REGULAR MEETING OF COUNCIL

Monday, September 21, 2020 at 2:30 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Regular Council Meeting - September 21, 2020**
2:30pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held September 21, 2020.

B. ADOPTION OF MINUTES

B.1 **Regular Council Meeting - September 14, 2020**
2:32pm approximately

Recommendation: That Council adopt the Minutes of the Regular Council meeting held September 14, 2020.

Attachments: B.1 09_14 Regular minutes.pdf

B.2 **Public Hearing Meeting - September 14, 2020**

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held September 14, 2020.

Attachments: B.2 09_14 Public Hearing minutes.pdf

C. DELEGATIONS

C.1 **Kristi McIntosh**
File 0550-07
2:35pm approximately

Recommendation: Request by Kristi McIntosh, to appear before Council to discuss opening of the Walnut Grove pool for user groups and the public.

Attachments: C.1 Kristi Mcintosh.pdf

D. PRESENTATIONS

D.1 **Expanded Patio Usage**
2:45pm approximately

Recommendation: Update by staff regarding expanded patio usage.

E. REPORTS TO COUNCIL

The following item was deferred at the September 14, 2020 Public Hearing meeting in order for Council to receive further public input, to allow more time to review the written submissions and to receive further information regarding the issues raised by the public, including parking and noise:

E.1 **Winery Lounge and Special Event Area**
Endorsement Application No. 000050
(Otter Trail Winery / 5974 - 248 Street)
Report 20-114
File CD 11-11-0040
3:00pm approximately

Recommendation: Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council consider the endorsement request for a new winery lounge (indoor and outdoor) and special event area for Otter Trail Winery located at 5974 - 248 Street; and further

That Council adopt the following resolution, should it decide to endorse Otter Trail Winery's request:

"That Council has considered and ENDORSED the request by Otter Trail Winery to locate a 96 seat winery lounge (64 seat interior bistro and 32 seasonal patio seats) and special event area serving the Otter Trail Winery located at 5974 - 248 Street, Langley, characterized as having liquor service from 11:00AM to 10:00PM Tuesday through Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 14 and 21, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Clerk's Note: Please refer to the memorandum from the Community Development Division to be distributed to Council on September 21, 2020.

Submissions from the public.

Explanation by the proponent.

Attachments: E.1 cd Otter Trail LP.pdf

E.2 **Financial Report Update - June 30, 2020**
Report 20-121
File FIN 1830-03
3:10pm approximately

Recommendation: That Council receive the Financial Report Update - June 30, 2020 No. 20-121 for information.

Attachments: E.2 fin RTC 20-121 Q2 Financial Update.pdf

E.3 **Non-medical Cannabis Retail Sales Development Applications**
Report 20-119
File CD BA000027
3:20pm approximately

Recommendation: That Council direct staff to bring forward the following rezoning applications for Council's consideration of the required rezoning bylaws and accompanying endorsement to the provincial Liquor and Cannabis Regulations Branch, on the basis that they are the only applications having been submitted by the August 31 deadline established by Council for their respective community plan areas, with respect to retail sales of non-medical cannabis:

- Murrayville: Central Langley Investments Ltd.: 200-4839 - 221 Street;
- Walnut Grove: North Langley Shopping Centers Ltd.: A401-8840 - 210 Street; and
- Willoughby: 1067418 BC Ltd.: 20826 - 72 Avenue; and further

That Council select applications, pursuant to Council Policy 07-410, from the full list of applications submitted by August 31, 2020, for the remaining communities of: Aldergrove, Carvolth, Fort Langley and Willowbrook, as outlined in this report, and direct staff to bring forward the relevant rezoning bylaws and endorsement to the provincial Liquor and Cannabis Regulations Branch.

Attachments: E.3 cd Cannabis Retail Sales.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100608**
(Lehigh Hanson Materials Ltd. / 20111 - 102B Avenue)
Bylaw No. 5623
Report 20-120
File CD 09-02-0173
3:40pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623 to amend Heavy Industrial Zone M-3, to allow for asphalt batch plant uses on a 7.5 ha (18.6 ac) industrial property, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 102B Avenue and 201 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final landscape plans in compliance with the Township's Street Tree and Boulevard Planting Policy;
6. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;

7. Registration of the following restrictive covenants:
a. Requiring onsite stormwater detention and infiltration; and
b. Noting the subject property is located in a designated floodplain and saving harmless the Township of Langley from all claims relating to flooding or flood damage;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and further

That Council authorize staff to proceed with the written submission opportunity.

Explanation - Bylaw No. 5623

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

Attachments: F.1 cd Lehigh Hanson RZ.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

J.1 **Universal Access to No-cost Prescription Contraception**
File 0400-60
3:45pm approximately

Recommendation: That Council receive the letter from Mayor Jonathan X. Cote, City of New Westminster, requesting the Township of Langley write to the Provincial Minister of Finance, the Provincial Minister of Health, the Premier of BC, and the local MLA, supporting universal no-cost access to all prescription contraception available in BC under the Medical Services Plan.

Attachments: J.1 City of New Westminster.pdf

In an effort to make the community aware, the following proclamations have been requested:

J.2 **International Day of Older Persons**
File 0630-20
3:50pm approximately

Recommendation: That Council receive the letter from Agnes Jackman, Board Member, Council of Senior Citizens' Organizations of BC, requesting October 1, 2020 be proclaimed as International Day of Older Persons and the UNIDOP flag be displayed.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Policy No. 01-036 approved by Council, December 3, 2018: The Township of Langley does not permit the flying of any guest flags or banners on flagpoles on Township of Langley buildings or properties, including, without limitation, flags of other sovereign nations, non-profit societies, and other local organizations.

Attachments: J.2 COSCO IDOP 2020 ltr to BC Municipalities.pdf

J.3 **Homelessness Action Week**
File 0630-01

Recommendation: That Council receive the letter from Jonquil Hallgate, Chair, Metro Vancouver and Fraser Valley Council of Community Homelessness Tables, requesting the week of October 11-17, 2020 be proclaimed as Homelessness Action Week.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: J.3 Homelessness Action Week.pdf

K. MINUTES OF COMMITTEES

K.1 **Recreation, Culture, and Parks Advisory Committee - September 9, 2020**
File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meeting as listed above.

Attachments: K.1 09_09 RCPAC Minutes.pdf

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

At the September 14, 2020 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

O.1 **Fort Langley Outdoor Pool Replacement Decision**
4:00pm approximately

Recommendation: Whereas this TOL Council recently made a decision to replace the Fort Langley Outdoor Pool with a Splash Park in a Special Closed Meeting of Township Council;

Whereas Council decisions concerning replacement of existing publicly-funded infrastructure should be transparent to the tax-paying public, and the tax-paying public should be allowed to have input on these decisions; and

Whereas the public was not allowed to have input on this particular decision before it was made in a Closed Council Meeting, and should have been;

Therefore be it resolved that:

1. Council ask staff to place any further action on the Fort Langley Outdoor Pool Replacement Plan on hold until an extensive public input opportunity on the merits of this plan has been held;

2. That a Public Input Opportunity be set up in a "Public Hearing Style Format" at the next open meeting of Township Council (October 5, 2020) to receive comments from the public about the Fort Langley Pool Replacement Plan;

3. That Council have a full discussion on this Fort Langley Pool Replacement Plan at an open Council meeting; and

4. That Council reconsider at this open Council meeting whether or not to proceed further on the replacement of the Fort Langley Outdoor Pool with a Splash Park.

Attachments: O.1 en Fort Langley Outdoor Pool Assessment.pdf

Councillor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

O.2 Consideration of a Township of Langley RCMP Detachment
4:05pm approximately

Recommendation: Whereas:

A. The Township of Langley continues to endeavour to continually improve its provision of law enforcement services to the members of the community that is directed and relevant to the unique issues within the Township of Langley;

B. A RCMP detachment responsible solely to the Township of Langley would ensure that issues within and unique to the Township of Langley take first priority, and that all law enforcement resources and management attention would be dedicated only to Township of Langley residents, businesses and issues, not those within another municipality; and

C. The City and Township of Langley Policy Capital and Operations Cost Sharing Agreement includes terms for the eventual separation of the services of the RCMP for the Township of Langley and the City of Langley if reasonable and appropriate to do so.

Therefore be it resolved that:

1. Council direct staff to prepare a report as soon as practical, but in time for 2021 budget deliberations, outlining the costs associated with terminating the Cost Sharing Agreement between the Township of Langley and City of Langley for the provision of law enforcement services;

2. The report include, but not be limited to, a review of the Termination Section of the City and Township of Langley Policy Capital and Operations Cost Sharing Agreement;

3. The review specifically outline, in accordance with the cost sharing agreement, the purchase costs to be potentially paid to the City of Langley as given in the Cost Sharing Agreement, including, but not limited to:

a. 35% of the replacement cost value of the Langley RCMP Detachment building, alterations and equipment;
b. Less 35% of the depreciation rates for the Langley RCMP Detachment building, alterations and equipment;
c. The determination of the depreciated replacement costs be

calculated from 1993, the year of the signing of the Cost Sharing Agreement to the potential date of termination within 2020 or 2021; and

d. An assessment of the additional expense potentially to be incurred by the City of Langley as a result of the termination, not to exceed 2% of the depreciated replacement cost.

O.3 Endorsement of Rainbow Crosswalk for SD35
4:10pm approximately

Recommendation: Be it resolved that permission be granted for the installation of a rainbow crosswalk on Township of Langley property, as necessary, at the requested location of the existing crosswalk at 222 Street between SD35 and the Langley RCMP Detachment.

Councillor Whitmarsh presented the following Notice of Motion within the deadlines according to Council's policy:

O.4 Reopening Plan for Township of Langley Recreational Facilities
4:15pm approximately

Recommendation: Whereas the COVID-19 pandemic resulted in the closure of various Township of Langley facilities, parks and fields;

Whereas not all Township facilities have reopened and staff continue to review the requirements, regulations, and financial implications for the safe reopening of Township facilities; and

Whereas members of the community are requesting information on the reopening plans for the Township recreation facilities that remain closed;

Therefore be it resolved that Council direct staff to provide a report to Council at the October 5, 2020 Regular Council meeting to advise Council on the recreational community needs and the next possible steps in the reopening plan for the recreational facilities that remain closed.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Recommendation: That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(2) (c) Ombudsperson Act;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (a) Personnel; and
Item H.3 - Section 90(1) (e) Property; (k) Negotiations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, September 14, 2020 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Acting Mayor, P. Arnason and Mayor J. Froese

Councillors D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Ruff, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, S. Little, S. Nam, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 14, 2020

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held September 14, 2020.
CARRIED

2. Director of Finance

Council welcomed Sandra Ruff as the new Director of Finance.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 27, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Council meeting held July 27, 2020.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100380 (Linke / 6357 – 248 Street)
Report 20-113
File CD 11-10-0075

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Donna Linke for a property located at 6357 – 248 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy and request consideration based on agricultural merits.
CARRIED

Councillor Davis opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 1:10pm.

2. Heritage Alteration Permit Application No. 101015 (Township of Langley / 23400 Block Mavis Avenue)
Report 20-116
File CD 11-33-0128

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council authorize issuance of Heritage Alteration Permit No. 101015 for properties located at 23418, 23428, 23438 and 23448 Mavis Avenue, 9134 King Street and 9113 Royal Street, to allow construction of Salishan Place, a new cultural centre and museum, and consolidation of the subject properties, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building with a building height of 13.05 m and rooms above the second storey as shown in Schedule "A";
b. Section 107.3.b)v. of the Township's Zoning Bylaw 1987 No. 2500 (Required Off-Street Parking Spaces) being varied to permit 52 parking spaces;

E. REPORTS TO COUNCIL

c. Section 402.3 of the Township's Zoning Bylaw 1987 No. 2500 (Lot Coverage) being varied to permit a lot coverage of 52% as shown in Schedule "A";
d. Section 402.4.1)b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from the rear lot line of 4.03 m to the edge of canopy and 6.02 m to the supporting column as shown in Schedule "A";
e. Section 402.4.1)d) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from a side lot line abutting a flanking street of 0.3 m to the edge of canopy and 1.19 m to the supporting column as shown in Schedule "A";
f. Building plans being in substantial compliance with Schedule "A";
g. Consolidation of the properties and closure of the lane in substantial compliance with Schedule "A";
h. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
i. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree protection);
j. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Façade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
k. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
l. All refuse areas to be located inside the building and screened in substantial compliance with Schedule "A".

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that
prior to issuance of a building permit, the following items will need to be finalized:

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections including provision of a minimum of 16 parking spaces in Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and

E. REPORTS TO COUNCIL

Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this Heritage Alteration Permit be deferred until after a Public Input Opportunity.
DEFEATED

Councillors Ferguson, Kunst, Long, and Whitmarsh opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillor Richter opposed

Councillor Woodward re-entered the meeting at 1:37pm.

F. BYLAWS FOR FIRST AND SECOND READING

1. Licence Bylaw Amendment Cannabis Processing, Research and Development and Non-Profit Businesses Bylaw No. 5573 Report 20-115

File CD 3900-25-5130

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573 and authorize staff to schedule the required public input opportunity, to ensure the imposition of appropriate fees, as necessary related to business operations involved in research, development and processing of cannabis.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

2. Rezoning Application No. 100613
(Janda Group Holdings Inc. / 20178 – 96 Avenue)
Bylaw No. 5636
Report 20-117
File CD 08-35-0198

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636, amending Comprehensive Development Zone CD-14 to add pharmacy as a site specific permitted use; and further

That Council authorize staff to schedule the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5636.
CARRIED

MEETING RECESSED
The meeting recessed at 1:50pm.

MEETING RECONVENED
The meeting reconvened at 2:00pm.

Mayor Froese entered the meeting and assumed the position of Chair.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 86 Ave Langley Holdings Corp.) Bylaw 2020 No. 5628".
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101151

Running concurrently with this Bylaw is Development Permit No. 101151 (19708 86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block of 86 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
f. All outdoor storage areas being covered by a dust free surface;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of

H. BYLAWS FOR CONSIDERATION AT THIRD READING

the Township of Langley General Manager of Engineering and Community Development;

g. Payment of supplemental Development Permit application fees; and

h. Payment of applicable Development Cost Charges and Building Permit administration fees.

2. Rezoning Application No. 100579
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue)
Bylaw No. 5612
Report 20-104
File CD 08-26-0159

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612".

MOTION DIVIDED
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the bylaw be voted on separately from the Development Permit.
CARRIED

FIRST DIVIDED MOTION
Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612
That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612 be referred to staff to work with the proponent to propose an alternative development consistent with the Mixed Use designation within the Yorkson Community Plan.
DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Kunst, Long, and Whitmarsh opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612 be referred to staff to prepare a Comprehensive Development Zone to match the proposed development permit, removing permission for hotels and refund container return centres from the permitted uses.
DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Kunst, Long, and Whitmarsh opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the following uses, otherwise permitted in the Commercial C-2 Zone, be eliminated from the list of allowable uses for a Comprehensive Development (CD) zone for the subject site:

- 30 units per acre accessory residential development
- a hotel; and
- bottle recycling refund centres.

MOTION TO DIVIDE AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the amendment be divided.
DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Kunst, Long, and Whitmarsh opposed

AMENDMENT
The question was called on the Amendment, and it was:
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Kunst, Long, Whitmarsh, and Woodward opposed

FIRST DIVIDED MOTION
The question was called on Bylaw 2020 No. 5612, and it was:
CARRIED

Councillors Richter and Woodward opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

SECOND DIVIDED MOTION
Development Permit No. 101113

That Council approve the running concurrently with this Bylaw, Development Permit No. 101113 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
d. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
e. Section 107.5 (sub-section 6) – Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That a condition be added to remove the drive-through, queuing lane from the proposed design.
DEFEATED

Mayor Froese and Councillors Davis, Kunst, Long, and Whitmarsh opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Development Permit be referred back to staff to relocate the commercial buildings to the sidewalk interface, with parking in behind, with as little of the parking lot exposed to pedestrian and residential views as possible.
DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Long, Kunst, and Whitmarsh opposed

SECOND DIVIDED MOTION
The question was called on the Seconded Divided Motion, and it was:
CARRIED

Councillor Woodward opposed

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Exchange (Blaney) Bylaw No. 5610
Report C20-22
File ADM PM002871

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give final reading to “Highway Closing and Dedication Removal (Blaney) Bylaw 2020 No. 5610”.
CARRIED

J. CORRESPONDENCE

1. Request for Support for Expanded Patio Permissions
File 4320-01

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council receive the letter from the BC Restaurant and Foodservices Association, Alliance of Beverage Licensees and BC Craft Brewers Guild, requesting support for expanded patio permissions.
CARRIED

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

Mayor and Council attended several events during the course of their duties.

M. METRO VANCOUVER REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

1. Control of Nuisance Animals Policy

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas Report 20-88 "Control of Nuisance Animals Policy Update" was adopted unanimously by Council on July 13, 2020;

Whereas 43 Avenue from 272 Street east to the Abbotsford border apparently still floods continuously from November to February each year even though extensive mitigation works have occurred there; and

Whereas this prolonged annual flooding on 43 Avenue creates health and safety concerns for area residents;

Therefore be it resolved that Council ask staff to provide a report on the mitigation efforts and costs taken to date on 43 Avenue from 272 Street east to the Abbotsford border, and whether additional efforts are needed under the Control of Nuisance Animal Policy Update in order to protect the health and safety of area residents.
CARRIED

2. Council Procedure Bylaw

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas substantive information pertinent to Council decisions needs to be available to Council members well prior to Council meetings so that this information is able to be fully read and understood by Council members prior to the meeting; and

Whereas there has been a recent increase in the amount of significant information being sent to Council members only a few hours before Council meetings start;

O. OTHER BUSINESS

Therefore be it resolved that Council amend the Procedure Bylaw to include the following items:

a. Substantive information relative to Council meeting agenda items must be received no later than 5pm, 72 hours before the Council meeting to which it pertains is called to order;

b. When substantive material is received after the 72 hour deadline in "a", the agenda item to which the substantive material pertains will be automatically deferred to the next scheduled Council meeting; and

c. Substantive material pertaining to a Council meeting and Council decision received late by Council will not be allowed to defer the Agenda matter for more than one Council meeting.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That this motion be referred to staff for a report with options.
CARRIED

3. Prohibited Use of "Anti-Coagulant Rodenticides"

Moved by Councillor Richter,
Seconded by Councillor Arnason,
Whereas "anticoagulant rodenticides" can very negatively affect both animals and birds in the Township of Langley due to secondary poisoning of predators that ingest poisoned rodents;

Whereas significant TOL resident concern has been expressed to Council members about the use and impact of "anticoagulant rodenticides" on wildlife as a result of a recent BCSPCA public campaign;

Whereas TOL employees do not use rodenticides but pest control contractors providing services to the TOL for Township properties and municipal infrastructure may be using "anti-coagulant rodenticides"; and

Whereas the current TOL pest control contracts are due to expire at the end of this year (2020);

Therefore Be It Resolved that Council direct staff to:

a. Request that current contractors stop the use of any "anti-coagulant rodenticides"; and
b. Incorporate "anti-coagulant rodenticide" prohibitions as part of the preparation of the next Request for Proposal (RFP**)** for pest control services in the Township of Langley."

O. OTHER BUSINESS

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That this motion be referred to staff.
CARRIED

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item C.1 - Section 90(1) (f) Law Enforcement;
Item E.1 - Section 90(1) (e) Property;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (a) Personnel;
Item F.1 - Section 90(1) (f) Law Enforcement;
Item F.2 - Section 90(1) (a) Personnel;
Item F.3 - Section 90(1) (a) Personnel;
Item F.4 - Section 90(1) (f) Law Enforcement;
Item F.5 - Section 90(1) (f) Law Enforcement;
Item G.1 - Section 90(1) (e) Property;
Item H.1 - Section 90(1) (f) Law Enforcement; and
Item H.2 - Section 90(1) (a) Personnel
CARRIED

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 4:06pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, September 14, 2020 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, R. Seifi, and P. Tulumello

W. Bauer, S. Little, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – September 14, 2020

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 14, 2020.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 7:05pm

B. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure and Dedication Removal (Township - Fort Block Lane)
Bylaw No. 5634
Report C20-25
File ADM PM002696

B. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5634".

Explanation – Bylaw No. 5634

Bylaw 2020 No. 5634 authorizes the closure and highway dedication removal from a portion of lane between Royal Street and King Street at Mavis Avenue.
CARRIED

Councillor Woodward re-entered the meeting at 7:07pm.

MAYOR DECLARES CONFLICT OF INTEREST
Mayor Froese declared a Conflict of Interest under Section 100 of the Community Charter as he owns a business in the area, and left the meeting at 7:07pm.

Acting Mayor Arnason assumed the position of Chair.

C. DEVELOPMENT PERMITS

1. Winery Lounge and Special Event Area Endorsement Application No. 000050 (Otter Trail Winery / 5974 - 248 Street) Report 20-114

File CD 11-11-0040

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council has considered and ENDORSED the request by Otter Trail Winery to locate a 96 seat winery lounge (64 seat interior bistro and 32 seasonal patio seats) and special event area serving the Otter Trail Winery located at 5974 - 248 Street, Langley, characterized as having liquor service from 11:00AM to 10:00PM Tuesday through Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 14, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of

C. DEVELOPMENT PERMITS

which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor
That consideration of Winery Lounge and Special Event Area Endorsement Application No. 000050 (Otter Trail Winery / 5974 - 248 Street) be deferred to the next Regular Council meeting in order for Council to receive further public input and to allow more time to review the written submissions; and further

That staff provide further information regarding the issues raised by the public, including parking and noise.
CARRIED

Submissions from the public:

1. K. VanSpronsen, a Langley resident, was in attendance and commented that the winery is flanked on three sides with residential homesand does not have enough parking. 10 residences will be negatively affected by this winery. She asked for a postponement of Council's decision in order for more people to have opportunity to provide input.

The following written submissions were received from the public:

1. L. & B. Somerville, Langley residents, expressing concerns about the size of the venue, too close to the residential area, increased traffic, and the timing of receiving the public hearing notice.
2. M. and L. Belway, Langley residents, expressing concerns about the large capacity of the lounge and special event area in this residential area.
3. M. & B. Schroeder, Langley residents, expressing opposition to the winery due to increased traffic and noise for the neighbouring properties.
4. L. C. S. and A. Nutt, Langley residents, expressing concerns regarding noise, privacy, and security, location and wildlife, exhaust emissions and construction noise, location, capacity and operating hours. They asked that the owners install a 10ft sound barrier fence around the property before construction start, that all on-site lighting be below this fence, that western red cedars to be planted along the property line, that a water feature be installed, and that a full land survey be completed.
5. J. Kitsul, a Langley resident, expressing concerns about increased traffic in the area.

C. DEVELOPMENT PERMITS

6. M. and J. Thorpe, Langley residents, expressing concerns regarding the ability to obtain information on the proposed application, increased noise and exterior lighting, the size of the bistro, and occupant capacity.
7. G. Stelting, a Langley resident, stating opposition to a liquor lounge within the SR-1 zoning of North Otter community due to increased traffic, parking issues, and noise.

Mayor Froese re-entered the meeting at 7:51 and resumed the position of Chair.

D. PUBLIC HEARING

1. Official Community Plan Amendment and
Rezoning Application No. 100194 and
Development Permit Application No. 101164
(Essence Holdings (Parc Central 1) Inc. / 20261 – 72B Avenue)
Bylaw No. 5632
Bylaw No. 5633
Report 20-100
File CD 08-23-0200

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633"

Explanation – Bylaw No. 5632

S. Richardson explained that Bylaw 2020 No. 5632 amends the Central Gordon Estate Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at 20261 – 72B Avenue to increase the density allowable in the Townhouse B land use designation. The amendment is required to facilitate the development of 30 townhouse units. 75 public notices were mailed out.

Explanation – Bylaw No. 5633

S. Richardson explained that Bylaw 2020 No. 5633 amends the Comprehensive Development Zone CD-124 to change the number of permitted townhouses to 110 from 102. 75 public notices were mailed out.

Development Permit No. 101164

Running concurrently with this Bylaw is Development Permit No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 – 72B Avenue) in accordance with Attachment A subject to the following conditions:

D. PUBLIC HEARING

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. On-site landscaping to be secured by letter of credit at building permit stage; and
c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

1. Dr. Luigi Sulmona, Sulmona Holdings Ltd., expressing support for the development proposal as it provide for 100%+ more amenity area than requires, the street greenway is important for the WARCAP objectives, and the development will provide six adaptable units.

MOTION
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633".
CARRIED

Councillors Davis and Richter opposed

D. PUBLIC HEARING

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633"
CARRIED

Councillors Arnason, Davis and Richter opposed

E. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 7:56pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Submit by Email

C.1

Township of Langley

Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

Monday, September **21**, 2020
(Council meeting date requested)

at the

- [x] 4:00pm Regular Afternoon Meeting
- [x] 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

Kristi McIntosh et al.

1 Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

Opening of Walnut Grove Pool for user groups and public

2 Additional Information

Purpose of presentation

❍ Information only ❍ Request letter of support ❍ Request funds [x] Other Open up Walnut Grove Pool

Desired resolution

A Clear Opening Date for the pool

Activities to date relative to the matter

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❒ Approved ❒ Declined ❒ Other	Applicant informed

It's time to go inside…

Concerned Aquatic Users from the Township of Langley



Danielle Schroeder



Kristi McIntosh



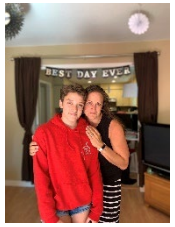
Melissa Friesen



Heather McNeill



Cindy Erickson



Nicole Maryschak

March 9, 2020 - LOSC Wins BC Provincial Championships



Why Are We Here?

- TOL pools were closed from March 13 – August 19 when ACUCC opened.
- Students returned to school Sept 9.
- The majority of our club members live in Walnut Grove.
- For many, this commute, during the school year is not possible.
- Practicing and racing in 50m pools is essential for elite racers.
- We have lost members to Surrey and Maple Ridge swim clubs.

Why are TOL indoor pools closed?

- Other indoor pools in other municipalities have successfully opened (see slide 8 for list).
- Similar to Al Anderson Pool, Aldergrove Pool has been frequently selling out.
- Ice rinks and curling rinks are opening in TOL.
- Outside temperatures will drop and will make swimming at ACUCC very hard on all users, especially early mornings.

Opening indoor pools is easily achieved

- WGCC is a multi-pool facility with lots of space for unidirectional traffic and multiple exits.
- WGCC will sell out. Concerns about finances are not founded.
- All annual maintenance should have been completed long ago.
- BC is now in Phase 3 of the viaSport Return to Sport Guidelines, allowing for a safe indoor facility opening.
  https://mcusercontent.com/d14695cc72de7f8154be2eaef/files/57d1bf8f-cf91-4fcf-a942-e257b0ff0881/2020_08_31_PHASE_3_R2S_Guidelines.pdf

Why are pools important?

- Pools provide many things to many people including rehabilitation, fitness, aquatic education, sport, leisure.
- Swimming is an affordable family activity for people of all ages & abilities and is for optimal physical & mental health.
- Community centers provide employment for many young people.
- **Pools are particularly important for the well-being of all of our children!**

We ask:

1. For you to open the Walnut Grove and immediately.
2. Provide transparency with regards to your decision making.
3. Outline and publish your timeline to open the remaining pools.



Opening Date	Facility Name/City
June 29	Cariboo Memorial Complex, Williams Lake
July 6	Kamloops Community YMCA-YWCA Rainbow Road Aquatic Centre, Salt Spring Island Salmon Arm Recreation Centre
July 13	UBC Aquatic Centre
July 15	Quesnel Art and Recreation Centre Sparwood Leisure Centre
July 16	Westhills YMCA, Langford
July 17	Downtown YMCA, Victoria H20 Fitness & Adventure Centre, Kelowna Kelowna Family YMCA Stan Stronge Pool (Vancouver Coastal Health)
July 20	Burnaby - Fred Randal Indoor Pool - CG Brown Memorial Indoor Pool - Eileen Dailly Leisure Pool & Fitness Centre
August 10	Abbotsford - Matsqui Recreation Centre
August 14	Trail Aquatic and Leisure Centre
Mid-August	Parkinson Recreation Centre, Kelowna
August 17	Revelstoke Aquatic Centre Sam Lindsay Aquatic Centre, Kitimat
August 20	Comox Valley Sports Centre
September 1	SEAPARC Leisure Complex, Sooke
September 8	Brennan Park Leisure Centre, Squamish Comox Valley Sports Centre Prince George Aquatic Centre Summerland Aquatic & Fitness Centre Terrace & District Aquatic Centre Westsyde Pool, Kamloops
September 14	Delta - Ladner Leisure Centre - Sungod Recreation Centre - Winskill Aquatic Centre Fort St. John – North Peace Leisure Pool
Mid-September	Earl Mah Aquatic Centre – Prince Rupert Northern Rockies Municipality Aquatic Centre
September 21	Johnson-Bentley Memorial Aquatic Centre, West Kelowna
October 5	Vernon Aquatic Centre
October onwards	Canada Games Aquatic Centre, New Westminster
January 2, 2021	Canada Games Aquatic Centre, Kamloops

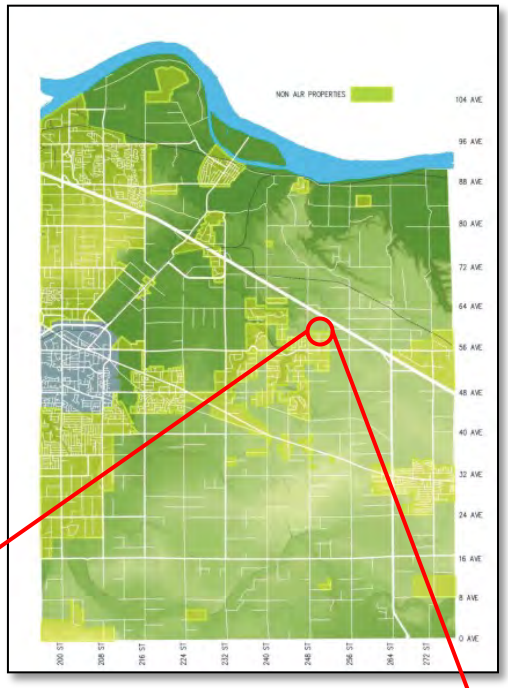
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 – PUBLIC HEARING	**REPORT:**	20-114
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-11-0040
SUBJECT:	WINERY LOUNGE AND SPECIAL EVENT AREA ENDORSEMENT APPLICATION NO. 000050 (OTTER TRAIL WINERY / 5974 - 248 STREET)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a new winery lounge (indoor and outdoor) and special event area for Otter Trail Winery located at 5974 – 248 Street.





RECOMMENDATION SUMMARY:

That Council consider the request to endorse the winery lounge and special event area application including input received at the "Liquor Licencing Hearing" in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the winery lounge and special event endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.

RECOMMENDATIONS:

That Council consider the endorsement request for a new winery lounge (indoor and outdoor) and special event area for Otter Trail Winery located at 5974 - 248 Street; and further

That Council adopt the following resolution, should it decide to endorse Otter Trail Winery's request:

> *"That Council has considered and ENDORSED the request by Otter Trail Winery to locate a 96 seat winery lounge (64 seat interior bistro and 32 seasonal patio seats) and special event area serving the Otter Trail Winery located at 5974 - 248 Street, Langley, characterized as having liquor service from 11:00AM to 10:00PM Tuesday through Sunday.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 14, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

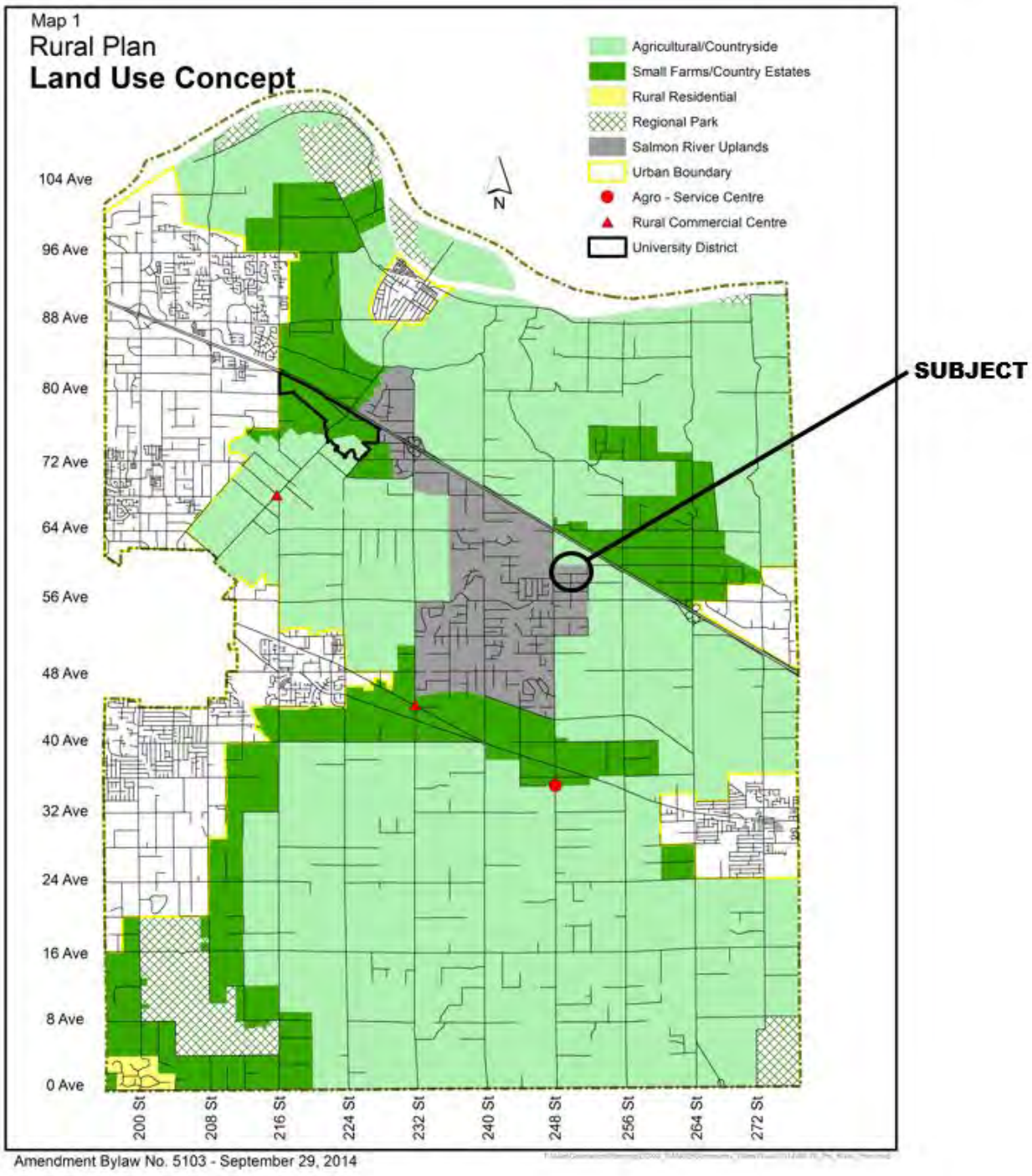
EXECUTIVE SUMMARY:

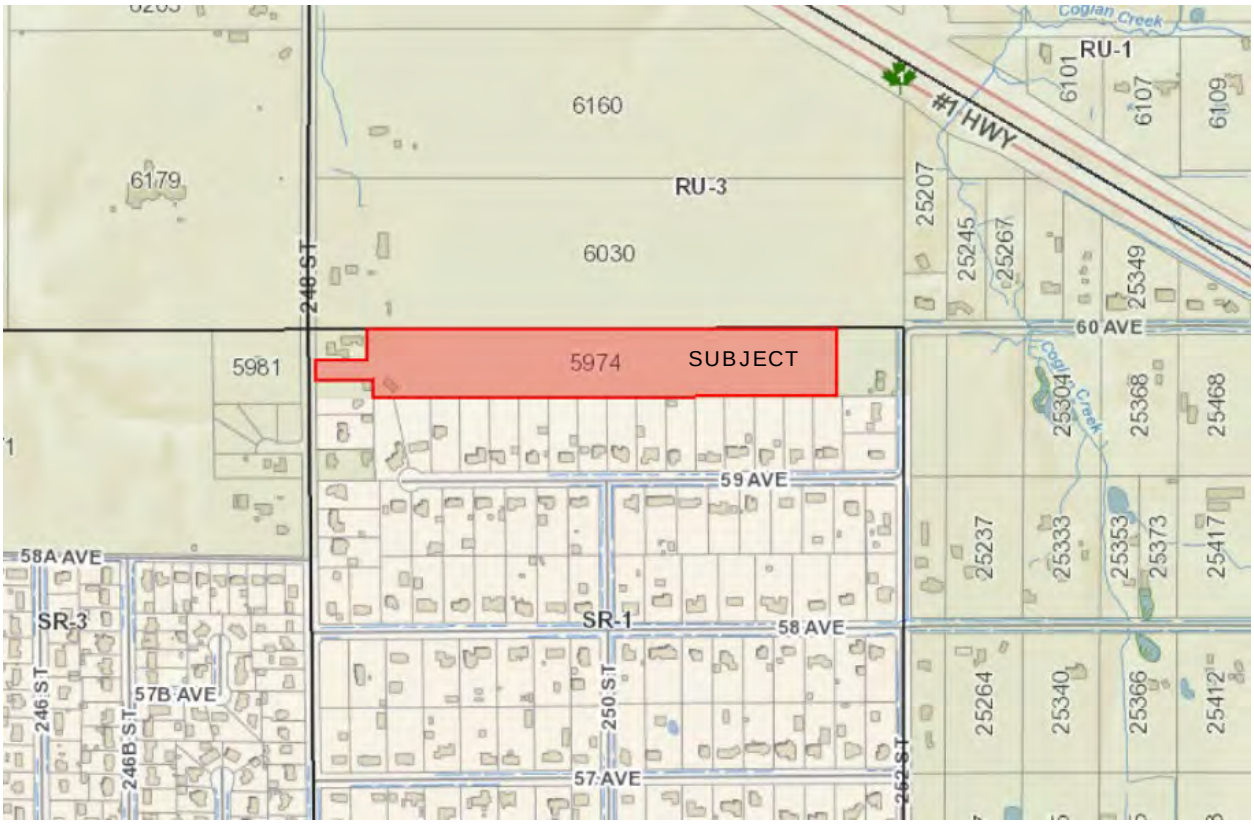
Lovick Scott Architects have made an application to Council to endorse a new winery lounge with special event area on behalf of Otter Trail Winery located at 5974 - 248 Street. The proposed winery includes a bistro, tasting room lounge and patio that will serve as an accessory use to the winery located on the subject site. Although the issuance of Winery Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to "endorse" or "not endorse" applications for a winery lounge and special event area. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving Lounge and Special Event Area endorsements to existing manufacturer Licences. Staff note the requested hours of operation are comparable to other winery / cidery Liquor Primary applications considered by Council (as indicated in Attachment E to this report). Accordingly, Council may consider public input prior to consideration of the endorsement request.

PURPOSE:

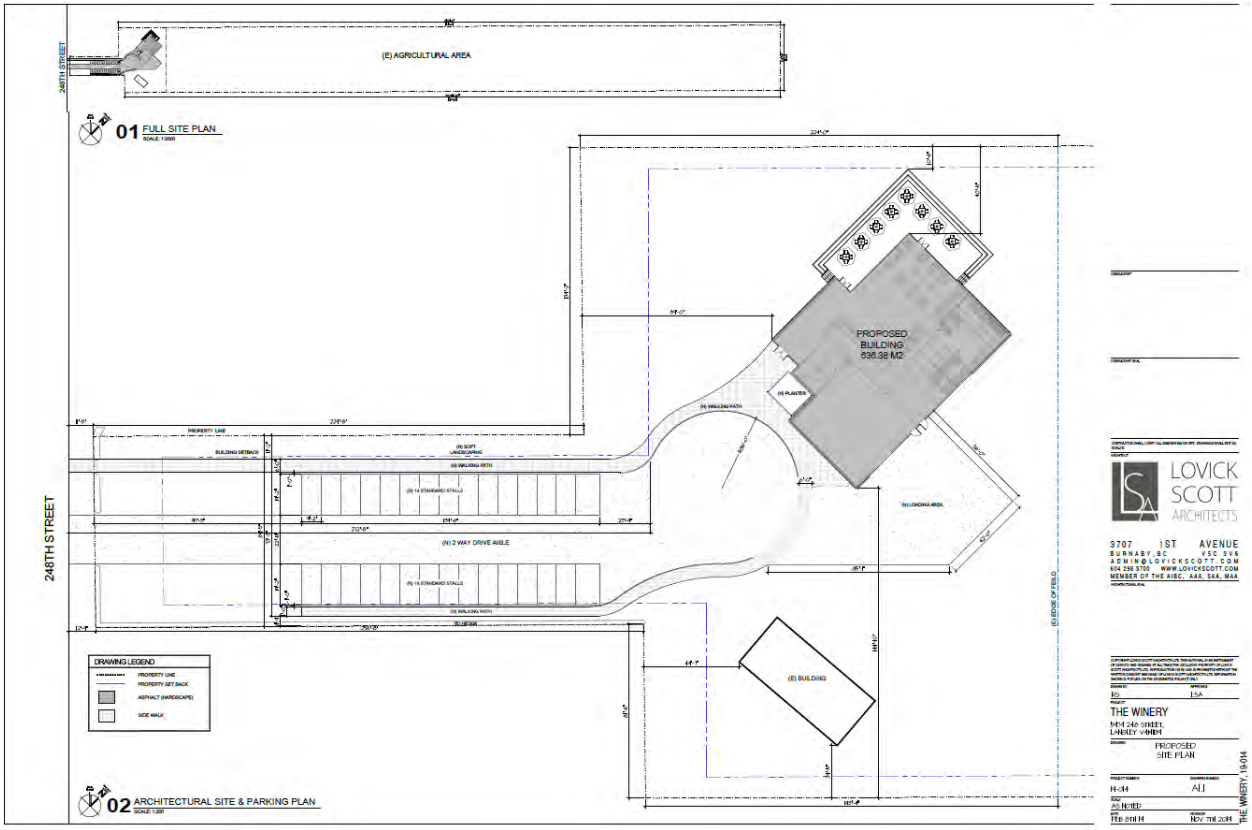
The purpose of this report is to provide Council with information and recommendations with respect to the lounge and special event area endorsement request for a new winery (indoor and outdoor) for Otter Trail Winery located at 5974 - 248 Street

WINERY LOUNGE AND SPECIAL EVENT AREA
ENDORSEMENT APPLICATION NO. 000050
(OTTER TRAIL WINERY / 5974 – 248 STREET)
Page 3 . . .





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



01 NORTH PERSPECTIVE

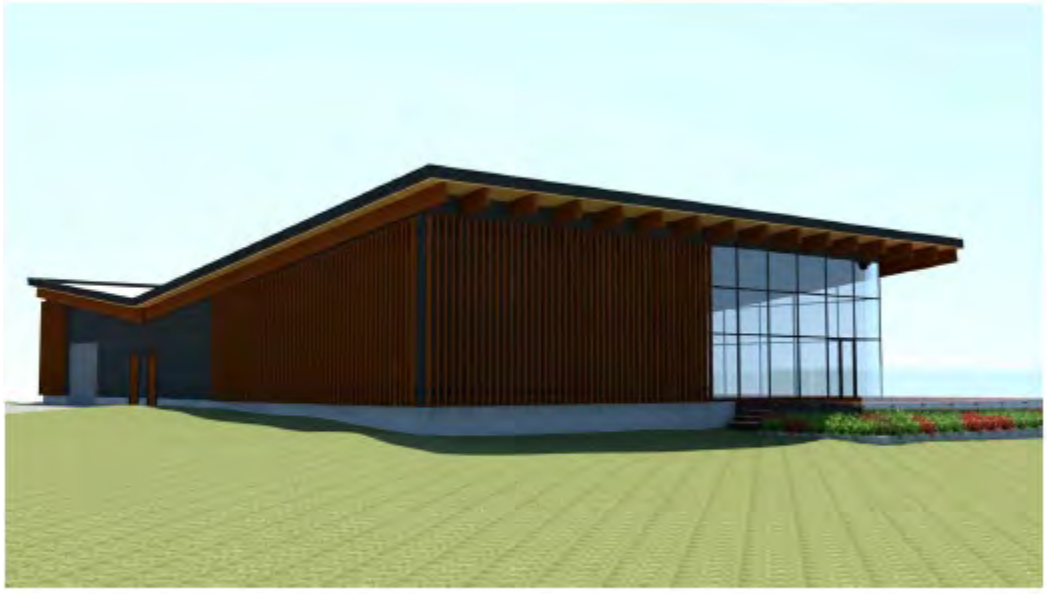


02 WEST PERSPECTIVE

BUILDING RENDERINGS – SUBMITTED BY APPLICANT



03 SOUTH PERSPECTIVE



04 EAST PERSPECTIVE

BUILDING RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Applicant:	Lovick Scott Architects LTD 3707 – 1st Avenue Burnaby, BC V5C 3V6
Legal Description:	Lot B Section 11 Township 11 NWD Plan BCP30304
Civic Address:	5974 - 248 Street
Area:	6.1 hectare (ha) (15.1 acre (ac))
Rural Plan:	Salmon River Uplands
Existing Zoning:	Suburban Residential Zone (SR-1)

BACKGROUND / HISTORY:

The subject property is located in the Agricultural Land Reserve (ALR), designated Salmon River Uplands in the Rural Plan and zoned Suburban Residential Zone (SR-1).

A winery is permitted as an agricultural use under the Suburban Residential Zone (SR-1) where the winery complies with the requirements of the ALR Use Regulation (BC Reg. 11/2020). Under this Regulation, a winery (considered an "alcohol production facility") and ancillary uses, are allowed in the ALR if:

a) at least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the agricultural land on which the alcohol production facility is located, or
b) the agricultural land on which the alcohol production facility is located is more than two ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is
    i. harvested from that agricultural land, or
    ii. both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.

The Regulation identifies the following permitted ancillary uses in the ALR, provided they are ancillary to an alcohol production facility:

a) processing, storing and retail sales of an alcohol product produced by the alcohol production facility;
b) the operation of a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125m² outdoors;
c) selling an alcoholic beverage other than one produced by the alcohol production facility if the alcoholic beverage is intended to be consumed immediately and is sold

i) as a single serving in a lounge referred to in paragraph (b) or

ii) in a service area under a special event area endorsement endorsed on the licence issued under the Liquor Control and Licensing Act for the alcohol production facility;

d) conducting a cooking class, if the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated in compliance with that regulation;

e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 17 (gathering for an event) does not apply.

The applicant has submitted their applications to the LCRB for a new winery (manufacturing license) with a bistro, patio, special event area and lounge tasting area (Attachment C). Accompanying the application for the liquor manufacturing license is an application for a lounge and special event area endorsement. Pursuant to the Provincial Liquor Control and Licensing Regulation, the Liquor and Cannabis Regulation Branch does not provide Council with an opportunity to "endorse" or "not endorse" applications for new winery (manufacturer) licences, picnic areas, or on-site retail stores where the winery is permitted under municipal zoning. However, the Liquor and Cannabis Regulation Branch is required to provide Council with the opportunity to "endorse" or "not endorse" applications for a Winery Lounge or Special Event Area.

The subject Otter Trail Winery lounge and special event area endorsement request is being considered pursuant to the Township's Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a "Liquor Licencing Hearing" prior to it considering endorsement (to the Liquor and Cannabis Regulation Branch) of the request for a lounge endorsement.

DISCUSSION / ANALYSIS:

Otter Trail Winery has applied for a new winery lounge and special event area endorsement for the newly proposed Otter Trail Winery located at 5974 - 248 Street. The proposed new building, which can accommodate 126 patrons, 30 within the tasting room, 64 in the indoor lounge area (bistro) and 32 on the outdoor patio will be located on the westerly portion of the subject site with the outdoor lounge (patio) located at the northerly end of the building. The site plan provided by the applicant proposes 30 parking spaces (29 are required) to accommodate the winery.

The proposed winery lounge would allow the winery to serve the wine produced on the premises in the tasting room as well as designated lounge and patio areas. The tasting room, designated lounge and patio areas are indicated on the floor plan submitted by the applicant (see Attachment B). The applicant has requested a lounge capacity of 96 persons, 64 in the interior lounge and 32 on the exterior patio. At this time, the applicant's are proposing that the Special Event Area be contained to the tasting room, patio and lounge areas with a total capacity of 126 persons. The requested hours of operation are 11:00 am to 10:00 pm Tuesday through Sunday. Food and non-alcoholic beverages must be available in the winery lounge. Staff note the requested hours of operation are comparable to other winery / cidery Liquor Primary applications considered by Council (as indicated in Attachment C to this report).

The applicant has provided a letter of intent which includes a description of the winery lounge endorsement application. The following excerpt is from this letter:

"The building will consist of an alcohol production facility, tasting lounge, bistro and storage. The production facility will produce wine as set out by LCRB regulation under a standalone production license. This has been applied for under application 439 586 08-1. A retail area and tasting room are proposed under this license. A lounge and bistro including an outdoor patio space will supplement the space providing a comfortable area for patrons to sample wine by the glass as well as local produce from the surrounding area."

Adjacent Uses:

North: One (1) rural property approximately 16 ha (39.5 ac) in size, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR;

South: A number of rural properties designated Salmon River Uplands in the Rural Plan, zoned Suburban Residential Zone SR-1;

East: One (1) rural property designated Salmon River Uplands in the Rural Plan, zoned Suburban Residential Zone SR-1 and located in the ALR; and

West: Two (2) rural properties on the east side of 248 Street zoned Suburban Residential Zone SR-1 and located in the ALR, beyond which is 248 Street and a 1.2 ha (2.99ac) rural property designated Salmon River Uplands in the Rural Plan, zoned Suburban Residential Zone SR-3 and located in the ALR.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications to add a lounge endorsement and or special event area to an existing Manufacturer Licence. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted an application for a new Winery Lounge and Special Event Area to the Provincial Liquor and Cannabis Regulation Branch (Attachment C). According to Liquor and Cannabis Regulation Branch regulations, the resolution is to comment on the following criteria:

a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement
b) the general impact on the community
c) the view of residents
d) the Local Government recommendations and the reasons on which they are based

The proponent's application form to the Liquor and Cannabis Regulation Branch, including a letter of intent (Attachment C), provides more detailed information with respect to the proposal.

Locational Criteria for Winery Lounge and Special Event Area Endorsements:

Council's Liquor Licencing Policy contains locational criteria intended to guide consideration of "Liquor Primary" endorsement requests. The Policy, however, does not contain any locational criteria for winery/winery-related endorsement requests.

RCMP Comments:

RCMP comments (provided as Attachment D to this report) do not identify any concerns that would impact the granting of the licence.

POLICY CONSIDERATIONS:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to "endorse" or "not endorse" applications for a winery lounge. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement and/or special event area endorsement to Manufacturer Licences.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed out notices to nearby residents for a "Liquor Licencing Hearing." Providing an opportunity for public comment is consistent with Provincial Liquor and Cannabis Regulation Branch requirements.

Following the "Liquor Licencing Hearing," Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with Liquor and Cannabis Regulation Branch requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the Liquor Licencing Hearing, it is recommended that Council adopt the following resolution:

> *"That Council has considered and ENDORSED the request by Otter Trail Winery to locate a 96 seat winery lounge (64 seat interior bistro and 32 seasonal patio seats) and special event area serving the Otter Trail Winery located at 5974 - 248 Street, Langley, characterized as having liquor service from 11:00AM to 10:00PM Tuesday through Sunday.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 14, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor and Cannabis Regulation Branch, all items in the resolution must be referenced.

Respectfully submitted,

Chris Jarvie
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 Liquor Licencing
ATTACHMENT B	Floor Plan
ATTACHMENT C	Liquor and Cannabis Regulation Branch application summary including proponent's application form and letter of intent
ATTACHMENT D	RCMP Comments
ATTACHMENT E	Table of Other Winery / Cidery Hours of Operations

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-24**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

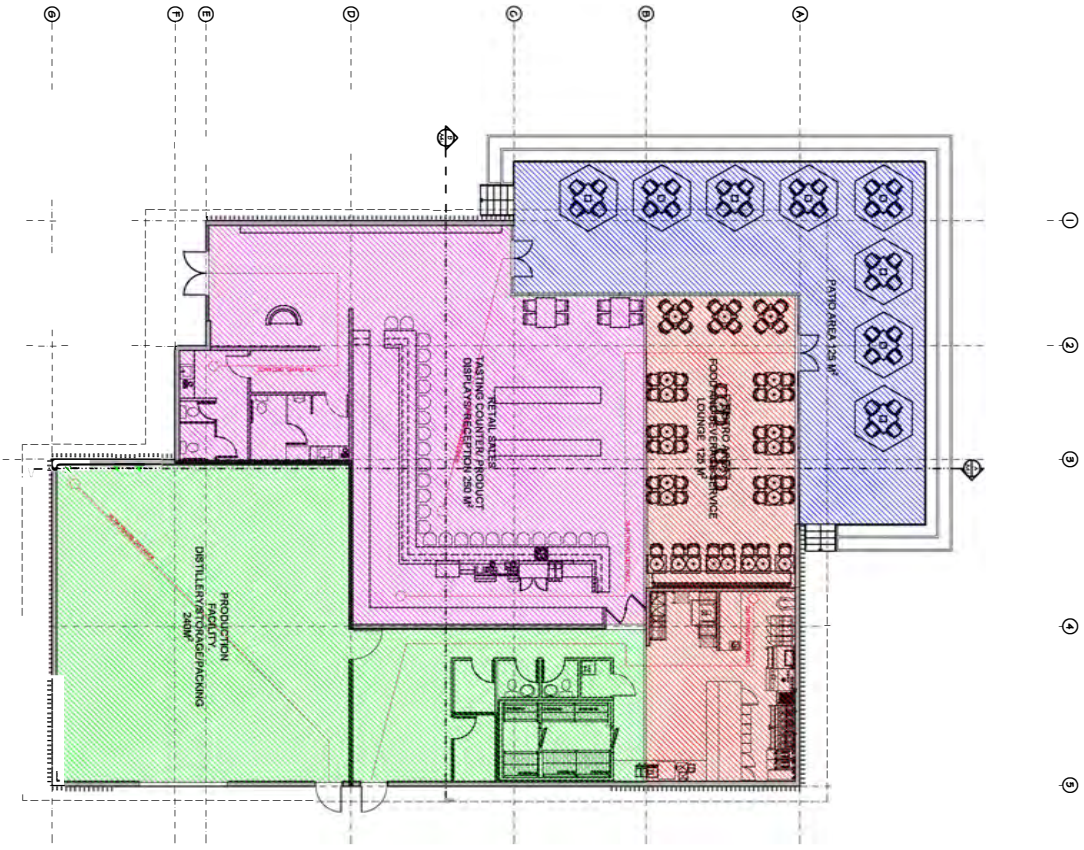
6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.



LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3Y8
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MEMBER OF THE AIBC, AAA, SAA, MAA

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RE: THE WINERY
5414 246 STREET,
LANGLEY VAM1B9

PROPOSED
MAIN FLOOR PLAN
USES

ISSUED/REVISED

19-014	
SCALE: 1/8"= 1'-0"	
DATE: FEB 7TH 19	DRAWN:

THE W NERY, 19-014

BRITISH COLUMBIA
Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V9A 6X5
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7066

LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor and Cannabis Regulation Form LCRB049A

Instructions:
Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor and Cannabis Regulation Branch.

office use only
Job No:

Part 1: Type of Application

☑ Lounge Endorsement ☑ Special Event Area Endorsement

Note: Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☐ No ☐ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☐ No ☐ Yes

Part 2: Applicant

Manufacturer Licence Number (if licensed):

Applicant/Licensee Name: OTTER TRAIL WINERY

Mailing Address:

Street	City	Province	Postal Code
5974 248 STREET	TOWNSHIP of LANGLEY	BC	V4W 1B9

Phone number: 604 . 499 . 1510 E-mail address: ajcheema15@gmail.com

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCRB101 *Add, Change or Remove Licensee Representative*

Part 3: Application Contact Person

Name: AJ CHEEMA Phone number: 604. 499. 1510

Position: General Manager E-mail address: ajcheema15@gmail.com

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only.

Part 4: Establishment

Establishment Name: OTTER TRAIL WINERY

Manufacturer Address:

Street	City	Province	Postal Code
5974 248 ST	TOWNSHIP of LANGLEY	BC	V4W 1B9

4a. Parcel Identifier (PID): 027-087-956

4b. Local Government/First Nation: Township of Langley Local Police: RCMP

4c. Is this location zoned for liquor service? ☐ No ☑ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☐ No ☑ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☐ No ☑ Yes

Part 5: Lounge Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site map.

5a. Proposed Service Areas:
Complete the following based on your establishment floor plan and occupant load (see page 5 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	main Floor (Bistro)	74.32 m²		64
2.	main floor patio		125 m²	32
3.				
4.				
5.				
Total Occupant Load (of all licensed areas): 96				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11-10		11-10	11-10	11-10	11-10	11-10
Close		X					

Part 6: Special Event Area Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site plan.

