



Truck59 Ciderhosue

3887 Brown Rd

West Kelowna, BC, V4T 2J3

778-754-1551

cheers@truck59cider.com

January 27th, 2025

RE: Truck 59 Ciderhouse Lounge Endorsement Application

Dear Kandice,

I hope this letter finds you well. I am writing to express my intent to apply for a lounge license for one of our establishments, Truck59 Ciderhouse, located at 3887 Brown rd. Terrabella Wineries Ltd, DBA Jason Parkes Customs is the owner/operator of four land-based wineries/cidery located in West Kelowna: The Hatch Winery, Black Swift Vineyards, Crown & Thieves Winery and Truck 59 Ciderhouse. Since it's opening in 2017, Truck 59 Ciderhouse has focused on creating a fun, family-friendly outdoor space where friends and families alike can enjoy local, handcrafted beverages, live music, seasonal activities, games and great food from our on-site food-truck. The purpose of the Lounge Endorsement is to continue to expand this offering on the West Side Wine Trail and to showcase all the different products and beverages our company produces locally.

At present, the customer experience at Truck 59 is centered around our modest tasting room, and our licensed picnic area. Most customers visit the Ciderhouse to enjoy a flight of cider, purchase some food, partake in local events and enjoy our outdoor space with a lake view. With the addition of a lounge endorsement, our goal is to create more outdoor service areas that will offer a variety of beverages for guests to enjoy during the busy summer months. Most of our business is from May to September, and with the lounge expansion, we will be able to utilize more of our beautiful space for a picnic area, where we can focus on Cider experiences. During the warmer months, we offer a variety of activities ranging from local artisan markets, movie nights to weekly trivia and corn hole tournaments. The Lounge endorsement will help cater to a larger volume of people. October through April, we would still provide a licensed in-door area that our loyal customers and cider club members can enjoy. In the off season, we try to create a cozy atmosphere with table fire, blankets on the covered patio where you can roast marshmallows and drink warm beverages. Inside we have a quaint space to catch up with friends, play board games or enjoy a specially curated charcuterie style food pairing. We are already family friendly, and this lounge license will welcome a more diverse crowd.

The proposed lounge will include 2 service areas that will be open to the public during all hours of operation. The indoor lounge overlaps the existing on-site store. Our outdoor space will include both a covered patio area right off the side of the indoor lounge and a grassy area where the existing picnic

Truck 59 Ciderhouse

3191 Boucherie Road, West Kelowna, V1Z 3M6





license is. The covered patio, our indoor space and 2 of the 5 washrooms will be wheelchair accessible. We currently have 3 washrooms inside but will be following the BC building code requirements and will be renting 2 more portable washrooms during our busier months to accommodate the number of people. One of our inside washrooms has a changing table for younger families that visit the Ciderhouse. The indoor lounge space will be 45 square meters with a max occupancy of 30 people. The outdoor lounge will be 125 square meters with a max occupancy of 65 people.

The proposed lounge areas will be serviced by indoor and outdoor tasting bars with options for both walk-up bar or table service provided by SIR certified staff. In addition to cider, we will serve other alcoholic beverages including wine, beer and spirits, as well as non-alcoholic drinks and juices. Food will be available from our on-site food truck called "smoke show" which offers Texas BBQ style food and catering options for larger groups. Our Service bar will offer a selection of snacks and charcuterie style boxes with weekly and seasonal treats provided by our local JPC chefs.

The hours of operation for the lounge will be consistent with our existing operating hours, which are generally 11am to 8pm for the spring and summer and 12 to 7pm during the fall and winter. Occupancy loads will be monitored and controlled by hosts as well as signage will be posted in highly visible locations in all licensed areas. Video surveillance with real-time monitoring will be posted at all host stations and exit areas. Guests will enter through the main entrance and access the fenced outdoor lounge through the interior service area after being greeted by a SIR certified Host.

With Truck 59 being an established business and JPC being proven operator of winery/lounge licenses in the local community, we believe the addition of a lounge endorsement at Truck 59 will continue to create many benefits to the West Kelowna economy and tourism environment. By creating a unique location and experience for locals and tourists alike to enjoy, we will help drive tourism within the area. This lounge license opportunity will help create several new full-time employment positions and allow us to convert normally seasonal positions into year-round roles.

We anticipate very little noise impact on the local community for a few key reasons:

1. There is space between our service area and the residents near our location.
2. We will adhere to local noise bylaws in place by local government and only host daytime events.
3. We no longer host late night wedding receptions to be respectful to our neighbors.

Attached to this application, we will be submitting a structural change application to the LCRB to move our picnic license to the east side of the property. We already have a stone patio for the picnic sales area and our new roped in picnic area will have both wheelchair access from the parking lot. Our parking lot has 29 main stalls with 2 parking stalls designated for disabled patrons. All parking stalls are

Truck 59 Ciderhouse

3191 Boucherie Road, West Kelowna, V1Z 3M6





marked by concrete curbs to properly distinguish the 10x18' guidelines required by LCRB.

Thank you for your consideration of this request. We are happy to provide any additional information or documentation required to support our application. We look forward to the opportunity to discuss this further and work with your office to ensure that our lounge is in full compliance with local licensing requirements.

Thank you for your time and attention to this matter. We look forward to hearing from you soon.



Best Regards,
Jason Parkes



Truck 59 Ciderhouse
3191 Boucherie Road, West Kelowna, V1Z 3M6

