# SPECIAL MEETING OF COUNCIL

Monday, October 19, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

## AGENDA

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

**A.1** **Special Council Meeting - October 19, 2020**

***Recommendation:*** That Council adopt the agenda and receive the agenda items of the Special Council meeting held October 19, 2020.

### B. PRESENTATIONS

**B.1** **Non-medical Cannabis Retail Sales Development Applications**

***Recommendation:*** That Council receive the presentation by staff regarding Non-medical Cannabis Retail Sales Development applications.

Clerk's Note: Please refer to item C.1.

### C. REPORTS TO COUNCIL

The following item was referred at the September 21, 2020 Regular Meeting to a Special Meeting of Council to review each application in detail:

**C.1** **Non-medical Cannabis Retail Sales Development Applications**
**Report 20-119**
**File CD BA000027**

***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.

MOTION DIVIDED
Mayor Froese requested the motion be divided.

MOTION 1
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
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.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That this motion be referred to a Special meeting of Council to review each application in detail.
CARRIED

Mayor Froese and Councillors Kunst, Long, Whitmarsh opposed

MOTION 2
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
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.

REFERRAL
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That this motion be referred to an open, Special Meeting of Council.
CARRIED

Councillor Long opposed

MOTION
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the Special Meeting of Council be held on October 19, 2020, via Zoom; and

That new applications be processed only after the current applications submitted by August 31, 2020 in the areas identified in the report have been processed.
CARRIED

Councillor Long opposed

***Attachments:*** C.1 cd Cannabis Retail Sales.pdf

## D. OTHER BUSINESS

## E. 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; and
Item B.1 - Section 90(1) (e) Property; (g) Legal and
Section 90(2) (b) Intergovernmental Relations.

## F. TERMINATE

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:<br>• Parks<br>• Schools<br>• Recreation Centers<br>• Other Cannabis Stores | 200m buffer to:<br>• Group Children's Day Care<br>• 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.

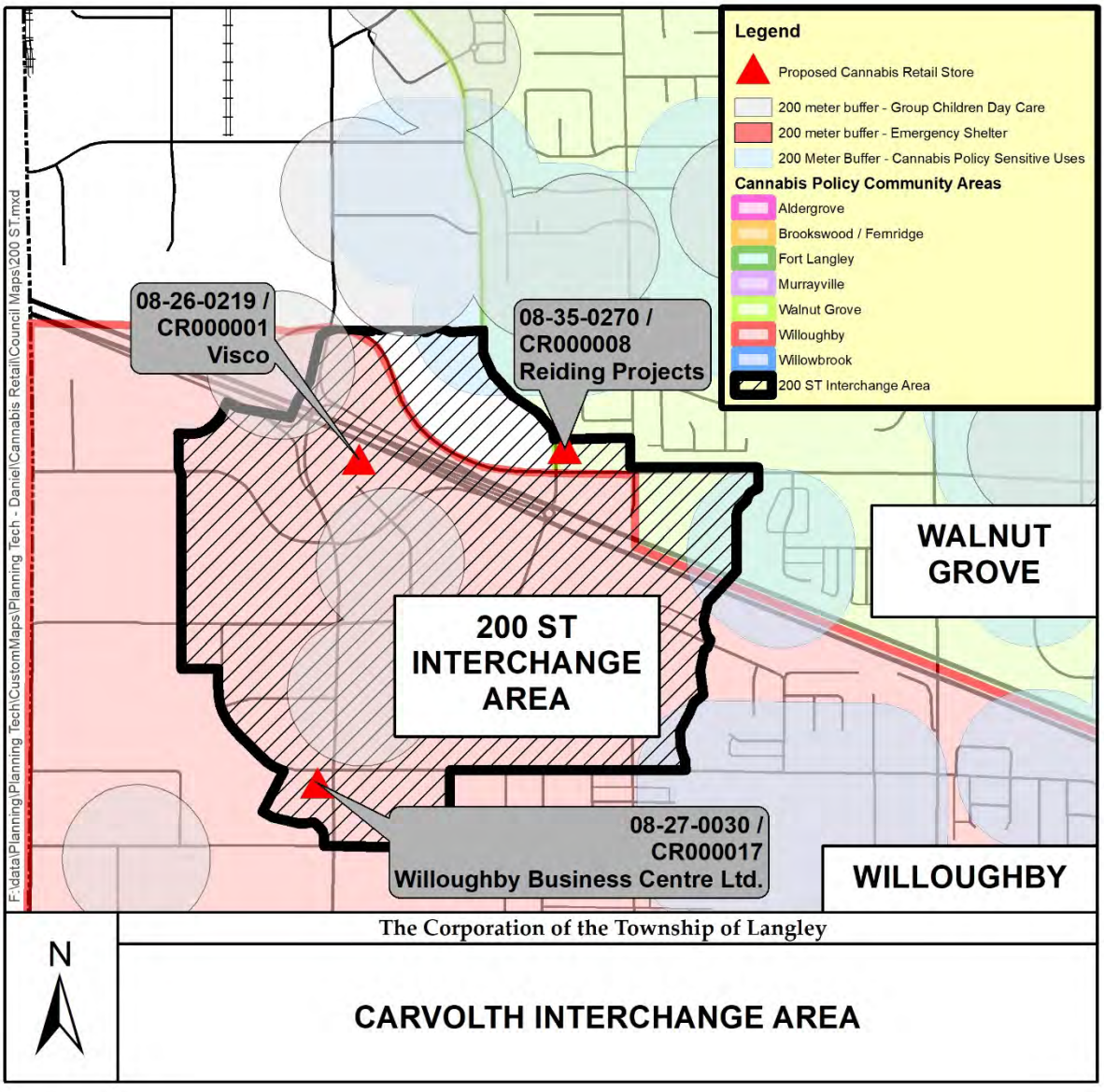
**DISCUSSION / ANALYSIS:**

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.

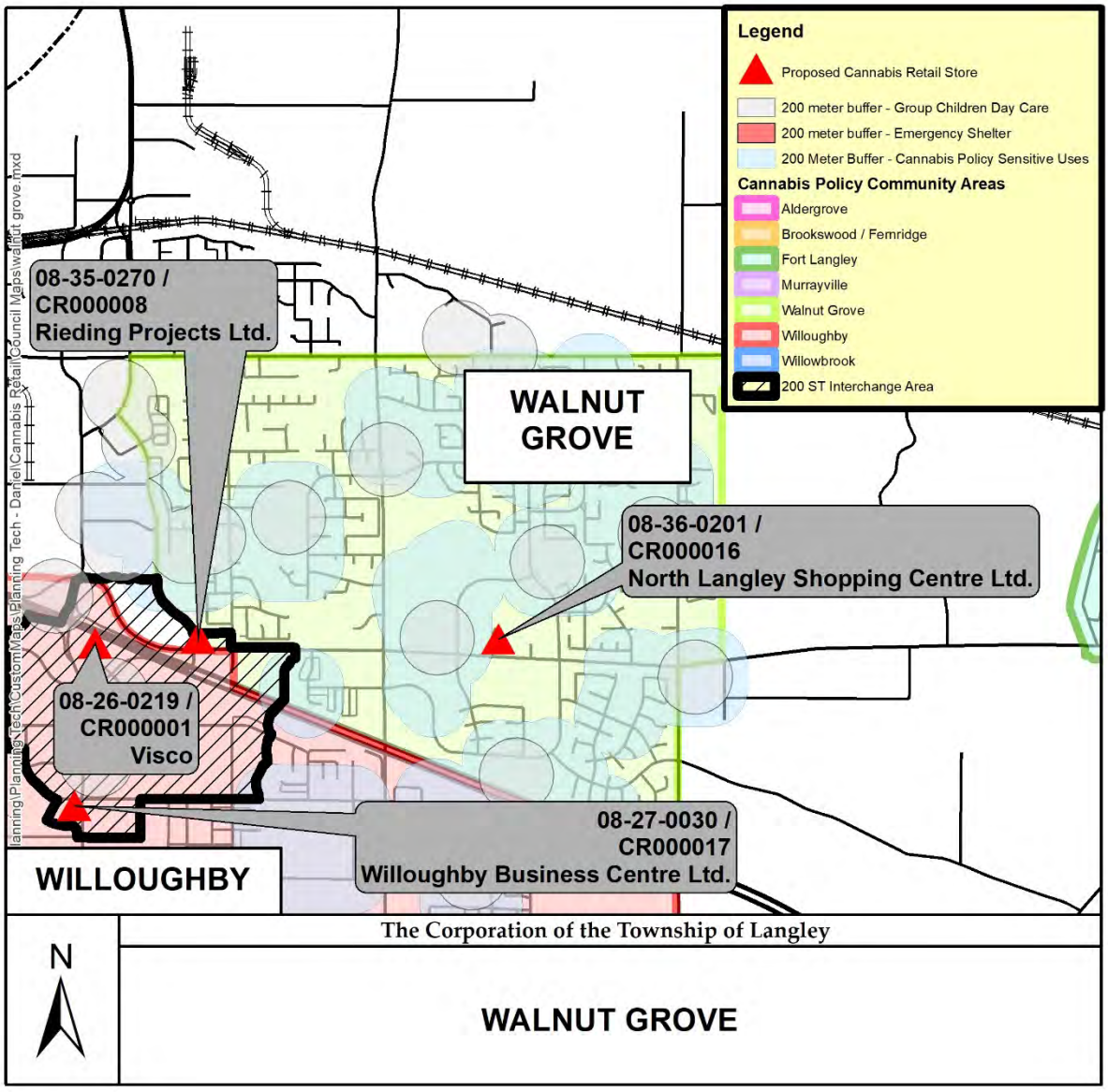
**Carvolth Interchange**:

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.



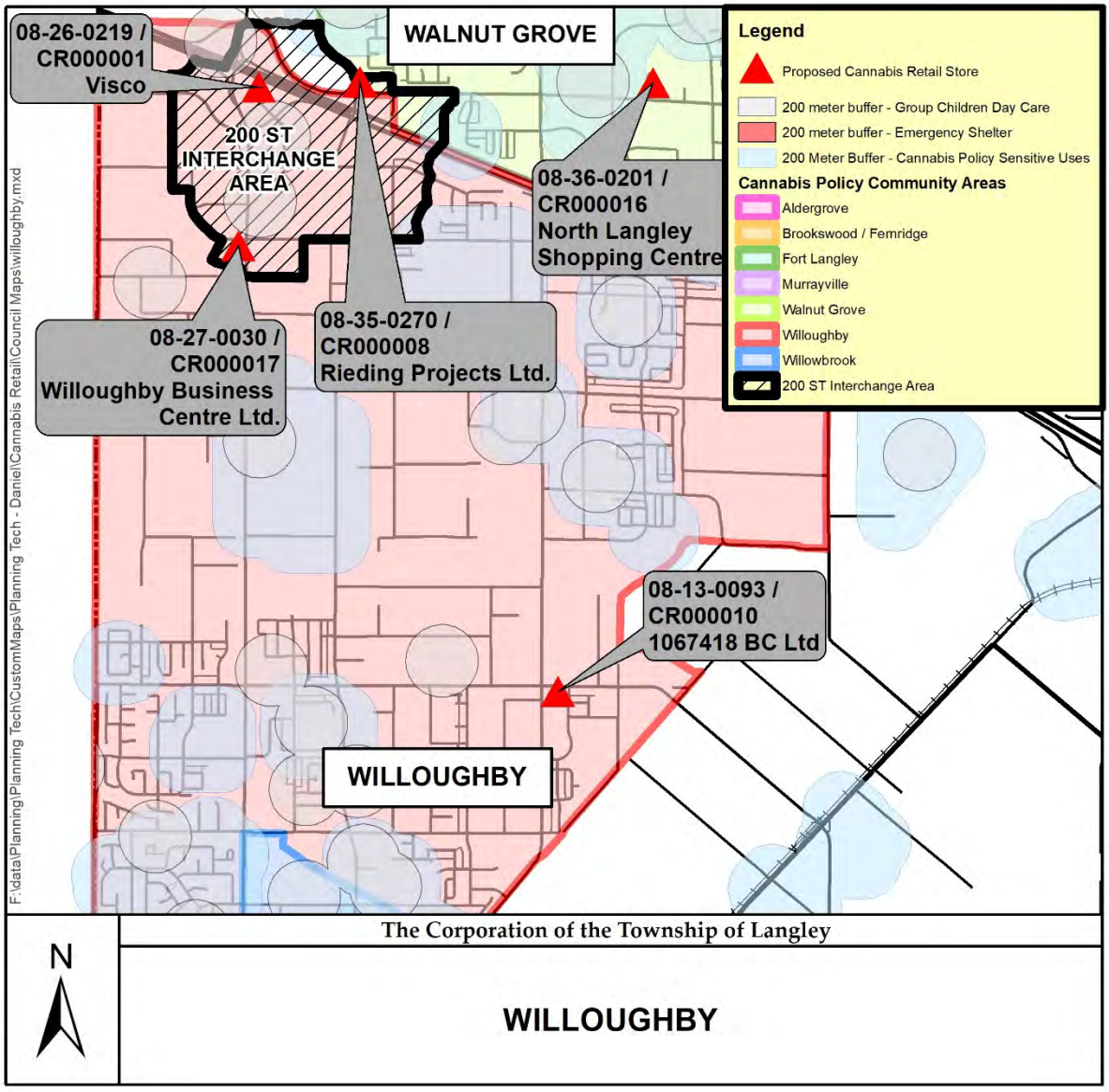
| Carvolth Interchange Area | | | | |
|---|---|---|---|---|
| **Application:** | | **CR000001 / 08-26-0219** | **CR000008 / 08-35-0270** | **CR000017 / 08-27-0030** |
| **Address** | | #102 8860 – 201St | #1 20349 – 88 Ave | #103A 8399 – 200 St |
| **Property Owner** | | Larry Visco | Rieding Projects 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:**



