

NOTICE OF PUBLIC HEARINGS/MEETINGS

#1) TEMPORARY USE PERMIT 19-012/DEVELOPMENT VARIANCE PERMIT NO. 426

CIVIC ADDRESS: 1484 Johnston Road (1478 Johnston Road)

#2) BYLAW NO. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320

CIVIC ADDRESS: 15177 Thrift Avenue

#3) TEMPORARY USE PERMIT 19-014

CIVIC ADDRESS: 1550 Johnston Road (1542 Johnston Road)

#4) BYLAW NO. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323



Documents:

Author	Document	Item #
Director of Planning and Development Services	Corporate Report dated January 13, 2020: Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)	R-1
Director of Planning and Development Services	Corporate Report dated December 2, 2019: Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)	R-2
Director of Corporate Administration	Land Use and Planning Committee minutes for December 2, 2019	R-3
Director of Corporate Administration	Minute extracts from January 13, 2020	R-4

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date				

ON TABLE received between 8:30am, Wednesday, January 22, 2020 and 12:00 p.m. (noon), Monday, January 27, 2020:

Written Submissions:

Author	Date Received	Resident?	Status	Item #

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC HEARINGS/MEETINGS -
MONDAY, JANUARY 27, 2020**

NOTICE is hereby given that the Council of the City of White Rock will hold **FOUR (4)** Public Hearings/Meetings at the **WHITE ROCK COMMUNITY CENTRE (HALLS A/B/C), 15154 Russell Avenue**, White Rock, BC, on **MONDAY, JANUARY 27, 2020 at 7:00 P.M.** in accordance with the *Local Government Act*. At the Public Hearings/Meetings, all persons who deem their interest in property is affected by the proposed Bylaws, Permits and associated Cannabis Licence Referrals shall be afforded an opportunity to be heard or to present written submissions reflecting matters contained in the proposed applications that are the subject of the Public Hearings/Meetings. At the Public Hearings/Meetings, Council will hear and receive submissions from the interested persons in regard to a number of bylaws, permits, and associated Cannabis Licence Referrals, including the items listed below.

FOUR (4) PUBLIC HEARINGS/PUBLIC MEETINGS:

#1) TEMPORARY USE PERMIT 19-012/DEVELOPMENT VARIANCE PERMIT NO. 426

CIVIC ADDRESS: 1484 Johnston Road (1478 Johnston Road) (See Site Map 1 on Page 2)

PURPOSE: Temporary Use Permit No. 19-012 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1484 Johnston Road (civic address of 1478 Johnston Road) for a period of three (3) years. Development Variance Permit No. 426 proposes to vary Section 4.1.3(b)(i) of the Zoning Bylaw to reduce the minimum setback in from a premises containing a cannabis store to an existing child care centre from 100 metres to 80 metres. As this public hearing/meeting relates to an application from a private store operator (A Little Bud Cannabis Ltd), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

#2) BYLAW NO. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320

CIVIC ADDRESS: 15177 Thrift Avenue (See Site Map 2 on Page 2)

PURPOSE: Bylaw No. 2320 proposes to amend the existing CD-16 zone to include “cannabis store” as a permitted use, which may only be located in the first floor of Building 3 in the Miramar Village development (currently under construction), and a minimum eight (8) metres from Johnston Road. This public hearing relates to an application by the BC Liquor Distribution Branch for a government cannabis store. Bylaw No. 2320 would also amend the general regulations in the Zoning Bylaw to restrict the retail sale of cannabis accessories to allow the sale within cannabis stores but otherwise not within 500 metres of a zone that permits a cannabis store or a property where a cannabis store is authorized by a Temporary Use Permit.

#3) TEMPORARY USE PERMIT 19-014

CIVIC ADDRESS: 1550 Johnston Road (1542 Johnston Road) (See Site Map 3 on Page 2)

PURPOSE: Temporary Use Permit No. 19-014 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1550 Johnston Road (civic address of 1542 Johnston Road) for a period of three (3) years. As this public hearing/meeting relates to an application from a private store operator (Choom BC Retail Holdings), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

#4) BYLAW NO. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323

PURPOSE: Bylaw No. 2323 proposes to replace the existing minimum 1000 metre separation distance between cannabis stores, which effectively limits the number of cannabis stores to one (1), with a maximum number of three (3) cannabis stores in the Town Centre area (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street). The adoption of Bylaw No. 2323 would not be required if only one (1), or no, cannabis stores are approved.

Further details regarding the applications may be obtained from the City’s Planning and Development Services Department at City Hall or by contacting (604) 541-2136 | planning@whiterockcity.ca.

Should you have any comments or concerns you wish to convey to Council and you cannot attend the Public Hearings/Meetings, please submit in writing to the **Corporate Administration Department** by 12:00 p.m. (noon), Monday, January 27, 2020. Please address the submissions to **Mayor and Council**, and forward your submissions by:

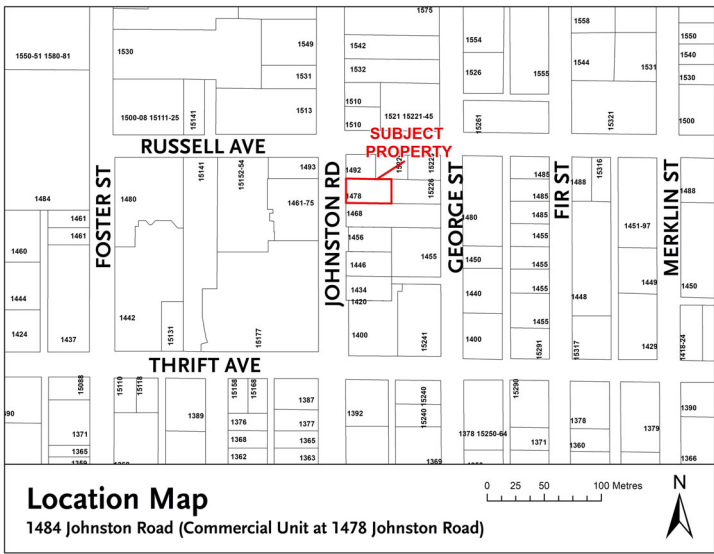
- mailing or delivering to the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6; or

- e-mailing ClerksOffice@whiterockcity.ca with the applicable subject line:
 - “Bylaw No. 2320 for 15177 Thrift Avenue”
 - “Bylaw No. 2323”
 - “TUP 19-014/DVP No. 426 for 1484 Johnston Road” or
 - “TUP 19-014 for 1550 Johnston Road”

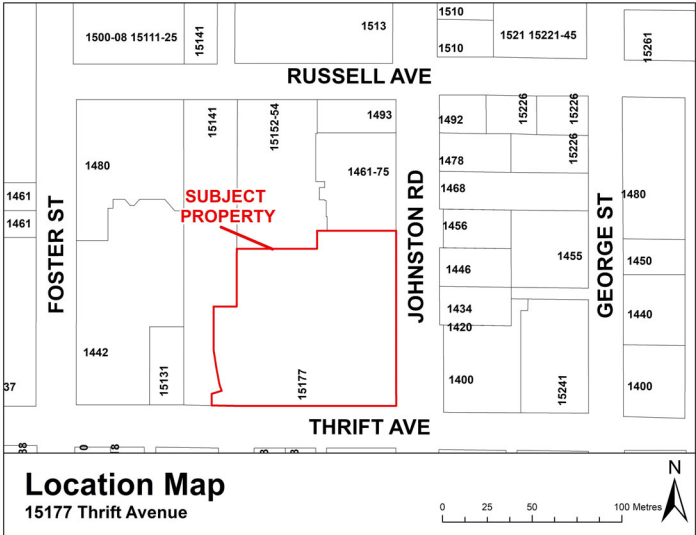
Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the applications after the Public Hearing/Meeting has concluded.

