

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
STAFF REPORT



**DATE:** March 25, 2026

**TO:** Wayne Berg, Director of Planning and Development Services

**FROM:** Neethu Syam, Manager of Planning

**SUBJECT:** Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017)

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**RECOMMENDATIONS**

THAT the Director:

1. Receive a copy of the March 25, 2026 staff report from the Manager of Planning titled “Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd.- 107-15181 Thrift Avenue - (LL 000018)” and,
2. Consider the options listed in this report related to the LL 25-017 application.

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**EXECUTIVE SUMMARY**

The City of White Rock has received an application to amend the existing brewery licence for the licensed manufacturer (“3 Dogs Brewing Ltd.”) located at 107-15181 Thrift Avenue; the City has also received a concurrent application for this amendment from the Liquor and Cannabis Regulation Branch (“LCRB”). The following amendment is requested:

- 1) The extension of hours of liquor service for the outdoor patio by an additional hour on all days of the week.

In 2021, Staff supported a lounge endorsement approval with the brewery license application for 3 Dogs Brewing Ltd. in relation to its relocation to the subject property from 1515 Johnston Road. Being an application delegated to staff for approval, the Director of Planning and Development Services (“Director”) conditionally supported the requested amendments to the brewery licence, subject to the operation of the outdoor patio at the new location, at 107-15181 Thrift Avenue, being limited to 9:00 PM on Monday through Saturday, and to 7:00 PM on Sunday.

This conditional measure was included to mitigate potential nuisances and incompatibility issues with surrounding residences, while allowing for the continued indoor operation of the establishment. The conditional approval was forwarded to the Liquor and Cannabis Regulation Branch (LCRB) for consideration and was subsequently approved, with the outdoor patio closing time established at 9:00 PM.

Based on the analysis provided further in this report, staff recommend referring this application for consideration to Council, given the precedent it will set for other licensed establishments in the surrounding area in the Town Centre who currently operate outdoor patio areas with a closing time set at 9:00 PM.

The proposed application is consistent with the relevant Land Use, Town Centre, and Economic Development goals, objectives, and policies of the White Rock Official Community Plan, 2017, No. 2220.

A location and ortho-photo map are provided in Appendix A. The applicant's internal policy plans to minimize and address nuisance on site (the 'patio code of conduct' letter) is attached in Appendix B, and Appendix C includes the applicant's letter of intent. A copy of the site plan outlining the outdoor patio area is attached as Appendix D. A copy of the City's recommendation to LCRB in 2021 related to the original lounge endorsement application for this establishment is included as Appendix E. Written public correspondence received from the general public is attached as Appendix F.

### **PAST PRACTICE / POLICY / LEGISLATION**

#### **Liquor Control and Licensing Act and Regulation (the Act and the Regulation)**

Liquor licences are regulated by the Province through the Liquor and Cannabis Regulation Branch (LCRB). Applications for liquor licenses are referred to local governments, who are asked to offer their support, or non-support, for license applications, including amendments to existing licenses.

Section 71 (4) (c) of the *Liquor Control and Licensing Regulation* (the "Regulation") provides clarity on the prescribed circumstances in respect to a manufacturer's licence as follows:

"[...] an applicant who holds a manufacturer's licence endorsed with a lounge endorsement [...] applies for any of the following amendments to the licence:

- (i) A permanent extension of hours of liquor service for the service area under the endorsement;

The aforementioned proposed amendment is applicable in this circumstance, warranting the new application.

Section 38 (3) of the Act further clarifies that a local government that has opted to receive notice under Section 38 (1) of the Act must take into account the prescribed criteria before providing the comments and recommendations regarding a liquor licence referral and gather the views of residents through a process determined by the local government in accordance with the Act.

Sections 71 (7) and (9) of the Regulation state that the prescribed circumstances, which include amendments to the licence that may affect nearby residents, must consider the following items:

- (i) The location of the establishment;
- (ii) The person capacity and hours of liquor service of the service area;
- (iii) The impact of noise on the community in the immediate vicinity of the establishment;
- (iv) The general impact on the community; and
- (v) The views of residents, along with a description of the method used to gather those

views.

The written comments and recommendations, as prepared by the City of White Rock and distributed to the LCRB, must note whether the application should be approved or rejected, and include the reasons for this recommendation.

### **White Rock Development Procedures Bylaw, 2024, No. 2485 (Procedures Bylaw)**

The *City of White Rock Development Procedures Bylaw, 2024, No. 2485* (the “Procedures Bylaw”) is the principal bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of liquor licence referral applications.

Section 5.7 a) (ii) of the Procedures Bylaw states the following for Manufacturer Licence Amendments:

“a) The Director may exercise all the powers and perform the duties of Council [...] for the following types of liquor licence applications:

ii) Manufacturer Licence Amendment:

(e) extensions of liquor service for the service area, limited to a maximum of 1 hour extension.”

The requested amendment under this liquor licence referral application requires public input through written comment only; the authority to provide comment to the LCRB is delegated to the Director of Planning and Development Services. No Public Hearing is required for this application. However, per section 5.7.d) in the Procedures Bylaw, the Director reserves the ability to refer a liquor license application that has delegated approval to Council for consideration.

Section 13.1 of the Procedures Bylaw also provides the following details on the public notification process for liquor licence applications:

i) Staff shall prepare a notice of the application, which shall be mailed to all owners and tenants in occupation of property within 100 metres (328 feet) of any boundary of the parcel(s) subject to the application

Those notified by the process will have an opportunity to provide written comment to staff within a minimum two-week period.

As the authority to provide comment is delegated to the Director through the Procedures Bylaw, a draft recommendation letter to the LCRB will be prepared upon the Director’s review and consideration of the requested liquor licence referral application. If the Director chooses to refer the application to Council, Council's direction following consideration of the application will be provided to the LCRB.

### **White Rock Official Community Plan, 2017, No. 2220 (OCP)**

The subject property is designated “Town Centre” in Schedule A (Land Use Plan) to the Official Community Plan. As set out in Policy 8.1, the primary objective of this designation is “to enable a concentrated mix of multi-unit residential and commercial uses that strengthens the heart of the city, and reinforces this area as a neighbourhood, city-wide, and regional destination”.

### White Rock Zoning Bylaw, 2024, No. 2506 (Zoning Bylaw)

The property located at 107-15181 Thrift Avenue is zoned Comprehensive Development Zone Number 16 (CD-16). The intent of the CD-16 zone is to accommodate commercial and multi-unit residential uses, and to facilitate redevelopment in accordance with the direction provided in the Town Centre Development Permit Area Guidelines in the Official Community Plan. The proposed activity is consistent with the permitted uses within the Zoning Bylaw (i.e., “licenced establishment”).