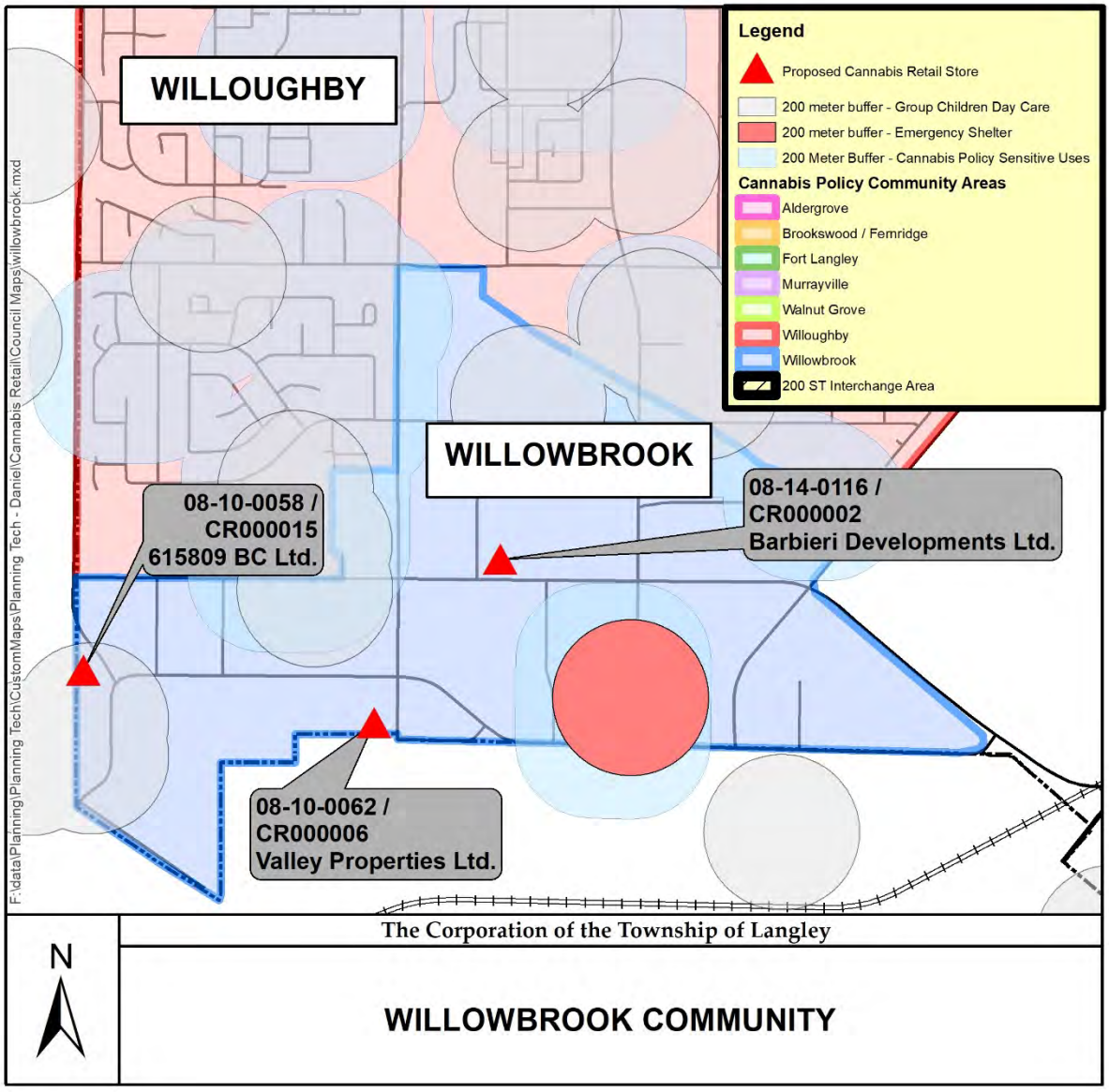
| Walnut Grove Community | | |
|---|---|---|
| **Application:** | | **CR000016 / 08-36-0201** |
| **Address** | | #A401 – 8840 – 210 St |
| **Property Owner** | | North Langley Shopping Centre Ltd. |
| **Agent** | | Rebecca Hardin |
| **Applicant** | | Thrive Liquor and Cannabis Inc. |
| **Store Name** | | 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<br>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
F:\data\Planning\Planning Tech\CustomMaps\Planning Tech - Daniel\Cannabis Retail\Council Maps\willoughby.mxd
The Corporation of the Township of Langley
N
WILLOUGHBY

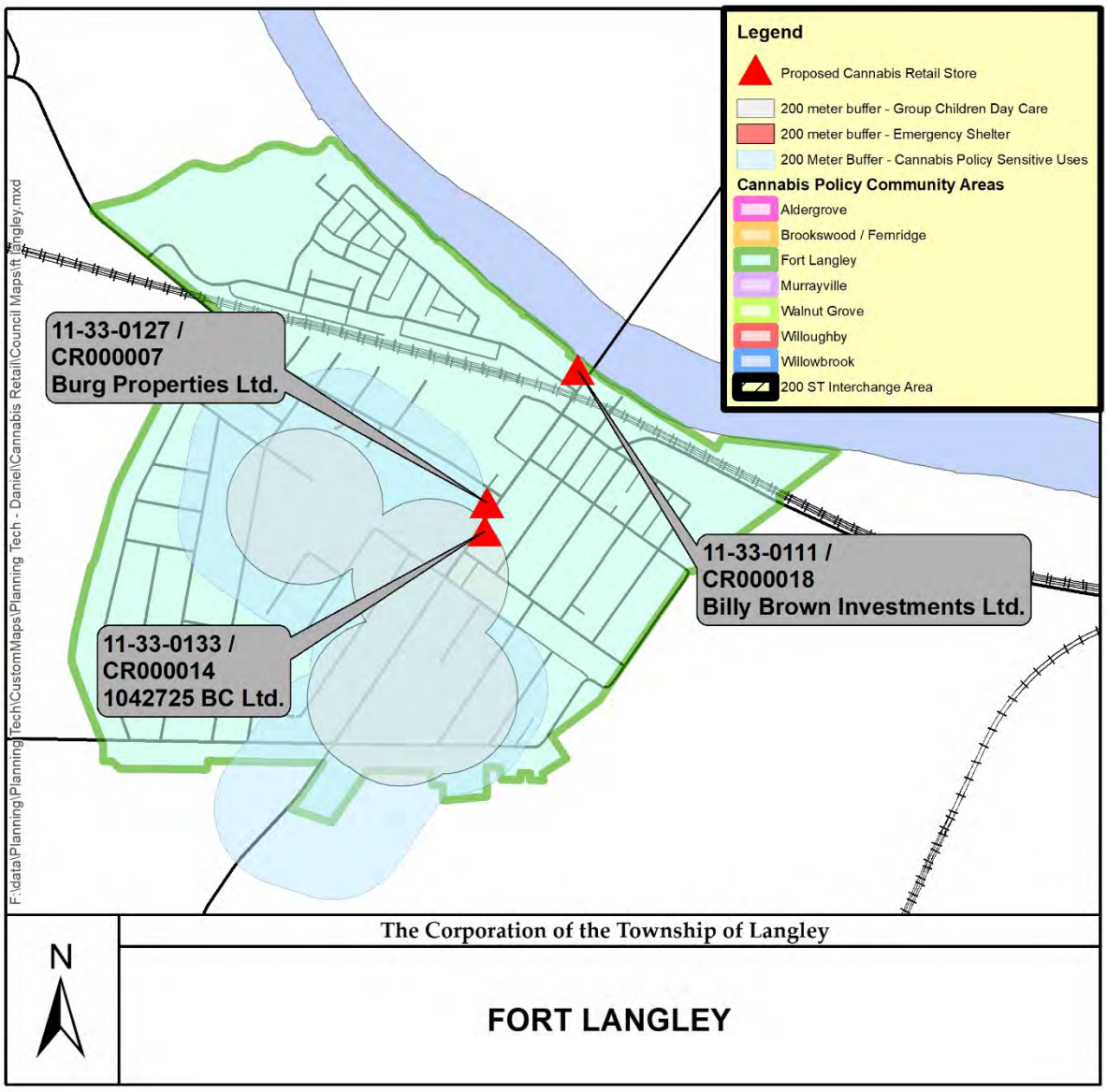
| Willoughby Community | | |
|---|---|---|
| **Application:** | | **CR000010 / 08-13-0093** |
| **Address** | | #105 20826 – 72 Ave |
| **Property Owner** | | 1067418 BC Ltd. |
| **Agent** | | Vikram Sachdeva |
| **Applicant** | | 1186354 BC Ltd. |
| **Store Name** | | Seed and Stone |
| **Category** | **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<br>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:**



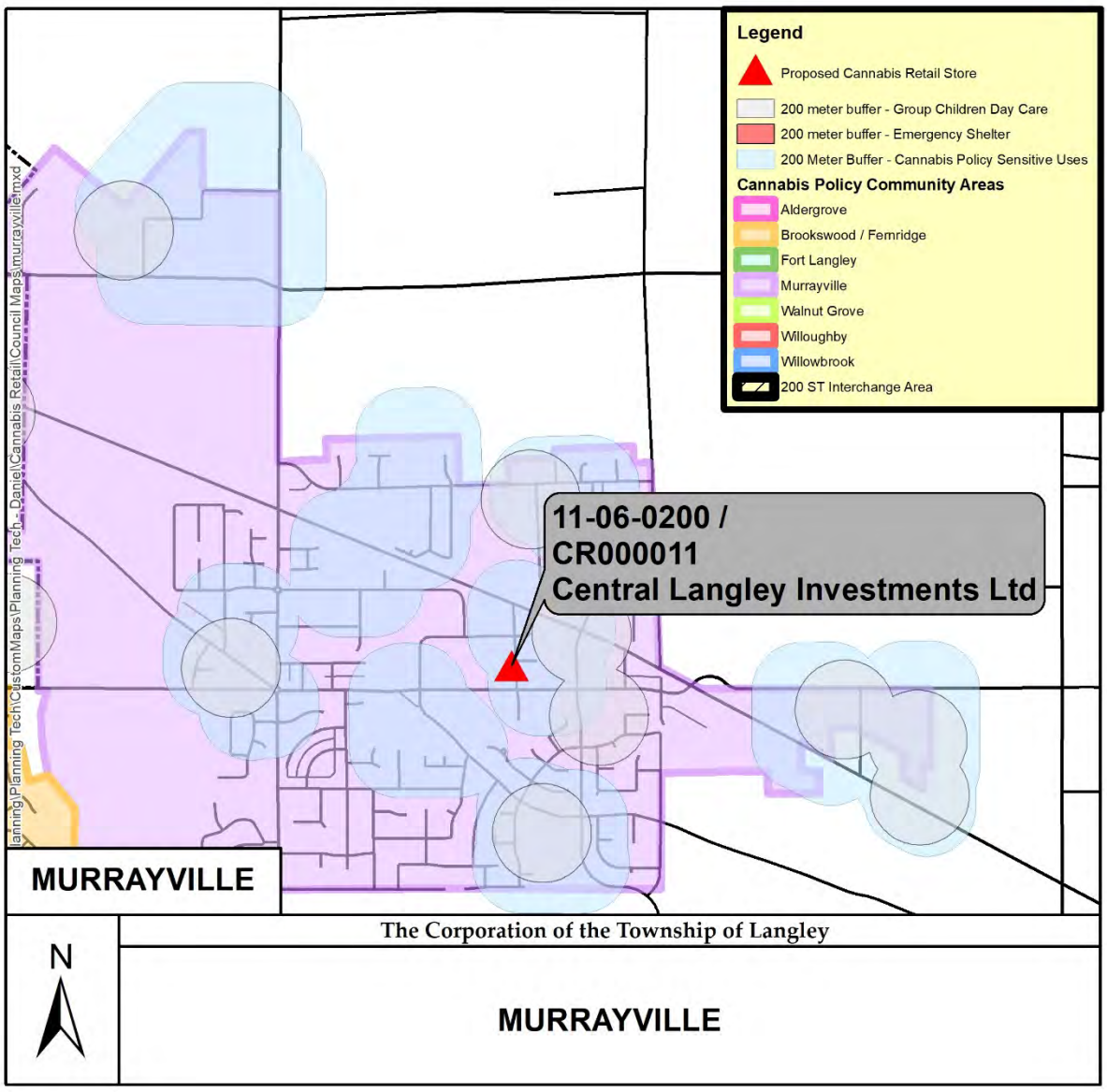
| Application | | Willowbrook Community CR000002 / 08-14-0116 | CR000006 / 08-10-0062 | CR000015 / 08-10-0058 |
|---|---|---|---|---|
| **Address** | | #105 – 20125 – 64 Ave | 6225 – 200 Street | #100 -19665 Willowbrook Dr. |
| **Property Owner** | | Barbieri Developments Ltd. | 1067418 BC Ltd. | 615809 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:**



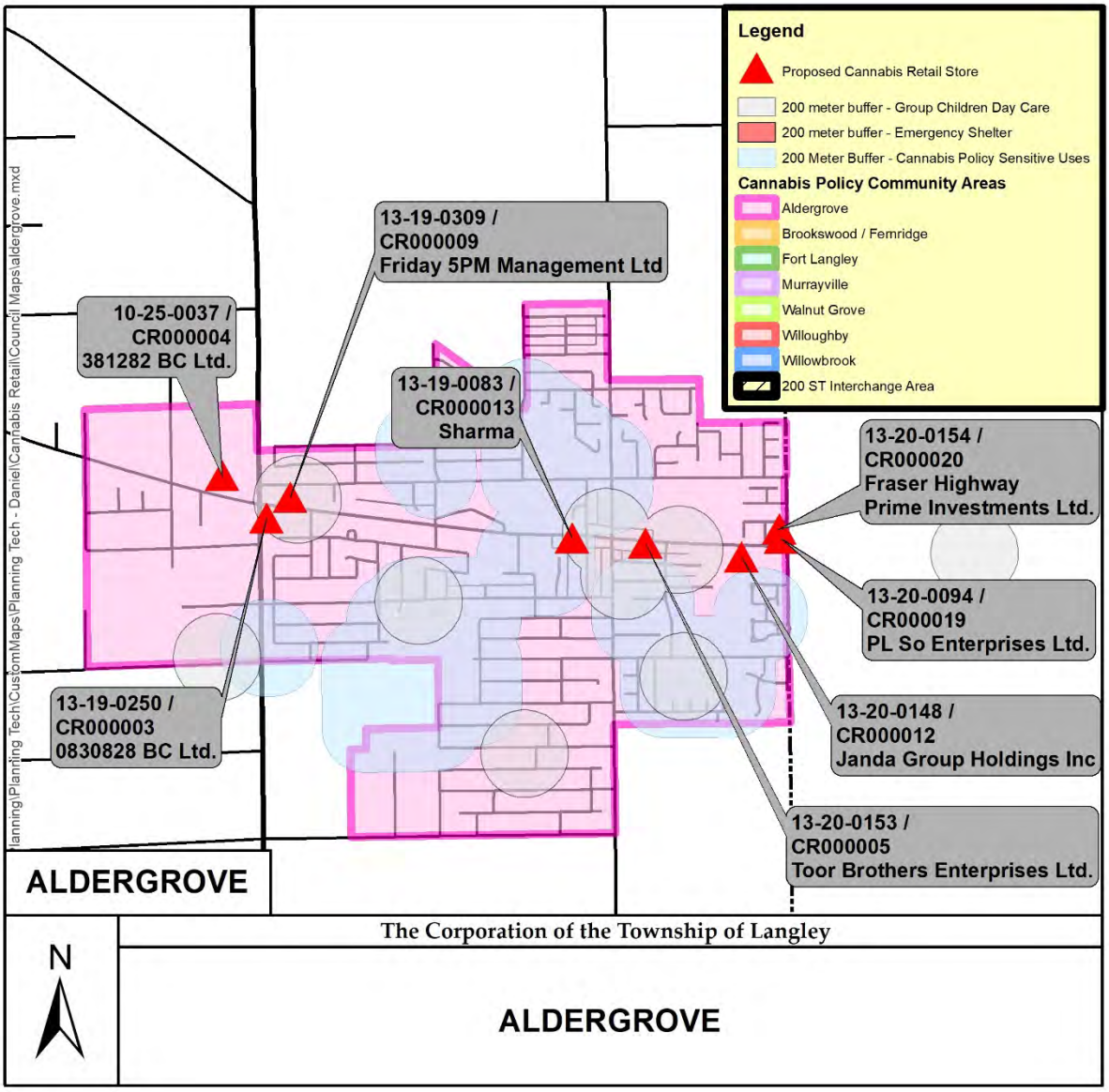
| Fort Langley Community | | | | |
|---|---|---|---|---|
| **Application** | | **CR000007 / 11-33-0127** | **CR000014 / 11-33-0133** | **CR000018 / 11-33-0111** |
| **Address** | | #103 9103 Glover Rd | #100 9084 Glover Rd | 9273 Glover Rd |
| **Property Owner** | | Burg Properties Ltd. | 1042725 BC 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<br>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<br>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.