6a. Proposed Service Areas:
Complete the following chart based on your establishment floor plan. Occupant load is required for indoor and patio areas (see page 5 of guide). If you want an outdoor area that is not a patio see 6b:

Area No.	Floor Level (e.g. Main, Mezzanine)	Indoor	Patio	Occupant Load
1.	main Floor (Bistro)		74.32	64
2.	main floor tasting room		139 m²	30.
3.	main floor patio		125 m²	32.
4.				
Total Occupant Load (of all licensed areas): 126				

6b. Complete the following chart if you will have an outdoor event area (not a patio). Outdoor areas require a person capacity not occupant load (see page 5 of guide):

Area No.	Outdoor Area Identify by location or name	Capacity
1.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	~~11-10~~	11-10	11-10	11-10	11-10	11-10	11-10
Closed	X	~~X~~					

Part 7: Declaration of Signing Authority

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: _____
Authorized signatory of the licensee

Name: CHEEMA, ANUKAJ SINGH (last / first / middle) Position: General Manager (if not an individual) Date: 04/06/20 (Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Part 8: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☐ Completed Lounge & Special Event Area Application (this form).
- ☐ Letter of Intent for each type of endorsement (page 5 of the guide).
- ☐ Lounge Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Special Event Area Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Site plan for any outdoor endorsement area (see page 6 of guide).
- ☐ Patio(s) (see Appendix I on page 8 of the guide).
- ☐ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application package to Local Government/First Nation (Part 9 below). Note: This step is note required if you are applying for this endorsement(s) on a second manufacturing licence located at the same site (see # 3 on page 2 of guide).

- ☐ After Part 9 is completed, submit your application package to the Branch (Parts 10 and 11 below).

Part 9: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name):

Name of official: Title/Position:

Email: Phone:

Date Received:

Signature of Official:

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is the manufacturing site located on Treaty First Nation land? ☐ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed application form, patio appendix (if applicable), letter of intent, floor plan and site map (for outdoor areas) to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 9 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
- The impact on the community if the application is approved.
- The view of residents and a description of the method used to gather views.
- The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.

- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

Part 10: Submit Application Package

Once signed by local government/First Nation, submit your complete application package to:

Liquor and Cannabis Regulation Branch
Courier: 400-645 Tyee Road, Victoria BC V9A 6X5
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at liquor.licensing@gov.bc.ca or visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

Part 11: Application Fees (non-refundable)

Lounge Application Fee $330.00 (non-refundable)
Special Event Area Application Fee $330.00 (no lounge) or $110.00 (if you already have a lounge or are applying in conjunction with a lounge)

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☑) one):

- ◯ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a $30 fee will be charged)
- ◯ Money order, payable to Minister of Finance
- ◯ Credit card: ◯ VISA ◯ MasterCard ◯ AMEX
  - ◯ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
  - ◯ I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT. Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card): _____

Credit card number: _____ Expiry date: _____ / _____
(Month) (Year)

Signature: _____

Royal Canadian Mounted Police | Gendarmerie royale du Canada

Langley RCMP Detachment
22180 - 48 A Avenue
Langley, B.C. V3A 8B7
Phone: 604.532.3200
Fax: 604.532.3239

April 08, 2020

Mr. Chris Jarvie RRP, MCIP
Senior Development Planner
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Jarvie:

RE: PROJECT NO. 11-11-0040

We have reviewed the content of the application made by FIRST ARCH and have found no negative information to preclude approving this license.

The RCMP does not have any recommendations for applying any further conditions to the license then what has been set out by the Provincial Liquor and Cannabis Regulation Branch would normally apply in similar licenses.

Sincerely,

Murray Power, Superintendent
Officer in Charge
Langley Detachment

FILE: RCMP Liquor Primary Referral

Canada

SUBJECT APPLICATION:

Winery	Address	Proposed Hours of Operation	Person Capacity	Council Endorsement
Otter Winery	5974 - 248 Street	11 am – 10 pm Tues. – Sun.;	32 person indoor lounge, 28 person patio	Considered Sept. 14, 2020

OTHER WINERY / CIDERY APPLICATIONS:

Winery	Address	Hours of Operation	Person Capacity	Council Endorsement
Festina Lente Estate Winery Ltd.	21113 – 16 Avenue	1 pm – 6 pm daily	10 person indoor lounge, 14 person patio; 65 person special event area	July 22, 2019
Fraser Valley Cider Company	22128 – 16 Avenue	11 am – 10 pm daily	22 person indoor lounge, 50 person patio; 150 person special event area	January 14, 2019
Township 7 Vineyards & Winery	21152 – 16 Avenue	10 am – 10 pm daily	48 person indoor lounge, 44 person patio; 100 person special event area	September 17, 2018
Roots and Wings Distillery Inc.	7897 – 240 Street	noon – 8 pm daily	14 person capacity (inclusive of indoor and patio); 150 person special event area	July 23, 2018
Domaine De Chaberton	1064 – 216 Street	11 am – 11:30 pm daily	150 person Special Event Area	June 11, 2018
Glass House Estate Winery	23449 – 0 Avenue	11 am – 11:30pm daily	50 person indoor lounge, 65 person patio; 100 person special event area	March 5, 2018
Backyard Vineyards Corp.	3033 – 232 Street	11 am – 5 pm daily	32 person indoor lounge, 28 person patio	March 19, 2018
Krause Berry Farms and Estate Winery	6179 – 248 Street	9 am – midnight daily	65 person indoor lounge, 65 person patio; 100 person special event area	July 9, 2012
Backyard Vineyards Corp.	3033 – 232 Street	11 am – 8 pm Mon. – Wed.; 11 am – 9 pm Thurs. – Sat.; 11 am – 7 pm Sunday	32 person indoor lounge, 28 person patio	March 19, 2020

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 21, 2020 – REGULAR MEETING	**REPORT:**	20-121
FROM:	FINANCE DIVISION	**FILE:**	1830-03
SUBJECT:	FINANCIAL REPORT UPDATE – JUNE 30, 2020		

RECOMMENDATION:

That Council receive the Financial Report Update – June 30, 2020 No. 20-121 for information.

EXECUTIVE SUMMARY:

The June 30, 2020 Financial Report includes the following schedules:

- Revenue and Expenses for each fund;
- Capital Expenditures for each fund;
- Legal expenditures;
- Development Cost Charge receipts;
- Contracts awarded over $1 million.

For the six months, ending June 30, 2020 (compared to the same period in 2019):

- Township's financial activities are within the authority prescribed by 2020-2024 Five-Year Financial Plan Bylaw, 2020 No. 5565
- Construction values of $466.6 million is an increase of 6% *($441.7 million in 2019)*
- 1,477 building permits were issued representing a 13% decrease from 2019 *(1,694 in 2019)*
- Building permit revenue of $4.1 million remains the same as 2019 *($4.1 million in 2019)*
- Year-to-date development cost charge revenue of $15.9 million is a decrease of 42% *($27.6 million in 2019)*

PURPOSE:

The purpose of this report is to provide Council with an update on the Township's financial activity for the first six months of 2020 and compare this activity with the adopted 2020 Financial Plan and for the same period in 2019. This report will also provide Council an update on additional financial indicators with the potential to impact current and future performance.

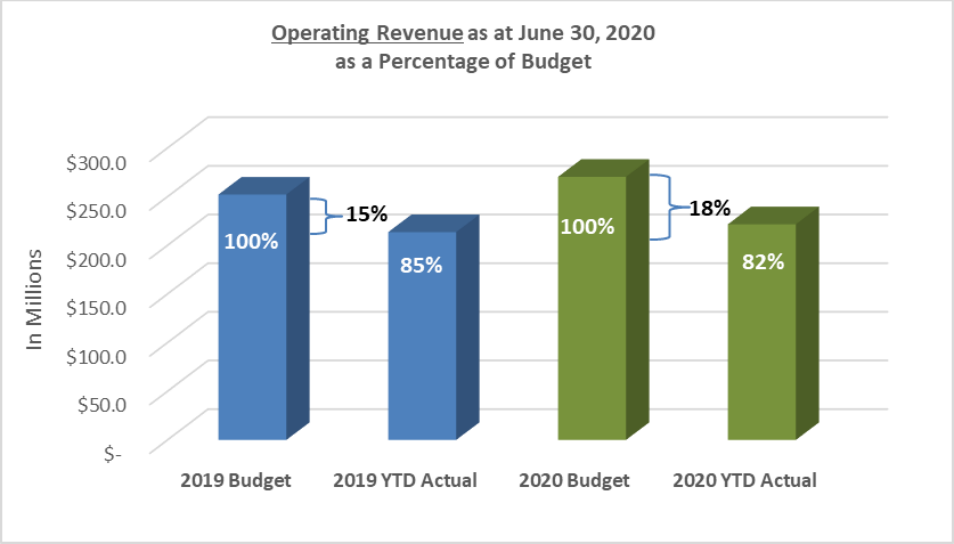
DISCUSSION/ANALYSIS:

Operating Revenue and Expenses

As at June 30, 2020, operating revenue and expenses are within authority provided by the 2020-2024 Five-Year Financial Plan Bylaw, 2020 No. 5565. Schedule 'A' presents revenue and expenses for General, Parks, Transportation, Stormwater, Sanitary Sewer, Water and Solid Waste Funds. The charts below provide an overall summary.

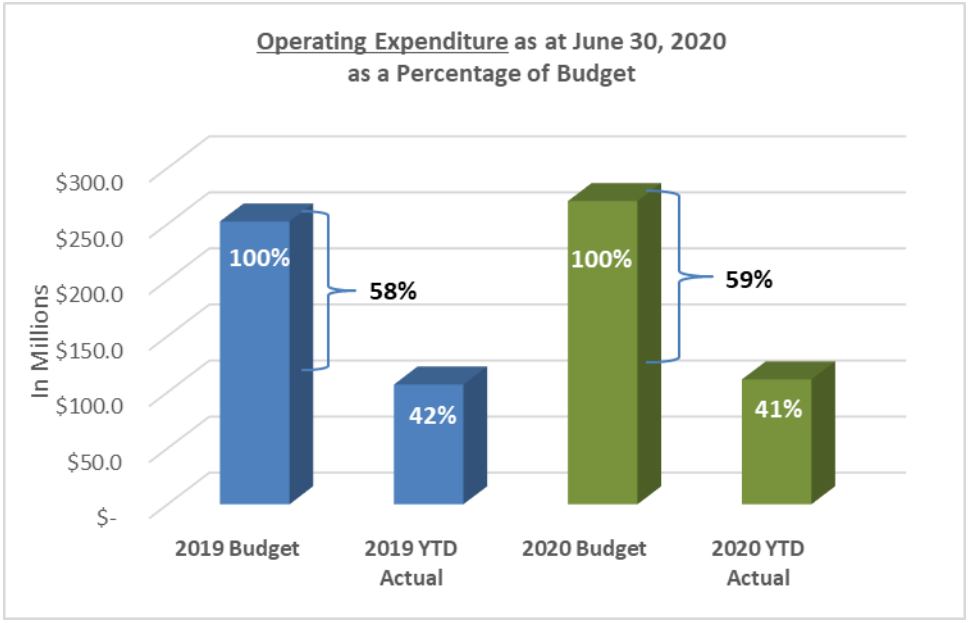
REVENUE

Revenue is always more than fifty percent of the annual budget at this point in the year because the property tax and utility billing for the entire year is levied in May.



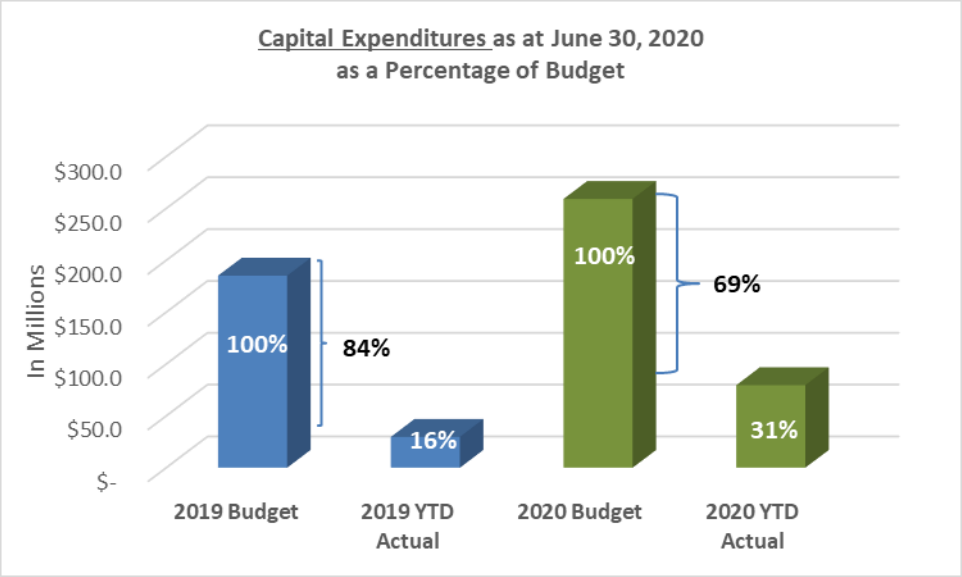
EXPENSES

Expenses are usually less than fifty percent of the annual budget at this point in the year due to the seasonality of Township business (i.e. major maintenance July through October).



Capital Budget Expenditures

Schedule B presents capital expenditures for all funds for the six months ending June 30, 2020. The actual YTD column reflects actual capital expenditures where goods and/or services have been received or rendered. After removing *placeholder capital budget authority*[1], approximately 31% percent (16% in 2019) of the Township's 2020 Capital Budget has been expended as at June 30, 2020. The increase of 15% expensed in the six months of 2020 over 2019 is mainly due to purchase of land and parkland of $64 million in the first six months of 2020, offset by the decreased expenditure mainly due to the COVID-19 in Transportation, Stormwater and Solid Waste.



The budget had a late adoption of March 27, 2020 after which staff began the process of requisitioning needed resources. The 2020 budget includes a number of large dollar capital projects (Schedule B) whereby, for a number of reasons, construction had not begun, or had just begun, as of the drafting of this report.

Listed below are a few potential reasons for low capital expenditures on capital projects:

- Projects delayed or deferred due to the COVID-19
- RFP processes delayed until approval of capital budget
- Large multi-year projects undergoing design phase
- Budget approved but development cost charges insufficient to proceed at this time
- Placeholder provided annually

[1] Funding envelopes provided for Property/Land Acquisition, Contributed Assets from Developments and Unidentified Externally Funded.

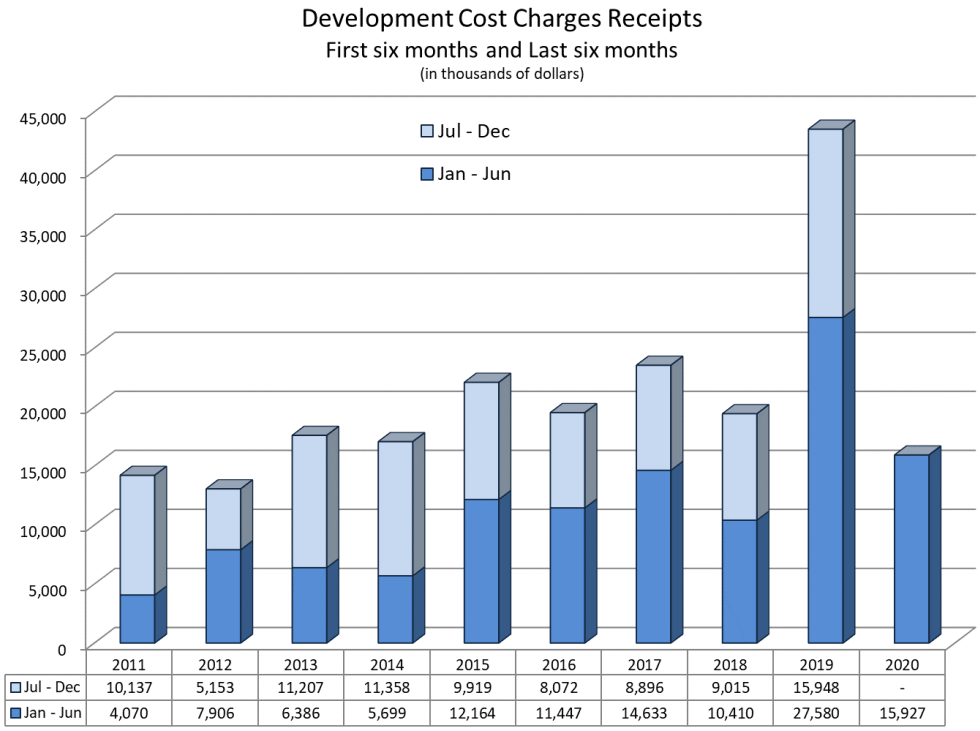
Legal Fees

Schedule C presents legal expenditures for the six-month period ending June 30, 2020.

Development Cost Charge Receipts

Schedule D presents a breakdown of annual Development Cost Charge (DCC) receipts for 15 years; 2006 to 2020. Results for the current year include only January to June 30, 2020.

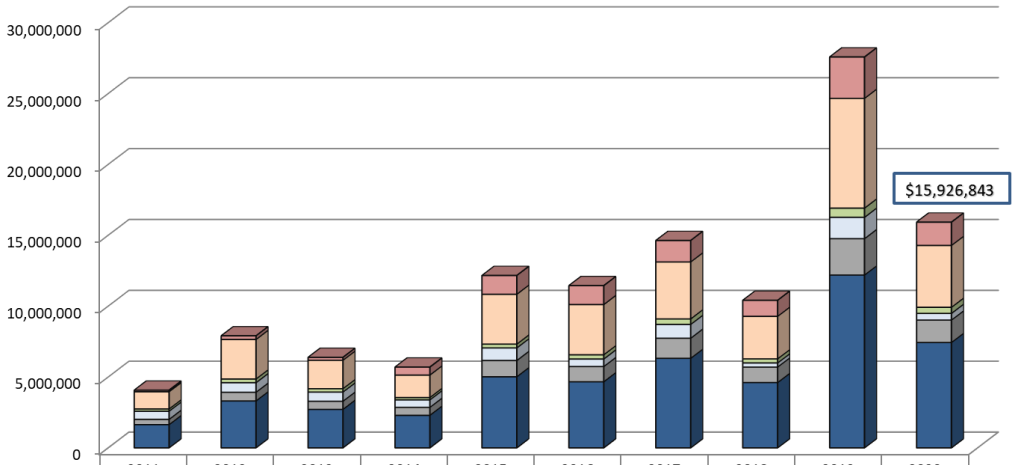
The chart below shows a comparison between the first and second half of each fiscal year from 2011 to 2019 and the first six months of 2020. Total DCC receipts of $15.9 million as at June 30, 2020 represents a decrease of $ 11.7 million (42%) over the $27.6 million collected for the same period in 2019. There was a higher than average DCC receipts in 2019 as developers tried to get projects started before the anticipated DCC rates increase in 2020. The new DCC rate bylaw was adopted March 23rd, 2020.



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Jul - Dec	10,137	5,153	11,207	11,358	9,919	8,072	8,896	9,015	15,948	-
Jan - Jun	4,070	7,906	6,386	5,699	12,164	11,447	14,633	10,410	27,580	15,927

The following graph summarizes annual DCC receipts collected over the past ten years by type. Decrease in activity in the six months of 2020 compared to the same period of 2019 due to the increase in DCC rates.

Development Cost Charge Receipts by Category
As at June 30th
(in thousands of dollars)



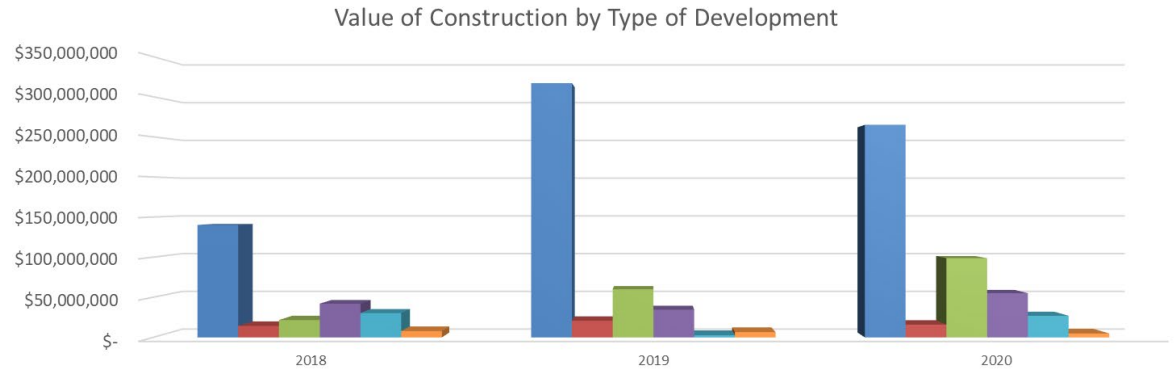
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Park Dev.	109,606	255,918	204,101	563,488	1,325,022	1,335,630	1,514,686	1,130,009	2,918,493	1,644,242
Parkland	1,214,824	2,790,708	2,006,797	1,584,628	3,516,410	3,544,560	4,019,752	2,998,874	7,745,248	4,363,574
Sewer	159,586	260,005	237,487	164,103	270,459	297,721	387,539	289,339	647,288	432,083
Drainage	573,887	675,210	647,699	526,356	886,818	531,378	972,872	293,048	1,506,578	468,632
Water	372,276	612,513	573,639	562,543	1,148,106	1,074,898	1,418,766	1,090,013	2,567,923	1,584,496
Roads	1,640,021	3,311,828	2,716,130	2,298,278	5,016,974	4,662,826	6,319,302	4,608,987	12,194,364	7,433,816

Contracts Awarded Over $1,000,000

Statement E reflects two procurement contracts awarded, each over $1 million, for the six months ending June 30, 2020. The aggregate value of the two contracts were $2.8 million.

Development and Building Permit Values

The chart below presents the change in Value of Construction by development category for the six months ended June 30, 2020, including comparatives in 2018 and 2019 for the same period.

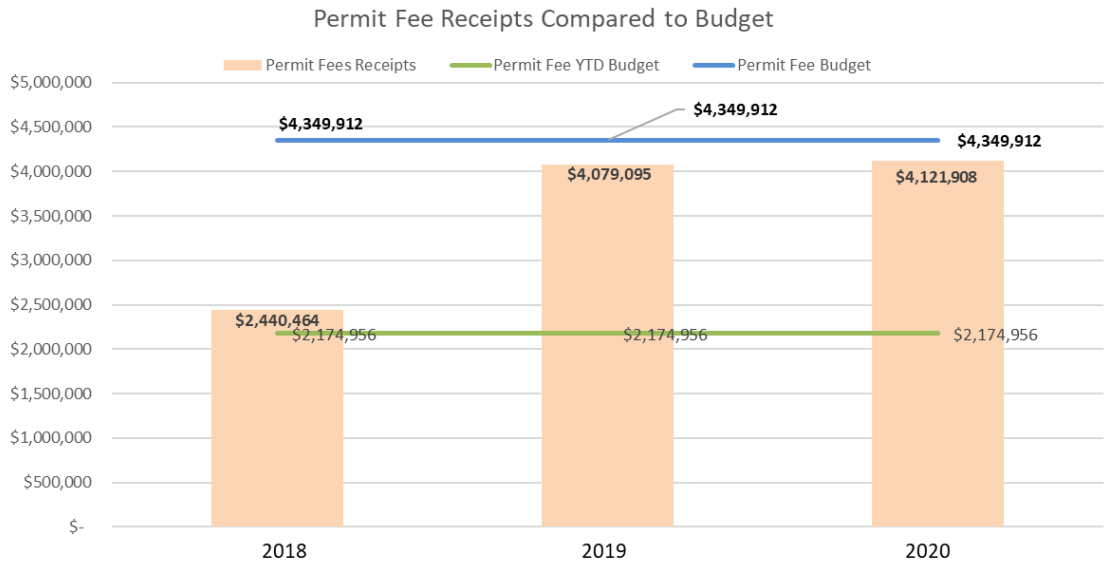


	2018	2019	2020
Residential	$140,183,592	$316,843,437	$264,982,623
Tenant Improvement	$14,351,232	20,855,037	$15,986,551
Commercial	$21,668,000	60,043,825	$98,724,872
Institutional	$42,028,558	34,550,000	$55,090,694
Industrial	$30,324,419	2,736,600	$26,957,945
Agricultural	$7,896,730	6,621,913	$4,832,480

The table that follows shows a building construction value increase of 6% overall as compared to the same period in 2019. Although Residential construction values have a decrease year-over-year, the increase in Commercial, Institutional and Industrial construction values contributed to the total increase year-over-year.

	2020 Over 2019		2019 Over 2018	
	Value of Construction Change	Contribution to Total % Change	Value of Construction Change	Contribution to Total % Change
Residential	$ (51,860,814)	(12%)	$ 176,659,845	69%
Tenant Improvement	$ (4,868,486)	(1%)	$ 6,503,805	3%
Commercial	$ 38,681,047	9%	$ 38,375,825	15%
Institutional	$ 20,540,694	5%	$ (7,478,558)	(3%)
Industrial	$ 24,221,345	5%	$ (27,587,819)	(11%)
Agricultural	$ (1,789,433)	(0%)	$ (1,274,817)	(0%)
TOTAL	$ 24,924,353	6%	$ 185,198,281	72%

1,477 building permits were issued from January to June 2020 representing a 13% decrease from the 1,694 permits issued for the same period in 2019. $4.1 million permit fee receipts in year-to-date 2020 remains the same amount collected as in 2019. When compared to budget, year-to-date permit fees exceed the six-month budget by $1.9 million.



Value of Construction	June 30, 2018	June 30, 2019	June 30, 2020
Residential	$ 140,183,592	$ 316,843,437	$ 264,982,623
Tenant Improvement	14,351,232	20,855,037	15,986,551
Commercial	21,668,000	60,043,825	98,724,872
Institutional	42,028,558	34,550,000	55,090,694
Industrial	30,324,419	2,736,600	26,957,945
Agriculture	7,896,730	6,621,913	4,832,480
Total	**$ 256,452,531**	**$ 441,650,812**	**$ 466,575,165**
Permits Issued	**1,579**	**1,694**	**1,477**
YTD Permit Fees Receipts	$ 2,440,464	$ 4,079,095	$ 4,121,908
Permit Fees to Meet Budget	$ 1,909,448	$ 270,817	$ 228,004
Permit Fee Budget	**$ 4,349,912**	**$ 4,349,912**	**$ 4,349,912**
YTD Permit Fees Receipts (1/2 year)	$ 2,440,464	$ 4,079,095	$ 4,121,908
Permit Fee YTD Budget (50%)	$ 2,174,956	$ 2,174,956	$ 2,174,956
Variance Favorable	**$ 265,508**	**$ 1,904,139**	**$ 1,946,952**

Respectfully submitted,

Chery Li,
MANAGER, FINANCIAL REPORTING
for
FINANCE DIVISION

ATTACHMENTS

Schedule A	Schedule of Operating Revenue and Expenditure by Division
Schedule B	Schedule of Capital Expenditure, All Funds
Schedule C	Schedule of Legal Expenditure
Schedule D	Schedule of Development Cost Charge Receipts
Schedule E	Schedule of Contracts Awarded over $1,000,000

Schedule A

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED June 30, 2020

	2020 Annual Budget	2020 YTD Actual	2020 YTD Actual as % Budget	2019 YTD Actual	2019 YTD Actual as % Budget
BY DIVISION	$	$		$	
REVENUE					
General Universal Services					
Corporation Administration	17,918,832	15,158,321	84.59%	15,330,335	89.64%
Human Resources	2,388,910	2,030,197	84.98%	2,011,177	88.18%
Finance	5,562,158	4,684,662	84.22%	4,608,031	87.10%
Fiscal Services	4,504,444	939,096	20.85%	2,012,626	33.63%
Police	39,716,995	35,608,183	89.65%	34,294,833	90.53%
Fire	19,806,394	18,458,017	93.19%	18,456,210	95.95%
Community Development	12,763,083	8,014,912	62.80%	7,801,077	62.39%
Facility Management	16,237,923	15,191,934	93.56%	13,251,647	89.02%
Recreation	19,552,628	10,889,472	55.69%	13,404,084	71.62%
Arts, Culture, and Community Initiatives	7,316,190	7,033,773	96.14%	6,817,074	98.74%
Total General Universal Services	**145,767,557**	**118,008,568**	**80.96%**	**117,987,093**	**83.81%**
Universal Utilities					
Parks	17,477,518	14,855,537	85.00%	13,875,305	83.49%
Transportation	40,705,784	29,873,362	73.39%	26,911,753	78.41%
Stormwater	9,907,302	8,851,802	89.35%	8,191,188	89.71%
Total Universal Utilities	**68,090,604**	**53,580,701**	**78.69%**	**48,978,246**	**81.54%**
User Pay Utilities					
Water	28,551,283	24,353,519	85.30%	22,050,692	90.10%
Sewer	19,584,334	17,504,562	89.38%	16,586,417	89.28%
Solid Waste	8,416,394	8,228,834	97.77%	8,039,162	97.25%
Total User Pay Utilities	**56,552,011**	**50,086,915**	**88.57%**	**46,676,271**	**90.96%**
TOTAL REVENUE	**270,410,172**	**221,676,184**	**81.98%**	**213,641,610**	**84.72%**
EXPENDITURE					
General Operating Fund					
Corporation Administration	17,918,832	7,512,682	41.93%	7,478,800	43.73%
Human Resources	2,388,910	987,163	41.32%	1,044,961	45.82%
Finance	5,562,158	2,211,326	39.76%	2,254,204	42.61%
Fiscal Services	4,504,444	2,021,373	44.88%	2,131,677	35.62%
Police	39,716,995	15,806,068	39.80%	16,082,276	42.45%
Fire	19,806,394	9,049,821	45.69%	9,227,392	47.97%
Community Development	12,763,083	4,881,546	38.25%	4,793,115	38.33%
Facility Management	16,237,923	6,879,860	42.37%	6,255,054	42.02%
Recreation	19,552,628	8,823,974	45.13%	8,845,958	47.27%
Arts, Culture, and Community Initiatives	7,316,190	3,268,519	44.68%	3,183,660	46.11%
Total General Universal Services	**145,767,557**	**61,442,331**	**42.15%**	**61,297,095**	**43.54%**
Universal Utilities					
Parks	17,477,518	7,677,647	43.93%	7,384,562	44.44%
Transportation	40,705,784	16,453,031	40.42%	15,103,908	44.01%
Stormwater	9,907,302	4,338,381	43.79%	4,050,218	44.36%
Total Universal Utilities	**68,090,604**	**28,469,059**	**41.81%**	**26,538,688**	**44.18%**
User Pay Utilities					
Water	28,551,283	12,971,109	45.43%	11,161,324	45.61%
Sewer	19,584,334	4,470,693	22.83%	3,963,835	21.34%
Solid Waste	8,416,394	3,990,117	47.41%	3,734,321	45.17%
Total User Pay Utilities	**56,552,011**	**21,431,918**	**37.90%**	**18,859,481**	**36.75%**
TOTAL EXPENDITURE	**270,410,172**	**111,343,308**	**41.18%**	**106,695,263**	**42.31%**

Certain 2019 figures have been reclassified to conform to the 2020 Quarterly report presentation.

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED June 30, 2020

Tax Levy for Township Services (included in revenue above)	2020 Annual Budget	2020 YTD Actual	2020 YTD Actual as % Budget	2019 YTD Actual	2019 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	13,327,580	13,323,349	99.97%	13,544,679	100.13%
Human Resources	1,807,422	1,806,848	99.97%	1,761,875	100.13%
Finance	4,166,301	4,164,978	99.97%	4,250,707	100.13%
Fiscal Services	-	9,149	-	-	0.00%
Police	30,487,497	30,477,819	99.97%	30,171,922	100.13%
Fire	17,230,382	17,224,912	99.97%	17,413,081	100.13%
Community Development	722,671	722,442	99.97%	116,599	100.13%
Facility Management	14,761,657	14,756,971	99.97%	12,841,234	100.13%
Recreation	7,954,750	7,952,225	99.97%	8,386,991	100.13%
Arts, Culture, and Community Initiatives	2,241,448	2,240,736	99.97%	2,268,905	100.13%
Total General Universal Services	**92,699,708**	**92,679,430**	**99.98%**	**90,755,993**	**100.25%**
Universal Utilities Operating Fund					
Parks	13,211,370	13,210,710	100.00%	12,528,682	97.40%
Transportation	25,004,893	24,999,098	99.98%	22,916,038	99.89%
Stormwater	8,378,366	8,377,473	99.99%	7,669,256	99.90%
Total Universal Utilities	**46,594,629**	**46,587,282**	**99.98%**	**43,113,975**	**99.16%**
User Pay Utilities					
Water[1]	24,534,225	22,282,425	90.82%	20,598,909	91.42%
Sewer[1]	18,754,868	17,160,912	91.50%	16,263,632	91.53%
Solid Waste	8,200,960	8,207,545	100.08%	8,018,473	98.76%
Total User Pay Utilities	**51,490,053**	**47,650,882**	**92.54%**	**44,881,014**	**92.69%**
TOTAL TAX LEVY	**190,784,390**	**186,917,593**	**97.97%**	**178,750,983**	**97.98%**

[1] Both Water and Sewer User Pay Utilities have another meter reading and billing in the fall. This will bring the YTD as a % of budget closer to budget by the end of the year.

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED June 30, 2020

Non-Tax Revenue for Township Services (included in revenue above)	2020 Annual Budget	2020 YTD Actual	2020 YTD Actual as % Budget	2019 YTD Actual	2019 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	3,189,719	1,834,971	57.53%	1,785,656	69.17%
Human Resources	459,556	223,349	48.60%	249,302	62.47%
Finance	1,222,181	519,683	42.52%	357,324	38.32%
Fiscal Services	467,194	929,947	199.05%	1,929,876	42.17%
Police	9,045,998	5,130,364	56.71%	4,122,910	53.20%
Fire	2,576,012	1,233,105	47.87%	1,043,129	56.81%
Community Development	10,241,640	7,292,470	71.20%	7,684,477	75.76%
Facility Management	870,989	434,963	49.94%	410,413	49.20%
Recreation	11,091,548	2,937,248	26.48%	5,017,093	52.42%
Arts, Culture, and Community Initiatives	5,027,613	4,793,037	95.33%	4,548,168	99.45%
Total General Universal Services	**44,192,450**	**25,329,138**	**57.32%**	**27,148,350**	**62.85%**
Universal Utilities Operating Fund					
Parks	1,733,672	688,088	39.69%	770,996	55.98%
Transportation	9,251,400	3,628,420	39.22%	3,636,337	46.46%
Stormwater	767,448	208,017	27.10%	255,621	40.71%
Total Universal Utilities	**11,752,520**	**4,524,525**	**38.50%**	**4,662,955**	**47.43%**
User Pay Utilities					
Water	1,338,698	1,669,533	124.71%	1,115,305	106.50%
Sewer	633,499	343,650	54.25%	322,785	55.28%
Solid Waste	215,434	21,290	9.88%	20,690	14.02%
Total User Pay Utilities	**2,187,631**	**2,034,472**	**93.00%**	**1,458,779**	**82.01%**
TOTAL NON-TAX REVENUE	**58,132,601**	**31,888,135**	**54.85%**	**33,270,084**	**60.70%**

Transfer From Own Reserves (included in revenue above)	2020 Annual Budget	2020 YTD Actual	2020 YTD Actual as % Budget	2019 YTD Actual	2019 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	1,401,533	-	0.00%	-	0.00%
Human Resources	121,932	-	0.00%	-	0.00%
Finance	173,676	-	0.00%	-	0.00%
Fiscal Services	4,037,250	-	0.00%	82,750	0.00%
Police	183,500	-	0.00%	-	0.00%
Fire	-	-	0.00%	-	0.00%
Community Development	1,798,772	-	0.00%	-	0.00%
Facility Management	605,277	-	0.00%	-	0.00%
Recreation & Culture	506,330	-	0.00%	-	0.00%
Arts, Culture, and Community Initiatives	47,129	-	0.00%	-	0.00%
Total General Universal Services	**8,875,399**	**-**	**0.00%**	**82,750**	**1.17%**
Universal Utilities Operating Fund					
Parks	2,532,476	956,738	0.26%	575,627	0.00%
Transportation	6,449,491	1,245,844	10.77%	359,377	0.00%
Stormwater	761,488	266,312	34.97%	266,311	0.00%
Total Universal Utilities	**9,743,455**	**2,468,894**	**25.34%**	**1,201,315**	**17.78%**
User Pay Utilities					
Water[1]	2,678,360	401,562	10.79%	336,478	0.00%
Sewer[1]	195,967	-	0.00%	-	0.00%
Solid Waste	-	-	0.00%	-	0.00%
Total User Pay Utilities	**2,874,327**	**401,562**	**13.97%**	**336,478**	**30.05%**
TOTAL TRANSFER FROM OWN RESERVE REVENUE	**21,493,181**	**2,870,455**	**13.36%**	**1,620,543**	**10.85%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**270,410,172**	**221,676,184**	**81.98%**	**213,641,610**	**84.72%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**270,410,172**	**221,676,184**	**81.98%**	**213,641,610**	**84.72%**

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2020

	Budget 2020	Actual YTD 30-Jun-2020	2020 Budget Remaining %	Actual YTD 30-Jun-2019	2019 Budget Remaining %
	$	$	%	$	%
General Capital Fund	89,962,008	44,099,614	50.98%	12,162,828	80.52%
Parks Capital Fund	35,688,127	27,871,633	21.90%	4,072,415	77.98%
Transportation Capital Fund	68,959,180	2,638,056	96.17%	7,647,362	85.32%
Stormwater Capital Fund	14,457,379	1,212,000	91.62%	2,754,566	75.83%
Solid Waste Capital Fund	272,873	3,986	98.54%	89,164	74.39%
Sewer Capital Fund	18,438,703	2,992,831	83.77%	2,586,589	87.34%
Water Capital Fund	31,442,121	611,975	98.05%	425,797	97.87%
Subtotal	**259,220,391**	**79,430,095**	**69.36%**	**29,738,722**	**83.94%**
Place Holder Funding (Note 1)	123,835,216	-	100.00%	-	100.00%
Total Capital Expenditure	**383,055,607**	**79,430,095**	**79.26%**	**29,738,722**	**90.67%**
Total 2019	318,590,124	29,738,722	90.67%	29,738,722	90.67%

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2020

Large Projects not fully underway as of June 30th, 2020

Divisions	Budget 2020 $	Actual YTD June 30, 2020 $
Facilities Maintenance		
Museum Heritage Centre and Development	*27,913,538*	*1,006,884*
RCMP Capital Renovation & Security (PSS1014)	*1,307,480*	*11,299*
Transportation		
Railway Crossing Safety Improvements	*4,946,219*	*29,683*
216 St Interchange with Highway 1	*3,988,119*	*7,282*
Intersection Improvements: 16 Ave Corridor	*2,307,541*	*19,901*
Intersection Improvements: Design/Construct; Fraser Hwy at 248 St	*7,689,324*	*19,920*
Road Widening: 216 St - 88 Ave to Telegraph Trail	*7,000,000*	*35,449*
Design & Construction: 82 Ave Widening from 207 St to Yorkson Creek	*1,500,000*	*3,992*
Multi-Use Path: 201 Street Connector	*1,520,000*	*-*
LED Street Light Program: Multiple Locations	*4,345,735*	*36,474*
208 Street Corridor	*3,100,000*	*-*
Road Widening: 202A 7700 Block to 7900 Block	*2,000,000*	*-*
Intersection Improvements: 56 Ave & 240 Street	*1,200,000*	*-*
Stormwater		
Dyking	*1,997,086*	*-*
Latimer Creek Culvert: 7700 Blk of 200 St	*1,405,591*	*31,791*
Sewer		
Sanitary Lift Station & Forcemain: Aldergrove	*1,840,366*	*-*
Design & Construction: Fraser Hwy 264 to 270 St	*1,335,450*	*6,587*
Lifts Stn & Forcemain: 266 St & 24 Ave	*2,074,643*	*-*
Lift Station: Milner	*1,700,000*	*-*

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2020

Water		
Reservoir: Jericho (Willoughby: 72 Ave @ 204 St)	*3,395,902*	*-*
Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	*3,576,700*	*-*
Water Network Expansion (LAS): 64 Ave & 224 St	*1,295,283*	*-*
Jericho Booster Stn Design & Construction: 73A Ave & 204 St	*11,138,837*	*-*
Upsizing 30A Ave and 262 Street	*1,194,432*	*-*
Brawn Pump Station to Murrayville Reservoir	*1,650,000*	*1,355*
Total Large Projects not fully underway	***101,422,246***	***1,210,616***

TOWNSHIP OF LANGLEY

2020 Year-to-Date 2nd Quarter Capital Expenditure Statements

- Summary of Capital Expenditure by Division

- Summary of Capital Expenditure by Department

Township of Langley
General Fund Schedule of Capital Expenditure
For the Six Months Ended June 30, 2020

	Budget 2020	Actual YTD 30-Jun-2020	2020 Budget Remaining	Actual YTD 30-Jun-2019	2019 Budget Remaining
Corporate Admin	43,170,575	40,529,676	6.12%	8,751,969	36.34%
Policing	362,232	483	99.87%	16,901	94.37%
Fire	3,056,195	568,713	81.39%	672,310	67.62%
Community Development	1,109,584	117,798	89.38%	-	100.00%
Finance	45,780	-	100.00%	-	-
Recreation	479,893	(34)	100.01%	359,702	75.26%
Arts Culture & Community Initiatives	-	-	-	-	100.00%
Facilities Maintenance	41,615,350	2,879,575	93.08%	2,349,480	83.45%
Human Resources	122,399	3,404	97.22%	-	-
Capital Expenditure Before Place Holder Funding	**89,962,008**	**44,099,614**	**50.98%**	**12,150,362**	**80.06%**
Place Holder Funding (Note 1)	91,676,336	-	100.00%	-	100.00%
Total Capital Expenditure	**181,638,344**	**44,099,614**	**75.72%**	**12,150,362**	**92.67%**

Township of Langley
Corporate Admin Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
CA1000	CA General Capital	30,000	-	30,000	100.00%
CA1002	Tenant Improvements	103,421	35,398	68,023	65.77%
IT1000	IT Project - ERP	41,350	-	41,350	100.00%
IT1001	IT Capital	2,767,458	475,318	2,292,140	82.82%
MA1001	MA General Capital	55,000	-	55,000	100.00%
PROP0001	General Land Acquisition	197,174	197,174	(0)	0.00%
PROP0004	Land Purchase (Smith & Tara)	39,671,568	39,671,568	(0)	0.00%
PROP0006	Land Purchase (Wu:Lot B-80 Avenue)	3,975	3,975	-	0.00%
PROP0007	Land Purchase (Alder Inn: 3 Lots)	629	629	-	0.00%
PROP0010	Property Rehabilitation - Blair Farm	270,000	145,614	124,386	46.07%
PROP1000	Prop Site Remediations	30,000	-	30,000	100.00%
Total Capital Expenditure		**43,170,575**	**40,529,676**	**2,640,899**	**6.12%**

Township of Langley
Policing Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
CPO1001	CPO Capital	160,685	-	160,685	100.00%
PSS1001	PSS Capital	201,547	483	201,064	99.76%
Total Capital Expenditure		**362,232**	**483**	**361,749**	**99.87%**

Township of Langley
Fire Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
FDAC1000	FD - Emergency Preparedness Storage Facilities	227,345	-	227,345	100.00%
FDAC1001	FD - Emergency Preparedness Equipment	10,000	-	10,000	100.00%
FDFC1002	Fire Depart Fleet Capital Replacement Fire Truck	2,277,504	476,870	1,800,634	79.06%
FDFC1004	Auto Extrication Equipment - "Jaws of Life"	125,000	-	125,000	100.00%
FDS1000	FD Suppression Training Equip Capital	77,246	937	76,309	98.79%
FDS1002	FD Suppression Firefighting Equip Capital	299,100	72,440	226,660	75.78%
FH81000	FD Hall #8 Capital	40,000	18,466	21,534	53.84%
Total Capital Expenditure		**3,056,195**	**568,713**	**2,487,482**	**81.39%**

Township of Langley
Community Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
CD1005	Urban Tree Canopy Protection	109,584	-	109,584	100.00%
NRDCD	Non Refundable Deposit Release	1,000,000	117,798	882,202	88.22%
Total Capital Expenditure		**1,109,584**	**117,798**	**991,786**	**89.38%**

Township of Langley
Finance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
FIN1004	Finance Tempest My City - Taxes	45,780	-	45,780	100.00%
Total Capital Expenditure		**45,780**	**-**	**45,780**	**100.00%**

Township of Langley
Recreation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
ACC1002	ACUCC - FFE	81,575	(34)	81,609	100.04%
RCP1002	Aquatic Facility Equipment Replacements	132,877	-	132,877	100.00%
RCP1003	Fitness Equipment Replacement (various)	145,000	-	145,000	100.00%
RCP1005	Furniture and Equipment Replacement (various)	56,000	-	56,000	100.00%
WGC1021	WGC Parking Lot	38,655	-	38,655	100.00%
WGC1023	WGC Swim Meet Equipment	1,786	-	1,786	100.00%
WGC1027	WGC - Network Cable for Fitness Equipment	24,000	-	24,000	100.00%
Total Capital Expenditure		**479,893**	**(34)**	**479,927**	**100.01%**

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
ACC1000	ACUCC - Technical	229	228	1	0.44%
ACC1004	ACUCC - Other	994,557	88,711	905,846	91.08%
ACC1005	ACUCC - Food and Beverage Improvements	3,871	-	3,871	100.00%
CF1005	CF Air Handling Unit Replacements	80,001	-	80,001	100.00%
CF1010	CF Resurfacing Original Parkade (Upper Level)	75,731	-	75,731	100.00%
CF1013	CF - Exterior Repairs	2,611	-	2,611	100.00%
CF1014	CF - EV Chargers	5,888	-	5,888	100.00%
CF1015	Civic Facility - South Elevation Wall Repairs	28,085	339	27,746	98.79%
CF1017	Civic Facility: Electrical Upgrades	150,000	-	150,000	100.00%
CPO1000	CPO Building Capital	7,270	-	7,270	100.00%
FAC1002	FAC - Annual Facility Improvements: Envelope, Mechanical, Electrical & Other	50,076	-	50,076	100.00%
FAC1003	FAC- Security System Upgrade: Civic Facility & Operations	74	-	74	100.00%
FAC1006	Electrical Service Interruption Protection: LEC and GPC	5,713	5,085	628	10.99%
FAC1007	FAC - Annual Electrical System Upgrades: Various Locations	68,963	-	68,963	100.00%
FAC1012	FAC - Annual Climate Action Reserve Fund Energy Projects	184,567	-	184,567	100.00%
FAC1015	FAC - HVUC EV Charging Station Installations	70,210	59,920	10,290	14.66%
FAC1017	FAC: Facility Security Upgrades	822,909	15,237	807,672	98.15%
FAC1020	FAC - Annual Accessibility Improvements: Various Facilities	90,000	-	90,000	100.00%
FIRE1003	Fire Halls (Various): Emergency Preparedness Upgrades	500,000	-	500,000	100.00%
FIRE1004	Fire Hall #4: Safety Improvements	28,256	28,246	10	0.04%
FIRE1005	Fire Hall #6: Reception Area Upgrades	47,212	34,455	12,757	27.02%
FIRE1006	Fire Hall #6: Security Upgrades	54,000	32,691	21,309	39.46%
FM1025	FACENER- Energy Efficiency Improvements	1,540	-	1,540	100.00%
FM1028	FACEXTR - Wash Bay Improvements	97,587	15,138	82,449	84.49%
FM1029	FACINTR - Fire Hall Facility Upgrades and Improvements	39,434	29,550	9,884	25.06%
FOPF1000	Fort Langley Outdoor Pool: Condition Assessment	17,928	-	17,928	100.00%
GPCF1001	Curling Rink Chiller and Condenser Replacement: George Preston Recreation Centre	15,411	-	15,411	100.00%
GPCF1004	GPC - Emergency Lighting Upgrades	119,362	-	119,362	100.00%
GPCF1010	GPC - Domestic Hot Water Storage Tank Replacement	27,242	-	27,242	100.00%
GPCF1013	GPC - Security Upgrades	35,505	21,679	13,826	38.94%
GPCF1014	GPC - Arena Brine Header Replacement	68,257	60,060	8,197	12.01%

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
GPCF1015	GPC - Safety Upgrades	250,000	-	250,000	100.00%
LECF1002	LEC: Electrical, Mechanical, Refrigeration & Other	465,931	41,371	424,560	91.12%
LECF1003	Exterior Painting and Seal Replacement: Langley Events Centre	24,871	-	24,871	100.00%
LECF1010	LEC - Lighting Upgrade	312,709	275,975	36,734	11.75%
LECF1011	LEC: Emergency Pad Mount Transformer Replacement	250,000	1,968	248,032	99.21%
LECF1012	LEC: DDC Upgrade	145,000	145,000	-	0.00%
MAPF1000	MAP - Spalling and Structural Repairs	234,280	167,371	66,909	28.56%
MAPF1001	MAP - Grandstand Roof Repairs / Replacement	962,737	161,284	801,453	83.25%
MAPF1002	MAP - Washroom Roof Replacement	28,414	6,388	22,026	77.52%
MUS1000	MUS - Museum Heritage Centre and Development	27,913,538	1,006,884	26,906,654	96.39%
OPCF1001	Operations Centre: Repairs and Improvements	58,473	1,320	57,153	97.74%
OPCF1003	OPS Centre - Security Upgrades	450,000	-	450,000	100.00%
OPCF1004	OPS Centre - Electrical Service Upgrade	250,000	1,123	248,877	99.55%
RCMP1014	RCMP Capital Renovation & Security (PSS1014)	1,307,480	11,299	1,296,181	99.14%
RCMP1016	RCMP Main Detachment: Building Improvements	833,300	26,666	806,634	96.80%
RCMP1020	RCMP Main Detachment - Fire Suppression and Electrical Upgrades	480,000	1,050	478,950	99.78%
RCMP1021	RCMP Main Detachment: Condenser Replacement	682,507	-	682,507	100.00%
WCBF1001	FM - Upgrades WC Blair	76,723	21,828	54,895	71.55%
WCBF1002	WCB - Building Envelope Remediation	20,451	71	20,380	99.65%
WCBF1003	WCB - Electrical Upgrades	141,616	1,129	140,487	99.20%
WCBF1005	WCB - WC Blair Recreation Centre: Facility, Mechanical, Electrical & Other	2,002,032	502,045	1,499,987	74.92%
WCBF1006	WC Blair Recreation Centre: Hot Tub Accessibility Upgrades	13,800	-	13,800	100.00%
WCBF1007	WC Blair Recreation Centre: Security Upgrades	29,281	29,281	-	0.00%
WCBF1008	WC Blair: Boiler Room Ventilation Upgrade	47,295	3,007	44,288	93.64%
WCBF1009	WC Blair: Pool Tank Expansion Joints	40,720	20,575	20,145	49.47%
WCBF1010	WC Blair: Motor Control Centre	15,000	-	15,000	100.00%
WCBF1011	WC Blair: Accessibility Improvements	10,000	8,216	1,784	17.84%
WCBF1012	WC Blair: Roof Replacement	100,000	-	100,000	100.00%
WCBF1013	WC Blair: Heat Pumps	8,500	-	8,500	100.00%
WCBF1014	WC Blair: Ultraviolet System Upgrade	75,000	-	75,000	100.00%
WCBF1015	WC Blair: Rooftop HVAC Unit Upgrade	12,850	-	12,850	100.00%

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
WGCF1000	WGCF: Boiler Replacement: Walnut Grove Community Centre	27,395	21,441	5,954	21.73%
WGCF1001	Motor Control Centre Panel Replacement - Walnut Grove Community Centre	39,125	16,587	22,538	57.61%
WGCF1003	Roof Replacement - Aquatic Centre: Walnut Grove Community Centre	9,201	7,795	1,406	15.28%
WGCF1006	WGCF - Walnut Grove Community Park: Roof and Deck Replacement	50,000	-	50,000	100.00%
WGCF1007	Walnut Grove Community Centre: Pool Safety Improvements	78,960	-	78,960	100.00%
WGCF1008	Walnut Grove Community Centre: Underground Pool Lighting Upgrade	672	-	672	100.00%
WGCF1009	Walnut Grove Community Centre: Security Upgrades	150,000	8,566	141,434	94.29%
WGCF1010	Walnut Grove Community Centre: Ultraviolet System Upgrade	325,000	-	325,000	100.00%
Total Capital Expenditure		**41,615,350**	**2,879,575**	**38,735,771**	**93.08%**

Township of Langley
Human Resources Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
HR1000	HR - Applicant Tracking System	122,399	3,404	118,995	97.22%
Total Capital Expenditure		**122,399**	**3,404**	**118,995**	**97.22%**

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
AAP1012	AAP Skateboard Bowl Reconstruction	130,000	-	130,000	100.00%
AHP1000	Alex Hope North Field Drainage	7,391	7,000	391	5.29%
AHP1001	Alex Hope Park Trail to 216th Interchange	130,000	6,339	123,661	95.12%
AMS1000	Asset Management Software	41,990	1,046	40,944	97.51%
BEFT1000	Blaauw Ecoforest Trail	17,595	17,595	-	0.00%
CEM1003	Cemetery Software	50,000	-	50,000	100.00%
DDA1002	DDA - Construction	300,082	30,239	269,843	89.92%
DDA1004	DDA - Stone and Signage (minor capital 2018 only)	5,269	-	5,269	100.00%
DDA1005	DDA - Construction (Minor Capital)	843	843	-	0.00%
FLC1001	FLC Niche Wall	9,311	5,000	4,311	46.30%
FSP1000	Fort Langley Spray Park	50,000	-	50,000	100.00%
FTF1000	Fort to Fort Trail: Viewing Platform Replacement	73,500	119	73,381	99.84%
FTF1001	Fort to Fort Trail: Freshet Mitigation	220,000	-	220,000	100.00%
GERP1000	George E Ross Park Improvements	33,916	-	33,916	100.00%
GPC1011	GPC Landscape Upgrade	62,814	16,729	46,085	73.37%
GVF1000	Glen Valley Foreshore	130,000	21,165	108,835	83.72%
JRVP1000	Jericho Reservoir View Park	949,862	-	949,862	100.00%
JWP1000	Jackman Pk - Wetlands Dev. Ph 2	32,849	23,550	9,299	28.31%
MADP1001	Old Yale Park	60,000	-	60,000	100.00%
MAP1009	PDD - MAP Arrival Point & Plaza	374,854	92,658	282,196	75.28%
MAP1010	PDD - MAP Improvements	15,013	-	15,013	100.00%
MAP1017	MAP Javelin Area Irrigation	63,390	-	63,390	100.00%
MAP1018	MAP Track and Field Improvements	225,990	211,923	14,067	6.22%
MARP1000	Marina Park Boat Launch	125,970	-	125,970	100.00%
MCP1000	McClughan Park: Bridge Repairs	15,000	-	15,000	100.00%
MCP1001	McClughan Park Improvements	120,000	-	120,000	100.00%
MIL1000	Milner Park Parking Lot	291,318	2,275	289,043	99.22%
MOA1000	Murrayville Outdoor Activity Park	4,529	4,000	529	11.68%
MPP1000	Milaster Passive Park Design	113,544	-	113,544	100.00%
NBP1005	Noel Booth Park: Retaining Wall Replacement	60,000	5,000	55,000	91.67%
NELP1000	NE Latimer Neighbourhood Park	75,758	-	75,758	100.00%
OPS1001	Operations Centre Renovations and Improvements	15,656	353	15,303	97.75%
PJP1003	PDD - Phillip Jackman Park Spray Park Upgrades	25,484	25,483	1	0.00%
PKSP0000	Parkland Property Acquisition	1,277,901	1,277,901	-	0.00%

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
PKSP0001	Parkland Property (Smith & Tara)	24,240,000	24,240,000	-	0.00%
PKSP1002	Neighbourhood Improvement Program	47,102	7,820	39,282	83.40%
PKSP1005	PKS DCC Related Staffing	227,108	113,554	113,554	50.00%
PKSP1007	PKS - Municipal Landscape Improvement	28,451	-	28,451	100.00%
PKSP1012	Parks Playground Equipment Repl.	257,855	106,922	150,933	58.53%
PKSP1013	PDD - Motorized Vessel Launch	-	-	-	-
PKSP1022	PDD - Aldergrove Rotary Park	198,400	5,000	193,400	97.48%
PKSP1025	Vehicle: Asset Management (5 way split)	8,000	-	8,000	100.00%
RNP1001	Routley Neighborhood Park Dog Off-Leash	19,014	16,613	2,401	12.63%
SFD1000	Sports Field Design	98,000	-	98,000	100.00%
SLRT1000	South Langley Regional Trail	268,164	4,232	263,932	98.42%
SRN1001	Salmon River Natural Area: Viewing Platform Repairs	35,000	-	35,000	100.00%
SWGP1000	SW Gordon Estates Park Development	9,933	-	9,933	100.00%
TPP1000	Topham Park Passive Area	8,623	-	8,623	100.00%
TRL1002	PDD - Nicomekl River Trail to MAP	295,732	67,178	228,554	77.28%
TRL1003	PDD - Trails Planning & Development	152,335	84,424	67,911	44.58%
TRL1010	West Munday Creek Trail: Trip Hazard Repairs	104,000	2,997	101,003	97.12%
TRL1013	Langley Meadows Park Trail: Trip Hazard Repairs	18,000	-	18,000	100.00%
TRL1014	Philip Jackman Park Trail: Trip Hazard Repairs	20,000	-	20,000	100.00%
UFT1000	Street Tree Planting Nrd	200,000	-	200,000	100.00%
UFT1002	Tree Planting Program	180,001	60,283	119,718	66.51%
UFT1005	Replacement Tree Planting: Bylaw 5478	10,000	-	10,000	100.00%
WCP1023	WCP Synthetic Turf Fields	368,371	350,010	18,361	4.98%
WCP1024	WCP Bike Park Design and Construction	7,112	7,112	-	0.00%
WCP1025	WCP Park Repair, Improvement, and Enhancement	508,694	195,394	313,300	61.59%
WGC1025	Walnut Grove Skateboard Park Lighting	42,242	890	41,352	97.89%
WGC1026	Walnut Grove Community Park Safety Netting	120,000	7,304	112,696	93.91%
YCP1002	Yorkson Community Park Development	3,035,347	799,402	2,235,945	73.66%
YCP1003	Yorkson Greenway: 84 Ave at 204 St.	58,627	53,023	5,604	9.56%
YCT1000	Yorkson Creek Trail Culvert Replacement	12,187	255	11,932	97.91%
Total Capital Expenditure		**35,688,127**	**27,871,633**	**7,816,496**	**21.90%**