### ANALYSIS

#### Site Context

The applicant seeks to amend the existing brewery licence for the licensed manufacturer (“3 Dogs Brewing Ltd.”) located at 107-15181 Thrift Avenue. The establishment is located in the Miramar Village development. This area, as part of the Town Centre and the Johnston Road commercial corridor, includes a mix of residential and commercial uses, with a number of shops, offices, and apartments within two blocks of the subject property.



Figure 1: Location of Brewery

#### The Proposal

The LCRB application submitted in 2021 in relation to its relocation of the 3 Dog Brewing Ltd establishment to the subject property received conditional approval from the City, which was

contingent on the operation of this outdoor patio at the new location being limited to 9:00 PM on Monday through Saturday, and to 7:00 PM on Sunday. Based on the City’s conditional approval, which was forwarded to the LCRB for consideration, the LCRB approved the following hours of liquor services for the indoor lounge and the outdoor area, as outlined in Table 1 below.

<b>Table 1: Current hours of Liquor Service (Indoor Lounge &amp; Outdoor Patio)</b>								
<b>Location</b>		<b>Sun</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thurs</b>	<b>Fri</b>	<b>Sat</b>
Indoor Lounge	<i>Open</i>	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am
	<i>Close</i>	10:00 pm	10:00 pm	10:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm
Outdoor Patio	<i>Open</i>	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am
	<i>Close</i>	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm

At this time, 3 Dogs Brewing Ltd. is making an application to amend the following in their existing licence:

- The extension of hours of liquor service for the outdoor patio by an additional one-hour for all days of the week.

The proposed amendment is reviewed as outlined below:

Extension of Hours of Liquor Service for outdoor patio service

The applicant has also made a request to increase the hours of liquor service for their outdoor patio area by an additional hour on all days of the week. The outdoor patio, having an area of 56.8m<sup>2</sup>, encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main Miramar plaza. The patio area has a maximum occupancy limit of 30 people.

The current and proposed hours of liquor service for the Outdoor Patio area for 3 Dogs Brewing are described in Table 1: Current Hours of Liquor Service and Table 2: Proposed Hours of Liquor Service, below:

<b>Table 1: Current Hours of Liquor Service for Patio Area</b>							
<b>Day</b>	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Open</b>	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
<b>Closed</b>	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM

<b>Table 2: Proposed Hours of Liquor Service</b>							
<b>Day</b>	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Open</b>	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
<b>Closed</b>	<b>10:00 PM</b>	<b>10:00 PM</b>	<b>10:00 PM</b>	<b>10:00 PM</b>	<b>10:00 PM</b>	<b>10:00 PM</b>	<b>10:00 PM</b>

No other amendments are proposed for the brewery licence.

**Internal Circulation:**

In addition to the RCMP, the application was circulated to the Building, Bylaws, Fire, and

Parking Departments for review and comments.

The Bylaw Enforcement Department stated that staff received two noise-related complaints in 2022 and 2023 regarding the operation of 3 Dogs Brewing Ltd. since its establishment at this location.

No other issues were identified.

**Planning Review:**

Staff have reviewed the referral in relation to the requirements of the Liquor and Cannabis Regulation Branch, and note the following for the Director's consideration:

(i) The location of the establishment:

The establishment brewery is located in the heart of the City's Town Centre, comprising a mix of commercial and residential uses. Residents in the area are able to access commercial uses, including licensed establishments, without needing to rely on the private automobile. Further, the Town Centre is well-served by public transit in addition to the availability of taxi and passenger-directed vehicle services. The establishment is also located within walking distance of many medium-to-high-density residential complexes.

(ii) The person capacity and hours of liquor service of the establishment:

There are no changes to the person capacity for the licensed establishment. Specifically, the outdoor patio structure is located wholly on a statutory right-of-way for public access. This patio encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main plaza. The northern extent of the patio is closest to the property line at 2.5 meters and has a patio area of 56.8m<sup>2</sup>. For reference, the patio site plan is attached as Appendix D: Patio Details (Site Plan).

The proposed extension of hours of liquor service for the outdoor patio of the establishment, if approved, would not be in contravention of the *White Rock Business Bylaw, 1997, No. 1510*; the hours of operation for licensed establishments in White Rock are not regulated by any City bylaw.

(iii) The impact of noise on nearby residents:

Since its establishment, the City's Bylaw Enforcement division has received two noise complaints in 2022 and 2023, respectively. Bylaw officers provided warnings regarding the operation of the 3 Dogs Brewing establishment at this location to the owner. There have been no complaints recorded through calls for service since.

As part of the initial application submission process, the City requested that the applicant provide a document that clarifies how on-site staff will internally monitor, minimize, and address any perceived and real nuisances (including noise and rowdiness) associated with their proposal. This document is attached as Appendix B: Applicant's Patio Code of Conduct. As set out in the letter, the applicant has noted that a four-step procedure will be used to support the mitigation of noise on the patio.

(iv) The impact on the community if the application is approved:

There is no reason to believe that permitting the proposed amendment to the existing manufacturer's licence would lead the establishment to operate in a manner contrary to its

primary purpose and past practice. The proposed amendments would further support the Town Centre as a distinctive and lively commercial / entertainment area, provide additional leisure-supportive spaces for the community within walking distance of medium-to-high density residential development.

However, in recognition of the increasingly residential character of the surrounding Town Centre area, along with written public concerns received by the Planning & Development Services Department, approval of extended patio hours for this establishment may create an expectation for similar licensed establishments in the Town Centre, potentially resulting in additional applications seeking later outdoor patio operating hours. It is therefore suggested that Council direction be sought, given the potential precedent this decision may set, particularly given the City's previous direction in 2021 for limiting the operating hours of the outdoor patio for this establishment as part of their relocation of licence application (see Appendix E).

(v) The views of residents and a description of the method used to gather views:

As part of the public referral process, staff prepared a written notification informing property owners and tenants located within 100 metres of the subject property of the liquor licence referral application proposal. Those notified by the process were given an opportunity to provide written comments to staff within a minimum two-week period.

