

LCRB

February 9, 2021

Letter of Intent for Liquor Primary 1515 Johnston Rd

To Whom It May Concern

123456789 BC LTD DBA Taps on Johnston will be taking over the former 3 Dogs Brewing manufacturing brewery and tasting room at 1515 Johnston Rd. and will be converting it to a Liquor Primary establishment for the primary purpose of a craft beer tap room with an attached whiskey tasting room. The Craft beer tap room will offer craft beers obtained through the LCDB from breweries throughout BC, Washington, Oregon California, and Alaska. It will also offer a boutique selection of whiskeys from around the room for the purpose on tastings. Taps on Johnston will not be a full service cocktail bar.

Food service will be hot and cold snacks available for purchase. Taps on Johnston will offer a variety of locally produced snacks that will include; Soft Baked Pretzels, Sausage Rolls, Chips & Salsa, Panni grilled sandwiches, Nachos etc.

Taps on Johnston will procure from local White Rock restaurants and food vendors for the snacks and menu offerings, We purchase as locally as we can. We work with Hillcrest Bakery, Wooden Soon, Primos and other local vendors.

Entertainment offered in the Taproom will consist of board games such as Cribbage, Scrabble, Sequence, Trivial Pursuit and other socially interactive games of this type that will be provided at no charge to patrons for use on the premises. Live music is a form of entertainment is offered occasionally as well. Tap on Johnston will host live entertainment consisting of solo or duo acoustic musicians playing low volume background type music. We will not at any time in the future operate a DJ or dance floor in the establishment due to space, noise and other considerations.

The composition of the neighborhood surrounding Taps on Johnston location is principally Commercial / Retail. There are apartment buildings in the area with the nearest approximately 75 meters away. Most of the commercial retail in the area operate Monday thru Saturday. from 10 am to 5 or 6 pm.

The former tenant, 3 Dogs Brewing has been operating in the current location for over two years and has had had no noise complaints from the neighborhood. We will continue to monitor any noise impacts to the neighborhood and be proactive in controlling noise levels and reminding our patrons to respect our neighbors. There are no proposed changes to the liquor service hours.

Taps on Johnston will control noise and minimize potential disturbances to other commercial/retail units and nearby resident. We will keep front doors and windows closed when necessary to reduce noise levels in the outdoor areas and will not permit any loitering outside our premises. Interior background music levels will be kept low and monitored maintained at levels that will facilitate normal conversation among the patrons.

Scott Keddy, President

123456789 BC Ltd dba Taps on Johnston.