Copies of the proposed Bylaws, Permits and associated reports may be inspected in the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from Wednesday, January 15, 2020 until Monday, January 27, 2020, between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

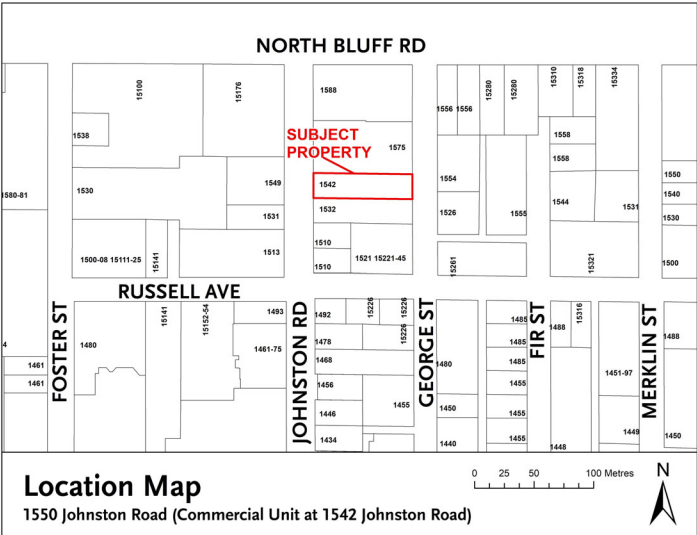
MAP 1: 1484 Johnston Road



MAP 2: 15177 Thrift Avenue

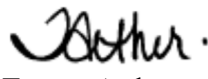


MAP 3: 1550 Johnston Road



* There is free community parking available underground at the White Rock Community Centre with access from Russell Avenue.

January 15, 2020


Tracey Arthur
Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2323**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.3(b)(ii) in its entirety and replacing it with the following new section 4.1.3(b)(ii):
 - (ii) there shall be no more than three lots containing a *cannabis store* use in the area bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street;
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323".

RECEIVED FIRST READING on the	13 th	day of	January, 2020
RECEIVED SECOND READING on the	13 th	day of	January, 2020
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

The Corporation of the CITY OF WHITE ROCK BYLAW 2320



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.5 in its entirety and replacing it with the following new section 4.1.5:
 - 4.1.5 a) The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
 - b) The retail sale of cannabis accessories, as defined by the federal *Cannabis Act*, is permitted within a *cannabis store* but is not permitted within 500 metres of a zone that permits a *cannabis store* or within 500 metres of a property where a *cannabis store* is authorized by a Temporary Use Permit.
2. That Section 7.16 of Schedule "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a new permitted use in subsection 7.16.1 in the correct alphabetical order, as follows:
 - (g) a *cannabis store*
 - (2) By adding a new location of permitted uses in subsection 7.16.2(a), as follows:
 - (iv) a *cannabis store* must only be located in the 1st floor of the building identified as Building 3 on the plans, and the commercial retail space containing the *cannabis store* shall be not be located within 8 metres of Johnston Road

3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320".

PUBLIC INFORMATION MEETING on the	18 th	day of	September, 2019
RECEIVED FIRST READING on the	13 th	day of	January, 2020
RECEIVED SECOND READING on the	13 th	day of	January, 2020
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 020

1. Development Variance Permit No. 426 is issued to **Wong Kwet Wah Chau and Rosa Kwok Lai Chow** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet Section 11 Township 1 New Westminster
District Plan 8096
(Civic: 1478 Johnston Road)

PID: 011-426-381

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 426 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by White Rock Planning Procedures Bylaw, 2017, No. 2234 as amended.
3. The provisions of “White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:

Section 4.1.3(b)(i) is varied to reduce the required setback from the premises containing the *cannabis store* use to existing *child care centre* from 100 metres to 80 metres.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit.

Terms and Conditions:

5. The variance is for the use of commercial premises within the existing building as a *cannabis store*.
6. This permit expires in the event that the existing building is demolished or if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is cancelled. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
7. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the tenant improvements for the proposed *cannabis store* use within

two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

8. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the day of , 2020.

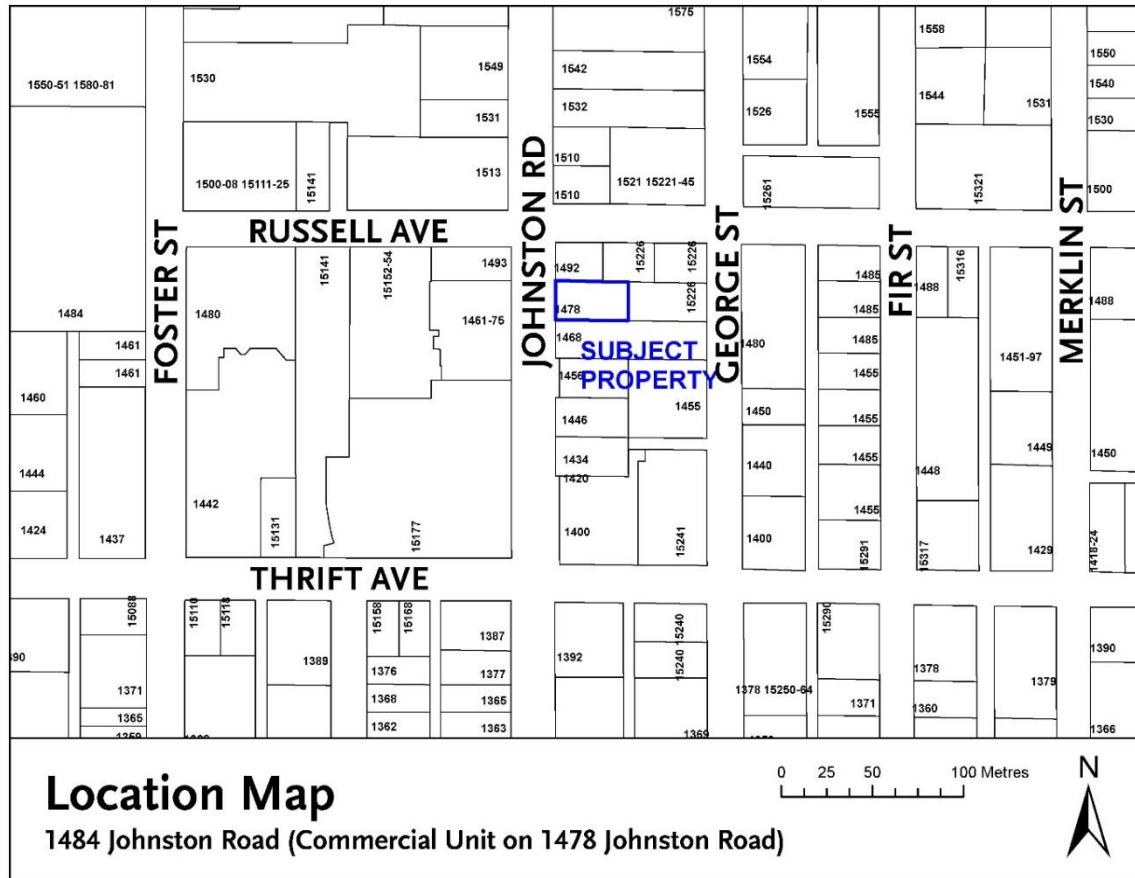
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A – Subject Property Location Map



**THE CORPORATION OF THE
CITY OF WHITE ROCK**

TEMPORARY USE PERMIT NO. 19-012



1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet Section 11 Township 1 New Westminster District Plan 8096
PID: 011-426-381
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as “the Lands”).

