincerely,

s.22



Happy Valley Road  
Metchosin, BC

March 8, 2022

Mayor and Council  
District of Metchosin  
4450 Happy Valley Road

**Re: Mile Zero Brewing Liquor License – Lounge Endorsement**

Dear Mayor Ranns and Council:

We are writing to ask Council to deny the Lounge Endorsement application for Mile Zero Brewing at 4495 Happy Valley Road.

Our primary concern is one of road safety. Already too many cars race dangerously along Happy Valley Road in front of our house, the fire hall, riding ring and community house.

We feel that road safety will be further compromised with the establishment of a brewery and an associated lounge on Happy Valley Road in the Village Centre.

As you know, our section of Happy Valley Road is a favourite and necessary route for riders and their horses to navigate the Village Centre. We are also concerned for the numerous dog walkers and others who must walk on the shoulder of the road, as there are limited or no paths along the roadside.

Our concerns extend to difficulties with traffic enforcement given we are not a highly populated area and the police do not have the resources to patrol the area with any frequency.

In sum, we ask Council to do everything it can to lower the risk of drunk drivers on our roads including the denial of a lounge endorsement application at 4495 Happy Valley Road.

Yours sincerely,  
s.22

File #	4460.20.57
Mayor	
Council/Mayor	
CAD	
Community Services	
Fire	
Engineering	
Planning	
File Dept	
Other	

**Tina Hansen**

**RECEIVED**

MAR 09 2022

**From:** Metchosin Preschool President <president@metchosinpreschool.bc.ca>  
**Sent:** March 8, 2022 11:08 PM  
**To:** Mayor and Council  
**Subject:** Feedback: Feb. 28th Council Meeting  
**Attachments:** Feb.28 Council Meeting Feedback.docx

Hello,

Please find the attached letter regarding the proposed hours for Mile Zero Brewing, as discussed at your February 28th Council Meeting.

I trust you will reach out should you have any questions or concerns.

Thank you for your work,

**Stacey Weir**  
President - Metchosin Cooperative Preschool

Mayor & Council  
District of Metchosin  
4450 Happy Valley Road  
Victoria, BC

**RECEIVED**

MAR 09 2022

District of Metchosin

March 8<sup>th</sup>, 2022

Re: Mile Zero Brewing Company Application and Hours

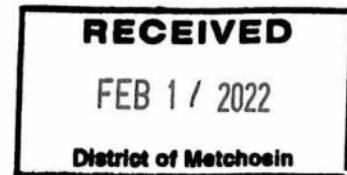
Dear Mayor Ranns and Council,

I wanted to express my appreciation for your thorough discussion and consideration regarding *Mile Zero Brewing Company* and the proposed hours of opening during your February 28<sup>th</sup> council meeting. As noted during your meeting, the preschool program does indeed run from 9-1 on Mondays, Wednesdays, and Fridays. As such, the 2 o'clock start time, as discussed in your meeting, comes as a relief to many preschool parents and caregivers. Thank you for acknowledging our concerns and for considering our input.

Sincerely,

Stacey Weir  
President – Metchosin Preschool  
4354 Metchosin Road

February 17<sup>th</sup>, 2022



Dear Mayor and Council,

I am writing on behalf of Metchosin Cooperative Preschool in regards to the proposed nano-brewery to be located at the old Metchosin Elementary School site.

As residents, many of us recognize both the positive (and negative) effects that a nano-brewery may bring. As a preschool community, however, we have a few concerns that we would like to share with you.

As you know, our preschool is located on Metchosin Road, right around the corner from the proposed brewery site. As parents and caregivers of young children, we worry about the ever-increasing traffic, and more importantly, the speed at which some vehicles travel through our school zone. Should a brewery open up at the proposed location, so too shall Metchosin Road experience even more traffic along this stretch of road, with some vehicle operators driving under the influence of alcohol.

Our second concern is that the proximity of the brewery to the preschool shall inundate the preschool grounds with the sounds associated with a brewery. As it stands, our children are surrounded by the echoing of neighbouring farm animals whilst playing outdoors. Should a brewery application pass, the lovely pastoral sounds of our neighbouring farms would be overshadowed by the din of brewery-goers and alike.

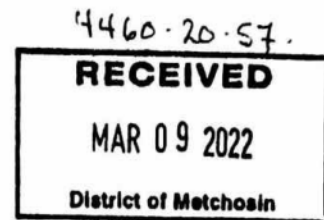
In the event that the brewery application be approved, we ask that the hours of operation be limited to those times that the preschool is not in session. Currently, our preschool operates Monday through Friday, with most preschoolers heading home at 1pm. We feel that this is the least the community can do to ensure the safety of our beloved children.

Thank you for considering our request and for hearing our concerns.

In partnership,

Stacey Weir  
President  
Metchosin Cooperative Preschool

s.22



**March 9 2022**

**Mayor and Council  
District of Metchosin  
4450 Happy Valley Rd.  
Victoria, BC  
V9C 3Z3**

**Dear Mayor and Council:**

**I am writing with regard to the Mile Zero Brewing liquor licence application in the old school building on Happy Valley Road in the village center.**

**I am concerned about road safety in Metchosin and maintaining a rural atmosphere in the village center.**

**Consequently, I support closing hours no later than 9 pm for the various licenses and endorsements associated with this application so that the proposed brewery, lounge and on-site store closes doors at the same time as other businesses in the core.**

**Thank you for this opportunity to provide feedback.**

**Sincerely yours,**

s.22

Mayor and Council  
4495 Happy Valley Road  
Victoria, B.C.  
V9C 3Z3

RECEIVED

FEB 18 2022

District of Metchosis

February 18, 2022

Dear Mayor and Council,

This letter is in regard to the application for a liquor license for Mile Zero microbrewery, 4495 Happy Valley Road. This proposal will greatly impact my home s.22 The proposed tasting room and patio will lead to increased traffic, noise, and poor air quality for my home, s.22 s.22 s.22 This development, combined with the increasing activity and expansion at the Mychosen Cafe, will make it impossible for the house to be a comfortable family home.

I purchased my property over 30 years ago and renovated the home shortly after. s.22 s.22

s.22

s.22

As a result of this

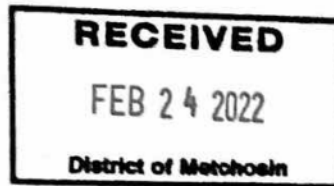
development, my family and I are woken up at 5:30am most mornings because of scheduled garbage pick up, and there are several noisy deliveries through out the day. The fumes from the cooking vent makes it intolerable to sit in my backyard or open the windows of my home. s.22 s.22 and the district has allowed, through multiple variances, the increase in the size and use of the commercial space. The basement of the building, which initially was designated as storage space, has since become a pizza restaurant and a bakery kitchen. The rear parking has expanded twice to accommodate the ever increasing volume of vehicle traffic. Most recently, Metchosis permitted the construction of an outdoor enclosed patio at the cafe. Even with this most recent expansion, s.22 s.22

Based on this previous experience, I am quite certain this proposed plan for the microbrewery will morph into a full-blown British pub before you can say Bob's your uncle. The smell of hops will permeate the air, and grill and deep fryer fumes will further contaminate the air quality. The traffic and noise from customers leaving the pub will make it difficult to sleep at night.

If you support this proposal of a tasting lounge and patio for Mile Zero Brewery, then you support our house becoming a commercial building, and you support giving us a variance to build a home facing s.22 away from the commercial core so that my family and I no longer have to suffer.

Sincerely,

s.22



William Head Road  
Victoria, B.C.

February 24<sup>th</sup>, 2022

Mayor & Council  
District of Metchosin  
4450 Happy Valley Road  
Victoria, B.C.

Dear Mayor & Council

Re: Lease agreement with Mile Zero Brewing Company

I am sending this letter at the request/suggestion of Member(s) of Council as a adjunct to community feedback re: Metchosin's lease agreement and proposed liquor licence at 4495 Happy Valley Road. Much of this you have heard before in an oral submission by myself to the Planning Committee on February 14<sup>th</sup>. For the record, I ask that you include this written submission as an attachment to your agenda package for the upcoming Council meeting on February 28<sup>th</sup>.

I would like to predicate what I would like to say with the following:

- I am not a tea-toteler;
- I am not opposed to the general concept as proposed by Mile Zero Brewing;
- I understand completely the importance to the District in securing compatible tenants in order to reduce Metchosin's debt load with respect to 4495 Happy Valley Road; and,
- My views, at least initially, are not shared by another member of my household but that, I suggest, is based on long exposure to an European model, i.e., a fundamentally different social culture.

With your indulgence, I would like to pick up on the last point as I believe it is relevant to what follows:

Using Germany as an example, every village has its own gathering place in which to consume alcohol in a social environment. Unlike the North American model, these without exception serve food, welcome dogs who sit quietly at your feet under the table, and welcome young persons – under age by our standards, i.e. they constitute a real family/friends social gathering place.

In addition, given the housing density, even village style, the vast majority of these facilities are within walking distance for the local residents. Further, for the few that do subsequently hit the Autobahn at 200 klicks/hr (likely in a Mercedes), the impacts of an impaired driving charge are not a fine or suspension but loss of licence for life. The point I am trying to make here, which many of you are aware of is that there are significant cultural differences with respect to the public consumption of alcohol between the European and North American model and some I think we can take lessons from.



Bringing this back to the lease arrangement with Mile Zero Brewing Company, I think to is fair to say that, in addition to a brewing facility and attendant sales for off-site consumption, what is essentially being proposed here is a 7 day a week "beer garden", both in and outside. In that context I have two major concerns, one of safety; the second is the ambience of our commercial core.

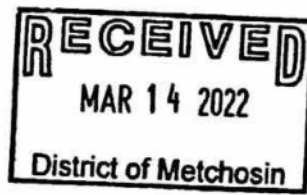
**Safety Concerns:** Physical space – in particular parking. As we all know, if you live in Metchoshin (with the exception of those very few that live in proximity of our 'downtown' core, we are all somewhat forced to drive – Question: do we have enough parking to accommodate visitors to MACCA, the senior's group and other enterprises based in the old Metchoshin School as well as the proponents of this lease and their potential clientele. I think many of us are fully aware that backing out of our 'Thank God it's there' Corner Store, due to poor sight lines and the sheer volume of vehicles is often akin to a suicide mission.

On another note, who is likely to frequent this facility as it is currently proposed – I suggest not likely core Metchoshinites. Will Mile Zero become a destination stop a la My Chosen Café, etc.? If so, how will it further impact the profound increase in day (and presumably night use) traffic that we already cannot cope with?

Last bit and equally important ... is the question of ambience. As proposed, this potential lease will impact the ambience of our commercial core ... consider lighting both inside and out, and highly likely, noise, especially in the evening hours ... 7 days a week. I am aware that the District is required to, and typically does, canvass adjacent neighbours for their view/concerns, but I strongly suggest that with respect to this particular application all Metchoshin residents are stakeholders. No, let's please not go through a Public Hearing on this one. But I ask Mayor and Council to take a broader view on this application and, as a minimum, in addition to other concerns raised above, significantly reduce the proposed hours of operation to something that is way more in keeping with our rural ambience.

