

## LETTER OF INTENT – REVISED SEPT. 27, 2024

1714 Kalamalka Enterprises Inc.  
1250 Ellis Street, Kelowna, BC  
V1Y 1Z4

September 27, 2024

Liquor & Cannabis Regulation Branch  
#400 – 645 Tyee Road  
Victoria, BC V9A 6X5

Dear Sir or Madam:

RE: Application for a Liquor Primary ("LP") Licence – BNA  
Applicant: 1714 Kalamalka Enterprises Inc.  
Location: 1714 Kalamalka Lake Road, Vernon, BC

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Please accept this letter as the "Letter of Intent" required as part of a new LP Licence application package.

### **PRIMARY FOCUS OF BUSINESS**

The applicant is opening a new brewery at 1714 Kalamalka Lake Road in Vernon and the proposed LP Licence would operate as a brew pub in conjunction with the brewery operation. The primary focus of the business will be as a brew pub style of establishment with substantial food service, as well as games.

### **ENTERTAINMENT**

There will be a variety of games for customers to enjoy, including bowling and pinball. These types of games are currently being offered at the BNA location in Kelowna and are well received by the patrons.

### **FOOD SERVICE**

BNA will have a variety of menu items, including appetizers, salads, gourmet burgers, and chicken wings, to name a few. We will also offer non-alcoholic beverages. We are seeking a minors endorsement on this new LP Licence. There will be no problem meeting the

LCRB's food service and kitchen requirements for an LP Family Food Service ("FFS") term and condition.

### **COMPOSITION OF THE NEIGHBOURHOOD**

BNA's location will be near the Kal Tire head office in Vernon. In the immediate vicinity is BC Hydro, a Save-On-Foods grocery store, Galaxy Cinemas, an auto glass shop, a motorcycle shop, a bank, and an animal hospital. The zoning for the site was amended in late June 2024 and the property is now zoned CMUC: Commercial Mixed Use: Centre under Zoning Bylaw 6000. This zone permits the sale of alcoholic beverages for on-site consumption, including a bar use.

### **NOISE MITIGATION**

Security will be on site to ensure that patrons leave safely, quietly and quickly - without any loitering. We also take personal consideration in ensuring that customers get home safely.

### **MINORS**

We are seeking a FFS endorsement on the proposed LP Licence. As noted above, we will provide a variety of appetizers and main courses. We would like the ability to allow minors into our establishment, so that families can enjoy our amenities together. An endorsement to allow minors, accompanied by a parent or guardian until 10:00 pm, is important to our business model. Food will be available throughout this time.

### **OTHER FACTORS**

This proposed LP Licence will have total overall capacity of 500 persons (160 + 115 + 225 = 500). On the main floor there will be a total interior capacity of 160 and patio areas with a combined total of 225. The second floor will have a capacity of 115 persons. The main level of the building will house the brewery the LP interior areas and patio areas. This is all laid out on the floor plans that accompany this application.

This LP being proposed as a brew pub, we are also seeking to have an off-premises sales endorsement to sell brewery products manufactured on site.

The proposed liquor service hours for the LP Licence are 9:00 am to 2:00 am daily. This is to provide flexibility for events, etc. We do not plan to open at 9:00 am daily and we anticipate being open until 2:00 am Friday and Saturday nights.

We have operated BNA in Kelowna for the past nine years. Our ownership and management/operations teams are comprised of individuals who are experienced in the hospitality industry and are passionate about providing the highest level of service. We have policies and procedures in place to ensure a safe, well-organized, efficient environment. We will operate BNA in Vernon with the same high level of professionalism, customer service and compliance. We do not anticipate any issues related to this new LP Licence. This LP Licence will enable us to provide entertainment options for our customers and will enhance/diversify our business plan and our customer experience.

Thank you for your review of our application. We look forward to hearing from you.