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the White Rock Zoning Bylaw, 2012, No. 2000 as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements
- c) The premises containing the *cannabis store* use must be no larger than 160 square metres
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building

- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use ☐
 - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store* ☐
 - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday ☐
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence ☐
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled ☐
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019 ☐
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

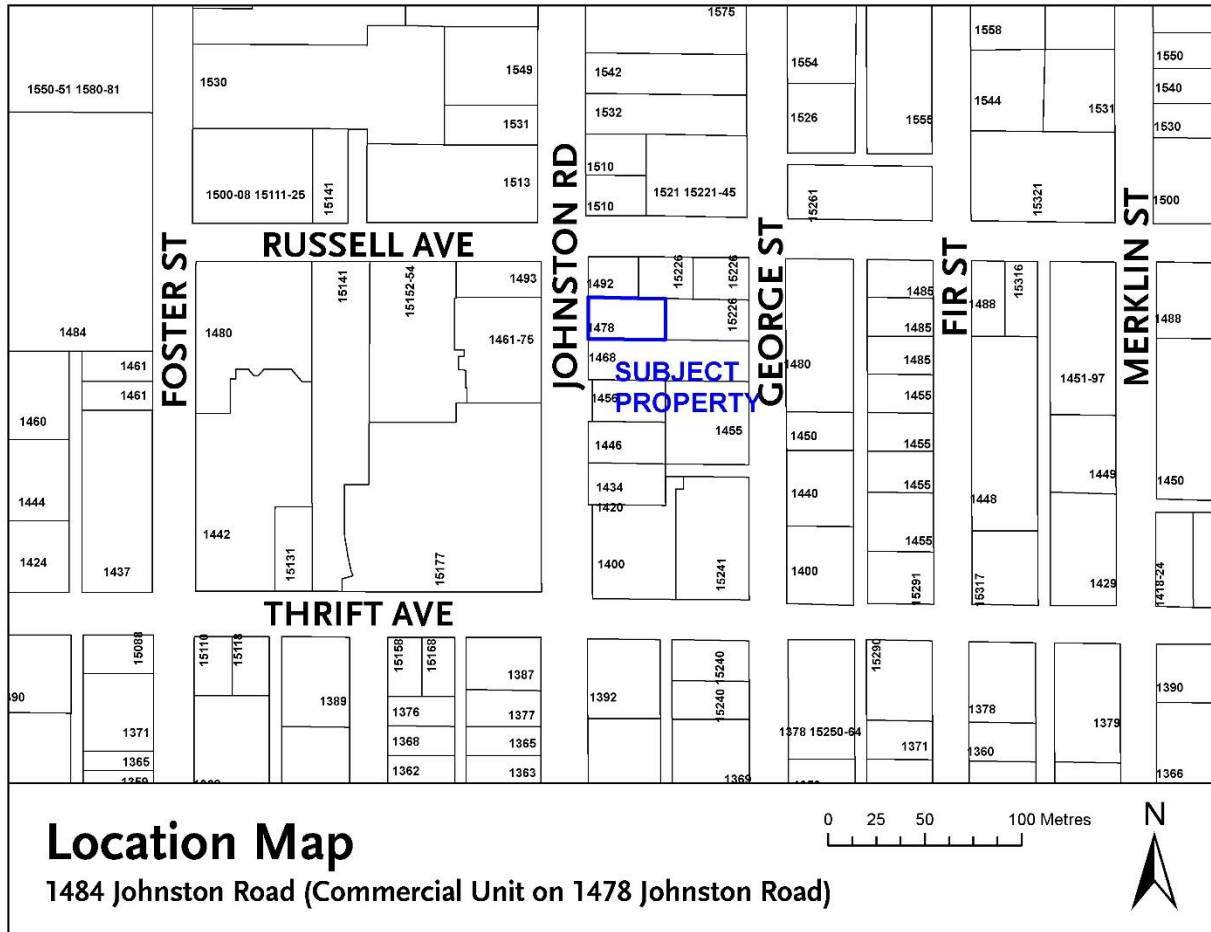
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map



**Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled
“1484 Johnston Road Traffic Engineering Services White Rock, BC**



84a moody street
port moody, british columbia
canada v3h 2p5
☎ 604.936.6190
☎ 604.936.6175
🌐 www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

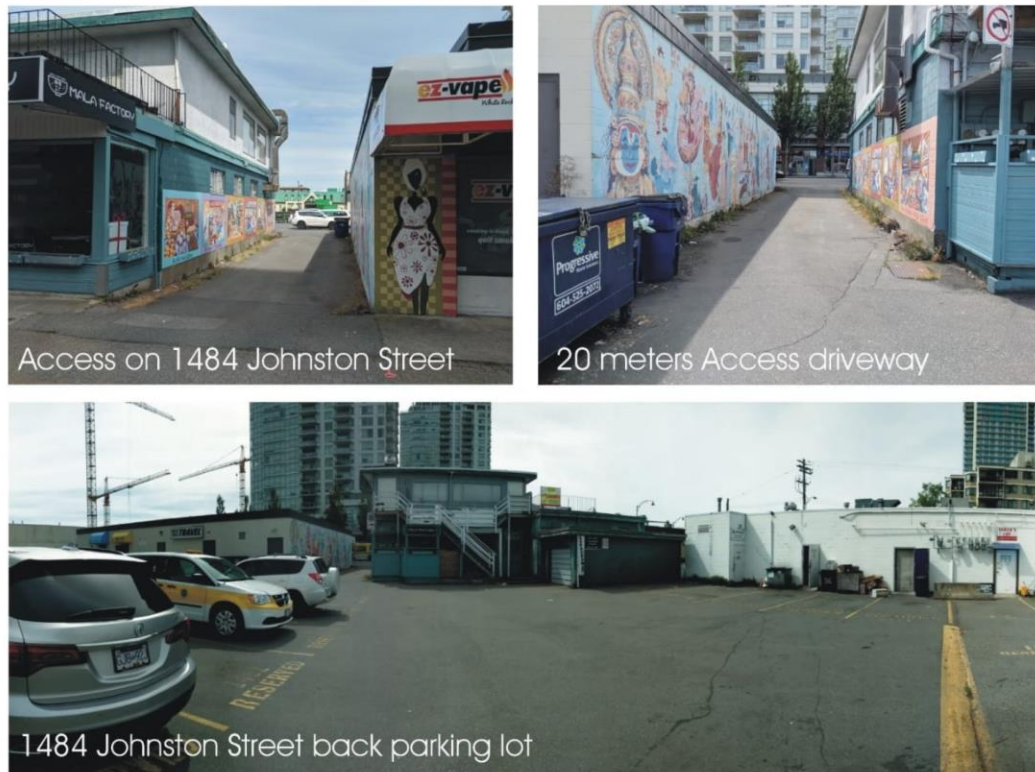
innovative. functional. comprehensive.

established 1993

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT



2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 19-01

1. This Temporary Use Permit No. 19-014 is issued to King Day Holdings Ltd. as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 4 Except: The West 7 Feet Section 11 Township 1 New Westminster District Plan 8437
PID: 007-842-848
(Civic: 1542 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as “the Lands”).

2. This Temporary Use Permit No. 19-014 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the “White Rock Zoning Bylaw, 2012, No. 2000” as amended shall apply to the Lands covered by this Temporary Use Permit:
 - a) Permitted Temporary Uses
 - (i) A *cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements
- c) The premises containing the *cannabis store* use must be no larger than 80 square metres
- d) The permittee must obtain a sign permit
- e) The permittee must provide a minimum of two on-site parking spaces for the *cannabis store* use

- f) The *cannabis store* shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 9:00 PM on any day ☐
 - g) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence ☐
 - h) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled ☐
 - i) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019 ☐
 - j) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

DRAFT

Schedule A – Orthophoto Location Map



THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: December 2, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated December 2, 2019 from the Director of Planning and Development Services, titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);”
 2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320; and
 3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue.
-

EXECUTIVE SUMMARY

The Planning and Development Services Department has received three separate proposals for a non-medical cannabis retail store, all located within the Town Centre area. The use of a property for the sale of cannabis is currently not permitted in any zone, and to allow any of these proposals would require Council’s approval in the form of either a Temporary Use Permit or an amendment to the zoning bylaw. The submitted applications include two Temporary Use Permit applications from private proponents, and one zoning amendment application for a government cannabis store that would be operated by the BC Liquor Distribution Branch. The civic address and respective applicant for each proposal is noted below:

- 1484 Johnston Road – A Little Bud Cannabis Ltd. (private)
- 15177 Thrift Avenue – BC Liquor Distribution Branch (government)
- 1550 Johnston Road – Choom BC Retail Holdings Inc. (private)

All three submitted applications have conducted a Public Information Meeting to discuss their proposal with the public and obtain early feedback on their application. This corporate report provides the Land Use and Planning Committee (LUPC) with staff’s evaluation of the three applications in relation to the assessment criteria that were shared with the Governance and Legislation Committee on February 25, 2019, and the preliminary public feedback.