Please note that I do not mean to infer in the above that Mile Zero would not be a responsible host – I have absolutely no basis for saying that as it clearly would not be in their best interests to do so. However, the request for a "Lounge Endorsement" in the context of a lease with the District remains troubling as the operational dependencies associated with such an endorsement are much broader than that under a straight Manufacturer's Licence. That said, in light of the above, and your consideration of the details and implications of this lease agreement tonight (February 28<sup>th</sup>, 2022), I ask that you adopt a long term view and at the forefront, consider the potential impact of this proposed use on our village core as befitting a rural community. This may well be a better scenario in the development at Royal Bay than in the heart of our heretofore rural village core.

Yours truly,  
s.22



hand delivered  
11.20 a.m



Metchosin Road  
Victoria, BC

March 14, 2022

Mayor and Council  
District of Metchosin  
4450 Happy Valley Road

Re: Mile Zero Brewing – Proposed Liquor License in the Village  
Centre

Dear Mayor Ranns and Councillors:

I am writing in opposition to the proposed liquor license and lounge endorsement for Mile Zero Brewing in the Village Centre in the old school building.

I am concerned about noise and the potential for intoxicated patrons disturbing the peace and the limited ability of police to supervise given our location far from suburban centers.

The hours of service proposed by the applicant are also a big issue for me given that public transit bus service is limited during the day and shuts down a few hours before Mile Zero intends on closing its doors. This ensures that patrons who have been drinking will need to drive home during the day and I cannot but imagine more drunk drivers on our roads threatening public safety later in the evenings.

Please deny the lounge endorsement application in consideration of the location, capacity and hours put forward by the applicants. If the Liquor Branch is not receptive to reduced hours for the beer store and manufacturers license, I urge the District to enforce limited hours with new bylaws applicable to the old school site.

I do not support this application.

Yours sincerely,

s.22



s.22

March 13, 2022

Mayor Ranns and Council  
District of Metchosis  
4450 Happy Valley Road  
Victoria, BC

Re: Mile Zero Brewing – Proposed Liquor License and Lounge  
Endorsement at 4495 Happy Valley Road

Dear Mayor and Council:

We are writing about the proposed liquor license application and associated endorsements for Mile Zero Brewing in the Metchosis village center.

We do not support this application. We are concerned about excessive noise and more importantly personal security for our young family and ourselves.

We think that a licensed facility will have a negative impact on our community in terms of safety because of drunk driving but also the potential for disturbances in the parking lot and village center.

We also think that a beer store and lounge do not suite our community character. The proposal seems quite off side of our community plan with a location in the quiet village center we enjoy today.

We don't see what benefit the community will experience in return for the risks associated with this proposed license, a beer store and the picnic and the lounge endorsements.

We ask you to deny the lounge application and inform the Liquor and Cannabis Regulation Branch of our concerns so that the branch may also discourage and deny approval for a manufacturers license, lounge and beer store in this location far from any population centers.

s.22

Yours sincerely,

**Tina Hansen**

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**RECEIVED**

**From:** s.22  
**Sent:** March 8, 2022 5:46 PM  
**To:** Mayor and. Council  
**Subject:** Mile Zero Brewing Liquor Licence application  
**Attachments:** Recommendations on Mile Zero Brewing application.pdf

MAR 09 2022

District of Metcalfe

Mayor Ranns and Council:

Attached please find a document containing three recommendations for your consideration on the Mile Zero Brewing Liquor Licence application at your next Council meeting on March 14.

Thanks for your consideration of these recommendations.

s.22

PS. I would ask that the attached document be included in the agenda package for your upcoming meeting.



**RECOMMENDATION:** Approve 37person capacity for the tasting room/lounge and 30person capacity for the picnic area (patio) as proposed by Mile Zero Brewing

**Rationale:** These capacity figures are within the guidelines established by the Liquor Branch and suit the Letters of Intent prepared by Mile Zero Brewing.

**RECOMMENDATION:** Approve 9 pm closing hours in keeping with the rural character of the Village Centre for the on-site store, manufacturers licence and any lounge endorsement

**Rationale:** A closing time of 9 pm would help preserve our quiet rural evenings and resembles other business hours in the Village Centre.

Concurrent closing with other businesses means that there will be other people around when the brewery closes and that makes good safety sense. We are a long way from the RCMP detachment in the event of a call for help.

Establishing a craft brewery in the Village Centre is a bold business decision given Metchosin's small population. There seems little doubt that the brewery's success is completely reliant on bringing in customers from outside Metchosin's borders.

Unlike the golf courses and the restaurants in Metchosin that also hold liquor licenses, a large proportion of Mile Zero customers will need to drink and drive from our Village Centre all the way through Metchosin just to get home.

Unlike the golf course, where one goes to golf, Mile Zero Brewing is asking people to come and drink. Unlike the restaurant, Mile Zero won't be serving meals. Mile Zero is primarily a liquor outlet.

The later at night the brewery closes, the more can be drunk and the darker the roads.

**RECOMMENDATION:** As part of any lounge endorsement, Council should work with Mile Zero Brewing and adopt some criteria for renewal of the Temporary Use Permit

**Rationale:** Mile Zero Brewing will be working under a Temporary Use Permit that will need to be renewed in three years time. Up front evaluation criteria would benefit the District, Mile Zero Brewing and the community-at-large by making transparent goal posts for success all round (e.g. Mile Zero Brewing letters of intent, police callouts, instances of drunk driving, excessive noise).

**RECEIVED**

MAR 02 2022

**District of Metchosin**

s.22

March 1, 2022

Mayor Ranns and Council  
District of Metchosin  
4450 Happy Valley Road  
Victoria, BC V9C 3Z3

RE: Mile Zero Brewing liquor licence application  
4495 Happy Valley Road

Dear Mayor Ranns and Council:

Please find attached comments to Council I made on February 28, 2020 under public participation at the start of the meeting.

I ask that this letter and attachment be included as correspondence in the agenda package for Council when this issue next arises on Monday, March 8, 2022.

I also request this letter and attachment be shared with the Liquor and Cannabis Regulation Branch with our earlier correspondence when the District submits comments from affected residents on the Mile Zero Brewing application.

Following your March 8 Council meeting, I will likewise send you a copy of my public participation comments for submission to the Liquor Branch.

Thank you.

s.22

Public participation, District of Metchosin Council Meeting  
February 28, 2022  
On Mile Zero Liquor License Application

Mayor Ranns and Metchosin Councilors:

My name is<sup>s.22</sup>

I am speaking tonight on the liquor licensing for Mile Zero Brewing.

You have a letter from our household in your package. We are affected residents.

As is normal practice, Mile Zero is applying for a liquor license with conditions that go well beyond what they need to run their brewery, on-site store, tasting room and patio as advertised in the news and on social media earlier this month.

Mile Zero have said as much and explained before Council they want your authorization now to expand some time in future depending on demand.

We say the District should approve service hours, person capacity and only the endorsements needed now for Mile Zero to achieve its public-facing plans that have garnered a measure of community support.

The District then will continue to have a role in determining any future expansion of liquor service, person capacity and hours.

Of course, Mile Zero can submit a new application, as demand grows and we'll see where we are at – at that time. All they need do is: pay a fee, fill in forms and attend a few meetings.

Why be so cautious? Well, you have our letter.

But also take a look the Manufacturers License document provided to you by staff – that starts with – it starts with - safety and topics like

preventing disturbances, intoxicated patrons, overcrowding, disorderly conduct, weapons and gaming.

A brewery in the Village Center will be a first and we think a cautious beginning is best, with the District staying in the driver seat from the get go.

This way, the community gets some experience with how it works and the District will be in a better position to decide on any future expansion.

Metchosin's population will not be growing like Colwood and Langford. So, our community will make a proportionally smaller contribution to any increase in demand for a lounge as time goes forward.

And, as far as a drinking lounge in a rural area goes, that is a long, wet and winding country road from Royal Bay to the Village Centre much of the year. Is that a positive or a negative for our community?

**1. On the Lounge Endorsement question:**

The only written feedback you received was negative urging you to decline the Endorsement. That feedback was from affected residents.

I think the community benefit from an incremental approach to licensing outweighs my personal need to be able to order more than one beer or share a glass of wine with my spouse at the brewery.

**2. On hours of liquor service:**

The only written feedback submitted to you was to reduce the hours (from both affected residents and others).

In accord with Mile Zero's public-facing plans, we recommend liquor sales from Thursdays to Sundays only for now.

We say liquor service should start after 1 pm (in keeping with concerns expressed by the preschool) and end at 6 pm or earlier on Sundays and Thursdays, and end at 7:30 pm or earlier on Fridays and Saturdays.



These are popular closing times on many nights for other craft breweries in the CRD and resemble other business hours in the Village Core. These hours would help to preserve our quiet, rural evenings.

On safety: We really don't like the idea of young staff alone with nothing but money and liquor at the end of a long road, in the dark, late at night out here in Metchosin.

Early closing when lots of others are around makes better rural sense.

### **3. On person capacity**

The only written feedback received was to limit capacity. Mile Zero wants a license for almost a 100 people – almost the size of My Chosen Café.

That is simply too large in the face of various concerns already cited plus added noise and traffic.

We say stick with the plan: 25 person capacity in the tasting room and 30 person capacity for the patio.

We are in a very specific situation here: wanting to preserve our rural character but introducing a brewery to our village core. We must not leave it to the Liquor Board alone to decide what it means for Metchosin to be rural and what fits here.

Council must weigh in with the Liquor Board on suitable license hours and person capacity regardless of the Lounge Endorsement.

*Our recommendations tonight are consistent with and supported by the written submissions received from affected residents and are worthy of adoption by Council in support of rural Metchosin.*

Thank you for the opportunity to provide input on this application.

Mayor Ranns with your permission, I would now like quickly read into the record with their permission, the names and addresses of other affected residents in or adjacent to the Village Centre who

- oppose the Lounge Endorsement at this time, and
- who want both service hours and person capacity limited as compared to what Mile Zero has applied for

These residents are:

s.22

- an affected resident who wants hours and capacity limited as compared to what has been applied for

FEB 18 2022

District of Metchosin

s.22

February 17, 2022

Mayor Ranns and Council  
District of Metchosin  
4450 Happy Valley Road  
Victoria, BC V9C 3Z3

RE: Mile Zero Brewing liquor licence application  
4495 Happy Valley Road

Dear Mayor Ranns and Council:

Thank you for the opportunity to provide written comments on this application for a new liquor license in Metchosin's Village Centre.

The proposed location of Mile Zero Brewing is about <sup>s.22</sup> from  
our home at <sup>s.22</sup>

A craft brewery in the downtown core of Metchosin would be a first. Of course, Metchosin is not without a place already to enjoy a beer in the Village Centre. My-Chosen Cafe is a licensed establishment with a small bar in addition to restaurant seating. The Cafe also sells take-out beer and wine when ordered with food.

Benefits to our community of a craft brewery would include a new gathering place for Metchosin residents, a secure tenant in the school building and another attractive feature to draw residents from the wider region who may also enjoy other local attractions like our galleries, studios, eateries, farm stands and the natural surroundings.

There are also risks associated with a liquor establishment in our midst including, but not limited to, disturbances, driving under the influence (DUI), alcohol abuse and addiction. Such risks will be borne by our community and argue for risk mitigation when deciding licensing specifics including hours and capacity limits.

We understand that the Mile Zero Brewing applicants are planning to open a small-batch brewery and tasting room with patio access.