Yours very truly,

1714 Kalamalka Enterprises Inc.

Per:



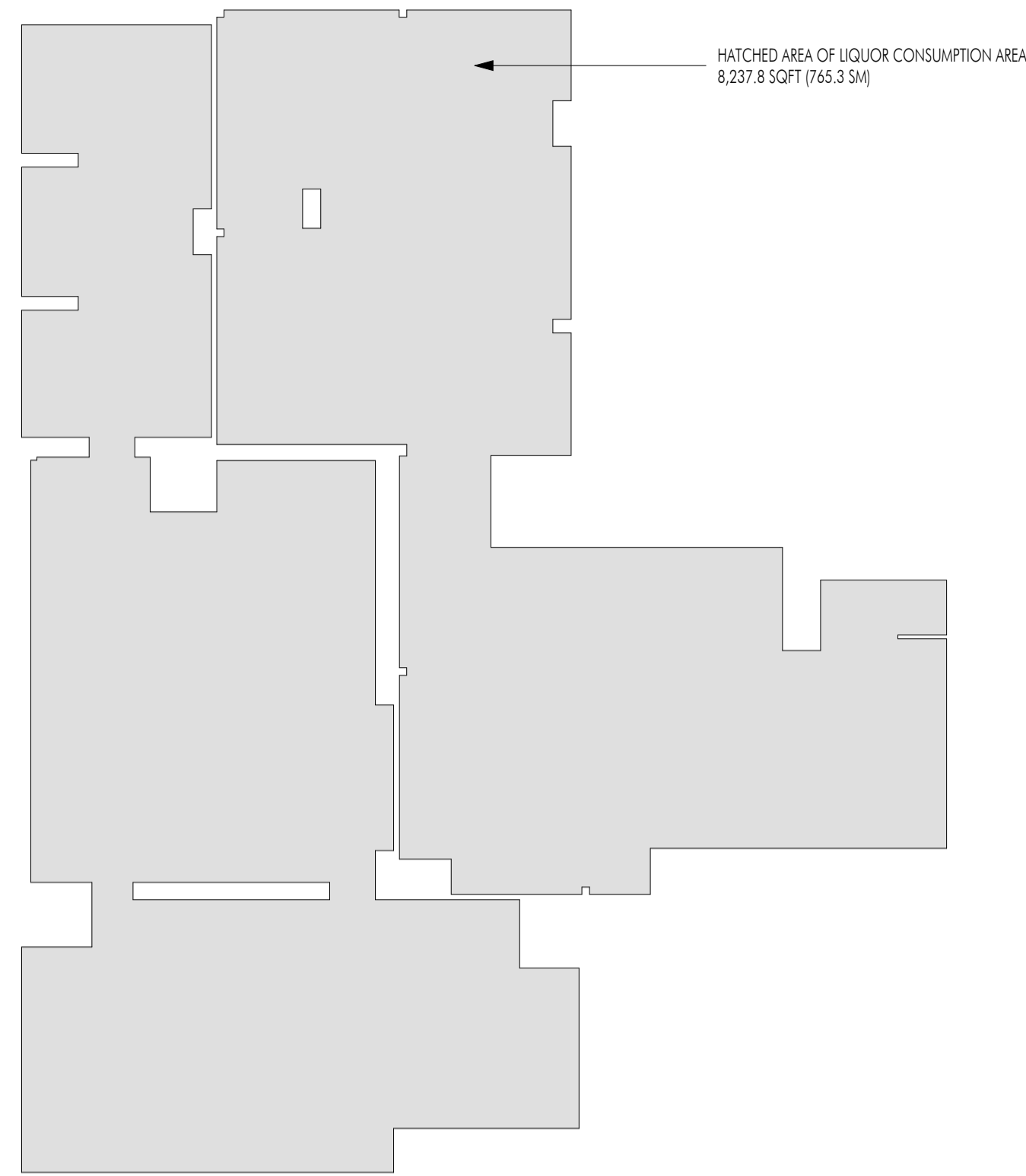
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Kyle Nixon