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
AIR1005	AIRPORT - Airside Paving	157,800	-	157,800	100.00%
AIR1008	AIRPORT - Development Coordinated Works	149,770	-	149,770	100.00%
AIR1012	AIRPORT - Tenant Improvements for TOL Office	59,186	56,779	2,407	4.07%
AIR1014	AIRPORT - Beacon and Light Panel	124,382	5,280	119,102	95.76%
AIR1015	AIRPORT - Apron Resurfacing	296,718	-	296,718	100.00%
AIR1017	AIR - Skyways Entrance Upgrade	9,612	-	9,612	100.00%
AIR1018	AIR - Fencing	76,666	4,604	72,062	93.99%
AIR1020	AIR - Landscaping for Terminal Building	100,000	-	100,000	100.00%
AIR1021	AIR - Lawnmower	9,316	-	9,316	100.00%
AIR1022	AIR - Airfield Signage	20,000	-	20,000	100.00%
AIR1023	Airport - Runway 01/19 resurfacing	60,000	-	60,000	100.00%
AIR1024	Airport - Parallel Taxiway for 01/19	50,000	-	50,000	100.00%
AIR1025	Airport - CCTV Cameras	60,000	-	60,000	100.00%
AIR1026	Airport - Precision Approach Path Indicator (PAPI) & Taxiway Lighting	372,000	-	372,000	100.00%
FLTC1008	FLT - Small Equipment - Replacement	34,000	6,708	27,292	80.27%
FLTC1020	FLT - Garage Equipment	37,000	6,558	30,442	82.28%
FLTC1021	FLT - Equipment Upgrading	20,000	-	20,000	100.00%
FLTC1156	FLTBCKH - Backhoe Replacment (Small): 345-E013	120,000	115,333	4,667	3.89%
FLTC1168	FLTBRSH - Brushing Truck Replacement: 21-V022	266,000	261,019	4,981	1.87%
FLTC1175	FLTADMN - Parts Room & Office Renovation	414	-	414	100.00%
FLTC1177	Annual Unanticipated Equipment Replacement	68,000	-	68,000	100.00%
FLTC1180	Dump Truck (med) Replacement: 22-V011	12,075	8,953	3,122	25.86%
FLTC1181	Dump Truck (Med) Replacement: 24-V011	103,000	-	103,000	100.00%
FLTC1182	Garbage Truck Replacement: 683-V029	180,000	-	180,000	100.00%
FLTC1183	Dump Trucks (med): Public Works	5,000	-	5,000	100.00%
FLTC1184	Gang Mower Replacement: 977-E051	923	-	923	100.00%
FLTC1186	Pick Up Truck (Medium) Replacement: 106-V032	2,382	-	2,382	100.00%
FLTC1188	Service Truck Replacement: 676-V052	100,000	-	100,000	100.00%
FLTC1192	Service Truck (Light) Replacement: 741-V051	65,000	-	65,000	100.00%
FLTC1195	Hybrid Passenger Vehicle Replacement: 164-V062	45,000	40,827	4,173	9.27%
FLTC1197	Hybrid Passenger Vehicle Replacement: 163-V062	45,000	41,202	3,798	8.44%
FLTC1198	Service Truck (Medium) Replacement: 34-V052	100,000	-	100,000	100.00%
FLTC1199	Dump Truck (Heavy) Replacement: 16-V013	298,985	296,898	2,087	0.70%
FLTC1200	SUV Replacement: Unit 122-V043	4,471	-	4,471	100.00%
FLTC1202	Medium dump crew cab with 9 foot dump box (1 of 8)	103,000	-	103,000	100.00%
FLTC1203	Medium dump crew cab with 9 foot dump box (2 of 8)	103,000	-	103,000	100.00%
FLTC1204	Medium dump crew cab with 9 foot dump box (3 of 8)	103,000	-	103,000	100.00%
FLTC1205	Medium dump crew cab with 9 foot dump box (4 of 8)	103,000	-	103,000	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
FLTC1206	Medium dump crew cab with 9 foot dump box (5 of 8)	103,000	-	103,000	100.00%
FLTC1207	Medium dump crew cab with 9 foot dump box (6 of 8)	103,000	-	103,000	100.00%
FLTC1208	Medium dump crew cab with 9 foot dump box (7 of 8)	103,000	-	103,000	100.00%
FLTC1209	Medium dump crew cab with 9 foot dump box (8 of 8)	103,000	-	103,000	100.00%
FLTC1210	Medium dump single cab with 9 foot dump box	88,000	-	88,000	100.00%
FLTC1211	Medium flat deck truck single cab with 9 foot flat deck	83,000	-	83,000	100.00%
FLTC1212	Operations Centre Propane Station	20,000	6,655	13,345	66.73%
FLTC1213	Pick Up Truck (Compact) Replacement: 84-V031	45,000	-	45,000	100.00%
FLTC1214	Hybrid Passenger Vehicle Replacement: 162-V062	50,000	-	50,000	100.00%
FLTC1215	Dump Truck (Heavy) Replacement 17-V013	300,000	-	300,000	100.00%
FLTC1216	Propane Conversion on Existing Vehicles	100,000	-	100,000	100.00%
FLTC1217	Dump Truck (Medium) Replacement 705-V011	110,000	-	110,000	100.00%
FLTC1218	Pick Up Truck (Medium) Replacement 713-V032	60,000	-	60,000	100.00%
FLTC1219	Pick up Truck (Medium) Replacement 714-V032	60,000	-	60,000	100.00%
FLTC1220	Pick Up Truck (Medium) Replacement 772-V032	85,000	-	85,000	100.00%
FLTC1221	Pick Up Truck (Medium) Replacement 773-V032	85,000	-	85,000	100.00%
FLTC1222	Pick Up Truck (Medium) Replacement 784-V032	60,000	-	60,000	100.00%
FLTC1223	Pick Up Truck (Medium) Replacement 785-V032	60,000	-	60,000	100.00%
FLTC1224	Pick Up Truck (Medium) Replacement 802-V032	60,000	-	60,000	100.00%
FLTC1225	Flat Deck Truck Replacement 799-V012	100,000	-	100,000	100.00%
FLTC1226	Van Replacement 764-V042	50,000	-	50,000	100.00%
FLTC1227	Pick Up Truck (Compact) Replacement 85-V031	45,000	-	45,000	100.00%
FLTC1228	Pick Up Truck (Compact) Replacement 98-V031	45,000	-	45,000	100.00%
FLTC1229	Pick Up Truck (Compact) Replacement 99-V031	45,000	-	45,000	100.00%
FLTC1230	Pick Up Truck (Compact) Replacement 100-V031	45,000	-	45,000	100.00%
FLTC1231	Van Replacement 803-V042	45,000	-	45,000	100.00%
FLTC1232	Hybrid Vehicle Replacement 804-V046	50,000	-	50,000	100.00%
FLTC1233	Pick Up Truck (Medium) Replacement 807-V032	60,000	-	60,000	100.00%
FLTC1234	Pick Up Truck (Medium) Replacement 808-V032	60,000	-	60,000	100.00%
FLTC1235	Utility Tractor Replacement 916-E022	95,000	-	95,000	100.00%
FLTC1236	Hybrid Vehicle Replacement 740-V046	50,000	-	50,000	100.00%
FLTC1237	Bucket Truck Replacement 703-V043	190,000	-	190,000	100.00%
FLTC1238	Fire Department Parts Storage	13,000	12,364	636	4.89%
FLTC1239	Power Washer Replacement	27,000	-	27,000	100.00%
FLTC1240	Mail Car Replacement: 1267-V063	32,000	29,504	2,496	7.80%
FLTC1241	Compressed Air System	13,000	11,524	1,476	11.35%
RDS1036	RDS - Misc. DCC Roads Projects	444,752	-	444,752	100.00%
RDS1044	RDS - Railway Crossing Safety Improvements	3,415,229	-	3,415,229	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
RDS1049	RDS - 200 St at 68Th Ave; Ped Overpass	279,960	-	279,960	100.00%
RDS1057	RDS - Development Coordinated Works	69	-	69	100.00%
RDS1101	RDS - Raise Road: Design & Construction Salmon River at 72 Ave	440,507	566	439,941	99.87%
RDS1107	Intersection and Rail Crossing Improvements: Glover/Mavis	1,530,990	29,683	1,501,307	98.06%
RDS1127	Transit Improvements: Various Locations	409,147	100	409,047	99.98%
RDS1147	RDS - 196 St Rail Overpass	84,732	-	84,732	100.00%
RDS1148	RDS - Murrayville Overpass Design	1,039	-	1,039	100.00%
RDS1152	RDS - Fort Langley LAS for Underground Conversion of Existing Overhead Wiring	220,753	-	220,753	100.00%
RDS1154	Local Roads Pavement Overlay and Reconstruction	501,726	101,041	400,685	79.86%
RDS1156	Road Construction - 80 Avenue Extension	304,009	55,975	248,034	81.59%
RDS1175	TRNWIDN - 208 Street Overpass Widening	471,989	13,795	458,194	97.08%
RDS1185	Arterial & Collector Road Pavement Overlay & Reconstruction	414,641	-	414,641	100.00%
RDS1188	TRNNCON - 216 St Interchange with Highway 1	3,988,119	7,282	3,980,837	99.82%
RDS1190	TRNIMPR - 208 St and 40 Ave; Intersection Improvement	10,299	-	10,299	100.00%
RDS1195	TRNADMIN - Fort Langley Undergrounding Connection Costs	81,621	24,479	57,142	70.01%
RDS1196	TRNRAIL - 72 Ave - Rail Crossing Grade Correction	278,312	58	278,254	99.98%
RDS1198	TRNWIDN - 269 St to 271 St ; Fraser Highway Widening	870,305	-	870,305	100.00%
RDS1200	TRNSGNL - 62 Ave 20100 Blk to 203 - Intersection Improvements	512,951	-	512,951	100.00%
RDS1202	TRNIMPR - 64 Ave at 232 St - Intersection Improvements	445,339	369,579	75,760	17.01%
RDS1204	TRNPEDS - 96 Ave in Fort Langley - Sidewalk (Design)	44,272	-	44,272	100.00%
RDS1214	TRNIMPR - 80 Avenue - 200 St to 20100 blk	278,777	795	277,982	99.71%
RDS1219	TRNSGNL - Intersection Improvement: 80 Ave & 212 St	186,762	1,742	185,020	99.07%
RDS1220	TRNSGNL - Intersection Improvements: 16 Ave Corridor	2,307,541	19,901	2,287,640	99.14%
RDS1221	TRNSGNL - Intersection Improvements: 216 St & Glover Rd	1,066,256	72,086	994,170	93.24%
RDS1222	TRNRCON - Road Improvements: 216 St; 7400 Blk	470,482	13,411	457,071	97.15%
RDS1224	TRNCYCL - Annual Commuter Cycling Improvements	820,000	-	820,000	100.00%
RDS1226	TRNPEDS - Annual Pedestrian Improvements	286,000	-	286,000	100.00%
RDS1228	TRNPAVE - Sidewalk Improvements: 272 St; 28 to 29 Ave	8,443	-	8,443	100.00%
RDS1229	Pavement - Final lift on Mavis Rd Fort Langley	21,445	-	21,445	100.00%
RDS1232	Fortis BC - 237 St connection to 53 A Ave	71,150	-	71,150	100.00%
RDS1233	Road Stability 7200 block of 272 Street	10,296	256	10,040	97.51%
RDS1235	Vehicle: Public Spaces Waste Management Program (5 year implementation)	371,000	-	371,000	100.00%
RDS1236	North Langley Connector Phase 1	60,863	5,556	55,307	90.87%
RDS1237	Road Construction: 198 St and 70 Ave fronting Routley Park	1,058	1,058	-	0.00%
RDS1238	Rail Safety Improvement: CN Rail	412,000	-	412,000	100.00%
RDS1239	Urban Arterial Road Construction: Willowbrook Connector: 64 to 68 Ave	202,647	10,232	192,415	94.95%
RDS1240	Signal Installation: 202A Street at 76 Ave	101,926	6,091	95,835	94.02%
RDS1241	Public Waste Receptacles: Various Locations (5 year implementation)	586,443	17,276	569,167	97.05%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
RDS1242	Intersection Improvements: Design/Construct; Fraser Hwy at 248 St	7,689,324	19,920	7,669,404	99.74%
RDS1243	Rail Safety Improvement: Southern Rail	537,061	-	537,061	100.00%
RDS1244	Road Construction: 76 Avenue: 200 Street to 20100 Block	1,121	(0)	1,121	100.00%
RDS1245	Intersection Improvements: Rawlison & Glover	851,575	544	851,031	99.94%
RDS1246	Retaining Wall and Drainage Upgrades: 24500 Block 56 Avenue	150,744	2,901	147,843	98.08%
RDS1249	Street Light – McBride Street Installation	12,000	-	12,000	100.00%
RDS1254	92A Avenue Sidewalk Improvement: 198 St to 200 St	81,690	4,654	77,036	94.30%
RDS1255	202 St Sidewalk Improvement: 62 Ave to 64 Ave	22,722	12,733	9,989	43.96%
RDS1256	North Langley Connector Phase 2	1,083,690	300,904	782,786	72.23%
RDS1258	Slope Stability 56 Avenue – 24200 Blk	10,729	100	10,629	99.07%
RDS1260	TRNPEDS - Sidewalk & Curb: 200 St & 40 Ave	25,624	-	25,624	100.00%
RDS1261	Road Widening: 7600 Block 202A St	200,000	-	200,000	100.00%
RDS1262	Road Widening: 221A Street from 50 to 52 Ave	500,000	-	500,000	100.00%
RDS1263	Overhead Flashing Beacon: Telegraph Trail and Glover Rd	45,518	8,560	36,958	81.19%
RDS1264	Special Crosswalk: 9500 Block 216 St	100,110	97,842	2,268	2.27%
RDS1265	Permit Software	43,750	-	43,750	100.00%
RDS1266	North Langley Truck Route Network Improvements	264,227	57,833	206,394	78.11%
RDS1267	Special Crosswalk: Fraser Highway at 271 St	86,651	48,958	37,693	43.50%
RDS1268	Sidewalk Widening: 200 Street 3600 block	54,379	53,886	493	0.91%
RDS1269	Road Widening: 216 St - 88 Ave to Telegraph Trail	7,000,000	35,449	6,964,551	99.49%
RDS1270	Asset Managment Software	41,990	1,046	40,944	97.51%
RDS1271	Design & Construction: 82 Ave Widening from 207 St to Yorkson Creek	1,500,000	3,992	1,496,008	99.73%
RDS1272	Jackman Reclamation	1,481,063	65,982	1,415,081	95.54%
RDS1274	Sidewalk: 206 Street, 4200 to 4400 Block	16,089	9,579	6,510	40.46%
RDS1277	216 Street Improvements: Hwy 1 to 96 Avenue	124,719	32,567	92,152	73.89%
RDS1280	Carvolth Traffic Study	59,495	59,495	-	0.00%
RDS1281	Sidewalk Improvements: 198 Street; 92A Ave to 96 Ave	286,000	-	286,000	100.00%
RDS1282	Multi-Use Path: 201 Street Connector	1,520,000	-	1,520,000	100.00%
RDS1283	Road Improvements: 208 Street and 80 Ave	937	936	1	0.11%
RDS1284	Airport Repaving	900,000	-	900,000	100.00%
RDS1285	Vehicle: Engineering Services (4 way split)	10,000	-	10,000	100.00%
RDS1286	Vehicle: Asset Management (5 way split)	8,000	-	8,000	100.00%
RDS1287	LED Street Light Program: Multiple Locations	4,345,735	36,474	4,309,261	99.16%
RDS1289	LED Light Tower Trailer	669	-	669	100.00%
RDS1290	Horn Pit Reclamation	45,844	-	45,844	100.00%
RDS1291	Southern Railway Improvements - 248 St	310,000	-	310,000	100.00%
RDS1292	Southern Railway Improvements - 64 Ave / 264 Street Crossing	310,000	-	310,000	100.00%
RDS1293	Road Stability: Glover Rd at Rawlison Cres	260,000	21,626	238,374	91.68%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
RDS1294	Road Stability: 252A Cres East of 254 St	1,200,000	67,760	1,132,240	94.35%
RDS1298	Road and Intersection Impr: 24 Ave from 196 St to 200 St	150,000	-	150,000	100.00%
RDS1299	Signal Installation: Gloucester Way & 56 Ave	300,000	-	300,000	100.00%
RDS1300	Horn Pit Reclamation	500,000	-	500,000	100.00%
RDS1301	208 Street Corridor	3,100,000	-	3,100,000	100.00%
RDS1302	Road Widening: 202A 7700 Block to 7900 Block	2,000,000	-	2,000,000	100.00%
RDS1303	Signal Installation: Glover Rd & 96 Ave	450,000	-	450,000	100.00%
RDS1307	Road Widening: 96 Ave from 204 St to 208 St	500,000	-	500,000	100.00%
RDS1308	Annual Climate Action Strategy Implementation Fund	200,000	-	200,000	100.00%
RDS1309	Intersection Improvements: 28 Ave & 272 Street	350,000	-	350,000	100.00%
RDS1310	Intersection Improvements: 56 Ave & 240 Street	1,200,000	-	1,200,000	100.00%
RDS1311	Road Reconstruction: 264 St - 80 to 88 Ave	350,000	4,110	345,890	98.83%
RDS1312	Willoughby Community Hall Parking Lot	250,000	-	250,000	100.00%
RDS1316	Intersection Improvements: 66 Ave at 202 St	41,000	32,917	8,083	19.71%
RDS1317	Multi-Use Path: 264 Street - Fraser Highway to 32 Ave	5,000	788	4,212	84.24%
TRN1000	TRN - Trans. Planning Misc Capital	7,533	-	7,533	100.00%
TRN1001	Traffic Calming: Various Locations	208,434	1,331	207,103	99.36%
TRN1005	TRN - Historic Old Yale Road	8,805	-	8,805	100.00%
TRN1006	TRN - 208A Street and 71A Ave - Traffic Calming	35,402	-	35,402	100.00%
Total Capital Expenditure		**68,959,180**	**2,638,056**	**66,321,123**	**96.17%**

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
STW1029	STW - 86 Ave at 20559 Cross Culvert Replacement	40,590	-	40,590	100.00%
STW1036	STW - Stormwater Local Area Service	200,000	-	200,000	100.00%
STW1039	STW - Stormwater Row Acquisition, Unidentified	136,072	8,016	128,056	94.11%
STW1048	STW - Integrated Stormwater Management Plan	74,128	22,232	51,896	70.01%
STW1062	STW - Nathan Creek Cleaning, Downstream	441,595	28,051	413,544	93.65%
STW1079	STW - Yorkson Creek Upland Upgrades	64,001	-	64,001	100.00%
STW1086	STW - Dyking	1,997,086	-	1,997,086	100.00%
STW1094	STW - Misc Stormwater DCC Projects	351,925	-	351,925	100.00%
STW1098	STW - Dyking: West Langley	335,328	-	335,328	100.00%
STW1114	STWSTRC - Annual Stormwater Infrastructure Replacement	618,121	-	618,121	100.00%
STW1115	STWPOND - 198A Street at 82Ave - Detention Pond	89,583	-	89,583	100.00%
STW1116	STW - Yorkson Lowland at 102B Ave - Property Acquisition	1,000,000	-	1,000,000	100.00%
STW1130	STWMAIN - Stormwater Upgrade Design - Aldergrove	38,690	-	38,690	100.00%
STW1131	STWMAIN - Storm Sewer Stuctural Rehabilitation	4,198	-	4,198	100.00%
STW1137	STWFLOO - Lower Mainland Flood Management Study	20,000	-	20,000	100.00%
STW1139	STWADMN - Operations Centre: Repairs and Improvements	15,656	353	15,303	97.75%
STW1142	STWCULV - 8200 Blk Armstrong Rd Culvert	71,836	-	71,836	100.00%
STW1143	STWCULV - 256 St at 72 Ave Culvert	36,102	-	36,102	100.00%
STW1144	Culvert Rehabilitation – 26500 Block of 16 Avenue	142,513	48,962	93,551	65.64%
STW1145	Culvert Replacement - 26600 Block of 64 Avenue	107,089	-	107,089	100.00%
STW1146	Culvert Replacement - 260 Block of 248 Street	89,405	-	89,405	100.00%
STW1148	Flap Gate Install & SCADA: Salmon River Dyke Station	58,735	8,372	50,363	85.75%
STW1149	STW - Annual ISMP Implementation	205,000	-	205,000	100.00%
STW1151	STW - Storm Pump Station PLC Replacement: Various Locations	60,000	4,026	55,974	93.29%
STW1152	STWCULV - Matheson Creek Culvert: 6500 Blk of 200 St	2,242,596	459,978	1,782,618	79.49%
STW1153	STWCULV - Latimer Creek Culvert: 7700 Blk of 200 St	1,405,591	31,791	1,373,800	97.74%
STW1154	STWCULV - West Creek Culvert Replacement; 7300 Blk of 253 St	41,319	17,988	23,331	56.47%
STW1155	STWCULV - Cave Creek Culvert Replacement; 25100 Blk of 0 Ave	100,457	24,702	75,755	75.41%

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
STW1156	STWCULV - Nicomekl River Culvert Replace; 21700 Blk of 64 Ave	42,708	27,916	14,792	34.64%
STW1157	Permit Software	43,750	-	43,750	100.00%
STW1158	Asset Management Software	41,990	1,046	40,944	97.51%
STW1159	Anderson Creek Tributary Culvert - 22800 Blk 16 Ave	49,130	33,500	15,630	31.81%
STW1160	Operations Centre: Wash Bay Improvements	97,587	15,138	82,449	84.49%
STW1161	Aldergrove Core Engineering - STW share (4 way split)	4,100	4,100	-	0.00%
STW1162	Salmon River Dyke Station Flap Gate Replacement	19,425	-	19,425	100.00%
STW1163	Floodbox Repair: Salmon River Dyke Station	43,280	-	43,280	100.00%
STW1164	Culvert Replacement: Yorkson Creek - Derby Hills Trail	18,280	383	17,897	97.90%
STW1165	48 Avenue - Hatchery Creek Culvert Improvements	16,245	-	16,245	100.00%
STW1166	Fraser Creek - Restoration	28,216	-	28,216	100.00%
STW1167	Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	28,719	3,245	25,474	88.70%
STW1168	Vehicle: Engineering Services (4 way split)	10,000	-	10,000	100.00%
STW1169	Vehicle: Asset Management (5 way split)	8,000	-	8,000	100.00%
STW1170	West Munday Creek Culvert Replacement: 9400 Blk of 208 St	1,078,333	155,266	923,067	85.60%
STW1171	Slope Stability: 240 St North of 80 Ave	200,000	98,139	101,861	50.93%
STW1172	Slope Stability: 88 Ave / River Rd	1,200,000	143,445	1,056,555	88.05%
STW1174	Howes Creek Cleaning and 272 St Culvert Replacement	550,000	-	550,000	100.00%
STW1175	Gloucester Forcemain Phase 3 - Culvert replacements	50,000	50,000	-	0.00%
STW1177	Storm Sewer Repair: 27000 Block: 34 and 34A Ave	480,000	12,237	467,763	97.45%
STW1178	Guy Creek Culvert Replacement 7400 Block 216 Street	460,000	13,113	446,887	97.15%
Total Capital Expenditure		**14,457,379**	**1,212,000**	**13,245,380**	**91.62%**

Township of Langley
Solid Waste Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
SWC1000	SWCOLLECT - Collection Carts	222,873	3,986	218,887	98.21%
SWC1002	SWMISC - Annual Equipment Replacement	50,000	-	50,000	100.00%
Total Capital Expenditure		**272,873**	**3,986**	**268,887**	**98.54%**

Township of Langley
Sewer Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
SWR1000	SWR - Annual Sanitary Sewer DCC Projects	-	-	-	-
SWR1019	SWR - Scada System Upgrade	213,978	14,043	199,935	93.44%
SWR1026	SWR - Sewer Utility Contingency	250,000	-	250,000	100.00%
SWR1028	SWR - Annual Sanitary Lift Station Upgrades- Various Locations	910,857	-	910,857	100.00%
SWR1029	SWR - Annual Sewer Infrastructure Replacement	358,450	-	358,450	100.00%
SWR1047	SWR - Annual Power Outage Mitigation	150,000	-	150,000	100.00%
SWR1067	Annual Non-DCC Development Coordinated Works	300,000	-	300,000	100.00%
SWR1068	Annual Pre-Engineering and Functional Design - Sewer Projects	70,000	-	70,000	100.00%
SWR1073	SWRLSTN - Annual System Inflow & Infiltration	330,000	-	330,000	100.00%
SWR1074	SWRLSTN - Sewer Infrastructure Repairs & Upgrades: Milner	569,611	25,809	543,802	95.47%
SWR1080	SWRFORC - Sanitary Force Main Replacement: Gloucester	2,612,483	1,362,463	1,250,020	47.85%
SWR1086	SWRMAIN - Trunk Sewer Upgrade: Bertrand Creek	21,959	-	21,959	100.00%
SWR1087	SWRMAIN - Sanitary Sewer Replacement: 270 St btwn 30AAve & Bertrand Creek	274,931	-	274,931	100.00%
SWR1088	SWRFORC - Sanitary Lift Station & Forcemain: Aldergrove	1,840,366	-	1,840,366	100.00%
SWR1099	SWRSTRC - Renovations and Improvements: Operations Centre (Cost Share)	191,529	4,323	187,206	97.74%
SWR1100	SWRADMN - Inflow and Infiltration Measurement	107,425	2,435	104,990	97.73%
SWR1101	SWRMAIN - Upgrade Sewer Trunk to Treatment Plant: 201 St from 96 Ave	1,441,353	1,379,470	61,883	4.29%
SWR1102	SWRLSTN - Air Valve Installation: 32 Avenue Lift Station Forcemain	45,000	-	45,000	100.00%
SWR1105	SWRLSTN - Rebuild 62 Ave Lift Station	190,529	-	190,529	100.00%
SWR1107	SWRMAIN - Gravity Sewer System Deficiency Repairs	590,144	5,895	584,249	99.00%
SWR1111	SWRMAIN - Design & Construction: Fraser Hwy 264 to 270 St	1,335,450	6,587	1,328,863	99.51%
SWR1112	SWRLSTN - PLC Replacement: Various Locations	270,000	16,980	253,020	93.71%
SWR1113	SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	2,074,643	-	2,074,643	100.00%
SWR1118	SWRLSTN – Lift Station 33A Ave & 196 St	90,281	45,753	44,528	49.32%
SWR1120	SWRLAS - 88 Ave & 217A St LAS	20,601	-	20,601	100.00%
SWR1122	SWRMAIN - Forcemain Bypass; Glover Rd. Smith to Maxwell	180,000	-	180,000	100.00%
SWR1123	SWRADMN - Permit Software (4 Way Split)	43,750	-	43,750	100.00%
SWR1124	SWRADMN - Latimer/Carvolth Sanitary Servicing	1,550	-	1,550	100.00%
SWR1125	SWRADMN - Operations Centre Wash Bay Improvement	97,587	15,138	82,449	84.49%
SWR1126	FACHVAC - Operations Centre Air Handling Unit Upgrade (Swr/Wtr)	58,819	1,639	57,180	97.21%

Township of Langley
Sewer Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
SWR1127	SWRADMN - Asset Management Software (5 way split)	41,990	1,046	40,944	97.51%
SWR1128	SWRADMN - West Langley Hall Wet Well Replacement	69,200	65,847	3,353	4.85%
SWR1129	SWRADMN - Shoring Safety Equipment Replacement (Swr/Wtr)	25,000	17,219	7,781	31.12%
SWR1135	Vehicle: Engineering Services (4 way split)	10,000	-	10,000	100.00%
SWR1136	Vehicle: Asset Management (5 way split)	8,000	-	8,000	100.00%
SWR1137	Gravity Sewer Relining: Various Locations	455,000	7,225	447,775	98.41%
SWR1138	OPS Centre - Electrical Upgrade Sewer share (3 way split)	25,000	112	24,888	99.55%
SWR1139	SWR - New HR Applicant Tracking System (6 way split)	30,667	853	29,814	97.22%
SWR1140	Lift Station & Forcemain: 24 Ave 196 to 200 St	250,000	-	250,000	100.00%
SWR1141	SWRVEH - Vehicle: Utilities Van	68,000	-	68,000	100.00%
SWR1142	Service Truck Replacement Upgrade; 676-V052 (Share with FLTC1188)	100,000	-	100,000	100.00%
SWR1143	SWRLSTN - Lift Station: Milner	1,700,000	-	1,700,000	100.00%
SWR1144	Sanitary Sewer Manhole Repairs: Various Locations	438,000	19,993	418,007	95.44%
SWR1145	208 Ave Sewer Lift Station: Security Fence	15,000	-	15,000	100.00%
SWR1146	Manhole Repair: Milner	20,000	-	20,000	100.00%
SWR1147	Sanitary Sewer Main Upsize: 202 Street at 86 Avenue	400,000	-	400,000	100.00%
SWR1148	203 Street Lift Station: Odour Controller	141,550	-	141,550	100.00%
Total Capital Expenditure		**18,438,703**	**2,992,831**	**15,445,873**	**83.77%**

Township of Langley
Water Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
WTR1002	WTR - Water Quality Alternatives	400,569	30,000	370,569	92.51%
WTR1030	WTR - Scada Systems Upgrades	318,678	14,786	303,892	95.36%
WTR1045	WTR - Annual Water Infrastructure Replacement	450,000	-	450,000	100.00%
WTR1046	WTR - Annual Non-DCC Development Coordinated Works	422,374	-	422,374	100.00%
WTR1047	WTR - Annual Water DCC Projects	500,000	-	500,000	100.00%
WTR1048	WTR - Annual Water Utility Contingency	372,330	-	372,330	100.00%
WTR1058	WTR - 83Ave at 200St; Prv Station	658,000	-	658,000	100.00%
WTR1096	WTR - Annual Power Outage Mitigation	250,000	-	250,000	100.00%
WTR1115	WTR - Annual Pre-Engineering and Functional Design - Water Projects	75,000	-	75,000	100.00%
WTR1118	WTR - Water Master Plan Update	83,714	2,700	81,014	96.77%
WTR1125	WTR - Fort Langley - Design & Construction - New Water Supply	93,537	-	93,537	100.00%
WTR1131	WTRRESV - Reservoir: Jericho (Willoughby: 72 Ave @ 204 St	3,395,902	-	3,395,902	100.00%
WTR1144	WTRRESV - Structural Improvements: Water Reservoir	363,511	-	363,511	100.00%
WTR1147	WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	3,576,700	-	3,576,700	100.00%
WTR1151	WTRADMN - Water System Improvements: Aldergrove	59,632	-	59,632	100.00%
WTR1154	WTRMAIN - Water Network Expansion (LAS): 64 Ave & 224 St	1,295,283	-	1,295,283	100.00%
WTR1157	WTRMAIN - Upsize: 216 St/Hwy 1 Interchange	193,126	5,730	187,396	97.03%
WTR1161	WTRMAIN - Tall Timbers Connection	564,754	191,183	373,571	66.15%
WTR1162	WTRSTRC - Renovations and Improvements: Operations Centre (Cost Share)	191,601	4,324	187,277	97.74%
WTR1163	WTRMAIN - 206 St; 70 to 72 Ave	175,000	-	175,000	100.00%
WTR1164	WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	11,138,837	-	11,138,837	100.00%
WTR1165	WTRWELL - Replace Chlorinator - Brookswood Well #9	32,636	15,476	17,160	52.58%
WTR1166	WTRQUAL - Chlorinator: East Aldergrove Reservoir	250,000	15,876	234,124	93.65%
WTR1167	WTRPOWR - Water Pump Stn PLC Replacement: Various Locations	423,636	23,373	400,263	94.48%
WTR1173	WTRSTNS - Brookswood Heights Booster Station	29,378	-	29,378	100.00%
WTR1174	WTRWELL- Fort Langley Well #2 Upgrades	710,798	9,728	701,070	98.63%
WTR1175	WTRADMN - Permit Software (4 Way Split)	43,750	-	43,750	100.00%
WTR1176	WTRMAIN - Water System Upgrades Ft Lang Mary Ave- Glover to Royal	643,958	-	643,958	100.00%
WTR1177	WTRMAIN - Upsizing 30A Ave and 262 Street	1,194,432	-	1,194,432	100.00%
WTR1178	WTRMAIN - Fraser Hwy/264 St. Zone Upgrades	27,000	380	26,620	98.59%
WTR1179	FACHVAC- Operations Centre Air Handing Unit Upgrade (Wtr/Swr)	35,291	-	35,291	100.00%
WTR1180	WTRADMN-Asset Management Software (5 way split)	41,990	1,046	40,944	97.51%
WTR1181	WTRADMN - Shoring Safety Equipment Replacement (Wtr/Swr)	20,000	17,219	2,781	13.91%

Township of Langley
Water Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2020

		Budget 2020	Actual YTD 30-Jun-2020	Budget Remaining	Budget Remaining %
WTR1184	WTRMAIN - Brawn Pump Station to Murrayville Reservoir	1,650,000	1,355	1,648,645	99.92%
WTR1185	WTRRSTRC - Ops Centre Wash Bay Improvements	97,587	15,138	82,449	84.49%
WTR1189	Aldergrove Well #3 Decommissioning	24,527	11,726	12,801	52.19%
WTR1190	Water Line Replacements	66,353	-	66,353	100.00%
WTR1192	Water Facilities Condition Assessment	195,274	117,347	77,927	39.91%
WTR1193	Vehicle: Engineering Services (4 way split)	10,000	-	10,000	100.00%
WTR1194	Vehicle: Asset Management (5 way split)	8,000	-	8,000	100.00%
WTR1195	OPS Centre - Electrical Upgrade Water share (3 way split)	25,000	112	24,888	99.55%
WTR1196	WTR - New HR Applicant Tracking System (6 way split)	30,667	853	29,814	97.22%
WTR1197	Watermain Repairs - 201 Street	127,670	127,670	-	0.00%
WTR1198	WTRRESV - Leak Repair: East Aldergrove Reservoir	200,000	-	200,000	100.00%
WTR1199	WTRRESV -East Aldergrove Reservoir Piping Improvements	300,000	-	300,000	100.00%
WTR1200	WTRCONN - Acadia Water Connections	50,000	-	50,000	100.00%
WTR1201	WTRMETR - Water Meter Replacement	300,000	-	300,000	100.00%
WTR1202	WTRVEH - Vehicle: Utilities Van	68,000	-	68,000	100.00%
WTR1203	WTRMAIN - Watermain 28 Avenue	75,000	-	75,000	100.00%
WTR1204	Murrayville 5 Corners Artesian Well	50,000	60	49,940	99.88%
WTR1206	Slope Failure: 4343 216 St (WTR portion-share with STW)	100,000	1,343	98,657	98.66%
WTR1208	Footage Tool Kit: Replacement	5,000	4,548	452	9.04%
WTR1209	Watermain Extension: 44 Avenue from 222 Street to 224 Street	27,626	-	27,626	100.00%
Total Capital Expenditure		**31,442,121**	**611,975**	**30,830,148**	**98.05%**

Schedule C

Township of Langley
Schedule of Legal Expenditures
For the Six Months Ended June 30, 2020

DIVISION	2020 Annual Budget	2020 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration & Legislative Services	481,760	498,046	(16,286)	103.38%
Human Resources	78,030	37,139	40,891	47.60%
Finance	18,000	(105)	18,105	-0.59%
Fire	-	-	-	0.00%
Engineering & Public Works	210,685	128,124	82,561	60.81%
Community Development	199,893	57,409	142,484	28.72%
Recreation	10,350	-	10,350	0.00%
Arts Culture & Community Initiatives	6,000	-	6,000	0.00%
TOTAL	**1,004,718**	**720,612**	**284,106**	**71.72%**

DIVISION	2019 Annual Budget	2019 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration & Legislative Services	481,760	668,560	(186,800)	138.77%
Human Resources	78,030	30,891	47,139	39.59%
Finance	20,500	1,181	19,319	5.76%
Fire	-	449	(449)	0.00%
Engineering & Public Works	210,685	92,655	118,030	43.98%
Community Development	199,893	180,219	19,674	90.16%
Recreation	10,350	3,300	7,050	31.88%
Arts Culture & Community Initiatives	6,000	-	6,000	0.00%
TOTAL	**1,007,218**	**977,255**	**29,963**	**97.03%**

Township of Langley

Schedule D

Schedule of Development Cost Charge Receipts
2020

For the Six Months Ended June 30

	Roads	Water	Drainage	Sewer	Park Land	Park Dev.	Total
2006	7,349,644	1,424,811	1,366,704	880,568	5,746,696	51,233	16,819,657
2007	2,411,446	513,014	741,033	265,086	1,663,306	156,504	5,750,389
2008	2,736,217	558,401	822,659	290,493	1,933,194	181,898	6,522,862
2009	1,113,909	257,285	334,511	129,379	614,239	57,452	2,506,774
2010	1,833,167	354,918	366,262	149,517	1,608,381	147,494	4,459,738
2011	1,640,021	372,276	573,887	159,586	1,214,824	109,606	4,070,200
2012	3,311,828	612,513	675,210	260,005	2,790,708	255,918	7,906,182
2013	2,716,130	573,639	647,699	237,487	2,006,797	204,101	6,385,853
2014	2,298,278	562,543	526,356	164,103	1,584,628	563,488	5,699,397
2015	5,016,974	1,148,106	886,818	270,459	3,516,410	1,325,022	12,163,791
2016	4,662,826	1,074,898	531,378	297,721	3,544,560	1,335,630	11,447,013
2017	6,319,302	1,418,766	972,872	387,539	4,019,752	1,514,686	14,632,918
2018	4,608,987	1,090,013	293,048	289,339	2,998,874	1,130,009	10,410,269
2019	12,194,364	2,567,923	1,506,578	647,288	7,745,248	2,918,493	27,579,894
2020	7,433,816	1,584,496	468,632	432,083	4,363,574	1,644,242	15,926,843

For the Twelve Months Ended December 31

	Roads	Water	Drainage	Sewer	Park Land	Park Dev.	Total
2006	10,263,909	2,121,701	2,659,765	1,242,221	7,843,285	248,505	24,379,386
2007	3,064,449	689,441	1,220,514	357,706	1,938,905	182,436	7,453,451
2008	4,524,161	929,697	1,275,769	481,879	3,137,609	295,224	10,644,340
2009	6,059,686	1,315,826	1,453,486	655,764	4,875,369	456,510	14,816,641
2010	5,316,984	1,045,805	1,102,199	441,351	4,479,324	410,867	12,796,530
2011	6,071,287	1,183,818	1,472,055	505,836	4,558,284	416,231	14,207,511
2012	5,539,170	1,054,485	1,530,282	446,008	4,111,816	377,068	13,058,829
2013	7,974,809	1,549,368	1,026,280	620,691	5,636,630	785,397	17,593,176
2014	7,161,576	1,645,444	1,188,222	462,379	4,817,849	1,781,801	17,057,271
2015	9,078,327	2,078,914	1,471,836	520,657	6,488,336	2,444,877	22,082,947
2016	8,172,189	1,841,139	792,583	505,923	5,960,934	2,246,146	19,518,914
2017	10,267,823	2,344,380	1,783,271	643,146	6,167,133	2,323,843	23,529,596
2018	8,296,180	1,905,656	912,795	523,931	5,655,129	2,130,915	19,424,605
2019	19,152,767	4,134,168	2,223,487	1,037,311	12,332,823	4,647,141	43,527,697
2020 (6 Months)	7,433,816	1,584,496	468,632	432,083	4,363,574	1,644,242	15,926,843

Township of Langley
Contracts Awarded - Over $1,000,000
For the Period Ending June 30, 2020

Schedule E

Awarded January 1, 2020 to June 30 2020

Lafarge Canada Inc FT19-205 Road Paving 2020	$	1,553,047
B&B Contracting (2012) Ltd FT20-202 Mattheson Creek Culvert Replacement	$	1,296,600

Note: In accordance with the Township Procurement Policy, contract awards greater than $1M are reported to Council in the quarterly report as presented above. These projects are all included in the 2020 budget approved by Council.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 21, 2020 - REGULAR MEETING	**REPORT:**	20-119
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000027
SUBJECT:	NON-MEDICAL CANNABIS RETAIL SALES DEVELOPMENT APPLICATIONS		

RECOMMENDATIONS:

That Council direct staff to bring forward the following rezoning applications for Council's consideration of the required rezoning bylaws and accompanying endorsement to the provincial Liquor and Cannabis Regulations Branch, on the basis that they are the only applications having been submitted by the August 31 deadline established by Council for their respective community plan areas, with respect to retail sales of non-medical cannabis:

- Murrayville: Central Langley Investments Ltd.: 200-4839 - 221 Street;
- Walnut Grove: North Langley Shopping Centers Ltd.: A401–8840 - 210 Street; and
- Willoughby: 1067418 BC Ltd.: 20826 - 72 Avenue; and further

That Council select applications, pursuant to Council Policy 07-410, from the full list of applications submitted by August 31, 2020, for the remaining communities of: Aldergrove, Carvolth, Fort Langley and Willowbrook, as outlined in this report, and direct staff to bring forward the relevant rezoning bylaws and endorsement to the provincial Liquor and Cannabis Regulations Branch.

EXECUTIVE SUMMARY:

At its meeting on July 27, 2020 Council considered the matter of retail sales of non-medical cannabis in the context of two site specific applications and passed the following resolution:

> *"That staff be directed that items G.4 and G.5 be deferred and that cannabis rezoning applications received by August 31, 2020 be presented together by area and that staff develop selection criteria that Council may use in selecting the appropriate retail outlet for each area."*

In addition to the criteria included in Council Policy 07-410 Cannabis Retail Sales (adopted by Council in March 2020 following a public input process), staff have developed additional selection criteria, as directed by Council, based on the most commonly used objective criteria utilized in other municipalities, namely: Abbotsford, Maple Ridge, New Westminster, Port Coquitlam, and the City as well as District of North Vancouver, where non-medical cannabis retail sales are presently permitted.

Staff have compiled all non-medical cannabis retail sales applications received by August 31, 2020, grouped them according to community, and included them in a criteria based tabular format in subsequent sections of this report for Council's consideration of advancing select applications. Council Policy 07-410 Cannabis Retail Sales identifies preference for stores proposing to locate in the commercial centres of each community and further that the required 200m sensitive uses buffer may be waived in consideration of stores proposing to locate in the commercial centre. A summary table of all applications included in this report is provided below.

While staff have attempted to summarize information related to each application based on defined objective factors, other pertinent information regarding the unique characteristics of each application is included as part of the report and the attached 'applicant rationale' materials for Council's consideration.

Community	Folder Number	Owner Name	Store Name	Application Date	Civic Address	Located In Commercial Centre	Located Outside of All Buffer Areas
Aldergrove	CR3	0830828 BC Ltd.	Seed and Stone	27/04/2020	A130-26426 Fraser Highway	No	No
	CR4	381282 BC Ltd.	High Five Retail	27/04/2020	3227 264 Street	No	**Yes**
	CR5	Toor Brothers Enterprises Ltd.	Mission Cannabis	28/04/2020	27276 Fraser Highway	**Yes**	No
	CR9	Friday 5PM Management Ltd	Grass Station Cannabis Co.	30/04/2020	26444 32 Avenue	No	No
	CR12	Janda Group Holdings Inc	Cheeky's Cannabis Merchants	05/05/2020	27522 Fraser Highway	No	No
	CR13	Sharma	Aldergrove Cannabis	11/05/2020	27112-27114 Fraser Highway	**Yes**	No
	CR19	PL So Enterprises Ltd.	La Fleur Cannabis	05/08/2020	27595 Fraser Hwy	No	No
	CR20	Fraser Highway Prime Investments Ltd.	Burb Cannabis Corp.	31/08/2020	3083 276 St	No	No
Fort Langley	CR7	Burg Properties Ltd.	Heat and Herb	30/04/2020	103-9103 Glover Road	**Yes**	**Yes**
	CR14	1042725 BC Ltd.	The Local Leaf Cannabis	11/05/2020	100-9084 Glover Road	**Yes**	No
	CR18	Billy Brown Investments Ltd.	Honeycomb Cannabis	21/05/2020	9273 Glover Rd	**Yes**	**Yes**
Carvolth Interchange	CR1	Visco	UEM Cannabis	21/04/2020	102-8860 201 Street	**Yes**	**Yes**
	CR8	Rieding Projects Ltd.	Cheeky's Cannabis Merchants	29/04/2020	1-20349 88 Avenue	No	**Yes**
	CR17	Willoughby Business Centre Ltd.	The Astrology Bud Store	19/05/2020	103A-8399 200 St	No	**Yes**
Murrayville	CR11	Central Langley Investments Ltd	Murrayville Cannabis	04/05/2020	200-4839 221 Street	**Yes**	No
Walnut Grove	CR16	North Langley Shopping Centre Ltd.	Muse Cannabis Store	12/05/2020	A401-8840 210 St	**Yes**	**Yes**
Willoughby	CR10	1067418 BC Ltd	Seed and Stone	04/05/2020	20826 72 Avenue	No	**Yes**
Willowbrook	CR2	Barbieri Developments Ltd.	Spirit Leaf	22/04/2020	105-20125 64 Avenue	**Yes**	**Yes**
	CR6	Valley Properties Ltd.	BC Cannabis Store	24/04/2020	6225 200 Street	**Yes**	**Yes**
	CR15	615809 BC Ltd.	The Astrology Bud Store	12/05/2020	100-19665 Willowbrook Dr	**Yes**	No

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning development applications proposing non-medical cannabis retail sales.

BACKGROUND/HISTORY:

On July 27, 2020 staff advanced Rezoning Applications RZ100621 (CR000001) and RZ100622 (CR000002), pursuant to the typical development application review process established over the years. The two (2) applications proposed to rezone properties located at 8860 – 201 Street and 20125 - 64 Avenue, to accommodate non-medical cannabis retail sales in accordance with Council Policy 07-410 Cannabis Retail Sales, adopted by Council in March 2020, following public consultation and input, were referred back to staff by Council, with the following resolution:

> *"That staff be directed that items G.4 and G.5 be deferred and that cannabis rezoning applications received by August 31, 2020 be presented together by area and that staff develop selection criteria that Council may use in selecting the appropriate retail outlet for each area."*

Council Policy 07-410, Cannabis Retail Sales, provides for select locational criteria to be considered for non-medical cannabis retail sales applications as indicated in the table below.

Consistent with Council direction, staff have researched and developed additional selection criteria based on the most commonly used objective criteria utilized in other select municipalities: Maple Ridge, Abbotsford, Port Coquitlam, New Westminster, City of North Vancouver and District of North Vancouver. Staff note that Surrey and Coquitlam do not currently have a non-medical cannabis retail sales policy.

Proposed Selection Criteria	
Existing Policy Criteria	**Additional Consideration**
200m buffer to: • Parks • Schools • Recreation Centers • Other Cannabis Stores	200m buffer to: • Group Children's Day Care • Emergency Shelter
Geographic Barriers (highway, rail, watercourse)	
One Per Community	
Commercial Zoning / Designation	
Commercial Centre location	

For Council's consideration, staff have also included (under additional criteria) information as to whether an applicant has other applications within the Township of Langley as well as information as to whether a site is within 200m (656 ft) of a neighbouring municipality.

As directed by Council, staff have compiled all non-medical cannabis retail sales applications received by August 31, 2020, grouped them according to community, and included them in a criteria based tabular format in subsequent sections of this report for Council's consideration of advancing select applications.

Finally, it should be noted that while staff have summarized information based on defined objective parameters, and technical merits of each application, other pertinent information regarding the unique characteristics of each application is included as part of the attached 'applicant rationale' materials, for Council to consider based on broader community interests and objectives. Also, while important for public certainty and transparency to comply with the provisions of the Policy, Council is not fettered by the prescribed provisions and may choose to vary such at its own sole discretion.

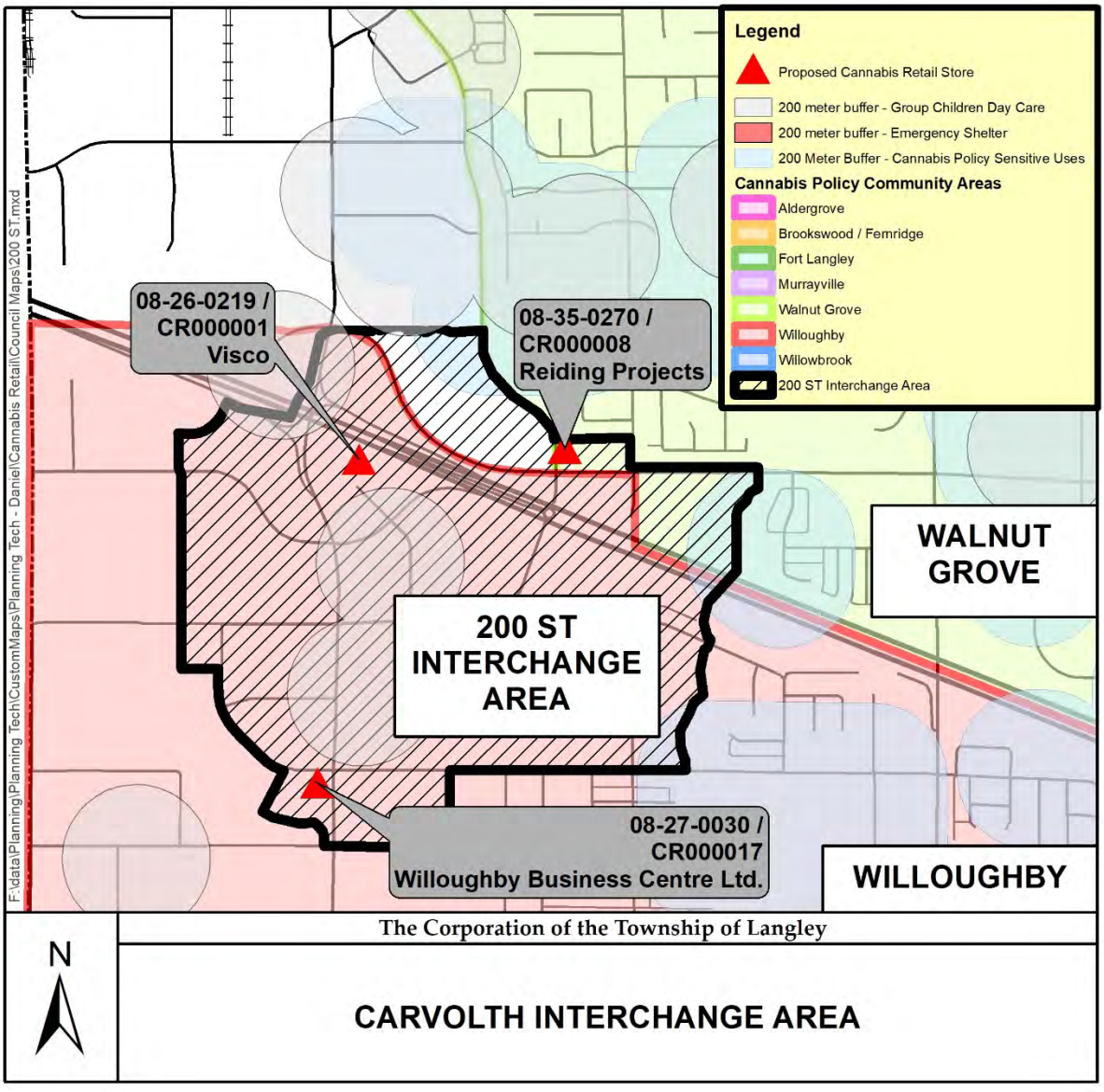
DISCUSSION / ANALYSIS:

As of August 31, 2020 staff have received twenty (20) development applications proposing to accommodate non-medical retail sales (see Attachment A). In accordance with Council direction, the applications are being presented together (grouped by community) in order for Council to further consider which application(s) to select for advancement. Applicant rationale has also been included for each application (Attachments B – U). Staff note that at the time of authoring this report there were no applications received for the Brookswood community.

All applications will ultimately be subject to the required rezoning process, pursuant to the established regulatory framework, which will include a public input opportunity as part of a public hearing process.

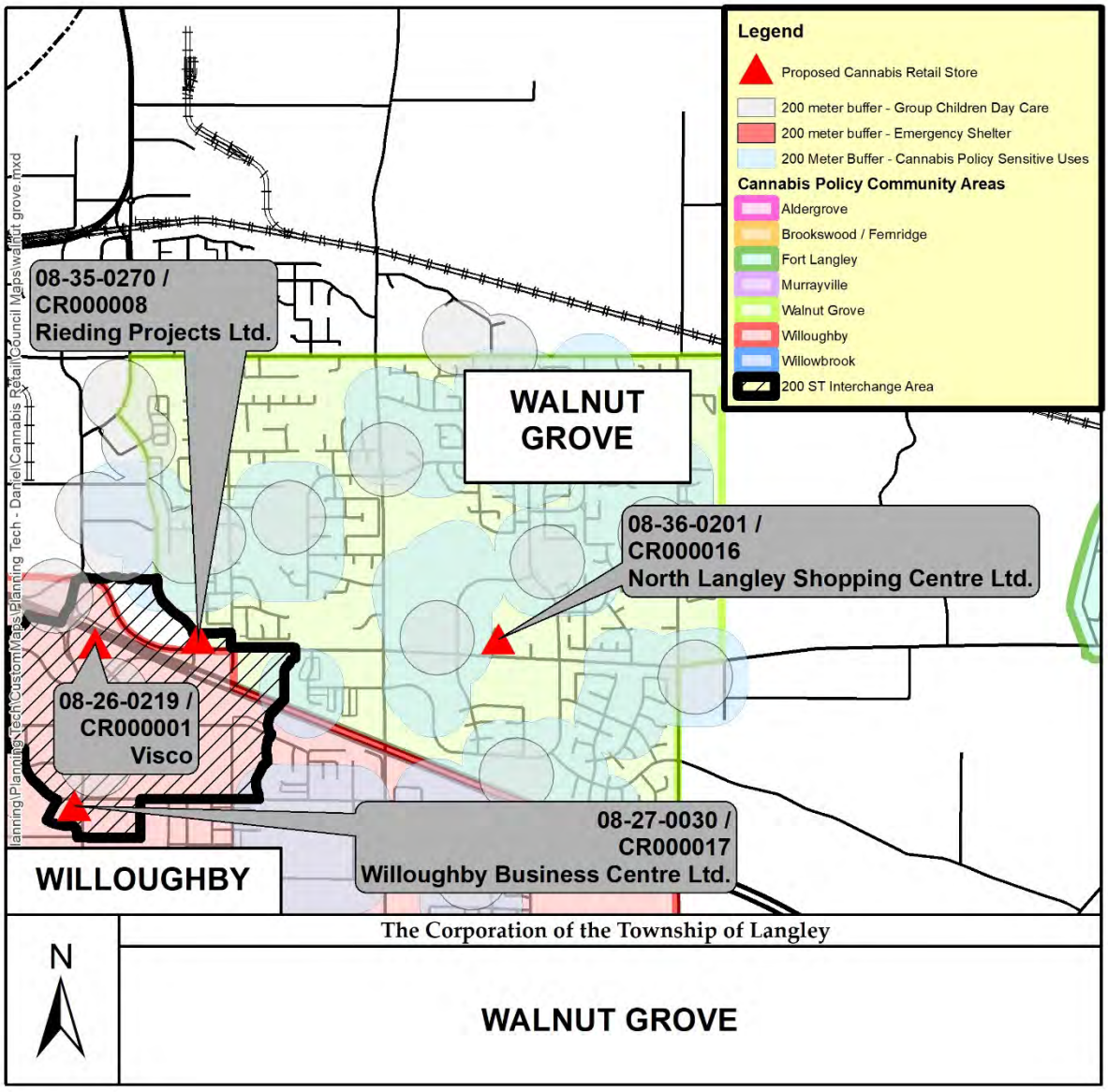
Carvolth Interchange:

Staff note that the 200 Street Interchange Area includes the Willoughby and Walnut Grove communities. Consistent with Council Policy 07-410 Cannabis Retail Sales, a store in this area may be considered in addition to a store in each of the Willoughby and Walnut Grove communities. The applications located within this area may also be considered in their respective communities.