According to news reports, the focus will be on the manufacturing and sale of their own beer products. Limited small samples or flights of beer will be served with potential to expand in future. There are no plans to serve food. The tasting room capacity will be 25 persons. The patio will have no sales or service. Patrons will buy their product indoors and take it outside to the patio. No amplified sound will be permitted adjacent to or on the patio. We also understand that the applicants plan to be open Thursday to Sunday and not as late as suggested by their application. Hours will be seasonal.

<https://www.vicnews.com/news/metchosin-seeking-feedback-on-nano-brewery-proposal-for-old-school-building/>

<https://www.vancouverislandfreedaily.com/business/metchosin-nano-brewery-owners-envision-english-style-taproom/>

These plans can be achieved in their entirety with a Manufacturer License and a Picnic Endorsement (with the standard 30 person capacity limit for the patio).

Under the circumstances, a Lounge Endorsement is unnecessary and would be significant overkill.

This is because the purpose of a Lounge Endorsement is to permit the sale and on-site consumption of beer but also hard liquor, wine and other alcoholic products. Under this Endorsement, Manufacturer license limits on beer samples are no longer applicable. This endorsement also requires that food be made available

**Recommendation:** Council decline the application for a Lounge Endorsement

**Recommendation:** Council should limit the tasting room capacity to 25 persons under the Manufacturer license application and limit the patio capacity to 30 persons under the Picnic endorsement (if the application is supported).

**Recommendation:** Council should consider separately from this process requests for temporary expanded service area (TESA) as may be permitted under BC liquor license COVID rules

The applicants have requested a license to serve alcohol from 11 am until 10 pm every day of the week except Friday and Saturday nights when serving hours would extend to 11 pm. This translates into closing hours of 10:30 pm most nights and 11:30 pm on weekends.

These hours would be incompatible with and detract from Metchosin's rural character.

Presently, there is nothing going on in downtown Metchosin after 9 pm when the general store closes - other than sporadic events at the Metchosin Community Hall usually on weekends. My-Chosen Cafe closes an hour earlier at 8 pm Tuesday through Sunday.

Basically, after 9 pm, there is nobody around. Nobody. Then it just gets quieter until the morning traffic starts up. This is part of our rural character.

Bringing tourists and other patrons from outside our borders late at night to a drinking establishment is not in our community's interest. Neither does it befit the character of Metchosin to have only one commercial establishment open after 9 pm that has one purpose and that purpose is to sell alcohol.

Everything is closed up in the evenings including farm stands, galleries, the bakery and more.

There are only a few residences within walking distance after dark and very limited street lighting. There are only limited sidewalk features.

BC Transit bus service close to the Village Centre ends at 9:23 pm on weekdays and just after 8 pm on weekends.

Given most patrons of the tasting room will be driving, earlier closing and the limits on consumption associated with a Manufacturers license (minus a Lounge Endorsement) seem most appropriate.

Drinking and driving is already a concern in the area with beer cans and hard liquor bottles often littering the shoulder of Metchosin Road between Parry and Wooton Roads.

Other craft breweries in the Greater Victoria area are located in more densely populated neighbourhoods and urban settings. Many are not open every day. Most close by 9 pm at the latest. Closing hours after 9 pm are more of an urban thing.

Of course, the applicants can complete another application in future if they wish to extend their hours due to demand.

**Recommendation:** Council permit liquor sales from Thursday to Sunday only with last service for alcohol at 6 pm or earlier on Sundays and Thursdays and 7:30 pm or earlier Friday and Saturdays (if this application is supported).

The applicants hope to start selling alcohol at 11 am everyday of the week. The weekday hours of the Metchosin Co-op Preschool (on Metchosin Road at old St. Mary's Church) extend to 11:30 am on Tuesdays and Thursdays and to 1 pm on Monday, Wednesday and Friday. Of course, the two properties are adjacent.

**Recommendation:** Council specifically seek input on this license from the Metchosin Co-op Pre-school and parents if this has not already occurred

Typically, local government and Indigenous Nations approve BC liquor license applications. As Metchosin is situated on the traditional territories of Scia'new First Nation, this licensing application is of mutual interest.

**Recommendation:** Council should consult with Scia'new First Nation on this application if this has not already occurred

Various bylaws will apply to a new craft brewery in the Village Centre. These bylaws cover issues like building codes, fire codes, noise, outdoor heating, food trucks and outdoor lighting. Any brewery will also be subject to liquor board compliance and inspections.

The District owns the old school building and serves as the landlord to the craft brewery.

**Recommendation:** Council should instruct District staff to monitor bylaw compliance at 4495 Happy Valley Road pro-actively and quickly address any bylaw infractions that may arise

The lease of the old school building and liquor licenses require periodic renewal. A brewery is also subject to Temporary Use Permit (TUP) requirements in the Village Centre Development Permit Area (DPA).

**Recommendation:** Council consider and approve some criteria to assist in responding to requests for any extension or expansion of the lease arrangement or liquor licensing, including:

- Bylaw compliance
- Instances of drunk driving
- Instances of vandalism
- Fights or other disturbances and accidents that adversely affect the public, patrons or staff or people who live or work in buildings in the Village Centre.
- Police call-outs
- Adherence to public health guidelines and orders
- Customer demographics – local/regional
- Community feedback

Thank you again for the opportunity to comment on this application.

We look forward to the Council meeting on February 28.

Sincerely yours,

s.22



## ***Report to Council***

---

To: Council  
From: Councillor Kahakauwila  
Date: 2022-March-11  
Subject: Mile Zero – LCRB Application (Lounge Endorsement)

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### **OBJECTIVE**

To provide further clarification on the Lounge Endorsement and areas for Council to comment on to the LCRB.

### **BACKGROUND**

Council debated this item at our Council meeting on February 28<sup>th</sup>, 2022. A motion was made with suggested times for the Lounge Endorsement; during discussion the times were further adjusted. Following discussion regarding the seating capacity of the Lounge endorsement and the picnic area, the motion was withdrawn and I was tasked with gathering more information and clarification from the Planner, the applicant (Michael Morgan) and affected area resident s.22

### **DISCUSSION**

A basic manufacturer license permits:

- the sale of their products to licensees as permitted through their manufacturing agreement with the Liquor Distribution Branch.
- Market and promote their products off site to licensees and the public.
- Set aside one or more areas where they may sell or serve samples of your products to patrons between 9 a.m. and 11 p.m.
- Take patrons on guided tours of their establishment between 9 a.m. and 11 p.m. While on a guided tour, the tour route is considered a service area which permits the service or sale of samples to persons on the tour. The tours are permitted in any area of their business but are only permitted outside if there are exterior features related to manufacturing, e.g., a vineyard.

We received clarification from the LCRB regarding the possible overlap of the Manufactures License and the Lounge Endorsement:



*If the lounge area overlaps the sampling area, the manufacturer may be able to serve samples to patrons in this area beyond the hours approved for the lounge endorsement. As LCRB does not require local government (LG) input on new manufacturer applications, any restrictions to the sampling area(s) would typically be imposed by the LG through the business licensing process or via local bylaws.*

The LCRB determination of person capacity is based on a number of factors:

- Occupant load;
- Comments and recommendations from local government;
- The views of the community; and,
- The capacity proposed by the applicant.

The Applicant is requesting a total capacity of 80 people (this includes staff, inside seating and the picnic area seating)

The picnic area must close 30 minutes after sunset and is allowed a maximum of 30 patrons with no service or selling of alcohol.

Council is being asked to provide a recommendation regarding the Lounge Endorsement hours of operation to the LCRB. We may also provide comments regarding the picnic area and the proposed capacity. Ultimate approval will be given by the LCRB.

Included for our discussion are the license hours of operation for other similar businesses in the area. While they have extended hours for their license, those are not their operating hours in practice.

During the two weeks since the February 28<sup>th</sup>, 2022 Council meeting the Applicant has met with affected area residents and drafted his proposed a *Letter of Intent* which is included for our discussion.

## **RECOMENDATION**

I am recommending that we provide the following recommendations to the LCRB:

- Hours of operation for the Lounge Endorsement:
  - Sunday 11am-8pm
  - Monday – Thursday 2pm-8pm
  - Friday 2pm -9pm
  - Saturday 11am-9pm
  - Stat Holidays 1pm-8pm
- Person Capacity of 80 (maximum, all areas included)
- Any comments regarding the Picnic Endorsement

Respectfully submitted,  
*Councillor Kyara Kahakawuila*



## *Report to Council*

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To: Chief Administrative Officer  
From: Planner  
Date: February 24, 2022 File: 4460-20-60  
Subject: Proposed Manufacturer's Liquor Licence with Lounge and Picnic Endorsements – 4495 Metchosin Road

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### **OBJECTIVE:**

To provide input to the Liquor and Cannabis Licensing Branch (LCRB) regarding an application to for a manufacturer's liquor licence, and specifically for the lounge endorsements at 4495 Happy Valley Road. The applicant is requesting permission to serve liquor in a tasting room/lounge area, as well as to allow consumption (but not service) on the "picnic" area on the patio outside. The applicant is proposing hours of sales from 11 am to 10 pm every day, except until 11 pm on Fridays and Saturdays. Applications for new liquor licences with lounge endorsements require the local government to obtain community input, and to submit a resolution within 90 days as part of the application process. The picnic area endorsement does not require the District to consult with the community, but the LCRB does accept comments from the local government, and requires the District's confirmation of zoning and capacity limits. Other aspects of a manufacturer's liquor licence, including the licence itself and an on-site store endorsement that would enable the sale of the beer produced by the brewery (such as through growlers) are not forwarded to the District for comment, but are instead evaluated and issued by the LCRB.

### **POLICY:**

The property is located within the Agricultural Land Reserve, and is designated Village within the Official Community Plan. The property is zoned for Community Institutional (P2) use, although it also allows office, artist studio and gallery, and retail store use. The zoning also permits agricultural use, agricultural fairground, assembly, civic use, community care facility, school and term commercial sales.

The property is subject to a Temporary Use Permit that allows a range of commercial and light industrial uses on the property for a period of 3 years, including small-scale light industrial or commercial manufacturing. Temporary Use Permits allow uses not otherwise permitted within a zone to exist on a temporary basis. The permits can be issued for up to three years, and can be renewed by Council resolution once for an additional three years. Council approved a temporary use permit in 2020, with the permit to be issued on a date coinciding with the lease start date upon execution of the first lease. The additional range of non-farm uses referenced in the Temporary Use Permit were also approved by the Agricultural Land Commission.

The property is also within the Village Centre Development Permit Area, which establishes objectives and guidelines for the form and character of commercial development. The visibility of commercial development in the Village, and importance of ensuring that commercial properties are compatible with and contribute to the rural character of the community are two of the conditions warranting the

development permit designation. The applicant previously received Council approval for modifications to the building.