**Revision No., Date and Description**

03.18.24	FOR REVIEW
03.22.24	FOR IFT
04.03.24	FOR REVIEW
04.09.24	FOR REVIEW
04.10.24	LIQUOR LICENSE
05.01.24	LIQUOR LICENSE
05.08.24	LIQUOR LICENSE



**2 ENTRY LEVEL - REFERENCE PLAN**  
A-008 1/16" = 1'-0"

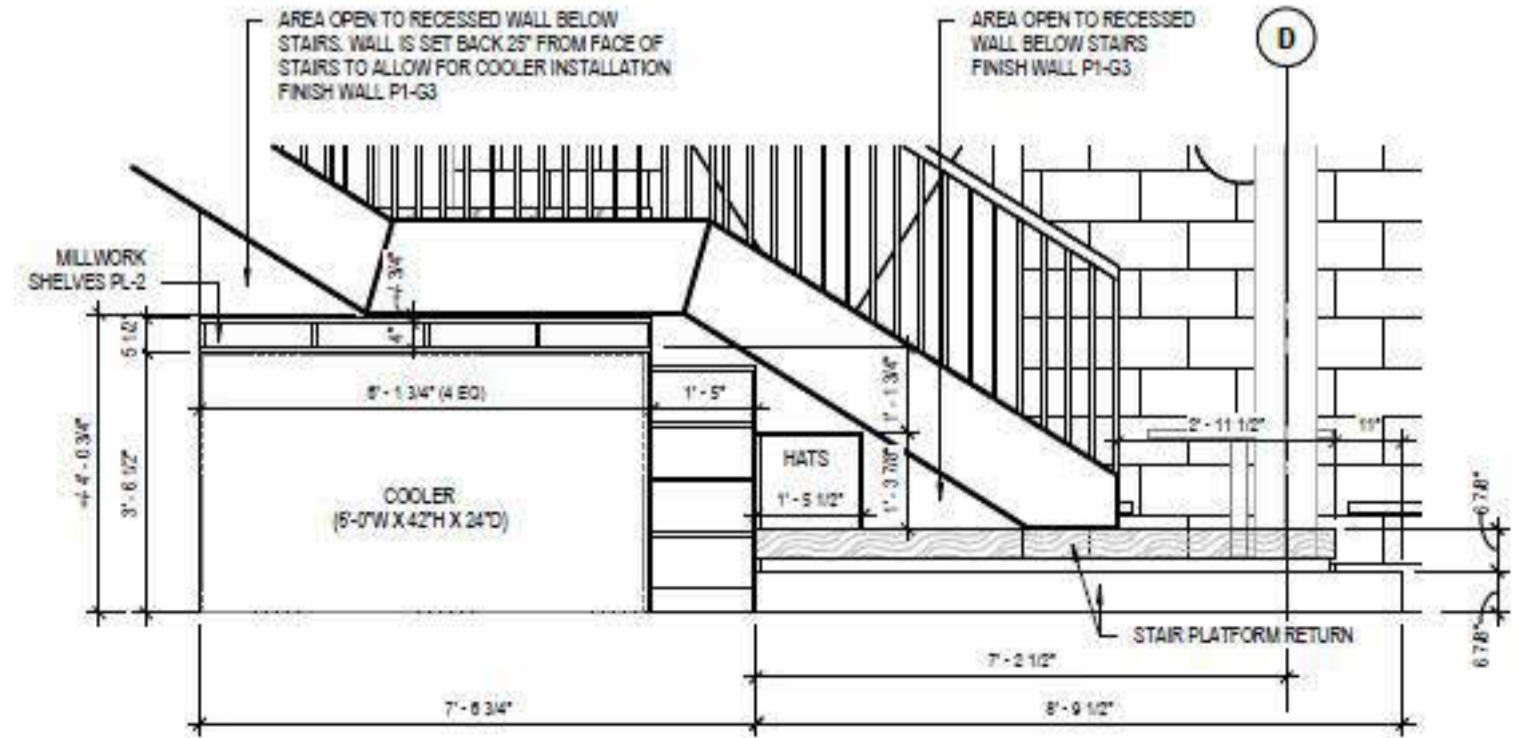
**PUBLIC LOADING CALCULATIONS**

OCCUPANCY - RESTAURANT (GROUP A2)