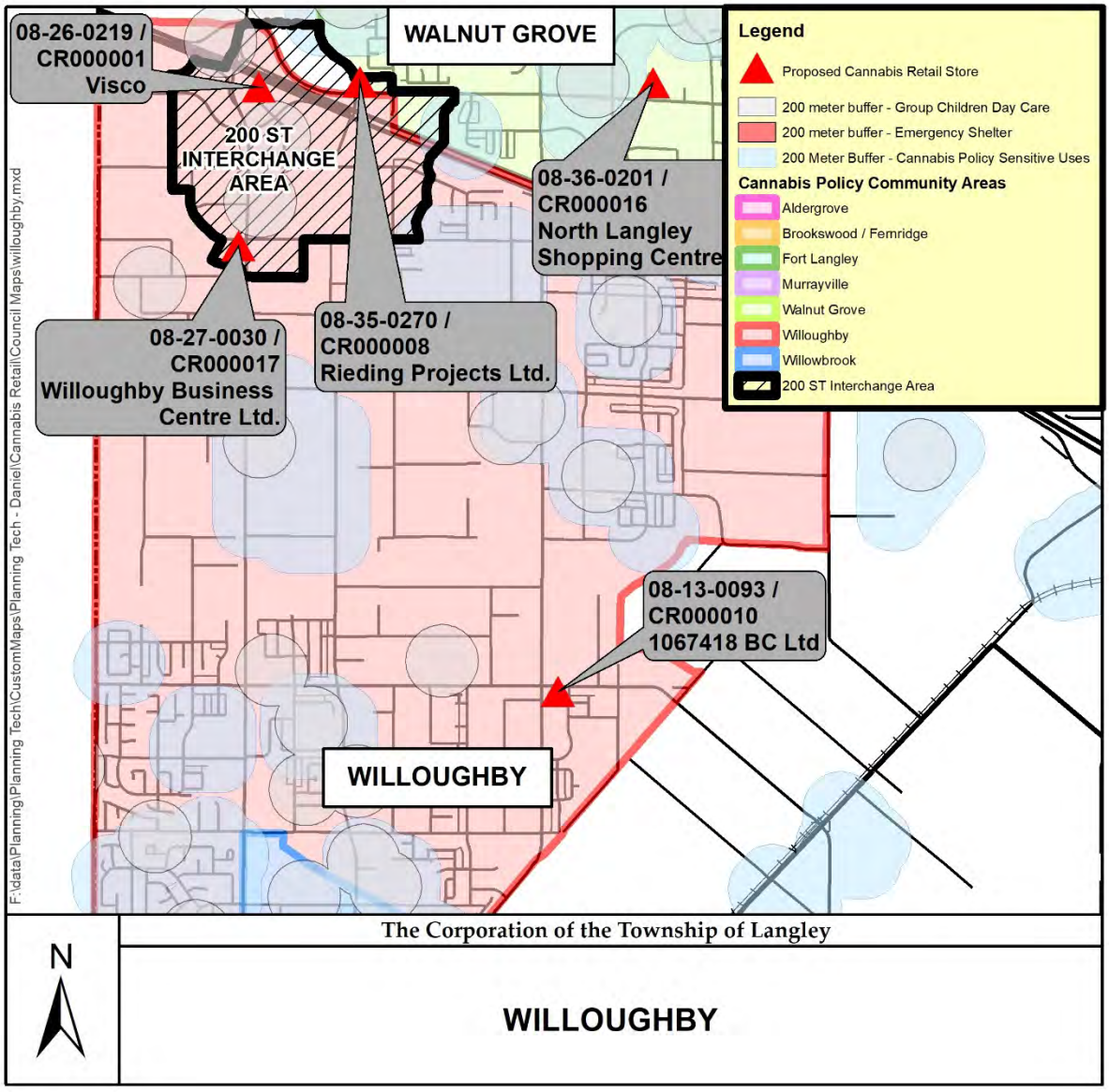
Carvolth Interchange Area				
Application:		**CR000001 / 08-26-0219**	**CR000008 / 08-35-0270**	**CR000017 / 08-27-0030**
Address		#102 8860 – 201St	#1 20349 – 88 Ave	#103A 8399 – 200 St
Property Owner		Larry Visco	Rieding Projects Ltd.	Willoughby Business Centre Ltd.
Agent		Lee Jackson	Ken Brookes	Rebecca Hardin
Applicant		L&M Business Consulting Ltd.	Springs Retail Holdings Ltd.	Berezan Hospitality Group
Store Name		UEM Cannabis	Cheeky's Cannabis Merchants	The Astrology Bud Store
Category	Criteria			
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓	✓	✓
	Commercial Centre Location	✓	✓	✓
	Commercial Designation	✓	✓	✓
	Existing Commercial Zoning	✓	✓	✓
Procedural Criteria	Parking Provision	Req: 78 Prov: 79	Req: 121 Prov: 123	Req: 105 Prov: 117
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓	✓	✓
	Not within 200m Buffer Emergency Shelter	✓	✓	✓
	Additional Cannabis Endorsement Applications	NA	13-20-0148 / CR000012 / Aldergrove	08-10-0058 / CR000015 / Willowbrook
	Not located within 200m of municipal border	✓	✓	✓
Total Checkmarks		7 / 7	7 / 7	7 / 7

Walnut Grove:



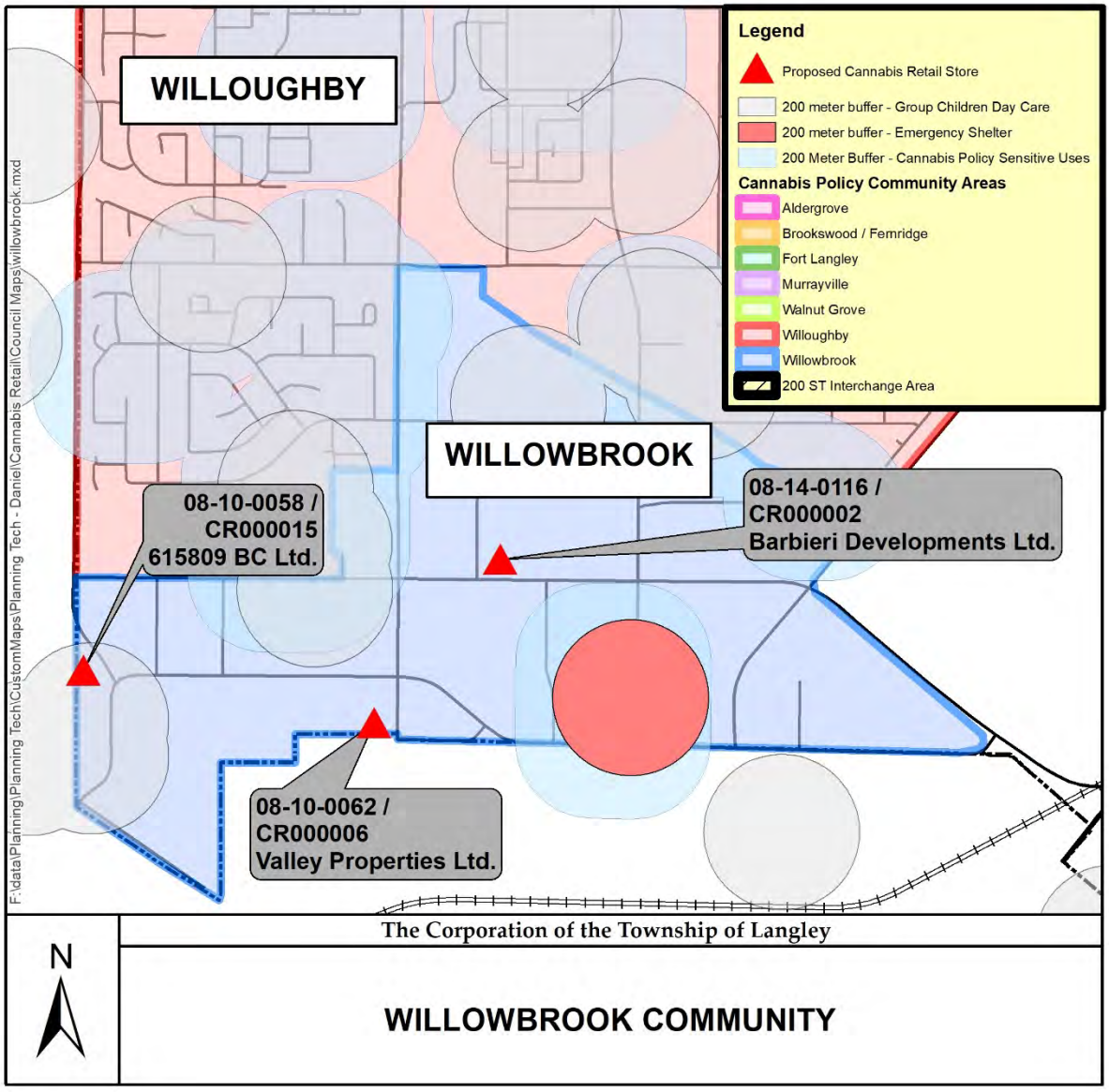
Walnut Grove Community		
Application:		**CR000016 / 08-36-0201**
Address		#A401 – 8840 – 210 St
Property Owner		North Langley Shopping Centre Ltd.
Agent		Rebecca Hardin
Applicant		Thrive Liquor and Cannabis Inc.
Store Name		Muse Cannabis Store
Category	**Criteria**	
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓
	Commercial Centre Location	✓
	Commercial Designation	✓
	Existing Commercial Zoning	✓
Procedural Criteria	Parking Provision	Req: 307 Prov: 314
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓
	Not within 200m Buffer Emergency Shelter	✓
	Additional Cannabis Endorsement Applications	N/A
	Not located within 200m of municipal border	✓
Total Checkmarks		7 / 7

Willoughby:


08-26-0219 / CR000001 Visco
WALNUT GROVE
200 ST INTERCHANGE AREA
08-36-0201 / CR000016 North Langley Shopping Centre
08-27-0030 / CR000017 Willoughby Business Centre Ltd.
08-35-0270 / CR000008 Rieding Projects Ltd.
08-13-0093 / CR000010 1067418 BC Ltd
WILLOUGHBY
Legend
Proposed Cannabis Retail Store
200 meter buffer - Group Children Day Care
200 meter buffer - Emergency Shelter
200 Meter Buffer - Cannabis Policy Sensitive Uses
Cannabis Policy Community Areas
Aldergrove
Brookswood / Fernridge
Fort Langley
Murrayville
Walnut Grove
Willoughby
Willowbrook
200 ST Interchange Area
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The Corporation of the Township of Langley
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WILLOUGHBY

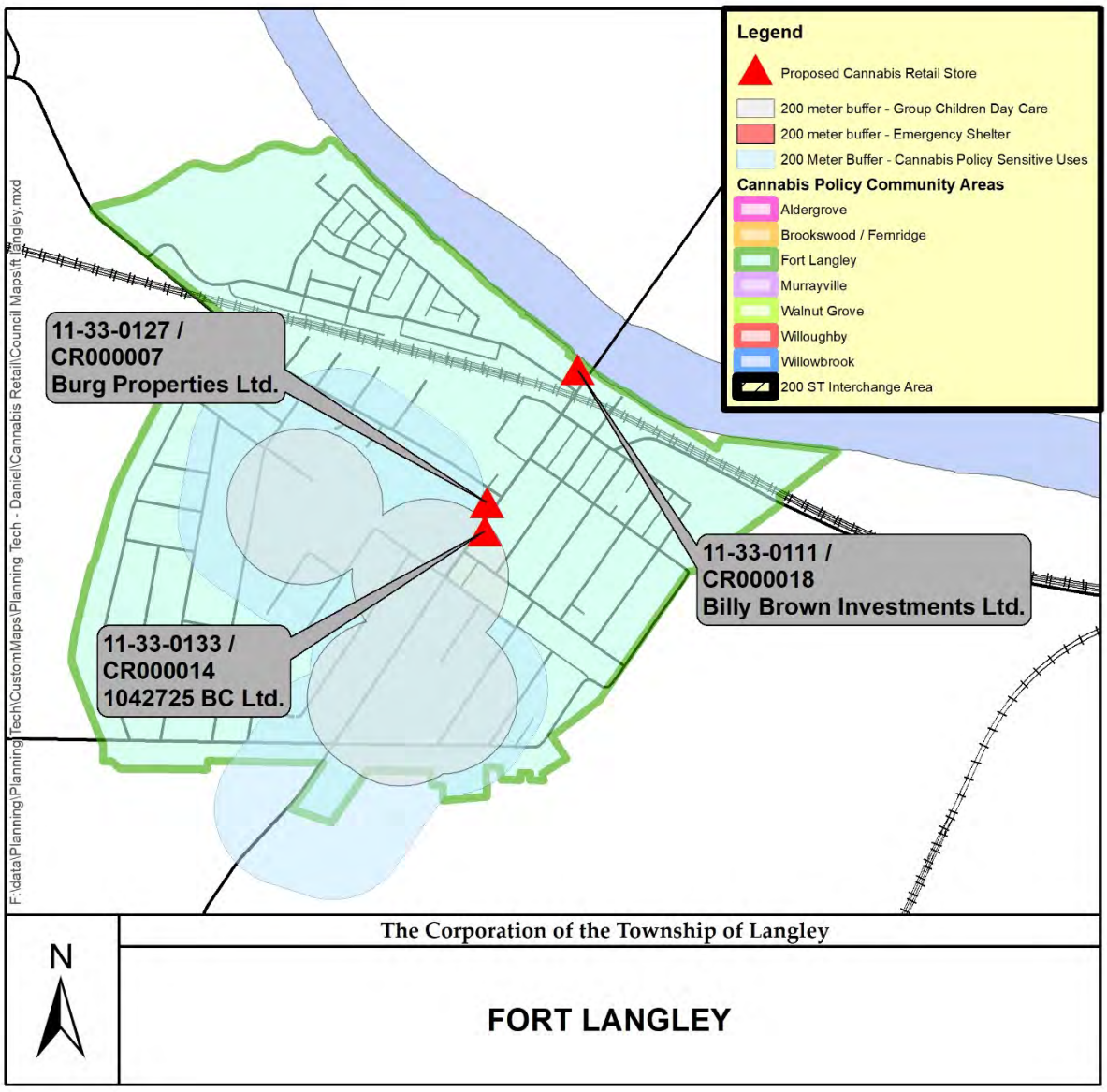
Willoughby Community		
Application:		**CR000010 / 08-13-0093**
Address		#105 20826 – 72 Ave
Property Owner		1067418 BC Ltd.
Agent		Vikram Sachdeva
Applicant		1186354 BC Ltd.
Store Name		Seed and Stone
Category	**Criteria**	
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓
	Commercial Centre Location	
	Commercial Designation	✓
	Existing Commercial Zoning	✓
Procedural Criteria	Parking Provision	Req: 60 Prov: 61
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓
	Not within 200m Buffer Emergency Shelter	✓
	Additional Cannabis Endorsement Applications	13-19-0250 / CR000003 / Aldergrove
	Not located within 200m of municipal border	✓
Total Checkmarks		6 / 7

Willowbrook:



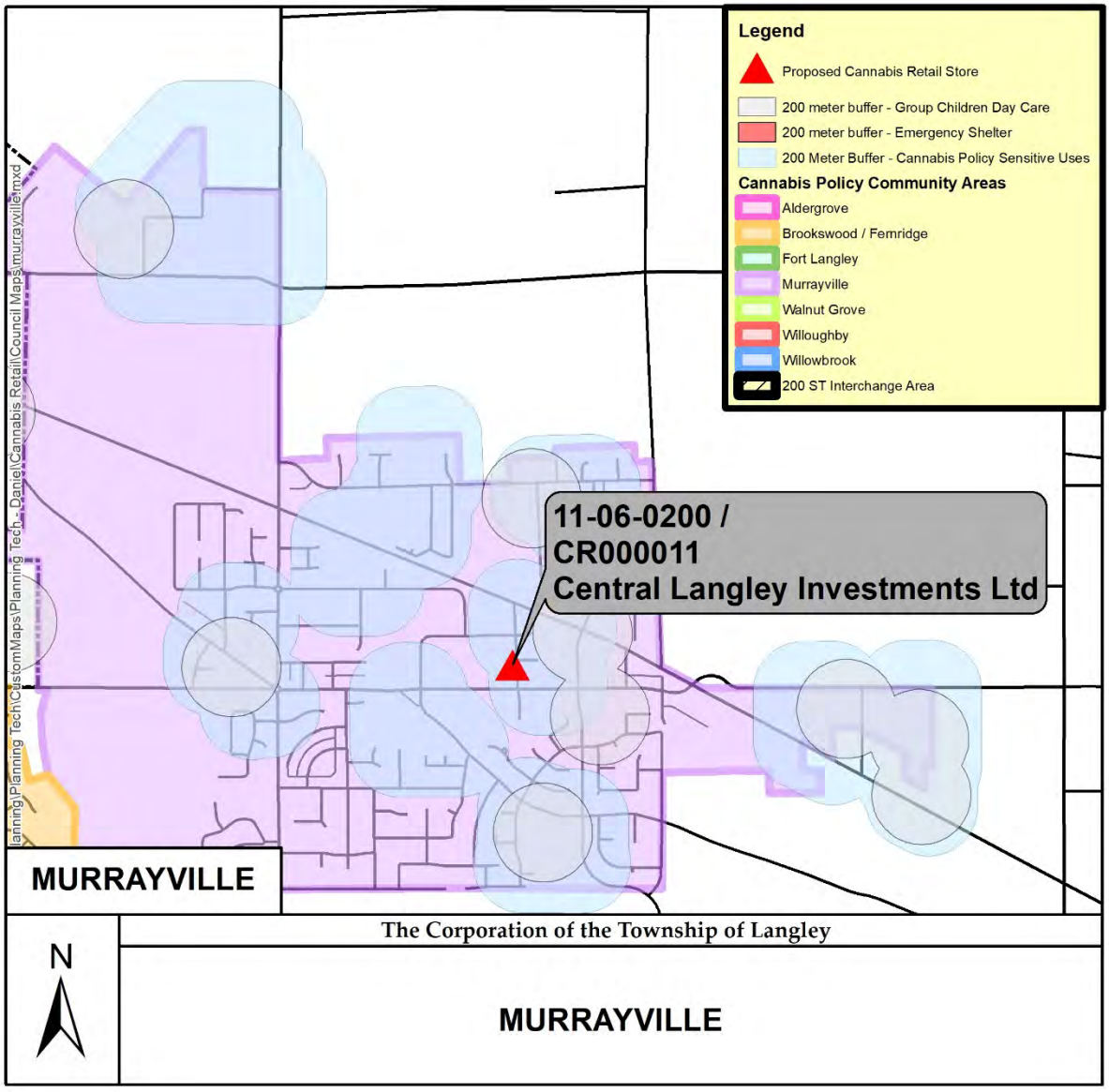
Application		Willowbrook Community CR000002 / 08-14-0116	CR000006 / 08-10-0062	CR000015 / 08-10-0058
Address		#105 – 20125 – 64 Ave	6225 – 200 Street	#100 -19665 Willowbrook Dr.
Property Owner		Barbieri Developments Ltd.	1067418 BC Ltd.	615809 BC Ltd.
Agent		Jeff Sweetnam	Ryan McKoewan	Rebecca Hardin
Applicant		1151761 BC Ltd	BC Liquor Distribution Branch	Berezan Hospitality Group
Store Name		Spirit Leaf	BC Cannabis Store	The Astrology Bud Store
Category	**Criteria**			
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓	✓	✓
	Commercial Centre Location	✓	✓	✓
	Commercial Designation	✓	✓	✓
	Existing Commercial Zoning	✓	✓	✓
Procedural Criteria	Parking Provision	Req: 64 Prov: 82	Req: 393 Prov: 426	Req: 81 Prov: 82
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓	✓	
	Not within 200m Buffer Emergency Shelter	✓	✓	✓
	Additional Cannabis Endorsement Applications	N/A	NA	08-27-0030 / CR0000017 / Willoughby / 200 St Interchange
	Not located within 200m of municipal border	✓	✓	
Total Checkmarks		7 / 7	7 / 7	5 / 7

Fort Langley:



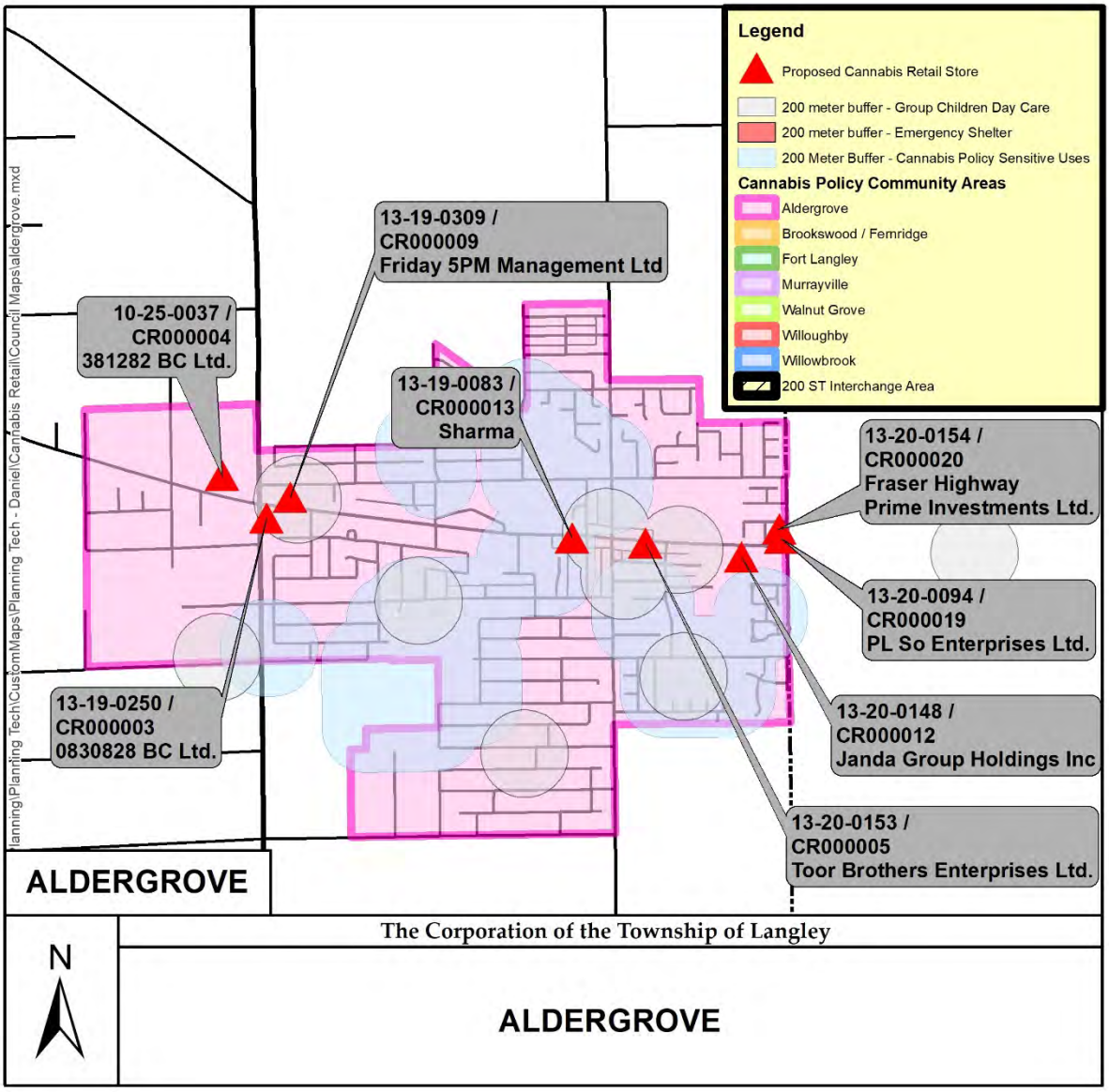
Fort Langley Community				
Application		**CR000007 / 11-33-0127**	**CR000014 / 11-33-0133**	**CR000018 / 11-33-0111**
Address		#103 9103 Glover Rd	#100 9084 Glover Rd	9273 Glover Rd
Property Owner		Burg Properties Ltd.	1042725 BC Ltd.	Billy Brown Investments Ltd.
Agent		Jason Hineman	Suthakaran Nadarajah	Rebecca Hardin
Applicant		1135648 BC Ltd.	Kansas Enterprises Ltd.	Billy Brown Investments Ltd.
Store Name		Heat and Herb	The Local Leaf Cannabis	Honeycomb Cannabis
Category	**Criteria**			
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓	✓	✓
	Commercial Centre Location	✓	✓	✓
	Commercial Designation	✓	✓	✓
	Existing Commercial Zoning	✓	✓	✓
Procedural Criteria	Parking Provision	Req: 16 Prov: 19	Req: 33 Prov: 37	Req: 26 Prov: 42
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓		✓
	Not within 200m Buffer Emergency Shelter	✓	✓	✓
	Additional Cannabis Endorsement Applications	N/A	N/A	N/A
	Not located within 200m of municipal border	✓	✓	✓
Total Checkmarks		7 / 7	6 / 7	7 / 7

Murrayville:



Murrayville Community Application		CR000011 / 11-06-0200
Address		#200 – 4839 – 221 St
Property Owner		Central Langley Investments Ltd.
Agent		Michael Thompson
Applicant		0510711 BC Ltd.
Store Name		Murrayville Cannabis
Category	**Criteria**	
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	
	Commercial Centre Location	✓
	Commercial Designation	✓
	Existing Commercial Zoning	✓
Procedural Criteria	Parking Provision	Req: 78 Prov: 79
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre	✓
	Not within 200m Buffer Emergency Shelter	✓
	Additional Cannabis Endorsement Applications	N/A
	Not located within 200m of municipal border	✓
Total Checkmarks		6 / 7

Aldergrove:


Legend
Proposed Cannabis Retail Store
200 meter buffer - Group Children Day Care
200 meter buffer - Emergency Shelter
200 Meter Buffer - Cannabis Policy Sensitive Uses
Cannabis Policy Community Areas
Aldergrove
Brookswood / Fernridge
Fort Langley
Murrayville
Walnut Grove
Willoughby
Willowbrook
200 ST Interchange Area
13-19-0309 / CR000009 Friday 5PM Management Ltd
10-25-0037 / CR000004 381282 BC Ltd.
13-19-0083 / CR000013 Sharma
13-20-0154 / CR000020 Fraser Highway Prime Investments Ltd.
13-20-0094 / CR000019 PL So Enterprises Ltd.
13-19-0250 / CR000003 0830828 BC Ltd.
13-20-0148 / CR000012 Janda Group Holdings Inc
13-20-0153 / CR000005 Toor Brothers Enterprises Ltd.
ALDERGROVE
The Corporation of the Township of Langley
N
ALDERGROVE

Aldergrove Community									
Application		**CR000003 / 13-19-0250**	**CR000004 / 10-25-0037**	**CR000005 / 13-20-0153**	**CR000009 / 13-19-0309**	**CR0000012 / 13-20-0148**	**CR000013 / 13-19-0083**	**CR000019 / 13-20-0094**	**CR000020 / 13-20-0154**
Address		#A130 – 26426 Fraser Hwy	3227 264 St	27276 Fraser Hwy	26444 32 Ave	27522 Fraser Hwy	27114 Fraser Hwy	27595 Fraser Hwy	3083 276 St
Property Owner		0830828 BC Ltd.	381282 BC Ltd.	Toor Brothers Enterprises Ltd.	Friday 5PM Management Ltd.	Janda Group Holdings Inc.	Sharma	P&L So Enterprises Ltd.	Fraser Highway Prime Investments
Agent		Vikram Sachdeva	Raji Buttar	Rick Toor	Jeff Paul	Ken Brooks	Rebecca Hardin	Ken Johnson	Steve Dowsley
Applicant		1186354 BC Ltd.	High Five Retail	1181168 BC Ltd.	Friday 5 PM Management Ltd.	Springs Retail Holdings Ltd.	Thrive Liquor and Cannabis Inc.	La Fleur Holdings Ltd.	Burb Cannabis Corp
Store Name		Seed and Stone	High Five Retail	Mission Cannabis	Grass Station Cannabis Co.	Cheeky's Cannabis Merchants	Aldergrove Cannabis	La Fleur Cannabis	Burb Cannabis Corp
Category	**Criteria**								
Existing TOL Policy Criteria	Not Within Sensitive Uses 200m Buffer (Park, School, Recreation Centre, Other Cannabis Store, Geographic barriers (highway, rail, watercourse))	✓	✓	✓	✓	✓		✓	✓

Application		Aldergrove Community							
		CR000003 / 13-19-0250	**CR000004 / 10-25-0037**	**CR000005 / 13-20-0153**	**CR000009 / 13-19-0309**	**CR0000012 / 13-20-0148**	**CR000013 / 13-19-0083**	**CR000019 / 13-20-0094**	**CR000020 / 13-20-0154**
	Commercial Centre Location			✓			✓		
	Commercial Designation	✓	✓	✓	✓	✓	✓	✓	✓
	Existing Commercial Zoning	✓	✓	✓	✓	✓	✓	✓	✓
Procedural Criteria	Parking Provision	Req: 53 Prov: 53	Req: 196 Prov: 230	Req: 10 Prov: 12	Req: 67 Prov: 73	Req: 111 Prov: 132	Req: 20 Prov: 21	Req: TBD Prov: 32	Req: TBD Prov: TBD
Additional Criteria	Not within 200m Buffer of Group Children's Day Care Centre		✓			✓		✓	✓
	Not within 200m Buffer Emergency Shelter	✓	✓	✓	✓	✓	✓	✓	✓
	Additional Cannabis Endorsement Applications	CR000010 / 08-13-0093 / Willoughby	N/A	N/A	N/A	CR000008 / 08-35-0270 / Walnut Grove / 200 St Interchange	N/A	N/A	N/A
	Not located within 200m of municipal border	✓	✓	✓	✓		✓		
Total Checkmarks		5 / 7	6 / 7	6 / 7	5 / 7	5 / 7	5 / 7	5 / 7	5 / 7

POLICY CONSIDERATIONS:

The issuance of Cannabis Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to endorse or not endorse applications for non-medical cannabis retail sales.

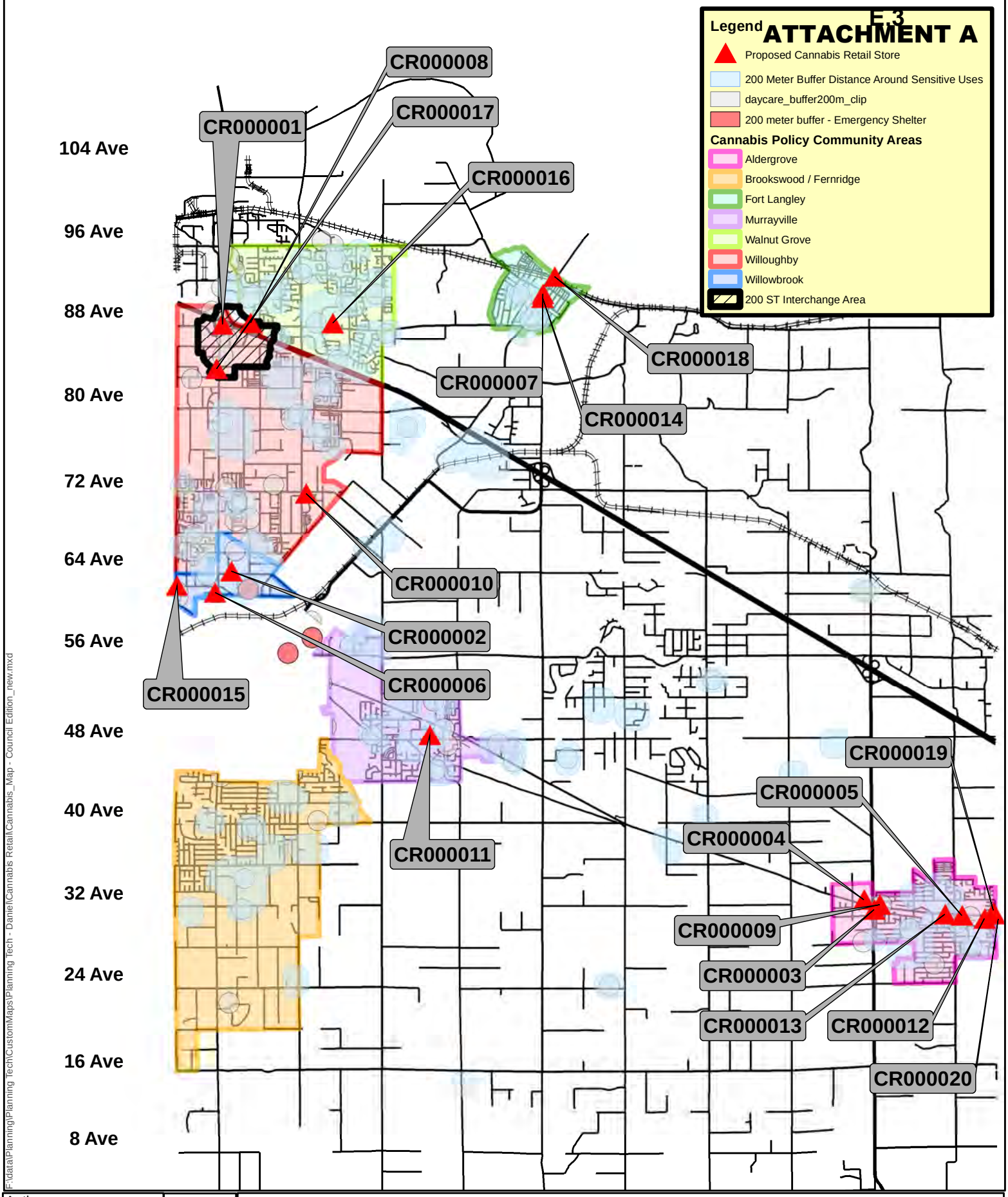
Should Council choose to proceed with any of the above development applications, a resolution to endorse the provincial licence application will also be required at time of final reading of the accompanying rezoning bylaw. Should Council choose not to endorse the applications, it will be terminated by the Liquor and Cannabis Regulation Branch.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Map of Cannabis Retail Sales Applications Received By August 31/20
ATTACHMENT B	Applicant Rationale – TOL Project 08-26-0219 / CR000001
ATTACHMENT C	Applicant Rationale – TOL Project 08-14-0116 / CR000002
ATTACHMENT D	Applicant Rationale – TOL Project 13-19-0250 / CR000003
ATTACHMENT E	Applicant Rationale – TOL Project 10-25-0037 / CR000004
ATTACHMENT F	Applicant Rationale – TOL Project 13-20-0153 / CR000005
ATTACHMENT G	Applicant Rationale – TOL Project 08-10-0062 / CR000006
ATTACHMENT H	Applicant Rationale – TOL Project 11-33-0127 / CR000007
ATTACHMENT I	Applicant Rationale – TOL Project 08-35-0270 / CR000008
ATTACHMENT J	Applicant Rationale – TOL Project 13-19-0309 / CR000009
ATTACHMENT K	Applicant Rationale – TOL Project 08-13-0093 / CR000010
ATTACHMENT L	Applicant Rationale – TOL Project 11-06-0200 / CR000011
ATTACHMENT M	Applicant Rationale – TOL Project 13-20-0148 / CR000012
ATTACHMENT N	Applicant Rationale – TOL Project 13-19-0083 / CR000013
ATTACHMENT O	Applicant Rationale – TOL Project 11-33-0133 / CR000014
ATTACHMENT P	Applicant Rationale – TOL Project 08-10-0058 / CR000015
ATTACHMENT Q	Applicant Rationale – TOL Project 08-36-0201 / CR000016
ATTACHMENT R	Applicant Rationale – TOL Project 08-27-0030 / CR000017
ATTACHMENT S	Applicant Rationale – TOL Project 11-33-0111 / CR000018
ATTACHMENT T	Applicant Rationale – TOL Project 13-20-0094 / CR000019
ATTACHMENT U	Applicant Rationale – TOL Project 13-20-0154 / CR000020

ATTACHMENT A



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Author: DG	N	The Corporation of the Township of Langley
Date: Sep 08, 2020		CANNABIS RETAIL APPLICATIONS RECEIVED BY AUGUST 31, 2020
Scale: N.T.S		The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

UEMCannabis; Letter of intent

To Whom It May Concern:

We are UEMCannabis a company that was established in January 2012. We have three owners, Lee Jackson, my wife Carli Jackson and my father in law Michael Young. We are a small family company that cares about community.
We all live in and are raising our families in Langley. With having school aged children and family in the Langley community this makes the safety and values of the community of Langley extremely important to us.

We currently have two legal, licensed retail dispensary locations. One located in Vancouver BC and one in Victoria BC. Both our store names are UEMCannabis, our purposed legal retail commercial location in Langley would also be called UEMCannabis. The purposed location would be at #102-8860 201st. We would employ approximately 13 employees.

Our purposed location is located off highway 1. We are far from residential neighbors and schools,

which we feel would make it an ideal fit for minimal residential impact.

We thank you for your consideration and review of our application.

Sincerely
Lee Jackson
Owner and operator
UEMCannabis
(c)778-689-9562

To Whom it May Concern,

I'm writing to let you know of our intent to open a cannabis retail store at 105-20125 64th Ave, Langley BC V2Y1M9. This store will provide 10-12 fulltime and 2-4 part time living wage jobs in accordance with the guidelines set by the Living Wage for Families Campaign (www.livingwageforfamilies.ca). Spiritleaf is the largest Retail Cannabis chain in Canada and I operate a location in Maple Ridge. We were chosen in Maple Ridge over the provincial government due to our community service programs, we currently support the local food bank, a local women's shelter and an animal rescue monthly along with making a portion of our profits available through the Spiritfund to any charity in the area or the city for local projects.

Spiritleaf values an inclusionary approach to the recreational cannabis retail experience: its stores will offer an impressive selection of products, knowledgeable staff and an atmosphere that is true to the cannabis community yet resonates with the everyday consumer. Customers will receive exemplary customer service and be offered curated, lab-tested, quality products that are sourced from licensed producers. The company wants to let creativity flourish, share experiences and perspectives, enjoy life, and have fun.

Spirit Leaf Inc. is the first and only Canadian cannabis company to be granted membership into the Canadian Franchise Association ("CFA"). The CFA is the recognized authority on franchising in Canada as the association encourages and promotes excellence in Canadian franchises, ensuring that each member abides by the CFA's Code of Ethics relating to policies, standards, practices, and general course of conduct.

The Spiritleaf concept is not offered anywhere else in the country. No other specialized cannabis dispensary offers its diversity, product range and corporate culture. Spiritleaf is embarked on a journey to change the way Canadians look at cannabis and introduce new attitudes through education, culture, experience, integrity, creativity, integrity, and fun.

Spiritleaf will comply with all regulatory requirements related to responsible cannabis consumption and is developing consumer education and programs related but not limited to:

- The dangers of driving after consuming cannabis
- Education and awareness strategies
- Youth deterrence to cannabis
- Corporate social responsibility
- Harm-mitigation initiatives

The company takes the social responsibility role very seriously and I hope this is of benefit to our application.

Regards,

Jeff Sweetnam - Owner

To Mayor and Council:

I am writing this letter to introduce myself Vikram Sachdeva (A License Holder from the LCRB) with support and future partnership with the Songhees first Nations as an applicant for a retail cannabis store located at A130-26426 Fraser Hyw. , Langley, V3A 8M6.

Vikrams Bio:

Having the responsibility 0f being the President/ Applicant of Seed and Stone a licensed Cannabis store, now operating in the community of Chilliwack since Feb 2020. I have spearheaded the growth of the Seed and Stone brand across BC with integration into communities like Langley by keeping the well being and community engagement at the forefront of our company goals.

I am an entrepreneur that has been in the retail business for the past 20 years. I own and operate three Subway franchises in the Lower mainland and have been an integral part of the community. my three locations are:

1. Subway Salish Plaza. (Since 2001)
2. Subway Lickman rd. (Since 2007)
3. Subway Evans rd. (since 2011)

The Subway stores employ approximately 28 employees. We have been providing great product and customer service to the local community for the past 18 years.

As a member of the community we have always supported the city of Chilliwack and are willing and motivated to show the same commitment to the community of (TOL) - Aldergrove. Some examples of our community engagement are:

1. Every year we donate to the Dry grad celebration for the Chilliwack school board schools.
2. We are active sponsors of the Chilliwack chiefs and have sponsored numerous sporting events in Chilliwack.
3. We have donated to organizations like Ruth and Niaomies and other charity events.
4. We sponsor the operation red nose every year to promote safe driving.
5. Work with local WorkBC office for employment and recruitment within the community.
6. I am a member of the Chilliwack Chamber of Commerce.

I previously worked with the BCLDB (BC Liquor distribution branch) at the retail level for approximately 7 years from 2000-2007. This experience was valuable for me to understand the framework of working with a regulated product and the balance between private industry and public safety.

You might ask why the location on Fraser H is good for Cannabis retail.

1. We have leased the location and the landlord is supportive.
2. We have a store that is licensed and is operating in Chilliwack, BC with all municipal and provincial licensing.
3. We strategically picked this location to match the requirements and zones set by the township of Langley.
4. We have support of residents that either work in the area or visit that part of Fort st.
5. I will be connecting with the neighboring business of this application and look forward to addressing any concerns they may have.

Langley is a community that is progressive. With my proven track record of retail experience which includes of NO violations of any kind whether it is related to running a food service business or city bylaws. I believe We are the right operators with the right experience to help township of Langley be a leader in establishing a well-run, compliant chain of cannabis retail stores.

If you have any questions or queries, please feel free to contact me at (778) 895-7192 or e-mail me at Vikrams@seedandstone.com

Regards

Vikram Sachdeva
Entrepreneur

Re: Letter of Intent

High5 Retail is a community minded cannabis retail brand that provides high quality cannabis to customers with service they can trust. High5 currently has two provincially licensed stores operating on Vancouver Island; one in Duncan, and the other in Victoria.

We are proposing our third location at #5- 3227 264th street, Aldergrove. High5 has secured the location and the LCRB application was submitted on April 26th, 2020. The premises is well-positioned according to local and provincial bylaws, and will have a comfortable, tailored local feel of the community the store is in.

Our team of advisors have decades of experience in the cannabis industry and will develop strong relationships and many strategic partnerships extending into all areas of the Cannabis Industry. High5 Retail understands the potential impact the legalization of Cannabis may have on local services and municipal government functions including: policing, public health, and bylaw enforcement. With the law enforcement experience of leadership and its advisors, High5 Retail expects to actively participate and have input in any regulatory framework developments for recreational cannabis sales at the municipal level.

Social responsibility plays a key role in the strategic vision of High5. High5 takes a proactive approach and will work with the School District, Township of Langley, RCMP and community agencies to fulfill its civic duties.

High5 will make it a priority to ensure the operation of the retail store is in compliance with the Regulatory Framework and all Township of Langley bylaws. High5 will also focus on consumer education, harm reduction measures regarding public health, and security, while simultaneously engaging with stakeholders (*e.g.,* local law enforcement and addiction services).

High5 expects to have approximately 12 full-time/part-time staff. All employees will be hired from within the Lower Mainland. All staff at High5 retail will be required to complete a mandatory training course that the provincial government will offer as well as obtain a security verification from the province.

With an offer to lease in place, security plans ready to deploy and the interior designs complete, High5 Retail can be ready to open within 30 days of conditional approved by the Province. It will be an honour to receive this recommendation from the Township of Langley.

Thank you,

High5 Retail



HIGH5 RETAIL

EST. 2019

HIGH5

RETAIL

ATTACHMENT F
13-20-0153 / CR5

LETTER OF INTENT

April 25, 2020

To: Township of Langley

Description of Operation: RETAIL CANNABIS

Hours of Operation: 10am – 10pm and are within accordance to provincial guidelines

Name of Operator: 1181168 BC LTD dba Mission Cannabis

Number of Staff: Total number of staff will be 6 – 8. Will usually have 2 staff on at all times.

Names of Staff and Associated Accreditation/certification: Staff TBD, but all will read and understand the Cannabis Retail Store Terms and Conditions. All will go thru Security Screening and worker qualification that will be verified. Staff will be trained and very knowledgeable in recognizing anyone under the age of 19, they will always ask for 2 pieces of ID as Liquor store operators do so. Instead of Industry norm of ID UNDER 25, we will be very strict as we are with our Liquor Stores ID UNDER 30.

Crime Prevention/Minor Prevention Strategy: We will be installing a monitor right above the tills so our staff can keep an eye out for any minors trying to bootleg infront or behind the building. We will also use this to keep an eye out for anyone consuming cannabis on the property. We will keep 2 staff on at all times so the 2nd person can monitor this and patrol the parking lot or front sidewalk. NO MINORS ALLOWED INSIDE THE STORE AT ALL, even if accompanied by a parent. We will be installing a Security Vestibule giving us an option to install a buzzard on 2nd entrance door so we can verify ID through the glass before allowing the customer in the store. We are also showing a 2nd entrance for the store, this will only be used at very busy times.

Parking and Loading Strategy: Delivery truck will park in back lane and deliveries will be accepted thru our loading zone (double doors in rear). Delivery will be max once a week. There are 2 types of delivery vehicles depending on the size of your order; we expect to get the 3-5 tonne size delivery vehicles for our orders.

Proximity to Sensitive Zones:

We are outside the buffers of any sensitive uses and also within the commercial centre.

MISSION CANNABIS

BUSINESS PLAN

MISSION CANNABIS

BUSINESS OVERVIEW

Description of Operation:
RETAIL CANNABIS

Hours of Operation:
10am - 10pm
(within accordance to provincial guidelines)

Name of Operator:
Naveen (Rick) Toor of 1181168 B.C. Ltd.

MISSION CANNABIS

STAFF

At Mission Cannabis, the majority of the shifts will have at least 2 staff members on at all times. All staff members will go through a Security Screening Check and a worker qualification review that will be verified as required by the LCRB.

IDENTIFICATION

Staff will be trained and knowledgeable in recognizing anyone under the age of 19; they will always ask for 2 pieces of ID as liquor store operators do, and will do so to anyone that looks under the age of 25 as per accordance to the LCRB.

With our extensive experience operating 5 different liquor stores in the Fraser Valley including one in Mission with a second one opening soon; We demand that our staff ID's anyone that looks under the age of 30.

SECURITY

We will install security gates on windows and doors to prevent break ins. The store will also be equipped with alarm and high def cameras.

In the public sales floor area, customers can only physically see approximately One Hundred Dollars worth of cannabis (assuming we have 20 different strains); All product will be kept in locked non transparent display cases BEHIND the till and/or in a secure storage room safe.

As we do with all of our liquor stores, we will have a security monitor above our cash register so our staff can easily recognize anyone attempting to bootleg as well as having cameras showing the exterior of the store to keep an eye out for bootlegging/sales to minors.

MISSION CANNABIS

HOW ARE WE GOING TO PREVENT MINORS FROM HANGING OUT OUTSIDE OF MISSION CANNABIS?

There is no reason why kids would hang out or congregate in front of the proposed location because there are no neighbouring businesses that cater to minors and from our observations of traffic in the mall, minors hanging out in the mall parking lot area in general does not seem to be a problem.

We will have two staff members on site with security monitors giving us a view of the parking lot so we will be monitoring at all times and will put measures in place if it becomes a problem.

There will be a security vestibule inside the store similar to a jewelry shop - if client looks of age they will be let in, to then be ID'd if client looks under the age of 30

MISSION CANNABIS

FLOORPLAN

N

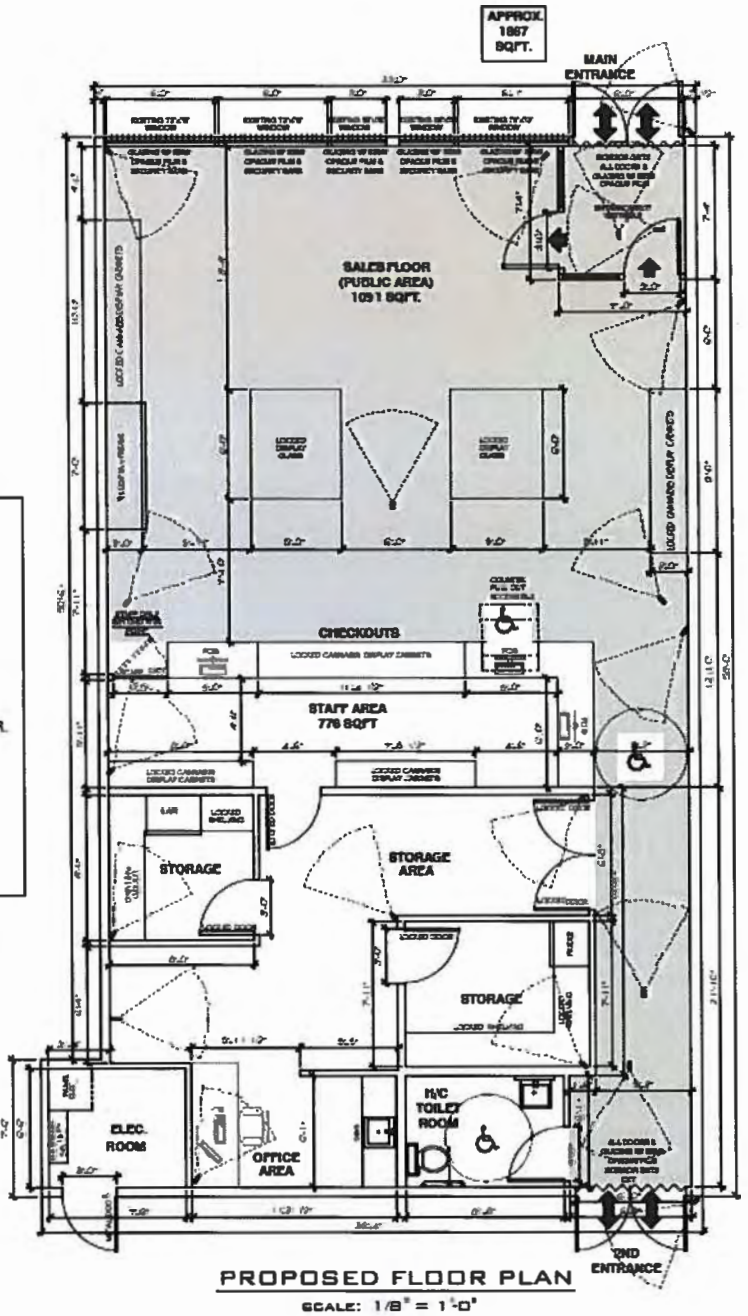
MISSION CANNABIS
27276 FRASER HIGHWAY
ALDERGROVE, BC
V4W 3P8

NOTES:
- NOTICES AT COUNTERS, FRONT DOOR & POSTERS
- WE ID UNDER 30
- DON'T SMOKE & DRIVE
- DON'T DRIVE HIGH

- SECURITY CAMERAS WITH ZERO BLIND SPOTS
- SECURITY BARS ON ENTRANCE AND EXTERIOR GLAZING
- FULL ACCESSIBILITY IN STORE
- PUBLIC AREA HATCHED

CAMERA EQUIPMENT
- HIKVISION 16" 4K CAPABLE 4TB HARD DRIVE NETWORK VIDEO RECORDER
- 10 HIKVISION 4MP 1080P VANDAL DOME 4MM NETWORK VIDEO CAMERA

CAMERA



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

MISSION CANNABIS

HOW WE CONTRIBUTE TO OUR COMMUNITY

We give back to our community by donating to the following charities yearly for the past 5 plus years (personally and through our businesses) to name a few:

JDRF (Juvenile Diabetes Research Foundation)
Heart and Stroke Foundation
Hockey / Sport Teams
Local Charities that work with youth at risk and homelessness within the Municipality like Community Services

During the COVID-19 Crisis we have donated money to help with a donation to go towards the shortage of food at the food centre (Mission Community Services)as well as a donation to the Mission Hospice Society (See attached letter) and Mission, Abbotsford, & Chilliwack Hospitals through the Fraser Valley Health Care Foundation; we will continue to support local charities through our liquor stores: The Junction Liquor Store and Cedar Valley Liquor Store as well as Mission Cannabis and also myself as a Realtor.

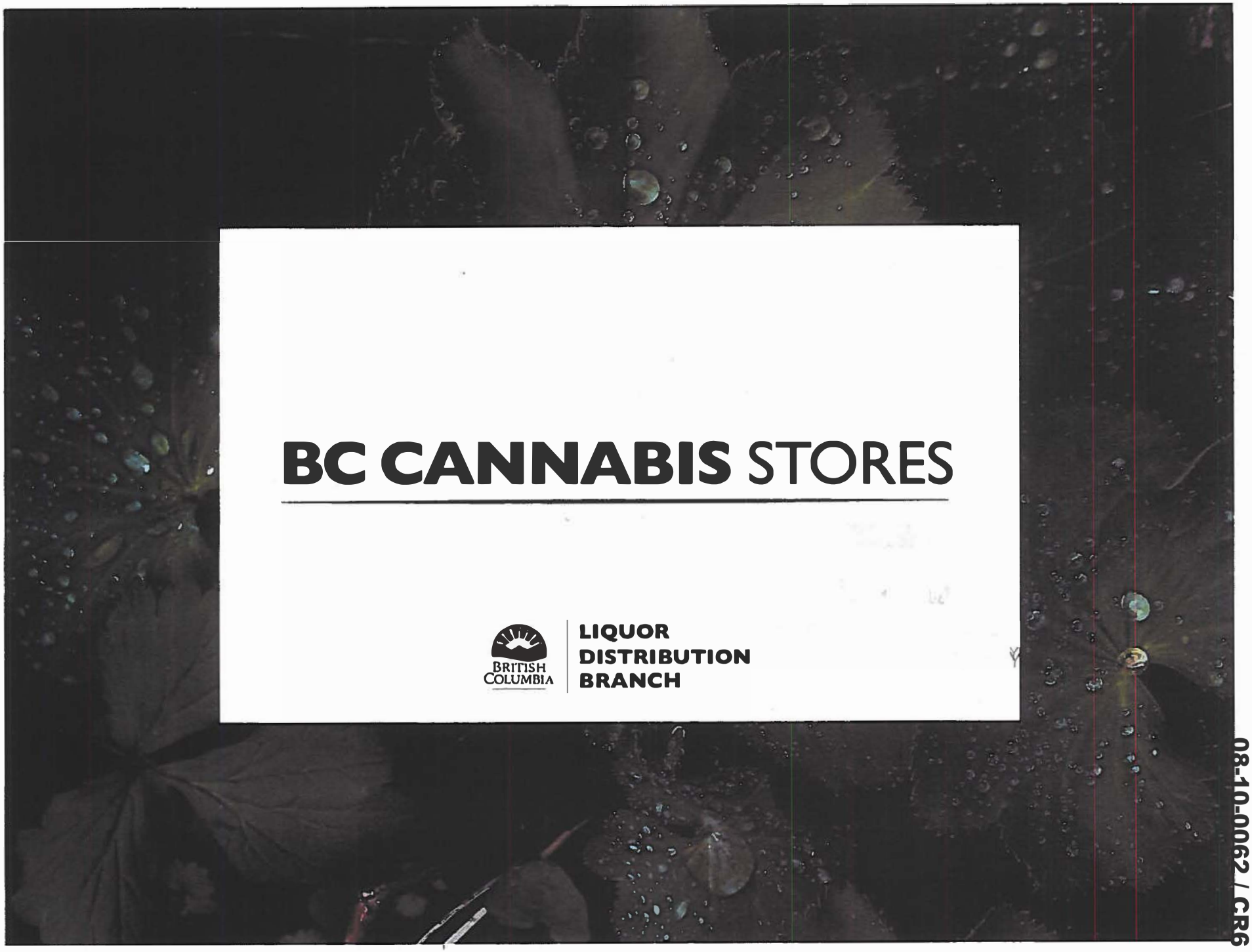
MISSION CANNABIS

ABOUT US

Rick Toor is the principal of 1181168 B.C Ltd and is currently a Commercial Realtor with Homelife Advantage Realty Ltd. Rick has owned and operated a number of businesses and has management experience in retail; His family maintains multiple businesses in good standing which is accomplished along with a strong, reliable management team that has been credited with having zero infractions and zero warnings in their 5 liquor stores for 10+ years. The Toor family has also operated 15 video stores in British Columbia for 33 years and has extensive experience with adult movies with again zero infractions or warnings. One of the video stores was also located in Aldergrove.

In conclusion to this application, as operators, we Mission Cannabis posses the extensive experience and knowledge required in selling controlled substances due to being long time credited owners and operators of 5 liquor stores with zero infractions for selling to minors with the LCRB.

Contact: Rick Toor
Mobile: 604-897-0260
ricktoor@shaw.ca


BC CANNABIS STORES
BRITISH COLUMBIA
LIQUOR
DISTRIBUTION
BRANCH


Professional.
Experienced.
Responsible.
With nearly 100 years of experience retailing liquor products, we know what it means to be a good neighbour.

Purpose

To make high-quality cannabis products and education available to all customers – from the discerning to the new – through a responsible retail channel that provides expert and friendly service.

SOCIAL RESPONSIBILITY

Every decision is made with a lens that prioritizes public health and safety.

SERVICE

We know our customers intimately and we are highly knowledgeable about the products we sell.

PEOPLE

We are intensely curious, deeply passionate about this space, and nimble, digital thinkers.

INTEGRITY

We always do the right thing and live our values every day, in every role, in every situation.

RESPECT

We work together as a cohesive team and recognize the unique talents of each individual.

