

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: proposed liquor licence amendment to add a lounge and special events and area
Date: May 2, 2025 4:58:17 PM

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I live right opposite the business in question.

I would view the request by Truck 59 to expand their business to include a lounge and special events area maximum capacity of 95 persons as a positive addition .

My only confusion is the public notice posted on the board on the business property states 11am to 8pm..Your mail out states 11am to 10pm Which one is correct would be helpful to know

Put me down for a yes, from a very close neighbour

Florenc Dolega Cieszkowski

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: LL 25-03
Date: May 4, 2025 7:16:28 AM

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Good morning.

As a resident of Brown Rd. I must reject this Proposal and here is why.

Firstly the South end of Brown Rd. already has more traffic than any normal residential street. This road is used by many people walking their dogs or just strolling with friends. We have very limited sidewalks and the painted line designated as a sidewalk area is a joke, especially in the Winter when the snowplows just plow the snow in this area leaving the walking public to walk on the road. The need for a permanent sidewalk is a must considering the amount of packed cars already parked on the East side of the road on a daily basis.

The lighting on this Road is not adequate enough especially with the increased amount of traffic that would be realized with this proposal in the evening hours.

Along with these changes the installation of traffic slowing speed bumps would be required to help slow down the speed of the motorists.

With the Proposed Multi-Family construction at Brown

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File Number (LL 25-03)
Date: May 4, 2025 12:44:56 PM

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Attn: Corporate Officer, File Number (LL 25-03)

My Name is Ken England , my Wife Lynne and I reside at 213-3870 Brown Road in The Monticello Complex , which is directly across from the subject property at 3887 Brown Road. We were advised some time back that the city would be installing poles along the south side of Brown Road as a buffer to the walking lane but to date nothing has been done. Traffic is already quite heavy when there are events at the cidery and the adjacent wine tasting facility and if approved the new special event area will undoubtedly increase the levels. We feel strongly that the installation of an extension to the sidewalk from the Miravista complex to the south east end of the subject property at 3887 Brown Road is necessary for the safety of pedestrians. I would note that when the cidery has large functions and their parking lot is full , the overflow parks along Brown Road and the situation worsens. Patrons that have enjoyed several drinks often leave the property at higher than allowed speeds increasing the potential for accidents and danger to walkers.

It may well be necessary for a regulated cross walk as well as speed bumps to alleviate this problem.

Thank you for the opportunity to express our concerns.

Regards

Ken and Lynne England

Ken England

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: LL25-03
Date: May 5, 2025 6:00:44 AM

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As residents of Brown Rd. We have quite a few reasons why this proposal should not move forward.

- 1 The south end of Brown Rd. already has a lot of traffic from the 5 Condos .
2. This road is used by walkers, cyclists, runners, and mobile device users and the lack of an adequate sidewalk especially in winter when the snow plows push the snow off of the road and onto the designated sidewalk (marked by a painted line) . The only recourse is to walk on the road as the other side of the road is lined with parked cars. These cars are always there regardless of the time of day.
- 3 There should be traffic softening speed bumps on this road because of the speed many of the motorists drive.
- 4 There will be even more than enough traffic on the road once the construction of the multi-Family development starts.
- 5 The fact that the Lounge will be open during the winter, day and evenings creates more traffic on the road than right now, which is relatively light.
- 6 There is more than enough traffic between the winery and the cidery in the summer months that most residents feel the extra traffic pressure.

Thanks for the chance to air our disapproval.

Ernest & Cathy Schleppe







From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: *** Suspected SPAM: Attn: Corporate Officer, File Number (LL 25-03)
Date: May 6, 2025 11:08:22 PM

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Sent from my iPhone

From: normgd@gmail.com

To Whom it May Concern

I am writing with reference to the letter I recently received regarding the Notice For Proposed Liquor License Amendment at Truck 59.

It is my opinion that prior to the City approving this amendment they should be constructing a proper sidewalk on Brown Road from Dobbin Road(the Highway) to past 3880 Brown Road (our entrance)to the gate of Crown & Thieves Winery.

