



Date October 12, 2026
To Town of Comox
From Robert Hodak – Lessee at 649 Anderton Road
Subject Request for Liquor License and “alcohol permitted use” amendment to E1 zone

Request of the Town of Comox:

- 1) Town of Comox approval for licensed premises (permitted use) for E1 zoned property at 649 Anderton and support of the following liquor license applications to the BC Liquor Control Board:
 - Lounge and Special Event Area Endorsements (for Taproom and Patio sales)
 - On site Store Endorsement (for direct product sales at location)
 - Manufacturer’s License (for Brewery operations)
- 2) Granting an “alcohol production” permitted use amendment to support local craft brewery production on site.

Background

We are a new local startup business looking to establish a taphouse, eatery and brewery at 649 Anderton (the old Leeward Liquor store and prior brewery to the Leeward pub). Our micro brewery will consist of a taproom, patio, an in-house eatery and an innovative small batch (10 Hectolitre) brewing operation. We spent the last ten months searching for an ideal location and were fortunate to secure a lease for the 649 Anderton Road property. The property’s current zoning (E1) allows “license premises” but we require an amended permitted use for “alcohol production”, similar to other properties in proximity to this location.

Trailscape Brewing Co Ltd is a family business, incorporated in January of 2026 and is an Eligible Business Corp under the province of BC Small Business Venture Capital Act (nothing to do with venture capital in this case). The principals include, Robert Hodak, a CPA with over 35 years of finance and business experience who provides contracting services to credit unions throughout B.C. The brewer is Kevin Hodak who obtained his degree in Microbiology and Biochemistry from SFU in 2015. Kevin and his wife recently moved from the lower mainland and purchased a home in Comox. Kevin was lead brewer for award winning Yellow Dog Brewery and head brewer at Studio Brewing out of Burnaby. Kevin continues to work for Yellow Dog performing planning and supply chain management from Comox. Janice Hodak owns her own bookkeeping business and brings the administrative skills necessary for any small business. Trailscape investors include four other family and friend investors with backgrounds in fisheries, policing, investment management, and commercial law.

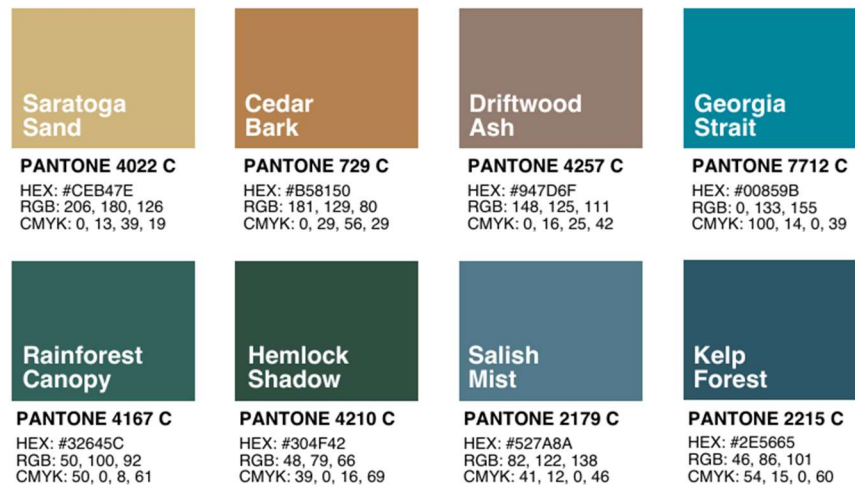
Benefits to the Comox Community

We believe our micro brewery is good for the citizens/community of Comox and supports the Official Community Plan (OCP) under the commercial and mixed-use development. Outlined below are the expected benefits to the Comox community.

Neighbourhood Character

Our vision is to create a space based on the European model of the “Platz,” “Markt,” “Piazza” and “Plaza’s” where locals gather to enjoy food and socialize after the markets. We intend to create a relaxing space for friends, family and colleagues to gather, enjoy affordable comforting food and drink a great beer. Furniture and internal decorating will reflect natural elements where possible and the brewery equipment adds to the ambiance of this experience. We have no plans to remove any existing trees or shrubs from the existing property.

The Trailscape name reflects our lifelong love of nature and hiking BC trails as a family. The company brand colors and design elements reflect a natural color palette used on internal and external designs.



The Kitchen

The Kitchen is an essential element of the business operation. Trailscape will offer a kitchen focused on the following food offerings using local suppliers where possible. Menu items to include:

- Bowls and casseroles
- Elevated Sandwiches and wraps
- Sausage offerings
- Soups
- Appetizers, tapas, and charcuterie boards
- Nachos and condiments

The Patio

The brewery will convert the front lawn space into an outdoor patio attached to the taproom. Grass removal will reduce property water consumption and allow patrons to enjoy the outdoors when weather permits. Given Comox dog ownership, we will designate the south side and east part of the building to a dog friendly patio area. This will be subject to public health approval. We have shown this area in the proposed property layout in Appendix B. We provided a rendering of the patio (Appendix A); however, the front fence line will be slightly higher to reduce street traffic noise. We have left it purposely lower to demonstrate the feel and character of the patio location.