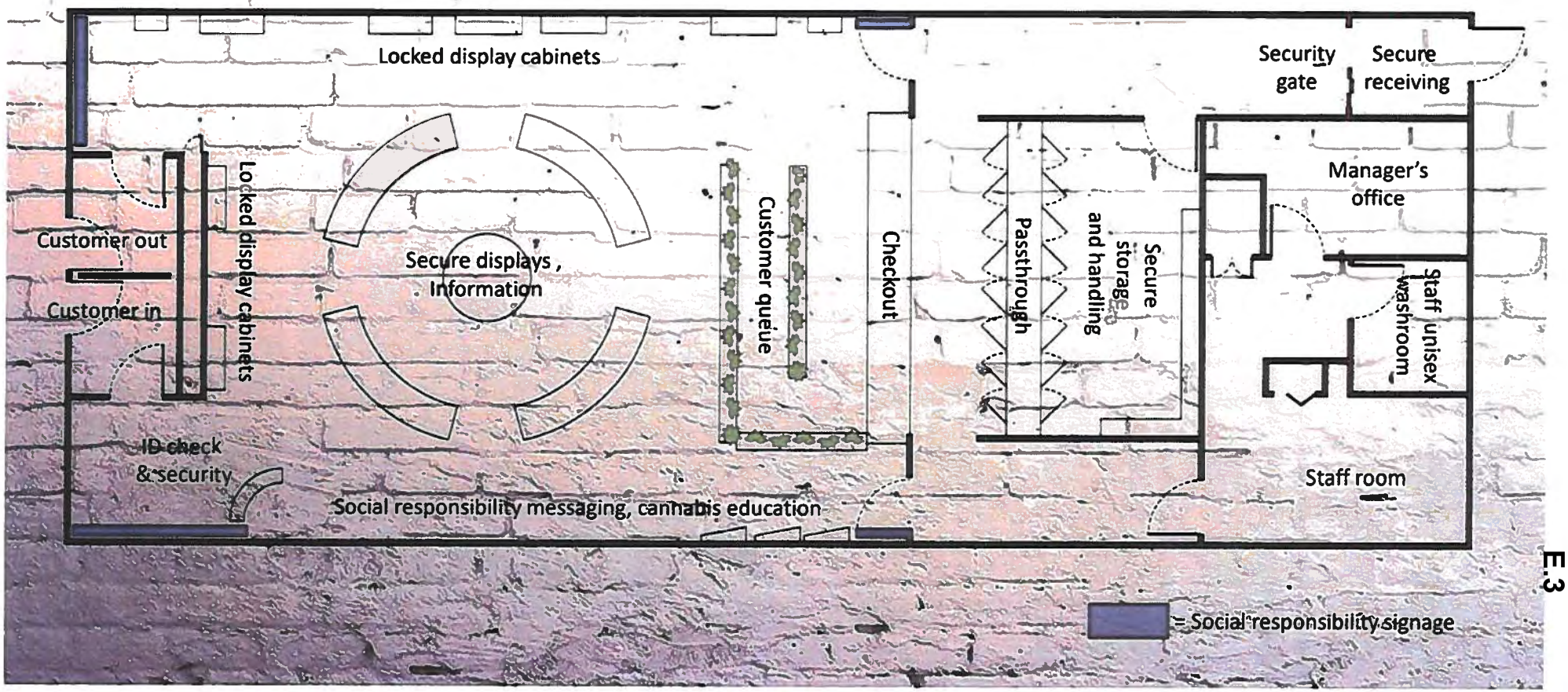
CONTINUOUS IMPROVEMENT

We are agile and quick; we take initiative to fill gaps and propose solutions.

Storefront



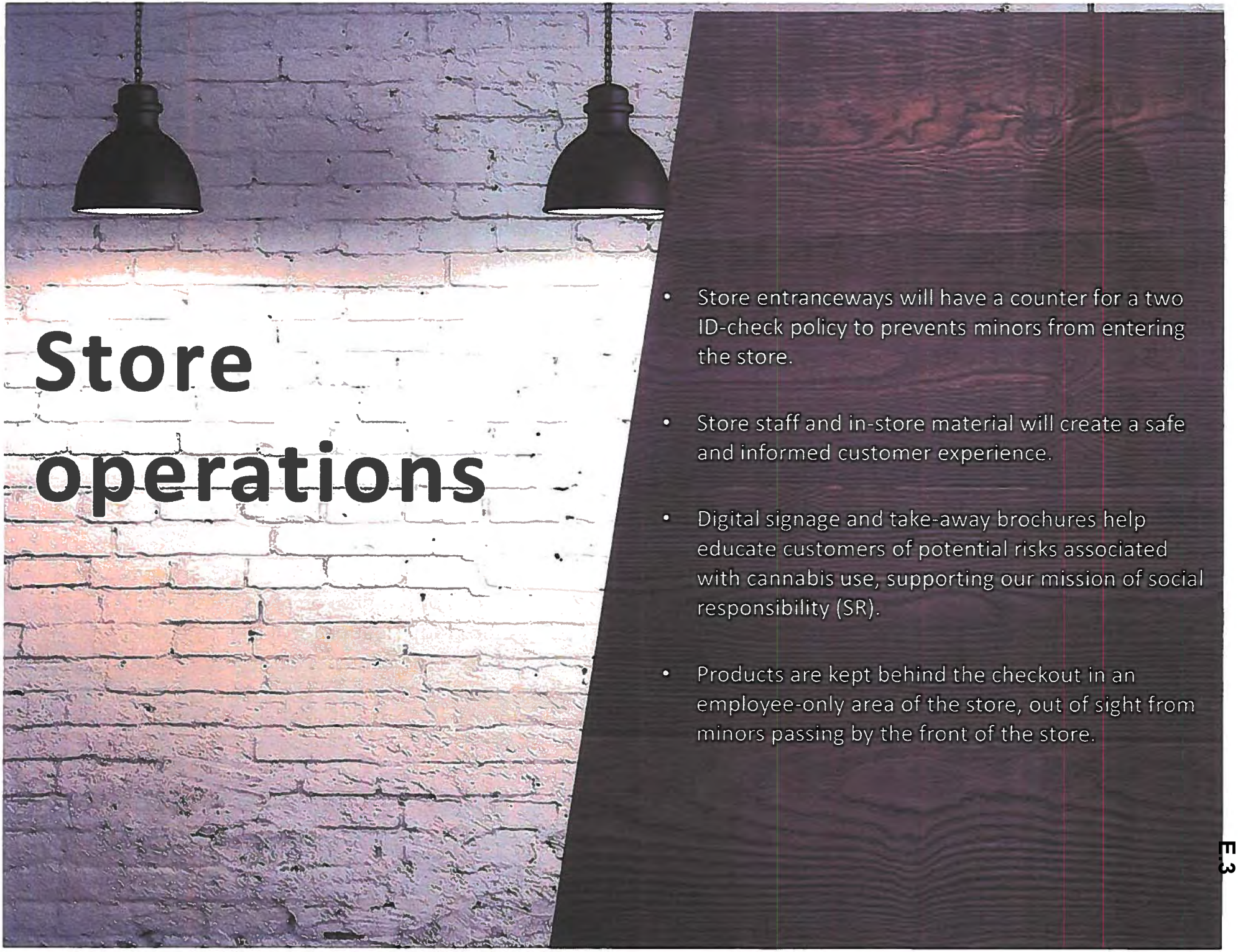
Concept Floorplan:



Store interior



Terpenes
Plant Types
Plant Anatomy
THC & CBD



Store operations

- Store entranceways will have a counter for a two ID-check policy to prevents minors from entering the store.
- Store staff and in-store material will create a safe and informed customer experience.
- Digital signage and take-away brochures help educate customers of potential risks associated with cannabis use, supporting our mission of social responsibility (SR).
- Products are kept behind the checkout in an employee-only area of the store, out of sight from minors passing by the front of the store.

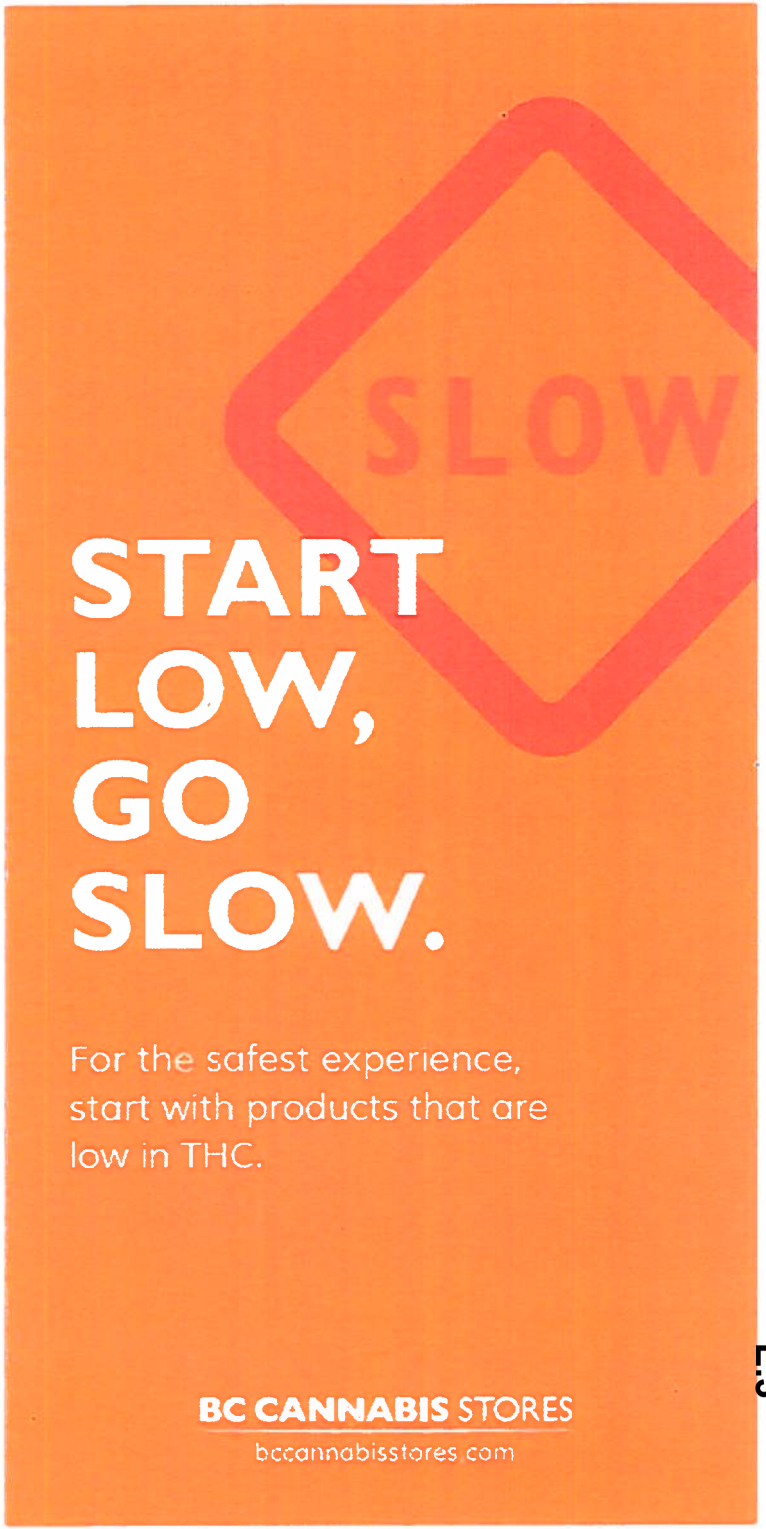
Proven track record of public service and accountability that will carry over to cannabis

- Our strict "ID Under 30" policy in BC Liquor Stores is a strong contributing factor to our successful compliance record. For cannabis, for proof of age, all customers will be required to show two pieces of ID.

- Responsible consumption awareness programs in stores and in our communities like **Dry Grad** and **Get Home Safe** protect young people and their community.

- Our at-the-till charitable collections and employee contributions raise nearly $1 million for local communities annually.

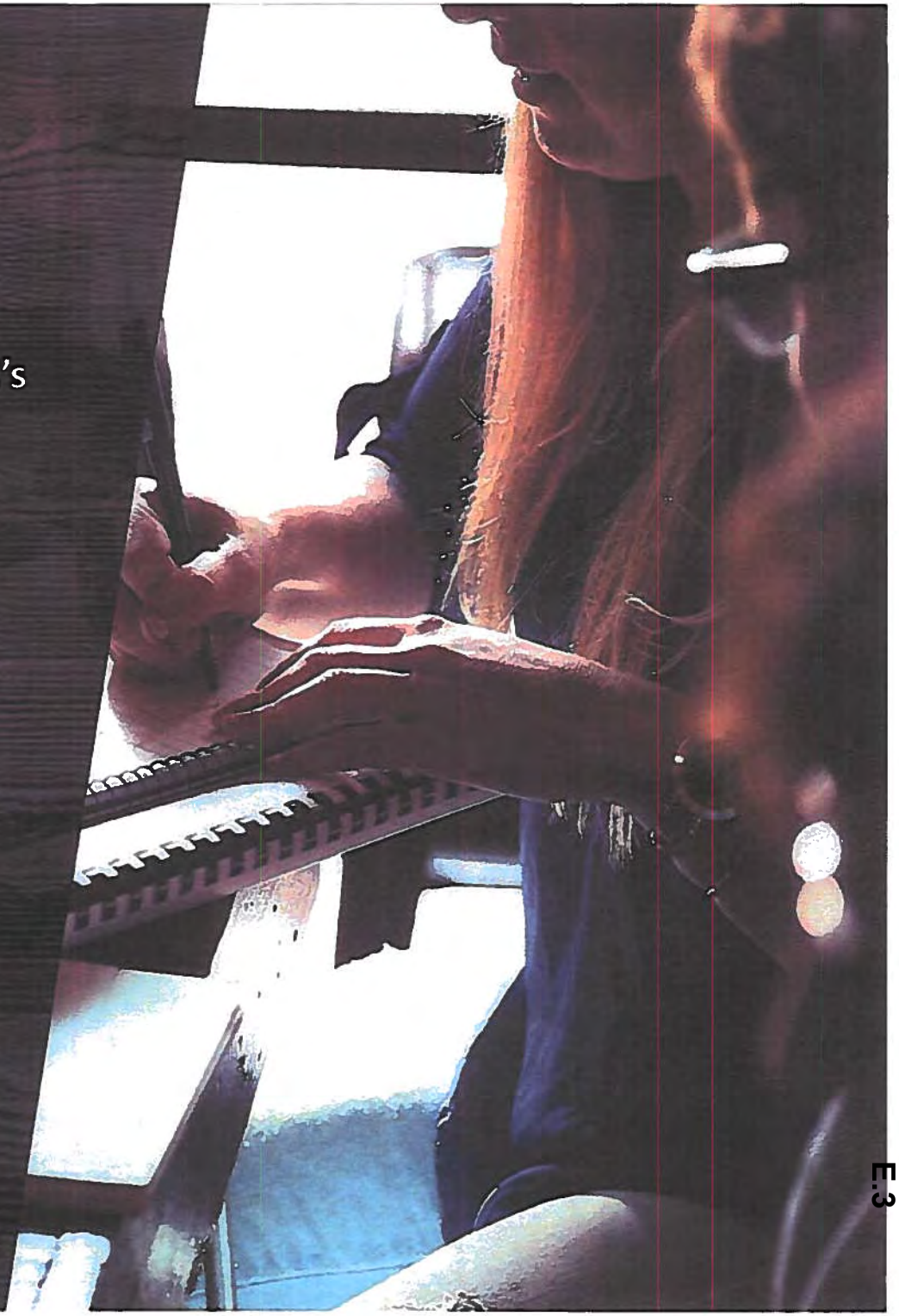
- We thrive as an environmental leader through responsible waste management.



A reputable place to work.

We take pride in being named one of BC's Top Employers time and time again.

- Mandatory criminal background checks are performed on all employees.
- Comprehensive product knowledge and customer service training are integral to the cannabis consultant onboarding experience.
- As with liquor, we will mandate a Serving It Right equivalent certification for all cannabis consultants.
- Each store will have a Store Manager, Assistant Store Manager, and Cannabis Consultants.





Safety and security

Customer, employee and community safety is paramount.

- Intruder and fire monitoring systems
- Interior and exterior camera surveillance
- Accessories will be locked in tempered glass display cases.
- A secure storage room that will require access cards to enter.
- Durable and reliable commercial-grade doors and locks.
- Smash-resistant windows.
- Product will not incinerated or disposed on-premise.

We are committed to working with local governments and local law enforcement agencies


Accountable. Partners.
LIQUOR
DISTRIBUTION
BRANCH
CONTACT
Kerri Lore
Director of Policy
kerri.lore@bcldb.com
604-252-3196
CONTACT
Mark Long
A/Director, Real Estate
mark.long@bcldb.com
604-252-3113

FORT LANGLEY

heat + herb

Retail Cannabis Store Proposal

9103 Glover Road

heat + herb

LETTER OF INTENT

INTRODUCTION

We are Heat & Herb Cannabis, a boutique local BC retail cannabis company committed to the highest standards of customer care and sustainability. We are focused on delivering a safe customer experience through our retail store environments, offering a diversity of brands for local consumers. Heat & Herb's store concept is inspired by a harmonious blend of nature and urban lifestyle to create a warm and welcoming environment.

LOCATION

Our proposed location, Unit 103 - 9103 Glover Road, falls within the Community/Commercial centre of Fort Langley and adheres to the 200-metre buffer distance around sensitive uses as outlined by Schedule 1 of the Township of Langley's Cannabis Retail Policy. The external finish of the building is variable and inconsistent. Our desire is to bring this property back to life with exterior and interior upgrades in accordance with the Township of Langley's Cannabis Regulatory Authority, Building Department, and Heritage Department which oversees the Fort Langley Heritage Conservation area. The proposed Cannabis Retail use is consistent within the immediate neighborhood which is home to many retail business operations, including Trading Post Eatery and a BC Liquor Store directly across the street.

OPERATIONS and SALES

We will be retailing cannabis and cannabis accessories to adult members of the community. Heat & Herb is committed to educating consumers about the safe and responsible use of cannabis while protecting vulnerable populations and restricting access to minors. Heat & Herb strictly adheres to all applicable municipal, provincial, and federal laws and bylaws, including, but not limited to:

- ID laws, 2 pieces of ID required at every visit
- Maximum purchase amount (30 grams of flower or its equivalent in other consumable forms)
- Opaque windows and restrictions on storefront signage
- Penalties for reselling product and/or selling to minors (up to 14 years imprisonment)
- Prohibitions on cannabis advertisement and any media promoting or glorifying its use
- Prohibitions concerning on-site consumption

Regardless of legality, people will choose to consume cannabis. By providing a quality-assured legal means to purchase cannabis, Heat & Herb can help eliminate youth access, ensure public safety, and reduce the reliance on black-market cannabis within the Township of Langley.

heat + herb

HOURS OF OPERATION

Keeping in accordance with the neighbouring retailers and restaurants our proposed hours of operation are 10am to 9pm, 7 days a week. Below are the closing hours of nearby establishments:

- Trading Post Eatery, 8pm
- Fort Pub & Grill, 10pm
- Beatniks Bistro, 9pm & 10pm
- BC Liquor Store, 7pm
- Veggie Bob's Kitchen, 8pm & 9pm

STAFFING and CUSTOMER VOLUME

Our retail team will consist of 1 store manager, 2 assistant managers, and 8 to 12 cannabis educators. All management and employees will be security cleared and government certified to work at Heat & Herb. There will be a designated person in charge at all times, and we intend to staff our store with multiple employees per shift to ensure the safety of our employees as well as ensuring customers are assisted and can be educated in a one-on-one setting.

Our anticipated customer volume is approximately 150 customers per day; averaging roughly 12 customers per hour with an increased volume in the evening hours.

PARKING and LOADING

Fort Langley has been dealing with a shortage of parking for many years, and this is very concerning as it has led to parking bylaw issues and confrontations for local residents and tourists alike. At our location, we are extremely happy to disclose that we have our own dedicated on-site customer parking. In addition to the on-site parking, we have on-site loading, thus we will not have any delivery vehicles parking on streets or laneways. Furthermore, as a part of our proposal we will be adding public secure on-site bike parking, E-bike charging station for public use, two level 2 EV charging stations for public use, and ecopaving the entire parking lot (please see last page for more details).

LINE-UPS and SOCIAL DISTANCING

We do not anticipate any line-ups, however with recent social distancing strategies in place we understand the need to limit customers in the store to ensure municipal, provincial, and federal health guidelines are adhered to. Fortunately, our store does not have an entrance directly onto Glover road and we are able to implement social distancing line-ups along our on-site pedestrian path, preventing any gathering directly on public sidewalks. Further to this, our customer entrance and customer exit are approximately 20 feet apart which will reinforce social distancing guidelines.

heat + herb

GOOD NEIGHBOUR POLICY

Heat & Herb firmly believes in being a good neighbour and we are confident that we will adhere to the highest standards in doing so. We understand that area residents and neighbors may have concerns regarding odour from cannabis products. We will address this in three ways:

1. Consumption: Strictly enforcing BC Cannabis Boards policy that no cannabis can be consumed on the premises of any retail cannabis location or on the areas immediately surrounding it
2. Product: All legally produced cannabis comes sealed in tamper-proof and smell-proof containers.
3. Odour: Our HVAC system will be outfitted with an advanced carbon filtration system to eliminate any and all potential odours.

SECURITY PLAN

Security and safety are of the utmost importance for our staff, our customers, and our neighbours. Heat & Herb will implement variance security measures in accordance with approval from the Liquor and Cannabis Regulation Branch. These measures include locked display cases, logged key card access to secure storage, cameras placed in accordance with LCRB requirements, and enhanced exterior lighting in the parking lot and exits/entrances in accordance with all applicable Township policies, including, but not limited to, Exterior Lighting Impact Policy 07-156. Our exterior security measures will conform to CPTED guidelines. Although there will be many security measures in place, we will strive to ensure that our guests are provided with a welcoming, safe, and comforting environment.

ACCESSIBLITY

Our location is wheelchair accessible, without a need to navigate ramps, stairs, or elevators and will be outfitted with automatic door openers to ensure ease of access for all patrons, granted they meet the minimum age requirement. Furthermore, our counter heights, display heights, and aisle widths will meet BC Building Code accessibility guidelines to ensure every patron feels welcomed.

RECYCLING

We take our environmental responsibilities very seriously and understand the importance of recycling, especially with the extensive packaging requirements mandated by the federal government. At our location we will encourage customers to return the used packaging back to us and we will ensure that it is recycled accordingly. We will accept used packaging from all customers regardless of whether the products were purchased at Heat & Herb or another legal cannabis retail store.

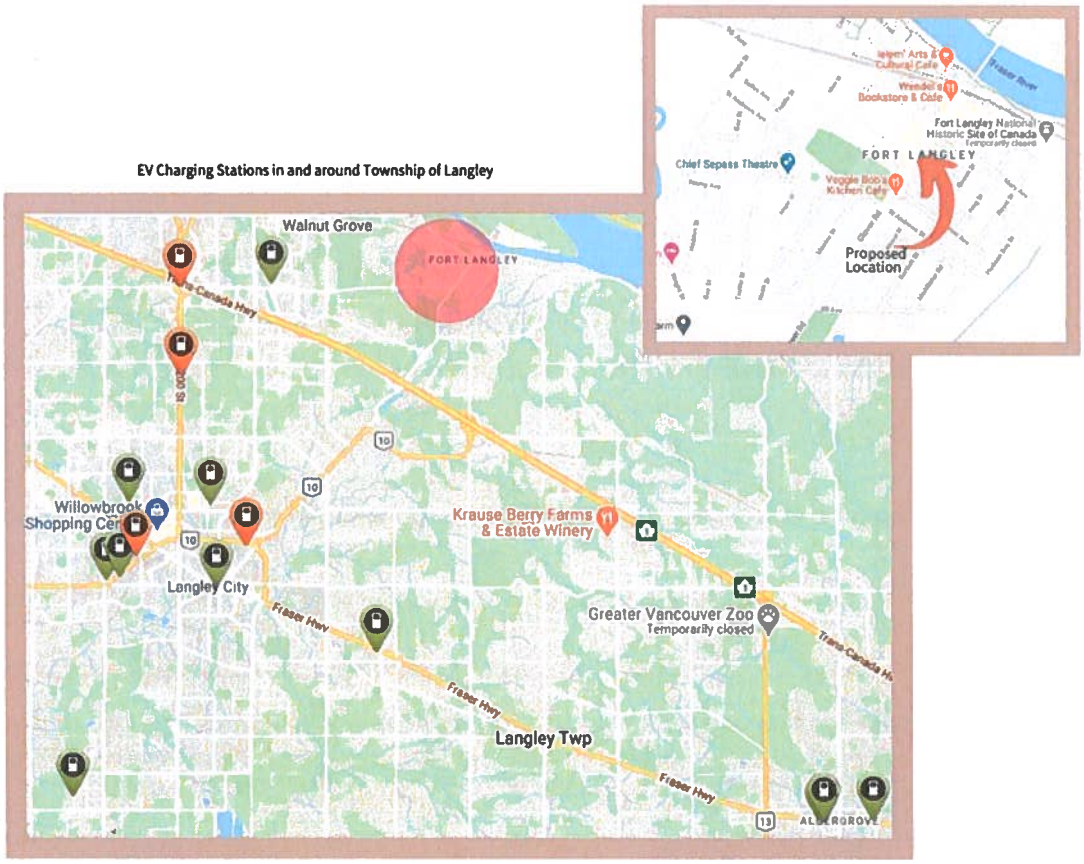
heat + herb

SUSTAINABILITY CONTRIBUTIONS

Heat & Herb is committed to reducing its carbon footprint and ensuring that we can do everything in our power to help reduce greenhouse gases and increase adoption of alternate energy sources. As a part of our proposal we would like to make an effort in helping the Township of Langley and its residents in pushing for further adoption of electric vehicles and active modes of transportation.

Last year, the Township of Langley introduced a Low Carbon Mobility Plan and Council declared a climate emergency in light of efforts to reduce greenhouse gas emissions. This plan includes aspirations for a wider network of EV charging stations, to date, five out of seven Town Centres have access to public EV charging stations with the exception of Brookswood and Fort Langley. It is our desire to bring public level two EV charging stations and active transportation amenities to Fort Langley. As a part of our development package, we will be completing the following initiatives to promote adoption of electric vehicles and active transportation:

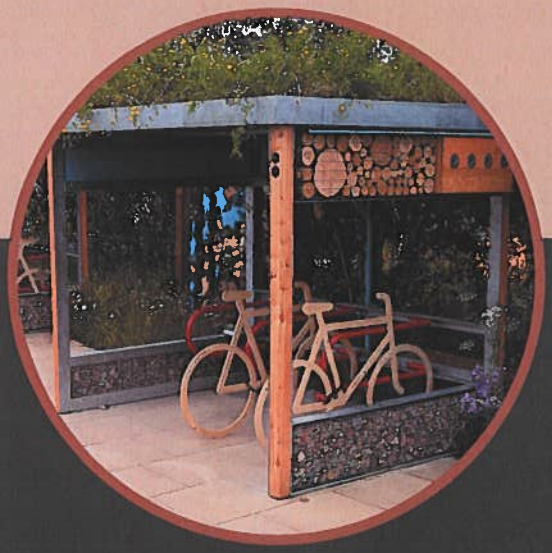
1. Dedicating two parking spots for electric vehicles and installing two EV Charging stations for public use (level two charging)
2. Repairing and refinishing the entire parking lot with ecopaving solutions, removing the chain-link fence on the south property line and replacing it with planters and landscaping
3. Installing a sheltered bike parking canopy for public use
4. Installing a public charging pillar for charging electric bikes, scooters, and wheelchairs
5. Installing a public bike repair stand with air pump



CONTRIBUTIONS TO SUPPORT THE LOW CARBON MOBILITY PLAN



Install two level 2 EV chargers



Add sheltered bike parking



Install E-bike charging pillar



Install a bike repair station



Sustainable Eco-Paving & Landscape Improvements

heat + herb

ATTACHMENT I
08-35-0270 / CR8

Cheeky's Cannabis Merchants by Springs Group

Letter of Intent

With deep roots in the Fraser Valley, SpringsGroup.ca operates a variety of liquor stores, pubs and breweries. We wish to build on our 33 year history of compliance under Liquor & Cannabis Regulations Branch rules and regulations as we move into the new legalized cannabis sector.

It is our intention to create a first class, relaxed customer experience in a generous space allowing for some level of social distancing.

In addition to serving the broader market, we feel an important subset of this is the mature customer seeking educational advice and consultation for the natural treatment of many conditions.

We feel that a good level of staffing will provide 12 to 16 full and part time positions. With decades of history in the Fraser Valley, we very much know our customer and endeavor to exceed expectations in delivering value and service. Through experience, we are expert in developing systems to train and promote staff from within, while managing a tight regulatory framework.

Yours truly.

Ken Brookes

Springs Group

Proposed Sign

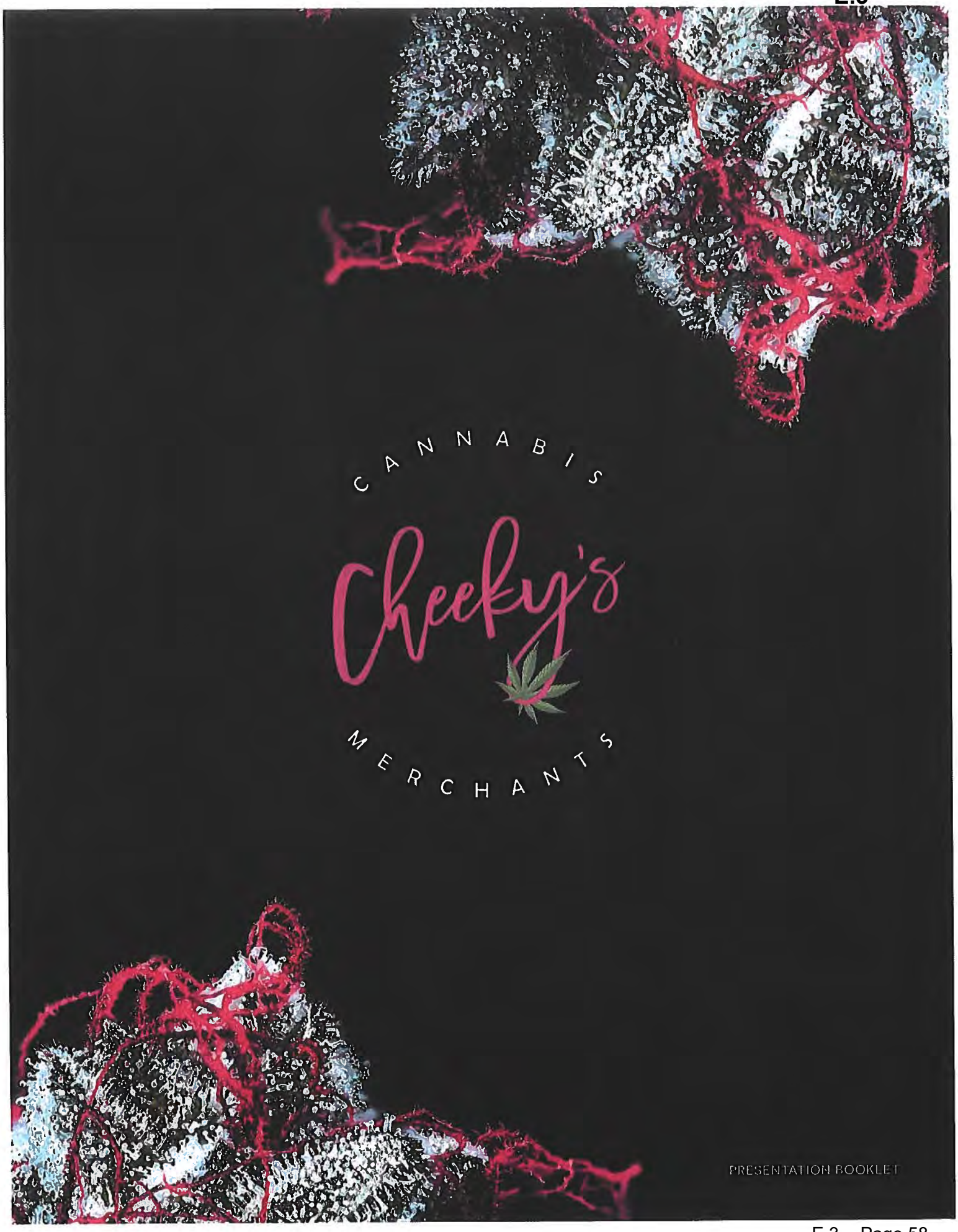
Cheeky's
CANNABIS MERCHANTS

Springs GROUP

7160 Oliver Street
Mission, BC, V2V 6K5

Ken Brookes
kenb@springsgroup.ca
604-341-8212

springsgroupcannabis.ca


CANNABIS
Cheeky's
MERCHANTS
PRESENTATION BOOKLET

CHEEKY'S LICENSED CANNABIS RETAIL

BY SPRINGS GROUP

Springs Group is an established business of 4 Pub/Restaurants, 12 Liquor Stores and 2 Breweries with over 30 years of business experience, providing jobs and community support in the Lower Mainland.

Springs Group has worked closely with regulatory authorities to ensure that the business is compliant on all restricted products sold. This compliance is demonstrated through our current 40,000 sales transactions per week. We intend to do the same with licensed Cannabis dispensaries by providing a safe, clean, bright environment in which anyone can feel comfortable shopping in.

Springs Group will offer knowledgeable and professional sales staff to educate the customer in obtaining the right product for their health and wellness needs.



PROVIDING A SAFE CLEAN BRIGHT ENVIRONMENT IN WHICH ANYONE CAN FEEL COMFORTABLE

COMPLIANCE

BEST PRACTICES

Springs Group leading best practices will adhere to evolving national, provincial and municipal legislation. We will invest in retraining staff immediately as regulations are adjusted over time in this fast growth, tightly controlled industry.

BEST PRACTICES ADHERING OR EXCEEDING THE LAW

1. Does not allow individuals under the age of 19 into the store by door checking ID
2. Does not allow consumption of cannabis on the property or around the property
3. Does not advertise, other than minimal store signage
4. Posted work safe health and safety warning signs on all entrances
5. Install and maintain an air filtration system to ensure there are no odour impacts on neighbors
6. Each store will have a Store Manger, a Right Hand Manger and Cannabis Consultants

EDUCATION

EXTENDED PRODUCT KNOWLEDGE

Springs Group will offer an education area (Apple Genius Bar) in each store that will provide extended product knowledge on Cannabis, pain, anxiety, seniors health, sleep disorders and cancer treatments. This will be an open learning area open to the general public for individuals wanting a better understanding of cannabis and its benefits to health and wellness. We will focus on educating the public on responsible cannabis use with desired health outcomes in a welcoming environment. Springs Group is a major employer to over 250 professionals and entry level employees across all 15 current locations. The corporate culture is established with employee training and management development for new and existing employees operating in a high volume and leading customer experience retail setting. We like to make learning fun and are readily available for all team members, especially those interacting with customers.



GOODWILL

SUPPORTING COMMUNITIES

At Springs Group, we believe in supporting the communities in which we do business in and currently contribute to several local charities.

Alouette Addiction Centre is a regular charity that we regularly sponsor, and we annually support the food bank at the Christmas Train. We are developing a net revenue program in support of these local charities by applying net service charges on in-store ATMs at our licensed dispensaries.

> SPRINGS GROUP HAS BEEN TREMENDOUS SUPPORTERS OF OUR EFFORTS TO HELP OUR COMMUNITY

– LORRAINE HUGILL

ALOUETTE ADDICTION SERVICES

"We are thrilled to tell you that the Springs Group has annually provided the Maple Ridge Community Foundation with a huge opportunity to raise funds for our Foundation. Over the last two years they have graciously allowed us to use the Billy Miner Pub as a venue to sell tickets, entertain our donors and to raise much needed monies for our Foundation. In addition to the venue they have provided us with a free meal which adds greatly to the in excess of $11,000, that we have raised in the last two years. They are very eager to support us for which we are immensely grateful. This event is a key initiative for us going forward...and thank you"

– RICK HOWARD

DIRECTOR MAPLE RIDGE COMMUNITY FOUNDATION

SAFETY + SECURITY

WORKPLACE AND CUSTOMER SAFETY

Springs Group's top priority is to maintain policies and procedures that ensure workplace and customer safety. All products will be locked in tempered glass display cases and bulk inventory will be locked in a secure storage room that requires staff access cards to enter, similar to a jewelry store.



TRAINING

All staff are trained on all procedures and security plan



CHECKS

Police and criminal background checks for all staff and management



FIRES ALARMS

Fire Alarm system installed and monitored



SAFETY

Security alarm and video surveillance cameras installed and monitored



SECURITY

Full-time door staff checking IDs



THEFT

Theft protocol and policy and training



PANIC

Panic button installed at each till and in the manager's office

OUR COMMITMENT

GROWING OUR COMMUNITY

We believe that collaboration between municipal government and private sector retailers will have the greatest benefit to this growing community.

Public safety, specifically reducing crime and eliminating the availability of cannabis to minors is a shared priority. At the risk of over or under regulating this new industry, we must work together toward the safe and ethical distribution of cannabis leaving no gaps in the system for negative outcomes.

Springs Group offers their help through conversations that bridge the gap between public and private sectors. We embrace the opportunity to create a high standard of cannabis retail practices and policies and procedures that meet or exceed the expectations set out by your community as well as by the provincial and national government.

Thank you for your consideration.

– BROCK RODGERS AND KEN BROOKES

CO-OWNERS AT SPRINGS GROUP

09

Cheeky's
CANNABIS MERCHANTS

COLOUR PALETTE

PINK GREEN NAVY BROWN SAND WHITE

MOOD BOARD



CANNABIS MERCHANTS

Friday 5pm Management Ltd.

April 27, 2020

Township of Langley
20338 65 Avenue
Langley, B.C. V2Y 3J1

Re: Cannabis Endorsement for 26444-32nd Avenue, Aldergrove, B.C. V4W 3E8

P I D 026-314-452

To Whom it May Concern,

We would like to make application for a Cannabis Retail Endorsement to be added to the permitted uses for the above property.

The application for the Cannabis Store is being submitted by the Paul Family which is same ownership as the Fox & Hounds Pub and the Aldergrove Liquor Store and when licensed will be operated by the same ownership.

The project will see a portion of the building that houses the Fox & Hounds Pub enclosed to accommodate a Cannabis Retail Store. The Cannabis Store will have a separate entrance on the East side of the building. This change will see a reduction of licensed seats in the Fox & Hounds leaving adequate parking spaces provided for the addition of the Cannabis Retail Store.

When operating the Cannabis Store will employee approximately 14 employees on a full and part-time basis with 2-3 on shift at any one time having operating hours of 9am—11pm.

Sincerely,

Debbie L. Paul

President

26444 32 Avenue Aldergrove, B.C. V4W 3E8 604-856-6381

SEED & STONE

BUSINESS PLAN

Proposed Location -
105-20826 72 Avenue, Langley City, BC V2Y1T6

TOWNSHIP OF LANGLEY

From Seed & Stone (non-medical cannabis retail brand) for the Mayor and Council of the Township of Langley

Vikram Sachdeva
Founder & CEO | Seed & Stone

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Executive Summary

Seed & Stone is looking to expand their footprint in the British Columbia cannabis industry. Seed & Stone plans to operate an adult-use, recreational cannabis retail store at 105-20826 72 Avenue, Langley City, BC V2Y1T6. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place.

Seed & Stone is a state-of-the-art cannabis retail brand bringing the best selection of cannabis to our customers across British Columbia. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. Embracing these core concepts allows Seed & Stone to establish trust and a deeper connection to our communities and their values. Seed & Stone looks to have a positive impact on our customers by encouraging them to discover "The Journey Within".

Our retail cannabis locations are being developed to incorporate state-of-the art technology combined with green practices that are innovative and futuristic. Compliance and the safety of our customers, employees and the community are key components of our operations. This includes offering a comprehensive plan incorporating the RCMP Crime prevention through environmental design program. To summarize these efforts and others, Seed & Stone has assembled a business plan to outline key company objectives and mission that are critical to the core of our business.

Mission, Vision and Values

Mission Statement

To provide our customers with an exceptional cannabis retail experience that speaks to local sensibilities. Through our community engagement committing to creating a safe and convenient place to interact with Cannabis products.

Vision

Seed & Stone is the foremost cannabis retail chain in Canada with a wide variety of products amongst all categories available for recreational purposes to consumers.

Values

Employees, Education, Customers and Products:

- Employees: Seed & Stone is focused on creating a conducive environment for its employees. We value their opinion and treat them with utmost respect
- Education: We invest in expanding knowledge of cannabis usage amongst employees and customers. Encourage our patrons by keeping them engaged in creative programs
- Customers: We take care of our customers. Focussed on creating a customer friendly store environment through which they can touch, smell, and feel the products
- Products: Offering legal and safe products sourced from Liquor and Cannabis Regulation Branch (LCRB) of Province

Company Objectives

Seed & Stone's key objectives are:

- To obtain approval from the Township of Langley to open a cannabis retail store, within 3 months of approval, to serve the growing demand for clean and safe cannabis in the Langley community
- To become the preferred cannabis retail store among patrons and visitors within the Township of Langley
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- A welcoming environment that caters to the recreational Cannabis user by providing exceptional customer service
- To create a professional brand image, to earn trust and respect within the communities we serve
- To keep cannabis away from the youth of Langley, and adhere to all municipal and provincial laws and regulations

Business Summary

Background

Seed & Stone is a licensed cannabis retail brand in British Columbia, focusing on the Lower Mainland and Vancouver Island.

Currently, the company has received both provincial and municipal licensing for its flagship store located in Chilliwack B.C. and has been operational since February 2020. Seed and Stone is quickly becoming the go-to cannabis retail store in Chilliwack. This is evident with a 5-star rating on Google and community support during the COVID 19 Pandemic.

The company is strengthened by its strategic partnerships around the province of BC. Seed & Stone is consulting and project managing the build-out and licensing of an on-reserve Cannabis retail location for the Songhees First Nations on Songhees Land in Victoria BC. Seed & Stone and Songhees are currently working on creating a partnership for off-reserve stores as well. The Songhees retail store is expected to be built and licensed by Q3 of 2020.

Strategic Advisory Team

Christina Clark | First Nation Relations Advisor

CEO for Songhees Nation responsible for Operations, Governance, Financial Management, Policy and Law Development, Intergovernmental Affairs and Economic Development. She has previously held positions of Finance Manager and Property Tax Administrator.

Mark Catroppa | Strategic Business Advisor

Mark Catroppa is the Executive Vice President and co-founder of the Monark Group. He has many years of management experience with federal government regulatory bodies. At Seed & Stone, he is consulting on matters pertaining to strategic business activities to help us succeed in a meaningful way.

Brig. Satbir Sachdeva | Compliance Advisor

Head of Compliance for Seed & Stone, Brig Satbir is an Ex-General of the Indian Army. He is a professional and perfectionist who is well versed in all operational compliance and standards for Cannabis retail store operations. He is responsible for monthly compliance checks at Seed & Stone and maintains a tight check on all compliance and reporting.

Management Team

Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 20+ years of experience in the retail space. At a young age Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the Legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and help the communities understand the cannabis retail market. This is evident in how his brand Seed & Stone operates in Chilliwack and intends to bring their best practices to Langley.

Christoph Grzywacz | VP of Corporate Development

Chris is a highly experienced professional who possesses the required level of management know-how to inspire, lead, develop and motivate staff. A result-driven, hardworking, self-motivated individual who has the right qualifications along with 15 years of work experience in project management, working to the highest standards. He holds an associate degree in Hospitality and Retail Management from Douglas College and a BBA in Business in Entrepreneurial Leadership from Kwantlen Polytechnic University. Chris has owned and operated a Lotto Ticket center for the highly regulated BC Lottery Corporation for over 18 years. He understands regulations, standards and strives to help guide the Seed & Stone brand in the right direction

Samir Chaudhary| Head of Procurement

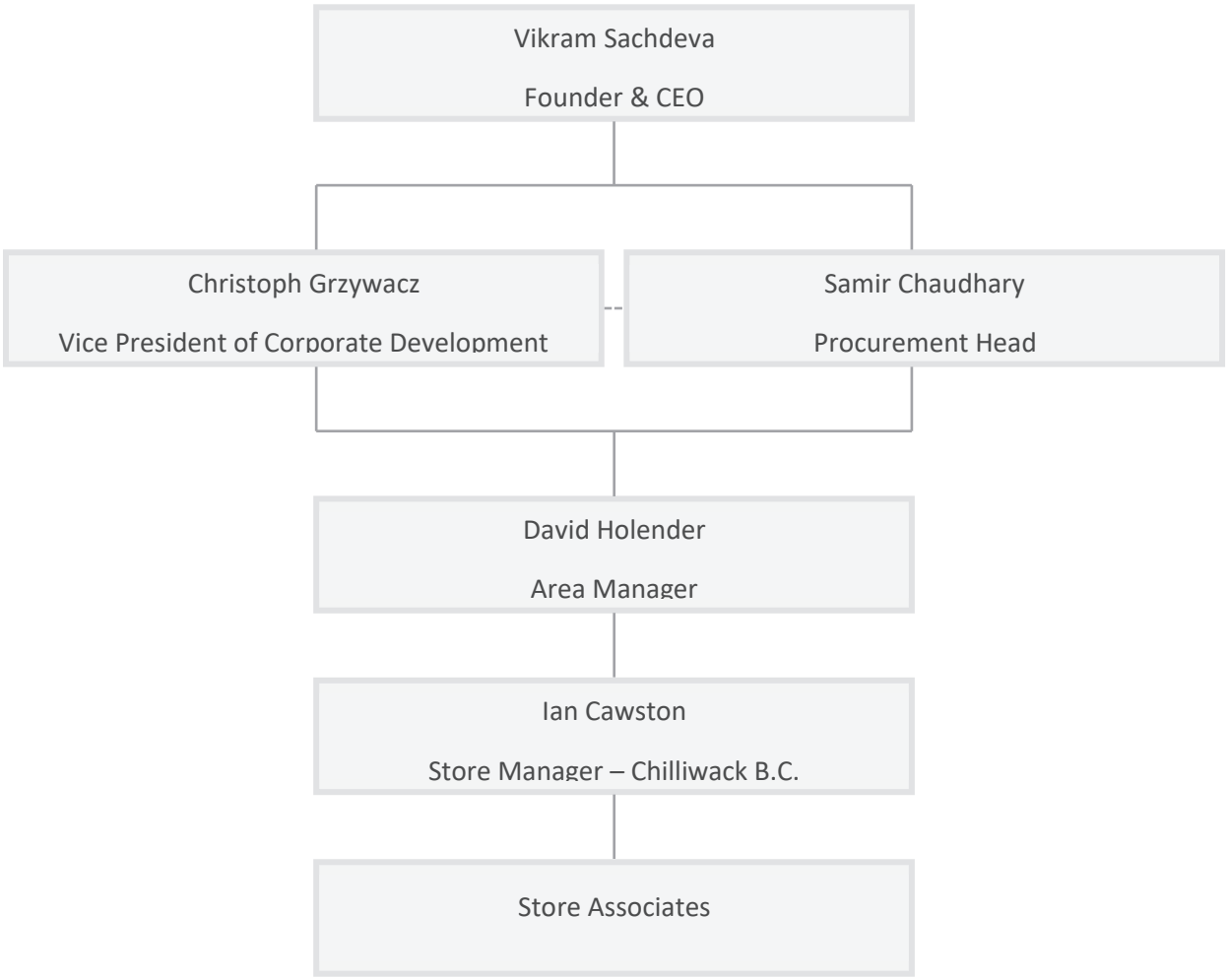
Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to be competitive in the market was his forte. At Seed & Stone he is responsible of branded accessories procurement from Canada, India, China, and the US.

David Holender | Area Manager

David is friendly and technical savvy graphic designer, office, and cannabis expert with over a decade experience from coast to coast of Canada. He has successfully opened multiple retail stores for other cannabis brands in British Columbia.

Organization Structure

Seed & Stone is currently operating with a strength of thirteen employees, of which four are in corporate management and others in store operations. Highlighted below the current organisation structure –



Location

Current Location

Address: 8050 Lickman Road #103, Chilliwack, BC V2R 0Y3

Retail location summary –

- The location is 500 meters away from Highway no. 1
- The store is in an industrial area which is away from schools and parks of the city
- Abiding by regulations, the location is away from the outreach of youth in the locality. Accessibility to youth is low.

Store View –



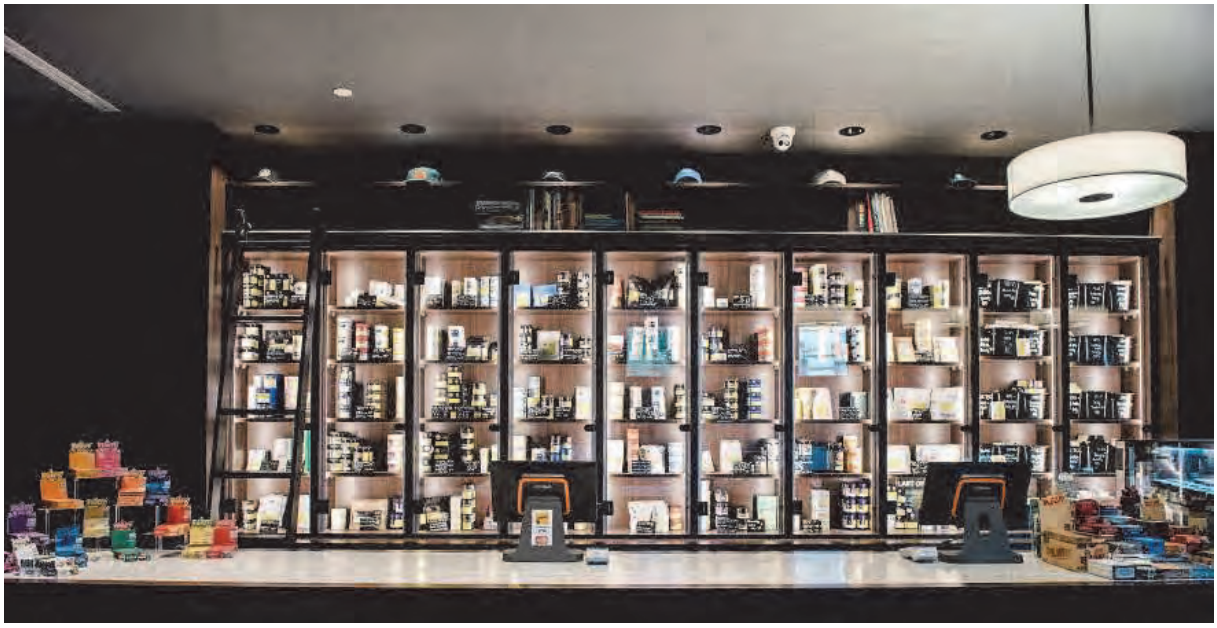


Store Design

The store layout is created to provide an inviting, clean, and professional environment for our customers. Structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Transactions are smooth and seamless as all products are displayed on a wall to ceiling product display, right behind the POS station.

With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.







Proposed Location

Address: 105-20826 72 Avenue, Langley City, BC V2Y1T6

Proposed store location summary –

The rationale behind shortlisting this store location on 72nd Avenue was as follows:

- To serve the community of Township of Langley with legalised cannabis products
- According to survey, 72nd avenue was preferred by 66% of respondents to have a cannabis location
- All zoning guideline set by the Township of Langley without any need for any variances will be met
- Currently hold the lease for the shortlisted location with landlord support
- This proposed cannabis retail location also abides by the criteria laid out by the District of Langley stating any cannabis retail location must be:
    - 250m from school, community center, sports field, or playground
    - 150m another lot where a cannabis retailer is permitted



Store Operations

The facility will be open to the public with hours at the municipality's discretion, Seed & Stone will ensure the following at any time the store is not open for retail sales:

- After hours, only authorized employees and licensed contractors will be allowed to enter the premises
- All cannabis products shall be kept in a locked vault on
- The premises will be safely secured with non-residential, commercial-grade locks and a state-of-the-art security system with over 12 cameras, motion sensors, etc.
- The store will be equipped with 24x7 active alarm systems and remote monitoring security cameras

Compatibility and Compliance

Neighborhood

Seed & Stone aims to provide an appealing addition to each municipality by maintaining excellent relationships with the community. The team at Seed & Stone has been reaching out to community members for acceptance of a cannabis retail location.

Seed & Stone has surveyed neighborhoods and received signatures in support of cannabis products in the community, and its positive impact on neighboring businesses.

Aesthetics

Seed & Stone focusses on maintaining the decorum and avoids having detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

Operations

Seed & stone ensures to create stores which do not cause any inconvenience to the community or have a negative effect on the area by conscientious monitoring of daily operations.

Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and loitering as well as welcome customers entering the retail store. The security staff will have a highly visible presence and only allow adults aged 19 and older to enter and browse premises. This team will also be alert about any suspicious behavior outside the premises. Cleanliness will also be constantly handled throughout the working day with regular checks.

Noise Management

Seed & Stone will aim to minimize any noise emissions from the premises and its immediate vicinity. For employees, customers and visitors who enter and leave our building, Seed & Stone shall apply strict rules to maintain low noise emission.

Odor Management

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odor caused by the permeation of our cannabis products. The filters

have a strong ventilator, which pushes the air from the room and pushes it through the odor eliminator and brings cleaner air back into the room.

Environmental Plan

Seed & Stone is environmentally friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an Environmental or Architectural Engineer.

To optimize energy consumption, Seed & Stone will implement the following measures –

- Usage of LED / fluorescent lighting in every part of the store
- Use of low energy consumption HVAC products
- Seed & Stone will instruct, train, and educate its staff to adhere to water conservation measures
- Use of paper, plastic and other containers made using recycled materials, where appropriate
- Employees will be trained in recycling programs by local waste and recycling providers
- Recycling bins will be placed at the locations entrance and any cannabis will be disposed as per regulations including:
    - Date of disposal
    - Type of cannabis disposed
    - Amount of cannabis disposed
    - How it was rendered inconsumable

Products and Services

Services

Seed & Stone will be supplying customers with a wide range of recreational cannabis, extracts and accessories. The staff at the store will have a friendly attitude with a great amount of knowledge about cannabis and cannabis-derived products. Every employee of Seed & Stone will have their cannabis clearance and have received “sell safe” training.

Products

All non-medical cannabis products are sourced from LCRB and accessories from dependable vendors. Appended below a list of products legally allowed for retail from BC LCRB –

- Dried Products
- Inhalable Extracts
- Edibles
- Ingestible Extracts
- Accessories
- Topicals

Community Engagement

Safeguarding the community is a priority for Seed & Stone. The corporate team has been reaching out to residents and businesses to assess acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. The activities incorporated in store operations for community engagement are mentioned below.

Social Well Being

According to statistics, approximately 17% (675,000 people) of British Columbians accepted the use of cannabis before legalization, of which 23% fell under the age group of 15 to 24. Keeping cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have at least 1 legal non-medical cannabis store in each district of BC.

Economic Growth

According to our primary and secondary research campaigns, having a non-medical cannabis retail store in local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighborhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focussed on hiring local talent for retail store associates and believe in paying higher wages than minimum wage offered by the provincial government. With growth in number of retail stores for Seed & Stone, opportunities at retail store operations are rising simultaneously.

Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in reduction of potential crime in the locality. Some measures we have taken to maintain a safe, secure environment:

- 24x7 surveillance within and without the stores, security alarm system, a permanent security personnel safeguarding the store and ample artificial lighting outside the store premises.

Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with nongovernment organizations for causes which impact the society. Seed & Stone has partnered with MADD (Mothers against Drunk Driving) to empower their activities of supporting victims to road crimes or tragedies through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in development of the district through annual economic support. **On top of this, Seed and Stone pledges to donate $10,000 to causes linked with development strategies of Langley.**

Training & Education

Education is the backbone of our value system. With not much awareness around usage of non-medical cannabis products, the corporate development team is focussed on engaging patrons and retail associates in training programs to expand their knowledge on products, Terpenes, endocannabinoids plus THC and CBD ratios. The firm is also dedicated in uplifting internal well being by conducting monthly yoga classes conducted by professional instructors open for locals of the city.

Hiring and renumeration policies

Seed & Stone is committed to the recruitment of only qualified applicants. At the same time, preference will be given to applicants who are based out of the Township of Langley. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage which is significantly higher than the minimum wage. Before starting their new job, they will have a criminal record check successfully carried out.

Local hiring preferences

The minimum wage set by the government of British Columbia is $14.60 (as of June 1, 2020). All Seed & Stone employees will be paid more than British Columbia's minimum wage with an average hourly rate starting at $17.84

Here is a summary of the minimum salaries paid to Seed & Stone's retail store employees:

Designation	Seed & Stone wage	BC minimum wage	Variance
Retail Store Associates	$16.50	$14.60	+13%
Security	$16.00	$14.60	+9.6%
Store Manager	$21.00	$14.60	+43.8%
Average	$17.84	$14.60	+22.2%

Seed & Stone will also conduct annual employee assessments where pay raises will be given based on their annual performance

Diversity Plan

Seed & Stone is fully committed to be an equal opportunity employer and is opposed to all forms of unlawful and unfair discrimination.

Anti-harassment policy

Every employee has the right to a work environment that provides respect for the individual and is free from personal or sexual harassment. Seed & Stone will take reasonable steps to provide such an environment where if an individual behaves in a manner not in accordance with this policy will be reprimanded as appropriate. Harassment is a form of discrimination and is therefore contrary to employment and/or human rights legislation.

Employee well-being

Employee Manual and Handbook

A comprehensive handbook has been created to provide information and guidance to employees. The manual addresses:

- Seed & Stone's Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Continuing Education

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers a comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training

programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

Personnel Training

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

Personnel Background Screening

We will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individuals concerned. To ensure transparency, the entire background checking process will be conducted by a third-party

- Seed & Stone will ask applicants to submit a piece of ID to obtain their age
- A criminal background check will be run and any applicant not meeting the criteria will be immediately disqualified for the position

Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Employee application
- Documentation of all required training
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- Record of any disciplinary action taken against an employee at any time during employment.
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us

Security

Workforce Security

Security for Seed & Stone is about securing each of our retail locations and having emergency response protocols in place to ensure safe routine operations. Consistent, effective policies and procedures for organizational protection significantly reduces the possibility of emergencies.

Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 6 months. Over 10 motion sensors, protected walls, steel vault for inventory, 24/7 monitoring and alarm system with 30 days of recording capability of DVR. is also in place. We will adhere by any requirements of the Township of Langley to ensure security is a top priority.

Fire and Safety plan

Seed & Stone will partner with a fire extinguisher sales and service company to evaluate our retail location and surroundings to assist us in crafting a comprehensive plan. We fully understand the

importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store.