Because the application is for a manufacturer licence with a lounge endorsement, the Liquor and Cannabis Regulation Branch (LCRB) requires that the local government provide opportunity for community input, as well as a resolution from the District as part of the licensing process. The *Liquor Control and Licensing Act* requires that a local government gather views of residents by:

- Receiving written comments in response to a public notice of the application
- Conducting a public hearing in respect of the application
- Holding a referendum or
- Using another method the local government considers appropriate

While more recent changes to procedures have been made, in the past the LCRB emphasized to local governments that input is needed only from residents affected by the proposed establishment or application, which generally includes those within a specified radius from the site. Guidance provided previously to local governments for gathering views must meet the following criteria:

- It is fair and equitable to both the residents and the applicant
- It provides all nearby residents with reasonable notice and opportunity to comment
- It avoids any perception of bias
- It is appropriate to local circumstances; and
- Information should be sufficient so that residents understand the nature of the application

The District's resolutions typically:

- Indicate whether or not the views of residents were gathered,
- If the views of residents were gathered, explain the methods used to gather the views, include the residents' views, and any comments or recommendations with respect to those views; and,
- Provide a recommendation as to whether the licence should be approved.

### **DISCUSSION/ANALYSIS:**

The following provides some details of what a manufacturer's licence allows, as well as the lounge and picnic area endorsements. For further reference, the guide to manufacturer's licences is attached as Appendix D.

A basic manufacturers liquor licence allows the applicant to:

- Sell your products to licensees as permitted through your manufacturing agreement with the Liquor Distribution Branch.
- Market and promote products offsite to licensees and the public.
- Set aside one or more interior areas to sell or serve samples of your products to your patrons between 9 a.m. and 11 p.m.
- Take patrons on guided tours of your establishment between 9 a.m. and 11 p.m.

In addition to the basic manufacturer's licence, the applicant is applying for a lounge endorsement and a picnic endorsement. The lounge endorsement requires the local government to gather community input. Picnic area endorsements do not require public input, but do provide an opportunity for comments from the local government. The manufacturer's licence and on-site store endorsements can be approved without local government input.

The lounge endorsement allows the applicant to designate a lounge area on the property (in this case 35.5 m<sup>2</sup> located indoors), where liquor may be sold and served by the glass or bottle for onsite consumption. Food must be available to patrons in the lounge. The BC Liquor Policy Manual indicates that a lounge is

primarily for the sale of products manufactured at the site and registered with the Liquor Distribution Branch under that manufacturer's licence. However, it does note that an applicant may sell any kind of liquor for onsite consumption in an approved lounge area, as long as the cost to purchase liquor from another manufacturer/s does not exceed 20% of the total value of liquor purchased for the lounge in any given quarter. There are maximum drink sizes that apply, as well as minimum drink prices.

The hours of sale for a lounge are proposed as part of the licence – in this case the applicant has proposed hours between 11 am and 10 pm Sunday through Thursday, and to 11 pm on Fridays and Saturdays. Patrons must leave within half hour of liquor service ending in the lounge area. Lounge endorsements allow live or recorded music, radio, television and dancing in the licenced lounge areas.

### **Picnic Area**

The picnic area endorsement allows the applicant to set aside an area outdoors where patrons can bring samples or drinks purchased from your other endorsement areas outside to consume (there is no sale or service in the picnic area).

The patio area:

- May be open from 9 a.m. until half an hour after sunset. Liquor may not be consumed past this time and all patrons must be cleared within a further half an hour.
- Must have sufficient line of sight from the interior to manage the area, or you must have other strategies in place to supervise patrons.
- Must have signage to indicate the person capacity and to indicate that the area is for consumption only (not a service area).
- Must be open to the elements (no roofs, walls or heaters) and have a clearly defined boundary.
- Has a total person capacity of 30 persons, unless otherwise noted on your licence.
- Is not permitted to have amplified sound in or adjacent to the picnic area.

Entertainment is permitted in the picnic area as long as there is no amplified sound, and the hours referenced previously (half hour after sunset) are followed. While picnic areas must have confirmation that their permit and their proposed capacity is approved by the District, and comments can be submitted, a local government resolution and public input is not a LCRB requirement for picnic area endorsements.

### **On-site Store**

A licenced manufacturer can apply for on-site store endorsement to enable the sale of the product they are licenced to produce (in this case beer). This type of licence endorsement does not require local government community input, or any Council resolution, and the District is therefore not notified by the LCRB when this type of application is made. Mile Zero has indicated that it is applying to be able to sell its beer, as well as potentially some t-shirts and hats. The local government does not have input on this portion of the licence.

### **Mile Zero**

The applicants submitted a letter of intent together with their application for the lounge endorsement. The Letter of Intent is included as Appendix A. The area proposed for the lounge totals approximately 35.5 m<sup>2</sup>, and the area proposed for the picnic area (patio) is 65 m<sup>2</sup>. A site plan is included in Appendix B that includes both the lounge and picnic area. The proposed hours of sale in the lounge are from 11 am to 10 pm every day, with the exception of Friday and Saturday, which are proposed to extend until 11 pm. The applicant noted that they do not anticipate being open for all those hours, but wanted the flexibility to respond to the demand once they are open. The applicant also expects that the hours will fluctuate based on weather and the season. Note that the hours included in the liquor licence reference hours of sale of liquor, and not necessarily operating hours. The patio is only allowed (as per liquor licence regulations) to

be “open” until half an hour after sunset. Patrons are required to leave the lounge within half an hour of the close of service ending.

As a lounge, the brewery would be required to offer food. While there are no plans to offer significant cooking (i.e. no fryers, and nothing that would require ventilation, grease traps, etc. due in part to septic limitations), they are required to receive a health permit from Island Health and will need to provide light snacks. The Letter of Intent (attached as Appendix A), includes a reference to snacks such as:

- Soft pretzel
- Assorted veggies and dip
- Tortilla chips and guacamole or salsa
- Humus with crackers or pita
- Pepperoni
- Beer nuts
- Baked items from local bakeries such as sausage rolls
- Charcuterie board

The lounge must also serve non-alcoholic beverages.

As noted in the Letter of Intent the applicants are proposing to have some music playing indoors as background noise, so the volume will be kept at a level that will allow people to have conversations. The applicants indicated that would consider having one or two televisions for special sporting events; however, they are not planning to have these initially and would only consider adding these if there are sufficient requests from our patrons in the community. Mile Zero also noted that they may consider having live music from time to time if local individuals show an interest in a open mic night or a “jam night” in the lounge area (indoors). No amplified music is permitted outside.

### **Input Gathering Process**

The LCRB notes that input is only required to be gathered from residents affected by the application, which is generally those within a specified radius from the site. It is only a *requirement* for the lounge endorsement, but the local government can also submit comment on the picnic endorsement portion of the licence. The Branch’s previous guide for local governments noted that input is needed only from residents affected by the application, which is generally those within a specified radius from the site, and cautioned the District about accepting feedback that cannot be verified as being from someone residing in the affected area. The LCRB also notes that the District should be careful not to consider “irrelevant factors” from residents such as the impact on other businesses or the economic impact of an application.

While the District’s development application notifications are distributed to adjacent properties within 60 m from a site, Council extended the notification area for this licence to include properties that front on to Happy Valley Road between Metchosin Road to Rocky Point Road (as well as any other properties adjacent to or within 60 m of the subject site). A total of 33 properties received a letter notifying them of the application. In addition, a notice was posted on the Metchosin website inviting input on the licence application.

### **Input Received**

The District received 12 written submissions regarding the application. Submissions are included in Appendix C. A summary of the responses is as follows:

Three of the submissions received that noted support or no objection (subject to controls) were from locations beyond the radius of those more likely to be directly impacted affected by traffic, noise or patrons of the business, and therefore unlikely to fit the LCRB definition of an “affected resident” including one from a Langford resident.

Two letters expressing support did not include any address.

One letter was submitted anonymously, from a resident who noted that they do not live “super close” to the building. The letter notes many of the restrictions and aspects from the manufacturers guide (provided in Appendix D). The letter writer references that there a lot of considerations that nearby neighbours may want to take into account, including hours, entertainment, noise, and parking.

There are six letters provided from properties in relatively close proximity:

- One resident at s.22 noting concerns regarding safety (parking) and the ambience of the commercial core, and recommending, at a minimum, reduced liquor sale hours.
- One resident at s.22 in support of the application
- A letter from the Metchosin Arts and Cultural Association president (tenant at 4495 Metchosin Road) noting that the brewery will complement the Metchosin Arts and Cultural Centre
- A letter from the Metchosin Cooperative Preschool (operates out of 4354 Metchosin Road), noting concern about increasing traffic and the potential for vehicle operators driving under the influence of alcohol, as well as the sounds associated with the brewery. They request that the hours of operation be limited to those times that preschool is not in session (currently the preschool operates Monday to Friday until 1 pm)
- A letter from s.22 – recommending that Council recommend the LCRB deny the lounge endorsement, restrict the capacity of the tasting room and patio, and limit the hours. The letter notes a variety of concerns such as drinking and driving, appropriateness of the hours. The letter also encourages consultation with the preschool, as well as Scia’new Frist Nation. Other recommendations, including monitoring for bylaw compliance and criteria for lease extensions, are provided for the District (but necessarily relevant for the LCRB) to consider
- A letter from s.22 expressing concerns regarding increased traffic, noise, and poor air quality for his home.

#### **OPTIONS:**

Council’s primary objective is to share the community input, provide a resolution regarding the lounge endorsement, and identify any other comments Council would like to share regarding the lounge or picnic endorsement.

Council may want to consider the following options:

1. Pass a resolution noting that:

Residents views were sought through:

- a) a letter directly to 33 property owners, including those on Happy Valley Road between Metchosin Road and Rocky Point Road as well as any owners within 60 m of the Metchosin Elementary property
- b) posting a notice on the District website inviting written input before the end of day on February 18.

AND of the 12 letters received, 6 letters were received from properties that are less than 500m from the property by the proposed liquor licence application. Of the 6, 2 were in support, 2 recommended against the lounge endorsement, and 2 suggested, at a minimum, reduced hours.

AND that Council recommends LCRB approval of the lounge endorsement for the manufacturer’s licence, subject to (insert conditions or recommended restrictions, if any), and adds the following comments regarding the picnic endorsement (insert comments, if any).

2. Pass a resolution noting that:

Residents views were sought through:

- a) a letter directly to 33 property owners, including those on Happy Valley Road between Metchosin Road and Rocky Point Road as well as any owners within 60 m of the Metchosin Elementary property;
- b) posting a notice on the District website inviting written input before the end of day on February 18.

AND of the 12 letters received, 6 letters were received from properties that are less than 500m from the property by the proposed liquor licence application. Of the 6, 2 were in support, 2 recommended against the lounge endorsement, and 2 suggested, at a minimum, reduced hours.

AND that Council does not recommend the LCRB approve the lounge endorsement for the manufacturer's licence, and furthermore that the following comments regarding the picnic endorsement be shared with the LCRB (insert any comments).

Respectfully submitted,

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Sherry Hurst, M.Pl., MCIP  
Planner

**LOCATION MAP:**





## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 7, 2022 6:39 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Against Proposal for lounge endorsement at mile zero brewing 4495 Happy Valley Rd

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

My name is s.22 from 4495 Happy Valley Road Mike zero Brewery and I am against the proposal for a lounge endorsement. My address is s.22 4495 Happy Valley rd Mile Zero Brewery is a terrible location. I am against the lounge proposal. The parking is non existent and that corner is already so busy with the corner store and restaurant being right on both sides. Behind it is the local preschool and grave yard. the proposed building used to be a school so there is a baseball field and tennis court used by local youth and Pearson College Students. The proposed Venues parking lot fills with cars on the weekends as police and first responders training takes place at this school most weekends. It's in close proximity to the community riding ring and market. It's also sharing transient parking with the corner store, a really bad corner for traffic already Horses and other livestock are being moved through all year round, it is a farming community. Why encourage people to drink and drive to rural areas? I see the increase in traffic because of Langford expanding already Metchosin doesn't have the policing putting more on our volunteers. I'm really surprised this venue was even considered.