Of the three proposals, staff consider that the rezoning application at 15177 Thrift Avenue (within Phase 2 of Miramar Village; currently under construction) is the preferred option based on meeting or exceeding the majority of the assessment criteria.

The Temporary Use Permit application at 1550 Johnston Road (the current location of ‘Health Express’) generally meets the expectations of the assessment criteria, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village.

The Temporary Use Permit application at 1484 Johnston Road would have similar on-site parking constraints and also require a Development Variance Permit to reduce the minimum setback distance from a cannabis retail store to an entrance to a child care, and the City has received a petition and letters opposed to that application from both the child care centre and the church where the child care centre is located; this application is not recommended to be moved forward.

While the existing framework in the Zoning Bylaw for cannabis retail stores anticipates that a single location would be allowed in the city through a Temporary Use Permit, Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

If Council elects to move one or more applications forward for consideration, the next step in the process would be to schedule a Public Meeting/Public Hearing for Council to receive representations from the public on the application(s), following first and second readings of a zoning amendment bylaw, if applicable.

Should Council consider approving a cannabis retail store, staff also recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 1 kilometre from a cannabis retail store, to prevent an overconcentration of similar businesses within the vicinity of a cannabis retail store.

PAST PRACTICE/POLICY/LEGISLATION

Federal and Provincial Legislation

On October 17, 2018 cannabis became legal in Canada, according to Federal Government Bills C-45 and C-46. The Province has implemented this legalization in BC through two pieces of cannabis legislation. The first is the *Cannabis Distribution Act* (CDA), which enables the Province to be the sole wholesale distributor of cannabis and operate government (or ‘public’) cannabis retail stores, as well as establish an online system for the sale of cannabis and cannabis accessories, through the existing Provincial Liquor Distribution Branch (LDB).

The second Provincial legislation is the *Cannabis Control and Licensing Act* (CCLA), which includes minimum age of possession, personal cultivation and consumption regulations, and sets out a retail licensing regime (for privately operated stores), among other items.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for licensing privately operated cannabis retail stores and monitoring the cannabis retail sector. In terms of the approval process for government or private cannabis retail stores, applicants must receive local government support, by way of Council resolution (or comments and recommendation from a Council-delegated person), to receive a retail license from the Province.

City of White Rock Framework

June 25, 2018 Corporate Report to Land Use and Planning Committee

Phase 1 of the Zoning Bylaw Update was undertaken in May 2018, and included public consultation on cannabis legalization and how it could relate to potential retail sales, personal cultivation and consumption in White Rock. Based on the feedback received and staff analysis regarding land use compatibility, urban design and local retail context considerations, on June 25, 2018 staff presented preliminary directions regarding cannabis to LUPC. This report included a recommendation to update the existing smoking and vaping prohibitions in the White Rock Public Health Smoking Protection Bylaw (citing cannabis as prohibited), and a Zoning Bylaw update to allow cannabis retail store(s), according to these options that reflected a ‘limited and gradual’ approach to allowing cannabis retail sales in White Rock:

- Option 1: Continue Cannabis Prohibition (no stores; cannabis available by on-line sales);
- Option 2: Single Store Pilot (Town Centre only);
- Option 3: Multiple Stores (max. three stores, 1 in Town Centre, 2 on Waterfront); and
- Option 4: Graduated Multiple Store Approach (Town Centre now, Waterfront later).

LUPC directed staff to bring forward amendments to the White Rock Public Health Smoking Protection Bylaw (cannabis prohibition), and Zoning Bylaw, according to ‘Option 2’ above.

July 9, 2018 Corporate Report to Land Use and Planning Committee

On July 9, 2018, staff brought forward detailed amendments to the Public Health Smoking Protection Bylaw and the Zoning Bylaw to implement the proposed preliminary directions, including Temporary Use Permit (TUP) provisions that would enable ‘Option 2’ and allow for a single cannabis store in White Rock’s Town Centre area. A TUP, by way of specific land use, design and business license regulations in the Zoning Bylaw, can be used to determine the exact location of a cannabis retail store, as well as the conditions under which it would operate.

Relative to zoning for cannabis retail, which allows it on a property as a ‘right’ (potentially long term), the TUP approach allows the City to revoke the TUP and remove store operations if issues arise that are not remedied by the store operator. A TUP can remain in effect for up to three years, and an additional three years if renewed by Council. Once a TUP lapses, the use ceases until a new TUP is approved by Council. Council may choose at some point in the future to consider a rezoning for a ‘good operator’, where a cannabis retail store has been operating with a TUP for a reasonable amount of time and without negative impacts to surrounding properties.

November 19, 2018 Corporate Report to Land Use and Planning Committee

On November 19, 2018, Council received a corporate report titled “Cannabis Legalization Status Report and Next Steps,” that noted the Planning Procedures Bylaw and Business License Bylaw would need to be amended to establish an application process and parameters for a cannabis store in White Rock.

February 25, 2019 Corporate Report to Governance and Legislation Committee

On February 25, 2019, the Governance and Legislation Committee received a corporate report titled “Amendments to the Planning Procedures Bylaw and Business Licence Bylaw for Cannabis Store Application Process,” and subsequently Council approved the amendments to those bylaws as recommended in the report, enabling an application process for Temporary Use

Permits specifically for cannabis retail stores as well as establishing business licence fees for cannabis retail stores.

ANALYSIS

Temporary Use Permits versus Zoning Amendment

As noted in the Past Practice section above, the initial adoption of a Temporary Use Permit (TUP) framework to enable a single cannabis retail store in the City was seen as a ‘limited and gradual’ approach to introducing what is a relatively uncommon and potentially higher impact land use to a city with a small commercial area. By the City having the ability to impose conditions on a permit holder and revoke the permit if issues related to the conditions were not resolved, this would help to mitigate the risk that an irresponsible business could set up under a more permissive zoning bylaw framework (i.e. where cannabis stores were outright permitted in a particular zone), cause issues in the community and then be able to continue to operate even if the zoning bylaw were changed to no longer allow them, as a legally non-conforming use.

While the application from the BC Liquor Distribution Branch (LDB) is a rezoning application and not a Temporary Use Permit application, it is still being processed as part of the overall single store pilot approach. The process for selecting a single cannabis retail store is not a ‘first-come, first-served’ approach, and the purpose of setting up assessment criteria was to provide a more objective basis for comparing various locations, proponents and their proposals. Ultimately Council has the discretion to choose none of the proposals, or to choose a proposal that is rated lower than another, based on other factors that Council considers relevant.

The LDB identified in discussion with staff that as their organization is accountable to taxpayers, and there are considerable expenses in the tenant improvements needed to set up and operate a store, that they would be pursuing a zoning amendment application for their proposed location. As the LDB is a government organization with a long track record of operating liquor stores across British Columbia, some of the concerns around irresponsible business practices by that prompted the TUP approach are less relevant.

Overall Evaluation

The summary of the assessment criteria for the applications at 1484 Johnston Road, 15177 Thrift Avenue, and 1550 Johnston Road are included at Appendices A, B, and C respectively. In the following sections the highlights of each application (merits and concerns) are provided.

15177 Thrift Avenue – BC Liquor Distribution Branch

As the public store operator in BC, the LDB is already operating non-medical cannabis retail stores in seven locations across the province, with more locations set to open in the near future. The LDB also provides online sale of cannabis, and as the public liquor retailer it operates 197 BC Liquor Stores. This experience in legal cannabis sales and extensive experience in the retail business with other regulated products is an advantage in demonstrating responsibility, commitment to educating the public on responsible use, and accountability. Other unique aspects of being a public store operator include that revenue generated through LDB is remitted back to the Provincial Government to support public services. As the legal cannabis retail industry is relatively new and the distribution networks are getting established, the revenues are anticipated to increase over time.

