

Thornbury Village Cidery and Brewhouse: Expansion Project

February 25th 2019

Agenda

- A short walk through the history of Thornbury and Colio
- Why we want to expand the Cidery and Brewhouse
- How we plan to expand the Cidery and Brewhouse
- Timing

In 1993, there was a building that was destined to be a Cidery and Brewery!!



What the building looked like when Colio purchased the Thornbury business in 2016...



What it looks like today... a symbol of warmth and welcoming to the Town of Thornbury!



We needed an inviting space for customers!



We needed an inviting space for customers!



Our “Experience Room” !



Even our branding has gone through a renovation!



We re-branded our products to tell the rich history of Thornbury and the region.

Impact on the Community

- We started with six employees in 2016
- Since then, we have hired...
 - Twelve retail employees
 - Eight production employees
- Additional six employees will be required for the brewery operations and event planning... and that is just the start!
- Experience room frequently booked for events
- Using local businesses and services
- Supporting local restaurants and bars

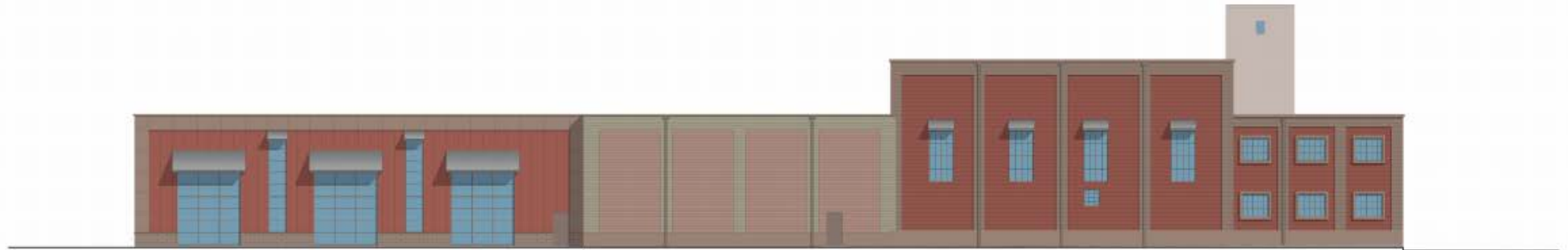
Why do we want to expand the Cidery!

Main Reasons...

- Our business is growing!!!
- We want to consolidate our Cidery and Brewery Operations
- Full utilization of the site for production and hospitality purposes
- Become a key tourism driver and partner to the town
- Grow and celebrate with the community with events throughout the year

What we want to do...

- Our best option is to expand the building which will house our brewing operations and allow for future production growth
- Install an elevator
 - Full utilization of entire building for production and warehousing
 - Ease of material movement
 - Customer access to the 2nd level for future hospitality space
- Increase the appeal of the building and become an inviting centre to the downtown core