Sincerely s.22

Sent from my iPhone

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 3, 2022 2:57 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Lounge endorsement - Mile Zero Brewing 4495 Happy Valley Road

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

The General Manager  
C/O Senior Licensing Analyst  
Liquor Cannabis Regulation Branch  
Victoria BC

Dear General Manager:

I do not support a lounge endorsement for Mile Zero Brewing at 4495 Metchosin Road and therefore ask that this application be denied.

I am supportive of the brewery and the tasting room on the old school site but I am concerned about the impact of a lounge endorsement on the quiet, rural character of the Metchosin village centre.

My concerns include noise and increased traffic. We are struggling already with increased traffic and speeding through the village centre as the populations on our borders grow.

Perhaps most importantly, it must be recognized that due to the location of the proposed lounge, most patrons will drive there and then need to drive home. At the same time, we know that hazardous drinking can greatly increase the risk of vehicle crashes, injury and death.

There is only limited rural transit services and taxis must come from a neighbouring municipality making their use inconvenient and expensive.

We are also lacking in adequate police supervision for a lounge.

I do support the proposed hours but the inside person capacity should be more like the 25 persons described in the newspaper. This would begin to address the limited parking available and resulting traffic implications.

Thank you for conducting this public input exercise.

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 2, 2022 11:38 AM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Cc:** Council Metchosin Council  
**Subject:** Lounge Endorsement for Mile Zero Brewing at 4465 Happy Valley Road

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

The General Manager  
c/o Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
Victoria, BC.

Dear Sir/Madam,

I support the MileZero brewery and tasting facility, but, oppose the add-on of a lounge/bar in the old school buildings on Happy Valley Road.

My main objections concern traffic. The bar/lounge would be sited on a stretch of road that is already dangerous, especially for pedestrians seeking to cross from the old school on the north, to the stores and restaurant on the south side of the road. The nearby "T" junction of Metchosin/William Head roads is also already perilous. (I have been knocked over -- fortunately without injury— on the cross walk at this location.) A lounge/bar would only increase traffic since, given low population density and lack of local taxi or transit service, virtually all bar customers would be driving automobiles. The risks would escalate with the opening of the currently planned "village centre" children's playground in front of the school (adjacent to the proposed brewery). Given Metchosin's low density and dependence on police based in Langford, it would be unrealistic to assume that police monitoring and enforcement of rules on traffic and impaired driving would mitigate the increased dangers.

A bar/lounge, especially with an outdoor pavilion, would also generate increased noise nuisance (e.g. music) in the area.

The capacity limits proposed — 35 for the interior, and 30 for the outdoor pavillion, are excessive for a brewery/tasting facility. Allowing 15 persons inside, and forbidding the proposed exterior pavilion, should be more than adequate.

Without the bar/lounge, brewery opening hours could be reduced, further mitigating the traffic dangers and demands on the limited parking facilities for other users.

Yours sincerely,

s.22



## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 3, 2022 3:05 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Lounge endorsement for Mile Zero Brewing Inc.

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

The General Manager  
C/O Senior Licensing Analyst  
Liquor Cannabis Regulation Branch  
Victoria BC

Dear General Manager:

I ask that the application for a lounge endorsement for Mile Zero Brewing at 4495 Metchosin Road be denied.

I support and welcome the young people establishing a micro-brewery and tasting room in Metchosin but not the lounge.

I am concerned about the increased risk of drinking and driving on our roads with the establishment of a lounge combined with our lack of easy access to transit and taxis.

My other concerns relate to maintaining the quiet rural nature of the village centre.

Thank your for considering my input.

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 5, 2022 7:27 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Lounge Endorsement- Mile Zero Brewing 4495 Happy Valley road

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir or Madam,

I am writing to express my opinion that the ‘Lounge endorsement’ for Mile Zero Brewing at 4495 Happy Valley Rd NOT BE ENDORSED at this time.

During the many past months we in the community have heard about the proposal for a brewery and tasting room at this site. To my mind this has seemed to be a right-sized initiative for our small community centre.

I see no reason to rush to the lounge proposal. I would like to see how Mile Zero manages their initial business and see how they deal with issues that arise – especially parking and traffic and if they successfully iron out the kinks and deal with community issues in the first 6 – 12 months I would be happy to consider the lounge option.

I encourage you to seek a slower and prudent implementation of this initiative.

Regards,

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 3, 2022 3:14 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero - Longe endorsement

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

The General Manager  
C/O Senior Licensing Analyst  
LCRB  
Victoria BC

Dear General Manager:

Please reject the lounge endorsement application for Mile Zero Brewing at 4495 Happy Valley Road.

My concerns centre on increased traffic in an already busy village core. I support the establishment of the craft brewery and tasting room but I do not support a lounge with an increased risk of drunk driving.

Thank you.

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 7, 2022 8:20 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Brewing 4495 Happy Valley Rd

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear LCRB,

I am a Metchosin resident of 43 years and **do not** support the proposed “lounge endorsement” for Mile Zero Brewing at 4495 Happy Valley Rd.

I am very concerned about the increase in traffic and noise, increase risk of drunk driving (especially given limited transit options and remote taxi service), erosion of the quiet rural character of our village centre, the potential for community disturbance, limited police supervision with precinct situated in neighbouring municipality, no plans for new employment for the community, etc.

This is not the right fit for this small community.

Sincerely,

s.22



## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 3, 2022 12:57 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Brewing Application for a Lounge Endorsement

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To: Liquor Branch  
Re: "Lounge Endorsement" application for Mile Zero at the old school in Metchosin

I do not support the proposed "lounge endorsement" for Mile Zero Brewing at 4495 Happy Valley Road.

My primary reason is that I value the quiet rural character of Metchosin's village centre and feel that a "lounge" would disrupt that.

It would bring an increase in traffic and noise and would increase the potential for community disturbance. This would have a negative impact on the residences in the immediate vicinity. Also, an establishment with unlimited alcohol consumption may increase the risk of drunk driving since there is limited public transportation and taxi service in the area.

Thank you for giving me opportunity to express my opposition.

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 3, 2022 12:56 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile zero brewing Notice of intent

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I'm a resident of Metchosin with in 5.7 km of the purposes venue, at s.22 specifically, for the Mile Zero Brewing at 4495 Happy Valley in Metchosin. I just want to say that as a resident I support this venue opening and would even support increased hours should that arise in the future. I feel like this will be a great business for our community and will help farm stands like ours as it will bring out new visitors to our community.

Thank you,

s.22

Sent from my Galaxy

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 9, 2022 8:16 AM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Cc:** Diana Smith; Dorothy Elias  
**Subject:** Mile Zero re: "lounge endorsement"

**Importance:** High

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the LCRB about the request for a lounge endorsement from Mile Zero Brewing.

I live within s.2 km of Mile Zero Brewery. I had understood that the Brewery would be operating a tasting room which I think would be a community-friendly addition to our community of Metchosin.

**I do not think a lounge would be community-friendly and do not support the proposal for a lounge for the following reasons.**

Almost everyone visiting Mile Zero would drive since there are very few people, let alone potential customers, living within walking distance of the Brewery. This would create all kinds of undesirable consequences for our small village centre. The hub of Metchosin, where Mile Zero is located, is already very busy with traffic. My Chosen Cafe and My Chosen Pizza, on one corner of the main intersection near where Mile Zero is located, is always packed during its opening hours. The corner store on another corner is also very popular. The nature of the store is that people are driving and parking for a very short time while they pick up provisions. There is lots of backing-out into traffic as a consequence.

The T-intersection is controlled by only one stop sign with one pedestrian crossing. Drivers regularly and almost always exceed the posted 40 km per hour speed limit, especially on the south side of the intersection, coming into the village. I live on this section of the road at s.22 so have daily experience of this.

Increasing the number of vehicles into this area would only make an already congested area worse. Metchosin has an above-average demographic of seniors. Also the family-friendly restaurant, including its animal petting area, attracts many children. Children and seniors are often the people who are pedestrians in the village core.

Mixing opportunities to drink more than moderate amounts of alcohol with driving in this largely unregulated area is asking for accidents to happen.

Given the nature of the businesses and organizations situated in the village core, the atmosphere is generally quiet with a good-natured atmosphere. Introducing opportunities to drink excessive amounts of alcohol could change this atmosphere. Metchosin has a relatively low crime rate and very little police presence. I think most residents of Metchosin want to keep it this way. A lounge, unlike a tasting room, would not contribute to this atmosphere and not suit this site at all.

Yours sincerely,

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 6, 2022 8:28 AM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Zero Mile Lounge in Metchosin

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir or Madam,

I am not in support of the Zero Mile Lounge as proposed by the current applicant.

I reside at s.22 in the vicinity of the proposed site.

My issue is with the parking and traffic flow. This intersection is already busy and dangerous at night. Roads at night here are unlit by design. We don't have a big police presence and the hot rodders know it.

Motorcycles and muscle cars congregate here and then race off through the rural roads. When alcohol is mixed in, there could be problems.

I'm of the mind to take it slow. Let's have the brewery and tasting room first and see how it goes. How does the extra traffic impact us? Is it a net benefit to the community?

If we're feeling comfortable, then proceed with lounge and finally patio. I have a feeling that this thing will be wildly popular. I would appreciate the chance to roll it out over a year or so and put on the brakes before it becomes a liability.

One more issue is that I feel misled by the applicant. He presented a different version of his plans to council than were later revealed. Thanks for catching this and helping us with this process.

s.22

Sent from my iPhone

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 30, 2022 4:26 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** application for mile zero brewing pub  
  
**Categories:** LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,  
I am 100% in favor of this application. I am a Metchosin restaurant and would be very happy to have a brew pub in my neighborhood.

Thanks for your time,

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 27, 2022 12:42 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Lounge Endorsement - Mile Zero Brewery

**Categories:** Worked on by Anna, LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern

July 27,2022

I do not support the proposed “ lounge endorsement” for the Mile Zero Brewing at 4495 Happy Valley road.

I am s.22 resident and property owner of s.22 Using a Map Radius Calculator it shows a 22  
22 of my property is within the s 22 distance (as the crow flies) from the proposed site.

I could support the “lounge endorsement with a tasting room” but Not a drinking lounge.

I would support the proposed hours but recommend the in person capacity limit be decreased to 25.

I could support the lounge endorsement if there was an overview of safety measures for bicycle groups, pedestrians , equestrians, parking needs in regards to traffic flow within our village center..

My major concerns are public safety and the impact to other businesses, community events and sports facilities both private and public. My worry that increasing roadside parking and traffic flow has the potential to disrupt fire/emergency response times. Metchosin already has limited police supervision with the police station located in another municipality. There is no traffic control system, no parking regulations, sidewalks, pathways or controlled crosswalks to access businesses and events on both sides of the road. Most times it is a game of chicken. To add an increased risk of drunk driving due to limited transit options including rideshares or taxi services has the potential for an increase in community disturbances.