This area is basically condos, mainly owned by seniors . It is very dangerous to walk to the town shopping centre on our make shift side walk(white line painted on the pavement some 20+ years ago) The road is very narrow with all the cars parked on east side of the road. As I mentioned there are several seniors using this road, some with walkers & scooters. With all the traffic now going to Truck 59 & Crown & Thieves Winery, plus all the added traffic should this Amendment be approved, it is unacceptable without a proper sidewalk.

The City last year requested an opinion survey of residents regarding accessibility, a proper sidewalk on Brown Road was a major concern voiced, to date nothing has been done.

Therefore prior to the City approving this Amendment, they need to provide a proper sidewalk on Brown Road for the Safety of their Cities Residents.

Sincerely;

Norma Dmytryshyn

Monticello Condo Complex

307-3880 Brown Road

West Kelowna, BC V4T2J 5

Sent from my iPhone

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: File #LL25-03
Date: May 7, 2025 7:22:46 AM

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Attn: Corporate Officer

Regarding the above noted file, while I do not object to the license amendment, I am concerned about the cars on Brown Rd. after hours. The patrons will have been drinking longer and excess speeds and traffic is a concern. There are so many local residents walking their dogs at night. Would it be possible to install speed bumps which would slow the vehicles down? These could be installed from the corner of Ingram Rd. to the entrance to Crown and Thieves gate. Also extra street lighting and a sidewalk to continue past Mira Vista would be appreciated.

Regards,

Teresa Cove

206-3850 Brown Road

ATTN: Corporate Officer

File Number: LL25-03

We are residents of Monticello, in a condo that faces Brown Road and Truck 59 Cidery. This location places us on the front line of vulnerability to the activities that occur at Truck 59. The proposed amendment to their liquor license is therefore of grave concern to us.

Truck 59 is almost exclusively an outdoor venue. Amplified music, played over speakers placed on the south lawn area, is a constant problem for us. The music is audible from our condo, all day, even when we are indoors with windows closed.

We have attempted to reach out to Truck 59 in the spirit of finding a respectful compromise. We have suggested turning down the bass, because enduring the pounding drum beat all day becomes anxiety and stress inducing. We have thanked them when the speakers are not placed out on the lawn (apparently due to rain), as the music is more tolerable for us (even though no outdoor amplified music would be our preference).

Events are even worse, adding amplified MCs, loud dance/party music. Again, all of these activities take place outside. Up until now, these special events were generally for a few hours in the afternoon, or, in the case of a wedding reception, began in early afternoon and didn't wrap up until well into the evening.

Our efforts have been met with indifference by Truck 59. A visit from a Bylaws officer at our request, and speaking with staff in person have been shrugged off. Nothing has changed. They are unwilling to show reasonable accommodation, even as we have tried to find a cooperative solution with them, ie: adjusting music volume, placement of speakers in more appropriate location.

As we head into patio season, we are already bracing ourselves with having to endure the relentless noise that we cannot escape, even inside our home. The amendment to allow them to be open until 10pm, seven days a week, is untenable.

We appeal to Council to reject the expanded liquor and event license on the grounds that Truck 59 has not demonstrated that they are a good neighbour. Truck 59 should not be rewarded, given their lack of respect for their neighbours.

Would any of you endorse what is in effect an all-day, seven-days-a-week, outdoor bar, playing amplified rock music next to your home in a residential neighbourhood?

Thank you for your consideration.

John and Carolyn Carter
#211-3870 Brown Road, West Kelowna, BC



From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: Attn: Corporate Officer, File Number(LI25-03)
Date: May 8, 2025 12:01:16 PM

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To Whom it may Concern;

I have another concern with regards to this application. You mentioned in your letter “ Parking has been accommodated to comply with the City’s Zoning Bylaw” . Then why when Truck 59 has an event, like a wedding or market are numerous vehicles parked on Brown Road all the way down to the end, near The Points gate & also have been known to park in Monticello’s parking lot???

Thus , I find it hard to believe there is sufficient parking in their parking lot.

Is your Bylaws officer policing this ?

Norma Dmytryshyn
307-3880 Brown Road
West Kelowna, BC V4T2J5
Monticello Resident

Sent from my iPhone