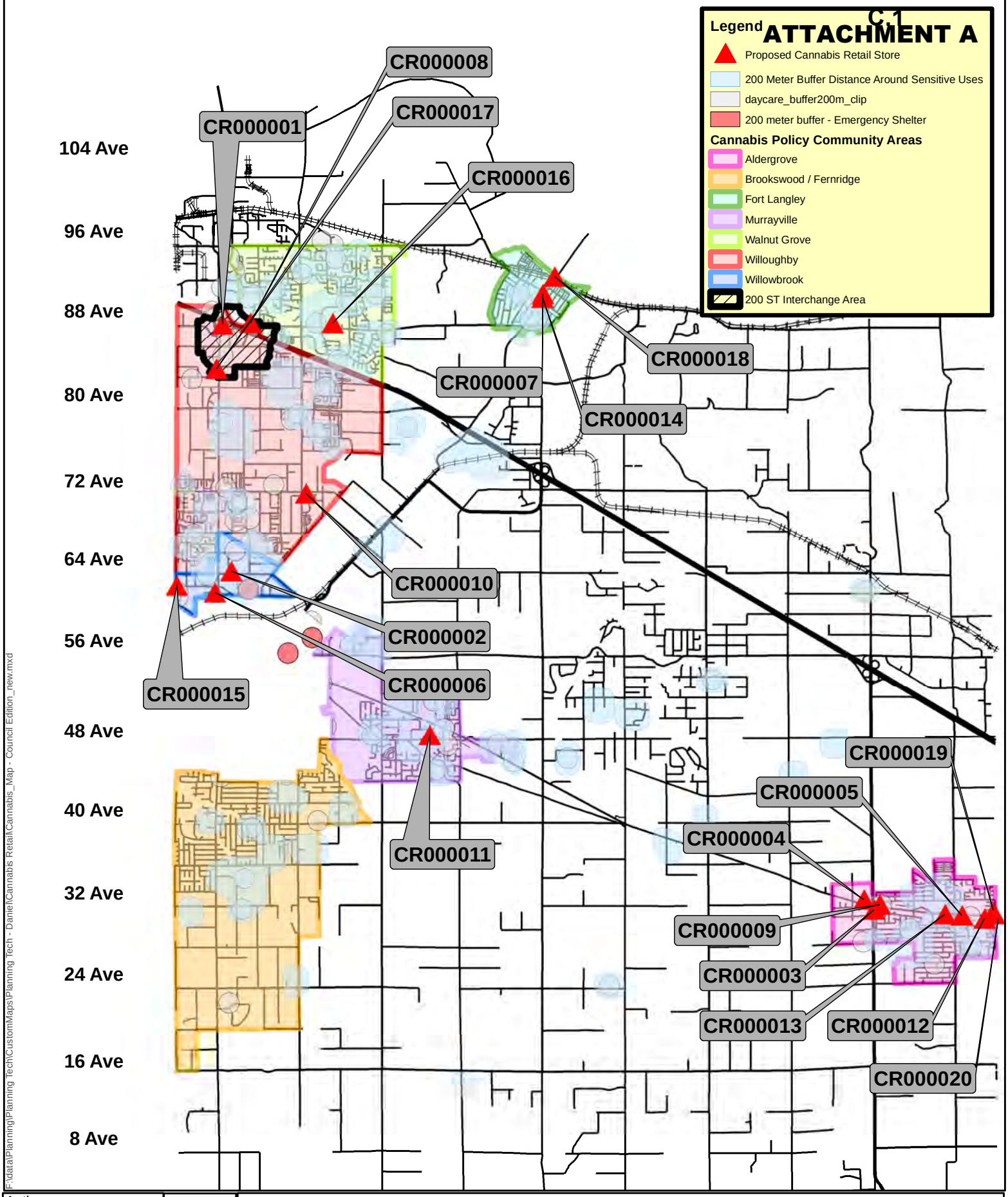
Should Council choose to proceed with any of the above development applications, a resolution to endorse the provincial licence application will also be required at time of final reading of the accompanying rezoning bylaw. Should Council choose not to endorse the applications, it will be terminated by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




F:\data\Planning\Planning Tech\CustomMaps\Planning Tech - Daniel\Cannabis Retail\Cannabis_Map - Council Edition_new.mxd

| | | |
|---|---|---|
| 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

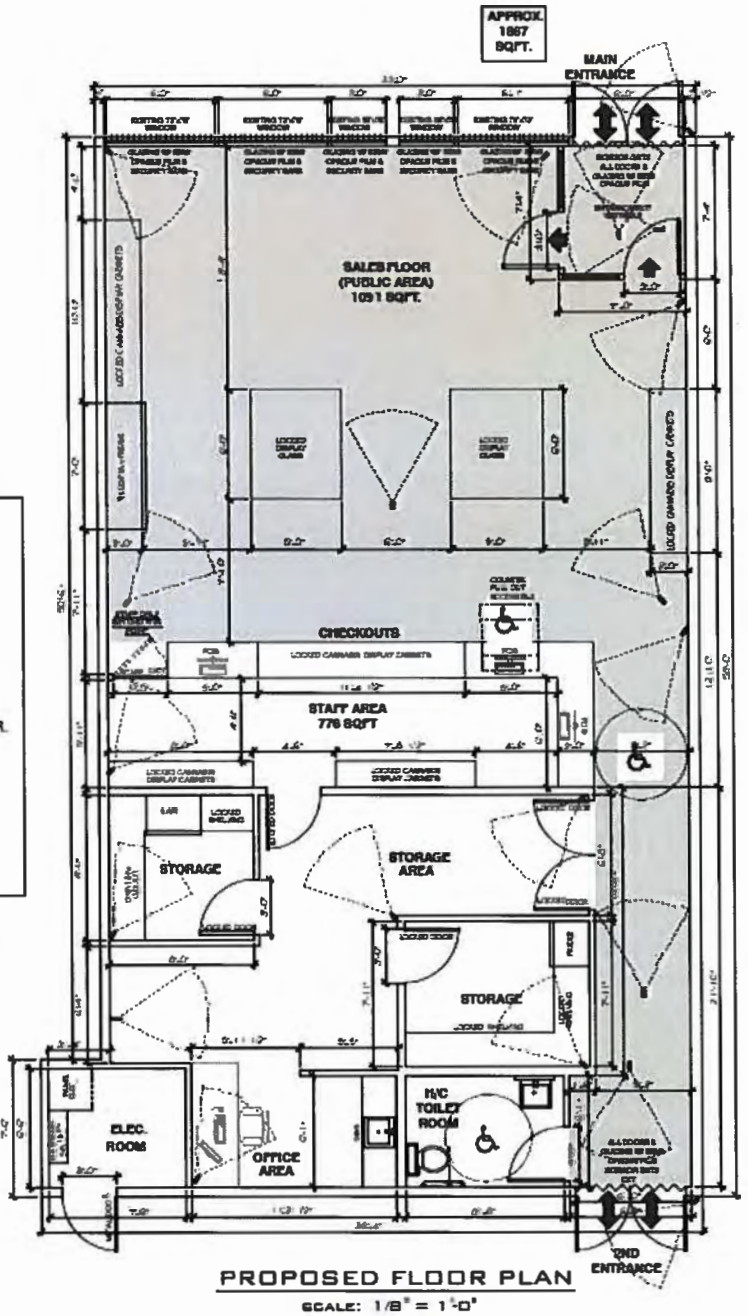
**MISSION CANNABIS**
**27276 FRASER HIGHWAY**
**ALDERGROVE, BC**
**V4W 3P8**

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.