Below is a summary of preventive safety measure Seed & Stone is planning to put in our retail store:

- Customer service area
    - Promulgation of strict no-smoking policy and other fire prevention rules to all members
    - Clearly marked and illuminated exits and evacuation routes
    - A store employee trained and routinely drilled in the proper procedures to evacuate members
- Fire Suppression
    - Seed & Stone will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the fire department by reducing the number of incidents that require a response by firefighters. These mitigation techniques include the following:
        - Fire Alarms
        - Sprinklers
        - Extinguishers
        - Monitoring Services
        - Fire Evacuation Plan
- Standard of procedures
    - Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Seed & Stone will develop a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire and Safety Plan we will provide a sample of these safety procedure forms and checklists:
        - Fire Risk Survey
        - General Fire Prevention Checklist
        - Exits Checklist
        - Flammable and Combustible Material Checklist
- First Aid and Safety
    - A first aid kit will be provided to employees and customers in case of an emergency.

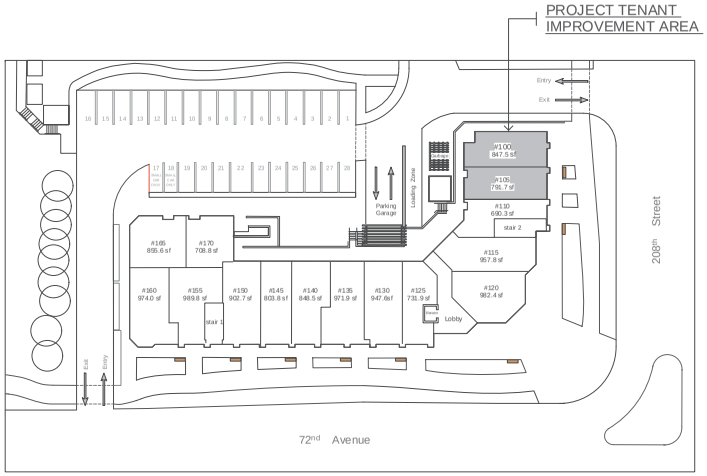
Tenant Improvements to Units #100 & 105

20826 72nd Avenue, Langley, B.C.

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Tohmm Cobban Architect is responsible for the architectural information only on those drawings, all structural information to be as per a Professional Structural Engineer registered in the Province of British Columbia.

TOHMM COBBAN
Architect
201-309 West Cordova Street
Vancouver B.C. V6B 2E5 - 604/685-6210



1 SITE PLAN / KEY PLAN
SC: 1/32"=1'-0"

CIVIC ADDRESS

Units #100 & 105 - 20826 72nd Avenue
Langley, BC

LEGAL DESCRIPTION

Subdivision Plan of :
LOTS 11 AND 12,
BOTH OF SECTION 13 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN EPP46656

NOTE:

Survey information for drawings is as per information per base building from Murray & Associates
BC Land Surveyors
#201 - 12448 82 Avenue Surrey BC.
1-(604) 579-9189

PID's

Unit #100 STRATA LOT 15 PID 030-867-240
Unit #105 STRATA LOT 14 PID 030-867-231

CONSULTANT'S LIST

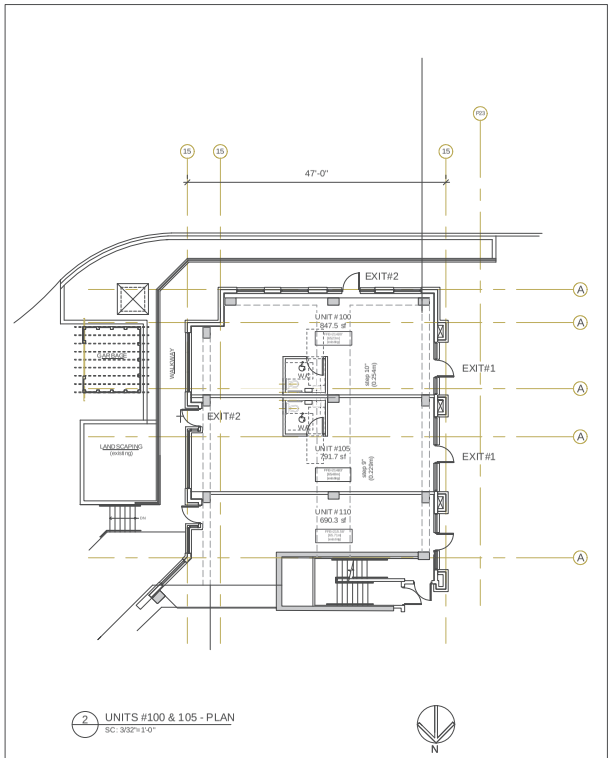
OWNER / TENANT
1067418 BC LTD.
7648 211A Street
Langley, BC
V2Y 0K7
CONTACT : Sheri Gibb (Owner)
CELL: 1 604 809-7424
EMAIL: sherigibbinvest@shaw.ca

TENANT
Daisy Pink
c/o the above

AUTHORITY HAVING JURISDICTION
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STRUCTURAL
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Surrey BC
CONTACT: Adeel Ahmed
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EMAIL: adeela@horaceengineering.com



2 UNITS #100 & 105 - PLAN
SC: 3/32"= 1'-0"

CODE ANALYSIS FOR TENANT IMPROVEMENT IN UNITS #100 & 105 IN EXISTING MIXED USE MULTI-FAMILY BUILDING. THE PROPOSED TENANT USE INCLUDES 'RETAIL' OCCUPANCIES ('E'). THE BUILDING IS FULLY SPRINKLERED

APPLICABLE BUILDING CODE:	BC BUILDING CODE 2018	(DEFINITIONS)
BUILDING AREA (UNITS #100 & 105):	PROPOSED T.I. IS TWO CRU UNITS TOTALING 1,639.2 SF (152.29m2) 'RETAIL' USE (E) IN A MULTI-FAMILY MIXED USE BUILDING .	(DEFINITIONS)
CLASSIFICATIONS:	UNITS #100 +105 ARE GROUP 'E' MERCANTILE OCCUPANCIES.	3.1.2.1
OCCUPANCY APPLICATION: (base building; commercial portion)	GROUP E, ANY HEIGHT (ONE STOREY), ANY AREA (14,177 SF / 1,317 m2). SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2.0 HR. FRR. MEZZANINES SHALL HAVE A FIRE RESISTANCE NOT LESS THAN 1.0 HR FRR. LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY	3.2.2.62
OCCUPANCY APPLICATION: (Units #100 and 105)	GROUP E, ANY HEIGHT, (ONE STOREY); ANY AREA (1,639.2 SF / 152.29m2); SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2.0 HR. FRR. (FLOOR ASSEMBLY ABOVE IS 2.0 HRS FRR) LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION HAVE A 2 HR FIRE RESISTANCE RATING	3.2.2.62
OCCUPANT LOAD: (AS PER CALCULATIONS) *	GROUP "E": Unit (#100) Retail (78.73m2 minus 5.25m2 wc) = 73.48 m2 (smaller than 500m2) Total O.L. as per 3.7.2.2.(13) and 3.7.2.2. 16) = 5 persons* Unit (#105) Retail (73.55m2 minus 5.25m2 wc) = 68.30 m2 (smaller than 500m2) Total O.L. as per 3.7.2.2.(13) and 3.7.2.2. 16) = 5 persons* *(O.L. PER TENANT ESTIMATED STAFFING REQUIREMENTS) Unit #100 - 5 persons Unit #105 - 5 persons *NOTE: THE CALCULATED OCCUPANT LOAD IS BASED ON THE BASIC FLOOR SPACES FOR THE BASE BUILDING. FOR INDIVIDUAL UNITS #100 and #105 TO DETERMINE IF THEY ARE 500m2 OR MORE. THESE FLOOR AREAS ARE SMALLER THAN 500m2, THEREFORE AS PER SENTENCES 3.7.2.2. (13) AND 3.7.2.2. (16), THE NUMBER OF WATER CLOSETS IS PERMITTED TO BE DETERMINED IN ACCORDANCE WITH TABLE 3.7.2.2.B BASED SOLELY ON THE NUMBER OF STAFF. REAL STAFFING REQUIREMENTS FOR OWNER OCCUPIED TENANT OF UNIT #100 IS 5 STAFF MAXIMUM. IT IS ESTIMATED THAT REAL STAFFING REQUIREMENTS FOR UNIT #105 WILL BE SIMILAR, THAT IS 5 STAFF MAXIMUM.	TABLE 3.7.2.2 B

NUMBER OF WASHROOM FIXTURES:	Unit #100 - No. of staff - 5 - 1 universal wc Unit #105 - No. of staff - 5 - 1 universal wc	3.7.2.2. (4,5,6) TABLE 3.7.2.2 B
FIRE ALARM:	FIRE ALARM SYSTEM IS PROVIDED AS BUILDING IS SPRINKLERED. A SINGLE OR 2 STAGE SYSTEM	3.2.4.1. (1) 3.2.4.3. (4)
REQUIREMENTS FOR PERSONS WITH DISABILITIES:	UNIT MEETS ALL REQUIREMENTS FOR ACCESSIBILITY	SECTION 3.8
MINIMUM NUMBER OF EXITS: (Unit #100 and #105)	ONE EXIT REQUIRED BUT TWO (2) EXITS PROVIDED FOR UNIT #100 AND #105 FLOOR AREAS FOR UNITS ARE LESS THAN 150m2; TRAVEL DISTANCE LESS THAN 15.0m TO ONE EXIT; UNIT S FULLY SPRINKLERED	3.4.2.1. (3b) TABLE 3.4.2.1. (b)
LIGHTING / EMERGENCY POWER:	TO BE PROVIDED AS REQ'D BY AUTHORITY HAVING JURISDICTION AT PRINCIPAL ROUTES PROVIDING ACCESS TO EXIT IN OPEN FLOOR AREAS BY END OF TENANT IMPROVEMENT STAGE.	3.2.7.3.(1)b
EXIT SIGNS:	TO BE PROVIDED AS REQ'D BY AUTHORITY HAVING JURISDICTION AT PRINCIPAL ROUTES PROVIDING ACCESS TO EXIT IN OPEN FLOOR AREAS BY END OF TENANT IMPROVEMENT STAGE.	3.4.5.1.
SEISMIC BRACING REQUIREMENTS:	ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO THE T-BAR CEILING GRID, SHELVES, LIGHTS, AND DIFFUSERS TO BE SEISMICALLY RESTRAINED.	
FIRE STOPPING:	TO COMPLY WITH CAN, 4-S 115 M STANDARDS UCC LISTED FOR APPLICABLE F, FH OR FTH RATING	3.1.8.1.(1)a,b

DRAWING LIST

ARCHITECTURAL

A.1 SITE KEY PLAN / UNITS # 100&105 PLAN / CODE REVIEW DRAWING LIST
A2 FLOOR PLANS
A3 SECTION / DOOR SCHEDULE / PROJECT NOTES / CONSTRUCTION NOTES

STRUCTURAL

S1.00 GENERAL NOTES
S1.01 FOUNDATION DETAILS
S1.02 FRAMING DETAILS
S1.02 SEISMIC DETAILS
S2.00 FIRST FLOOR HC WASHROOM FRAMING PLAN
S3.00 SECTION

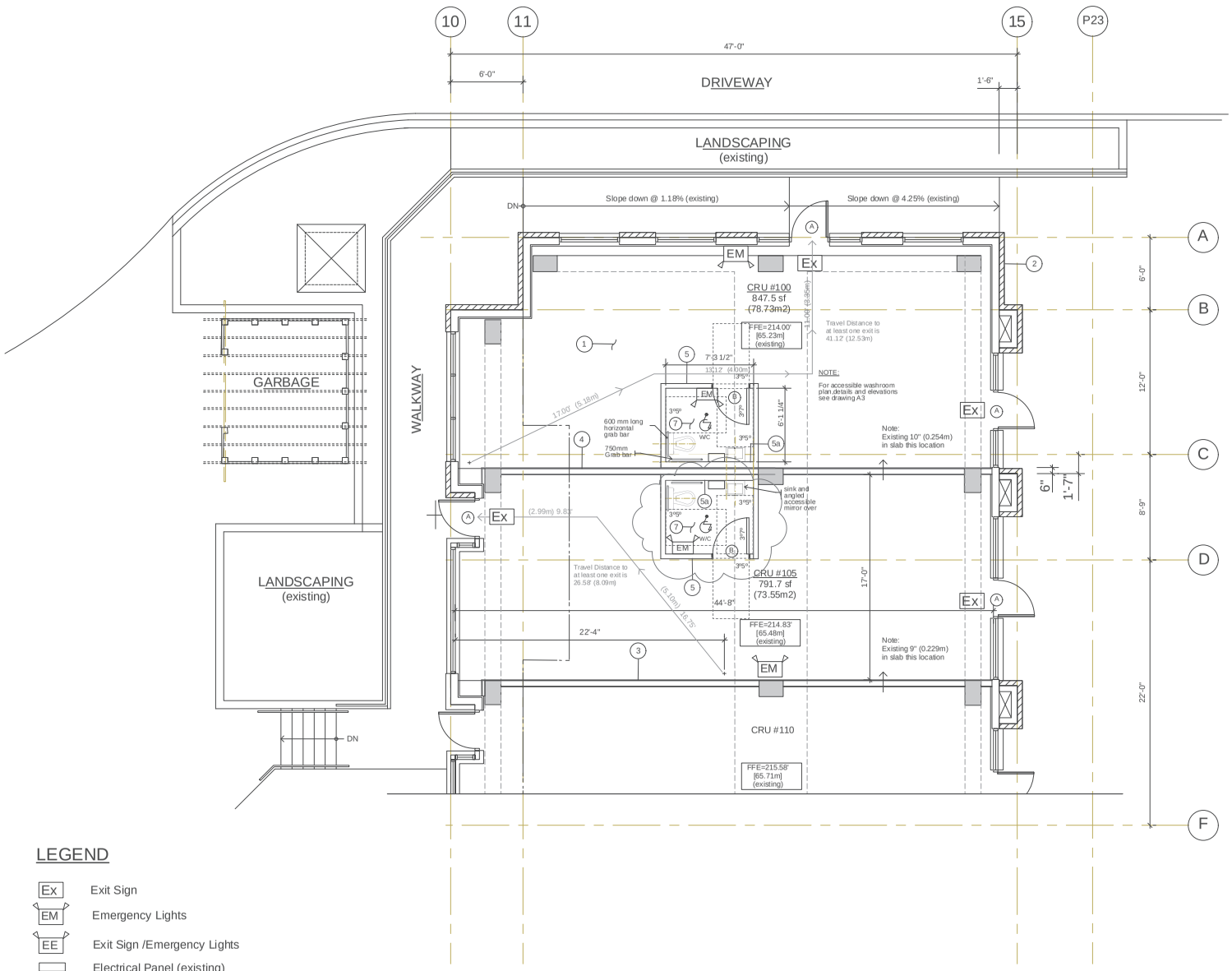
Proposed Tenant Improvements for Units # 100 & 105 in Existing Mixed Use Building

20826 72nd Avenue
Langley, BC.

△ Dec 05'19 - Added WC to #105 Issued for resubmittal to Township of Langley for building permit
△ Oct 15'19 - Issued for submittal to Township of Langley for building permit
△ Sep 05'19 - Issued to struct for use and info
△ Aug 1/19 - Issued for client/tenant review

Notes:

Project No.	2019-22
Date	Aug-2019
Scale	as noted



LEGEND

- Ex — Exit Sign
- EM — Emergency Lights
- EE — Exit Sign /Emergency Lights
- EP — Electrical Panel (existing)

3 Plan - Units 100 and 105
SC: 1/4"=1'-0"

AREAS:

UNIT #100	-	78.73m²	(847.5 sf)
UNIT #105	-	73.55m²	(791.7 sf)
Total:	-	152.29m²	(1,639.2 sf)

N

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TOHMM COBBAN
Architect
201-309 West Cordova Street
Vancouver B.C. V6B 2E5 - 604/685-6210

Proposed
Tenant
Improvements
for
Units #
100 & 105
in Existing
Mixed Use
Building

20826 72nd Avenue
Langley, BC.

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△ Aug 16'19 - Issued for client/tenant review

Notes:

Project No. 2019-22
Date Aug-2019
Scale as noted

A2
△E.3

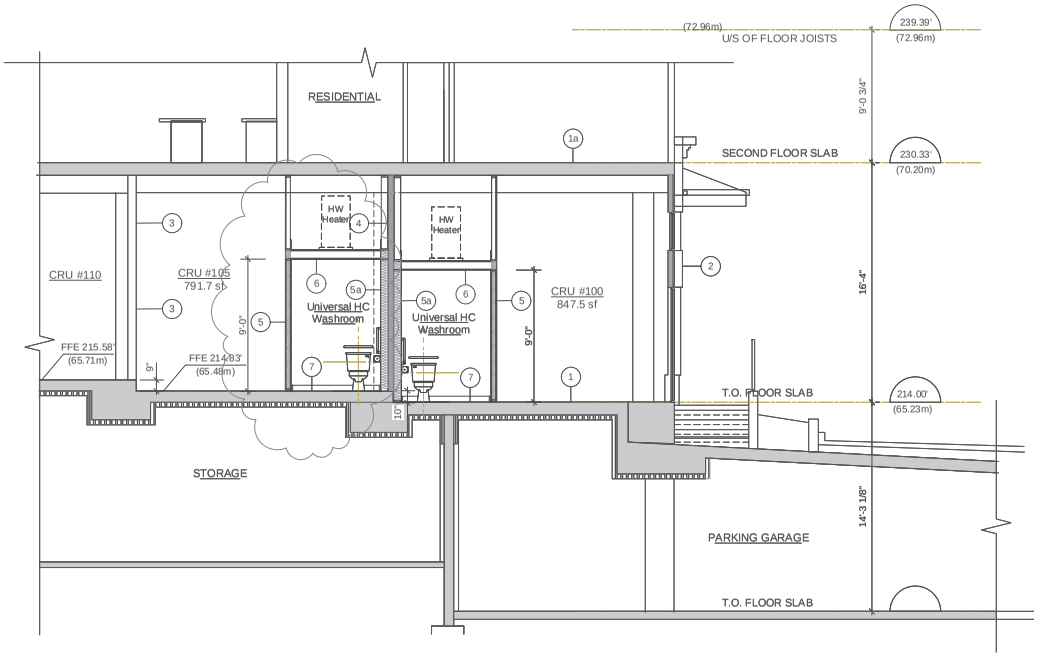
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Architect
201-309 West Cordova Street
Vancouver B.C. V6B 2E5 - 604/685-6210

Proposed Tenant Improvements for Units # 100 & 105 in Existing Mixed Use Building

20826 72nd Avenue
Langley, BC.



1 Section - Units 100 and 105
SC: 1/4"=1'-0"

CONSTRUCTION NOTES - Plans and Sections

1 NEW FLOOR CONSTRUCTION (TYP.):
FINISH FLOOR TO TENANT'S SPEC'S ON
EXISTING REINFORCED SUSPENDED CONCRETE SLAB
AS PER BASE BUILDING w/
FULL COAT ADHESIVE VAPOUR BARRIER AND
NON-COMBUSTIBLE MINERAL FIBRE SPRAY ON INSULATION
AS REQUIRED.

1a EXISTING FLOOR / CEILING CONSTRUCTION (TYP.)
2.0 HR FRR BETWEEN CRU'S AND RESIDENTIAL:
EXISTING FINISH FLOOR ON
EXISTING REINFORCED SUSPENDED CONCRETE SLAB
AS PER BASE BUILDING
PAINTED TO TENANT'S SPEC'S.

2 EXISTING EXTERIOR WALL CONSTRUCTION (TYP.):
MASONARY ON
MOISTURE BARRIER ON
5/8" FIRE RATED DENSGLASS GYPSUM BOARD ON
6" STEEL STUDS @16" OC
R-20 BATT INSULATION
6 mil. VAPOUR BARRIER
5/8" TYPE 'X' GYP BD. (PTD)
WALL ON CONCRETE BASE WALL w/
SEALER, CONTINUAL LAYER OF RIGID INSULATION
INBOARD OF WALL, 2.5" STEEL STUDS, VAP, BARRIER
AND 1/2" GYPSUM BOARD, P.TD.

3 EXISTING 1.0 HR NON-LOADBEARING DEMISING WALL CONSTRUCTION (TYP.):
(Demising wall between Units #110 and 105.
Refer to Base Building Drawings)

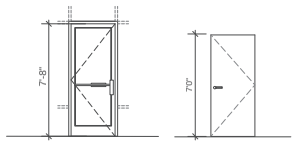
4 NEW 1.0 HR NON-LOADBEARING DEMISING WALL CONSTRUCTION (TYP.):
Assembly No. S1b (sim.) BCBC 2018 (n.i.c.) 39 STC
5/8" TYPE 'X' GYPSUM WALL BOARD EA. SIDE OF
6" STEEL STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/
MINERAL FIBRE ABSORPTIVE MATERIAL IN STUD CAVITIES
DEFLECTION TRACK TO MANUFACTURER'S SPEC'S
ENSURE WALL IS CARRIED TO U/S OF FLOOR ASSEMBLY ABOVE
AND FIRE STOPPED

5 NEW PARTITION WALL (HC Washroom) CONSTRUCTION (TYP.): Assembly No. W1b 34 STC
1/2" TYPE 'X' GYPSUM WALL BOARD EA. SIDE OF
2x4 WOOD STUDS @ 16" O.C. (Refer to Structural)
STRUCTURAL TO CONFIRM STUDS
AS HW TANK SUPPORTED ON CEILING ABOVE
89mm THICK ABSORPTIVE MATERIAL IN CAVITIES
ENSURE WALLS ARE SEISMICALLY BRACED

5a NEW PARTITION WALL (HC Washroom) CONSTRUCTION (TYP.): Assembly No. W1b 34 STC
5/8" TYPE 'X' GYPSUM WALL BOARD EA. SIDE OF
2x6 WOOD STUDS @ 16" O.C. (Refer to Structural)
89mm THICK ABSORPTIVE MATERIAL IN CAVITIES

6 HC WASHROOM CEILING CONSTRUCTION:
3/4" PLYWOOD SHEATHING (SEE STRUCT'L) ON
STEEL STUD JOISTS @ 16" o.c.
NO ABSORPTIVE MATERIAL
5/8" TYPE 'X' GYP. WALLBOARD TO U/S JOISTS
*NOTE:
WASHROOM CEILING IS A SERVICE PLATFORM FOR
HOT WATER HEATER. PROVIDE 3/4" PLY OR TO TENANT'S SPEC'S
THIS LOCATION; PROVIDE AND INSTALL ACCESS PANEL ON ONE
WALL FOR SERVICING HOT WATER HEATER.
STRUCTURAL TO CONFIRM GAUGE OF STEEL FRAMING

7 HC WASHROOM FLOOR CONSTRUCTION:
FINISH FLOOR TO TENANT'S SPEC'S ON
EXISTING REINFORCED CONCRETE SLAB



(Main Entry Doors)
(Existing base building)
A
3'-0" X 7'-8" X ----"
DOUBLE GLAZED
ALUMINUM DOOR

(Washroom Door)
(New)
B
3'-0" X 7'-0" X 1 3/4"
WOOD DOOR
WOOD FRAME
PRIVACY SET
CLOSER
3 SEC. CLOSING PERIOD
HANDICAP ACCESSIBLE
LEVER HANDLES FOR
UNIVERSAL TOILET ROOMS

7 Door Schedule - Units 100 and 105
SC: 1/4"=1'-0"

GENERAL PROJECT NOTES

1 Work Included
All work shown in these drawings shall be included unless shown as "Not in Contract" (N.I.C.). In the event of conflict within these drawings, details take precedence over general arrangement drawings, and specifications and/or written notes take precedence over all drawings.

2. Code Conformance
All architectural, structural, mechanical and electrical work to be in strict conformance with the current edition of the BC Building Bylaw (BCBC) 2018, and all other applicable bylaws and regulations of Authorities Having Jurisdiction in the place of the project.

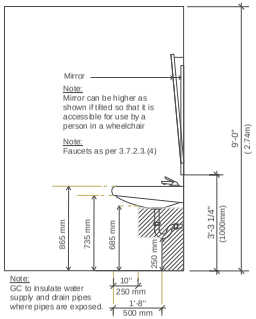
3. Verification of Existing Conditions
General Contractor to verify all grades, lines, levels, dimensions, clearances, size of manufactured components, and existing service sizes and locations before work begins, and shall notify the Architect of discrepancies discovered. Start of work shall signify contractors acceptance of the information shown in the contract documents. Contractor shall not scale drawings for dimensions.

4. Instructions and Change Orders
All project instructions, change orders, and claims shall be submitted to the Architect for review and processing. Only items so reviewed and signed, when required, by both parties to contract for construction shall be in force and effect.

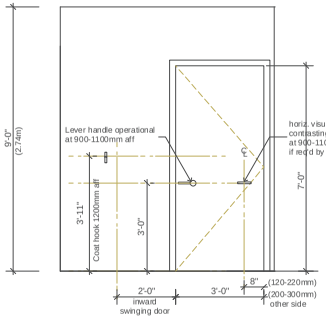
5. Owner as Contractor
If owner acts as General Contractor, the design consultants assume no responsibility for consequences of failure by owner/contractor to build in strict conformance with the approved contract documents: use of them signifies owner's agreement and obligation for conformance.

6. Latest Revision Governs
The contractor shall ensure that only the latest revision of the approved contract documents is used for building. On receipt of revised drawings, contractor shall remove from the jobsite all copies of previous versions of the drawings. Contractor shall be solely responsible for any extra costs resulting from the use of obsolete versions of contract documents.

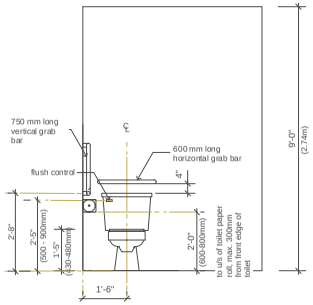
7. Licence for Use
The contract documents are an instrument of service and remain at all times the property of the Architect. The client / Architect agreement forms a licence for their use on the specific project for which they have been prepared. They may not be reproduced or used for other purposes except by written agreement between the client and the Architect.



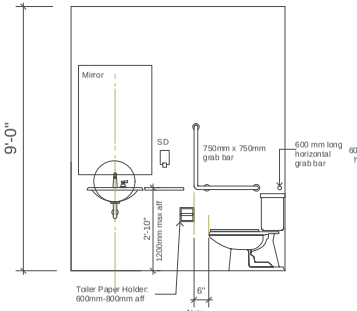
6 East Elevation
SC: 1/2"=1'-0"



5 South Elevation
SC: 1/2"=1'-0"

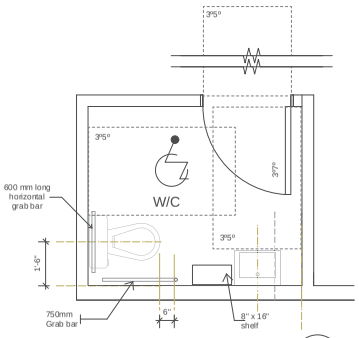


4 West Elevation
SC: 1/2"=1'-0"



Note:
GC to confirm type of sink to be installed. If counter included, GC to locate soap dispenser and paper towel dispenser as per BCBC 2018. Mounting heights for SD and paper towel dispenser to be as section 3.8 BCBC 2018

3 North Elevation
SC: 1/2"=1'-0"



2 Plan - Universal Washroom - Unit #100 (Unit #105 sim.)
SC: 1/2"=1'-0"

N

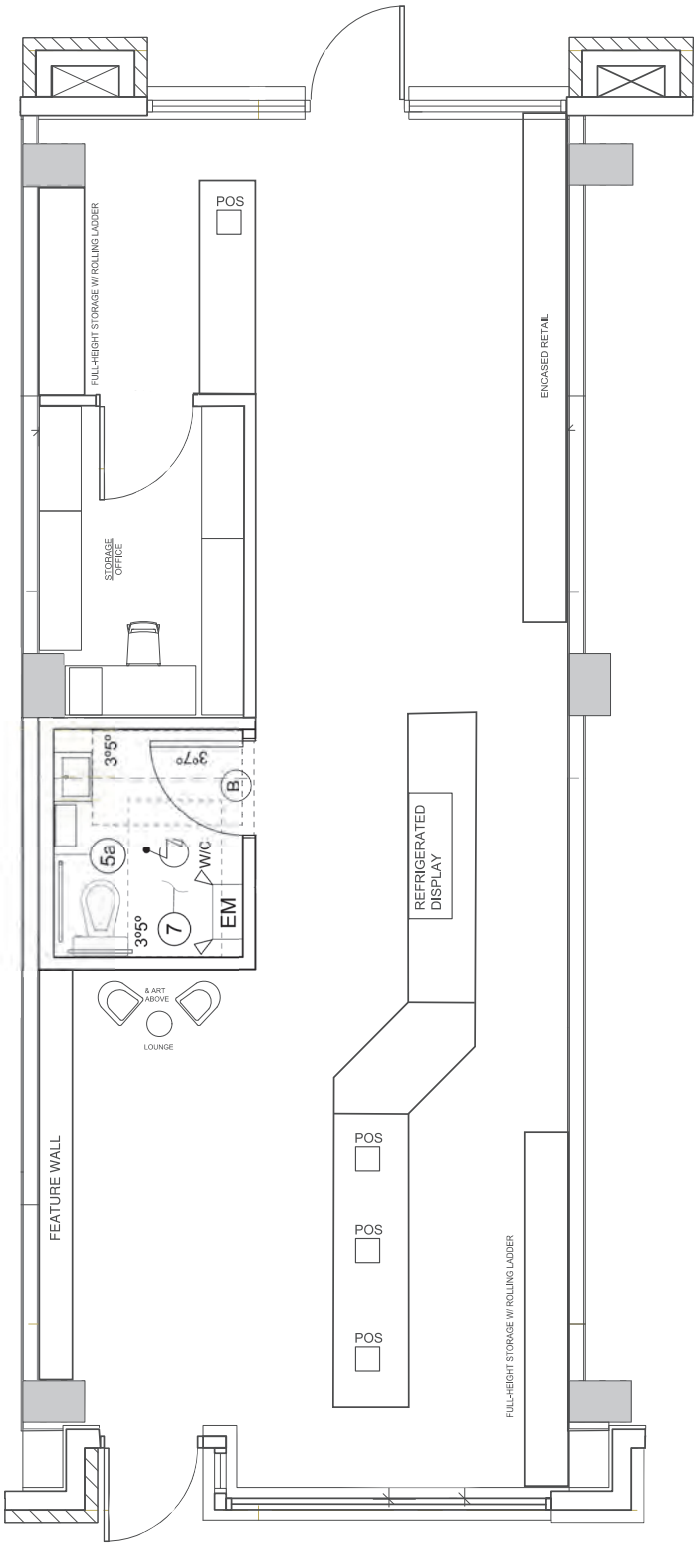
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Notes:

Project No. 2019-22
Date Aug-2019
Scale as noted

A3

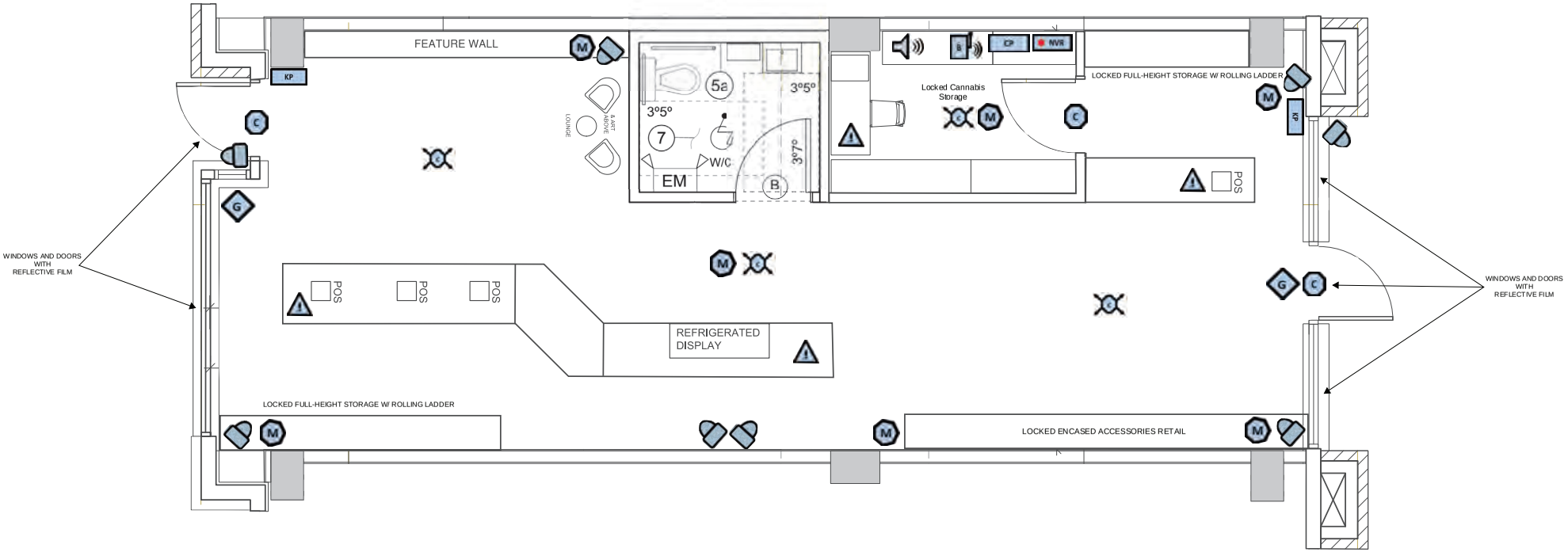
E.3


POS
FULL-HEIGHT STORAGE W/ ROLLING LADDER
STORAGE
OFFICE
ENCASED RETAIL
3'05"
3'7"
B
5a
W/C
7
EM
3'05"
REFRIGERATED
DISPLAY
& ART
ABOVE
LOUNGE
FEATURE WALL
POS
POS
POS
FULL-HEIGHT STORAGE W/ ROLLING LADDER

Appendix 3

- Dome camera x 8
- NVR
- 360 Fisheye x 4
- Intrusion system control panel
- Siren
- Keypad x 2
- Wireless panic button x 4
- Motion detector x 7
- Door contact x 3
- Glassbreak x 2
- GSM cellular backup

NOTE: SELF CONTAINED COMMERCIAL UNIT: No access to adjacent commercial units or residents above



corporate profile

SEED & STONE

CANNABIS RETAIL *the journey within'*

Seed & Stone is **redefining the cannabis retail experience**, by offering a **unique and personalized** take on wellness. In the new world of legalized cannabis, their vision is to establish trust and a deeper connection with their customers, community, and what matters to them.

Creating **meaningful experiences** that impact and help guide consumers on their individualized journey.

CORPORATE PROFILE

Seed & Stone is a recreational cannabis retailer.

Currently operating in Chilliwack, BC. Seed & Stone is looking to expand their brand to multiple retail stores by the end of 2020.

MISSION STATEMENT

Committed to bringing quality products and education to our communities.

VISION

Creating beautiful spaces with an exceptional customer experience, through product knowledge, innovation and expertise on everything cannabis

VALUES

Employees, Education, Customers and Products

PROCESS & BRAND

Seed & Stone operates one flagship store in Chilliwack, BC.

With an increase in sales by 30% month over month.

With plans to expand their retail locations exponentially, they have two applications under review with the council in Township of Langley and two upcoming stores in collaboration with the Songhees First Nations in Victoria.

The brand is targeting to have at least 1 store in the City of Burnaby, City of Delta, and City of Vancouver by the end of 2020.

The corporate governance team is leading the process of finding suitable locations and building the corporate structure. The operations team is spearheading activities related to store management, inventory expansion and building the pipeline of talented individuals to join salesforce for upcoming stores.

Founder and CEO Vikram Sachdev brings decades of experience running successful retail with his team of industry experts in real estate, branding and marketing. They are excited for the growth opportunity of Seed & Stone.



Keeping people safe at Seed & Stone during

COVID-19

wearing gloves, washing hands regularly and using hand sanitizer

increased cleaning of work surfaces including payment keypads and limited store capacity

Support systems in place to help anyone who becomes affected by the virus

Removed smell jars, installed safety screens at the till, applied strips on the floor with advisory notice across the store



HIGHLIGHTS

The Retail Space

We have re-imagined the typical retail environment of a cannabis store with an open space concept and a cannabis bar

Extensive Product Portfolio

Offering a variety of products under six categories – Dried Cannabis, Inhalable Extracts, Edibles, Ingestible Extracts, Topicals and Accessories

The Retail Brand

Seed & Stone stores offer an impressive collection of products, knowledgeable staff, and a welcoming environment for both beginners and experienced consumers

Premium Store Experience

Creating a memorable experience is what we do! It's all in the details. Customer experience is at the core of our brand

TIMELINE

FEBRUARY 2020



First Seed & Stone store in Chilliwack, BC

JULY 2020



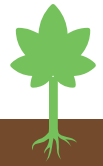
3 applications submitted for licenses in 3 cities

OCTOBER 2020



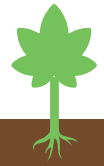
Opening 2 stores in Victoria – One on the First Nations land and one in Downtown

NOVEMBER 2020



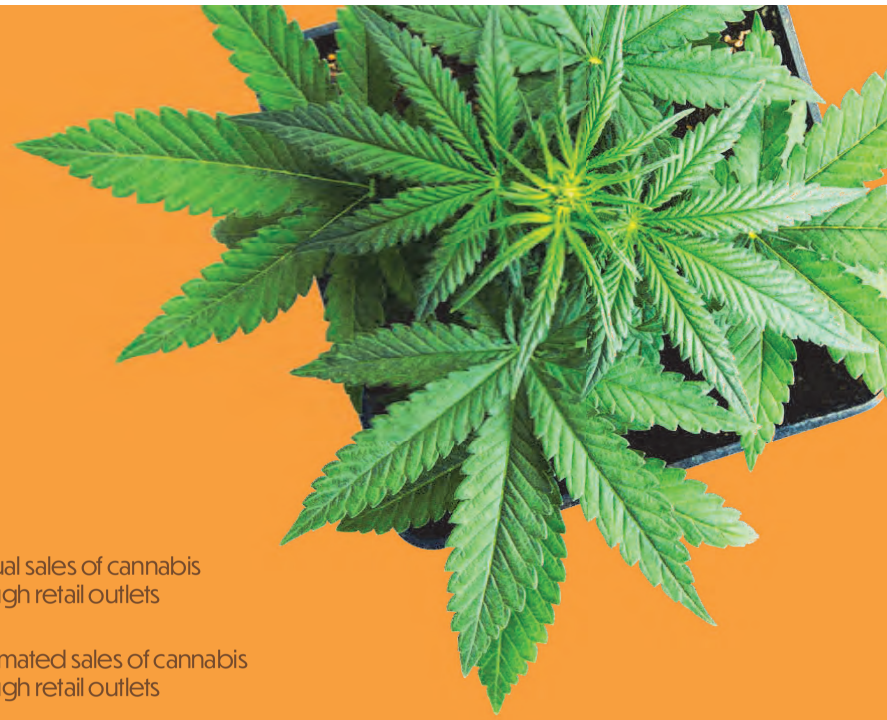
License to operate expected from the Township of Langley and Aldergrove, BC

FEBRUARY 2021



Opening 1 store in Township of Langley, BC

CANADA'S NEW GROWTH INDUSTRY



1.2*bi
2019

2.5bi**
2020

4.1bi**
2021

*Actual sales of cannabis through retail outlets

**Estimated sales of cannabis through retail outlets

ONGOING SHIFT TOWARDS LEGAL RETAIL PURCHASE

- Consumers are buying almost two-thirds of products from legal retailers.
- Legalization has opened the market to a more sophisticated clientele along with various segments of consumers.
- Increased buying frequently since Covid-19
- Edibles, extracts and topicals entering market in 2020 are driving further demand

DEMAND FOR RETAIL EXPERIENCE

- Consumers are wanting more than just a transaction. They are looking for a retail experience. Whether online or offline.
- Consumers are demanding high-quality products at a range of competitive price points.
- Privacy and security when purchasing are key considerations for consumers.
- Increased interest in building brand loyalty with customers.

CORPORATE RESPONSIBILITY

Seed & Stone takes their environmental footprint seriously. Here are some of the ways they are making a difference



Usage of LED / fluorescent lighting in every part of the store



Use of low energy consumption HVAC products



Use of paper, plastic and other containers made using recycled materials, where appropriate



Employees will be trained in recycling programs by local waste and recycling providers

COMMUNITY ENGAGEMENT

"Community is at the heart of everything we do."

Seed & Stone are committed to donating 1% of their annual net profits or $10,000 every year. This contribution goes towards the parks and recreational department of the city in which stores are operating.

They are also proud partners with Mothers Against Drunk Driving (MADD) which is a charitable organization that is committed to stopping impaired driving.

"It's more than just building beautiful retail stores. It's about being apart of our communities and making a positive contribution towards our neighbours and fellow business owners."- Vikram



FIRST NATIONS PARTNERS

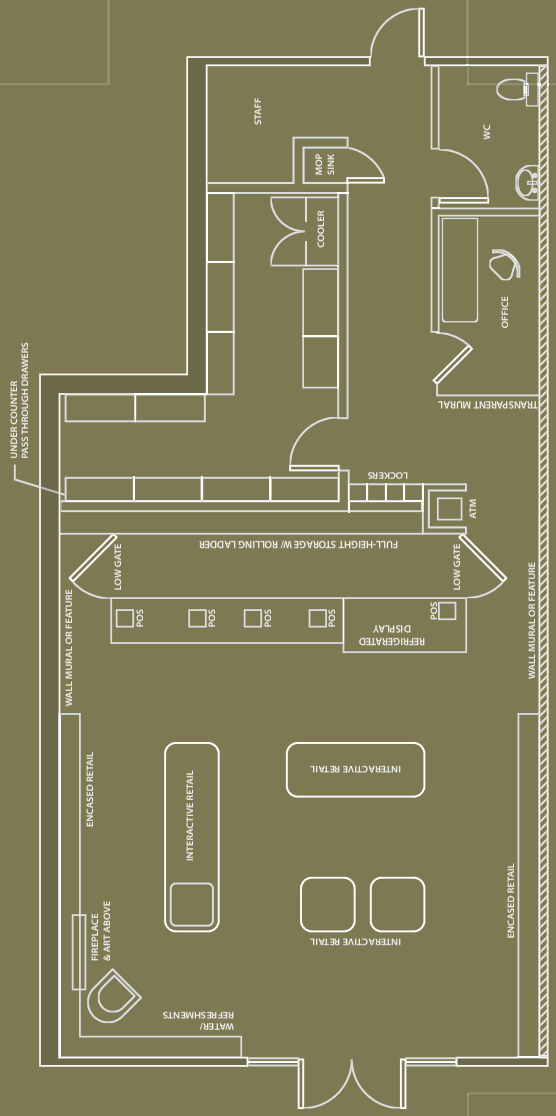
Seed & Stone is proud to partner with Songhees First Nations Band

We share the same integrity and vision as The Songhees and look forward to thriving at their side





STORE & FLOOR PLAN



E.3

VIKRAM SACHDEVA

Founder & CEO

Vikram brings over 20 years of retail experience, having successfully operated a food service business with multiple brick/mortal locations. He has over 7 years' experience working for the BCLDB.



CHRIS GRZYWACZ

VP of Corp.Development

Chris is head of development with over 20 years' experience managing commercial construction. He is a highly motivated and hardworking entrepreneur and is an asset to the Seed & Stone team.



SAMIR CHAUDHARY

Head of Procurement

Samir is a detail orientated global businessman with over 20 years' experience running a successful business in the automobile industry.



DAVE HOLENDER

Operations Manager

Dave has spent the majority of his career in the Alcohol and Cannabis industry. From his start as operations manager for a cannabis genetics nursery to more recently being an integral part of the licensing and launch of multiple retail locations.



IAN CAWSTON

General Manager

As general manager, Ian leverages years of brand development experience turning growth into profits through creative engagement strategies. Ian, remains committed to actualizing Seed & Stone's vision to become largest, customer friendly cannabis brand in Canada.



JOIN US!

CONTACT

Vikram Sachdeva
Founder & CEO
vikrams@seedandstone.com
778-895-7192

HEADQUARTERS

8050 Lickman Rd #103
Chilliwack, British Columbia
V2R 0Y3



seedandstone.com

19+

GET CANNABIS CLARITY

SEED & STONE

105-20826 72 Avenue, Langley City, BC V2Y1T6



Vikram Sachdeva
Founder & CEO

Ph: 778-895-7192
E: VikramS@seedandstone.com

Christoph Grzywacz
VP of Corporate Development

Ph: 604-779-8918
E: ChrisG@seedandstone.com

SEED & STONE

A licensed cannabis brand, focused on providing an exceptional retail experience.
We require your support in creating a safe and convenient community in Langley.
Seed & Stone will create a storefront that is appealing and compatible with the city's architecture. To achieve this, Seed & Stone will get in touch with Langley's council members and discuss various storefront ideas to align with city's vision.



WE ARE HERE FOR YOU

Seed and Stone is committed to the social and economic development of its community



Committed to be a good neighbour



Corporate sponsorships and events

- We commit to donate $10,000 from our annual net profits to the Parks and Recreational Department of Langley to support family-friendly programs organised by the city
- Free meditation and yoga classes on 4th Sunday of each month by professional instructors for our patrons
- Partners with Mothers Against Drunk Driving (MADD) and law enforcement to create awareness on safety and security related to cannabis
- Clean Langley Campaign: Seed and Stone is committed to keeping the environment clean and tidy. We'll be organising a clean up drive once a month and offering cannabis recycling solutions at our store

YOUR BENEFITS MATTER THE MOST

Cannabis in your community :

- With LCRB being the sole distributor, all products are licensed and safe for consumption
- An increase in foot traffic will help growth of other businesses in the community
- Abiding by the law, we double check identification and prohibit sales of cannabis products to minors
- We believe in fair pay; our basic wage is higher than minimum wage of the province

Your Safety and Security is of utmost importance to us. Share in our dreams by scanning the appended QR code and signing the petition.

1. **Open the camera app on your phone and scan the code**
2. **Sign the petition for Cannabis in Langley**

Visit our website for further details: https://seedandstone.com/

SEED & STONE

Experience Seed & Stone at Chilliwack –
8050 Lickman Rd #103, Chilliwack, BC V2R 0Y3

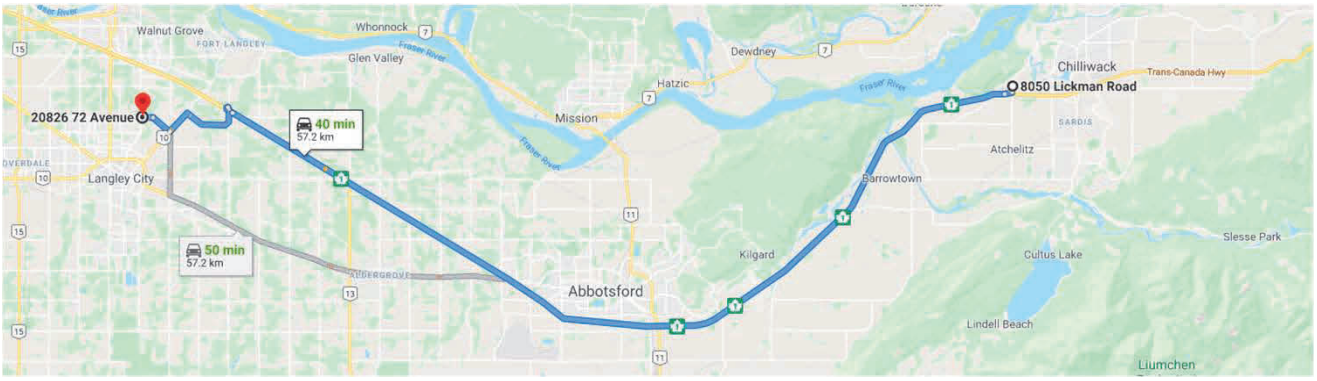








Directions for Seed & Stone store from Langley to Chilliwack –



SEED & STONE

E.3
19+

Community engagement petition for –

105-20826 72 Avenue, Langley City, BC V2Y1T6

By signing this petition, you declare that you are 19 years and older date 23rd June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature

ATTACHMENT L
11-06-0200 / CR11

0510711 BC Ltd
22070 - 48A Ave
Langley, BC
V3A 8G3

May 2, 2020

It is the intention of the above company to operate

a cannabis retail store at:

200 - 4839 - 221 Street, Langley, BC, V3A 8G3

It will be doing business as:

Murrayville Cannabis.

John Pybus

Michael Thompson

ATTACHMENT M
13-20-0148 / CR12

Cheeky's Cannabis Merchants by Springs Group

Letter of Intent

With deep roots in the Fraser Valley, SpringsGroup.ca operates a variety of liquor stores, pubs and breweries. We wish to build on our 33 year history of compliance under Liquor & Cannabis Regulations Branch rules and regulations as we move into the new legalized cannabis sector.

It is our intention to create a first class, relaxed customer experience in a generous space allowing for some level of social distancing.

In addition to serving the broader market, we feel an important subset of this is the mature customer seeking educational advice and consultation for the natural treatment of many conditions.

We feel that a good level of staffing will provide 12 to 16 full and part time positions. With decades of history in the Fraser Valley, we very much know our customer and endeavor to exceed expectations in delivering value and service. Through experience, we are expert in developing systems to train and promote staff from within, while managing a tight regulatory framework.

Yours truly.

Ken Brookes

Springs Group

Proposed Sign

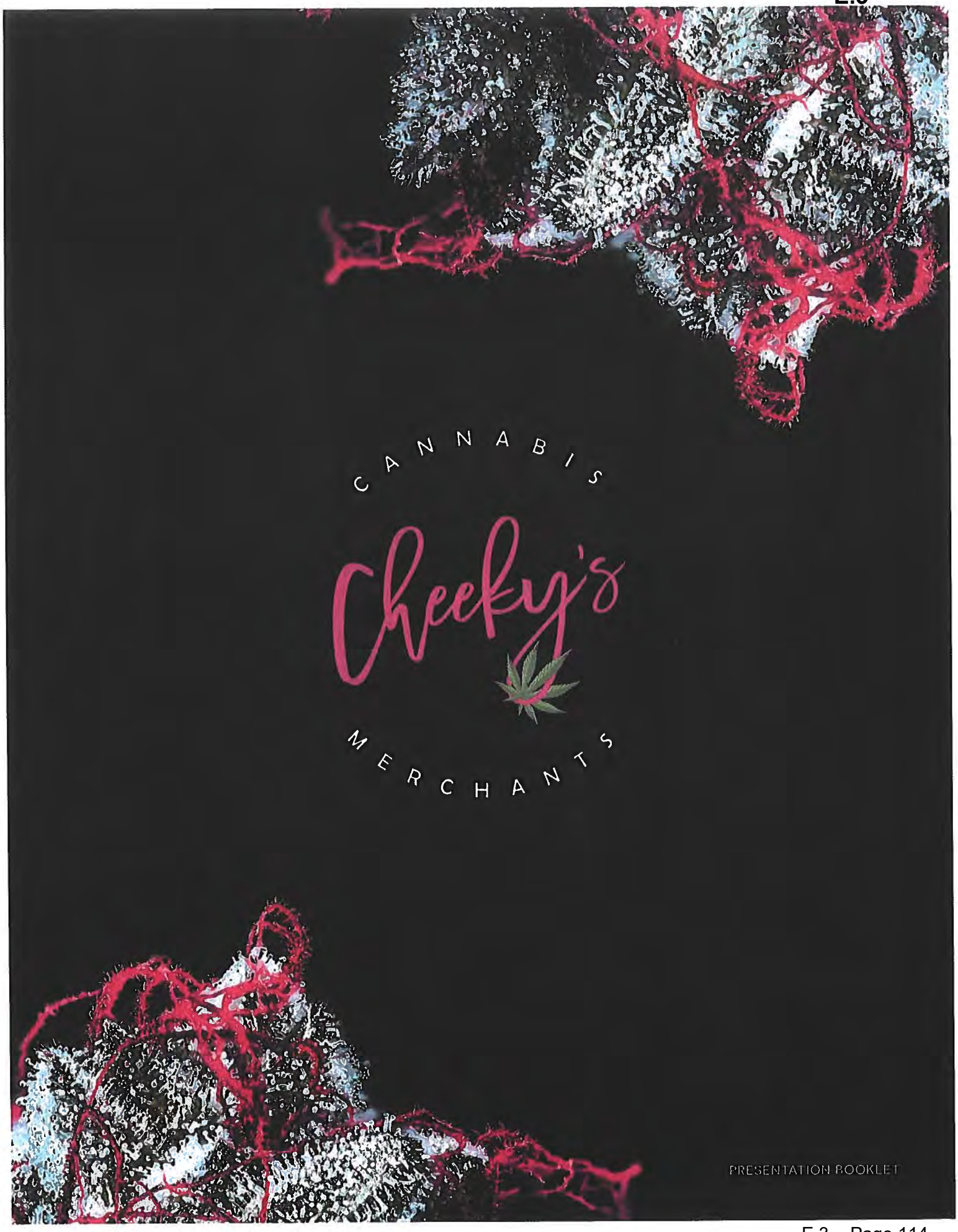
Cheeky's
CANNABIS MERCHANTS

Springs GROUP

7160 Oliver Street
Mission, BC, V2V 6K5

Ken Brookes
kenb@springsgroup.ca
604-341-8212

springsgroupcannabis.ca


CANNABIS
Cheeky's
MERCHANTS
PRESENTATION BOOKLET

CHEEKY'S LICENSED CANNABIS RETAIL

BY SPRINGS GROUP

Springs Group is an established business of 4 Pub/Restaurants, 12 Liquor Stores and 2 Breweries with over 30 years of business experience, providing jobs and community support in the Lower Mainland.

Springs Group has worked closely with regulatory authorities to ensure that the business is compliant on all restricted products sold. This compliance is demonstrated through our current 40,000 sales transactions per week. We intend to do the same with licensed Cannabis dispensaries by providing a safe, clean, bright environment in which anyone can feel comfortable shopping in.

Springs Group will offer knowledgeable and professional sales staff to educate the customer in obtaining the right product for their health and wellness needs.



PROVIDING A SAFE CLEAN BRIGHT ENVIRONMENT IN WHICH ANYONE CAN FEEL COMFORTABLE

COMPLIANCE

BEST PRACTICES

Springs Group leading best practices will adhere to evolving national, provincial and municipal legislation. We will invest in retraining staff immediately as regulations are adjusted over time in this fast growth, tightly controlled industry.

BEST PRACTICES ADHERING OR EXCEEDING THE LAW

1. Does not allow individuals under the age of 19 into the store by door checking ID
2. Does not allow consumption of cannabis on the property or around the property
3. Does not advertise, other than minimal store signage
4. Posted work safe health and safety warning signs on all entrances
5. Install and maintain an air filtration system to ensure there are no odour impacts on neighbors
6. Each store will have a Store Manger, a Right Hand Manger and Cannabis Consultants

EDUCATION

EXTENDED PRODUCT KNOWLEDGE

Springs Group will offer an education area (Apple Genius Bar) in each store that will provide extended product knowledge on Cannabis, pain, anxiety, seniors health, sleep disorders and cancer treatments. This will be an open learning area open to the general public for individuals wanting a better understanding of cannabis and its benefits to health and wellness. We will focus on educating the public on responsible cannabis use with desired health outcomes in a welcoming environment. Springs Group is a major employer to over 250 professionals and entry level employees across all 15 current locations. The corporate culture is established with employee training and management development for new and existing employees operating in a high volume and leading customer experience retail setting. We like to make learning fun and are readily available for all team members, especially those interacting with customers.



GOODWILL

SUPPORTING COMMUNITIES

At Springs Group, we believe in supporting the communities in which we do business in and currently contribute to several local charities.

Alouette Addiction Centre is a regular charity that we regularly sponsor, and we annually support the food bank at the Christmas Train. We are developing a net revenue program in support of these local charities by applying net service charges on in-store ATMs at our licensed dispensaries.

> SPRINGS GROUP HAS BEEN TREMENDOUS SUPPORTERS OF OUR EFFORTS TO HELP OUR COMMUNITY

– LORRAINE HUGILL

ALOUETTE ADDICTION SERVICES

"We are thrilled to tell you that the Springs Group has annually provided the Maple Ridge Community Foundation with a huge opportunity to raise funds for our Foundation. Over the last two years they have graciously allowed us to use the Billy Miner Pub as a venue to sell tickets, entertain our donors and to raise much needed monies for our Foundation. In addition to the venue they have provided us with a free meal which adds greatly to the in excess of $11,000, that we have raised in the last two years. They are very eager to support us for which we are immensely grateful. This event is a key initiative for us going forward...and thank you"

– RICK HOWARD

DIRECTOR MAPLE RIDGE COMMUNITY FOUNDATION

SAFETY + SECURITY

WORKPLACE AND CUSTOMER SAFETY

Springs Group's top priority is to maintain policies and procedures that ensure workplace and customer safety. All products will be locked in tempered glass display cases and bulk inventory will be locked in a secure storage room that requires staff access cards to enter, similar to a jewelry store.



TRAINING

All staff are trained on all procedures and security plan



CHECKS

Police and criminal background checks for all staff and management



FIRES ALARMS

Fire Alarm system installed and monitored



SAFETY

Security alarm and video surveillance cameras installed and monitored



SECURITY

Full-time door staff checking IDs



THEFT

Theft protocol and policy and training



PANIC

Panic button installed at each till and in the manager's office

OUR COMMITMENT

GROWING OUR COMMUNITY

We believe that collaboration between municipal government and private sector retailers will have the greatest benefit to this growing community.