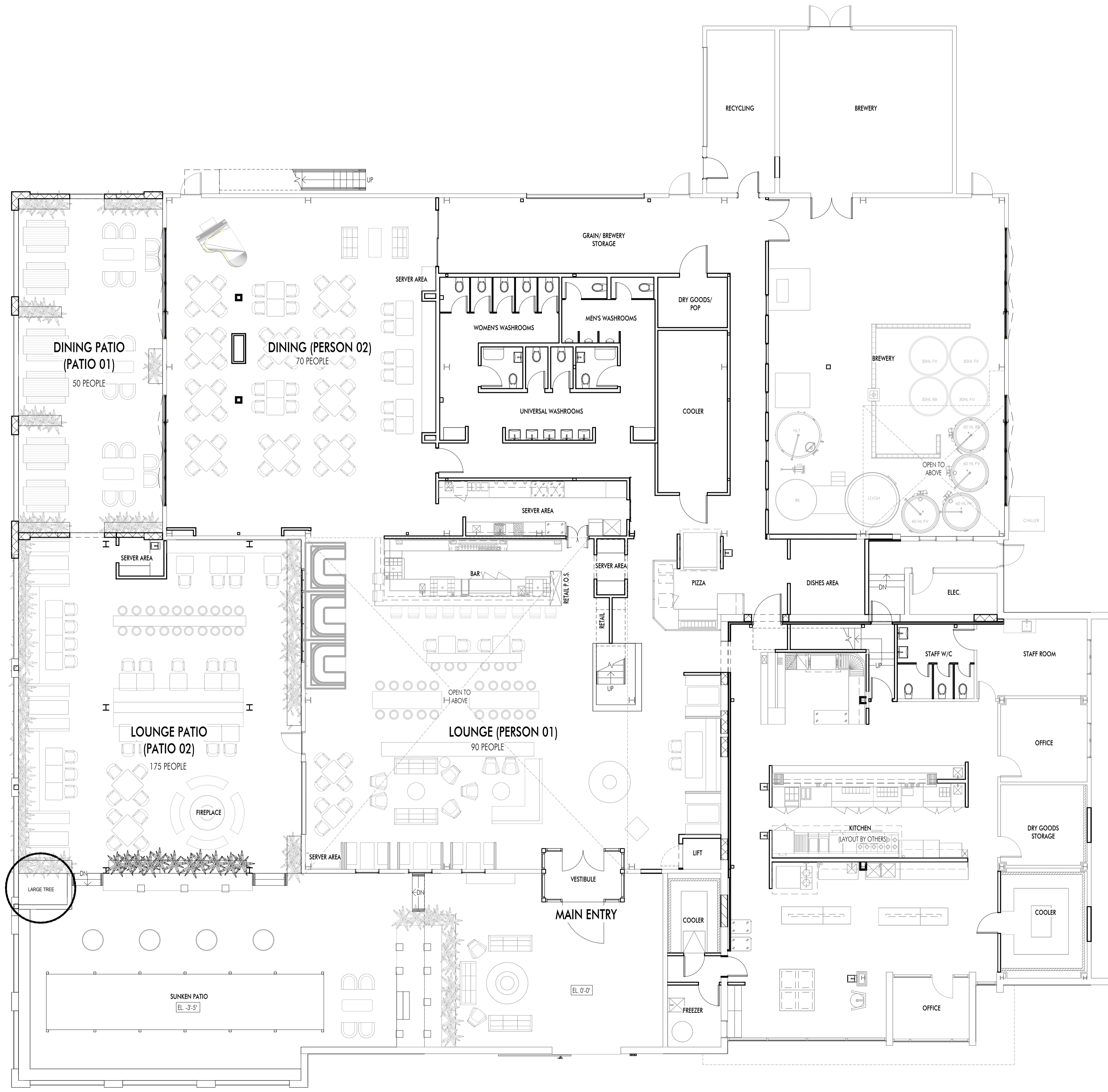
ENTRY LEVEL LOUNGE (PERSON 01) =	90 PEOPLE	<b>BUSINESS NAME:</b> <u>BNA Vernon</u>
ENTRY LEVEL DINING (PERSON 02) =	70 PEOPLE	<b>ADDRESS:</b> <u>1714 Kalamalka Lake Rd</u>
ENTRY LEVEL DINING PATIO (PATIO 01) =	50 PEOPLE	<b>OCCUPANT LOAD:</b> <u>See adjacent table</u>
ENTRY LEVEL LOUNGE PATIO (PATIO 02) = (INCLUDES SUNKEN PATIO AREA)	175 PEOPLE	<b>REVIEWED BY:</b> <u>[Signature]</u>
UPPER LEVEL (PERSON 03) =	115 PEOPLE	<b>DATE:</b> <u>May 17, 2024</u>
<b>TOTAL OCCUPANT LOAD =</b> (TO BE POSTED IN CONSPICUOUS LOCATIONS)	<b>500 PEOPLE</b>	<b>CITY OF VERNON</b>