Comox Valley a Craft Brewery Hub on Vancouver Island

There are five respected craft breweries located in the Comox valley making it a destination area for locals and tourists alike. Regional and Craft Breweries generate \$340 million in beer sales in BC (per BCLDB market value reports), and *our estimate* is \$3.5 million in the Comox Valley. Craft breweries differ from pubs and night clubs as they are community oriented (allowing access for all family members) with community friendly hours of operation. An additional craft brewery strengthens the town of Comox craft brewery destination within the Comox Valley. We believe the strengthened craft brewery footprint within Comox will help drive local traffic from Cumberland and Courtenay to Comox.

Fully Electric Micro Brewery

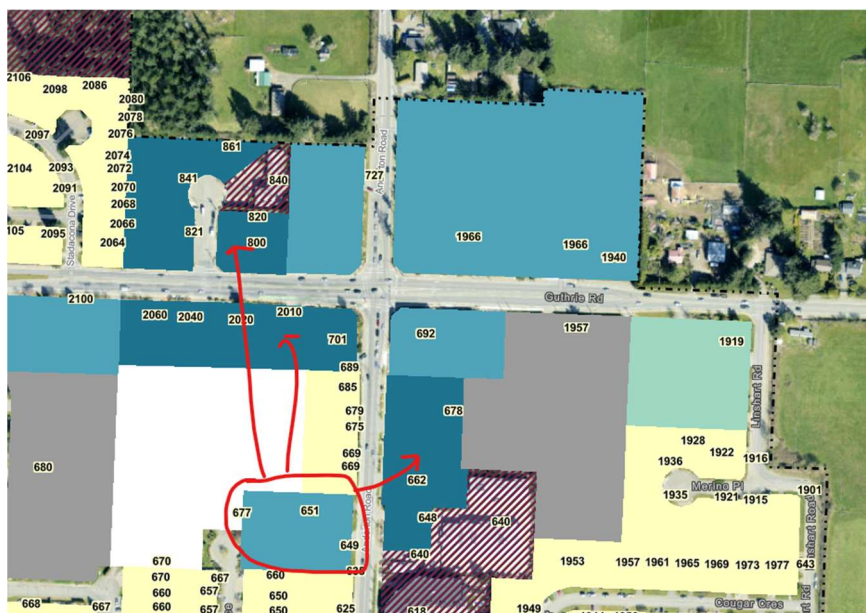
Many breweries use natural gas to generate steam for the brewing process. Trailscape Brewing Co uses a fully electric Calandria brewing system. The electric Calandria brewing system minimizes our carbon footprint and meets resident expectations of limiting carbon consumption while also supporting the commercial development plan.

Water and Wastewater Management Compliance

Breweries consume significant quantities of water, generate caustic waste, and work with high water temperatures. The Company's brewer has managed wastewater compliance at a large regional brewery in the lower mainland and has a degree in microbiology and biochemistry. This expertise and experience provide the competency necessary to ensure compliance with the Comox Valley Regional District on water and drainage requirements consistent with other local breweries.

Consistent use with surrounding properties

Our request for “alcohol production” as a permitted use is consistent with the surrounding properties zoned E2, which allow alcohol production, including the Land and Sea Brewery. Consistent with our request, the current property has Phase 3 power infrastructure needed for a brewery operation.



Economic Benefits to Comox

The following economic benefits will accrue to the Comox and Comox Valley community.

- **Robert Hodak, Kevin Hodak, and Janice Hodak** all work in remote work positions and provide value added services to businesses throughout British Columbia, but not to Comox. The realignment of their knowledge, talents and effort will now go directly in the Comox community.
- **Local Employment** targets youth employment. Positions include servers, cooks, and brewery operations. The business case estimates the following FTE employment levels over the next three years.
 - Year 1 – 5.3 FTE
 - Year 2 – 6.6 FTE
 - Year 3 – 7.6 FTE
- **Local spending**, in addition to employment the company will spend significantly in the community for the build out and ongoing operations. This includes professional services, refrigeration services, yard landscaping and maintenance, local food sources, heating, and plumbing services.

Appendix A – AI Generated Rendering

The following renderings provide an idea of the patio and the visual impact on the local community. Although AI generated, it reflects the actual building, the company color palette on the building (Kelp Forest), the creation of a front entrance to the patio, use of shrubbery and the general theme of our business.



Appendix B – Property Layout and proposed Patio at 649 Anderton