The location proposed for the BC LDB store is a 325 square metre (3,500 square foot) space in a mixed use residential and commercial development (Miramar Village, Phase 2) which is currently under construction. As there will be multiple retailers in the development, including a food/grocery store, the total customer parking available in this location (approximately 180 in the parkade as well as some surface parking) far exceeds the amount of parking which is provided by the other proposals. Given the multiple tenants in this building, it is likely that the security (e.g. fire alarm) arrangements will be more complex in order to meet BC Building Code requirements than a 'standalone' store, however as the building is not complete it is anticipated that accounting for this added complexity can be accommodated prior to the occupancy of the building.

The assessment criteria state that if an application is within 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the premises at Miramar Village to the St. John's Child Care Centre at 1480 George Street is approximately 190-200 metres, and as the store façade and entrance would be facing an interior walkway (i.e. not on Johnston Road), it would not be visible to children being dropped off at the child care centre and additional mitigation is not applicable.

While it is not the practice of the BC LDB to enter into individual good neighbour agreements with each city where they are operating, they have an extensive track record of social responsibility initiatives and campaigns to both support the community and reduce nuisance and health issues related to their products.

The LDB has indicated that most of their stores are open between 10am and 10pm, though they are open to adjusting these following consultation with a local government.

Staff consider that the proposal at 15177 Thrift Avenue by the BC Liquor Distribution Branch best meets the assessment criteria.

1550 Johnston Road – Choom BC Retail Holdings Inc.

The private store proponent at 1550 Johnston Road is part of a publically traded company (Choom Holdings Inc.) with multiple legal non-medical cannabis stores across Canada, including six locations in Alberta and one location in Ontario that are already operating, and others in various stages of construction and approvals. The principals of the business include individuals with experience in the pharmaceutical industry, large-scale retail operations, and cannabis production under Health Canada's licensed producer framework. As a publically traded company, the business would be required to meet the regulations and reporting requirements of the Canadian Securities Commission.

The proposed location of the Choom store is a 75 square metre (800 square foot) space in an existing multi-tenant retail and office building, and the specific unit is currently occupied by the Health Express business. The building's main entrance is on Johnston Road and the only vehicular access for the site is from George Street, where there are approximately 30 parking spaces for the overall building in a surface lot, including eight One Hour Customer Parking spaces. While the Zoning Bylaw would only require two parking spaces for the amount of floor area, the proponent has secured two spaces for their exclusive use and is also on a wait list for an additional 10 customer parking spaces in the White Rock Players Club parking located immediately south of the property. Given that there are currently no legal non-medical cannabis retail stores in adjacent municipalities south of the Fraser River, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston

Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

The assessment criteria state that if an application is with 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the property to the St. John's Child Care Centre at 1480 George Street is approximately 160 metres, and the actual walking distance would be approximately 250 metres. The façade of the cannabis store would be on Johnston Road, potentially being visible to children on their way to being dropped off at the child care centre, but not visible near the entrance to the child care centre or from the outdoor play area.

Choom has indicated they are familiar with and supportive of good neighbour agreements, and are willing to enter into an agreement with the City.

Choom's proposed hours of operation are 9am to 9pm, and they are open to adjusting these hours following consultation with a local government.

Staff consider that the proposal at 1550 Johnston Road by Choom BC Retail Holdings generally meets the expectations of the assessment criteria, and the experience of the principals in related regulated industries is an indication that they would have the capacity to operate the store in a responsible manner, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village. Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), staff recommend that Council move this application forward to a Public Meeting/Public Hearing.

1484 Johnston Road – A Little Bud Cannabis Ltd.

The private store proponent at 1484 Johnston Road is an owner-operated business, which previously sold cannabis at a location in Abbotsford under the name 'A Little Bud Cannabis' between July 2017 and October 2018, and since the legalization of cannabis in October 2018 has only sold cannabis accessories as 'A Little Bud Glass and Gifts'. While the principals of the business have worked in an industry regulated by the Motor-Vehicle Sales Authority of British Columbia, they do not have experience in the legal cannabis sector or other similar (i.e. liquor store) provincially regulated sectors.

The proposed location of the A Little Bud Cannabis store is an approximately 150 square metre (~1,600 square foot) space in a building located at 1478 Johnston Road, which was most recently occupied by the King Koin Laundromat and is currently vacant. The main entrance to the building is on Johnston Road, and there is a one-way vehicular access from Johnston Road to a rear parking lot. As the rear parking lot is adjacent to other surface parking areas for other businesses, the parking can also be accessed via George Street. There are 10 parking spaces on the property for customer use, and the applicants have indicated that they would also have access to five commercial parking spaces on nearby lots for staff parking.

The current vehicular access from Johnston Road is approximately 4.3 metres in width, which is not sufficient for two-way traffic movements, and there are limited sightlines for vehicles exiting onto Johnston Road to pedestrians on the sidewalk. While it may be that most vehicles would exit onto George Street through the adjacent parking lots, future access through those properties is not guaranteed and the Johnston Road access would need to provide both entry and exit access. The applicant has submitted an Access and Traffic Study regarding these concerns, which provides recommended mitigation for the sight line issues (install speed hump on driveway, stop and pedestrian crossing signs, and installing delineators/fences beside the

driveway on the sidewalk). This Access and Traffic Study is attached with the application materials in Appendix D. Staff consider that while the mitigation measures may alleviate the issues, that this access configuration is still not ideal and the locations for the other applications are preferable regarding access.

As this proposal is within 100 metres of an existing child care centre (St. John's Day Care Centre at 1480 George Street), the application would require a Development Variance Permit to reduce the distance to 80 metres. The façade and entry to the cannabis store would be on Johnston Road potentially being visible to children on their way to being dropped off at the child care centre though it is not on a direct route to the facility, and some signage as well as loading activities may be visible at the rear of the building facing George Street. The applicant has provided a list of potential issues and solutions, including opening the store after drop off hours (i.e. at 10am), in order to mitigate concerns regarding the proximity to a child care centre. This assessment is provided with the overall application materials in Appendix D. Staff have also received concerns from the church where the child care facility is located (St. John's Presbyterian Church), and a church that operates from a commercial space on Russell Avenue (First Church of Christ Scientist at 15242 Russell Avenue). This correspondence is attached in Appendix G.

A Little Bud Cannabis has indicated that their store hours are intended to be between 10am and 11pm from Monday to Saturday and 11am-8pm on Sunday.

This proponent has also indicated they are supportive of good neighbour agreements and are willing to enter into an agreement with the City.

Staff consider that this application does not meet the expectations of the assessment criteria, specifically that it is within 80 metres of a child care centre, that the proponents do not have extensive experience in a relevant regulated industry, and the access to the location is not optimal. As with the previous private application at 1550 Johnston Road, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), due to the reasons noted above and the comments in opposition received from the property hosting the child care centre, staff recommend that Council move the Choom application at 1550 Johnston Road forward to a Public Meeting/Public Hearing, and not this application.

Public Feedback

The applicant for 1484 Johnston Road held a Public Information Meeting on September 11, 2019. 751 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 45 meeting attendees signed the attendance sheet, and 38 feedback forms were received. A copy of the written feedback received from the public is included in Appendix D. Additional correspondence opposed to the proposal, including a letter from the church at 1480 George Street where the St. John's Daycare Centre is operating, was received separately from the feedback forms and is included at the end of Appendix D.

The applicant for 15177 Thrift Avenue held a Public Information Meeting on September 18, 2019. 605 notification letters were delivered to property owners and occupants within 100 metres

of the subject property. 24 meeting attendees signed the attendance sheet, and 20 feedback forms were received. A copy of the written feedback received from the public is included in Appendix E.

The applicant for 1550 Johnston Road held a Public Information Meeting on October 1, 2019. 597 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 13 meeting attendees signed the attendance sheet, and 16 feedback forms were received. A copy of the written feedback received from the public is included in Appendix F.

Staff note there are general concerns regarding the legalization of cannabis and the public consumption of cannabis that are included in the feedback forms that would be relevant to any of the applications. Some of the feedback also raises concerns about consumption of cannabis, which is not permitted within cannabis retail stores.

