



<b>ATTACHMENT</b>	<b>A</b>
This forms part of application	
# LL22-0010	
Planner Initials	JI
	

May 10, 2022

Via Email

Liquor Cannabis Regulation Branch  
4<sup>th</sup> Floor 645 Tyee Road,  
Victoria BC

Re: LCRB Letter of Intent – Lounge Application Endorsement to a Manufacturing License  
Proposed Address: 109-889 Vaughan Road, Kelowna BC

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### **Background**

Motherlove Ferments has made application to the Liquor Cannabis Regulations Branch for a commercial manufacturing winery facility to be located at 889 Vaughan Road, Kelowna. In addition to the manufacturing application, Motherlove Ferments is submitting a proposal to the City of Kelowna and Liquor Cannabis Regulation Branch (LCRB) for a lounge endorsement to accompany their pending manufacturing application.

Currently located at 2-685 Finns Road, Motherlove Ferments was born in 2015 out of a passion for fermentation. Founder Rochelle Minagawa is a lifelong athlete who has always loved fermenting beverages and food. With a belief that kombucha can taste as good as it is for you, she aims to create flavours that are fun and functional, brewing kombucha that isn't overly acidic or overly sweet. Just a healthy beverage you can feel good about you and your family drinking.

Motherlove Ferments is a company that cares deeply about health and the health of our planet. They believe what we put into our bodies directly impacts our energy levels and how we feel, and packaging affects the environment around us. As a company that cares deeply about health and the health of our planet, each product is crafted with this in mind, using all organic ingredients, no artificial anything and a high probiotic count.

Motherlove Ferments harnesses the flavours and colours from whole foods and combines them to create flavours that taste light and refreshing. For the wellbeing of our planet, they focus on refillable, reusable or recyclable packaging.

### **Hours of Operation**

The applicant is seeking hours of operation from 9am - midnight Monday through Sunday.

### **Site Layout & Proposed Service Area**

The proposed manufacturing facility is located at 109-889 Vaughan Road, Kelowna. The applicant wishes to add a lounge area to their facility that would overlap the floor plan of the tasting area and retail space. The area is located on one level of interior space and is direct at the front of the business off the main parking area of the unit. The applicant is not seeking a patio area.

**Entertainment**

The applicant intends to have speaker music to enhance the background for guests who wish to enjoy product on the premises.

**Proposed Capacity**

The applicant is seeking a capacity of 25 Persons for their lounge.

**Food Services**

The applicant is proposing to work with local food vendors to offer entrees, appetizers, and deserts. An array of health focused food options will be available. The intent is to have access to a healthy food truck and local offerings that allow for vegan, vegetarian, and fermented options. There will also be a selection of non-alcoholic beverages available direct on site for purchase.

**Composition of Neighbourhood**

Zoned I4C, 109-889 Vaughan is a mixed-use Central Industrial site that is underway with new construction development. The tenant mix will be a combination of commercial, retail and light manufacturing. There are surrounding manufacturing breweries, commercial wineries and cideries that make location a tourist destination and an easily accessible. The BC Fruit Growers Association and Sun-Rype Products are located direct across the street making this an ideal neighbourhood for Motherlove Ferments because its within a manufacturing area.

**Noise Disturbance Mitigation**

Due to the nature of the vicinity of light manufacturing, industrial and commercial mixed use, Motherlove Ferments does not anticipate noise to be an issue. To ensure that it is not a factor to any of its neighbours, Motherlove is not proposing to have a patio area. Additionally, the lounge is very much an ancillary use to the manufacturing site that will be focused on manufacturing and distribution. Located on the corner of Vaughan and Ethel Street, Motherlove is removed from the residential population that is located across Clement Ave to the south. It should be noted that parking is situated in the middle of the development. Cars turn into the parking area off Ethel Street or Vaughan and the buildings provide a natural buffer to the residential homes to the south across Clement Ave.