All these issues would need to be addressed before I could support the proposed “lounge endorsement”

Sincerely  
s.22

Sent from Mail for Windows

## Pocha, Mitchell LCRB:EX

---

**From:** s.22  
**Sent:** July 28, 2022 4:49 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Cc:** Metchosin Council  
**Subject:** Lounge endorsement - Mile Zero Brewing Inc  
**Attachments:** Letter to LCRB Word doc.docx  
  
**Categories:** Worked on by Anna, LIQUOR

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To: LCRB representative -

Please see the attached Word doc below.

Thank you for allowing public input into this important local matter. I apologize if this letter below is a duplicate.

s.22



## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 26, 2022 12:08 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Brewing Inc. 4495 Happy Valley Rd.

**Categories:** Worked on by Anna, LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

The General Manager  
C/O Senior Licencing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292 Victoria, BC V8W 9J8

I am a resident of Metchosin for over 30 years and live s.22 meters in direct line of site from the proposed microbrewery.

I support the creation of a microbrewery at this location with limited space for a tasing room and sales of product produced on premises.

I do not support any lounge or bar serving liquor not produced on the premises. This is not a restaurant and is not an appropriate location for a bar.

It is next to a community centre and is a vehicle destination with limited bus service.

s.22

## Pocha, Mitchell LCRB:EX

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**From:** s.22  
**Sent:** July 27, 2022 12:15 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Brewing Inc./Metchosin,B.C.

**Importance:** High

**Categories:** Worked on by Anna, LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Senior Licensing Agent,

I am writing in support of the Mile Zero Brewing Inc. 'Application for lounge endorsement'.

The submitted hours of operation and the requested size of the lounge are adequate and will support the Temporary Use Plan that will be in force for 3years.

The District of Metchosin did extend a request for comments before voting to submit the somewhat limited hours as posed on the 'request for input' sign now posted at the leased location of Mile Zero Brewing Inc. Your request for a wider contact appears unnecessary unless the 'extent of input' rule was applied incorrectly in the first place.

The current owner/operators have agreed to the first submission by Council. There was due consideration of many elements re: opening a craft brewery in a rural environment. However, the owner/operators have endured through 2years of negotiations and now have a valid lease with the Municipality. They are determined to locate in a village setting and with that in mind are accepting of the limited hours. In my opinion the hours of other licensees in the District of Metchosin have much longer approved opening hours and would never utilize them in any detrimental manner to the unique, rural environment that exists in Metchosin.s.22

s.22

Sincerely,

s.22

Metchosin

**Pocha, Mitchell LCRB:EX**

---

**From:** s.22  
**Sent:** July 24, 2022 4:37 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Brewing

**Categories:** Worked on by Anna, LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
P.O. Box 9292 Victoria, BC V8W 9J8

Re: Mile Zero Brewing – Proposed Lounge Endorsement at 4495 Happy Valley Road

Dear Madam/Sir:

I do not support the proposed lounge endorsement for Mile Zero Brewing in the Village Centre in the old school building.

I am concerned about noise and the potential for intoxicated patrons disturbing the peace and the limited ability of police to supervise given our location far from suburban centres.

We have only limited public transit and the proposed lounge location means taxi service will be slow to arrive and expensive. This means that many patrons who have been drinking will decide to drive home and I cannot but imagine more drunk drivers on our roads threatening public safety.

Please deny the lounge endorsement application in consideration of the location.

Yours sincerely,

s.22

## Pocha, Mitchell LCRB:EX

---

**From:** s.22  
**Sent:** July 29, 2022 4:00 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Subject:** Mile Zero Craft Brewery

**Categories:** LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Senior Licensing Agent:

I've noticed that the Metchosin Municipality needs to redo the licensing request due to the size of area canvassed earlier.

I'm in full support of the application for the Mile Zero Craft Brewery - it will be an asset to the village core.

The objections raised one individual must be weighted in the context that he is the trustee of the privately owned Community Hall and regularly rents it out for functions, dances etc. He doesn't control or monitor how the clients using the hall manage the consumption of alcohol on the premises.

Mile Zero owners have made every effort to work with Mr Gray and his group and made compromise after compromise - each time they think they have an agreement, he comes back with another issue.

Many of us are in full support of their application - please approve their application.

Many thanks for your consideration,

s.22

## Pocha, Mitchell LCRB:EX

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**From:** BETTY HILDRETH <bettyahildreth@gmail.com>  
**Sent:** July 27, 2022 6:06 PM  
**To:** LCRB Senior Licensing Analysts LCRB:EX  
**Cc:** s.22 Betty Hildreth; s.22  
**Subject:** Mile Zero letter of endorsement  
  
**Categories:** Worked on by Anna, LIQUOR

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

July 27, 2022

To Whom it may concern  
[LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

From: Metchosin Arts & Cultural Centre Association (MACCA)  
4495 Happy Valley Road, V9C 3Z3

**Re: Support for the Application: MILE ZERO BREWING INC.**

As the neighbour, sharing the common courtyard with Mile Zero site on Happy Valley Road, Metchosin Arts & Cultural Association submits this supportive statement, including endorsement for the hours as stated on the notice for public input.

Any potential concerns over permitted use as a "bar" are obviously mitigated by the small floor space, limited production (i.e. nano brewery), limited business opportunities governed by the District of Metchosin's bylaws, and stated intent of the proponents.

MACCA welcomes this new business in our village core.

Sincerely,

Betty Hildreth  
Liaison Director  
on behalf of the  
Board of Directors of MACCA

July 27, 2022

General Manager  
C/O Senior Licensing Analyst  
Liquor Cannabis Regulation Branch  
Victoria BC  
[LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

Dear General Manager:

Re: **Lounge endorsement - Mile Zero Brewing 4495 Happy Valley Road**

I am sending this letter to register my opposition to a lounge endorsement for Mile Zero Brewery at 4495 Metchosin Road. I am a forty year resident of Metchosin residing within s.22 km. of the proposed development site. My concerns with the siting and proposed operation of the lounge area are as follows:

Over the past three years Metchosin has experienced a conservative 80% increase in day use traffic – not just due to Covid, but also to the failure of adjacent municipalities to provide their own adequate parks and recreational green space. This, as we struggle for parking space at our small Village Centre and adjacent to our parks and trails.

Further pressure on our Village Centre, as proposed in the lounge endorsement from Mile Zero at 4495 Happy Valley Road, compromises our rural ambience that has been enshrined in our OCP for decades, not only in terms of noise, lighting, and traffic, but impact on the current tenants and users in the adjacent old school building. These include a number of pre-existing and much valued, community-based volunteer operations, including a critical training site for our volunteer First Responders and Firefighters.

Metchosin is a vehicle-dependent community. Unlike the European

model, where virtually every village has its own gathering place in which to consume alcohol in a safe and accessible social environment, it does not apply in this context. Given the European housing density, even village-style, the vast majority of these facilities are within walking distance for the local residents. This does not apply in Metchosin. I believe it is fair to say that the number of local households within easy walking distance to the Mile Zero location is not much more than fifteen.

The point I am trying to make is that there are significant cultural differences with respect to the public consumption of alcohol between the European and North American model and some lessons I think we can take from this.

Bringing this back to the lounge endorsement with Mile Zero Brewing Inc., I think it is fair to say that, in addition to a brewing facility and attendant sales in a tasting room and for off-site consumption, what is essentially being proposed here is a 7 day a week “beer garden”, both inside and outside. The outside portion for the reasons stated above, remain profoundly disturbing.

In addition, I support the proposed hours evident on the public notice of intent signage on-site. However, the inside capacity should be reduced to the 25 persons as previously described in the media.

Thank you for the opportunity to participate in this important issue for Metchosin.

Sincerely,

s.22

District of Metchosin

c.c. Mayor and Council, District of Metchosin

**From:** Smith, Anna LCRB:EX  
**To:** "Michael Morgan"  
**Cc:** Kambo, Nav LCRB:EX  
**Subject:** Public Input Requirements for Mile Zero Brewing Lounge endorsement (Job 010109, MFR Licence 310891)  
**Date:** June 22, 2022 2:31:00 PM  
**Attachments:** Public Input Letter - Mile Zero Brewing - Job 040109.pdf

---

Good afternoon Michael,

As the District of Metchosin has opted out of the lounge endorsement application, the Branch must gather public input prior to making any decisions about this application. The attached letter outlines the steps you must complete for the purposes of initiating public input.

I encourage you to communicate with me regarding the placement of the site sign to ensure an acceptable location, thereby avoiding having to repeat this process.

If you have any questions concerning the attached correspondence or licensing processing, please do not hesitate to contact me.

Thank you,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

Direct: 250-952-2789 | LCRB Toll-free: 1-866-209-2111 |

[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

*Due to security concerns, and to keep your financial information private, the Liquor and Cannabis Regulation Branch will not accept electronically transmitted applications containing credit card information.*





Job#: 040109

June 22, 2022

Mile Zero Brewing Inc.  
3383 Vision Way  
Victoria, BC  
V9C 0E4

Email: [milezerobrewing@gmail.com](mailto:milezerobrewing@gmail.com)

Dear Michael Morgan:

**Re: Lounge Endorsement Application - Public Input Requirements**  
**Applicant Name: Mile Zero Brewing Inc.**  
**Establishment Name: Mile Zero Brewing**  
**Establishment Location: 4495 Happy Valley Rd, Metchosin**  
**Brewery Licence #: 310891**

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This is in response to your submission of a lounge application which was received by the Liquor and Cannabis Regulation Branch (the LCRB) on January 11, 2022.

The District of Metchosin confirmed by email on June 21, 2022 that they wish to opt out of commenting on this application. In circumstances where the local government opts out of gathering the views of the residents, this responsibility falls upon the LCRB to take over the process.

In order for the LCRB to assess the regulatory criteria and the views of residents, you must now give notice of the lounge endorsement application to residents in the area, including the hours and capacity for the proposed lounge. Public notification is intended to provide local residents with reasonable notice of the application and the nature of the requested licence.

To obtain the views of residents, you are required to post an exterior site sign at your proposed location. The sign must be posted in a manner that it is clearly visible to local residents (pedestrians and motor vehicle drivers). You must also place advertisements in the local newspaper in accordance with the specifications set out in this letter.

Please note that the process and wording outlined in the attached document is prescribed by the General Manager and must not be altered in any way. Under no circumstances can you gather the views of residents directly.

---

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
400-645 Tyee Rd  
Victoria BC V9A 6X5

Website:  
[www.gov.bc.ca/lcrb](http://www.gov.bc.ca/lcrb)  
Phone: 1-866-209-2111  
Fax: 250-952-7066

**The Site Sign:**

- Must reflect the exact wording detailed on the attached document, adding the appropriate expiry date.
- Must be at least 1.2 meters x 2.4 meters (4' x 8') in size.
- Must use print that is at least a minimum of 5 cm (2" high) block lettering on a background of contrasting colour.
- Must be posted for a minimum of **30 days** immediately following the day the first newspaper advertisement is published.
- Must advertise an expiry date for public comment that is no sooner than **30 days** after the day the sign is posted.