**REQUIRED FIXTURE COUNTS**

MALE (250) =	5 (3 LAVS)	PROVIDED:	8 (4 URINALS) (3 LAVS)
FEMALE (250) =	9 (5 LAVS)	PROVIDED:	11 (7 LAVS)
PROVIDED 3 UNIVERSALLY ACCESSIBLE WASHROOMS			



RETAIL AREA



**1 ENTRY LEVEL - LIQUOR LICENSE**  
A-008 1/8" = 1'-0"

**REISSUED FOR LIQUOR LICENSE**

**Plot Date**

05.08.24

**PROJECT**

BNA VERNON - TI

**DRAWING TITLE**

LIQUOR LICENSE - ENTRY

**Drawing No.**

A-008

**REGISTERED ARCHITECT**

WALTER GARY JOHNSON

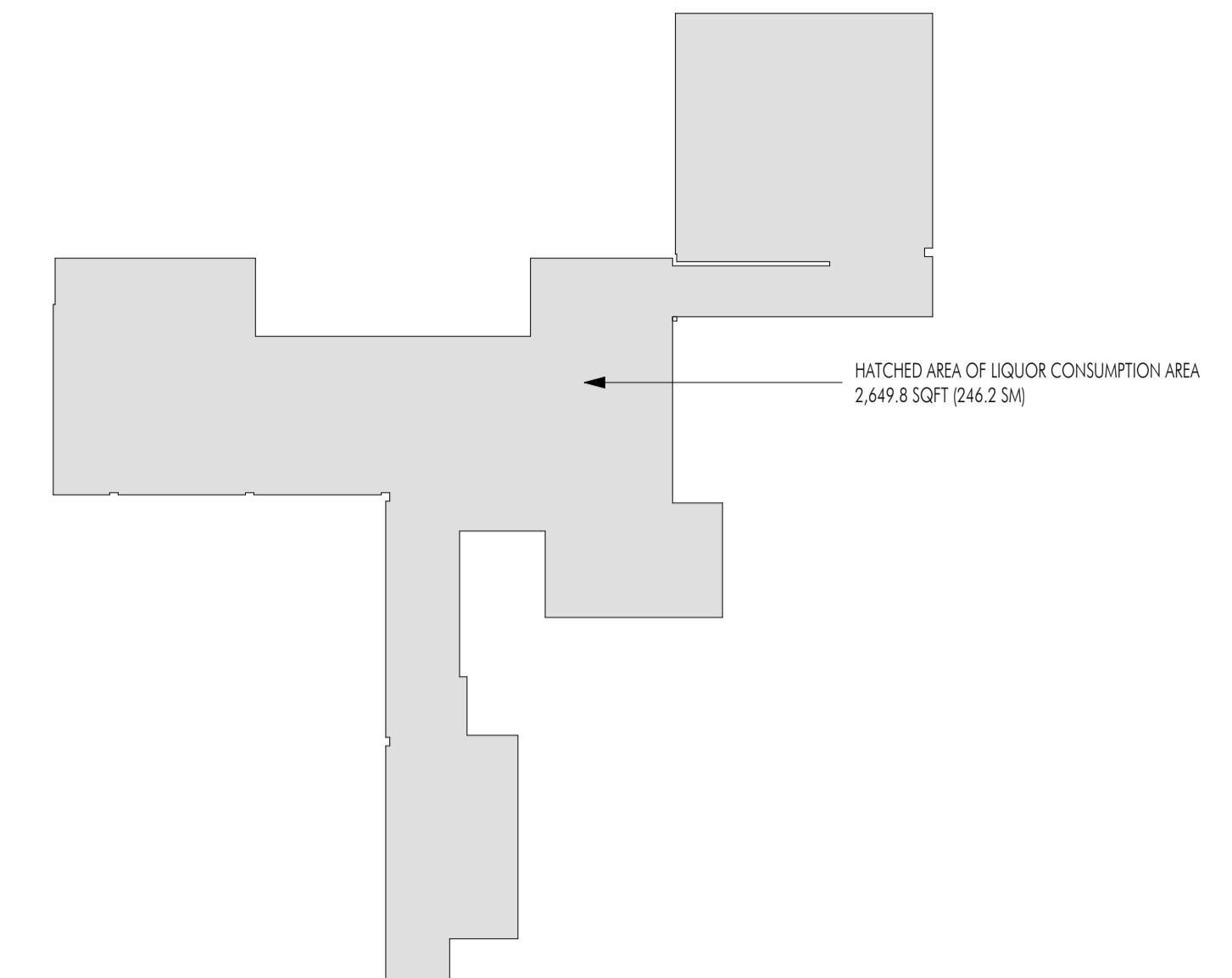
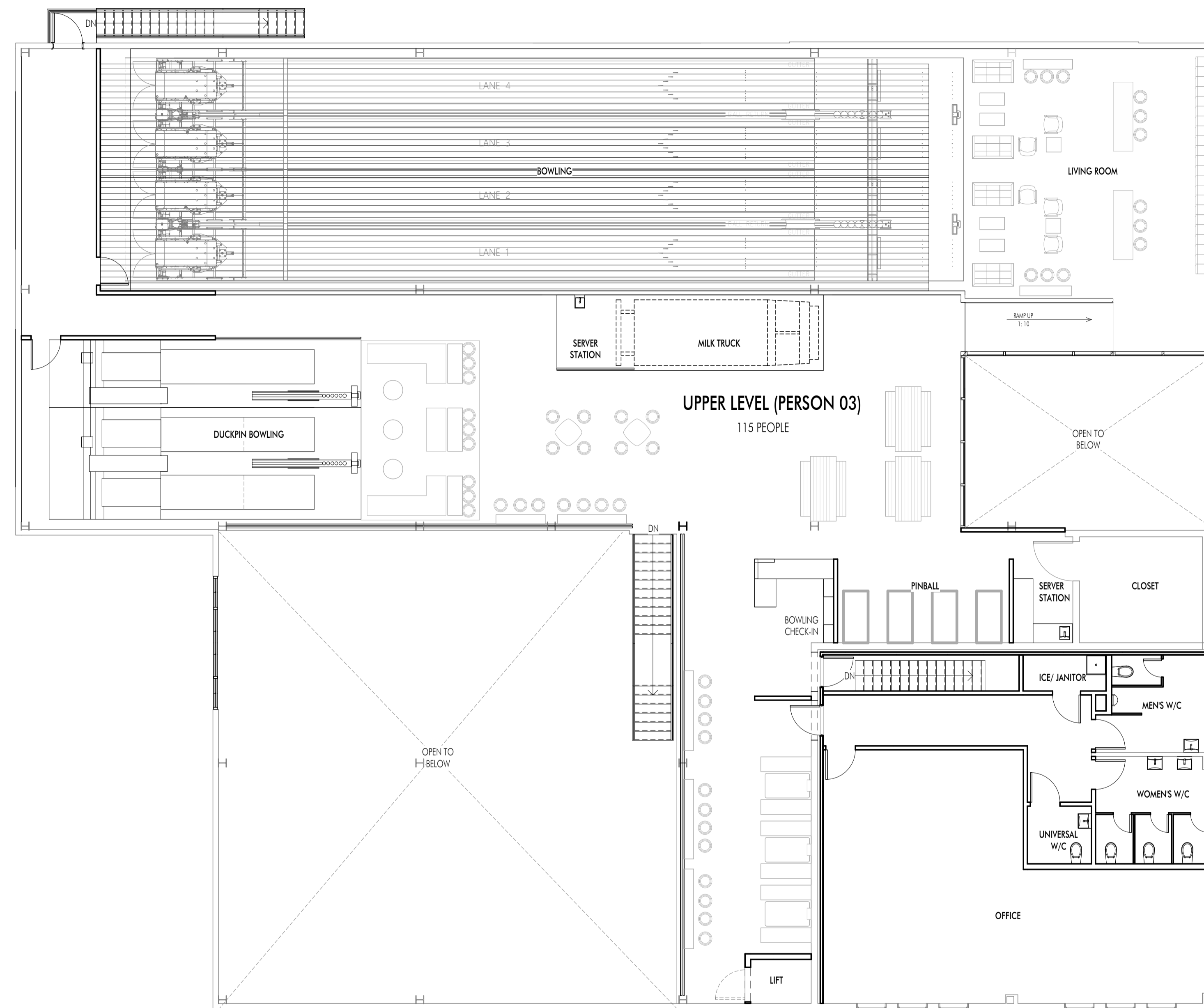
BRITISH COLUMBIA

