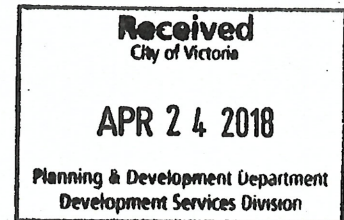


Stephane Turcotte
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Dear Mayor and Victoria City Council,

I am writing to you in regards to an application to rezone part of the property at 2960 Bridge St. Our unit is Unit A and comprises of the central warehouse unit. We are currently leasing the space and 10 months in to a 5-year lease. The building is currently zoned M3 which allows for our main use that we intend to operate as a craft brewery.

Under the zone M3, we are permitted to have retail as an accessory use. Unfortunately, this retail use does not allow the sale of alcohol (the product we will be manufacturing) explicitly and therefore a rezone is required. Therefore, we would like to add zoning that allows for a liquor retail store and a lounge in this space. In accordance to the zoning regulation bylaw (No. 80 - 159) 17 (2) - "Liquor retail stores, whether as a principal or accessory use, are prohibited in all zones except where expressly permitted under this bylaw."

Therefore, we need a small section of our retail (as an accessory use) rezoned to allow us to sell the beer we manufacture for off-premise consumption; this would include cans, bottles and growlers. We also need a rezone for a section of the space that will operate as a lounge that permits the sale and service of liquor for onsite consumption. Our "Lounge" will provide us a tasting room where customers can sample all of our products and also consume it in the freshest/safest way possible. Also, as we will be focused on "Wild and Sour Beer", and education will be a large component of what we intend to do. The tasting room will allow us to interact with our customers directly and teach them about the artisanal aspect of brewing and appreciating sour beers.

We would like to follow the Province of British Columbia's new terms and conditions for the "Manufacturers of Beer". The province now provides endorsements for an "Onsite Store" as well as for a "Lounge". Therefore, we

would like to rezone sections of our floor space for the store and lounge respectively. Both the Onsite Store and Lounge will be run in accordance to The Province's Terms and Conditions under our manufacturing license. We intend to provide safe and responsible service by following Serving It Right™.

After meeting with Avery Stetski, Chair of Burnside Gorge Land Use Committee, he confirmed that the proposal is consistent with the Burnside-Gorge Neighbourhood Plan for the Rock Bay area of Victoria. We were told that artisanal businesses are helping to turn the Rock Bay area into a more welcoming place.

We predict no negative effects on any of our neighbours or neighbouring businesses. We have already petitioned our neighbours and have received 100% support for the proposal. Furthermore, we hope to contribute to creating a creative and vibrant community of small businesses that help transform the Rock Bay area. Craft beer in BC is thriving and providing jobs, and enjoyment for the local residents. We hope our space provides a fun and safe environment for the community to access high quality, local craft beer. Craft breweries can become focal points for communities as we have seen in our market research in Portland (Alberta Arts District), Vancouver (Main Street), and Seattle (Magnolia/Ballard).

One of the biggest challenges in adding the tasting room is conforming with the existing parking requirements under Schedule C. After receiving the technical review of our rezoning application we have worked with the planning department to make sure our parking is adequate. We have since redrawn a proposed parking configuration (including Loading Zone) and also reduced the number of seats in our proposed tasting Room to 22. We will also be installing 8 class one bicycle parking stalls. Furthermore, the large parking lot in front of our warehouse is not used in the evenings or on weekends when we intend to be operating the tasting room. Therefore, we foresee very little increase in traffic or congestion in our parking lot. Our building has adequate water, drainage and waste areas for our needs. We don't plan on altering the existing infrastructure whatsoever.

We sincerely hope to be a community draw and something that we can be proud of.

Yours truly,

Stephane Turcotte
Co-Founder / Head Brewer
Île Sauvage Brewing Co.