Staff have reviewed all public correspondence received by the City regarding the proposal. Substantial public feedback was received by email and letter. Correspondence opposing the application was received from residents primarily located in the nearby Miramar towers. A total of 22 emails and letters were received from residents opposed to the application, and 4 emails were received in support of the application. Letters and emails are included in Appendix F: Public Correspondence.

The contents of received public correspondence ultimately informed the comments and recommendations put forward in this report.

### **Examples of other Licensed Establishment Hours in the Town Centre**

A majority of other licensed establishments in the Town Centre area, in particular Miramar Village, have food primary licenses issued by the LCRB, which typically allow for hours of liquor service until 12:00 AM (as long as food is being served), but most of these establishments are not open for business past 9:00 PM. These establishments include those in the following table, with closing hours (subject to change) noted.

<b>Establishment Name</b>	<b>End of Business Hours</b>
Bánh Mì Très Bon (1459 Johnston Road)	8:30 PM Mon – Thurs 9:00 PM Fri - Sat 8:00 PM Sun
Tacofino (1405 Johnston Road)	8:00 PM Sun - Thurs 9:00 PM Fri - Sat

The liquor-primary establishments within the Town Centre that have outdoor patio areas approved for liquor service by the LCRB operate with the following liquor service end times, as shown in the table below:

<b>Establishment Name</b>	<b>End of Liquor Service Hours (Outdoor Patio)</b>
The Beer Shack (1515 Johnston Road)	9:00 PM Mon-Sat 7:00 PM Sun
White Rock Beach Beer Company (15181 Russell Avenue)	9:00 PM Mon-Sat 7:00 PM Sun

**OPTIONS:**

The following options are available for the Director's consideration:

- Authorize staff to forward a copy of the March 25, 2026, staff report to the Liquor Control and Licencing Branch, along with a recommendation letter to advise that the Director has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendment to the brewery licence (manufacturer licence) at 107-15181 Thrift Avenue.

**OR**

- Defer consideration pending further information to be identified.

**OR**

- Refer the application to Council for consideration

**CONCLUSION:**

Approval of extended outdoor patio liquor service hours for this licensed establishment, 3 Dogs Brewing Ltd., would represent a departure from the City's established practice of limiting patio operations in the Town Centre to 9:00 PM. Based on the analysis provided in this report, it is suggested that the application be referred to Council for consideration to determine whether the requested extension is appropriate, given the potential precedent it may set for other liquor primary licensed establishments in the Town Centre area.

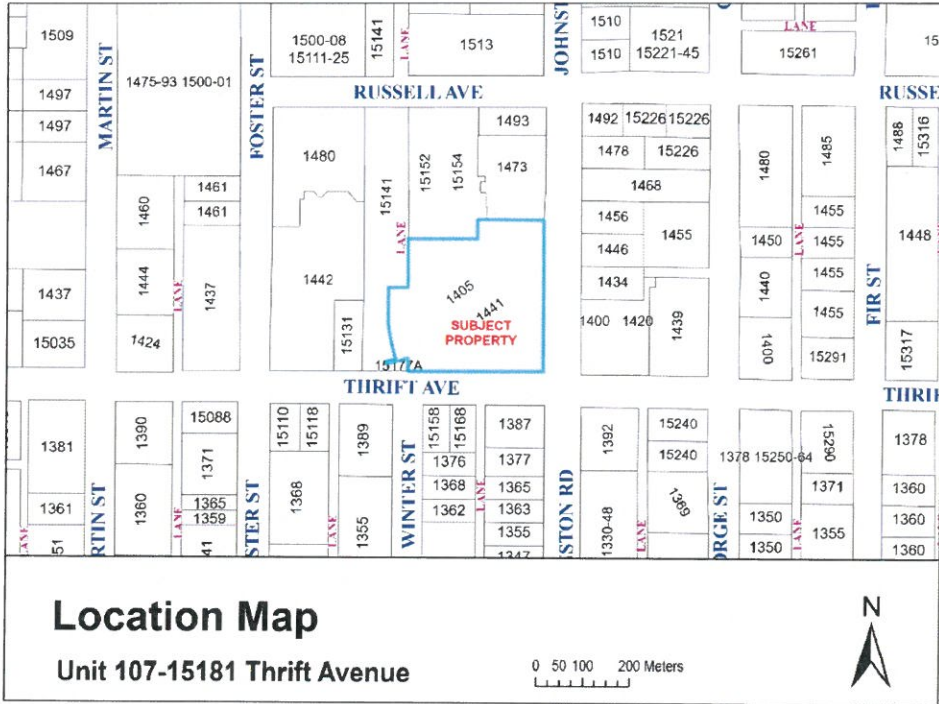
Respectfully submitted,



Neethu Syam  
Manager, Planning

- Appendix A: Location and Ortho Maps
- Appendix B: Applicant's Patio Code of Conduct
- Appendix C: Applicant's Letter of Intent
- Appendix D: Patio Details (Site Plan)
- Appendix E: Recommendation Letter to LCRB related to the 2021 application for Brewery Licence Amendment (Lounge Endorsement) at 107-15181 Thrift Avenue (LL 307506)
- Appendix F: Public Correspondence

## Appendix A Location and Ortho Photo Maps



## **Appendix B** **Applicant's Code of Content Letter**

October 2, 2025

### **3 Dogs Brewing - Patio Code of Conduct**

The patio will be well lit and continuously monitored by 3 Dogs staff. Signage on the patio will identify hours of operation as well as LCRB required signage for proper and safe enjoyment of beverages. Good neighbor signage will also be prominently displayed.

3 Dogs policies for staff, including patron intervention and Serving It Right guidelines will be expanded to include noise monitoring and mitigation on the patio. A four-step procedure will be used.

1. Should a staff member identify the patio as being too noisy or disruptive they will immediately notify a manager to talk with the patron(s) and explain 3 Dogs Brewing's good neighbor policy and request their cooperation.
2. Staff and Managers will refuse service to any patron who is deemed to be noisy or disruptive as has been our policy to date with the current operating hours.
3. Patrons who are refused service will be required to leave the premises.
4. If required, managers will call local RCMP to assist with the situation.

It should be noted that in 3 Dogs Brewing's first 41 months of operation there have been zero incidents where the RCMP have had to attend. We anticipate that this positive trend will continue as we move forward.