Cannabis Accessories

If Council considers approving a cannabis retail store, it may be expected that related businesses selling cannabis accessories may be interested in locating their stores nearby to intercept potential customers. In order to prevent an overconcentration of similar businesses in the same vicinity, and to support a more diverse business climate, staff recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 500 metres from a cannabis retail store. This amendment is included in the draft Bylaw No. 2320 which is recommended for first and second reading, and would permit a cannabis retail store in the CD-16 zone applicable to 15177 Thrift Avenue (the location of the BC Liquor Distribution Branch's proposal).

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to Bylaw No. 2320 for the BC Liquor Distribution Branch application at 15177 Thrift Avenue and direct staff to schedule the required Public Hearing for the bylaw; or
2. Direct staff to prepare a draft Temporary Use Permit for the A Little Bud application at 1484 Johnston Road, draft a Development Variance Permit to reduce the setback from a child care centre from 100 metres to 80 metres, and to return to the Land Use and Planning Committee with the draft permits for review prior to scheduling a Public Hearing/Meeting for that application; or
3. Direct staff to prepare a draft Temporary Use Permit for the Choom application at 1550 Johnston Road, and to return to the Land Use and Planning Committee with the draft permit for review prior to scheduling a Public Hearing/Meeting for that application; or
4. Direct staff to bring forward two or more of the applications forward, with the appropriate bylaw readings or direction to prepare the draft Temporary Use Permit as applicable; or
5. Reject all three applications for a cannabis retail store; or
6. Defer consideration of the applications pending further information or revisions to be identified.

Staff recommends Option 1 which is incorporated into the recommendations at the beginning of this corporate report.

CONCLUSION

Staff have evaluated three applications for a cannabis retail store, according to the assessment criteria shared with the Governance and Legislation Committee on February 25, 2019. The framework currently in the Zoning Bylaw for a cannabis retail store anticipates that a single location would be allowed in the Town Centre area through a Temporary Use Permit, however Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

Upon review of the locations and proponents according to the assessment criteria, staff recommend that the BC Liquor Distribution Branch rezoning application at 15177 Thrift Avenue (Miramar Village; currently under construction) be moved forward to Public Hearing. While there would be some complexity involved in the required security systems at the Miramar Village site due to the multiple tenants, given that the site is currently under construction it is anticipated that these would be addressed prior to building occupancy. If Council prefers to proceed with a Temporary Use Permit application instead of a rezoning application, staff consider that the application at 1550 Johnston Road achieves a higher level of conformity to the assessment criteria than the application at 1484 Johnston Road.

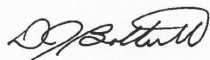
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Evaluation of Proposal at 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix B: Evaluation of Proposal at 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix C: Evaluation of Proposal at 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix D: Application Package for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix E: Application Package for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix F: Application Package for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix G: Public Feedback for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix H: Public Feedback for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix I: Public Feedback for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix J: Draft Bylaw No. 2320 (Amendment to CD-16) Cannabis Retail Store

APPENDIX A

Evaluation of Proposal at 1484 Johnston Road (A Little Bud Cannabis Ltd.)

Category		Qualitative Assessment		
		Meets Expectations	Does Not Meet Expectations	Unsatisfactory
1	Meets TUP Location Requirements in Zoning Bylaw	<i>All location requirements met</i>	<i>One location requirement not met (DVP required)</i>	<i>Multiple location requirements not met (DVP required)</i>
	Rating:			
2	Description of applicant's business undertaking and experience	<i>5+ years experience</i>	<i>1-5 years experience</i>	<i>No experience</i>
	Rating:			
3	Description of any enforcement action(s)	<i>No concerns</i>	<i>Minor concerns</i>	<i>Significant concerns</i>
	Rating:			
4	Business plan and 'good neighbour' approach	<i>Comprehensive plan</i>	<i>Plan lacks detail or not reasonable</i>	<i>No plan</i>
	Rating:			
5	Provision of educational initiatives regarding impairment and nuisance issues related to cannabis use	<i>Comprehensive educational initiatives</i>	<i>Few educational initiatives (e.g. written material only)</i>	<i>No planned educational initiatives</i>
	Rating:			
6	Detailed store location, access and design proposal	<i>Functional design and access</i>	<i>Not functional design / access</i>	<i>Potentially dangerous conditions for loading/customers</i>
	Rating:			
7	Detailed assessment on impacts to child care facility if within 200 metres	<i>N/A, or comprehensive assessment and mitigation plans</i>	<i>Assessment or mitigation plans lack detail or not reasonable</i>	<i>No assessment or plan</i>
	Rating:			
8	Willingness to enter into a good neighbour agreement	<i>Demonstrated ability to be good neighbour and willing to enter agreement</i>	<i>Willing to enter agreement</i>	<i>Unwilling to enter agreement</i>
	Rating:			

APPENDIX B

Evaluation of Proposal at 15177 Thrift Avenue (BC Liquor Distribution Branch)

Category		Qualitative Assessment		
		Meets Expectations	Does Not Meet Expectations	Unsatisfactory
1	Meets TUP Location Requirements in Zoning Bylaw	<i>All location requirements met</i>	<i>One location requirement not met (DVP required)</i>	<i>Multiple location requirements not met (DVP required)</i>
	Rating:			
2	Description of applicant's business undertaking and experience	<i>5+ years experience</i>	<i>1-5 years experience</i>	<i>No experience</i>
	Rating:			
3	Description of any enforcement action(s)	<i>No concerns</i>	<i>Minor concerns</i>	<i>Significant concerns</i>
	Rating:			
4	Business plan and 'good neighbour' approach	<i>Comprehensive plan</i>	<i>Plan lacks detail or not reasonable</i>	<i>No plan</i>
	Rating:			
5	Provision of educational initiatives regarding impairment and nuisance issues related to cannabis use	<i>Comprehensive educational initiatives</i>	<i>Few educational initiatives (e.g. written material only)</i>	<i>No planned educational initiatives</i>
	Rating:			
6	Detailed store location, access and design proposal	<i>Functional design and access</i>	<i>Not functional design / access</i>	<i>Potentially dangerous conditions for loading/customers</i>
	Rating:			
7	Detailed assessment on impacts to child care facility if within 200 metres	<i>N/A, or comprehensive assessment and mitigation plans</i>	<i>Assessment or mitigation plans lack detail or not reasonable</i>	<i>No assessment or plan</i>
	Rating:			
8	Willingness to enter into a good neighbour agreement	<i>Demonstrated ability to be good neighbour and willing to enter agreement</i>	<i>Willing to enter agreement</i>	<i>Unwilling to enter agreement</i>
	Rating:			

APPENDIX C

Evaluation of Proposal at 1550 Johnston Road (Choom BC Retail Holdings Inc.)

Category		Qualitative Assessment		
		Meets Expectations	Does Not Meet Expectations	Unsatisfactory
1	Meets TUP Location Requirements in Zoning Bylaw	<i>All location requirements met</i>	<i>One location requirement not met (DVP required)</i>	<i>Multiple location requirements not met (DVP required)</i>
	Rating:			
2	Description of applicant's business undertaking and experience	<i>5+ years experience</i>	<i>1-5 years experience</i>	<i>No experience</i>
	Rating:			
3	Description of any enforcement action(s)	<i>No concerns</i>	<i>Minor concerns</i>	<i>Significant concerns</i>
	Rating:			
4	Business plan and 'good neighbour' approach	<i>Comprehensive plan</i>	<i>Plan lacks detail or not reasonable</i>	<i>No plan</i>
	Rating:			
5	Provision of educational initiatives regarding impairment and nuisance issues related to cannabis use	<i>Comprehensive educational initiatives</i>	<i>Few educational initiatives (e.g. written material only)</i>	<i>No planned educational initiatives</i>
	Rating:			
6	Detailed store location, access and design proposal	<i>Functional design and access</i>	<i>Not functional design / access</i>	<i>Potentially dangerous conditions for loading/customers</i>
	Rating:			
7	Detailed assessment on impacts to child care facility if within 200 metres	<i>N/A, or comprehensive assessment and mitigation plans</i>	<i>Assessment or mitigation plans lack detail or not reasonable</i>	<i>No assessment or plan</i>
	Rating:			
8	Willingness to enter into a good neighbour agreement	<i>Demonstrated ability to be good neighbour and willing to enter agreement</i>	<i>Willing to enter agreement</i>	<i>Unwilling to enter agreement</i>
	Rating:			

APPENDIX D

Application Package for 1484 Johnston Road (A Little Bud Cannabis Ltd.)