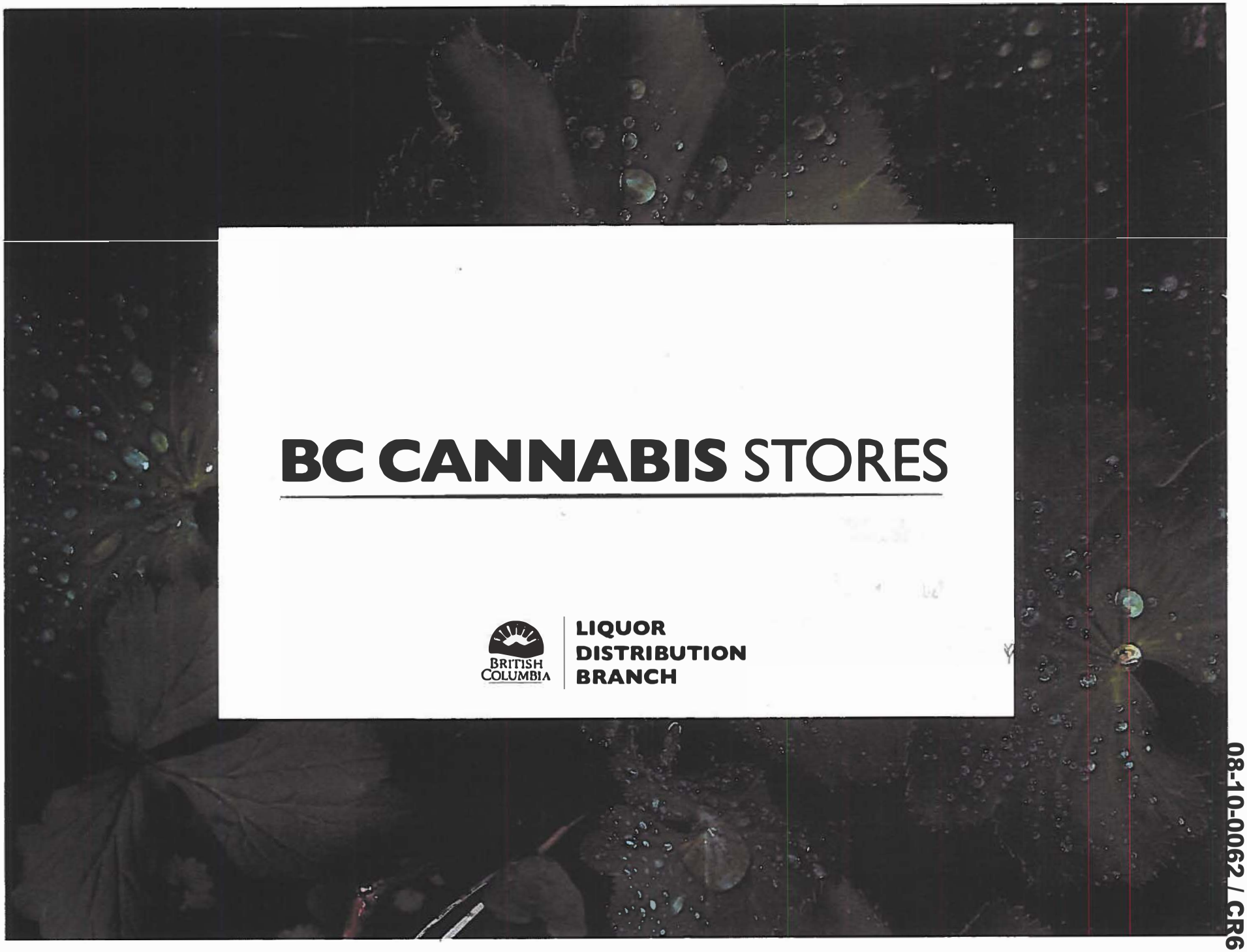
# MISSION CANNABIS

## 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.

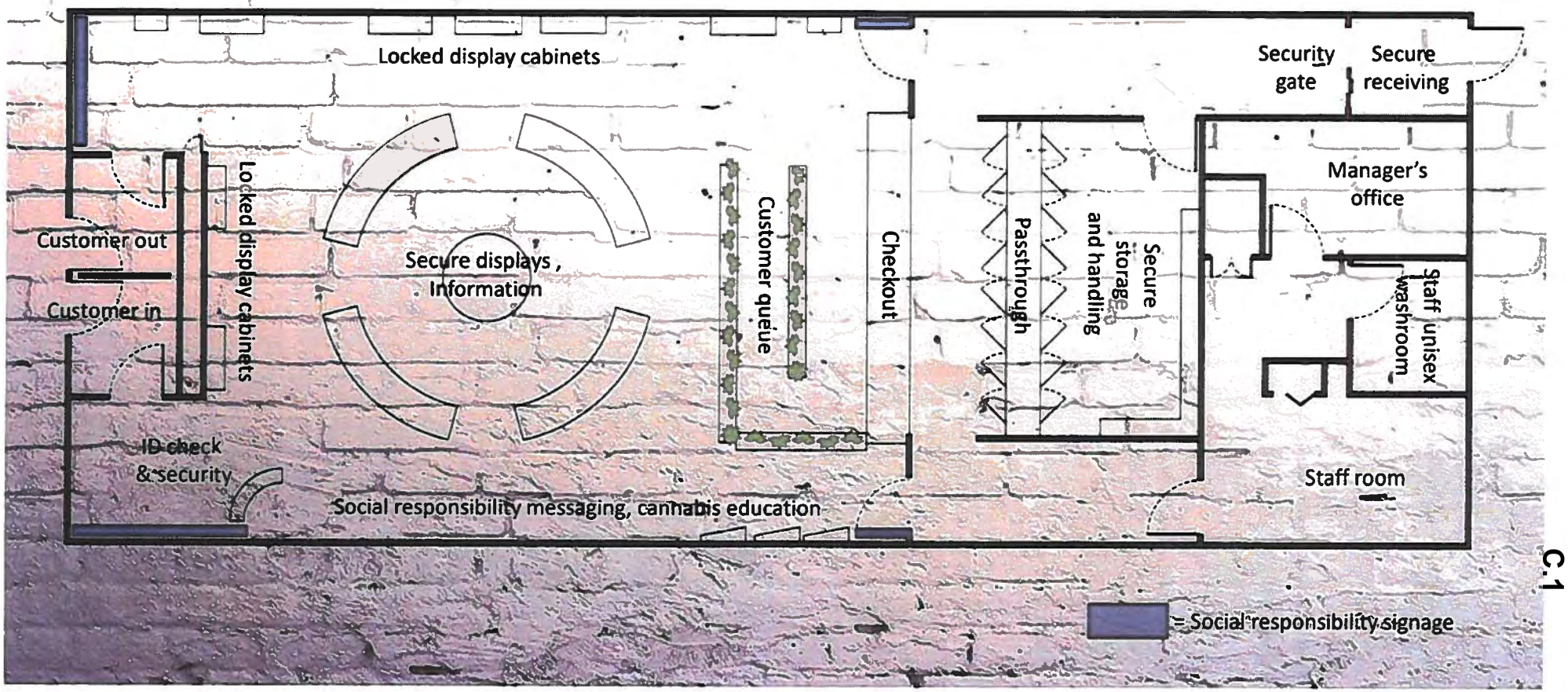
## CONTINUOUS IMPROVEMENT

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

# Storefront



# Concept Floorplan:

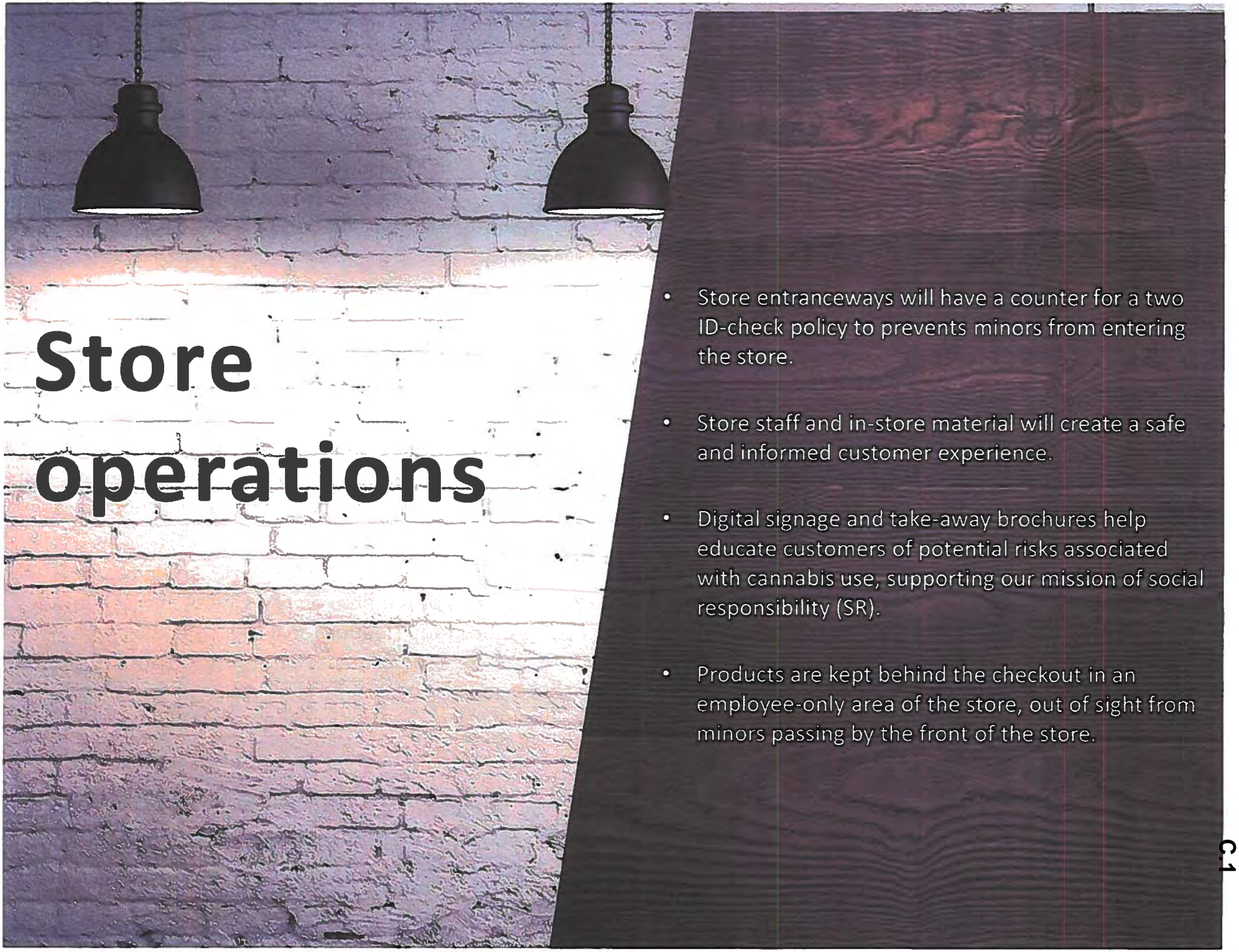


# Store interior



C.1

Terpenes
Plant Types
Plant Anatomy
THC & CBD
BC CANNABIS STORES



# 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.

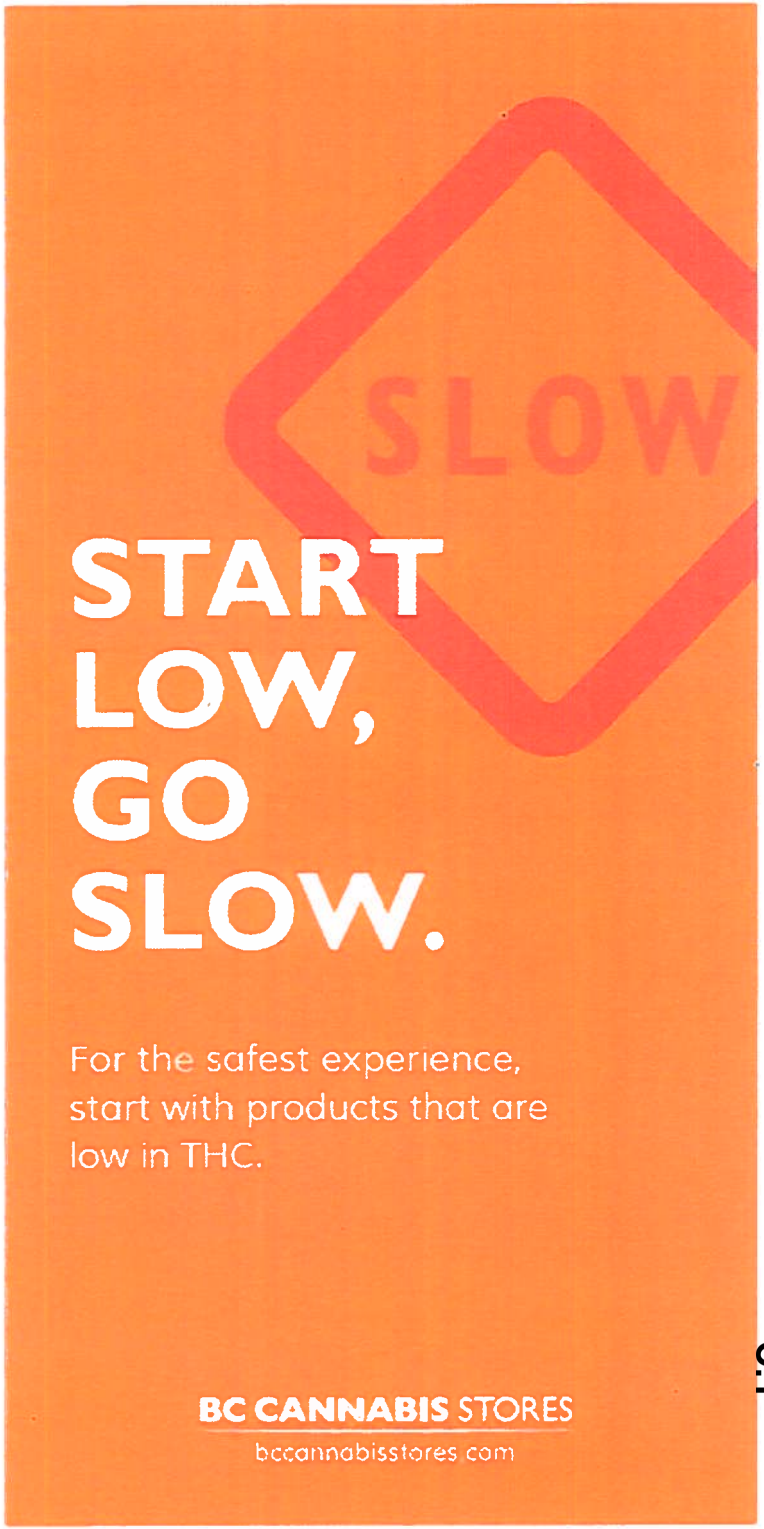
## Proven track record of public service and accountability that will carry over to cannabis

- 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.

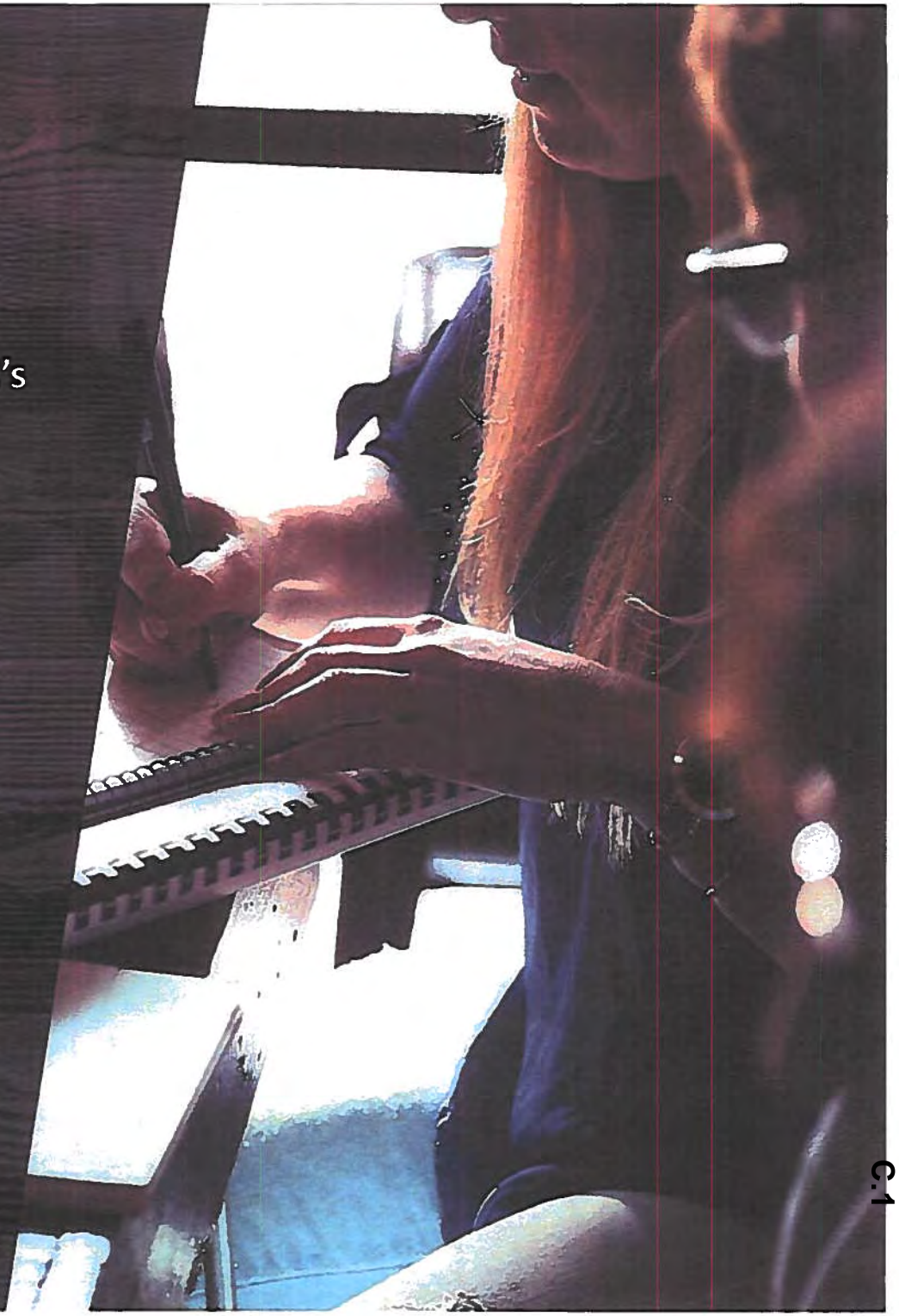
- We thrive as an environmental leader through responsible waste management.



# 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.

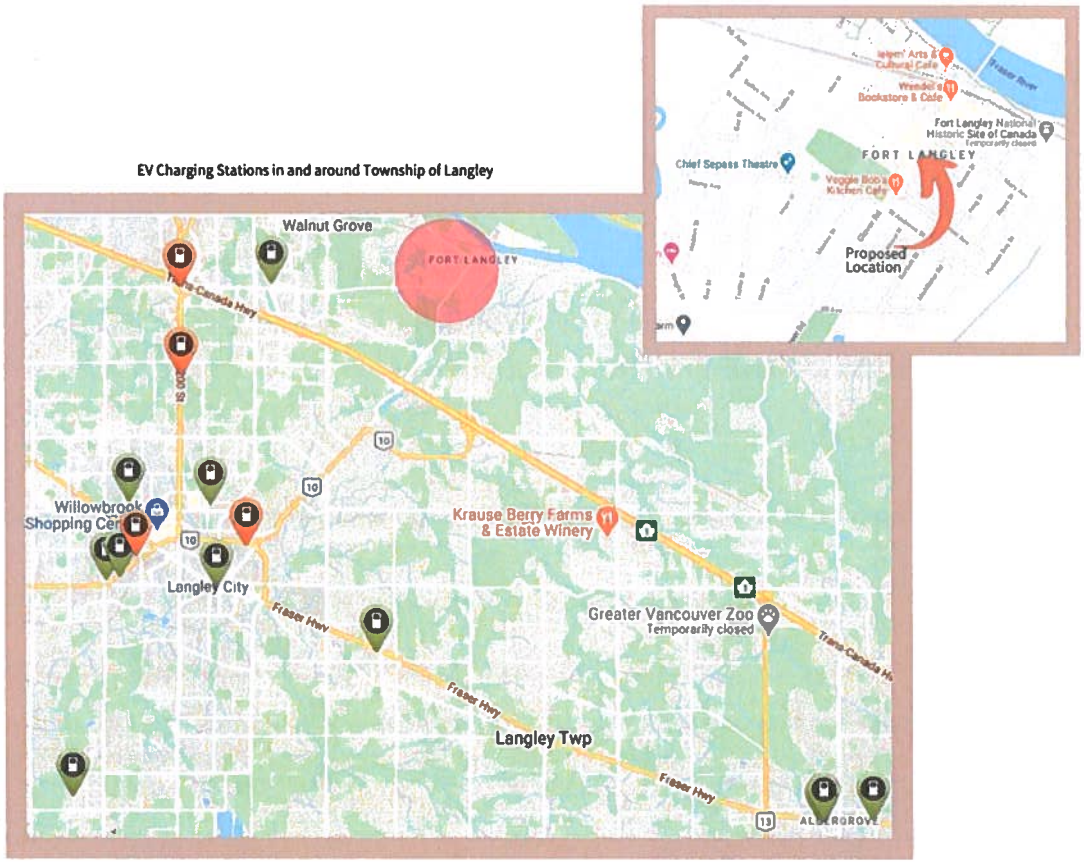
heat + herb

**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:

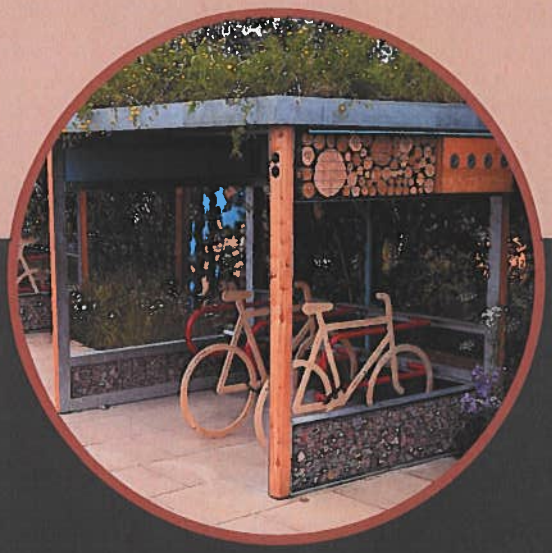
1. Dedicating two parking spots for electric vehicles and installing two EV Charging stations for public use (level two charging)
2. Repairing and refinishing the entire parking lot with ecopaving solutions, removing the chain-link fence on the south property line and replacing it with planters and landscaping
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