Scott Keddy, President

3 Dogs Brewing Ltd.

## Appendix C **Applicant's Letter of Intent**

October 2, 2025

**RE: 3 DOGS BREWING LTD. LOUNGE AND PATIO LICENCE 107- 15181 THRIFT AVE.  
WHITE ROCK**

Please consider this Letter of Intent as part of our BC Liquor & Cannabis Regulation Branch (LCRB) application for a change in the terms and conditions for the patio hours for our patio in front in our current premises located at 107 15181 Thrift Ave. White Rock

### Company History and Intent

3 Dogs Brewing Ltd established in 2017 open it doors at the 107 - 19181 Thrift Ave location in the Mirimar plaza location on May 4<sup>th</sup> 2022 In the 41 months since opening our doors at this location, we have been welcomed by local residents and neighbors and as well as by the craft beer community. We see a great deal of customers coming into our establishment from other cities and municipalities. Our requested change to the current patio operating hours will allow guest to remain later on the patio, as we now have to turn away guests at 9pm do to our present patio operating hours limitation. This change to the patio hours this will permit more access for residents and visitors to White Rock. As there are two other licenced patios operated by other businesses with a closing time prescribed by the City of 12 midnight, our application for an extension of our patio closing hours falls within the City's permitted closing time for other patios on the Miramar Plaza. It should also be noted that the City will be hosting three concert events on the Miramar Plaza in the summer of 2026 and our current patio hour closing time of 9pm is before the concerts are scheduled to end.

### Lounge and Patio Operations

The patio will continue to face east onto the Miramar Plaza which is the central main uptown plaza in White Rock. Patrons will be able to enjoy the newly revitalized streetscape currently under construction. The patio will operate entirely on private property and within the current operating hours of the brewery. While the patio is entirely on private property it will compliment the City's desire for the Upper Johnson Road Area to become the commercial and cultural heart of the Town Centre and will contribute to the vibrancy, functionality, and walkability of the Johnston Road corridor. It will also allow operation of the patio in conjunction with the other two licenced patios currently operated on the plaza by Bon Mi Tres Bon and Tacofino that have licenced patio operation permitted to 12 pm. The patio will adhere to all the rules and regulations as prescribed by the LCRB. The patio will be well lit and continuously monitored by 3 Dogs staff. Signage on the patio will identify hours of operation as well as LCRB required signage for proper and safe enjoyment of beverages. Good neighbor signage will also be prominently displayed.

3 Dogs policies for staff, including patron intervention and Serving It Right guidelines will be expanded to include noise monitoring and mitigation on the patio. A four-step procedure will be used.

1. Should a staff member identify the patio as being too noisy or disruptive they will immediately notify a manager to talk with the patron(s) and explain 3 Dogs Brewing's good neighbor policy and request their cooperation.
2. Staff and Managers will refuse service to any patron who is deemed to be noisy or disruptive as has been our policy to date with the current operating hours.
3. Patrons who are refused service will be required to leave the premises.
4. If required, managers will call local RCMP to assist with the situation.

It should be noted that in 3 Dogs Brewing's first 41 months of operation there have been zero incidents where the RCMP have had to attend. We anticipate that this positive trend will continue as we move forward.

3 Dogs Brewing is confident that the proposed change to the patio hours will be a positive addition to the neighborhood and help establish the uptown area as a great place for residents and visitors to White Rock.

#### **Hours of Operation**

We are not seeking to extend our current hours of business operations. We anticipate shutting down the patio no later than close of business to permit cleanup and lockdown of the tables and chairs.

Should you have any questions or require further information with regards to our application please feel free to contact me at 604 345-8656 or Pam Glazier at 604 619-7499

Regards,

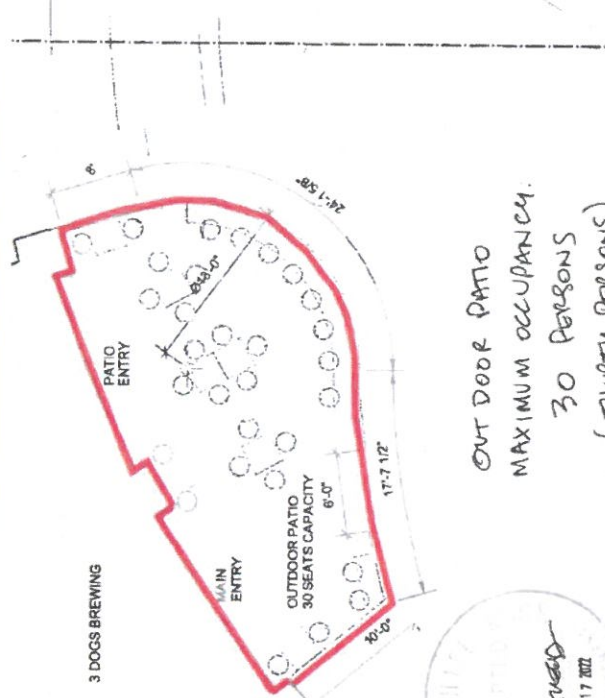
A handwritten signature in blue ink, appearing to read 'Scott Keddy', with a long horizontal flourish extending to the right.

Scott Keddy  
President, 3 Dogs Brewing Ltd.

### Appendix D Patio Details (Site Plan)

LCRB OFFICIAL PLAN  
MUST BE KEPT WITH LIQUOR LICENCE AND  
AVAILABLE FOR INSPECTION AT ALL TIMES  
Date Issued: March 25, 2022  
Licence # 307506  
General Manager

LIQUOR AND CANNABIS REGULATION BRANCH  
APPROVAL IN PRINCIPLE  
Subject to the terms and/or conditions specified in the  
approval in principle letter(s) dated: N/A  
Person01 = 46  
Person02 = 46  
Job #: 030969 Max Person Capacity: 30  
Authority: *Anna Smith*



OUT DOOR PATIO  
MAXIMUM OCCUPANCY:  
30 PERSONS  
(THIRTY PERSONS)



1 | OUTDOOR PATIO PLAN  
- | 1/8" = 1'-0"

**Appendix E**  
**Recommendation Letter to LCRB related to the 2021 application for Brewery  
Licence Amendment (Lounge Endorsement) at 107-15181 Thrift Avenue**

August 2, 2021

Liquor and Cannabis Regulation Branch

Submitted digitally via <https://justice.gov.bc.ca/lcrb/lg-approvals>

Re: Recommendation Letter - Application for Brewery Licence Amendment (Lounge Endorsement) at  
107-15181 Thrift Avenue (LL 307506) (3 Dogs Brewing Ltd.)