**The Newspaper Advertisements:**

- Must reflect the exact wording detailed on the attached document, adding the appropriate expiry date.
- Must be published in two successive local newspaper editions.
- Must be no less than 9 cm x 9 cm (3 1/2" x 3 1/2") in size.
- Must advertise an expiry date for public comment that is no sooner than **30 days** after the day the first newspaper advertisement is published.
- Must show the same expiry date as is shown on the site sign.

Once you have posted the site sign, **you must take two photos:**

- One photo which will show the placement location relative to the establishment (at a reasonable distance), AND
- One photo clearly showing sign content (close up).

**You must also provide a full-page copy of each newspaper advertisement.**

Please be advised that the LCRB will keep the application active for a period of two months in order for you to complete the public notification requirement.

The LCRB will now anticipate receipt of the photos of the sign prior to **August 22, 2022**. If there is a delay in conducting this process, please contact me immediately so that the application is not deemed abandoned and subsequently terminated.

Please contact me should you require further clarification on this matter. I can be reached by phone at 250-952-2789 or by email at [Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca).

Sincerely,

*Anna Smith*

Anna Smith  
Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch

cc: Nav Kambo, Regional Manufacturing Inspector

**NEWSPAPER AND SITE SIGN ADVERTISEMENT FORMAT:**

**NOTICE OF INTENT**

**RE: LIQUOR CONTROL AND LICENSING ACT**

**APPLICATION FOR A LOUNGE ENDORSEMENT**

Application for a lounge has been received by the Liquor and Cannabis Regulation Branch from Mile Zero Brewing Inc. located at 4495 Happy Valley Rd.

Proposed licensed hours are: 11:00 AM to 8:00 PM Sunday, 2:00 PM to 8:00 PM Monday through Thursday, 2:00 PM to 9:00 PM Fridays, 11:00 AM to 9:00 PM Saturdays.

Person capacity will be limited to 35 persons interior.

Residents located within a 0.5 mile (0.8 km) radius of the proposed site may comment on this proposal by:

1) Writing to:

The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292  
Victoria, BC V8W 9J8

2) Email to: [LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

**PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED**

To ensure the consideration of your views, your comments, name and address must be received on or before (*enter expiry date of 30 days from initial posting*). Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

....Continued

***Please attach this completed form to the site photos and newspaper advertisements and return to the Senior Licensing Analyst noted below.***

<b>Applicant Name</b>	Mile Zero Brewing Inc.
<b>Location of Proposed Site</b>	4495 Happy Valley Rd
<b>Type of Application</b>	Brewery lounge area endorsement
<b>Job #</b>	040109
<b>Date application received by LCRB</b>	January 11, 2022
<b>Senior Licensing Analyst</b>	Anna Smith

**Site Sign:**

Date Site Sign Posted (MM/DD/YYYY)	Date Photo Taken* (MM/DD/YYYY)	Date Site Sign Removed (MM/DD/YYYY)

**\*PHOTO OF SIGN MUST BE SUBMITTED WITH FORM**

**Newspaper Advertisement:**

Name of Newspaper:	Date First Ad Placed* (MM/DD/YYYY)	Date Second Ad Placed* (MM/DD/YYYY)

**\*ORIGINAL COPIES OF EACH ADVERTISEMENT MUST BE SUBMITTED WITH FORM**

**For LCRB Use Only:**

Date photos of site sign and copies of newspaper advertisements received:	Number of responses received as a result of public input process:		Total population within 0.5 mile (0.8 km) of site:
	Support	Oppose	

Deadline date for public response:	
------------------------------------	--



**From:** [Michael Morgan](#)  
**To:** [Smith, Anna LCRB:EX](#)  
**Subject:** Re: Public Input Requirements for Mile Zero Brewing Lounge endorsement (Job 010109, MFR Licence 310891)  
**Date:** August 2, 2022 9:58:28 AM  
**Attachments:** [image001.png](#)  
[sign 1.jpg](#)  
[newspaper June 29.jpg](#)  
[Sign 2.jpg](#)  
[newspaper July 6.jpg](#)  
[Public Input Letter - Mile Zero Brewing - Job 040109 completed.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning Anna,

Here are the pictures and completed for our public input which ended July 29th.

Please let me know if you need anything else.

I look forward to hearing from you soon.

Michael

On Thu, Jun 23, 2022 at 11:24 AM Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)> wrote:

Good morning Michael,

Not a problem. We are not prescriptive on where in the newspaper specifically the ad is placed. As long as all points below are met, you will have no issue.



Thank you,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

## **The Newspaper Advertisements:**

- Must reflect the exact wording detailed on the attached document, adding the appropriate expiry date.
- Must be published in two successive local newspaper editions.
- Must be no less than 9 cm x 9 cm (3 1/2" x 3 1/2") in size.
- Must advertise an expiry date for public comment that is no sooner than **30 days** after the day the first newspaper advertisement is published.
- Must show the same expiry date as is shown on the site sign.



**NOTICE OF INTENT**  
**RE: LIQUOR CONTROL AND LICENSING ACT**  
**APPLICATION FOR A LOUNGE ENDORSEMENT**

Application for a lounge has been received by the  
Liquor and Cannabis Regulation Branch from  
Mile Zero Brewing Inc.  
located at 4495 Happy Valley Rd.

Proposed licensed hours are:  
11:00 AM to 8:00 PM Sunday,  
2:00 PM to 8:00 PM Monday through Thursday,  
2:00 PM to 9:00 PM Fridays,  
11:00 AM to 9:00 PM Saturdays.

Person capacity will be limited to 35 persons interior.

Residents located within a 0.5 mile (0.8 km) radius  
of the proposed site may  
comment on this proposal by:

1) Writing to:

The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292 Victoria, BC V8W 9J8

2) Email to: [LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

**PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED**

To ensure the consideration of your views, your comments,  
name and address must be received on or before **July 29th, 2022.**

Please note that your comments may be made available  
to the applicant or local government officials where disclosure is  
necessary to administer the licensing process.



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**NOTICE OF INTENT  
RE: LIQUOR CONTROL AND LICENSING ACT  
APPLICATION FOR A LOUNGE ENDORSEMENT**

Application for a lounge has been received by the Liquor and Cannabis Regulation Branch from Mile Zero Brewing Inc. located at 4495 Happy Valley Rd.

Proposed licensed hours are: 11:00 AM to 8:00 PM Sunday, 2:00 PM to 8:00 PM Monday through Thursday, 2:00 PM to 9:00 PM Fridays, 11:00 AM to 9:00 PM Saturdays.

Person capacity will be limited to 35 persons interior.

Residents located within a 0.5 mile (0.8 km) radius of the proposed site may comment on this proposal by:

- 1) Writing to:  
The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292, Victoria, BC V8W 9J8
- 2) Email to: [LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

**PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED**

To ensure the consideration of your views, your comments, name and address must be received on or before July 29, 2022. Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.





NOTICE OF INTENT  
RE: LIQUOR CONTROL AND LICENSING ACT  
APPLICATION FOR A LOUNGE ENDORSEMENT

Application for a lounge has been received by the  
Liquor and Cannabis Regulation Branch from  
Mike Zero Brewing Inc.  
located at 4495 Happy Valley Rd.

Proposed licensed hours are:  
11:00 AM to 9:00 PM Sunday  
2:00 PM to 9:00 PM Monday through Thursday  
2:00 PM to 9:00 PM Friday  
11:00 AM to 9:00 PM Saturday

Person capacity will be limited to 35 persons interior

<sup>1</sup> Residents located within a 0.5 mile / 0.8 km radius  
of the proposed site may  
comment on this proposal by:

To: Writing to:  
The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292 Victoria, BC V8H 9J8

2 Email to: LCBS.LA@gov.bc.ca

PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED  
<sup>2</sup> To ensure the consideration of your views, your comments,  
name and address must be received on or before July 29th, 2022.  
Please note that your comments may be made available  
to the applicant or local government officials when disclosure is  
necessary to administer the licensing process.



Legal Notices

Legal Notices

Legal Notices

**NOTICE OF INTENT  
RE: LIQUOR CONTROL AND LICENSING ACT  
APPLICATION FOR A LOUNGE ENDORSEMENT**

Application for a lounge has been received by the Liquor and Cannabis Regulation Branch from Mile Zero Brewing Inc. located at 4495 Happy Valley Rd.

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- 1) Writing to:  
The General Manager  
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Liquor and Cannabis Regulation Branch  
PO Box 9292, Victoria, BC V8W 9J8
- 2) Email to: LCRB.SLA@gov.bc.ca

**PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED**

To ensure the consideration of your views, your comments, name and address must be received on or before July 29, 2022. Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.



Job#: 040109

June 22, 2022

Mile Zero Brewing Inc.  
3383 Vision Way  
Victoria, BC  
V9C 0E4

Email: [milezerobrewing@gmail.com](mailto:milezerobrewing@gmail.com)

Dear Michael Morgan:

**Re: Lounge Endorsement Application - Public Input Requirements**  
**Applicant Name: Mile Zero Brewing Inc.**  
**Establishment Name: Mile Zero Brewing**  
**Establishment Location: 4495 Happy Valley Rd, Metchosisin**  
**Brewery Licence #: 310891**

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This is in response to your submission of a lounge application which was received by the Liquor and Cannabis Regulation Branch (the LCRB) on January 11, 2022.

The District of Metchosisin confirmed by email on June 21, 2022 that they wish to opt out of commenting on this application. In circumstances where the local government opts out of gathering the views of the residents, this responsibility falls upon the LCRB to take over the process.

In order for the LCRB to assess the regulatory criteria and the views of residents, you must now give notice of the lounge endorsement application to residents in the area, including the hours and capacity for the proposed lounge. Public notification is intended to provide local residents with reasonable notice of the application and the nature of the requested licence.

To obtain the views of residents, you are required to post an exterior site sign at your proposed location. The sign must be posted in a manner that it is clearly visible to local residents (pedestrians and motor vehicle drivers). You must also place advertisements in the local newspaper in accordance with the specifications set out in this letter.

Please note that the process and wording outlined in the attached document is prescribed by the General Manager and must not be altered in any way. Under no circumstances can you gather the views of residents directly.

---

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
400-645 Tyee Rd  
Victoria BC V9A 6X5

Website:  
[www.gov.bc.ca/lcrb](http://www.gov.bc.ca/lcrb)  
Phone: 1-866-209-2111  
Fax: 250-952-7066

**The Site Sign:**

- Must reflect the exact wording detailed on the attached document, adding the appropriate expiry date.
- Must be at least 1.2 meters x 2.4 meters (4' x 8') in size.
- Must use print that is at least a minimum of 5 cm (2" high) block lettering on a background of contrasting colour.
- Must be posted for a minimum of **30 days** immediately following the day the first newspaper advertisement is published.
- Must advertise an expiry date for public comment that is no sooner than **30 days** after the day the sign is posted.

**The Newspaper Advertisements:**

- Must reflect the exact wording detailed on the attached document, adding the appropriate expiry date.
- Must be published in two successive local newspaper editions.
- Must be no less than 9 cm x 9 cm (3 1/2" x 3 1/2") in size.
- Must advertise an expiry date for public comment that is no sooner than **30 days** after the day the first newspaper advertisement is published.
- Must show the same expiry date as is shown on the site sign.

Once you have posted the site sign, **you must take two photos:**

- One photo which will show the placement location relative to the establishment (at a reasonable distance), AND
- One photo clearly showing sign content (close up).