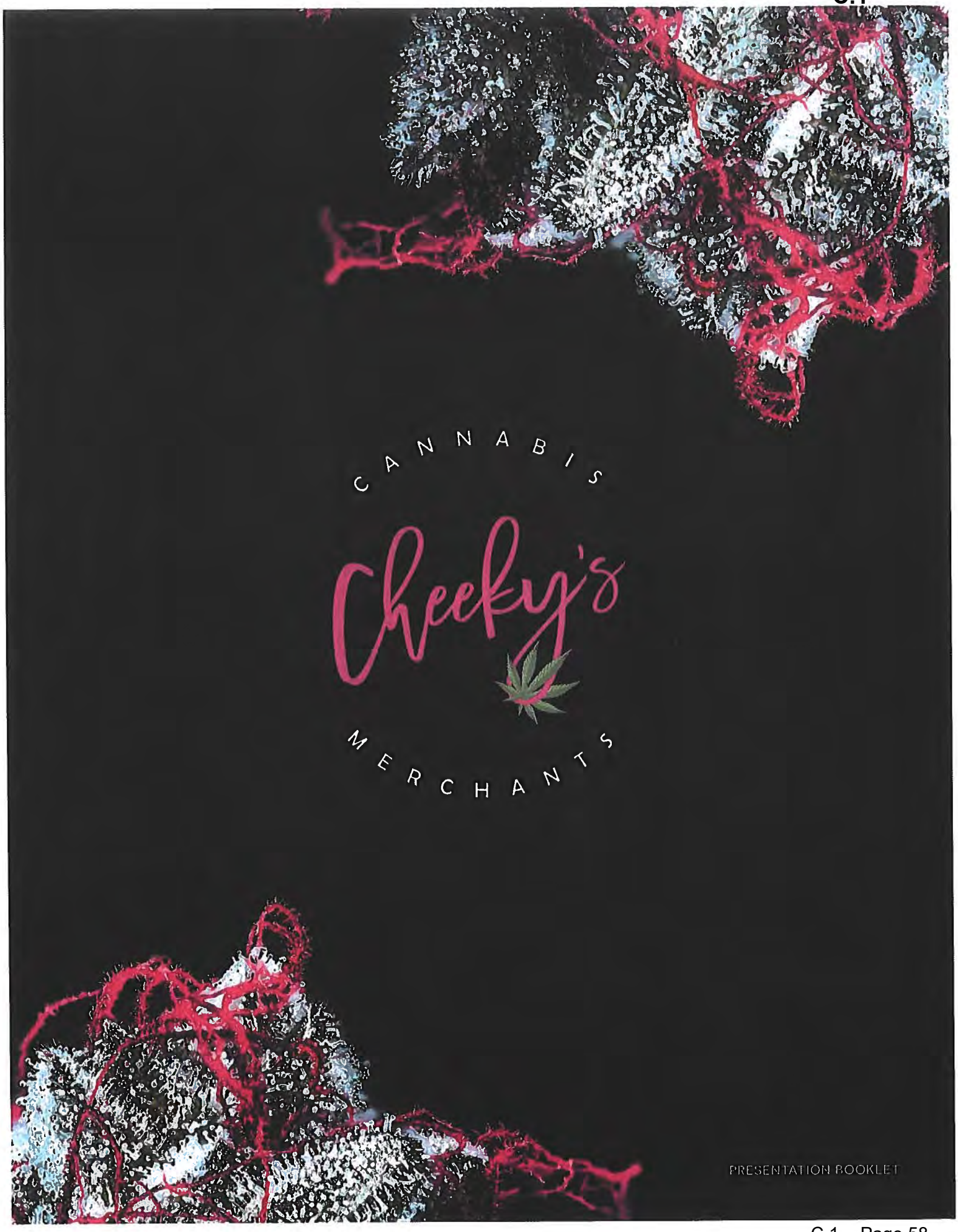
Cheeky's
CANNABIS MERCHANTS

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

# Contents

Executive Summary ..... 3
Mission, Vision and Values ..... 3
Mission Statement ..... 3
Vision ..... 3
Values ..... 3
Company Objectives ..... 4
Business Summary ..... 4
Background ..... 4
Strategic Advisory Team ..... 4
Christina Clark | First Nation Relations Advisor ..... 4
Mark Catroppa | Strategic Business Advisor ..... 4
Brig. Satbir Sachdeva | Compliance Advisor ..... 5
Management Team ..... 5
Vikram Sachdeva | Founder & CEO ..... 5
Christoph Grzywacz | VP of Corporate Development ..... 5
Samir Chaudhary| Head of Procurement ..... 5
David Holender | Area Manager ..... 5
Organization Structure ..... 6
Location ..... 6
Current Location ..... 6
Store Design ..... 8
Proposed Location ..... 9
Store Operations ..... 10
Compatibility and Compliance ..... 10
Neighborhood ..... 10
Aesthetics ..... 10
Operations ..... 10
Sidewalk Safekeeping ..... 10
Noise Management ..... 10
Odor Management ..... 10
Environmental Plan ..... 11
Products and Services ..... 11

Services ..... 11
Products ..... 11
Community Engagement ..... 11
Social Well Being ..... 12
Economic Growth ..... 12
Community Safety & Security ..... 12
Corporate Social Responsibility Activities ..... 12
Training & Education ..... 12
Hiring and renumeration policies ..... 12
Local hiring preferences ..... 13
Diversity Plan ..... 13
Anti-harassment policy ..... 13
Employee well-being ..... 13
Employee Manual and Handbook ..... 13
Continuing Education ..... 13
Personnel Training ..... 14
Personnel Background Screening ..... 14
Personnel Records ..... 14
Security ..... 14
Workforce Security ..... 14
Store Premises Security ..... 14
Fire and Safety plan ..... 14
Appendix ..... 15
Appendix 1 - Site Plan ..... 16
Appendix 2 - Floor Plan ..... 19
Appendix 3 - Security Layout ..... 20
Appendix 4 - Corporate Profile ..... 21
Appendix 5 - Get Cannabis Clarity | Community Engagement Package ..... 37

# 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

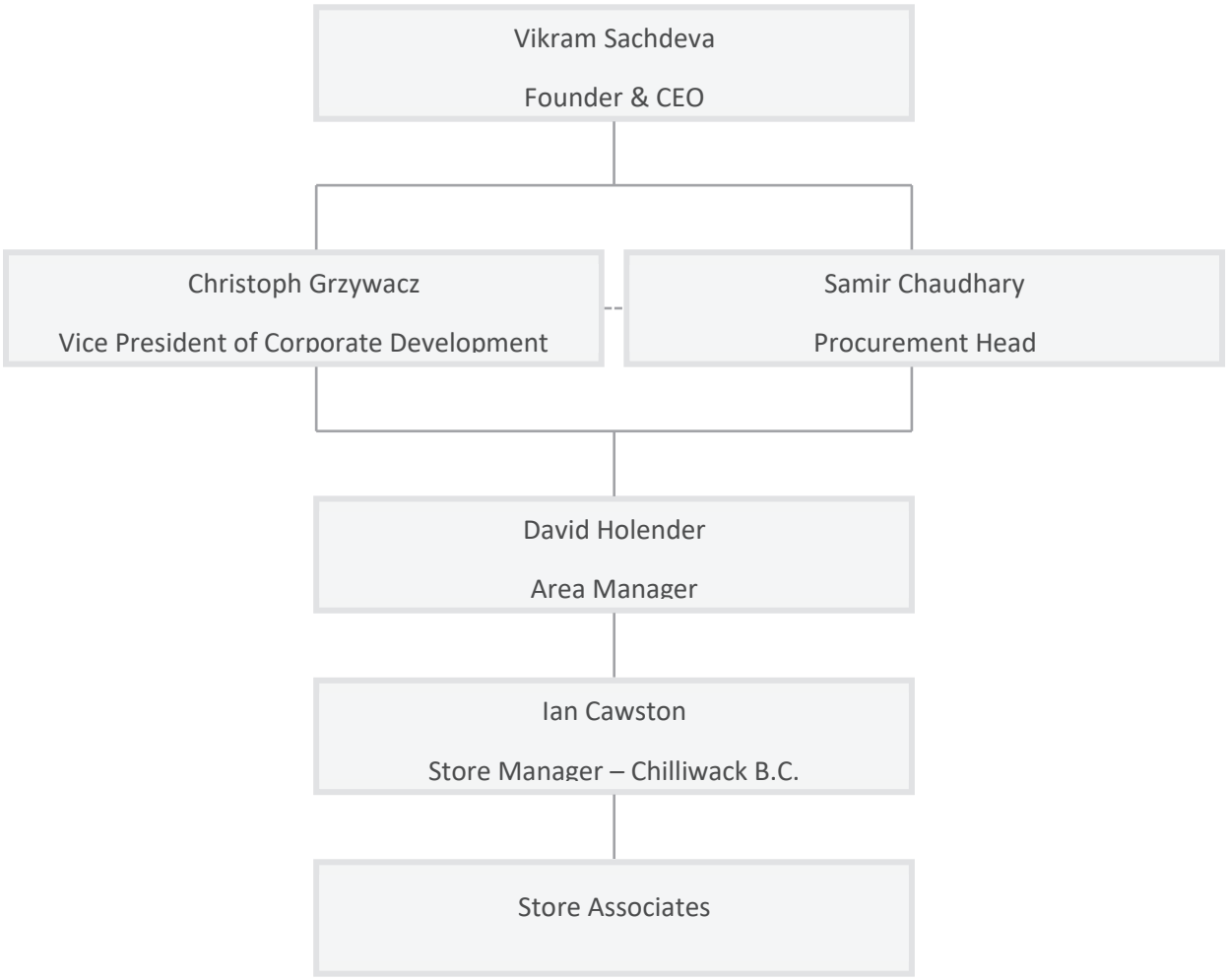
Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to 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 –



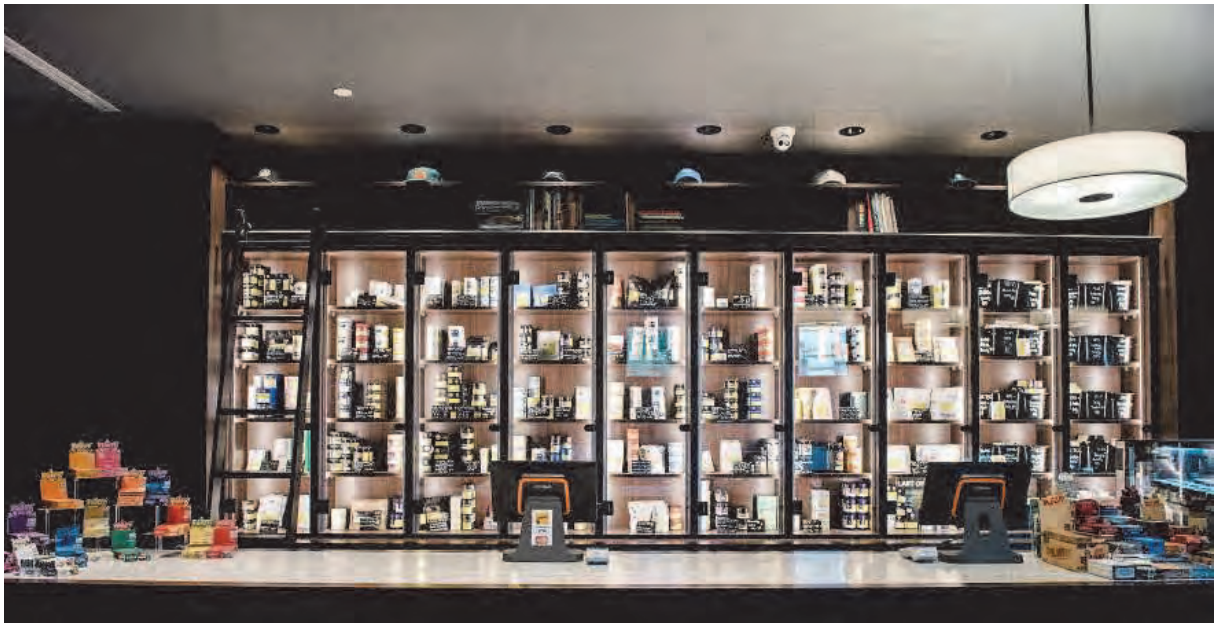



## Store Design

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

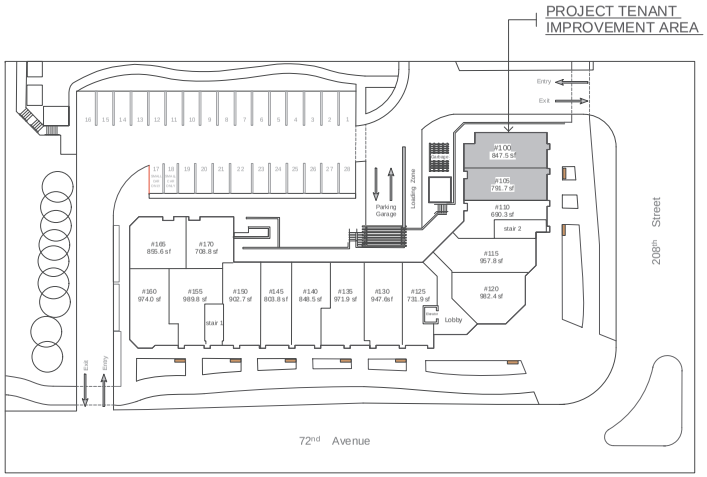
importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store.

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.




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

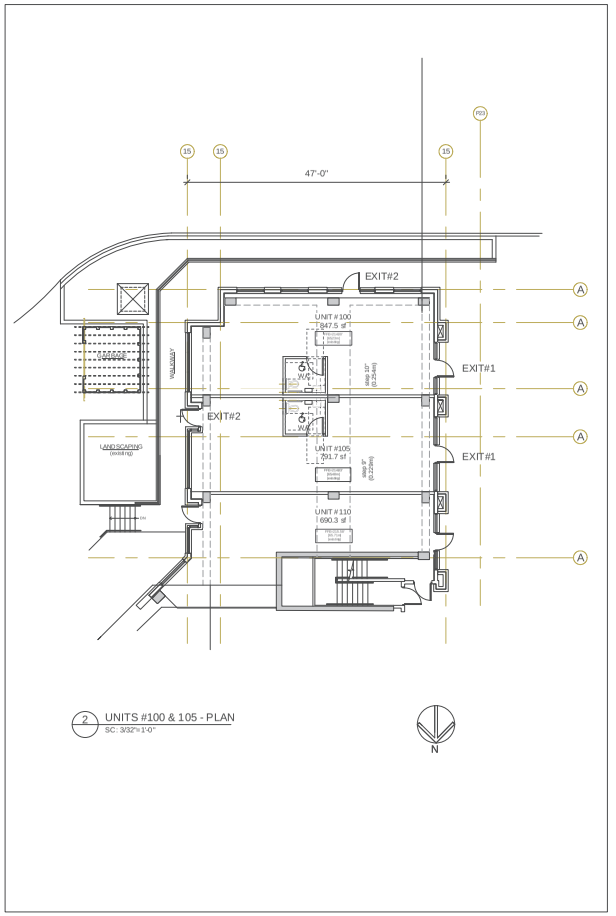
OWNER / TENANT
1067418 BC LTD.
7648 211A Street
Langley, BC
V2Y 0K7
CONTACT : Sheri Gibb (Owner)
CELL: 1 604 809-7424
EMAIL: sherigibbinvest@shaw.ca

TENANT
Daisy Pink
c/o the above

AUTHORITY HAVING JURISDICTION
Township of Langley
20338 65 Avenue
Langley BC V2Y 3J1
CONTACT: tbd
CELL 604.534-3211 (main)
EMAIL: tbd

ARCHITECT
TOHMM COBBAN ARCHITECT
#201-309 West cordova Street
Vancouver B.C. V6B 1E5
CONTACT: Tohmm Cobban
PHONE: (604) 685-6210
E-MAIL: tohmm@telus.net

STRUCTURAL
Horace Engineering
#205 18515 - 53rd Avenue
Surrey BC
CONTACT: Adeel Ahmed
PHONE: 1.604.579.0110
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<br>NON-COMBUSTIBLE CONSTRUCTION<br>FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2.0 HR. FRR.<br>MEZZANINES SHALL HAVE A FIRE RESISTANCE NOT LESS THAN 1.0 HR FRR.<br>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<br>NON-COMBUSTIBLE CONSTRUCTION<br>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)<br>LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION HAVE A 2 HR FIRE RESISTANCE RATING | 3.2.2.62 |
| **OCCUPANT LOAD:**<br>(AS PER CALCULATIONS) * | GROUP "E":<br><br>Unit (#100)<br>Retail (78.73m2 minus 5.25m2 w.c) = 73.48 m2 (smaller than 500m2 )<br>Total O.L. as per 3.7.2.2.(13) and 3.7.2.2. 16) = 5 persons*<br>Unit (#105)<br>Retail (73.55m2 minus 5.25m2 w.c) = 68.30 m2 (smaller than 500m2 )<br>Total O.L. as per 3.7.2.2.(13) and 3.7.2.2. 16) = 5 persons*<br><br>*(O.L. PER TENANT ESTIMATED STAFFING REQUIREMENTS) Unit #100 - 5 persons<br>Unit #105 - 5 persons | TABLE 3.7.2.2 B |

*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. (33) 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.

| | | |
|---|---|---|
| **NUMBER OF WASHROOM FIXTURES:** | Unit #100 - No. of staff - 5 - 1 universal wc<br>Unit #105 - No. of staff - 5 - 1 universal wc | 3.7.2.2. (4,16) TABLE 3.7.2.2 B |
| **FIRE ALARM:** | FIRE ALARM SYSTEM IS PROVIDED AS BUILDING IS SPRINKLERED.<br>A SINGLE OR 2 STAGE SYSTEM | 3.2.4.1. (1)<br>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<br>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)<br>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-S115 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


Copyright reserved. This plan and design are, and at all times remain, the exclusive property of Tohmm Cobban Architect and cannot be used without the expressed written permission of Tohmm Cobban Architect.