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The City of White Rock has received an application for a lounge endorsement for the existing licensed manufacturer "3 Dogs Brewing Ltd.", currently located at 1515 Johnston Road. The manufacturing aspect of the brewery is to be relocated to 107-15181 Thrift Avenue and requires a new lounge endorsement while the existing venue on Johnston Road will be replaced with a tap house requiring a new liquor primary license; a concurrent application for this license has been received by the City and a response sent to the LCRB. The following two amendments to the brewery licence are requested:

- 1) The permanent addition of an outdoor patio immediately adjacent to the establishment;
- 2) A lounge endorsement at the new location of the brewery at 107-15181 Thrift Avenue. If approved by the Liquor and Cannabis Regulation Branch (LCRB), the requested lounge endorsement will allow the brewery to sell and serve liquor for consumption on site in the approved lounge area, and would overlap with the proposed retail sales/tasting area and the outdoor patio area. Entertainment, such as live music, radio, television, and dancing, would be permitted in the designated lounge. Food must be available to patrons in the lounge.

The City of White Rock conditionally supports the requested amendments to the brewery licence, contingent on the following recommendation provided in the applicable Staff Report:

**RECOMMENDATION**

THAT the Director:

Authorize staff to forward a copy of the July 29, 2021 staff report to the Liquor and Cannabis Regulation Branch, along with a recommendation letter to advise that the Director has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendments to the brewery licence at 107-15181 Thrift Avenue on the condition that the operating hours of the patio be limited to no later than 9:00 PM on Monday through Saturday and 7:00 PM on Sunday, and a restriction on the hours of liquor service to 11:00 AM to 10:00 PM on Sunday, Monday, and Tuesday, and 11:00 AM to 11:00 PM Wednesday, Thursday, Friday and Saturday.

Please see enclosed a copy of the City's Public Notification letter and the applicable Staff Report.

If you have any questions, please do not hesitate to contact me at 604-541-2293.



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Carl Isaak, RPP, MCIP  
Director of Planning and Development Services

Planning and Development Services  
P: 604 541 2136 | F: 604 541 2153

City of White Rock  
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

**WHITE ROCK**  
*My City by the Sea!*  
[www.whiterockcity.ca](http://www.whiterockcity.ca)

**Appendix E**  
**Public Correspondence**  
**[attached separately]**

**From:** G. O.  
**To:** Planning; [REDACTED]  
**Subject:** 3 DOGS BREWING - EXTENSION OF PATIO HOURS  
**Date:** Friday, February 27, 2026 10:54:03 AM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

To whomever is responsible for the file "Proposed Amendment to Existing Brewery Licence, 3 Dogs Brewing Ltd. Development Application File No. LL25-017.

As a resident of the Miramar Village, I am writing to request an extension to the response deadline of this application, currently set for February 20, 2026. The City's notification letter reached our mailbox no sooner than February 9. This left only 12 days for a response which is not enough time to organize a petition or a coordinated response should one be deemed desirable.

Personally, we were away from February 6 to 23 and the response period came and went before we could take any action on this important issue.

Further, would you please clarify whether or not residents can send a response directly to the Liquor and Cannabis Regulation Branch? It appears from the City's notification letter that all comments must be made through the City within the specified time period.

Regards.

D. [REDACTED] Oliver  
[REDACTED] 1473 Johnston Rd.  
White Rock BC  
V4B OA2  
[REDACTED]

From: A [REDACTED] DiPlacito  
To: Planning  
Subject: 107-15181 Thrift Avenue  
Date: Saturday, February 14, 2026 8:25:25 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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## Letter of Concern of Proposed Amendment

A [REDACTED] & L [REDACTED] Placito  
[REDACTED] 15152 Russell Avenue  
White Rock, BC V4B 0A3  
[REDACTED]

Feb 14, 2026

### White Rock Planning Department

15322 Buena Vista Avenue White Rock, BC V4B 1Y6

**RE: Objection to Extension of Liquor Service for Outdoor Patio Area ; 3 Dogs Brewing Ltd. 107 - 15181 Thrift Ave, White Rock, BC**

To the Licensing Committee,

We are writing to formally submit my objection to the application by **3 Dogs Brewing Ltd.** to extend their liquor service hours on their outdoor patio to **10:00PM**.

We live at [REDACTED] 15152 Russell Avenue, located directly adjacent to 3 Dogs Brewing Ltd. within 50 meters. Our suite is south facing and our bedroom and living room is next to our patio.

Our objection is based on the following concerns regarding noise and potential public nuisance:

**Existing Noise Pollution:** The establishment currently produces significant noise during current hours, with talking, shouting and laughing from patrons at the patio and sound echoing off. The noise travels into our living spaces! Many of the patrons on the patio with children are let loose and run around the plaza, talking, laughing and screaming.

**Impact of Extended Hours:** Current closure hour of 9:00pm is more than acceptable as patrons and children often stay in the plaza long after 9:00pm and noise is often heard up to 10-11:00pm. Extending the patio hours to 10:00pm will mean much longer noise disturbances during critical nighttime hours, preventing residents from sleeping and also disrupting and interfering with the quiet enjoyment of our homes.

**Music Echoes:** The use of music indoors carries significantly further as the entrance doors are opened during good weather in Spring, Summer and Fall. The indoor music is not contained

I believe the extension is incompatible with the residential nature of the surrounding area. I request that the committee deny the application.

Sincerely,

A [REDACTED] and L [REDACTED] Placito

---

**From:** B [REDACTED] Olson  
**To:** Planning  
**Subject:** \*Possible Spam or Phishing Message\* 107-15181 Thrift Avenue  
**Date:** Sunday, February 15, 2026 1:05:01 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hello Ms. Berry; I appreciate the opportunity to comment on this issue. While increasing the use of the patio by one hour may not seem like much, the disturbance to a local resident such as myself will be significant. I reside at the NW corner of the Miramar C building and overlook the central square.

I like to enjoy the peace and tranquility of my own patio during the warmer weather, and do not wish the added noise from 3 Dogs to interfere with my enjoyment of the evening.

Sincerely, B [REDACTED] Olson.

**From:** C [REDACTED] Anast  
**To:** Planning  
**Subject:** 107-15181 Thrift Ave  
**Date:** Wednesday, February 11, 2026 1:35:52 PM

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I received your notification regarding 3 Dog Brewing.

Presently they close at 9pm, however their clients order their last call drinks and then hang out on the patio until 10pm and later. Now if they have permission to close at 10pm their clients will be on the patio will past 11pm . That will be a big issue for all the resident.