Public safety, specifically reducing crime and eliminating the availability of cannabis to minors is a shared priority. At the risk of over or under regulating this new industry, we must work together toward the safe and ethical distribution of cannabis leaving no gaps in the system for negative outcomes.

Springs Group offers their help through conversations that bridge the gap between public and private sectors. We embrace the opportunity to create a high standard of cannabis retail practices and policies and procedures that meet or exceed the expectations set out by your community as well as by the provincial and national government.

Thank you for your consideration.

– BROCK RODGERS AND KEN BROOKES

CO-OWNERS AT SPRINGS GROUP

09

Cheeky's
CANNABIS MERCHANTS

COLOUR PALETTE

PINK GREEN NAVY BROWN SAND WHITE

MOOD BOARD



CANNABIS MERCHANTS

Aldergrove Cannabis

Letter of Intent

May 2020

Intent of Applicant

The applicant Aldergrove Cannabis Store is seeking to place a non-medical cananbis retail store at 27112 Fraser Highway, Aldergrove BC.

The family owns the land and buildings at this property (head address 27114 Fraser Highway) and rent to various tenants on the property. They are longstanding members of the community and are very excited to work with the Township of Langley for the purposes of their application to place a non-medical cannabis retail store.

The applicant has submitted their application to the Province and a referral letter from the Province has been received by the Township of Langley.

Please accept this letter of intent to outline the applicants request of the Township to move forward with their application for the non-medical cannabis retail store.

RECEIVED
MAY 11 2020
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Aldergrove Cannabis

Business Operations Detail & CPTED Highlights

May 2020

RECEIVED
MAY 11 2020
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Summary Concept

The purposes of the Business Operational Detail is to review with the Township of Langley the proposed business operational undertakings with respect to non-medical retailing cananbis within a commercial business unit within the Township.

The processes and procedures outlined have been based upon the applicant's business history and concept vision

Vision of the Company

Aldergrove Cananbis is envisioned to be a small-scale cannabis retail store that is a family run business. While jobs will be created, the applicant is focused on family and building small business again. Aldergrove cananbis floor plan is set up to be open concept with clear sightlines throughout the business. This is to allow for guests to feel comfortable while shopping and maintaining proper social distancing guidelines. It will be bright and well lite with modern fit and finish.

Staff will be trained on product knowledge and will be encouraged to have an open dialogue with their consumers.

Hours of Operation

The applicant is proposing hours of operation from 9am – 11pm Monday thru Sunday. These hours have been regulated by the Province of British Columbia and are in keeping with the liquor store hours of operation.

Employees

The applicant intends to have approximately 4-6 employees dedicated and certified to work within the store. Employees will be on a management created schedule and will be placed depending upon daily sales volumes. Aldergrove Cananbis is passionate about the industry and truly engaged to provide knowledge to consumers. Employees that fit within this vision will be hired. All employees will have the accreditation as mandated by the Province of British Columbia prior to commencing their work.

RECEIVED

MAY 11 2020

PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Consumer Base

The applicant foresees its customers base as the surrounding residential area of Aldergrove. Located along a main thoroughfare of the Fraser Highway in the heart of the Aldergrove commercial community the proposed site is placed in a redevelopment area. As this area develops, traffic flow from passersby will also shop within the local community store. It is expected that most consumers would be from the surrounding population, with a small percentage of commuter drivers traveling along Fraser Highway shopping due to convenience of the retail store.

Inventory

All inventory will arrive via the government of British Columbia run cannabis distribution branch. Orders will be placed, online with oversite from ownership. Orders are based upon store sales volumes and consumer demand. The applicant intends to limit the amount of product within the store to maintain security as well as ensure quality and freshness of skus and new sku implementation. Inventory will be in a first in, first out model to ensure freshness and to ensure consumers have access to the latest product skus.

Disposal of Product

Should the need arise for disposal and /or destruction of product, such as a customer return or small amounts of product on display, the applicant intends to implement secure breakdown of product. The product is mandated to be both unusable and unrecognizable after it has been destroyed. Aldergrove Cannabis will follow these guidelines

Specifically, cannabis will be rendered unusable on site by being mixed with composting scraps and clay. The destruction will be conducted by a designated employee.

All inventory being destroyed and disposed of will be recorded and tracked within the inventory POS System and best practices logbook as per the terms and conditions required by the LCRB.

Cannabis Accessories

The store will also carry a mixture or various cananbis accessories as outlined within the LCRB Terms and Conditions manual. These accessories change from time to time depending upon consumer purchasing habits and demand. Only products and accessories approved by the Province of BC will be carried within the licensed premises

Point Of Sale

Most consumers today spend their money via debit and credit terminals. It is not expected a large amount of cash will be utilized for purchases. There will be two Point of Sale systems on site to ring through customers. Each system will have a float on hand of $300 to make change. When the POS is not in use, i.e. after hours, the cash will be stored within the secure safe located within the secure storage area.

Signage

The applicant plans to install exterior signage to ensure compliance with all municipal sign bylaws within the Township of Langley.

Further, eyelevel signage will appear at the exterior door. Exterior signage will be posted where appropriate and will read:

- "No Minors Permitted at Any time"
- "No Loitering / No consumption on premises"

Nuisance Behaviours

To mitigate any nuisance behaviours for the surrounding area, no queuing and/or loitering may occur outside the cannabis retail store at any time. Additionally, there will be no loitering permitted around the exterior.

As per the signage policy, no loitering or consumption on site will be permitted at any time. Consumers will be reminded of the Township smoking bylaws. Staff on schedule as well as the management team will monitor the exterior of the building by way of surveillance systems and perimeter walking as per CPTED best practices

All cannabis products for resale are kept under lock and key. All items are packaged in the original packaging provided by Liquor Cannabis Distribution Branch. It is not expected that there will be a large odor nuisance within the retail store do to the locked up packaging and secure storage as well as secure disposal. It is expected that HVAC equipment within the store will ensure no odors are immitted to the exterior of the building.

Intoxicated Patron Policy

Should an employee believe a guest be impaired in anyway, that guests will not be permitted to remain in the store. They will be immediately asked to leave.

Employees are trained to recognize if guests have an odour of cannabis or alcohol, slurring of words, unsteadiness, bloodshot eyes, loss of dexterity (e.g.: fumbling for wallet or ID) and unusual behaviours. If any of these items are detected guests will not be permitted to stay within the business.

Deciding what constitutes 'intoxication' is a grey area. Employees are trained in such a way, that if they are unsure whether someone is intoxicated, team members are encouraged to take a cautious approach. They must ask themselves "does this person appear fit to drive?" If the answer is "no" then service should be refused. If there is any doubt about a person's level of intoxication service should be refused.

Legal Age / Minors

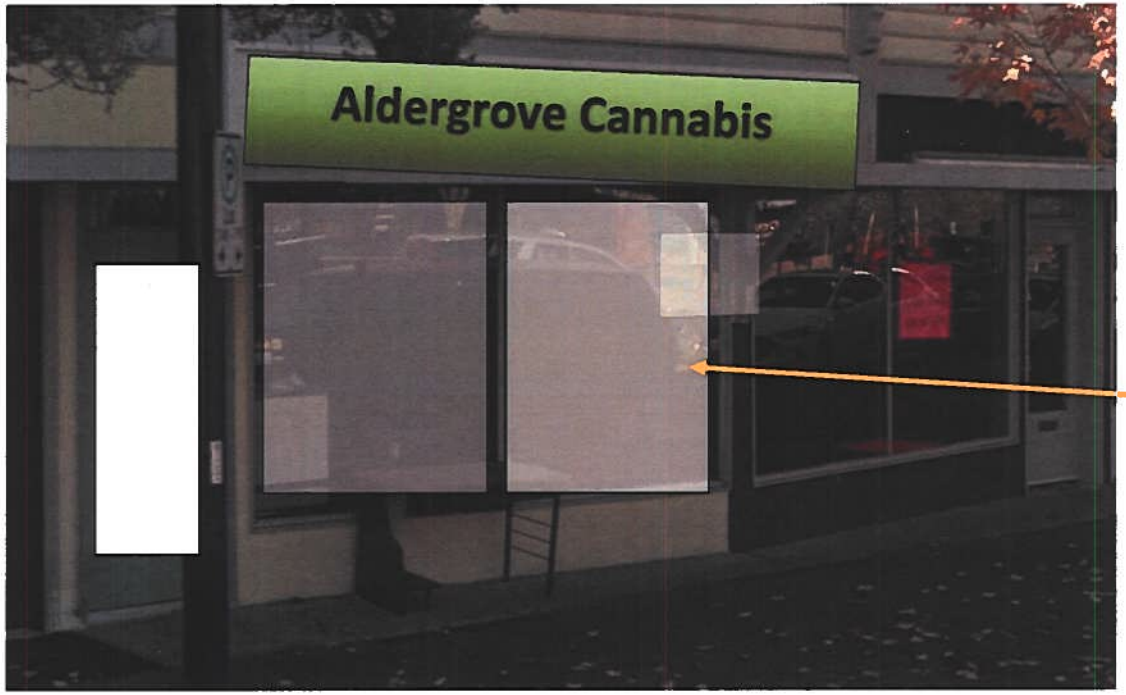
All employees must ID any guest that appears to be under the age of 25 years. Should anyone enter the store that appears to be under the age of 25 years, an Employee will immediately request 2 pieces of ID. If a guest cannot produce two pieces of ID or can only produce 1 ID, they will be asked to leave the establishment immediately. This is a provincial requirement and will be strictly adhered to. It will not matter if the person who has entered the location is making a purchase or not. Only those that are over the age of 19 will be permitted to enter the store.

Security Proposal

If approved to move forward, the current unit at the proposed address. Please find attached the detailed floor plan that outlines the points of interior and exterior surveillance and follows CPTED guidelines. The store will be equipped with security camera, audible fire suppression systems and anti-theft devices as outlined by the Province and in accordance of the rules required by them to maintain the cannabis license.

Aldergrove Cannabis is excited to grow within the Township of Langley. They are proud land and building owners and believe the addition of this new and exciting retail store will bring further awareness towards this emerging market.

Store Signage Rendering



RECEIVED
MAY 11 2023
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Letter of Intent

ATTACHMENT O
11-33-0133 / CR14

May 7, 2020

The Local Leaf Cannabis

Dear City Planner, Council Members and Mayor of Township of Langley,

Please accept this as a letter of intent, for our interest in a Non-Medical Cannabis Retail Store in the historic and preserved town of Fort Langley. We want to express our intent to apply for this location for a Cannabis retail storefront application.

We would like to ensure our social responsibility, by adhering to all the applicable regulations and exercise the stickiest access of cannabis and cannabis related products to the adult customers only. We will enforce access to the establishment to legal age customers and enforce proper identification at all times.

We will ensure security for both customer's safety and of the community by deploying security camera system and alarms are in place and monitored 24/7, 365. We will take security to the highest measures to ensure neighborhood, staff, customers and the community's ,safety. We take this above all.

We intend to setup self-help and education center within the store, to provide the consumers with good sound knowledge to ensure the safe and healthy use. We will ensure to have Health Canada and LCRB guidelines available for all the patrons and interested within the store and will make them readily accessible.

We will manage the business in a professional and socially acceptable manner.

We invest in the community first and sponsor the needs of the community, to that end we will support the community by participating in the community. This will be our ongoing investment in the Township of Langley to be a part of the community.

Our commitment is far reaching, starting by hiring employees from within the community to serve the community that they work in and to tale input, help, assist and serve the customers.

We hope that you will consider our application, and make this a community win and grant us the Development permit for Non-Medical Cannabis retail sales.

Sincerely,

The Local Leaf Cannabis

THE ASTROLOGY BUD STORE

ASTROLOGY HOLDINGS Ltd

Business Proposal

Langley, BC

Willowtree Mall

Berezan HOSPITALITY

Introduction

The Berezan Hospitality Group (BHG) is a proven leader within the community of Langley and across the Province of British Columbia in a highly regulated business. We are a diverse group of businesses with a focus on providing an elite level of customer service within hospitality industries in a socially responsible manner. While BHG has no prior experience yet with retailing cananbis, Astrology will fall under the umbrella of the Berezan Hospitality Group and will be managed based upon decades of prior liquor regulatory experience. Learn more about our company at www.berezanhg.com

The purposes of the Letter of Intent is to establish and communicate the varying operational components of the business based upon the Cannabis Retail Sales Council Report indicating application requirements. The business intends to operate in full compliance of all local, provincial and federally regulated laws and policies and furthermore, Astrology prides itself on setting high standards and continually meeting or exceeding its operational expectations.

- The processes and procedures outlined have been based upon the applicant's executive team who have over 25+ years of experience within the hospitality industry of liquor service across the province of British Columbia

"WITH A SENSE OF FUN, WE OFFER AND ENTERTAINING EXPERIENCE THAT MAKES YOU FEEL SPECIAL."

Store / Site Overview

Proposed operating name is "Astrology Bud Store" Astrology will be built out to be an open plan concept with a focus on consumer education and social responsibility. Customers can expect to be immediately welcomed when they walk into the store. The store design will allow for customers to move around from cabinet to cabinet[1] and to engage with employees to further promote learning and awareness. Interior design will be focused on a bright well-lit space that promotes comfortable learning and shopping, within a safe and secure environment. The hours of operation are proposed to be 9am – 11pm Monday through Sunday as per Provincial regulations.

The demographic of the area that would support the store would be the local residential surrounding community as well as those who pass by the Willowbrook thorough fare on route to other commercial activities. There is a liquor store located on the site also owned by BHG. It is expected a similar demographic of consumer would also shop at the proposed cannabis store. The facility has ample parking to support the business and the current centre is very much a commercial hub where shoppers come for various retail services.

Employees

The applicant intends to have approximately 10-15 employees dedicated and certified to work within the store. Employees will be on a management created schedule and will be placed depending upon daily sales volumes. Employees are the stores front line to deter theft and mitigate risk.

Staff will be trained to greet every customer who enters the store. It will be their responsibility to engage in a dialogue to assist the customer and to further educate and provide an enhanced experience.

[1] All cabinets are locked and secured. Consumers will not have access to products. See security plan.

All staff must be accredited by the province of British Columbia to work within a cannabis retail store. Prior to commencing work at the business, all prospective employees must prove that have the required training and security checks in place.

Branding

The name of the business and exterior signage must comply with all federal and provincial requirements and be approved by the Branch. All business names and signage must comply with the advertising terms and conditions and cannot mislead the public as to what type of business the licensee operates. In addition, signs must comply with local government and bylaws or requirements for the area in which the store is located.

As a retailer of non-medical cannabis, a licensee cannot choose a name that would lead people to believe that they are associated with another business (other than another non-medical cannabis retail store) or a provider of medical cannabis. For example, the business name must not include the name of another business, or the words, in traditional or non-traditional spelling, "pharmacy," "apothecary," or "dispensary." Graphics associated with a pharmacy, including for example, a green cross, are prohibited. Store names cannot also use language that encourages intoxication.
A licensee also cannot advertise or brand their store in a way that indicates that the store is associated with the government or is exercising a function of the government; this includes the use of words, phrases, designs, domain names or other branding elements or indicia.

Compliance / Enforcement

To further clarify the "The warm welcome" the company greeting is specifically designed to enhance a guest experience; however, it allows employees to determine the age of the customer, mitigate theft and ensure that the consumer entering the establishment is not under the influence of any other substance. This communication approach to store security and licensee compliance has a proven track record within the Berezan Group of companies and will be the continued elevated standard within Astrology.

Should an employee suspect a minor, they will immediately ask for two pieces of ID. If only a single ID or no ID can be produced the customer will be immediately asked to leave the building. Minors will not be permitted at any time and Astrology has a zero-tolerance policy.

Minors

There are strict federal and provincial requirements in relation to preventing youth access and exposure to non-medical cannabis and preventing youth exposure to promotion and advertising in relation to non-medical cannabis. A licensee must not allow minors to enter or be in the retail store and minors cannot be employed in the retail store. In addition, cannabis and cannabis accessories must not be visible to minors from outside the store. To minimize unlawful entry by minors, signage will be posted at the entrance of the store indicating that minors are not permitted.

It is against both federal and provincial law to sell non-medical cannabis or cannabis accessories to a minor (in B.C., those under the age of 19). Licensees and their employees must be proactive about meeting this legal requirement and must ensure that reasonable steps are taken to prevent youth access and exposure. If a licensee or an employee allows a minor to enter their store or to purchase cannabis or cannabis accessories, the licensee's licensing privileges could be jeopardized, and they risk prosecution under federal and provincial legislation.

Odor / Waste Mitigation

Astrology follows a best practice standard when dealing with products. Smell jars hold a nominal amount of product and are contained within a fully sealed receptable that has a few small holes at the top. Consumers must pick up the smell jar and be in very close proximity to receive the odour.

All other product is delivered by way of pre sealed containers direct from the Liquor Distribution Branch. There is not a case where product would be free in the store. Should a package get ripped or torn, Astrology follows a best practice to render the material "unfit for human consumption". To destroy the material, an employee would pour water on the product and mix in food waste along with kitty litter to ensure no odor would be released. Additionally, standard HVAC equipment is within the unit to add climate control all air is carried out and circulated appropriately.

Line-ups

Astrology does not anticipate line ups within its store. General customers access the retail store and wander around. They will engage with team members to ask questions and find assistance. Orders can be placed at the POS terminal and paid for. A team member will package the purchase where the customer will then immediately leave the retail store.

Impact on the Area / Nuisance Behaviour

It is expected that there would be little no impact to the surrounding area. The proposed retail space is located within a small commercial complex that has ample parking and access. The unit itself is small and will be constructed from some of the liquor store square footage. This retail space has been used before for commercial business and it would be expected to see the same traffic pattern within the facility.

Additional monitoring and surveillance of the exterior has also been contemplated to ensure public safety is a priority. It is because of the applicant's prior experience in liquor, they have generated detail policies and procedures to mitigate any possible issues such as traffic, public safety and aesthetic.

Community Benefits

The Berezan Hospitality Group works closely with community partners including charitable organizations across the province such as local food banks and Canuck Place. BHG is committed to ongoing community contributions and involvement. They hire local individuals who have knowledge of the community and who are looking to be a part of an organization that offers an unprecedented level of guest service. These best practices will continue to flow through to the Astrology Brand as it develops and continues over many years.

Timelines

If granted the municipal approvals required, Astrology will immediately undertake steps for construction once proper permits and approvals are in place. It is estimated a construction timeline of 90 from the time of all approvals would be sufficient to have the store open, inspected and fully operational.

ATTACHMENT Q
08-36-0201 / CR16

THRIVE LIQUOR & CANNABIS INC.
FORMERLY RH HOSPITALITY SOLUTIONS INC.

604.314.0176 | REBECCA@REBECCAHARDIN.CA

May 12, 2020

By EMAIL

Township of Langley
Development Services
20338 65th Ave,
Langley BC V2Y 3J1

Re: 401A – 8840 210th Street, Langley BC
Proposed: Muse Cannabis Non-Medical Cannabis Retail Store

Please find attached an application for a non-medical retail store at the above noted address. You will note the site meets the Township of Langley bylaws. Additionally, provided within our application is a letter of intent that outlines Muse's business practices, community contributions as well as a detailed color overview of their currently operating store and company backgrounds.

Muse is excited to become apart of the Township of Langley community to further drive economic development and ensure safety and compliance standards are kept to a higher standard.

We look forward to working with the Township during this process, please do not hesitate to contact me at anytime if you require anything further. For the duration of the is application, I am the point of contact.

Warm regards,

Rebecca Hardin

Rebecca Hardin,
Consultant
604.314.0176

muse

CANNABIS STORE

Meet Muse.

Muse inspires, heals and promotes wellness through cannabis. We offer the highest quality cannabis brands in a premium concierge experience. Our stores are warm and inviting with a "heritage" feel to them.

A LITTLE ABOUT OURSELVES:

We are humble & compassionate

Our cannabis ambassadors are experts that don't preach. They listen and never push product. Muse treats everyone with compassion. We have an open heart and mind.

We are advocates for elevating lifestyles and positive change from responsible cannabis use

We educate our customers about the responsible use of cannabis and engage them with in-store and local events.

We are all about family & community

We plant roots in the communities we operate in. We are from BC. We live here, our customers live here. We hike, we ski, we love great food and support local artists.



About us



JAK'S Beer, Wine & Spirits history

JAK's Beer Wine & Spirits is a fourth generation family business that operates 16 liquor stores: 11 in the lower mainland, two on Vancouver Island and one each in Penticton,Trail and Williams Lake.

JAK's currently has 140 team members and our buying, finance and operation teams work out of our New Westminster head office.

JAK's is uniquely positioned to participate in the non-medical cannabis industry because of our extensive experience in retailing controlled substances and our strong financial position.

Muse Cannabis Store

The cannabis industry is projected to contribute $22 billion to the Canadian economy according to a 2017 study from the respected accounting firm Deloitte

Our plan is to open 8 cannabis retail stores in British Columbia

Muse's vision is A Journey of Discovery

Please see www.musecannabis.ca

Muse & Jak's Executive Team

Mike McKee, Director of Finance and Real Estate
Geoff Dear, Chief Operating Officer
Matt Kettlewell, Director of Purchasing

Muse Cannabis Store Retail Location Model

Muse is looking to work with landlords and realtors to secure 2,500 to 3,000 sq. ft. retail stores in densely populated urban areas and growth oriented suburban markets.

Muse will have the same commitment to retailing and service excellence as JAK's.

Municipal Government Zonings & Approvals

JAK's Beer Wine Spirits has strong relationships with many municipalities in British Columbia and we are confident that we can gain their land use approval and earn provincial approval for cannabis retail sales licenses.

JAK's Beer Wine Spirits has completed multiple rezoning projects across Metro Vancouver over the last five years.

Strong Financial Position

Our liquor business provides a strong cash flow to support our expansion into cannabis.

Muse will be able to leverage extensive ties with major banking partners to execute $100,000 - $500,000 construction projects per location.

Muse will provide strong guarantees and covenants.

Our Vision

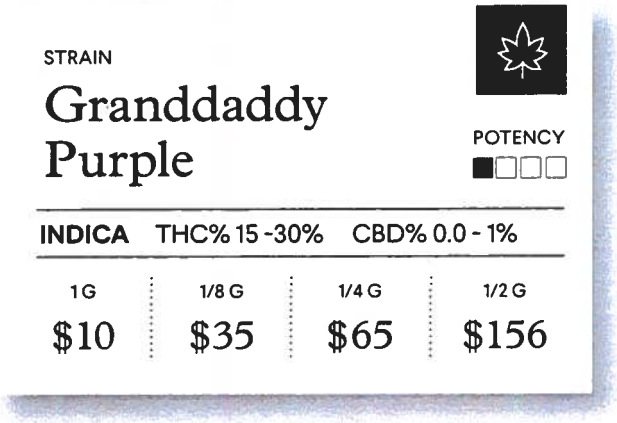


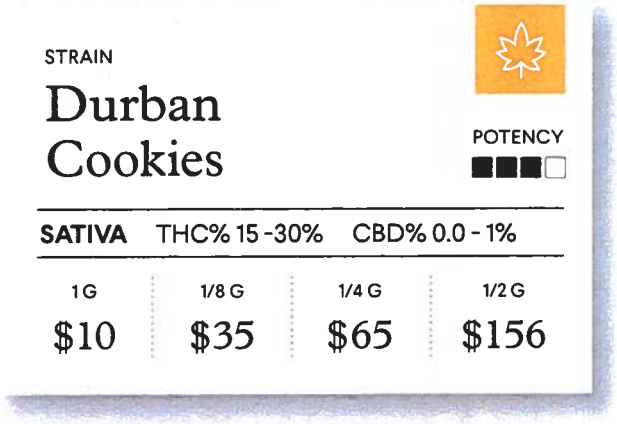

muse
CANNABIS STORE
MUSE CANNABIS STORES
hello

Can't tell your sativa from your indica?
It's an option
The words indica and sativa refer to species of Cannabis. Most dispensaries, both in Canada and abroad, use them to help categorize their cannabis products. They're a useful way to consider the effects you may experience with each strain depend on several factors, including
your tolerance and genetic make-up, the method of consumption and the cannabinoids (such as THC and CBD), terpenes and trichomes it contains.
Not sure where to begin?
Just ask, our staff is here to help.
While in-store, use your own! Look for these colours on our labels to help guide you.

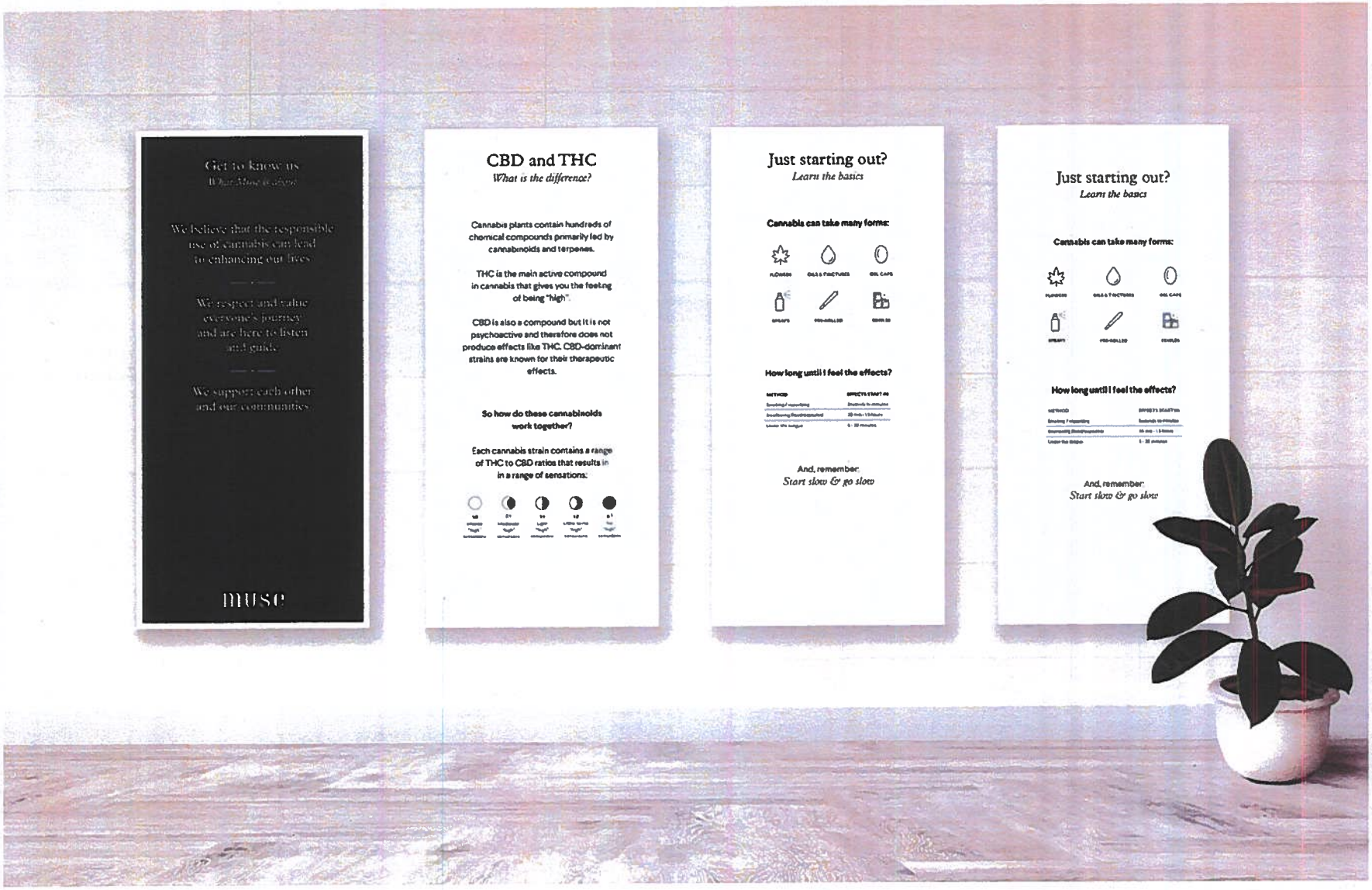
Shop by category
CAPSULES
OIL
INDICAS
Durga Mata 2

BC Sun Grown
Hindsight

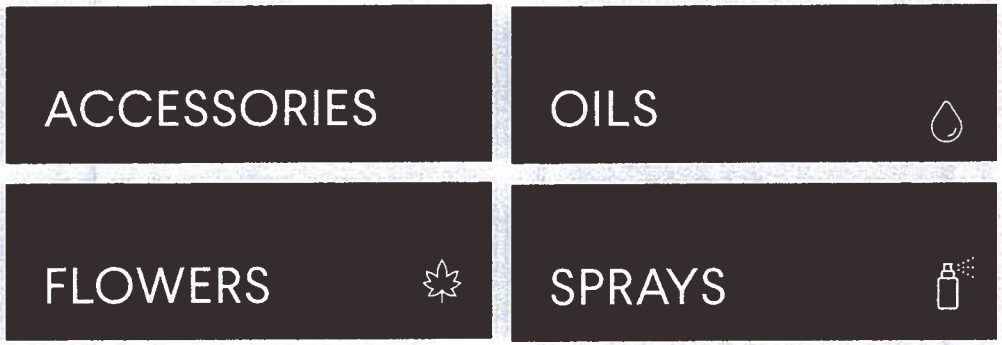

STRAIN
Granddaddy Purple
POTENCY
INDICA THC% 15 -30% CBD% 0.0 - 1%
1 G $10
1/8 G $35
1/4 G $65
1/2 G $156


STRAIN
Durban Cookies
POTENCY
SATIVA THC% 15 -30% CBD% 0.0 - 1%
1 G $10
1/8 G $35
1/4 G $65
1/2 G $156

Cannabis education boards



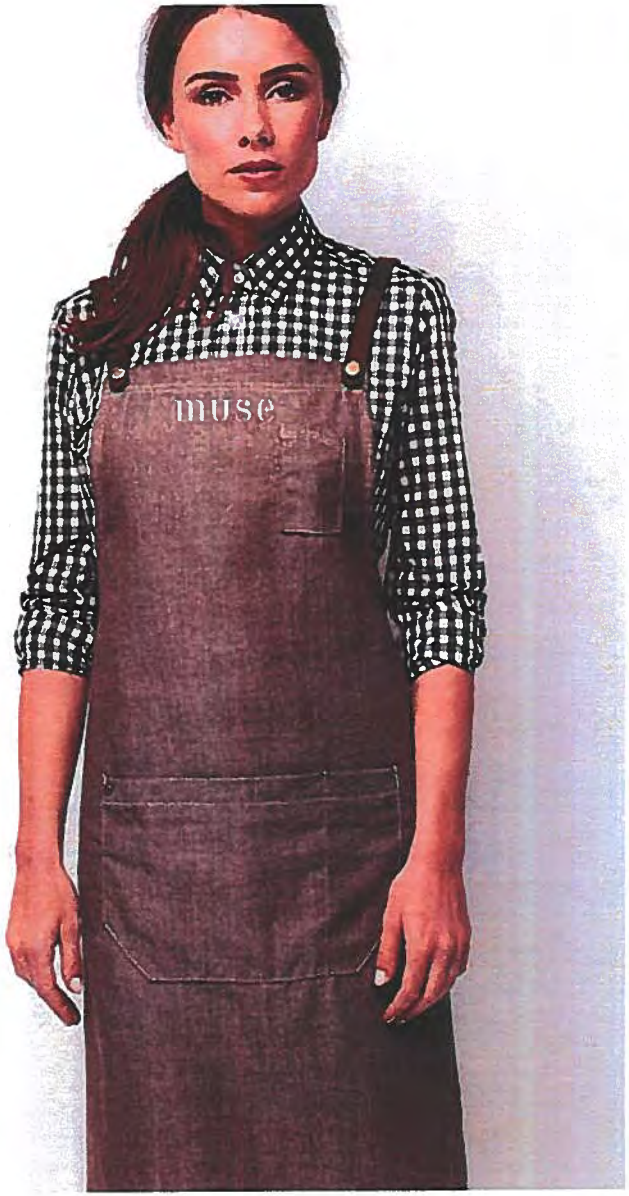
Product category signs



Tactical signs



- 1/8 inch printed cintra


muse


muse

Shopping Bag / Gift Card



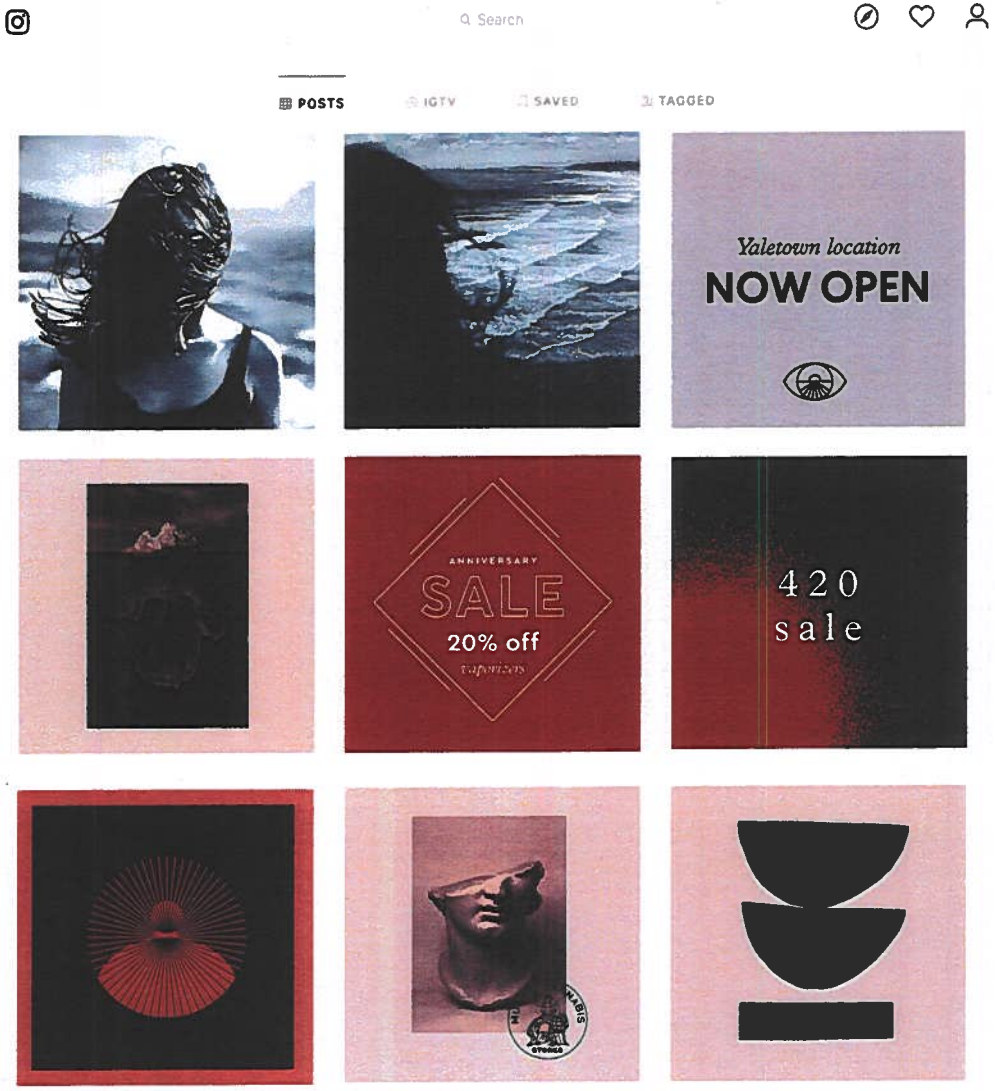



GRANVILLE
#01
MUSE CANNABIS
STORES




muse
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muse
muse

Instagram


Search
POSTS
IGTV
SAVED
TAGGED
Yaletown location
NOW OPEN
ANNIVERSARY
SALE
20% off
420
sale

CONTACT:

Mike McKee
mike.mckee@musecannabis.ca

muse

CANNABIS STORE

THE ASTROLOGY BUD STORE

ASTROLOGY HOLDINGS Ltd

Business Proposal

Langley, BC

Willowtree Mall

Berezan HOSPITALITY

Introduction

The Berezan Hospitality Group (BHG) is a proven leader within the community of Langley and across the Province of British Columbia in a highly regulated business. We are a diverse group of businesses with a focus on providing an elite level of customer service within hospitality industries in a socially responsible manner. While BHG has no prior experience yet with retailing cananbis, Astrology will fall under the umbrella of the Berezan Hospitality Group and will be managed based upon decades of prior liquor regulatory experience. Learn more about our company at www.berezanhg.com

The purposes of the Letter of Intent is to establish and communicate the varying operational components of the business based upon the Cannabis Retail Sales Council Report indicating application requirements. The business intends to operate in full compliance of all local, provincial and federally regulated laws and policies and furthermore, Astrology prides itself on setting high standards and continually meeting or exceeding its operational expectations.

- The processes and procedures outlined have been based upon the applicant's executive team who have over 25+ years of experience within the hospitality industry of liquor service across the province of British Columbia

"WITH A SENSE OF FUN, WE OFFER AND ENTERTAINING EXPERIENCE THAT MAKES YOU FEEL SPECIAL."

Store / Site Overview

Proposed operating name is "Astrology Bud Store" Astrology will be built out to be an open plan concept with a focus on consumer education and social responsibility. Customers can expect to be immediately welcomed when they walk into the store. The store design will allow for customers to move around from cabinet to cabinet[1] and to engage with employees to further promote learning and awareness. Interior design will be focused on a bright well-lit space that promotes comfortable learning and shopping, within a safe and secure environment. The hours of operation are proposed to be 9am – 11pm Monday through Sunday as per Provincial regulations.

The demographic of the area that would support the store would be the local residential surrounding community as well as those who pass by the Willowbrook thorough fare on route to other commercial activities. There is a liquor store located on the site also owned by BHG. It is expected a similar demographic of consumer would also shop at the proposed cannabis store. The facility has ample parking to support the business and the current centre is very much a commercial hub where shoppers come for various retail services.

Employees

The applicant intends to have approximately 10-15 employees dedicated and certified to work within the store. Employees will be on a management created schedule and will be placed depending upon daily sales volumes. Employees are the stores front line to deter theft and mitigate risk.

Staff will be trained to greet every customer who enters the store. It will be their responsibility to engage in a dialogue to assist the customer and to further educate and provide an enhanced experience.

[1] All cabinets are locked and secured. Consumers will not have access to products. See security plan.

All staff must be accredited by the province of British Columbia to work within a cannabis retail store. Prior to commencing work at the business, all prospective employees must prove that have the required training and security checks in place.

Branding

The name of the business and exterior signage must comply with all federal and provincial requirements and be approved by the Branch. All business names and signage must comply with the advertising terms and conditions and cannot mislead the public as to what type of business the licensee operates. In addition, signs must comply with local government and bylaws or requirements for the area in which the store is located.

As a retailer of non-medical cannabis, a licensee cannot choose a name that would lead people to believe that they are associated with another business (other than another non-medical cannabis retail store) or a provider of medical cannabis. For example, the business name must not include the name of another business, or the words, in traditional or non-traditional spelling, "pharmacy," "apothecary," or "dispensary." Graphics associated with a pharmacy, including for example, a green cross, are prohibited. Store names cannot also use language that encourages intoxication.
A licensee also cannot advertise or brand their store in a way that indicates that the store is associated with the government or is exercising a function of the government; this includes the use of words, phrases, designs, domain names or other branding elements or indicia.

Compliance / Enforcement

To further clarify the "The warm welcome" the company greeting is specifically designed to enhance a guest experience; however, it allows employees to determine the age of the customer, mitigate theft and ensure that the consumer entering the establishment is not under the influence of any other substance. This communication approach to store security and licensee compliance has a proven track record within the Berezan Group of companies and will be the continued elevated standard within Astrology.

Should an employee suspect a minor, they will immediately ask for two pieces of ID. If only a single ID or no ID can be produced the customer will be immediately asked to leave the building. Minors will not be permitted at any time and Astrology has a zero-tolerance policy.

Minors

There are strict federal and provincial requirements in relation to preventing youth access and exposure to non-medical cannabis and preventing youth exposure to promotion and advertising in relation to non-medical cannabis. A licensee must not allow minors to enter or be in the retail store and minors cannot be employed in the retail store. In addition, cannabis and cannabis accessories must not be visible to minors from outside the store. To minimize unlawful entry by minors, signage will be posted at the entrance of the store indicating that minors are not permitted.

It is against both federal and provincial law to sell non-medical cannabis or cannabis accessories to a minor (in B.C., those under the age of 19). Licensees and their employees must be proactive about meeting this legal requirement and must ensure that reasonable steps are taken to prevent youth access and exposure. If a licensee or an employee allows a minor to enter their store or to purchase cannabis or cannabis accessories, the licensee's licensing privileges could be jeopardized, and they risk prosecution under federal and provincial legislation.

Odor / Waste Mitigation

Astrology follows a best practice standard when dealing with products. Smell jars hold a nominal amount of product and are contained within a fully sealed receptable that has a few small holes at the top. Consumers must pick up the smell jar and be in very close proximity to receive the odour.

All other product is delivered by way of pre sealed containers direct from the Liquor Distribution Branch. There is not a case where product would be free in the store. Should a package get ripped or torn, Astrology follows a best practice to render the material "unfit for human consumption". To destroy the material, an employee would pour water on the product and mix in food waste along with kitty litter to ensure no odor would be released. Additionally, standard HVAC equipment is within the unit to add climate control all air is carried out and circulated appropriately.

Line-ups

Astrology does not anticipate line ups within its store. General customers access the retail store and wander around. They will engage with team members to ask questions and find assistance. Orders can be placed at the POS terminal and paid for. A team member will package the purchase where the customer will then immediately leave the retail store.

Impact on the Area / Nuisance Behaviour

It is expected that there would be little no impact to the surrounding area. The proposed retail space is located within a small commercial complex that has ample parking and access. The unit itself is small and will be constructed from some of the liquor store square footage. This retail space has been used before for commercial business and it would be expected to see the same traffic pattern within the facility.

Additional monitoring and surveillance of the exterior has also been contemplated to ensure public safety is a priority. It is because of the applicant's prior experience in liquor, they have generated detail policies and procedures to mitigate any possible issues such as traffic, public safety and aesthetic.

Community Benefits

The Berezan Hospitality Group works closely with community partners including charitable organizations across the province such as local food banks and Canuck Place. BHG is committed to ongoing community contributions and involvement. They hire local individuals who have knowledge of the community and who are looking to be a part of an organization that offers an unprecedented level of guest service. These best practices will continue to flow through to the Astrology Brand as it develops and continues over many years.

Timelines

If granted the municipal approvals required, Astrology will immediately undertake steps for construction once proper permits and approvals are in place. It is estimated a construction timeline of 90 from the time of all approvals would be sufficient to have the store open, inspected and fully operational.

Honeycomb Cannabis
Fort Langley

August 24th, 2020

Township of Langley
Development Services
20338 65th Ave,
Langley BC V2Y 3J1

Re: 9273 Glover Road, Fort Langley BC V0X 1J0
Proposed: Non-Medical Cannabis Retail Store

Please find attached an update with respect to our application at the above noted address. Specifically, the proposed licensee has undertaken significant dialogue within the community to ensure support and questions have been answered.

Please find attached within the 95 letters of support that were received from the community members. Indicating the proposed site is the right location for a non-medical cannabis retail store.

Additionally, after significant dialogue with the Community and the Fort Langley Association, we have further developed our community support plan. Within our original submission we had earmarked a community contribution plan; however, its our understanding it needed a clear direction. We now understand the direct needs and wants of the community and wish to pledge $10,000 per annuum, for a period of ten years once the approved store is open and operating. These funds are to go direct to the construction costs of the proposed foot bridge within Fort Langley.

Honeycomb Cannabis is excited to see the changes and developments within the Fort Langley community and look forward to a long-term relationship with the Township.

Warm regards,

Honeycomb Cannabis Team

Honeycomb Cannabis
Fort Langley

Letter of Intent – Supplement Details

May 2020

Intent of Applicant - supplement

The applicant Honeycomb Cannabis Fort Langley Inc. is seeking to place a non-medical cananbis retail store at 9273 Glover Road, Fort Langley.

The family owns the land and buildings at this property and have established businesses of the Fort Pub and the Rail and River within historic downtown Fort Langley. The applicant has a longstanding history within the Fort and wishes to add a small boutique style cannabis store that would fit into the community of the Fort.

The applicant has submitted their application to the Province and a proof of receipt has been included within the application.

The purpose of this letter of intent is to supplement the brand booklet detailing the shareholders and company overview.

Proposed Name: Honeycomb Cannabis – A sketch of signage has been provided for review

Site Details: the applicant is proposing 800sqft of space to be take from the interior of the Rail and River Restaurant. The restaurant will still exist; however, it would be come a smaller footprint. The cananbis store would have full separation between all businesses and would ultimately be its own unit within the building footprint.

Employee details: Honeycomb envisions creating approximately 9-10 jobs. Employees will be sourced directly out of the community. Additionally, Honeycomb shareholders have extensive knowledge with respect to this industry and have head office staff and operations managers who would oversee the retail store and ensure staff have ongoing training.

Community contributions: While not part of the application requirements. Honeycomb prides itself on being a community partner. Honeycomb has set up their business to give back to local charities within the Township. Attached within the detailed Honeycomb overview, projections have been added to show the expected charitable contributions. If successful with the proposed retail store. Honeycomb would seek direction from staff on the best use of funds within the Township of Langley.



HONEYCOMB

CANNABIS

COMPANY PROFILE

VISION:

Honeycomb Cannabis aims to educate the industry through the implementation of sound business practices and time-tested marketing techniques.

Honeycomb Cannabis is led by two pharmacists and pharmacy owners with over 40 years of combined experience. This will ensure a first class retail experience is achieved while educating the community with regards to the benefits of safe, legal cannabis.

MISSION:

Our mission is threefold -

1. To provide an educational cannabis retail experience by two pharamacists and pharmacy owners with over 40 years combined experience.

2. To have stringent drug diversion systems in place to protect children from accessing cannabis.

3. To provide a safe and legal venue for customers to obtain cannabis.

EXECUTION:

Honeycomb Cannabis supports giving back to its community and will donate 1% of gross revenue to the city for maintaining services for the community.

Our accomplished team is results-driven and has a collective century of experience in management, marketing, merchandising, accounting, branding, cannabis retail, and beyond. This includes an in-house marketing team, accountant, operations manager, and an intact management team carried over from the sale of Forbes Pharmacy to RxDM, all whom have experience transferring and implementing systems and retail procedures; our management team has proven track record of operating successful retail locations.

PROJECTION - PRO FORMA

Revenue	
Sales Cannabis	$ 1,850,000.000
Sales Accessories	$ 185,000.00
Total Revenue	**$ 2,035,000.00**
Expenses	
Purchases - Cannabis	$ 1,110,000.00
Purchases - Accessories	$ 92,500.00
Freight Expenses	$ 13,875.00
Wages & Salaries	$ 111,000.00
Employee Certification	$ 1,250.00
Employee Benefits	$ 1,500.00
Payroll Service Fee	$ 455.00
Accounting & Legal	$ 2,500.00
Advertising & Promotions	$ 10,000.00
Business Fees & Licenses	$ 6,250.00
Insurance	$ 7,500.00
IT Support & Management	$ 5,400.00
Office Supplies	$ 2,250.00
Garbage & Recyling	$ 600.00
Merchant Fees	$ 5,087.50
Rent	$ 60,000.00
Layout & Design	$ 1,250.00
Repair & Maintenance	$ 1,250.00
Security Monitoring	$ 654.00
Telephone and Internet	$ 654.00
Travel & Entertainment	
Utilties	$ 600.00
Uniforms	$ 1,250.00
Total Expenses	**$ 1,402,861.50**
Net Income	**$ 632,138.50**

BIOS

MICHAEL FORBES

Michael is a dynamic and driven entrepreneur with a background in medicine. Graduating from Kamloops at the top of his class, he then attended the University of British Columbia on a swimming scholarship, graduating in 2002 with a BSc. in Pharmaceutical Sciences. Michael has obtained additional certification in Hormone Restoration, Age Management Medicine, and more recently, Cannabis Plant Production and Facility Management from Kwantlen Polytechnic University. Michael also has his private pilots license from Mount Royal Aviation College and was elected to attend the Ivey School of Business for Canada's Top 40 under 40 in 2017 where he received an honourary MBA.

Michael's vision stems from wanting to provide people with a better way to be their best self through living conditions, medical access and advice, and better ways to obtain goods and services. Michael believes that employees are the backbone of any business and the value of the business is a reflection of how empowered the employees are in working to make their community better through their work. Michael is a well known philanthropist in his communities. He set up initiatives to help many patients in need, local schools, the SPCA, to name a few.

He has built over a dozen medical clinics, including 3 methadone clinics, and provides over 500 jobs. Michael's expertise led him to being nominated to help create the procedures for methadone maintenance procedures for the College of Pharmacists of British Columbia. Through his pharmacy background and cannabis experience, Michael is helping protect our communities from drug diversion and help increase accessibility to medications for those in need. Michael has founded 5 cannabis medical clinics called Concord Medical Clinic and a cannabis production facility named Sitka Weed Works. He has also built and opened 14 Choom Cannabis locations across Canada.

Over the course of 16 years, Michael has created and operated a chain of pharmacies throughout BC and Alberta. Michael's innovative nature led him to create the Ageless Living brand, which includes Ageless Living Wellness Centre. In 2014 he launched the first Ageless Living Expo and opened Canada's first Biohacking Centre, to help people increase their workout efficiency and recover quicker from illness and injury.

Michael's company, Forbes Group, operates a diverse group of businesses and real estate across Western Canada including: Salt Spring Island Ales, Casino Royale Rentals, Bubble Soccer, Island View Care, West Coast Super Storage, Sitka Weedworks Inc, Forbes Pharmacy, and Clarity Cannabis. Michael saw an immediate need to start the Langford COVID-19 Response Team in mid March 2020. He put his resources together and within a week, started testing and treating potential covid patients in the Western Communities.

Michael Forbes is in good standing with BC College of Pharmacists. He won a prestigious Quantum Shift fellowship award. Backed by KPMG, the Ivey Institute of Entrepreneurship, TD commercial Bank and the Globe and Mail, the fellowship is awarded each year to 40 of Canada's most promising entrepreneurs. Most importantly to Michael's business accomplishments, is his pride in being a loving and dedicated father to his son, Ryder.

ROBERT FOSTER

Robert grew up in Victoria, BC and continues to live on the west coast working and living in Victoria and Vancouver. Robert has been an active investor in a diverse array of businesses and real estate. Having a passion for construction, Robert has renovated old motels into clean and modern homes for the less fortunate. He is an avid sponsor to his community and to many kids sports teams in Vancouver and Victoria. Some of Robert's more recent projects is Island View Care nursing home for seniors. Once in receivership, Robert bought Island View Care and redeveloped it into a safe and modern home for seniors with advanced dementia and end of life conditions. Through Robert's generosity and love for people, Island View Care is now a stable place for many to call home.

Robert's construction company continues to thrive and provide jobs to many employees. Team work and tenacity are strong values to Robert that are evident throughout his work. Robert has a strong leadership ability to lead his teams into emerging markets with class and fairness. Robert's drive and entrepreneurship has recently brought him into the cannabis industry where he is constructing a park for micro-growers to work, thus providing high grade cannabis to the medical and recreational market. Robert enjoys working out, hiking and spending time with his family.

BIOS

JOHN TOMLINSON

A veteran of the Insurance Business, owns and operates Tomlinson Alliance Group Financial, the Fort Pub and the Rail and River in Fort Langley. John has spent decades building his organizations and is proud to be a longstanding community partner within the Township of Langley.

John has a decades of experience owning and operating a licensed establishment. His companies have a proven track record of following policies and procedures as outlined by the regulatory bodies in the province with respect to liquor and is excited to create more jobs within the fort with this emerging retailing opportunity.

BALJIT THIARA

Baljit Thiara is a medical professional. She graduated from Vancouver Community College in 1996 with a certificate in Medical Lab Assistant and then in 1997 with a certificate in Certified Dental Assisting. Over the past 20 years, she has worked as a Medical Laboratory Assistant at the B.C. Cancer Agency, Royal Columbian Hospital, Nanaimo General Hospital and currently Exam One and Life Labs. She also helps out at Shoppers Drug Mart with various book keeping duties.

She was also a stay at home mom raising two boys while her husband worked. In her free times she enjoys keeping active by riding her bike and taking the kids to their various sports such as hockey and swimming.

KULJEET THIARA

Kuljeet Thiara is a medical professional. He attended the University of British Columbia from 1998-2002 and graduated with a BSc. in Pharmaceutical Sciences. Over the last 19 years, he has worked in various retail settings as a pharmacist, manager and owner of various drug store chains.

For the last 13 years he has been with Shoppers Drug Mart. Kuljeet owned his own franchise in Cloverdale for over a year in 2007 and then proceeded to open up his current franchise in Abbotsford, B.C, in September of 2008. This location was the first 24 hour store in Abbotsford, B.C., servicing clients from Aldergrove to Chilliwack.

Over the course of the past twelve years he has helped grow his store to one of the finest in Abbotsford. Kuljeet has gained a vast knowledge in front store operations, pharmacy operations and cosmetics operations. He has become a leader in the community by providing services such as free delivery, 24 hour pharmacy service, helping low income customers with daily needs, providing much needed OAT (Opioid agonist therapy) services during the current Opioid crisis. He has also donated to the annual Crystal Gala Breast health. Kuljeet has been the team lead on this for all the Shoppers Drug mart stores in Abbotsford.

He also sponsors many other local initiatives including the Abbotsford Pilots hockey team. Shoppers Drug Mart also partners with Abbotsford Community works, helping support individuals to get back into the workforce. The store also donates to most local charities, be it Churches, schools, retirement homes, etc. Shoppers Drug Mart also worked with the local fire department in providing flu shots and other immunizations. The store has also been a sponsor of the West Coast Women's Show. Abbotsford residents have voted your Shoppers their favourite Drugstore and Pharmacy for the last 6 years.

Kuljeet's current pharmacy deals with a high population of individuals that require controlled products, he has thorough knowledge of what is required security wise and staff knowledge wise, when it comes to dealing with controlled substances. His staff are well trained in the process of the release of controlled substances to individuals in society. He has many security measures in place such as time lock safes and high definition cameras as per the college guidelines.

FORT LANGLEY, BC





9273 GLOVER ROAD

ASSET HIGHLIGHTS:

- The location is in Fort Langley, BC. Nearby parks include Fort Langley National Historic Site and Fort Langley Park.
- 9273 Glover Road has a Walk Score of 74 out of 100. This location is very walkable and most errands can be accomplished on foot.
- There are nearby public transportation options and biking lanes/trails. There are many different shopping retailers nearby as well.











RETAIL SPACE

A luxurious interior featuring organic hexagonal motifs and colours evocative of style and abundance.



HONEYCOMB
CANNABIS

















THANK YOU ON BEHALF OF:

HONEYCOMB
CANNABIS

info@honeycombcann.ca

ATTACHMENT T
13-20-0094 / CR19

La Fleur Holdings Ltd.

ATTN: Township of Langley

July 30, 2020

Mayor and Council

La Fleur Cannabis would like to present this letter of intent to signify our interest in operating a successful cannabis retail store at 27595 Fraser Hwy, Aldergrove.

As the owner and manager of La Fleur Cannabis, the store will offer a variety of authorized legal Canadian cannabis products to supply the growing demand to residents of legal age in Aldergrove and the surrounding area. We will operate successfully with a team of eight budtenders, which two of the stated employees will be management and operations. We intend to operate in a successful and safe manner, two employees shall be on the retail floor at all time for an optimal customer service experience.

La Fleur Cannabis has secured a twelve-year lease on 1,700 square feet of space in a free-standing building with its own parking lot on the corner of Fraser Hwy and Station Rd. One other tenant currently resides. Station Road Dental has been operating successfully for a number of years.

Over time we plan to have a multitude of locations in the Fraser Valley. This Aldergrove store will be our first retail space and our flagship storefront.

We believe that our retail space complements the business community of Aldergrove, thus we would appreciate your consideration. Please contact me at any time should the need arise to discuss this further and answer any outstanding questions you may have.

Thank you.

Respectfully,

Ken Johnson

604-240-6660

ken@carerraprojects.com

ATTACHMENT U
13-20-0154 / CR20

burb

August 28, 2020

Township of Langley
Community and Policy Planning
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Letter of Intent for 3083 276th Ave – Development Application for Rezoning for Retail Cannabis

Name of operator:

- Burb Cannabis Corp. DBA: burb

Hours of operation: 9:00am to 11:00 pm Monday – Saturday; 10:00am to 8:00 pm Sunday

Description of Operation:
burb is a multi-licensed cannabis retailer with two operational stores in Port Coquitlam and a third in Port Moody's Suter Brook Village. Recognized by major publications: Forbes, LA Weekly, Georgia Straight, and more (https://www.shopburb.com/pages/press) Our founding team, all born and raised in BC, has successfully founded, operated and exited businesses and is supported by world class advisors including the previous EVP of US Retail for Starbucks. Strict inventory management controls are in place to ensure our cannabis products, exclusively supplied by the Provincial wholesaler, are correctly accounted for at all stages (purchasing, receiving, storage, sale, and destruction where applicable). We are leaders in environmental sustainability through our recycling partnership with Terracycle; use of post consumer waste paper products; use of LED lighting and smart controls; encouraging consumers to walk and bike; and our ethical made-in-Canada apparel line and our efforts to be carbon neutral.

Store Location: #2 – 3083 276th Ave, Langley, BC V4W 3L4 and zoned Commercial (C-3).