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

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

20826 72nd Avenue

Langley, BC.

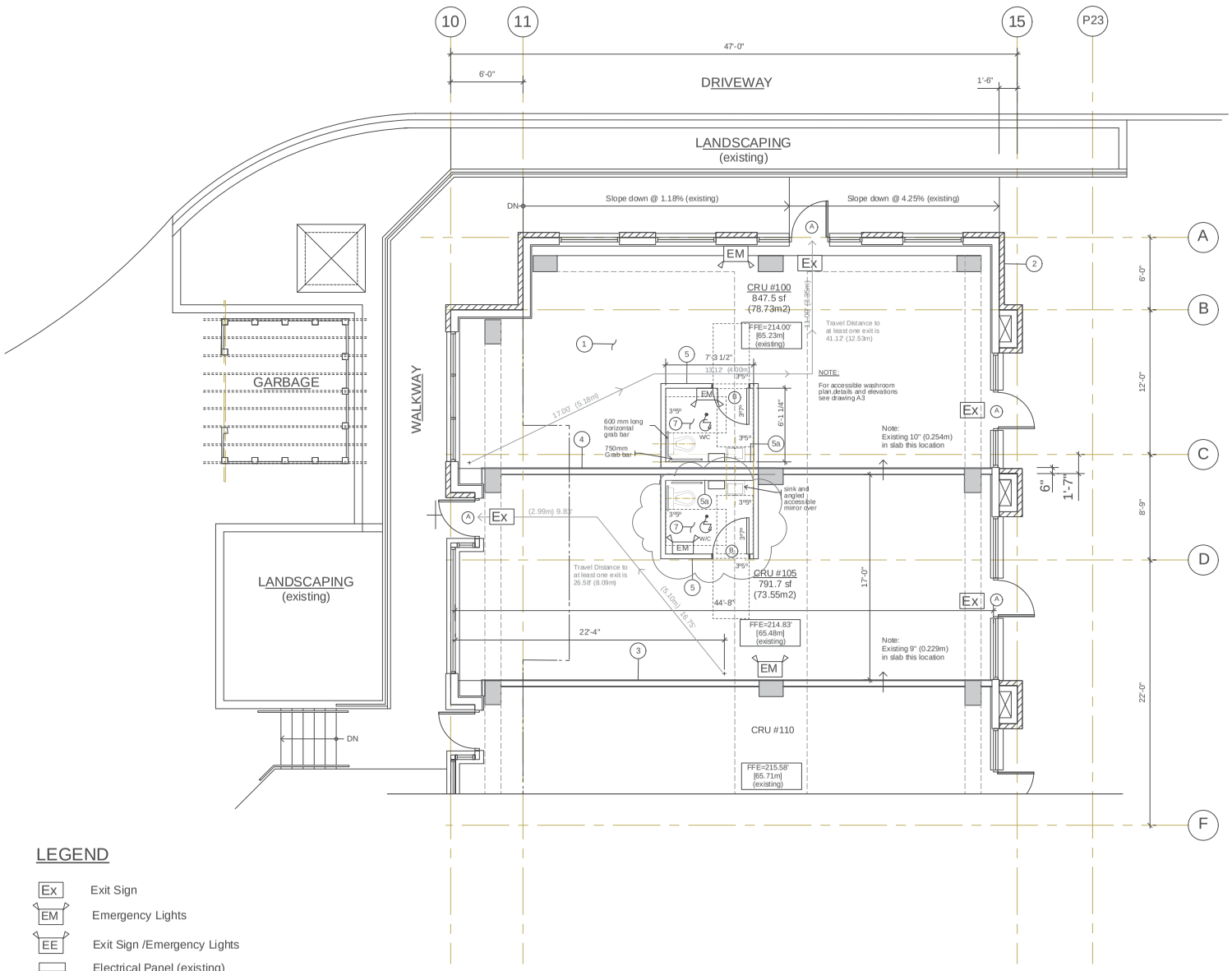
△ Dec 05'19 - Added WC to #105 Issued for resubmittal to Township of Langley for building permit
△ Oct 15'19 - Issued for submittal to Township of Langley for building permit
△ Sep 05'19 - Issued to struct'l for use and info
△ Aug 1/19 - Issued for client/tenant review

Notes:

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

A1 △

C.1




## 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

Copyright reserved. This plan and design are, and at all times remain, the exclusive property of Tohmm Cobban Architect and cannot be used without the expressed written permission of Tohmm Cobban Architect.

Tohmm Cobban Architect is responsible for the architectural information only on these 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

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

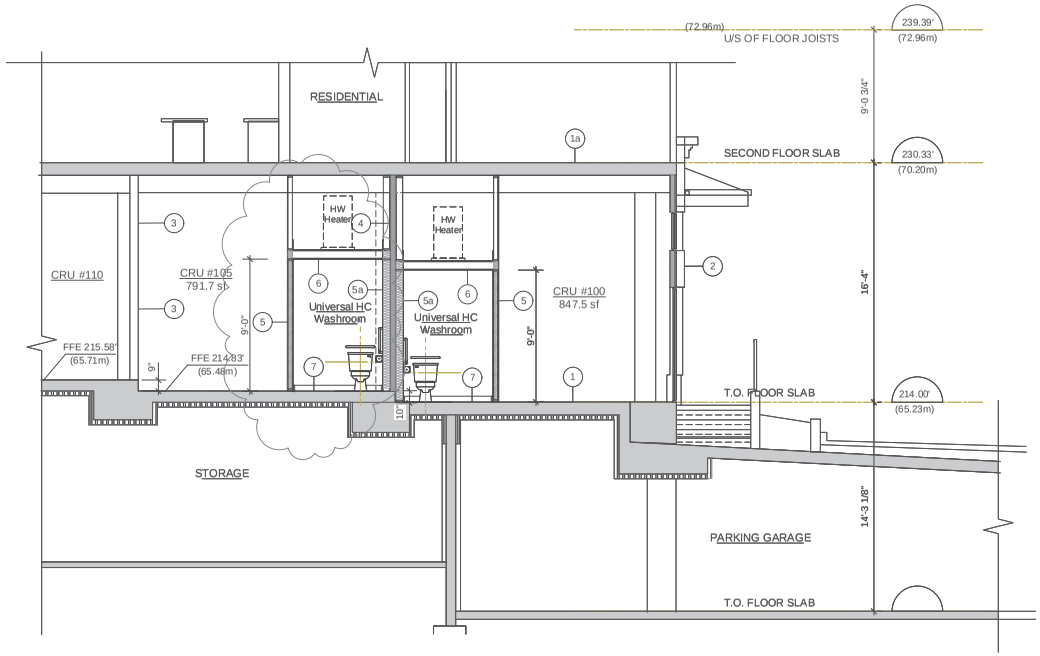
20826 72nd Avenue
Langley, BC.

△ 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'l for use and info
△ Aug 16'19 - Issued for client/tenant review

Notes:

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

A2
△ C.1




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)

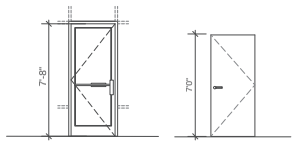
4 NEW 1.0 HR NON-LOADBEARING DEMISING WALL CONSTRUCTION (TYP.):
Assembly No. S1b (sim.) BCBC 2018 (n.i.c.) 39 STC
5/8" TYPE 'X' GYPSUM WALL BOARD EA. SIDE OF
6" STEEL STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/
MINERAL FIBRE ABSORPTIVE MATERIAL IN STUD CAVITIES
DEFLECTION TRACK TO MANUFACTURER'S SPEC'S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

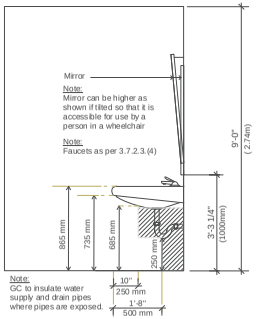
**3. Verification of Existing Conditions**
General Contractor to verify all grades, lines, levels, dimensions, clearances, size of manufactured components, and existing service sizes and locations before work begins, and shall notify the Architect of discrepancies discovered. Start of work shall signify 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.

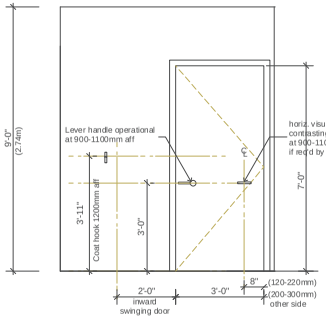
**5. Owner as Contractor**
If owner acts as General Contractor, the design consultants assume no responsibility for consequences of failure by owner/contractor to build in strict conformance with the approved contract documents: use of them signifies owner's agreement and obligation for conformance.

**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.

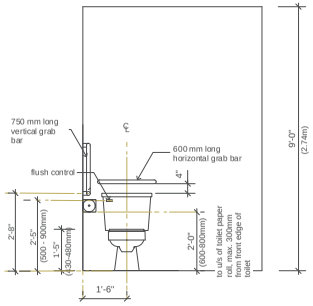
**7. Licence for Use**
The contract documents are an instrument of service and remain at all times the property of the Architect. The client / Architect agreement forms a licence for their use on the specific project for which they have been prepared. They may not be reproduced or used for other purposes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



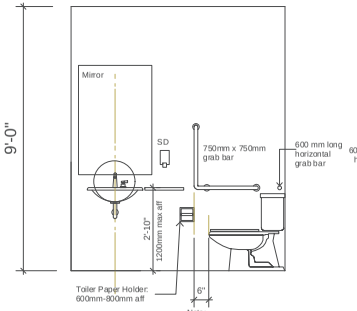

6 East Elevation
SC: 1/2"=1'-0"



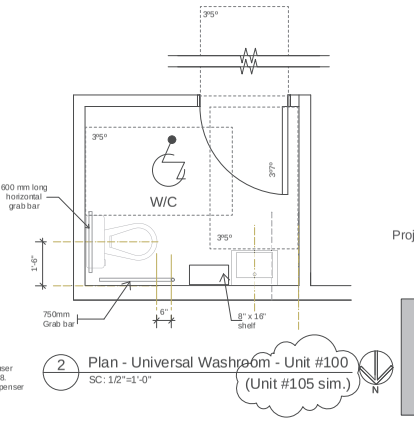

5 South Elevation
SC: 1/2"=1'-0"




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




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




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

Copyright reserved. This plan and design are, and at all times remain, the exclusive property of Tohmm Cobban Architect and cannot be used without the expressed written permission of Tohmm Cobban Architect.

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

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

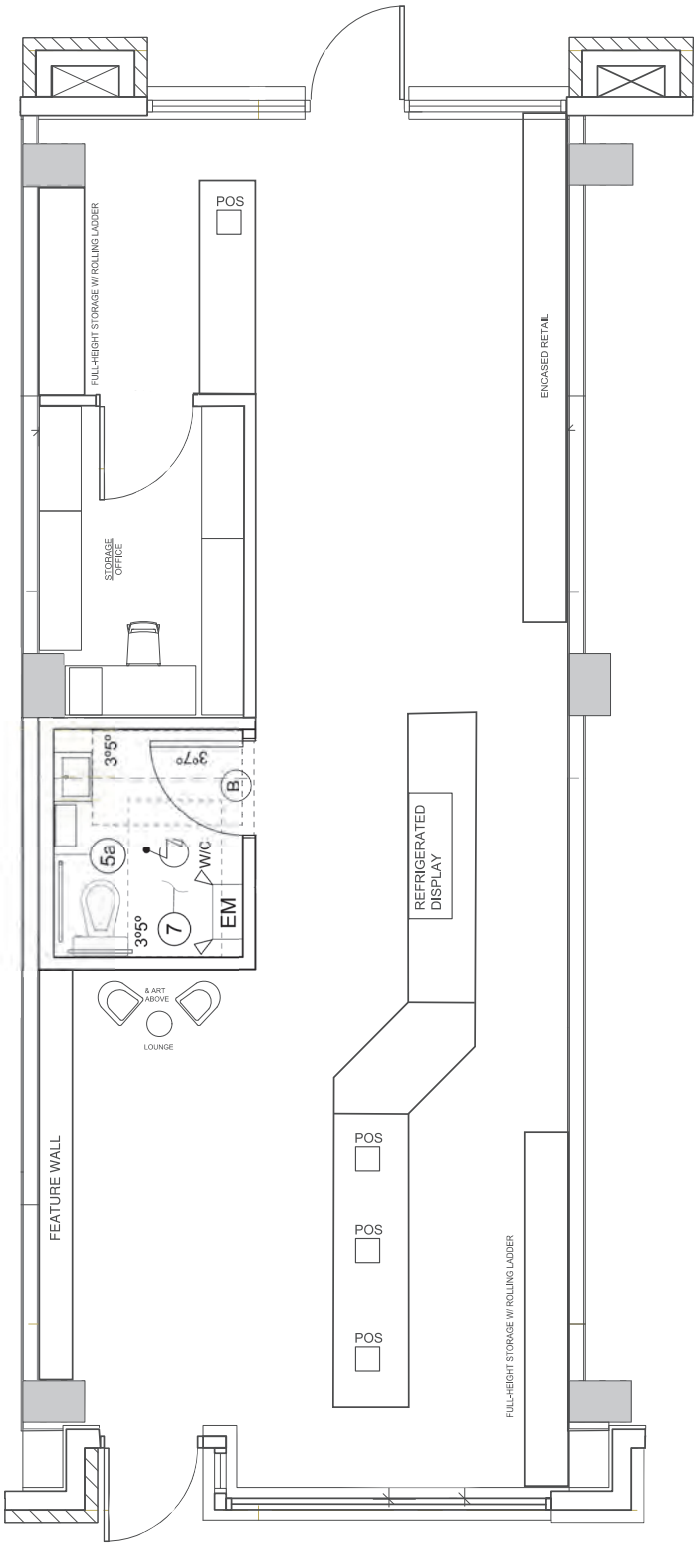
20826 72nd Avenue
Langley, BC.