1984



**Revision No., Date and Description**

03.18.24	FOR REVIEW
03.22.24	FOR IFT
04.03.24	FOR REVIEW
04.09.24	FOR REVIEW
04.10.24	LIQUOR LICENSE
05.01.24	LIQUOR LICENSE
05.08.24	LIQUOR LICENSE



**2 UPPER LEVEL - REFERENCE PLAN**  
A-009 1/16" = 1'-0"

**PUBLIC LOADING CALCULATIONS**

OCCUPANCY - RESTAURANT (GROUP A2)

ENTRY LEVEL LOUNGE (PERSON 01) =	90 PEOPLE	<b>BUSINESS NAME:</b> BNA Vernon
ENTRY LEVEL DINING (PERSON 02) =	70 PEOPLE	
ENTRY LEVEL DINING PATIO (PATIO 01) =	50 PEOPLE	
ENTRY LEVEL LOUNGE PATIO (PATIO 02) = (INCLUDES SUNKEN PATIO AREA)	175 PEOPLE	
UPPER LEVEL (PERSON 03) =	115 PEOPLE	
<b>TOTAL OCCUPANT LOAD =</b> (TO BE POSTED IN CONSPICUOUS LOCATIONS)	<b>500 PEOPLE</b>	<b>ADDRESS:</b> 1714 Kalamalka Lake Rd
		<b>OCCUPANT LOAD:</b> See adjacent table
		<b>REVIEWED BY:</b> [Signature]
		<b>DATE:</b> May 17, 2024
		CITY OF VERNON

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PROVIDED 3 UNIVERSALLY ACCESSIBLE WASHROOMS		

**1 UPPER LEVEL - LIQUOR LICENSE**  
A-009 1/8" = 1'-0"

**Plot Date**  
05.08.24

**PROJECT**  
BNA VERNON - TI

**DRAWING TITLE**

**LIQUOR LICENSE - UPPER**

**Drawing No.**

**A-009**



**REISSUED FOR LIQUOR LICENSE**