SOUTH ELEVATION

NEW ADDITION | EXISTING BUILDING



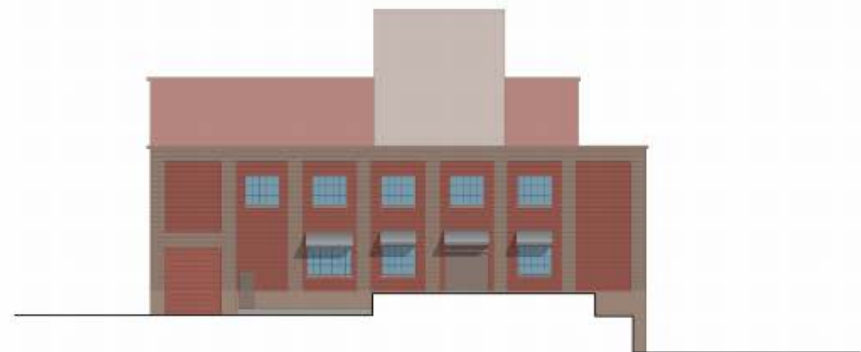
NORTH ELEVATION

EXISTING BUILDING | NEW ADDITION



WEST ELEVATION

EXISTING BUILDING | NEW ADDITION



EXISTING EAST ELEVATION

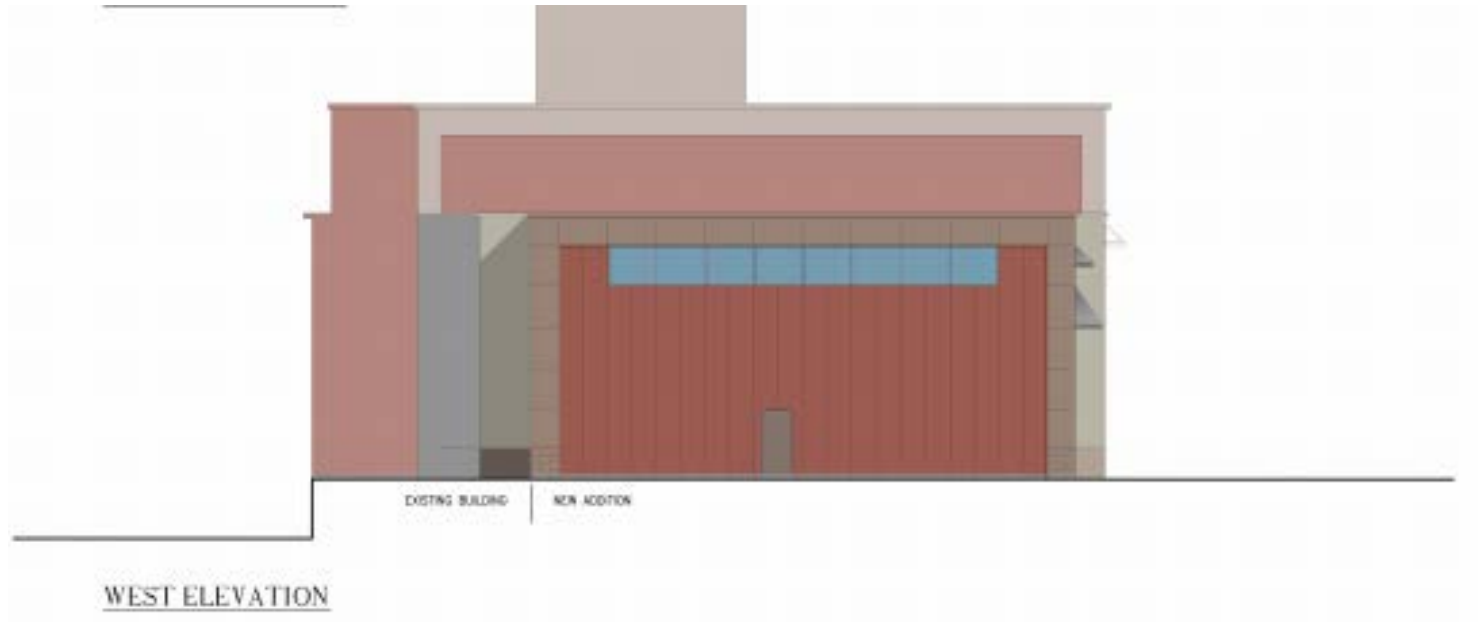
South Elevation



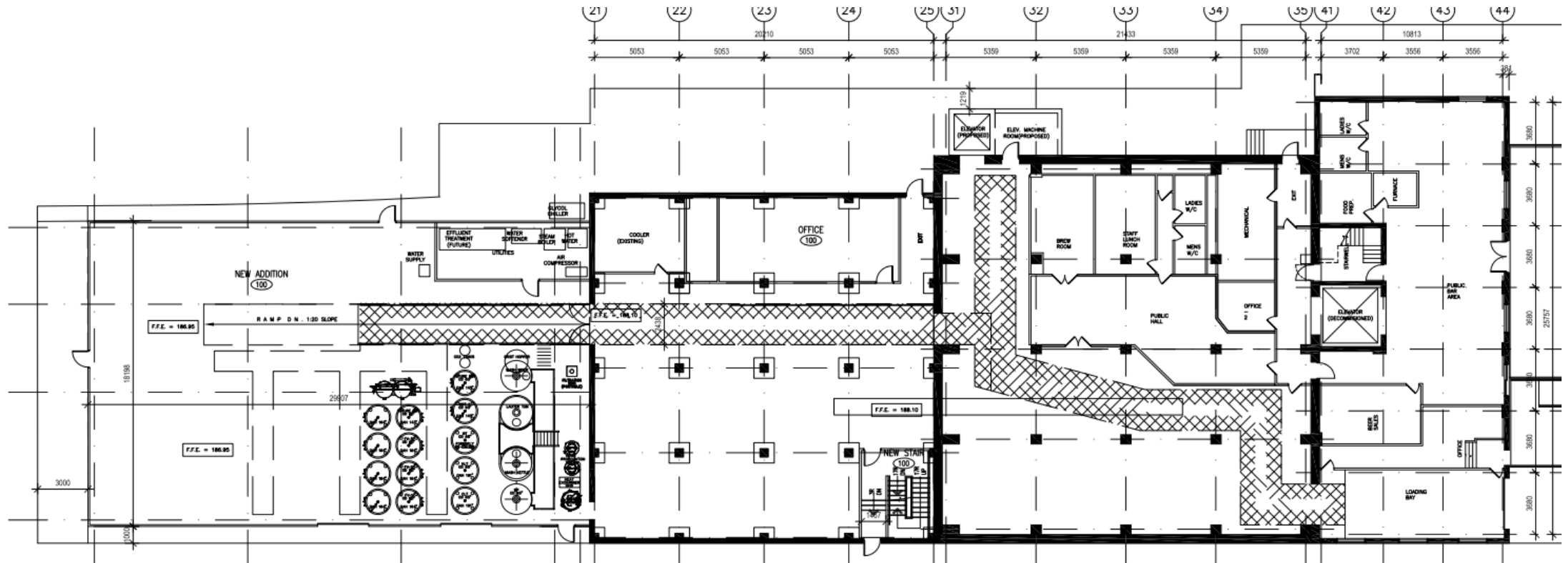
North Elevation



West Elevation



Operational Layout



Timing and Next Steps...

- Require set-back variance approval
- We would like site plan approval by May so we can be in a position to break ground in June
- Plan is to start brewing operations by November 2019, current lease runs out December 2019
- Need to prioritize the elevator due to long lead times on equipment

Thank You

We look forward to a long lasting partnership
with the Town of Thornbury!

Derek Cartlidge
CFO
905-380-8642
derekc@colio.com



Mark Krech
VP Operations
519-259-2185
markk@colio.com