Please note that many of the 3 dog clients park on Winter Street. Most are drunk and rowdy when they come to pick up their cars, at 10pm. Now they will come at 11pm to get their cars, waking up the residents on Winter street. Im am AGAINST 3 Dog staying open until 10pm

C [REDACTED]

**From:** [REDACTED] carlyle  
**To:** [Planning](#)  
**Subject:** "107-15181 Thrift Avenue"  
**Date:** Monday, February 16, 2026 3:56:59 PM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

I am strongly opposed to 3 Dogs Brewing's proposal to increase the hours of liquor service for its outdoor patio. The pub is located in a residential neighbourhood and hundreds of residents are already affected by the noise emanating from the patio during the warm weather months. And noise pollution is a recognized health hazard.

This residential neighbourhood was well established long before 3 Dogs Brewing opened so the Owners were aware of this fact when they applied for their original licence. They are just trying to get in through the back door what they could not before.

C [REDACTED] Carlyle

1389 Winter Street

**From:** C [REDACTED] Wallis  
**To:** Planning  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Monday, February 9, 2026 7:22:01 PM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

To Whom it May Concern,

I am very strongly **opposed** to extending the patio hours for Three Dogs until 10pm from 9pm. I am very affected by the noise from this establishment and have made several calls over the years to Three Dogs Brewery to ask that someone tell the patrons leaving the pub to quieten down. I haven't called Bylaws because they are not around at that time of the night. When Three Dogs closes, the patrons can be very loud and I can hear them in my condo unit. They rev their car engines, laugh and talk very loudly, hoot, etc and sometimes they do not leave for a long time after the pub has closed. They hang around and continue to party in the village or next to their cars. Adding another hour to the patio means that it will be even later when the noise dies down from the pub and they decide to leave the area.

In addition, people like to bring their young children to this pub. The parents sit on the patio so they can watch the children play in the plaza and the children run around screaming and yelling for an hour or more while their parents drink on the patio. Adding another hour to the patio means that the people who live around this pub will be listening to the kids screaming and yelling as they "play" for another hour. The children are there late into the evening when the days get longer. Also, patrons often bring their dogs to the pub and I have had to listen to non stop barking from dogs on many occasions because of Three Dogs.

Adding another hour of patio time will mean one more hour of noise from the pub when 9pm is already bad enough. The patrons should be asked to go inside at 9pm to respect the neighbours. There used to be a sign when this pub first opened asking the people on the patio to respect the people who live in the condos by being quiet. I haven't seen that sign for a long, long time and it makes sense because the people on the patio are not respecting the people who live in the condos. Adding one more hour of patio time means one more hour of noise that the people who live here will be subjected to, especially on sunny days and when the days get longer.

9pm is late enough on any day, **but especially Sunday to Thursday**. I am very strongly opposed to this proposed amendment and hope that the owner of Three Dogs can show more respect for the people who live in the area by sticking to the 9pm patio closing time as this already poses a challenge for the people who are trying to enjoy where they live.

C [REDACTED] Wallis  
[REDACTED] 1442 Foster Street  
White Rock, BC  
V4B 3X7

THE MAYOR AND COUNCIL, CITY OF WHITE ROCK BC AND THE LIQUOR AND CANNABIS  
REGULATION BRANCH

CITY OF WHITE ROCK, PROPOSED AMENDMENT TO EXISTING BREWERY LICENCE 3 DOGS  
BREWING LTD. DEVELOPMENT APPLICATION FILE NO. LL 25-017 RE: UNIT 107-15181 THRIFT  
AVENUE, WHITE ROCK BC

We are residents of [REDACTED] 1473 Johnston Road, White Rock. We are part of the multi-unit residential complex in which the 3 Dogs is located.

We realize that the deadline for responses to the application was February 20, 2026, but we are writing to comment on this application anyway since we don't think that the City of White Rock Planning Department has allowed residents enough time to respond to the application. We were away from 3 p.m. on Friday, February 6, 2026, until 9:30 p.m. February 22, 2026, and found the City's Notification of Application in our mail when we returned. Assuming the notice, which was not in our mailbox on February 6, was received, at the earliest, Monday, February 9, the City allowed only 12 days for anyone present in the Miramar buildings to organize and submit comments or petitions on a very important issue. In our case, we had no opportunity to do so.

**We oppose the application for extended patio hours because we believe it will negatively impact a number of the residents of the Miramar Village complex.** The complex is the most densely populated residential neighbourhood in White Rock. It consists of approximately 400 residential units and 600 to 700 residents, probably half of whom are seniors, in four towers on a single city block. The four buildings are arranged around an open plaza at grade level. 3 Dogs is in the southwest quadrant of the complex and faces into the plaza. Its patio is part of the plaza.

Any noise from plaza and the interior of the 3 Dogs impacts most, if not all, of the units facing the plaza. During the spring, summer, and fall months, depending on the weather, many units and the 3 Dogs itself, leave their doors and windows open. At present, the 9 p.m. closing of the plaza is tolerable. We are concerned that a **10 pm closing will not be**, 3 Dogs in the evenings often accompanies their liquor service with very loud music. In effect, it operates not as the quiet neighbourhood pub originally anticipated when it was first granted a licence, but rather more like a "rock and roll" night club. The music is intentionally broadcast into the plaza while it is open and the noise up until 10 p.m. is too close to many people's bedtimes. Even in the winter months with our doors and windows closed, we are still subjected until 11 p.m. to the thump, thump, thump, of music coming from the interior of the 3 Dogs establishment. This is far too late to have to tolerate this noise. Under City bylaws, construction noise is not allowed past about 7pm. The noise from the 3 Dogs does not deserve to be subjectively distinguished from construction noise and should be similarly restricted.

The current operating hours of the 3 Dogs are, in our view, already at the upper limit of acceptability and should not be increased in any way. It is not reasonable that a single commercial tenant of Miramar Village should be allowed to compromise the liveability and property values of an entire large residential development to maximize their profit.

Regards.

D [REDACTED] and K [REDACTED] Oliver  
[REDACTED] – 1473 Johnston Rd.  
White Rock BC V4B 0A2  
[REDACTED]

March 1, 2026

**From:** [D. Chapman](#)  
**To:** [Planning](#)  
**Subject:** 107-15181 Thrift Ave  
**Date:** Tuesday, February 10, 2026 11:59:47 PM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

I am writing to you regarding the application from 3 Dogs Brewing to expand their hours of operation.

I am a resident in the tower above their business.