Business Plan

Letter of Intent:

A Little Bud Cannabis intends to open a Cannabis Retail Store at 1484 Johnston St, White Rock B.C in full compliance with the requirements of the province of British Columbia and the City of White Rock, BC.

We also intend to set a standard for cannabis retail in White Rock that is unparalleled in the Canadian market. Our focus will include: cannabis safety, education and consumer responsibility. We have a strategy to provide customer resources never before offered by a cannabis retailer.

We are an owner-operated cannabis company. As such, we are customer focused and intend to build direct connections with the community we serve. Since it's inception, the owners and management of A Little Bud have been directly involved with our customers and staff to ensure the best possible cannabis retail experience. This will not change with our White Rock location and we believe we will be a great addition to White Rock's current model of small business.

Our business experience includes 18 months of award-winning sales of medicinal cannabis in Abbotsford, BC. As owners we also have decades of customer service and retail experience which has allowed us to narrow our focus to a very specific mandate:

**Treat your employees, customers and community with courtesy and respect,
educate and engage each consumer, and the business will thrive.**

Our intended operating practices include:

- Assurance of adult only entry in to cannabis areas.
- Engaging educational components.
- Cannabis library.
- Trained educated cannabis passionate staff offering personalized bud tending service.
- Express serve station.
- Dedicated Cannabis help line for all cannabis related inquiries and concerns.
- Above required security measures.
- A charitable component that sets a very high expectation for community donations and support in the city of White Rock from cannabis retailers. (2018's donations from A Little Bud to programs in need in Abbotsford exceeded \$33,000).

Further details of our proposal are set out later in this application.

Thank you for your consideration in this proposal,

Randy Tingskou, Kaleigh MacAlpine and A Little Bud team

Randy Tingskou

Co-Owner and Operator of A Little Bud



Owner - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- We chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop. This was due to the fact that our primary purpose was to enable those needing medicinal marijuana to have fair access, and with legal shops now open we no longer served this purpose.

Owner of Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and cultivated an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Lead community-minded initiatives while appreciating staff with above average living wages.

General Sales Manager - Wolfe Chilliwack Mazda

July 2013 to Aug. 2014

- Successfully managed a team of 27 staff while ensuring their compliance with the Motor-Vehicle Sales Authority of British Columbia.
- Maintained a positive work environment that nurtured productivity and goals.
- Exceeded branch sales targets while promoting corporate growth.

Automotive Sales - Abbotsford Volkswagen, BMW Langley, Freeway Mazda, Don Quast Hyundai, Freeway Mazda

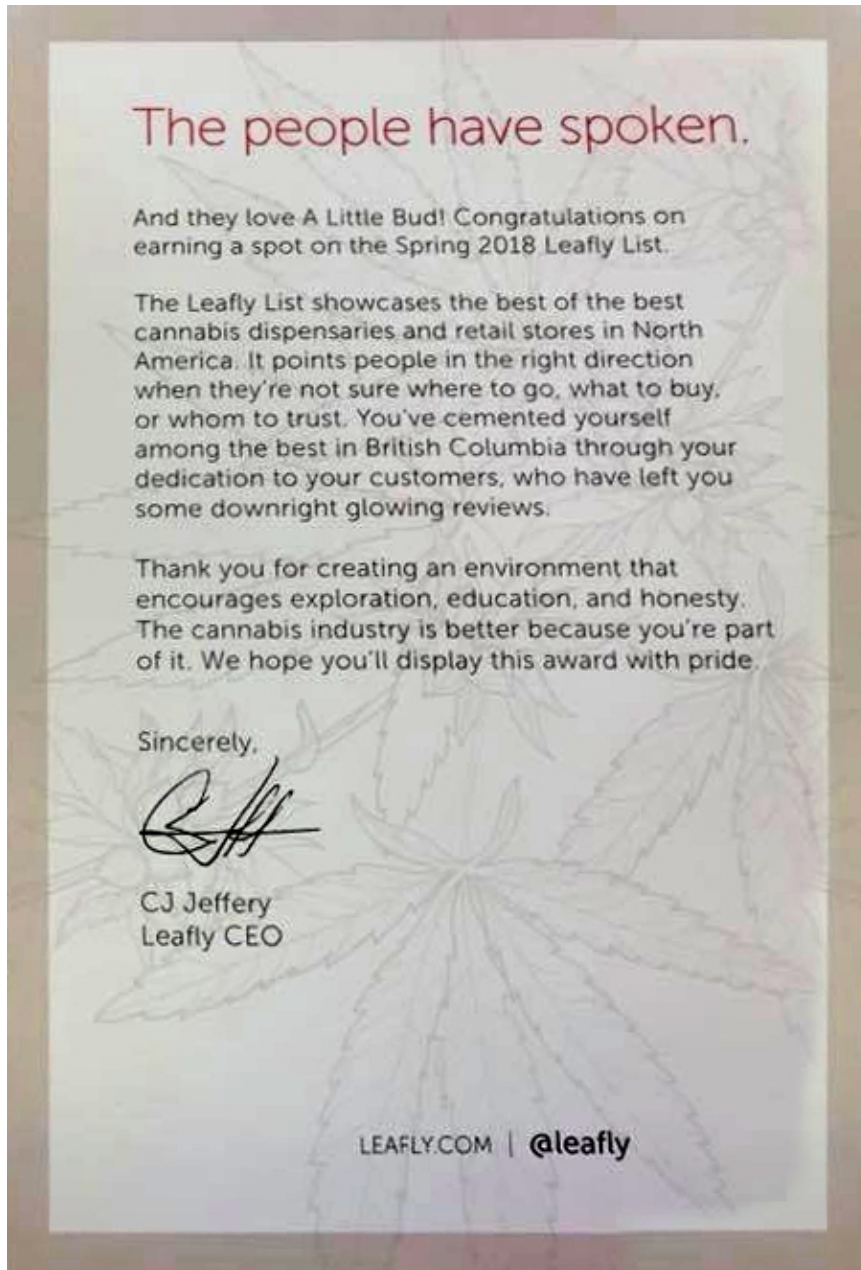
Mar. 2007 to June 2013, Sept. 2014 to Apr. 2015, Nov. 2015 to June 2017

- Continually held a licence with the Motor-Vehicle Sales Authority of British Columbia with zero judgements or actions.
- Surpassed all performance goals while constantly striving to improve.
- Upheld the values and integrity of each employer.

Randy Tingskou held a valid licence with the Motor-Vehicle Sales Authority (an independent, non-profit provincial regulatory agency that oversees the commercial retail sales of personal-use motor vehicles in British Columbia) for a total of 110 months (9.2 years) between the years of 2007 and 2017.

Awards from Leafly

When we say award-winning, we mean it. Leafly is the largest cannabis information and education resource website in the world, with over 15 million monthly visitors and 40 million page views across its website and mobile applications. Leafly allows users to rate and review different strains of cannabis and cannabis dispensaries.



Proposed Timeframe

From the date of issuance of Temporary Use Permit(TUP) and any required building or renovation permits, it is estimated that the business will be able to commence retail sales of cannabis **within 90 days**.

We estimate that renovations to achieve provincial, municipal and A Little Bud's safety and security standards will take 60-90 days to complete. During that time, we will obtain an appropriate business license, finalize provincial licence requirements (including inspections and staff training requirements), stocking product in the store, and integration of a federally compliant POS system.

Compliance with Senior/Local Government

The business will comply with all the requirements of the federal Cannabis Act and its regulations, including new regulations anticipated in October, 2019, as well as the BC Cannabis Control and Licensing Act and Cannabis Distribution Act and any regulations thereunder, and all of the local government requirements of the City of White Rock.