- Located in an ideal location to serve the age 19+ Aldergrove community (15,000+ residents)
- Ideal as it's one of the farthest away commercially zoned locations from Aldergrove schools and is not located on the busy streets of Fraser Hwy or 264th
- Has numerous off-street parking stalls to ensure ease of access

Store Design: Completed by the award winning Jennifer Dunn Design who has previously completed tens of stores for both Aritzia and Saje Natural Wellness. Intent of the design is to provide a welcoming, upscale environment for all consumers. Please see attached photos of our flagship store for reference.

Number of staff: 13

- 1 – Store Manager
- 4 – Team Leads
- 8 – Burbtenders

Products offered:

- Cannabis: full assortment of cannabis products as provided exclusively by the provincial wholesaler
- Accessories: vaporizers, pipes, grinders, ashtrays, and more
- Apparel: made-in-Canada line of streetwear (t-shirts, crewnecks, hats, hoodies)

Reasons we feel we are the best applicant in Aldergrove:

- We want to be in the Township of Langley. We love Aldergrove, and one of our founders is raising his family in the Township.
- We are proven operators (3 existing stores) with letters of recommendations from the cities we operate in (see letter from Mayor of Port Coquitlam attached)
- Our branding is warm and welcoming for people of all ages 19+
- Location meets existing commercial zoning requirements
- We are away from the numerous churches on Fraser Hwy (AV Center, Aldergrove United, etc) which per Section 5.1.1 of TOL Cannabis policy provides preferred separation from these sensitive uses
- We are not fronting on Fraser Hwy or 264th which makes us a preferred location to prevent minors from viewing into the space (federal and provincial preference).
- We have generous amounts of dedicated parking
- Our location is one of the farthest applications from schools, parks, recreational centers, churches, and other sensitive uses.
- We see our application as the lowest risk and highest reward of all applicants given we are a proven operator with three stores open. We are proven to be an asset to the community we operate in. And we have a brand that is approachable for everyone over 19 years of age.
- Lastly, *we will provide an annual $5,000 community contribution*. This will be in the form of cash contribution towards a scholarship, community foundation donation, or other cause that directly goes towards the Aldergrove community. The selection of this contribution will be based on aligning closely with the community, council and the Mayor to ensure it goes to the most relevant group each year.

We sincerely thank you all for considering Burb as the operator of choice in Aldergrove.

CITY OF PORT COQUITLAM

Office of Mayor Brad West

November 4, 2019

To Whom It May Concern:

I'm pleased to provide this letter of reference for Burb.

After extensive public consultation, the City of Port Coquitlam adopted a policy and amended bylaws to regulate cannabis sales in the city. This Cannabis Establishment Policy required prospective cannabis retail outlets to meet criteria that reflected the concerns and priorities of the city.

In April of 2019, Committee of Council considered an initial assessment of 18 cannabis retail outlet applications and selected 4 applications to proceed to rezoning consideration. Of those 4 applications, 2 were government stores and 2 were private retail outlets operated by Burb.

Burb now has 2 stores operating in the City of Port Coquitlam at 2755 Lougheed Hwy and 1502 Broadway St.

Burb is already contributing significantly to our community and is setting an example of business leadership, citizenship and responsibility that is very much appreciated. It is very encouraging to see their team commit significant energy, volunteer hours and resources to the betterment of the city.

Burb committed to operating the most responsible, community-supportive and environmentally-sustainable cannabis retail outlet in Canada, and they have lived up this commitment and then some. As a business in a new and changing field this is a particularly important aspect of building and maintaining community and public support.

Far from having any public concerns about Burb, since their opening the city has received positive comments about the attractiveness of Burb's stores, the professionalism of their team and the efforts they're making to give back to the community.

I congratulate Burb on their outstanding leadership and success.

Sincerely,

Mayor Brad West,
City of Port Coquitlam

RECEIVED
AUG 31 2020
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

2580 Shaughnessy Street, Port Coquitlam, BC, Canada, V3C 2A8
Tel: 604-927-5410 Fax: 604-927-5331
www.portcoquitlam.ca

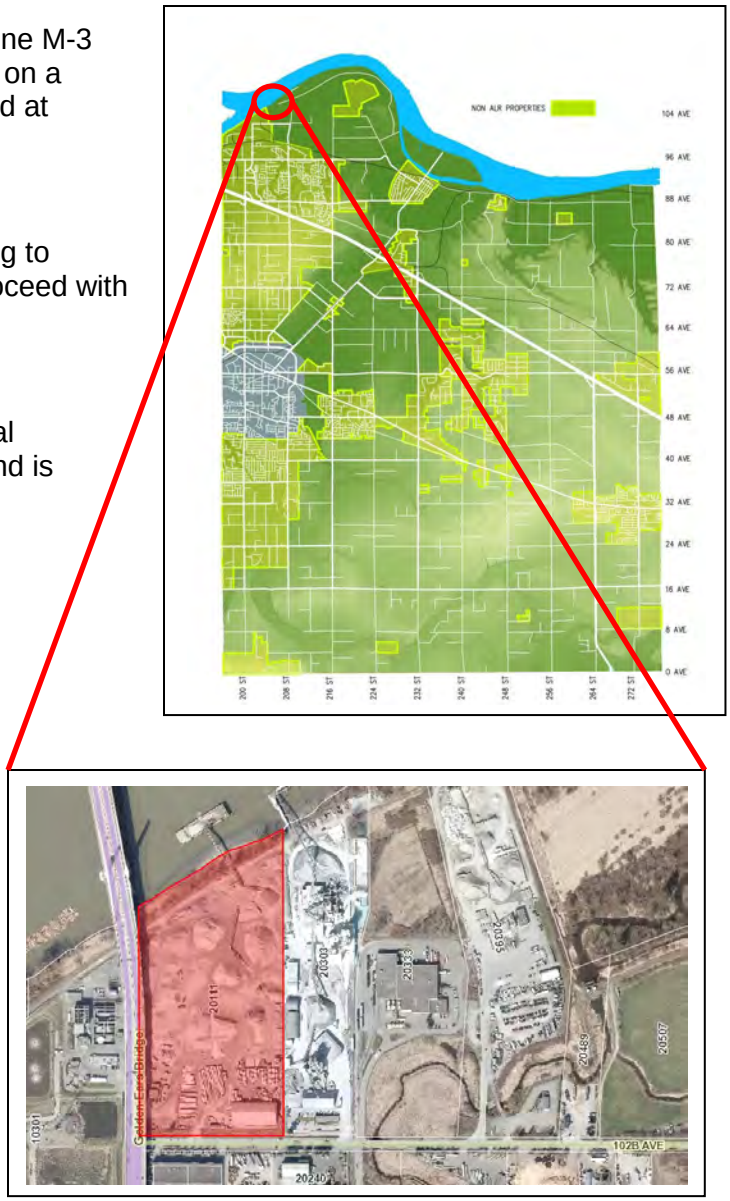
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 21, 2020 - REGULAR MEETING	**REPORT:**	20-120
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	09-02-0173
SUBJECT:	REZONING APPLICATION NO. 100608 (LEHIGH HANSON MATERIALS LTD. / 20111 - 102B AVENUE)		

PROPOSAL:

Application to amend Heavy Industrial Zone M-3 to add asphalt batch plant as a permitted on a 7.5 ha (18.6 ac) industrial property located at 20111 – 102B Avenue



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5623 and authorize staff to proceed with the written submission opportunity.

RATIONALE:

The proposal is consistent with the Official Community Plan Industrial designation and is compatible with the surrounding land use context.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623 to amend Heavy Industrial Zone M-3, to allow for asphalt batch plant uses on a 7.5 ha (18.6 ac) industrial property, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 102B Avenue and 201 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final landscape plans in compliance with the Township's Street Tree and Boulevard Planting Policy;
6. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
7. Registration of the following restrictive covenants:
    a. Requiring onsite stormwater detention and infiltration; and
    b. Noting the subject property is located in a designated floodplain and saving harmless the Township of Langley from all claims relating to flooding or flood damage;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and further

That Council authorize staff to proceed with the written submission opportunity.

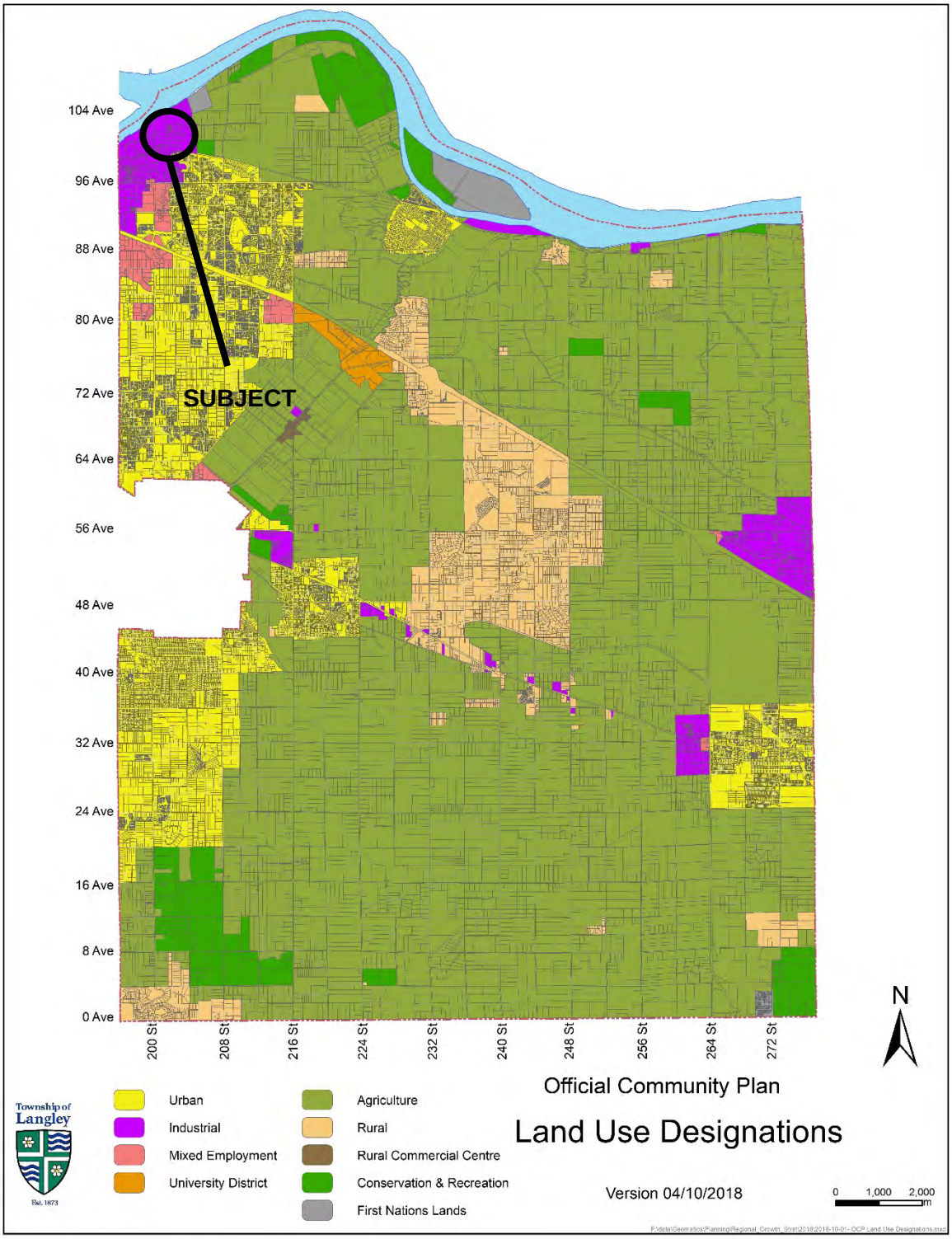
EXECUTIVE SUMMARY:

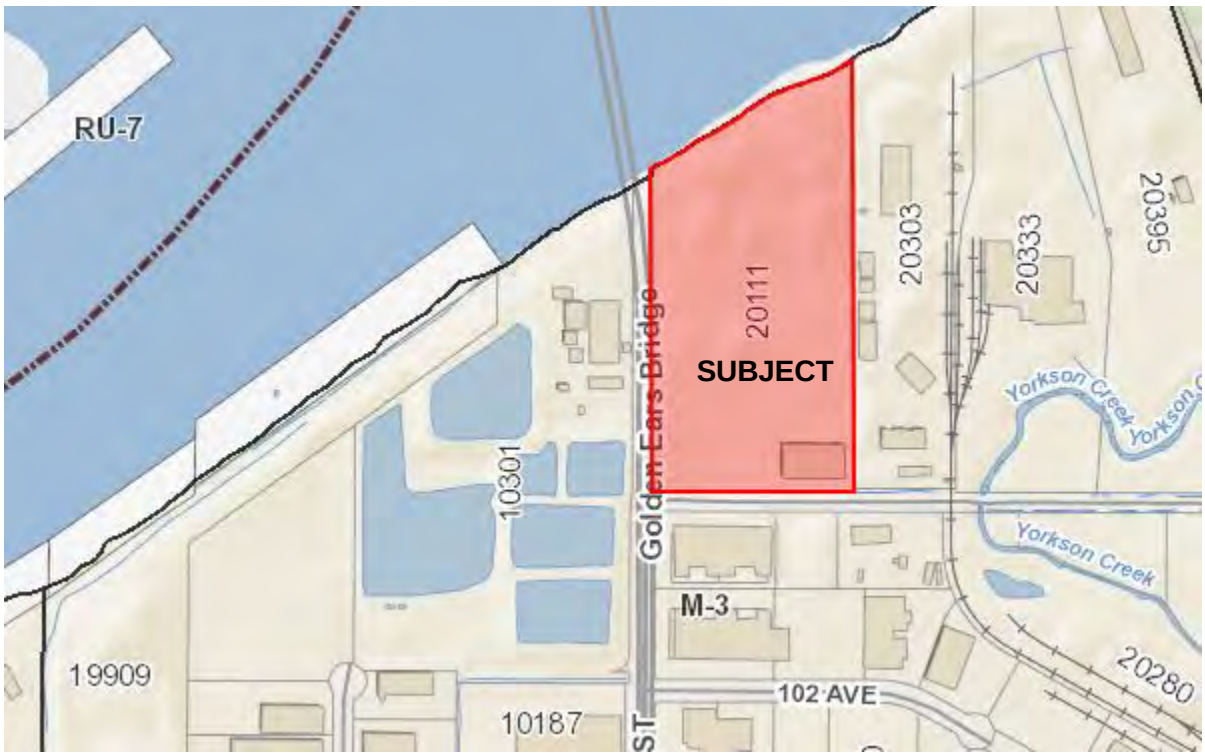
Lehigh Hanson Materials Ltd. currently operates an aggregate depot on the subject site and wish to expand their operations to include an asphalt batch plant. To accommodate this, they have applied to amend the text of Heavy Industrial Zone M-3 to accommodate asphalt batch plant uses on a site specific basis on the subject 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue. Staff note that the proposal allows the existing business to expand operations, meet their future needs, and is consistent with the existing land use context.

The proposal is consistent with the site's Industrial designation in the Township of Langley Official Community Plan and is compatible with the existing heavy industrial context.

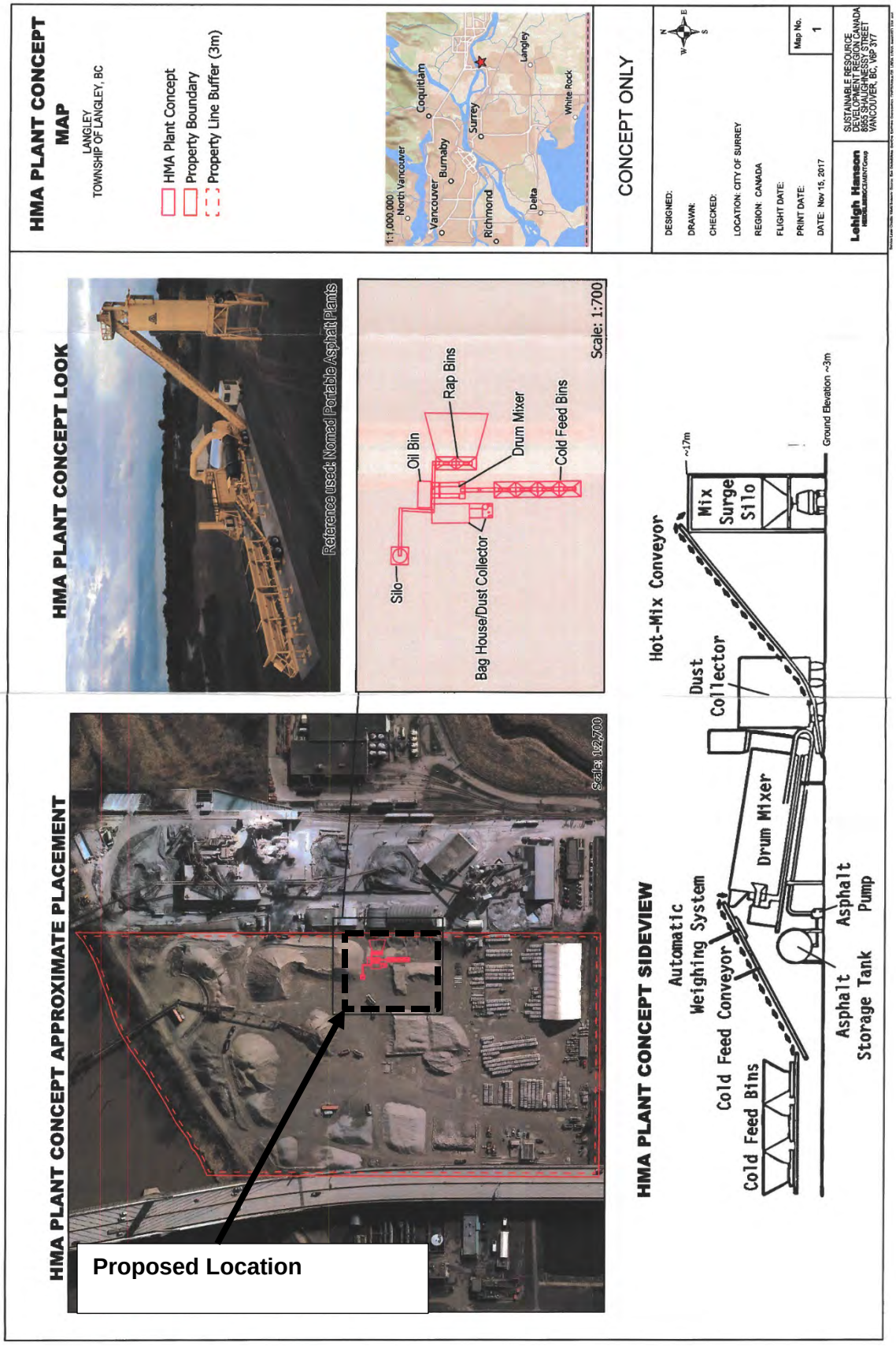
PURPOSE:

This report is to provide information and recommendations to Council concerning the proposed rezoning application.


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
SUBJECT
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000
m



ZONING BYLAW NO. 2500


HMA PLANT CONCEPT MAP
LANGLEY
TOWNSHIP OF LANGLEY, BC
HMA Plant Concept
Property Boundary
Property Line Buffer (3m)
1:1,000,000
North Vancouver
Coquitlam
Vancouver
Burnaby
Surrey
Langley
White Rock
Richmond
Delta
CONCEPT ONLY
DESIGNED:
DRAWN:
CHECKED:
LOCATION: CITY OF SURREY
REGION: CANADA
FLIGHT DATE:
PRINT DATE:
DATE: Nov 15, 2017
Map No.
1
Lehigh Hanson
SUSTAINABLE RESOURCE DEVELOPMENT REGION CANADA
885 WEST GEORGIA STREET
VANCOUVER, BC, V6P 3Y7
HMA PLANT CONCEPT LOOK
Reference used: Nomad Portable Asphalt Plants
Scale: 1:700
Silo
Oil Bin
Rap Bins
Drum Mixer
Cold Feed Bins
Bag House/Dust Collector
HMA PLANT CONCEPT APPROXIMATE PLACEMENT
Scale: 1:2,700
Proposed Location
HMA PLANT CONCEPT SIDEVIEW
Hot-Mix Conveyor
~17m
Mix Surge Silo
Dust Collector
Ground Elevation ~3m
Automatic Weighing System
Drum Mixer
Cold Feed Conveyor
Asphalt Storage Tank
Asphalt Pump
Cold Feed Bins

SITE PLAN – SUBMITTED BY APPLICANT

Reference:

Owner/Agent :	Lehigh Hanson Materials Ltd. 8955 Shaughnessy Street Vancouver, BC V6P 3Y7
Legal Description:	Lot A (see BP211607) District Lot 50 Group 2 New Westminster District Plan 1115
Location:	20111 – 102B Avenue
Area:	7.5 ha (18.6 ac)
Existing Zoning:	Heavy Industrial Zone M-3
Proposed Zoning:	Heavy Industrial Zone M-3
Official Community Plan:	Industrial

BACKGROUND/HISTORY:

The subject property is located near the Golden Ears Bridge in northwest Langley abutting the Fraser River. The subject site accommodates a loading dock and an outdoor aggregate storage facility for aggregates brought in by barge on the Fraser River. Asphalt batch plant is not currently among the uses permitted in the site's current Heavy Industrial M-3 zoning. The proposed amendment is necessary to accommodate the proposed use on site. Should Council approve the application, the applicant will require a Building Permit to accommodate the proposed asphalt batch plant and to comply with senior government regulations concerning air quality and watercourse protection.

DISCUSSION/ANALYSIS:

The subject property is zoned Heavy Industrial Zone M-3, designated Industrial in the Official Community Plan and is located adjacent to existing heavy industrial uses (sewage treatment plant, Lhoist lime producer and Burnco concrete ready-mix plant). As the existing zoning does not accommodate an asphalt batch plant, the applicant proposes to amend Heavy Industrial Zone M-3 (on a site specific basis) to add asphalt batch plant to the list of permitted uses. There is one (1) other property 1 km to the west of the subject site located at 9930 – 197 Street in the Township of Langley accommodating Columbia Bitulithic asphalt batch plant.

According to the applicant's rationale (Attachment A), the company currently operates an aggregate depot on the subject property and the proposed amendment would enable the company to expand its operations, which would support economic growth in the Township of Langley through job creation and sales of asphalt and concrete products. The applicant has also indicated plans to construct a ready-mix concrete plant on the subject property at a future date as it is accommodated by the current zoning.

In staff's opinion, an asphalt batch plant use is similar to a ready-mix concrete plant in terms of type and intensity of industrial land use. By accommodating both uses on the subject property it aligns with the Official Community Plan objective of intensifying the existing industrial land base as noted below:

2.4.12. Encourage efficient utilization of industrial lands and intensification of industrial development.

Adjacent Uses:

North: The Fraser River, beyond which is Maple Ridge, BC;

South: An industrial property accommodating a multi-tenant industrial building; two (2) industrial properties accommodating Mac and Mac Hydro Demolition; both are zoned Heavy Industrial Zone M-3 and designated Industrial in the Official Community Plan;

East: An industrial property accommodating Lhoist (a lime production facility), 4.8 ha (12 ac) in size, zoned Heavy Industrial Zone M-3 and designated Industrial in the Official Community Plan;

West: 201 Street, beyond which is an industrial property zoned Heavy Industrial Zone M-3 accommodating the Metro Vancouver sewage treatment station, designated Industrial in the Official Community Plan.

Proposed Zoning Amendment:

The subject site is currently zoned Heavy Industrial Zone M-3. Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 by adding asphalt batch plant to the list of permitted uses (on a site specific basis) to accommodate the proposed use.

Public Consultation:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, Development Held Public Information Meetings.

Access and Parking:

The site is currently accessed via driveways on 102B Avenue and 201 Street. The site accommodates two (2) modular buildings for office purposes on the southwestern portion of the site and a tent structure on the southeastern portion of the site to accommodate crane storage. Pursuant to section 107.3 of the Zoning Bylaw, no additional parking spaces are required to accommodate installation of the proposed asphalt batch plant.

Servicing:

Full municipal services exist to the subject site. Prior to final reading, the applicant is required to enter into a servicing agreement to secure works and services including construction of road works, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. As a condition of rezoning, the applicant will be required to resurface 102B Avenue along the property frontage and to determine the adequacy of the existing water main and complete any required upgrades in accordance with the Subdivision and Development Servicing Bylaw. An on-site servicing plan and a site-specific stormwater management plan including onsite detention, infiltration and drainage certificate in accordance with the Township's Subdivision and Development Servicing Bylaw is required prior to issuance of a Building Permit. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw.

Minimum Building Elevation:

The elevation of the subject parcel is below the "Flood Construction Level" as defined by the Township of Langley Zoning Bylaw 1987 No. 2500. As a condition of Rezone, the applicant will be required to register a restrictive covenant noting the above and saving harmless the Township of Langley from all claims related to flooding or flood damage.

Landscaping:

Landscaping plans submitted by the applicant propose plantings, trees, and groundcover to enhance the front lot line landscape area in accordance with the requirements of the Zoning Bylaw. Final acceptance of landscape drawings is noted as a condition of rezoning.

Tree Protection and Replacement:

The tree management plan submitted by the applicant indicates there are no significant trees on the subject property. In accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), based on the submitted 0.4 ha (1 acre) portion of the subject site (as indicated on the site plan included above), a total of 30 replacement trees are required. Final tree protection and replacement plans are subject to the final acceptance of the Township, noted as a condition of rezoning.

Environmental Considerations:

The subject property abuts the Fraser River (a red coded watercourse), any site improvements are required to comply with Schedule 3 of the Township of Langley Official Community Plan Streamside Protection and Enhancement provisions.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

POLICY CONSIDERATIONS:

The proposed amendment to the Zoning Bylaw is consistent with the provisions of the Official Community Plan and compatible with the existing and surrounding land use context. The proposal achieves objectives of the Industrial designation by intensifying an existing industrial land use and generating additional jobs. Staff recommend that Council give first and second reading to Rezoning Bylaw 2020 No. 5623 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale Letter

Lehigh Hanson Materials Limited
8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Phone 604-269-6575
Fax 604-261-0135
www.lehighhansoncanada.com

January 8, 2020

Mr. Daniel Graham
Township of Langley
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Re: Project 09-02-0173 / 20111 102B Avenue

Dear Mr. Graham,

On December 5th, 2020, Lehigh Hanson submitted a rezoning application for the property located at 20111 102B Avenue to allow the installation of a portable asphalt plant. The proposal is to rezone the property from M-3 to M-13 while still maintaining the ability to install a ready-mix concrete plant in the future. In my research of the bylaws the only significant difference between M-3 and M-13 zoning is asphalt plants. The options of split zoning and property subdivision were each investigated; however, Lehigh Hanson would prefer to keep this large industrial parcel intact and not limit future development options.

The property currently operates as an aggregate depot where sand and gravel are imported via barge, offloaded, and sold to internal and external customers to support growth in the Township of Langley and the surrounding area. The industrial zoning is consistent with the TOL OCP and Lehigh Hanson believes the addition of a portable asphalt plant is an efficient utilization of industrial lands. It is anticipated that the addition of a portable asphalt plant will create 2-3 full time positions.

Lehigh Hanson will initiate the Metro Vancouver Air Permitting process once the rezoning process is complete and will not operate the portable asphalt plant until all permits are in place.

Please do not hesitate to contact me if you have any questions.

Regards,

John Dick
Land Manager, British Columbia
Lehigh Hanson Materials Limited

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623

EXPLANATORY NOTE

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) amending "Section 703 – Heavy Industrial Zone M-3" by adding as Section 703.1(10) after Section 703.1(9) the following:

   "asphalt batch plant on Lot A (see BP211607) District Lot 50 Group 2 New Westminster District Plan 1115."

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
NOTICE WAS ADVERTISED on the	day of	, 2020
READ A THIRD TIME the	day of	, 2020
ADOPTED the	day of	, 2020

_____ Mayor _____ Township Clerk

Jonathan X. Coté
Mayor

September 15, 2020

The Honourable John Horgan, MLA
Premier of British Columbia
West Annex, Parliament Buildings
Victoria, BC V8V 1X4

Via Email: Premier@gov.bc.ca

Dear Premier,

Re: Universal access to no-cost prescription contraception

At a meeting on September 14, 2020, New Westminster City Council passed the following resolution:

> *WHEREAS cost is a significant barrier to people accessing contraception, particularly to people with low incomes, youth, and people from marginalized communities; and*
>
> *WHEREAS providing free prescription contraception has been shown to improve health outcomes for parents and infants by reducing the risks associated with unintended pregnancy, and is likely to reduce direct medical costs on the provincial health system; and*
>
> *WHEREAS contraceptive methods such as condoms or vasectomies are available at low cost, no cost, or are covered by BC's Medical Services Plan, whereas all contraceptive methods for people with uteruses (such as birth control pills, intrauterine devices, or hormone injections) have high up-front costs, making access to contraception unequal and gendered;*

Office of the Mayor
Corporation of the City of New Westminster
511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594
www.newwestcity.ca

THEREFORE BE IT RESOLVED

THAT the City of New Westminster write to the Provincial Minister of Finance, the Provincial Minister of Health, the Premier of BC, and the local MLA supporting universal no-cost access to all prescription contraception available in BC under the Medical Services Plan; and

THAT this letter be forwarded to all BC municipalities asking to write their support as well.

We appreciate your consideration of this important matter.

Yours truly,



Jonathan X. Cote
Mayor

Cc: Hon. Carole James, Minister of Finance, FIN.Minister@gov.bc.ca
Hon. Adrian Dix, Minister of Health, HLTH.Minister@gov.bc.ca
Hon. Judy Darcy, MLA, New Westminster, judy.darcy.MLA@leg.bc.ca
Jas Johal, MLA, Richmond-Queensborough, jas.johal.MLA@leg.bc.ca
All BC Municipalities

Office of the Mayor
Corporation of the City of New Westminster
511 Royal Avenue, New Westminster, BC • Canada V3L 1H9 T (604) 527 4522 F (604) 527 4594
www.newwestcity.ca

Council of Senior Citizens' Organizations of B.C.
Representing Seniors since 1950
www.coscobc.org

September 2, 2020

Dear Mayor and Council,

Re: **Observation of the UN International Day of Older Persons -October 1st**

Established in 1950, the Council of Senior Citizens' Organizations (COSCO) of BC is an umbrella, volunteer run organization made up of many seniors' organizations and individual associate members. Registered under the Societies Act since 1981, COSCO has grown and now represents approximately 80,000 seniors in BC.

Our mandate is to promote the well-being of seniors and their families, advocating for policies that allow seniors to remain active, independent, and fully engaged in the life of our province. The organization is non-partisan, but politically active, advocating for seniors' needs no matter who is in power. Our motto is "Plan with seniors not for them".

COSCO invites you, the civic leaders to help celebrate the

UN International Day of Older Persons (UNIDOP) 2020

Theme: "Pandemics: Do They Change How We Address Age and Aging?"

"The year 2020 marks the 75th Anniversary of the United Nations and the 30th Anniversary of the International Day of Older Persons (UNIDOP). This year has also seen an emergence of COVID-19, that has caused an upheaval across the world. Considering the higher risks confronted by older persons during the outbreak of pandemics such as COVID-19, policy and programmatic interventions must be targeted towards awareness of their special needs. Recognizing older persons contributions to their own health and the multiple roles they play in the preparedness and response phases of current and future pandemics is also important." (United Nations For Ageing)

"The UNIDOP 2020 event will also promote the *Decade of Healthy Ageing* (2020-2030) and help to bring together UN experts, civil society, government and the health professions to discuss the five strategic objectives of the *Global Strategy and Action plan on Aging and Health* while noting the progress and challenges in their realization." (United Nations For Ageing)

"The objectives of UNIDOP 2020 are to:

1) Inform participants about the strategic objectives for the Decade of Healthy Ageing
2) Raise awareness of the special health needs of older persons and of their contributions to their own health and to the functioning of the societies in which they live
3) Increase awareness and appreciation of he role of the health care workforce in maintain-

ing and improving the health of older persons, with special attention to the nursing profession
4) Present proposals for reducing the health disparities between older persons in the developed and developing countries, so as to "Leave no one behind"
5) Increase understanding of the impact of COVID-19 on older persons and its impact on health care policy, planning, and attitudes." (United Nations For Ageing)

Two ways that we ask you to consider to celebrate the IDOP are:
1) Publicly proclaim/declare your support of the IDOP 2020 (Please refer to attached sample proclamation.)
2) Prominently display the UNIDOP flag for October 1st 2020 if you have one

We are pleased that for the past two years, the Province of British Columbia proclaimed that October 1st would be known as "International Day of Older Persons". They have been asked by COSCO to do so again this year. We would like the BC city, township, village and district councils to follow suit. For those councils that are able, declarations are preferred over proclamations as they are ongoing. Please let us know if your council has already made a declaration in the past and if you will be making either an IDOP proclamation or declaration for IDOP 2020 and if you will be flying the UNIDOP flag this year.

If there is any question about this request, please contact Agnes Jackman at cell# 604-376-5188; 821 20th Street, New Westminster, BC, V3M 4W7; or agnes.jackman@gmail.com.

Thank you for your consideration.

Yours truly,

Agnes Jackman, Board Member, COSCO

United Nations International Day of Older Persons, October 1, 2020

Draft Proclamation:

WHEREAS this 30th Anniversary of the United Nations International Day of Older Persons (UNIDOP) celebrates the importance of the 72nd anniversary of the Universal Declaration of Human Rights and reaffirms the commitment to promoting the full and equal enjoyment of all human rights and fundamental freedoms by older persons, and

WHEREAS the 2020 International Day of Older Persons has as its theme “Pandemics: Do They Change How We Address Age and Aging?” and focuses on raising awareness of the needs of older persons and of their contributions to their own health and to the functioning of the societies in which they live, and

WHEREAS growing older does not diminish a person’s inherent dignity and fundamental rights, and

WHEREAS more than 40 years after the adoption of the Universal Declaration of Human Rights, issues of human rights for older persons were taken up in 1991 in the formulation of the United Nations Principles for Older Persons, which provided guidance in the areas of independence, participation, care, self-fulfillment and dignity, and

WHEREAS in 2002, governments for the first time agreed to link questions of aging to other frameworks for social and economic development and human rights, and

WHEREAS the interdependence between older persons’ social integration and the full enjoyment of their human rights cannot be ignored, as the degree to which older persons are socially integrated will directly their dignity and quality of life;

NOW KNOW YE THAT, We do by these presents proclaim and declare that October 1, 2020 shall be known as

“International Day of Older Persons”

in the _____.

Respectfully submitted by,
Agnes Jackman, COSCO Board Member

METRO VANCOUVER & FRASER VALLEY
COUNCIL OF COMMUNITY HOMELESSNESS TABLES

September 15, 2020

The Metro Vancouver and
Fraser Valley Council of
Community Homelessness Tables
C/O 104 - 13938 102 Avenue,
Surrey BC V3T 1P3
Canada

Mayor and Council
Township of Langley
20338 65 Avenue
Langley, British Columbia
V2Y 3J1

Dear Mayor Froese and Members of Council,

The Metro Vancouver and Fraser Valley Council of Homelessness Tables together with our community partners across the region are pleased to announce Metro Vancouver's and the Fraser Valley's ***15th Annual Homelessness Action Week (HAW) from October 11 to 17, 2020 this year.***

We join with friends and neighbors from throughout our region of Community Homelessness Tables to once again provide opportunities for people who are homeless and/or vulnerably housed to 'Connect' with a series of activities, resources and services to broaden individual networks throughout ***'Homelessness Action Week in British Columbia 2020.'***

As declared in Australia in 2010, October 10th is World Homelessness Action Day, with over 50 countries participating in awareness events. Many municipalities in British Columbia support Homelessness Action Week at home and for the past 15 years the Government of British Columbia has declared this week as '***Homelessness Action Week'*** throughout the province.

'Get Informed, Get Involved' has been chosen as the theme of this year's HAW throughout our region. In choosing this theme we are inviting neighbors to become educated about the reasons why homelessness exists in our region and to understand that persons of all ages and social backgrounds can experience homelessness at some time in their lives. Community support with everyone working collaboratively towards solutions to homelessness can help to reduce and prevent homelessness from growing.

We are requesting that the Township of Langley support HAW in 2020 by proclaiming the week of October 11 to 17, 2020 as Homelessness Action Week in your city. Metro Vancouver and the Fraser Valley's Homelessness Action Week provide an opportunity to:

- Continue to build community support for solutions to homelessness by raising public awareness and understanding of homelessness in the region with a strong emphasis on showcasing successes
- Support Connect Events to engage and assist people who are homeless with access to professional and medical services and personal products such as hygiene kits and clothing, and create a caring community which includes vulnerable citizens living in extreme poverty
- Actively involve communities, the private sector, and service providers throughout Metro Vancouver and the Fraser Valley in jointly planning and hosting events.

We have attached a sample Homelessness Action Week proclamation that your Council can use if you find it appropriate. Please feel free to modify the sample to suit the Township of Langley's needs or prepare your own.

We would appreciate receiving a scanned copy of the proclamation if it is possible – please send to the undersigned at jonhallgate@yahoo.ca

For more information about Homelessness Action Week - visit our website www.stophomelessness.ca. If you have any questions or comments about this request, please feel free to contact me.

Sincerely,

Jonquil Hallgate

Jonquil Hallgate
Chair, Metro Vancouver and Fraser Valley Council
of Community Homelessness Tables
jonhallgate@yahoo.ca
604-961-2170

SAMPLE RESOLUTION OF PROCLAMATION FOR HOMELESSNESS ACTION WEEK 2016

A resolution proclaiming October 11 to 17, 2020 Homelessness Action Week in the Municipality of _____.

Whereas: Every day in our municipality there are men, women, seniors, youth, and children who do not have a place to call home; and

Whereas: Community action and participation are essential in addressing and eliminating issues and circumstances that contribute to homelessness; and

Whereas: During this week, activities and events will be offered and the community will be encouraged to learn about the many issues related to homelessness, the community and government agencies that offer services and support 'that work' for persons who are homeless, and what each of us as citizens can do to creatively and collectively address homelessness in our communities.

Therefore, I, _____, Mayor of _____ proclaim October 11 to 17, 2020 as Homelessness Action Week in _____and encourage all citizens to recognize and support efforts to put an end to homelessness in our community.

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

September 9, 2020 at 7:00pm
Nicomekl River Meeting Room and virtual Microsoft Teams
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Present:
E. Erickson (Community Co-Chair)
Councillor K. Richter (Council Co-Chair)

Z. DiGuistini, D. Gendron, M. Jackstien, K. Ludlam, M. Pratt, and J. Wilkins

School Board Representative:
D. Tod

Staff:
R. Stare, Deputy Director, Parks and Recreation
P. Tulumello, Director, Arts, Culture, and Community Initiatives
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee - September 9, 2020

Moved by J. Wilkins,
Seconded by M. Jackstien,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the September 9, 2020 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – February 12, 2020

Moved by M. Pratt,
Seconded by K. Ludlam,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 12, 2020 meeting.
CARRIED

MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by M. Pratt,
Seconded by J. Wilkins, ,
That the Recreation, Culture, and Parks Advisory Committee now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 – Section 90(1) (n) Consideration
CARRIED

MEETING RECESSED
The meeting recessed at 7:08pm

MEETING RECONVENED
The meeting reconvened at 7:10pm.

B. ADOPTION OF MINUTES

2. Recreation, Culture, and Parks Advisory Committee – March 11, 2020

Moved by M. Pratt,
Seconded by K. Ludlam,
Recommendation that Recreation, Culture, and Parks Advisory Committee receive the Notes of the March 11, 2020 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairperson's Report

Councillor Richter reported that Council declared a State of Emergency back in April. The Emergency Operations Centre (EOC) is responsible for all decisions and activities that occur in the Township. The province has the authority to direct our bylaw officers to take action on certain issues. The province has extended its State of Emergency and Council has done its best to continue with meetings and deal with the important issues in the Township. Recreation facilities will re-open in a cautious format when the EOC has deemed them safe to operate. The George Preston Arena has opened and Aldergrove Credit Union Community Centre arena and outdoor pool have re-opened with safety protocols.

R. Stare reported that the proposed re-opening plan was presented to Council on July 27 with several options. Some staff have been recalled to work at ACUCC and George Preston and trained for COVID-19 protocols. The ACUCC outdoor pool had a very successful last part of the summer with 96% capacity from August 19 – September 7. George Preston opened on August 14 and

D. REPORTS

ACUCC arena opened on September 8 to ice rental groups. Staff and the EOC are considering cautiously other areas to open.

Councillor Richter noted that public safety is Council's top priority.

E. Erickson commented that he understands the pressure that staff and Council must be experiencing in relation to community centre openings.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Canada Day

P. Tulumello reported that the $25,000 grant from the Federal Government was used for an online Canada Day event this year with 18,000 viewers. Many different partners and performers created videos to share at the event.

Councillor Richter inquired about receiving a report on virtual events organized by community groups this year and what attendance they achieved and the impact of those events on the local economy. P. Tulumello stated that a recent article in the Langley Advance Times newspaper reported the viewership of the Fort Langley Arts and Jazz Festival was between 7,500 and 12,500 people but uncertain as to how they tabulated their numbers.

2. 2020 Work Plan

P. Tulumello commented on the items that have been missed/cancelled on the Work Plan due to not having meetings since March. He stated that a presentation on the new Heritage Centre was on the workplan for October, and that the library services update related to COVID-19- could be scheduled for November. These items will be added to the 2020 Work Plan.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

D. Tod reported that Langley Schools are re-opening with 90% of students coming back for in-class instruction. The province has directed that online options must be available for students as well. High Schools are using a quarterly system with two classes per quarter (two months). Portable sinks, hand sanitizer, and plexi glass in the reception area have been installed. If a case is discovered in a school, Provincial Health takes over for contact tracing etc. No names will be released to the public as this is confidential information.

D. Gendron reported that Bard in the Valley has cancelled its seasons and that Theatre in the Country have had Zoom performances.

N. NEXT MEETING

Date: October 7, 2020
Location: Nicomekl River Meeting Room and virtual meeting
4th Floor, 20338 – 65 Avenue
Time: 7:00 pm

O. TERMINATE

Moved by M. Jackstien,
Seconded by J. Wilkins,
That the meeting terminate at 7:57pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

RELEASED 2020-06-15

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2020 - SPECIAL CLOSED MEETING	**REPORT:**	C20-04
FROM:	ENGINEERING DIVISION	**FILE:**	0810-20-FLCP2
SUBJECT:	FORT LANGLEY OUTDOOR POOL ASSESSMENT UPDATE		

RECOMMENDATIONS:

That Council direct staff to proceed with conversion of the Fort Langley Outdoor Pool to an outdoor community splash pad and spray park;

That Council authorize allocation of $50,000 previously earmarked for upgrading the Fort Langley Outdoor Pool to detailed planning and design work, including public engagement with respect to the type of spray park and amenities that would be financially viable and desired by the community; and further

That Council direct staff to bring forward the necessary budgetary requirements related to the conversion for Council's consideration of approval as part of the 2021 budget discussions.

EXECUTIVE SUMMARY:

Funding to undertake a condition assessment of the Fort Langley Outdoor Pool (the Pool) was approved as part of the 2019 budget. Primary reasons necessitating the assessment related to ongoing operational challenges, age of the facility and potential likelihood of significant capital expenditure requirements for continued operation. The facility has exceeded its useful life, leading to the recommendation for its conversion to an outdoor spray park, as the most practical and cost-effective option for an amenity within the community, similar to Jackman Park in Aldergrove in 2018/19.

In recent years, the Pool has experienced a number of unplanned closures to ensure public health and safety, and compliance with applicable standards. The assessment undertaken revealed two critical issues that, if unaddressed, would affect Township's ability to secure the necessary operating permit from Fraser Health in the future. These issues relate firstly, to the turnover period exceeding the maximum allowed for an acceptable quality of water for public pools, based on provincial standards; and secondly to the location and overall design and configuration of the Pool as it relates to the need for removal of residue, affecting water quality. Based on available records, these issues have historically resulted in ineffective operation of the Pool with abnormally high periods of unplanned closures.

The assessment identified operational improvements as well as significant capital investments required to provide for public use of the facility in compliance with applicable health and safety standards. The options presented in this report range from minor to major upgrades to the existing facility, to construction of a new facility, and ultimately conversion to a spray park, as recommended at an estimated cost of $850K. The estimated capital costs for the various options outlined in the report range widely from $350K to $1.4M for improvements and upgrades, to up to $3.5M for full replacement. Subject to Council's approval, staff will proceed with next steps, including obtaining public input on design parameters, to achieve the most desirable and cost-effective facility.

PURPOSE:

To provide Council with an update on the findings of a condition assessment completed for the Fort Langley Outdoor Pool and to seek Council's endorsement of the preferred approach.

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BACKGROUND/HISTORY:

The Township of Langley is known for its diverse and well-used aquatic facilities, some of which have become “destinations” attracting users from across the region and beyond. Location of current aquatic infrastructure within the municipality, comprising of two indoor and two outdoor aquatic facilities, as well as five community spray parks, is shown on Attachment A.

Spray parks are outdoor and contain little or no standing water, do not need not be staffed, and can be remotely controlled. The most recent spray park projects were completed in 2017 at Murrayville Community Park (adjacent to W.C. Blair Recreation Centre) and 2018/2019 at Philip Jackman Park.



The Fort Langley Outdoor Pool (the Pool) is situated within Fort Langley Community Park (the Park), west of the Fort Langley Cemetery. The Park amenities include sports fields, caretaker residence, diamond, concession, tennis courts, play area, picnic shelter, change rooms, and community garden. Please refer to Attachment B.

The Pool is typically open seasonally from mid-June to early-September. There is some programming available, per municipal standards, consisting of swim lessons, pool parties, and rentals. Records indicate that most of the attendance relates to public swims. Other programming options are extremely limited, due to size and other related limitations. Further, the attendance at the Pool decreased in 2019 by 21% from the previous year.

<u>Condition Assessment</u>

In 2019, funding was approved to undertake a condition assessment of the Pool located at 23055 St. Andrews Street. The primary reasons for the assessment were to ensure public health and safety, given the challenges experienced with routine operations, age of the facility, and the likelihood for significant capital expenditure.

The Pool was constructed in the early 1960’s and consists of a single body of water (20 feet x 50 feet) with a small pool building being used to house the mechanical systems. The Pool area, including the small building, has an area of approximately 5,500 square feet. Documentation of the original construction is very limited with several ad-hoc modifications undertaken over the years.

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The facility is currently not compliant with current codes and standards as its construction pre-dates such codes and standards coming into effect. These relate to both construction and operation of such facilities, and include the BC Building Code, the BC Plumbing Code, BC Guidelines for Pool Design, and the Public Health Act (Pool Regulations), to name a few. In addition, the Pool does not currently have any accessibility features and does not meet current accessibility standards.

Over the past few years, the Pool has experienced a number of unplanned closures necessitated to ensure public health and safety standards. The assessment revealed two critical issues with the current facility that would likely affect the ability to secure an annual operating permit from Fraser Health and a number of other non-compliant items. Historically, as much as 25% of the operational season of the Pool is believed to have been lost due to unplanned closures to address health and safety concerns.

Critical Issues

The assessment revealed two critical issues as outlined below that must be addressed to the acceptance of the Fraser Health authority:

1. Design Flow Rate - this is the rate at which water must be recirculated or replaced in order to turn over the entire volume of water within a specific period of time. The current turnover period is 9.3 hours, which is 55% higher than the maximum six hours required by the Ministry of Health pursuant to provincial Guidelines for Pool Design. This circulation rate maintains the minimum acceptable water quality for public pools.

2. Skimmers and Returns - typically provided in pools to deal with removal of residue and to address water quality concerns. The current Public Health Act requires skimmers and returns on both sides, which is not the case with the current Pool configuration. Excessive accumulation of sunscreen residue on the Pool surface has been reported as an ongoing concern, affecting water clarity, resulting in the unplanned closures of the facility.

Other Non-Compliance Issues

Beyond the critical issues identified above, listed below are a number of other non-compliance issues revealed as part of the condition assessment:

- Washroom accessibility
- Contrasting edges
- Lack of sanitary connection
- Pool accessibility
- ASHRAE and energy compliance
- Pool grounding
- Pool depth markings
- pH control systems
- Lack of second main drain
- Change room lighting

The items listed above are not compliant with current codes and can be considered ‘grandfathered’. However, commencement of any level of capital work will trigger the need for compliance with current standards, which would be expensive and challenging to quantify. The assessment identified both operational improvements needed as well as capital expenditures necessary to maintain the facility as a public pool.

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Both operational improvements and some level of capital expenditure would be required in order to secure a provincial operating permit. This would include addressing many of the non-compliant issues as well as the two critical issues discussed above.

DISCUSSION/ANALYSIS:

The condition assessment and subsequent analysis have resulted in identification of four potential options as outlined below. The recommended approach is based on a number of factors, including community needs, participation rates, cost-effectiveness and financial viability.

Option1: Minimum Upgrades

In recent years, a number of unscheduled pool closures were required due to chemical issues and/or clarity issues, both of which could affect public health and safety. This would be a concern for Fraser Health, the authority issuing the operating permit. As discussed above, these relate to Pool turnover and chemical treatment systems. Work could be undertaken to remedy current turnover and chemical treatment issues as a short-term measure.

While this option would address the most current, and critical, issues at the facility with respect to public health with minimal capital expenditures, it has a relatively high level of associated risk due to the many uncertainties given the age of the facility and lack of documentation. Furthermore, this option does not address other issues such as accessibility and will likely impact the upcoming scheduled operation of the facility for the 2020 opening season.

The challenges with maintaining the facility in its current state are twofold: firstly, with its age, the facility, and associated equipment, exceeding their useful life and being in very poor condition; and secondly, the risks and liabilities associated with operating a public facility, in light of the first issue. The cost to undertake this option is estimated at approximately $350,000. While this option may appear appealing due to its associated estimated costs, it is not recommended, as it will not address issues in the long term.

Option 2: Major Renovations

Major upgrades to the facility would satisfy the majority of the concerns outlined in the assessment. However, this is not recommended due to the significant costs involved and the relatively low associated benefits. It should also be recognized that such major renovation work is expected to be accompanied by unknown risks, particularly related to the age of the facility and the potential need for replacement of major components such as the pool motor, with implications on other existing mechanical systems.

Given the age of the facility, it is estimated that cost premiums associated with this option, estimated at approximately 30%, would significantly reduce the cost-effectiveness of the renovations. This results in a diminishing business case outcome for this option, given its limited seasonal operation and public attendance. In addition, as with option 1 above, major renovations will likely result in risks associated with uncertainties. The cost for this option is estimated at approximately $1.4 M.

Option 3: Facility Replacement

Full facility replacement with an outdoor pool will be the most expensive of all the options. Before a detailed cost can be provided, a clear scope (e.g. pool size, features, filtration systems, other amenities, programming) would be required. Operations and maintenance functions need to be identified, site constraints (e.g. cemetery expansion, utilities, parking), etc. will need to be established for a suitable budget.

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Having said that and assuming replacement of the facility with a similar sized facility, offering the same level of service, is estimated at between $2.0 to $3.5 M. This option is not recommended due to the significant capital costs associated with this option, limited seasonal use, staffing, site constraints and attendance records.

Option 4: Conversion of Pool to Spray Park

Conversion of the pool to a spray park is a potential option and would be similar to the conversion of the Aldergrove Outdoor Pool to an outdoor spray park located in Philip Jackman Park. Based on the Philip Jackman project, the cost estimated for this option is approximately $850,000.

This option is recommended due to its advantageous cost-benefit, recognizing the Pool has far exceeded its useful life, is no longer in compliance with relevant regulations, presents a number of safety risks and is extremely expensive to replace. It is considered to be the most practical and cost-effective option with a variety of operational advantages. With respect to implementation, decommissioning and/or abandoning existing services will avoid most of the challenges associated with renovation work and their associated unknown risks. In terms of operations, spray parks offer the following advantages over an outdoor pool.

- Typically do not require staff attendance for use (depending on design and services provided). This will reduce operational costs.
- Do not require protective fencing, which, together with the absence of staffing requirements, allow the spray park to be open as part of the park, extending opportunities for use to evenings and mornings, as well as allowing the park to feel more generous and expansive.
- Operate in the off season is a real advantage in the Lower Mainland's mild climate – allowing it to serve as dry play terrain for toddler skateboarding and small bikes.
- Users can simply drop-in with no admittance fee.
- Water is not heated so no natural gas required.
- Offer an opportunity for all ages to gather and play.
- Provide residents with respite from the summer heat.

Subject to Council's approval, staff would commence planning and design of the conversion, including community consultation with respect to various elements and design details of the spray park, using funding currently available. Recognizing that the facility will not be operational for the 2020 season, staff will aim to complete detailed design based on public input and bring forward a capital budget request for Council's consideration as part of the 2021 budget process, with the ultimate goal of completing the new spray park in 2021.

Financial Implications:

The annual revenue and operating and maintenance costs for the past two years is presented in the table below. It should be noted that the maintenance costs in 2019 were lower as much of the larger repair work was deferred pending completion of the condition assessment.

Revenue + Operating and Maintenance

Year	2018	2019
Revenue (Admissions/Program)	$54,604	$57,702
Expenditure (Operations/Maintenance)	$95,925	$80,928
Total	-$41,321	-$23,226

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The four capital investment options discussed in this report are summarized below.

Options	Option 1	Option 2	Option 3	Option 4
Description	Minimum Upgrades	Major Renovations	Facility Replacement	Conversion of Pool to a Spray Park
Capital Cost	$350,000	$1.4 M	$2.0 to $3.5 M	$850,000

Based on the analysis, Option 4 is recommended as it provides the lowest financial risk and maintenance costs.

Respectfully submitted,

Harb Chohan
DIRECTOR, SUSTAINABILITY AND FACILITIES
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	K. Sinclair
PARKS AND RECREATION	C. Blair

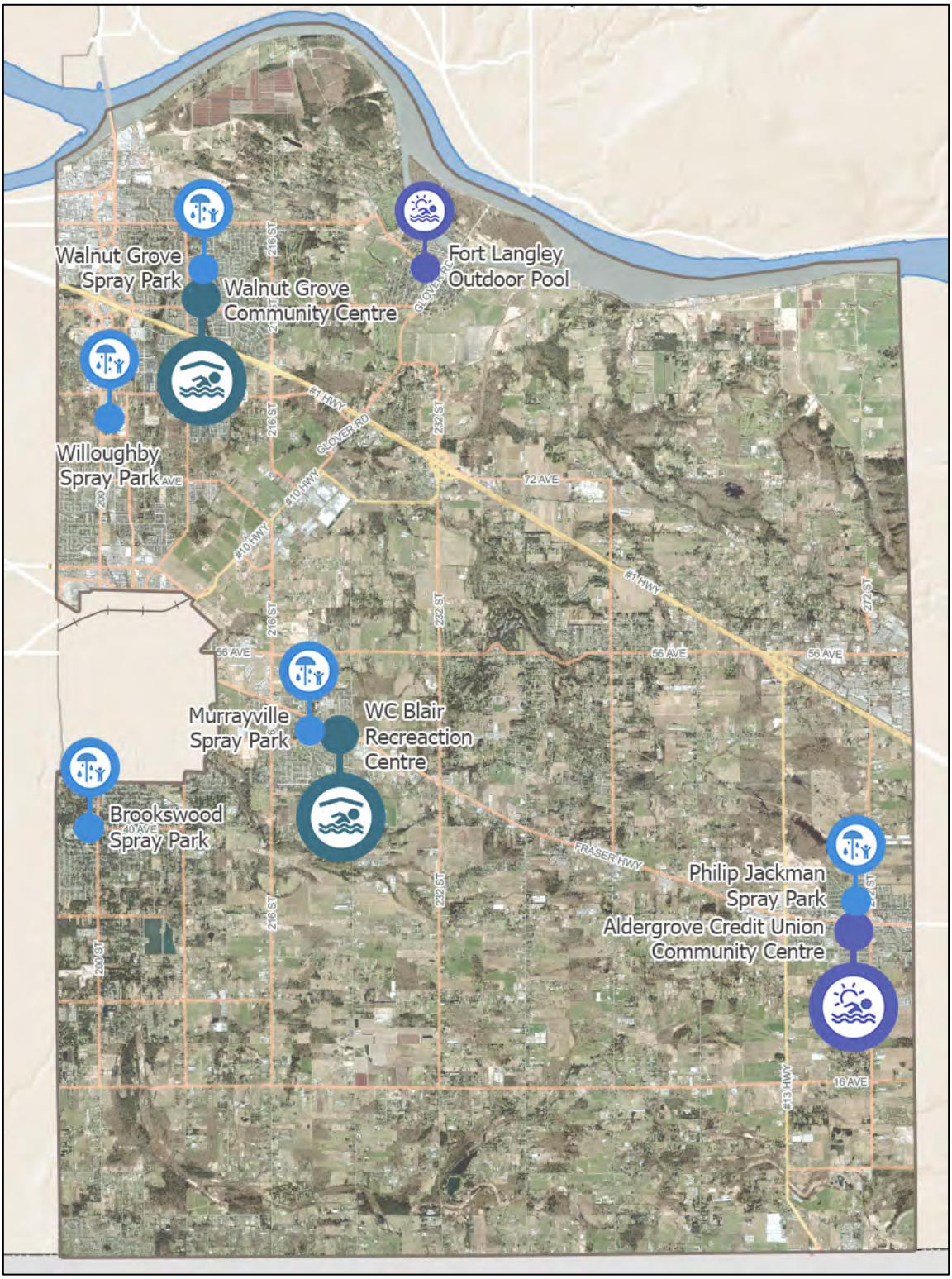
ATTACHMENT A Current Aquatic Facility Locational Map

ATTACHMENT B Fort Langley Outdoor Pool Context Map

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ATTACHMENT A

Current Aquatic Facility Locational Map



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ATTACHMENT B

Fort Langley Outdoor Pool Context Map