△ 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'l for use and info
△ Aug 1/19 - Issued for client/tenant review

Notes:

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

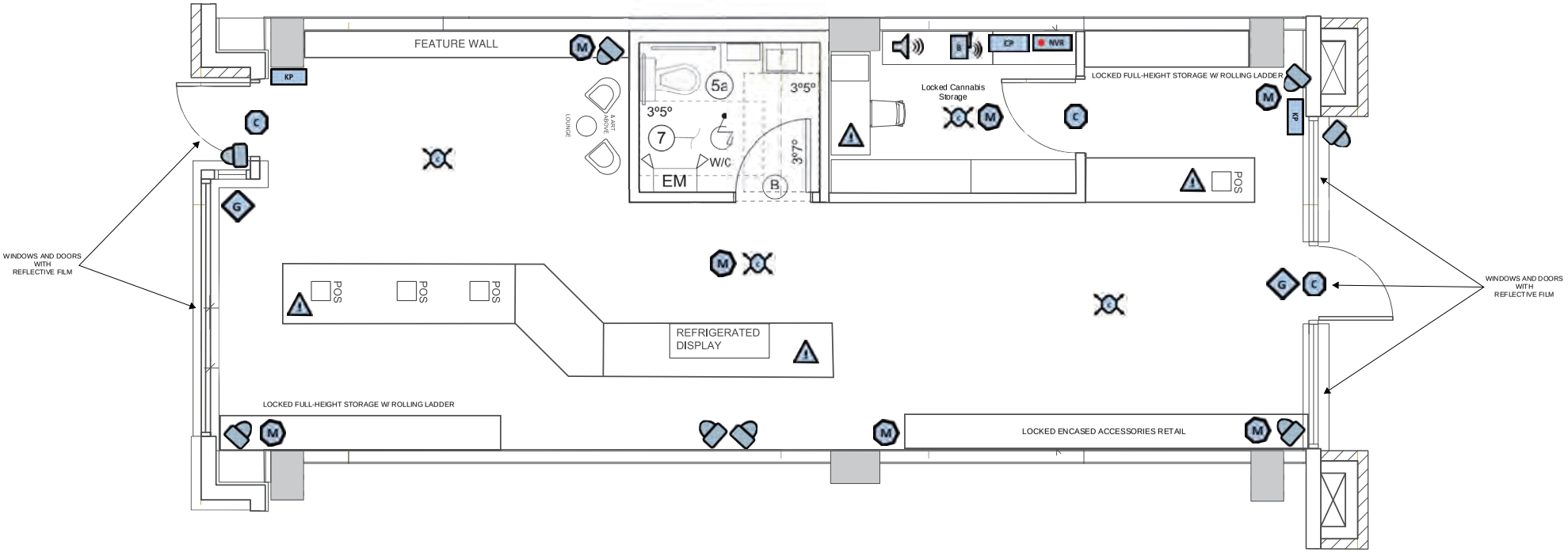
A3
△ C.1


POS
FULL-HEIGHT STORAGE W/ ROLLING LADDER
STORAGE
OFFICE
ENCASED RETAIL
3070
3'05"
B
5a
W/C
3'05"
7
EM
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**



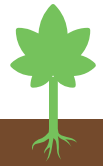
3 applications submitted for licenses in 3 cities

**OCTOBER 2020**



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

**NOVEMBER 2020**



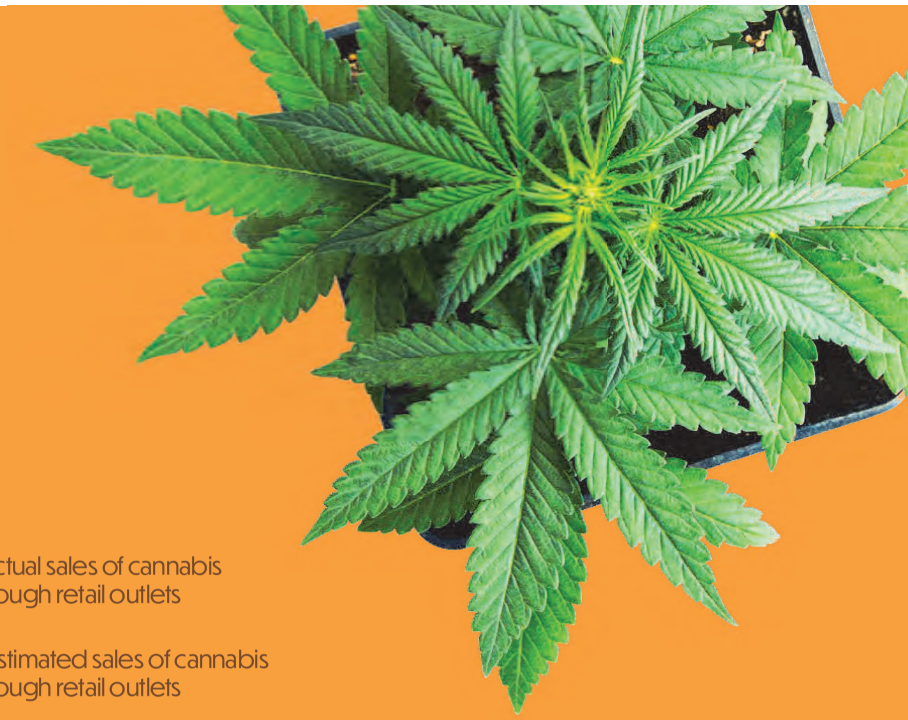
License to operate expected from the Township of Langley and Aldergrove, BC

**FEBRUARY 2021**



Opening 1 store in Township of Langley, BC

# CANADA'S NEW GROWTH INDUSTRY



**1.2*bi** 2019 → **2.5**bi** 2020 → **4.1**bi** 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

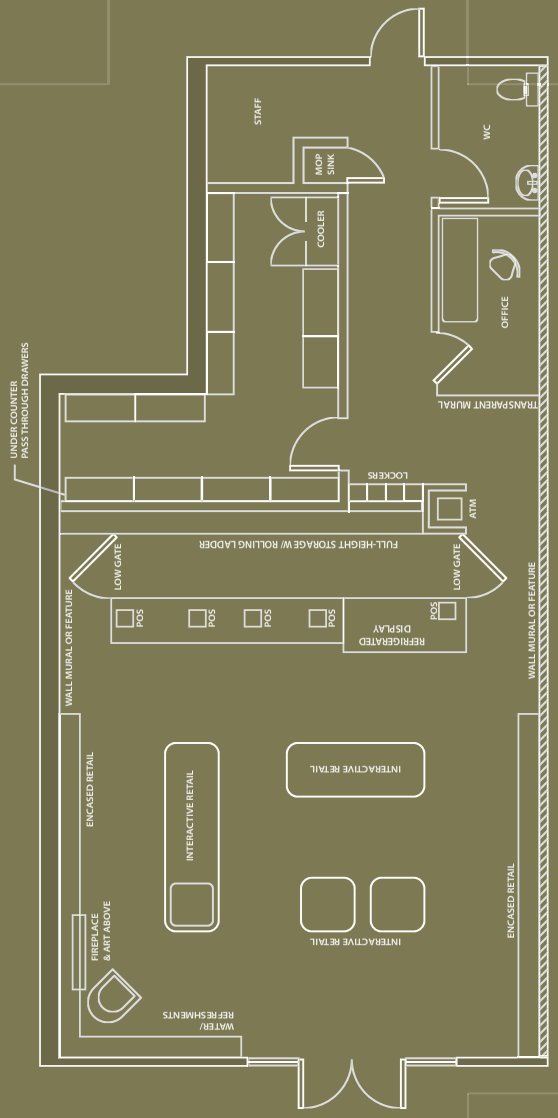
## *Seed & Stone is proud to partner with Songhees First Nations Band*

We share the same integrity and vision as The Songhees and look forward to thriving at their side






# STORE & FLOOR PLAN




C.1

C.1

# 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

C.1

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

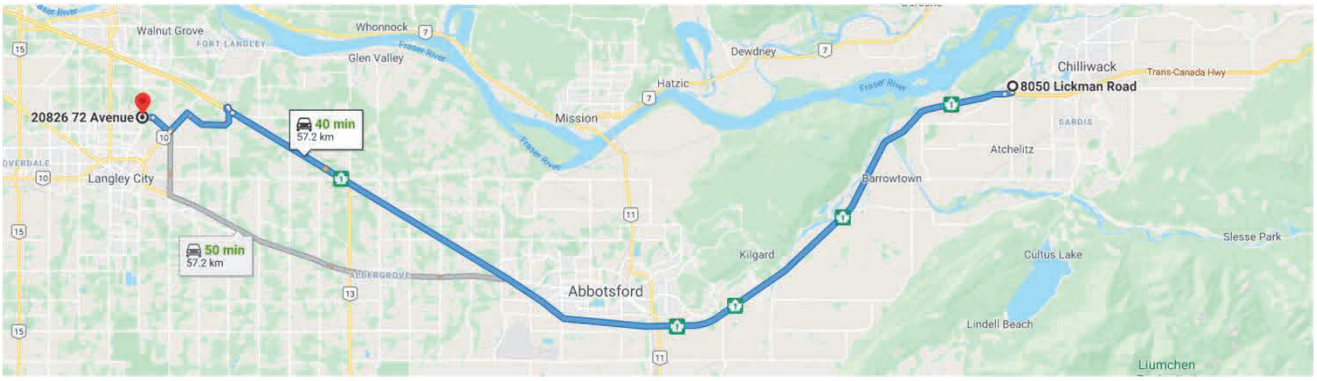









Directions for Seed & Stone store from Langley to Chilliwack –



SEED & STONE

C.1
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

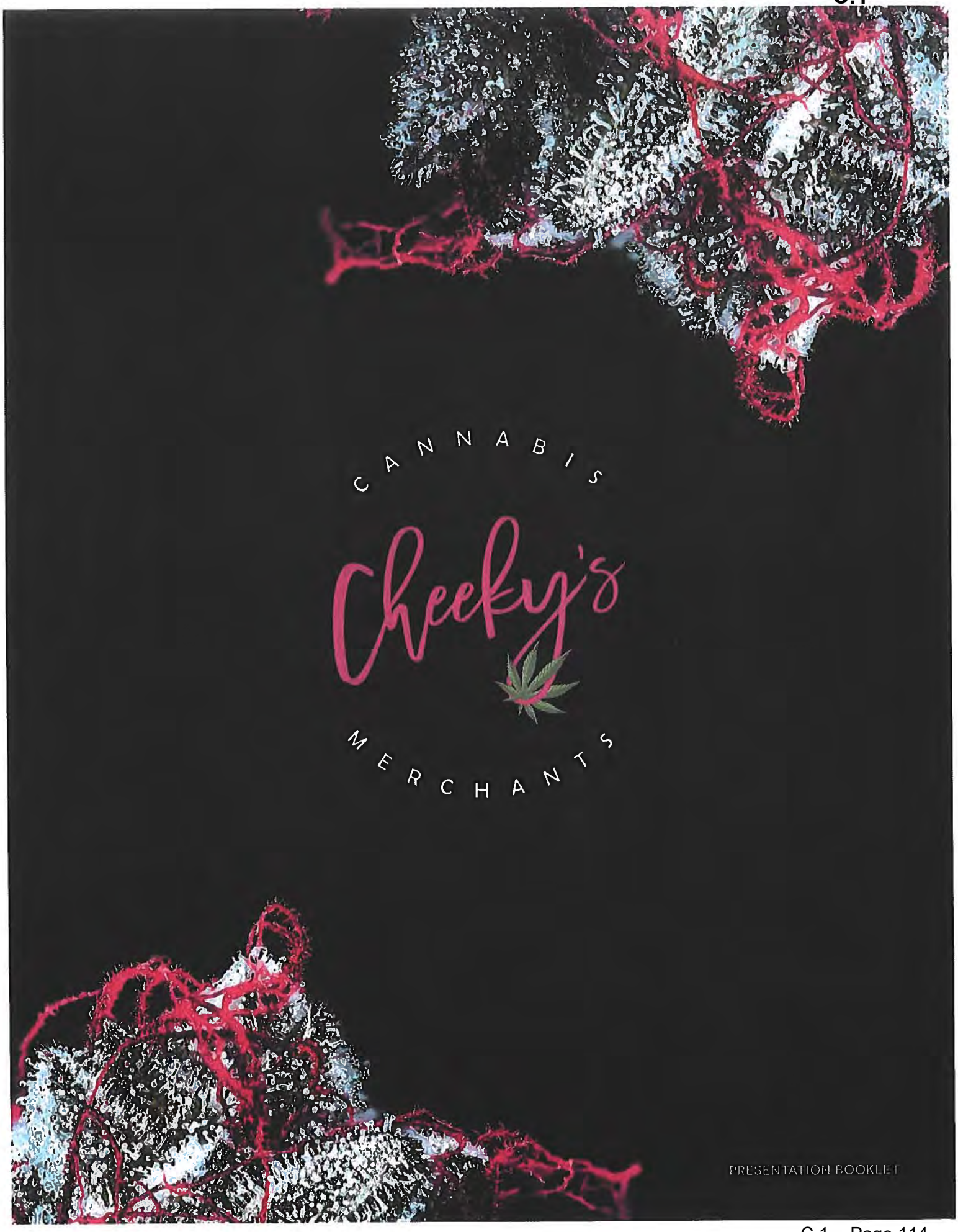
Cheeky's
CANNABIS MERCHANTS

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

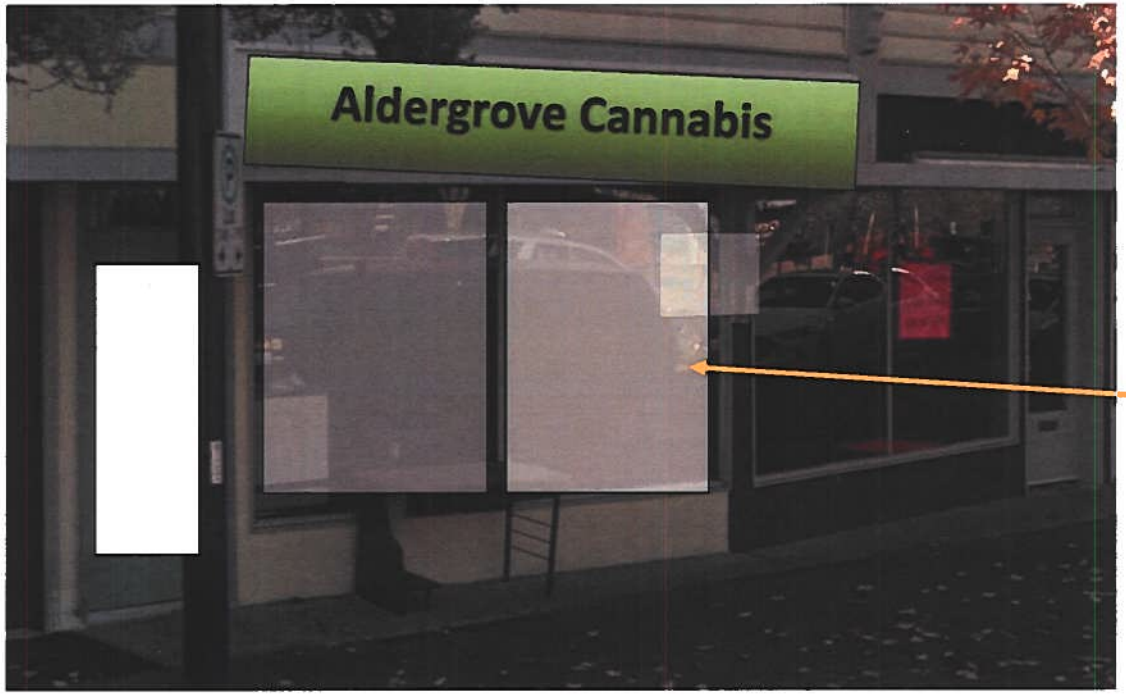
All employees must ID any guest that appears to be under the age of 25 years. Should anyone enter the store that appears to be under the age of 25 years, an Employee will immediately request 2 pieces of ID. If a guest cannot produce two pieces of ID or can only produce 1 ID, they will be asked to leave 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