I have no concerns about their application. There is not much disturbance from the business. Their business adds to the village feel of the area, and is a positive feature of the area.

Yours sincerely

D. Chapman  
15165 Thrift Ave, White Rock

**From:** [REDACTED] ting  
**To:** Planning  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Monday, February 16, 2026 10:43:01 AM

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Hi the planning department.

The board of directors at Faith Hope Love Church discussed the proposal of 3 Dogs Brewing Ltd. We are opposed to the proposal. Being a church we object to excessive drinking due to prolonged hours and the consequences from alcohol addictive intake.

Thanks for your consideration.

[REDACTED] Ting

Elder of Faith Hope Love Church

**From:** [G ■ Lego](#)  
**To:** [Planning](#)  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Tuesday, February 10, 2026 9:21:40 AM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

To Whom it may Concern:

I am opposed to extending the hours of liquor service for the outdoor patio area by an additional hour.

As it stands, I am directly impacted by the noise generated not only by the patrons sitting in the patio area, but ongoing noise after closing time as patrons leave. Loud talking/shouting, cars and motorcycles leaving, etc.

With a one hour extension, the disruption will carry on even later into the evening, making a bad situation worse.

Regards,

G ■ Lego

**From:** G  
**To:** Planning  
**Subject:** \*Possible Spam or Phishing Message\* 3 dog brewing 107 15181 Thrift Ave  
**Date:** Thursday, February 12, 2026 9:29:45 AM

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No .....I live behind 3 dog brewing and I know when it's 9 pm .....customers come out drunk and pee in Bryant Park (they look around to see if anyone is looking but not up) this is the 3 time they have tried to change there closing time.....this is a residential area our building Is a 55 years retirement building.....if you grant them a later hour to stay open next year they will try for another.....more party people are going arrive because it is open later and will become more of a problem for residents in the area.....I guess next year they will try for 11.00 pm .....look after the residence in the area.....

Thank you ....G [REDACTED] Patterson ... [REDACTED] .....1442 Foster Street  
Sent from my iPad

From: [REDACTED] Burridge  
To: Planning  
Subject: 107-15181 Thrift Ave  
Date: Wednesday, February 11, 2026 9:07:12 AM

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live at 15152 Russell.  
The patio noise from 3 Dog is intrusive.  
We strongly oppose any extension of 3 Dog patio hours.  
Thank you.  
[REDACTED] Burridge  
C [REDACTED] Tessier  
Sent from my iPad

**From:** [REDACTED] Candy  
**To:** [Planning](#)  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Wednesday, February 18, 2026 12:08:28 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

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I oppose the extended hours for the 3 Dog Brewery.

The current closing hour is more than sufficient for the area.

The noise of patrons leaving the pub is bad enough now, I can't imagine how bad it will be later in the evening. As well as the children running around the plaza making noise is not appropriate or appreciated.

Thank you,  
B [REDACTED] Young

**From:** [REDACTED] chen  
**To:** [Planning](#)  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Wednesday, February 18, 2026 1:00:08 PM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hi there,

This email is to confirm our **objection** to the proposal of closing hour extension for 3 dogs brewing.

Please kindly put the safety and quiet surroundings of the community first.

Thanks and Regards

Residents, 15165 Thrift Avenue

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Friday, February 13, 2026 1:16:33 PM

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Planning Department.

I live at [REDACTED] 15152 Russell Ave., and look down on the 3 Dogs Brewing.

I am NOT in favor of extending the hours of liquor service for the outdoor patio by an additional hour for all days of the week.

During our Spring to Fall good weather, the noise from the patrons floats straight up from the patio.

I find this very disturbing.

Friday and Saturdays from 4pm onwards are particularly noisy and after this establishment closes, patrons tend to linger around outside continuing their noisy behaviour.

[REDACTED] Gallagher

**From:** [REDACTED] [Bowling](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED] [Bowling](#)  
**Subject:** "107-15181 Thrift Avenue"  
**Date:** Wednesday, February 11, 2026 3:07:03 PM

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The 3 Dogs Brewing is in the central plaza area of the Miramar residential condominium development, with 4 high rise buildings, each with one facet of their tower facing into this plaza area. This creates an amphitheatre effect. 3 Dogs Brewing was well aware of the logistics of this location when they moved their operation from the northwest corner of 152 Street and Russell Avenue to the subject premises. There was a reason that their current license has a 2100hrs (09:00p.m.) outdoor patio closing time - to allow the quiet enjoyment of the residents of suites facing this plaza area.

For 3 Dogs Brewing to apply to have their outdoor patio closing time extended to 2200hrs (10:00p.m.) is strictly down to increased revenue generation at the expense of their neighbours. This request by 3 Dogs Brewing should be turned down.

Regards,

J. [REDACTED] Stoughton & O. [REDACTED] Bowling  
[REDACTED] 15152 Russell Avenue, [REDACTED]  
White Rock, BC V4B 0A3

**From:** [REDACTED] Lorch  
**To:** Planning  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Tuesday, February 10, 2026 4:31:59 PM

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I am not in favour of extending their opening hours. There is too much noise with their present opening hours. I live directly in a condo behind them.

Thank you.

*Lordyn Lorch*

[REDACTED] 1442 Foster Street  
White Rock BC V4B 3X7 Canada  
[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Fwd: 107-15181 Thrift Avenue  
**Date:** Tuesday, February 10, 2026 4:27:43 PM

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Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** February 10, 2026 at 3:42:06 PM PST  
**To:** [planning@whiterock.ca](mailto:planning@whiterock.ca)  
**Subject:** 107-15181 Thrift Avenue

To whom it may concern;

I am an owner in one of the Miramar towers. I am OPPOSED to the extended hours of the Three Dogs Brewing Ltd. With the location being in the centre of the four towers the patrons of this establishment have to walk past one, two or three of the towers to get to their vehicles unless they have parked underground. For this reason the intoxicated patrons are very loud and cause quite a disturbance when leaving. There are a lot of seniors in these towers and in the area who go to bed by 9:00pm so to be able to stay open another hour may not seem like much but it is! We pay a lot of money to live in these buildings and shouldn't have to put up with the disturbances from all the bars every weekend! In this area we already have two other bars, and there was third but the Galaxy has recently closed. There are too many in this one small area of Whiterock bringing too many noisy parties! Don't know how the City of Whiterock allowed this to happen?