**Endorsements**

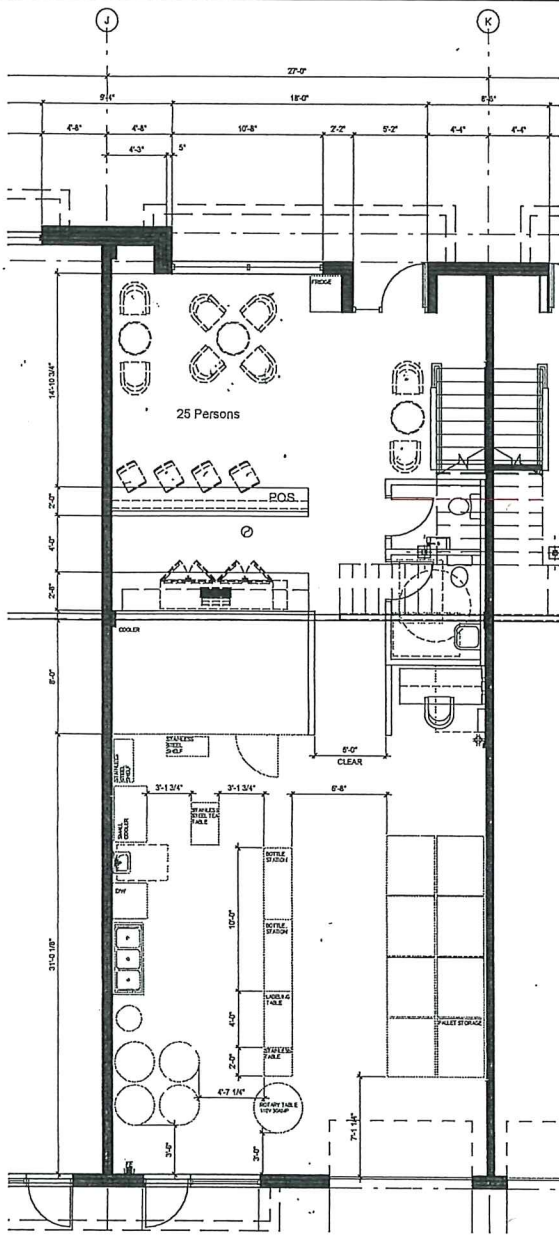
The manufacturing site is proposing to have an on-site retail store, tasting room and lounge. It would be expected minors may attend with their parent/ guardians from time to time. Full meals, including entrees, appetizers, deserts and non-alcoholic selections will be available during hours of operation.

Yours truly,

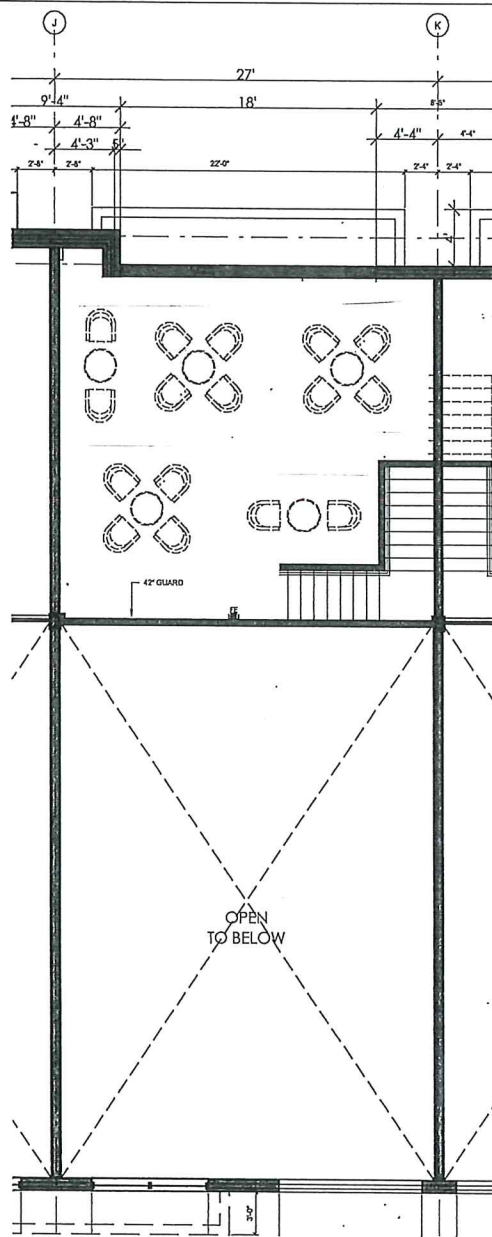
*Rebecca Hardin*

**Rebecca Hardin**  
Liquor and Cannabis Advisor





1 MAIN LEVEL  
SCALE: 1/4" = 1'-0"



2 MEZZANINE LEVEL  
SCALE: 1/4" = 1'-0"

**ATTACHMENT B**

This forms part of application  
# LL22-0010

Planner Initials **JI**

City of **Kelowna**  
DEVELOPMENT PLANNING



*Reviewed  
by City of Kelowna  
Inspection Services  
MAY 16 2022*



The MAIN + MEZZ LEVELS  
has a net floor area of  
N/A m<sup>2</sup>. The maximum  
occupant load shall be  
30 persons, based on  
WASH ROOMS.

**MOTHERLOVE FERMENTS INC**  
**# 109 - 889 VAUGHAN AVE.**

*Atelier*  
collective design

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MOTHER LOVE KOMBUCHA  
UNIT 109 - 889 VAUGHAN AVE  
KELOWNA, BC

ISSUED FOR

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FINAL SPACE PLAN

**ID2.01**