**You must also provide a full-page copy of each newspaper advertisement.**

Please be advised that the LCRB will keep the application active for a period of two months in order for you to complete the public notification requirement.

The LCRB will now anticipate receipt of the photos of the sign prior to **August 22, 2022**. If there is a delay in conducting this process, please contact me immediately so that the application is not deemed abandoned and subsequently terminated.

Please contact me should you require further clarification on this matter. I can be reached by phone at 250-952-2789 or by email at [Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca).

Sincerely,

*Anna Smith*

Anna Smith  
Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch

cc: Nav Kambo, Regional Manufacturing Inspector

## NEWSPAPER AND SITE SIGN ADVERTISEMENT FORMAT:

### NOTICE OF INTENT

#### RE: LIQUOR CONTROL AND LICENSING ACT

#### APPLICATION FOR A LOUNGE ENDORSEMENT

Application for a lounge has been received by the Liquor and Cannabis Regulation Branch from Mile Zero Brewing Inc. located at 4495 Happy Valley Rd.

Proposed licensed hours are: 11:00 AM to 8:00 PM Sunday, 2:00 PM to 8:00 PM Monday through Thursday, 2:00 PM to 9:00 PM Fridays, 11:00 AM to 9:00 PM Saturdays.

Person capacity will be limited to 35 persons interior.

Residents located within a 0.5 mile (0.8 km) radius of the proposed site may comment on this proposal by:

1) Writing to:

The General Manager  
C/O Senior Licensing Analyst  
Liquor and Cannabis Regulation Branch  
PO Box 9292  
Victoria, BC V8W 9J8

2) Email to: [LCRB.SLA@gov.bc.ca](mailto:LCRB.SLA@gov.bc.ca)

### **PETITIONS AND FORM LETTERS WILL NOT BE CONSIDERED**

To ensure the consideration of your views, your comments, name and address must be received on or before (*enter expiry date of 30 days from initial posting*). Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

....Continued

*Please attach this completed form to the site photos and newspaper advertisements and return to the Senior Licensing Analyst noted below.*

<b>Applicant Name</b>	Mile Zero Brewing Inc.
<b>Location of Proposed Site</b>	4495 Happy Valley Rd
<b>Type of Application</b>	Brewery lounge area endorsement
<b>Job #</b>	040109
<b>Date application received by LCRB</b>	January 11, 2022
<b>Senior Licensing Analyst</b>	Anna Smith

**Site Sign:**

Date Site Sign Posted (MM/DD/YYYY)	Date Photo Taken* (MM/DD/YYYY)	Date Site Sign Removed (MM/DD/YYYY)
June 27, 2022	June 27, 2022	July 30, 2022

**\*PHOTO OF SIGN MUST BE SUBMITTED WITH FORM**

**Newspaper Advertisement:**

Name of Newspaper:	Date First Ad Placed* (MM/DD/YYYY)	Date Second Ad Placed* (MM/DD/YYYY)
Goldstream Gazette	June 29, 2022	July 6, 2022

**\*ORIGINAL COPIES OF EACH ADVERTISEMENT MUST BE SUBMITTED WITH FORM**

**For LCRB Use Only:**

Date photos of site sign and copies of newspaper advertisements received:	Number of responses received as a result of public input process:		Total population within 0.5 mile (0.8 km) of site:
	Support	Oppose	

Deadline date for public response:	July 29, 2022
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Direct: 250-952-2789 | LCRB Toll-free: 1-866-209-2111 |  
[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

*Due to security concerns, and to keep your financial information private, the Liquor and Cannabis Regulation Branch will not accept electronically transmitted applications containing credit card information.*

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**From:** Michael Morgan <[milezerobrewing@gmail.com](mailto:milezerobrewing@gmail.com)>  
**Sent:** June 23, 2022 10:34 AM  
**To:** Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)>  
**Subject:** Re: Public Input Requirements for Mile Zero Brewing Lounge endorsement (Job #010109, MFR Licence #310891)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Anna,

Sorry, one more question. The newspaper has asked if I would like it in the main body of the paper or the classifieds. Is there a requirement as to which section it is in?

Cheers

On Thu, Jun 23, 2022 at 9:28 AM Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)> wrote:

Good morning Michael,

Absolutely, you may post your sign as soon as you are able and as long as you advertising in the next available edition of the newspaper that is great.

Thank you,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

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[www.gov.bc.ca/liquorregulationandlicensing](http://www.gov.bc.ca/liquorregulationandlicensing)

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**From:** Michael Morgan <[milezerobrewing@gmail.com](mailto:milezerobrewing@gmail.com)>  
**Sent:** June 23, 2022 9:24 AM  
**To:** Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)>  
**Subject:** Re: Public Input Requirements for Mile Zero Brewing Lounge endorsement (Job #010109, MFR Licence #310891)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Anna,

A question came up in conversation with my partners last night. In regards to the 30 day dates for the sign and the newspaper. Can they be different? For example, If we are able to put the sign up on June 26th and the newspaper ad is printed on June 29th can the two expiry dates be different (july 26th and July 29 respectively)?

Also, do both newspaper ads use the same expiry date?

Thanks

Michael

On Wed, Jun 22, 2022 at 2:32 PM Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)> wrote:

Good afternoon Michael,

As the District of Metchosin has opted out of the lounge endorsement application, the Branch must gather public input prior to making any decisions about this application. The attached letter outlines the steps you must complete for the purposes of initiating public input.

I encourage you to communicate with me regarding the placement of the site sign to ensure an acceptable location, thereby avoiding having to repeat this process.

If you have any questions concerning the attached correspondence or licensing processing, please do not hesitate to contact me.

Thank you,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

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**From:** [Michael Morgan](#)  
**To:** [Smith, Anna LCRB:EX](#)  
**Subject:** Re: Public Input Feedback  
**Date:** August 26, 2022 2:26:46 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Thanks for the additional information Anna,

For capacity

1) For the increase from 25 to 35. This is not an increase as our proposed seating numbers as these have remained the same. We estimate that we may be able to fit 24 seats in the space, although this number may go down depending on the final table layout and size. The increase in capacity was to allow for customers to pass through from the picnic area to the washrooms and for individuals to enter the establishment to purchase products and leave. It also takes into account anyone working in the space.

For noise -

1) any music playing over speakers in the space will be kept at a level that allows for easy conversation to occur over the music. Music is not the primary focus of the establishment and will therefore be left as low level background noise.

2) As noted above the increase in capacity is not an actual increase in seating, it was added to facilitate people coming through from the picnic area to use the washroom and for individuals entering the business to purchase a growler or similar product and then leave. This should not have an impact on the amount of noise as this increase is transitory and not related to the seating capacity. We will put up signage to make patrons aware of noise when accessing the rest of the building.

3) As the space has air conditioning and heating we will be keeping external windows closed for the majority of the time we are open. This will help to limit the transmission of sound to the exterior from inside.

4) In the event that there is an issue with an individual or a group of individuals who may be starting to get too noisy, we will first ask them to lower their volume and advise them that we want to be respectful of our neighbours, if the behaviour persists they would be told that if it continues that they will be asked to leave, and finally if it continues, they would be asked to leave.

5) Once we are open we are planning to assess the need for acoustic paneling in the space and will add acoustic paneling as needed.

Please let me know if you have any other questions or require clarification on any of the points.

Cheers

Michael

On Fri, Aug 26, 2022 at 10:40 AM Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)> wrote:

Good morning Michael,

The noise concerns we would be assessing would only be related to the interior lounge, it would be a general concern of interior noise radiating to the surrounding areas. The capacity concerns are related to the proposed capacity of 35 persons, and how this increase from the previously proposed 25 persons could impact noise. As for specifics on noise, we ask that you provide an explanation on how you plan to mitigate any potential noise issues, whether that be music or patrons.

Thank you,

**Anna Smith | A/Team Lead, Licensing**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

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*Due to security concerns, and to keep your financial information private, the Liquor and Cannabis Regulation Branch will not accept electronically transmitted applications containing credit card information.*

---

**From:** Michael Morgan <[milezerobrewing@gmail.com](mailto:milezerobrewing@gmail.com)>

**Sent:** August 26, 2022 9:30 AM

**To:** Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)>

**Subject:** Re: Public Input Feedback

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning Anna,

I can definitely provide you with some information on how we plan to mitigate these issues.

In order to provide you with the most complete answer would it be possible to have some more information on what the concerns around noise and capacity were specifically? For example, was it noise from inside or the picnic area, was it noise related to people or music or something else like traffic, was it capacity inside or outside, what about the capacity was concerning?

Cheers

Michael

On Fri, Aug 26, 2022 at 9:16 AM Smith, Anna LCRB:EX <[Anna.Smith@gov.bc.ca](mailto:Anna.Smith@gov.bc.ca)> wrote:

Good morning Michael,

I am currently reviewing the feedback received as a result of the recent public input run for your new lounge endorsement application.

From the feedback received, the main concerns brought forth were related to noise and capacity concerns. As part of this process, I request that you advise how you plan to mitigate these concerns.

If you have any questions, please do not hesitate to ask.

Thank you,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

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**From:** [metchosin planner](#)  
**To:** [Smith, Anna LCRB:EX](#)  
**Subject:** RE: Mile Zero Brewing public input process  
**Date:** June 21, 2022 3:55:30 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Anna,  
We will be deferring to the LCRB to complete the public input process for this license.

Thank you for your time today,

Katherine Lesyshen, RPP, MCIP  
Planner  
District of Metchosin

---

**From:** Smith, Anna LCRB:EX <Anna.Smith@gov.bc.ca>  
**Sent:** Thursday, June 9, 2022 1:55 PM  
**To:** metchosin planner <planner@metchosin.ca>  
**Subject:** Mile Zero Brewing public input process

Good afternoon Sherry,

The LCRB has reviewed the District of Metchosin's public input process for Mile Zero Brewing Inc.'s lounge endorsement application and has determined that the public notice was insufficient to allow the public to make an informed decision regarding offering comment on the proposed lounge endorsement. The public notice posted did not reference proposed capacities for the service areas included in the lounge application, which in this instance is solely the interior lounge area.

With this, the LCRB is offering the opportunity for the District of Metchosin to complete the public input process again in compliance with public input policy requirements. If this is something the District is not able to do, the LCRB will take over the process and complete the public input process again.

Please let me know whether the District of Metchosin will be completing public input again for this application or whether you will choose not to and the LCRB will take over the process.

If you have any questions about the information provided or the request, please reach out and



we can have a further conversation.

Kind regards,

**Anna Smith | Senior Licensing Analyst**

Liquor and Cannabis Regulation Branch

Ministry of Public Safety and Solicitor General

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Licence 310891 – Mile Zero Brewing

Notes regarding Public Input

**Concerns around Public Input for Lounge Endorsement**

2022-05-24 - Another note from Steve Gray who is concerned that the lounge endorsement will increase noise and traffic in his neighborhood. Email was forwarded to SLA. - K Burch

Karli Burch - 5/25/2022 10:46 AM

**CST Interaction - Incoming Call**

✕

2022-04-28 - Incoming call from Stephen (concerned member of the public), who had previously provided public input for this application and is concerned that regulations were not followed in the public input process for this licence. Advised Steven to resend his email to the helpdesk. Escalated email to supervisors for further review. - Will Cottrell

Will Cottrell - 4/28/2022 10:34 AM