Regards,  
[REDACTED] McClary

Sent from my iPad

**From:** [REDACTED] Zasitko  
**To:** Planning  
**Subject:** Re: development application file No. LL 25-017  
**Date:** Thursday, February 19, 2026 8:15:47 PM

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To the Director of Planning and Development Services,

We live in a condo directly across from 3 Dogs Brewing.

We are really upset by the proposed amendments.

The sounds from the pub rise and it can be very noisy. The patio closes at 9:00 now but patrons linger after the closing time and can be very loud. The thought of having to deal with the noise later everyday of the week is upsetting.

Please consider our situation in making your decision. We bought in White Rock for peace and quiet and are so disappointed by this proposal.

Thank you,

B [REDACTED] and I [REDACTED] Zasitko  
1473 Johnston Rd. White Rock

Sent from my iPhone

From: M [REDACTED] Smith  
To: Planning  
Subject: 107-15181 Thrift Avenue "please approve"  
Date: Thursday, February 12, 2026 2:13:45 PM

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello White Rock City planning department,

Please APPROVE the extended hours application for 3 dogs brewing. I live right next door and my patio looks directly down on their patio. I will be affected more than anyone else and I absolutely approve this. We need to encourage business and fun in the City of White Rock. My husband and I moved here for the social life and walk ability. We love this area but have been discouraged by the city listening to the few "older residents" who complain loudly.

Thank you  
M [REDACTED] Smith

"Always be yourself! Unless you can be Wonder Woman.... then always be Wonder Woman"

**From:** M [REDACTED] Tasaka  
**To:** Planning  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Sunday, February 15, 2026 12:01:53 PM

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We support the proposal to expand the hours of Three Dogs Brewing Ltd.

We live on the 7th floor of 1473 Johnston Road, so the property in question is kitty corner to our condo. During the winter, when our windows and doors are closed, and their's are too, we hear nothing. During the summer, the laughter and general congeniality is lovely.

B [REDACTED] and M [REDACTED] Tasaka

Sent from my iPad

**From:** [C. Wittenberg](#)  
**To:** [Planning](#)  
**Subject:** view on serving hours extension to 3 Dogs Brewing LL 25-017  
**Date:** Thursday, February 12, 2026 12:44:04 PM

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Hello, with regard to the proposed extension of serving hours for 3 Dogs Brewing we would not like to see this go through.

Currently with liquor service ending at 9pm people stay quite a long time afterwards to finish their drinks, converse and unfortunately it is often loud. We see no reason to extend the time that neighbours to this business need to be subjected to the noise it creates.

Wittenberg's  
[REDACTED] 1442 Foster Street  
White Rock

**From:** [REDACTED] [Dunn](#)  
**To:** [Planning](#)  
**Subject:** Proposed amendment to 3 Dogs Brewing existing brewery licence  
**Date:** Thursday, February 12, 2026 9:31:42 AM

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Attn Anne Berry, Director, Planning and Development Services, White Rock City Hall

Dear Ms Berry:

One of the issues with the existing 3 Dogs Brewery is that customers park for free on nearby Winter Street, which has no parking restrictions. As a result, Winter Street residents are unable to park their cars, and departing bar customers can be noisy.

Possibly a 9:30pm closing for the outdoor patio would be a reasonable solution.

This would allow bar patrons to leave by 10pm~ and the streets would be quiet by 10:30pm~.

Best regards,  
P [REDACTED] Dunn  
[REDACTED] 1389 Winter Street  
White Rock BC

[REDACTED]

**From:** R [REDACTED] Tingskou  
**To:** Planning; [REDACTED] Gabel  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Friday, February 13, 2026 11:52:48 AM

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Hello,

We received a notice of 3 Dogs Brewing application to extend their hours of service for their outdoor patio and we would like to express our strong support for their application.

The owners and staff of 3 Dogs Brewing have been nothing short of exemplary business neighbours and hold themselves to a high standard. I would consider them a staple of the community, and believe extending their patio service by one hour would be great for visitors and residents alike. This would help stimulate business within the area, keep residents spending within White Rock, and draw others from outside of the community for longer durations.

Best regards,

--

R [REDACTED] Tingskou  
Owner

[REDACTED]



White Rock, Summerland,  
Duncan, and Whistler BC  
[www.alittlebud.ca](http://www.alittlebud.ca)

February 15, 2026.

Letter of Concern of Proposed Amendment

We are writing to formally submit our objection to the application by 3 Dogs Brewing Ltd. To extend their liquor service hours on their outdoor patio to 10:00 P.M.

The noise, especially in the summer time is the shouting, talking, dogs barking & kids screaming. We also have the trucks, motorcycles etc.

We hope the committee will deny the application.

I thank you.

R. [redacted] Young

+ R. [redacted] Lowe

[redacted] 15152 Russell Ave.  
White Rock

P.S.

also Russell Avenue needs a good cleaning.

The flower (cement) containers need cleaning, out + the bricks on the sidewalk are . . .

**From:** S [REDACTED] Blackwell  
**To:** Planning  
**Subject:** 107-15181 Thrift Avenue  
**Date:** Friday, February 20, 2026 3:22:37 PM

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Dear Director of Planning and Developmental Services,

I am opposed to the liquor licence referral application that has been submitted to the LCRB by 3 Dogs brewing Company located at 107- 15181 Thrift Avenue. I will be directly impacted if this application is approved. 3 Dogs is currently on my common property that I pay strata fees for. I live in Miramar Tower B directly across from 3 Dogs and my unit faces west and 3 Dogs.

3 Dogs is very noisy on Thursday, Friday and Sundays when they are playing live music, and canned music for Karaoke and Trivia night. I can clearly hear the music from my unit with all the doors and windows closed and so can my elderly neighbours in my building who like to go to bed early. The patio noise is terrible also and can be heard as well with the windows and doors closed especially in Spring thru to the Fall. Patrons of 3 Dogs exiting, leaving, and sitting on the patio are often heard yelling, laughing loudly and screaming to their friends. all days of the week. When the patio garage doors are open in the summer, it is also very loud and the music and patron noise travels up the cement and can be heard clearly on the 17th floor in our building and in Tower A,

I would like to state that I would not appreciate 3 Dogs being allowed to be open for business for another hour longer. The noise is already intolerable and people have moved out of our building as a result. I would like to see that this proposal is shut down as it is not helping the residents of the buildings that pay for security and the upkeep of the grounds outside of this business.

Thank you for listening.

S [REDACTED] Blackwell  
Resident of Miramar Tower B  
[REDACTED] 1473 Johnston Road  
White Rock, BC V4B 0A2