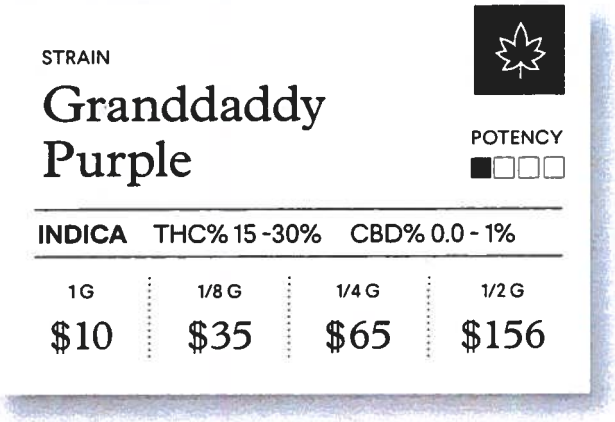

muse
CANNABIS STORE
MUSE CANNABIS STORES
hello

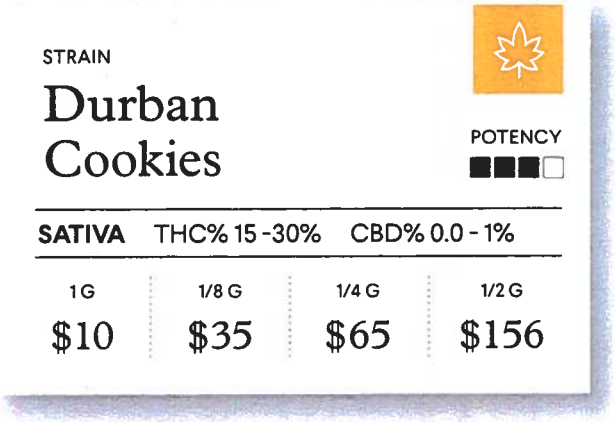
Can't tell your sativa from your indica?
It's an option
The words indica and sativa refer to species of Cannabis. Most dispensaries carry both, though many offer hybrid strains as well. These names can help categorize the vast world of weed, but it's important to consider that the effects you may experience 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 rooms, tap your wand
Look for these colours on our labels
to help guide you.


Tweed

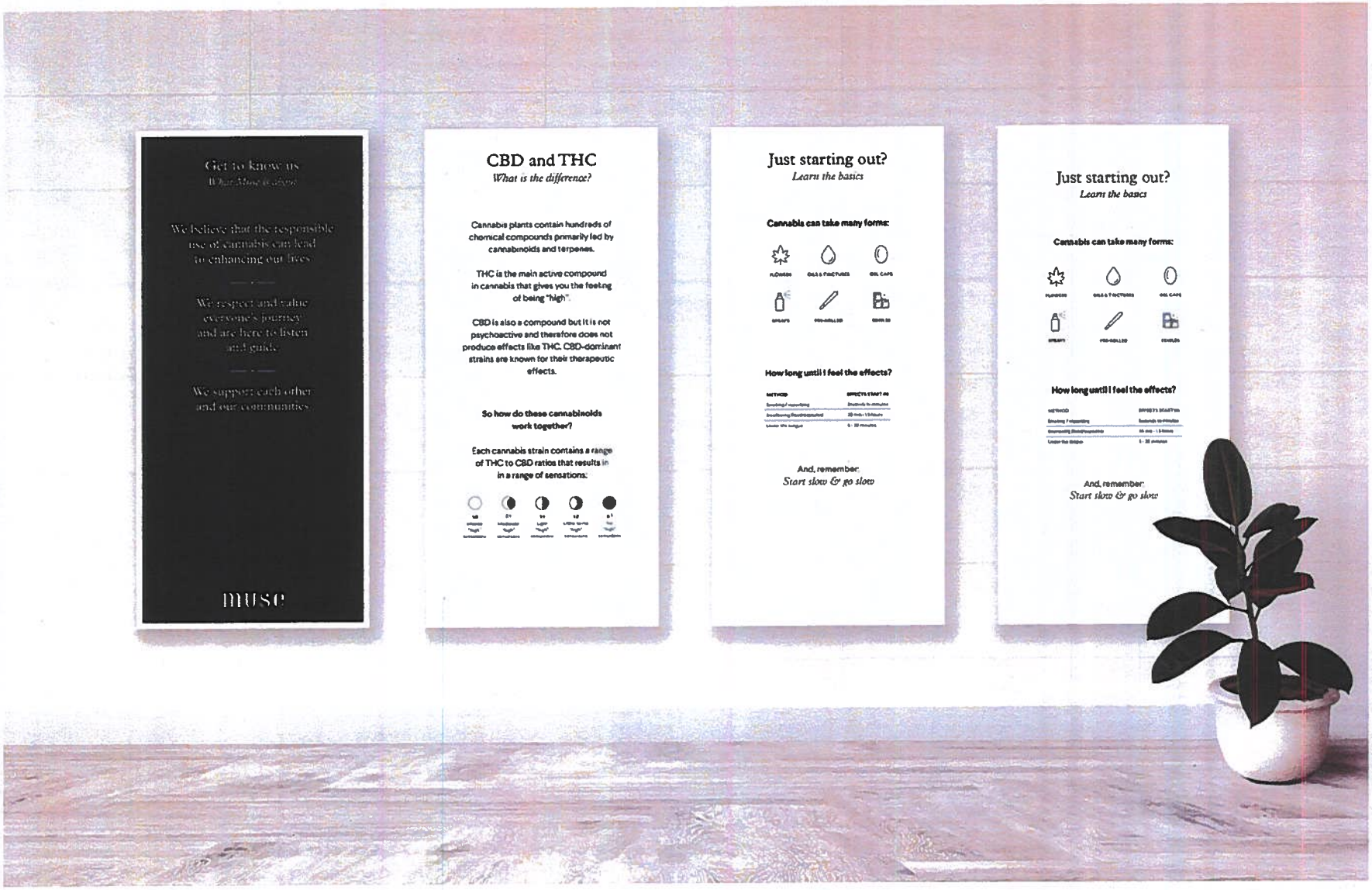
Shop by category
CAPSULES
OIL
Durga Mata 2

BC Sun Grown
Hazelnuts

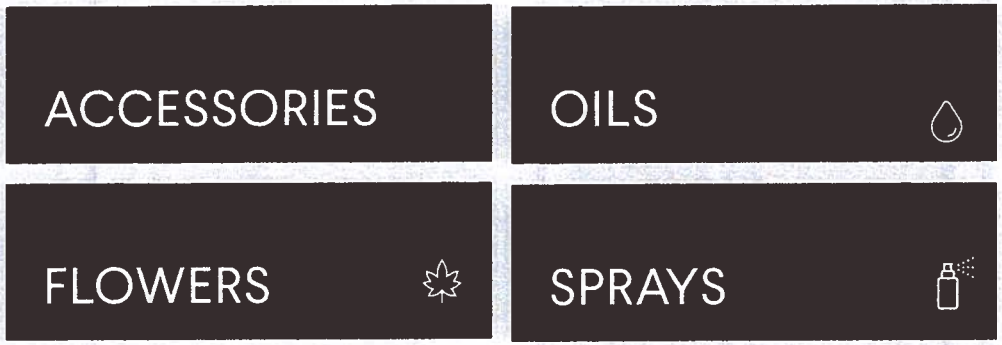

STRAIN
Granddaddy Purple
POTENCY
INDICA THC% 15 -30% CBD% 0.0 - 1%
1 G $10
1/8 G $35
1/4 G $65
1/2 G $156


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



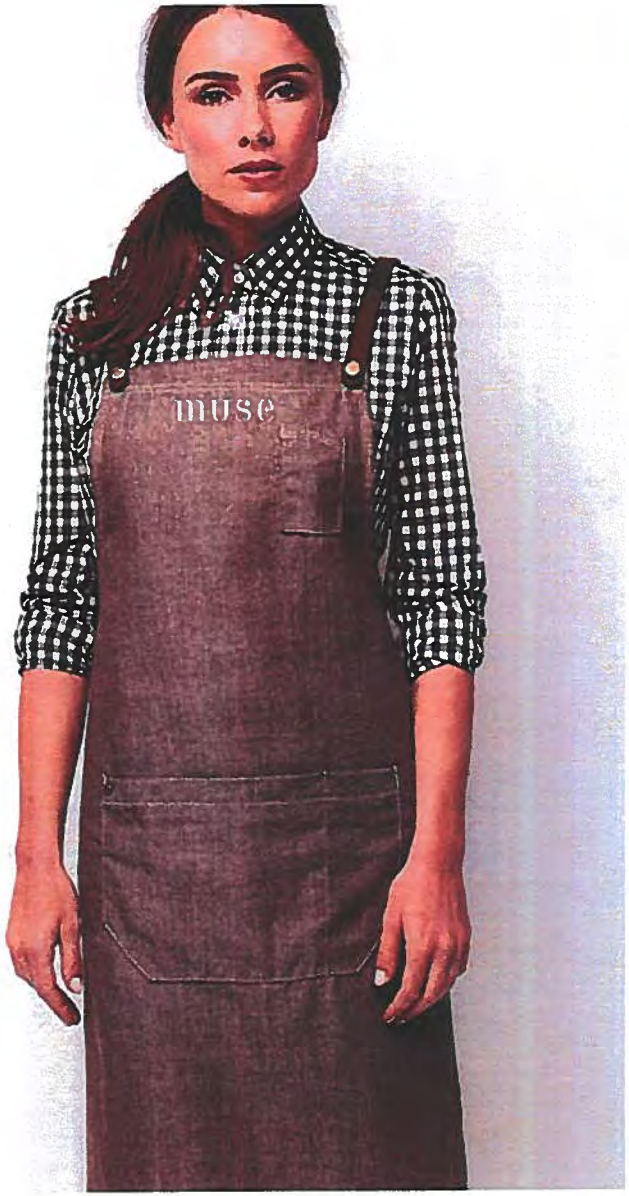
## Product category signs




## Tactical signs




- 1/8 inch printed cintra


muse


muse

**Shopping Bag / Gift Card**





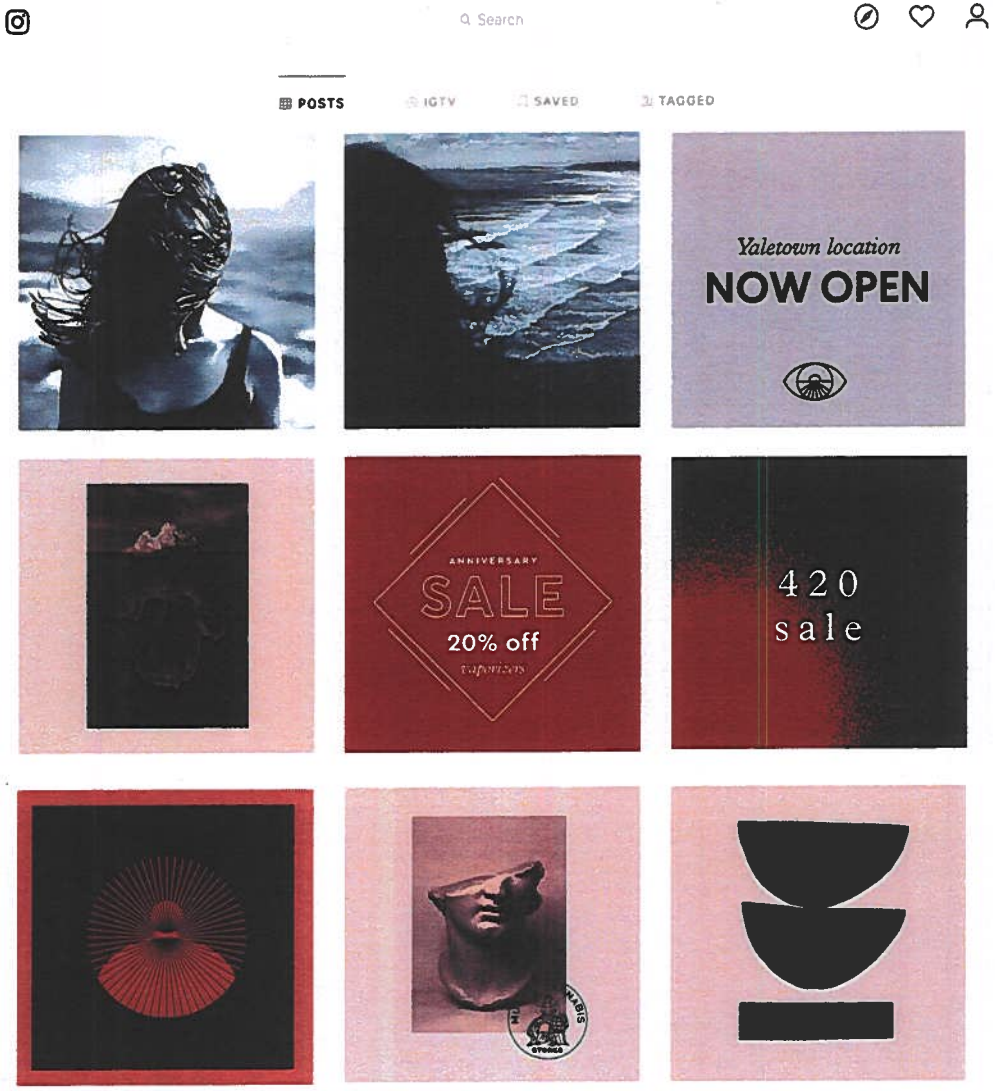


GRANVILLE
#01
MUSE CANNABIS STORES




muse
muse
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







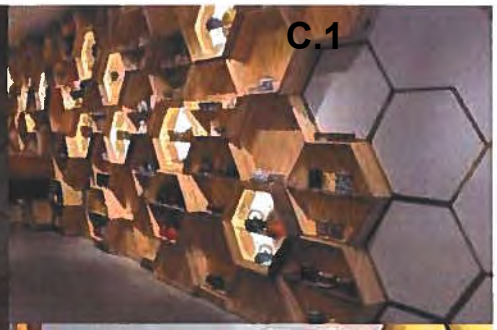
**9273 GLOVER ROAD**

## 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

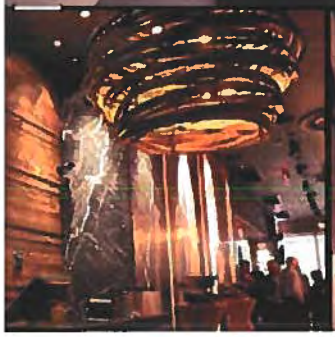
A luxurious interior featuring organic hexagonal motifs and colours evocative of style and abundance.



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

Mayor and Council

July 30, 2020

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 264$^{th}$ 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