Willingness to Enter a “Good Neighbour Agreement” & Good Neighbour Practices

The business is willing to enter into a “Good Neighbour Agreement” with the City of White Rock and engage in good neighbour practices. Our goal is to go above and beyond the standard practices for companies who do business within the community. In addition to the traditional “Good Neighbour Agreement” the company also proposes the following:

Recycling Program for Cannabis Packaging

- Customers can return cannabis packaging including plastics and cardboard to our location and we will:
 - Recycle it when possible.
 - Work with companies who re-purpose the packaging materials.
 - Ensure what is not recycled is re-purposed or safely disposed of.

Cannabis for Communities Initiatives:

The Green Team (led by 2 members of staff with special high visibility vests identifying them as Green Team leaders) will conduct neighbourhood clean ups (territory would include North Bluff Road, George Street, Thrift Avenue, and Martin Street) twice weekly that include:

- Garbage and waste removal including sidewalks, alleys and obvious areas of need.
- Safe removal and disposal of hazardous drug paraphernalia. (i.e. needles)
- Identification and reporting of graffiti and any other neighbourhood nuisances.

Little Bud Club

We are excited to propose A Little Bud’s “Little Bud Club”. Little Bud Club is a community-based club that will organize events which will benefit the communities we operate in. This club will be open to all customers who wish to join us. It is an open invitation to everyone who shares our values and would like to join us in giving back to the community. Customers will sign up for Little Bud Club by providing their email address and will be invited to our Facebook page which would include monthly updates and community outreach statistics.

Our Pledge:

A Little Bud Takes Pride in the Following:

- We pride ourselves on being Cannabis educated and informed especially in matters related to safe storage, transportation and consumption of Cannabis. (secure from minors and pets).
- We treat others with respect and courtesy especially in regards to Cannabis. We understand when and where it is appropriate to indulge and to consider the needs of everyone involved.
- We value our environment and as such we recycle, reuse or safely dispose of all our cannabis products and packaging.
- We value giving back to the communities we work and live in and we believe we have a responsibility to give back to our communities through volunteering and financial support when possible.
- We value our neighbours and neighbourhoods, and will adhere to the ALB “Good Neighbour Plan” as well as any required by the City.

Willingness to Enter a “Good Neighbour Agreement” & Good Neighbour Practices - Continued

Proposed 2.5% Surcharge to Benefit the Community of White Rock

A Little Bud proposes a surcharge of 2.5% on all cannabis products that contain THC be incorporated into our pricing strategy. The goal of this surcharge is to raise additional funds to benefit programs and causes in the community. Not only do we wish to continue the great work we’ve done in the past with non-profits and community causes, we actually want to take it a step further by ensuring that the profitability of cannabis benefits the community, not just the business.

For example in our first fiscal year as a medicinal business we were fortunate enough to be able to donate more than \$33,000 cash to non-profits and food banks in the community and also collected and donated more than 30 individual 55 gal barrels of food to our local food bank.

Our estimates suggest that with a legal recreational market A little Bud will be able to far exceed our previous donations. We wish to work closely with local non profits as well as the City of White Rock to better understand where donation of these funds could be most impactful.

For example, 3.5 grams of Cannabis priced at \$50.00 will retail for \$51.25 at our White Rock location. All proceeds of the 2.5% surcharge will go directly to the community we serve. This surcharge will not apply to CBD products which will remain at our “compassionate pricing” model. This will only apply to products which contain THC.

This would set a precedent for the City of White Rock moving forward, implying that similar surcharges to benefit the community would be the status quo should the city choose to add additional cannabis stores in the future.

Community Donations and Service:

Security bags are required for all cannabis purchases at an additional cost of \$1 however we will supply this free of charge should the customer donate a non perishable food item for the White Rock - South Surrey Food Bank.

- Programs will be chosen (with the help of the Council or Community Services) that are most in need and we will develop a game plan to offer ongoing support.

Initiatives Already Successfully Undertaken by A Little Bud Abbotsford, BC Include:

- \$5000 cash to the Chilliwack Food Bank.
- Over \$10,000 cash to the Abbotsford Food Bank.
- 30 times 55 Gal. barrels of non perishables donated to the Abbotsford Food Bank.
- \$2500 cash donation to Lookout Society of Abbotsford .
- \$10,000 in essentials (hygiene products etc) purchased and donated to the Lookout Society of Abbotsford.
- \$3000 cash donations to local SPCA.

Proposed Educational Initiatives Regarding Impairment and Nuisance

Potential issues identified by A Little Bud include:

1. Driving while under the influence
2. Consumption of cannabis while driving
3. Noise emissions
4. Uncivil behaviour
5. Overcrowding
6. Access to minors
7. Employee Identification
8. Garbage and litter
9. Odour or smell

Please Note: A Little Bud will fully comply with all LCRB rules and regulations including Division 7 General Rules and Requirements pertaining to good neighbour approach.

A Little Bud Proposes the Following Steps to Bolster our “Good Neighbour Approach”

- All staff will be required to complete all Cannabis related training and educational tools once available from the LCRB as a condition of employment.
- A dedicated text and call line for all Cannabis related questions or concerns with a First Aid level 2 trained staff member responding and operating during opening hours.

In-store Signage with Detailed Explanation Regarding:

- Our core values will be proudly displayed in multiple locations explaining what our brand and employees value about cannabis and using it responsibly.
 - See Image 1, Pg. 23
- To compliment our core values we will have an in-store poster encouraging our customers to join the Little Bud Club by taking the pledge. Members will receive information, updates and invitations related to our community programs and volunteering opportunities.
 - See Image 2, Pg. 23
- Clear signage explains that no minors are allowed in-store even if accompanied by a parent or guardian (unlike liquor stores). It also explains that it is illegal to purchase cannabis for minors and clearly states the penalties.
 - See Image 3, Pg. 23
- No persons showing obvious signs of intoxication will be served. No exceptions.
 - See Image 4, Pg. 23
- Leave cannabis products unopened until you have safely arrived at your destination.
 - See Image 5, Pg. 24
- Maximum purchase limits including equivalent amounts for oils and edibles.
 - See Image 5, Pg. 24
- Cannabis be inaccessible to the driver and occupants (for example in the trunk).
 - See Image 5&7, Pg. 24
- Where cannabis can be consumed typically within the Province of B.C.
 - See Image 5, Pg. 24
- Where and where not to consume cannabis specifically in the City of White Rock.
 - See Image 6, Pg. 24
- Cannabis is NOT to be consumed on site (A Little Bud can be held liable and will refuse service moving forward).
 - See Image 7, Pg. 24
- Where and where not to park when shopping at A Little Bud with emphasis on NOT utilizing the church or daycare parking lot.
 - See Image 8, Pg. 24

Detailed information on the where cannabis can and cannot be consumed in the City of White Rock will be provided in-store. This information will be taken from the Cannabis Licensing and Control Act as well as the City of White Rock Public Health Smoking Protection Bylaw.


Our in-store POS system also supports digital signage which can display educational information and A Little Bud initiatives.

1. Posted behind cashiers in showroom

A Little Bud

Our core values:

- We pride ourselves on being cannabis-educated and informative especially in matters related to safe storage, transportation and consumption of cannabis
- We treat others with respect and courtesy, especially with respect to cannabis. We understand when and where we indulge needs consideration
- We value our environment and as such we recycle, reuse or safely dispose of all our cannabis products and packaging
- We value giving back to the communities we work and live in. We believe we have a responsibility to give back to our communities through volunteering and financial support when possible
- We value our neighbours and neighbourhoods and adhere to the ALB "Good Neighbour Plan"

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

2. Posted behind cashiers in showroom

A Little Bud

**Take The Pledge
join our Little Bud Club!**

What is the Little Bud Club?

Little Bud Club is a group of community-minded individuals that want to make the world a better place. We take part in volunteer events such as trash pick-up days, helping out local shelters and charities with donations, toy-drives, and community fundraising events

How do I become a member?

Ask a budtender for more details
Sign up and become
a member today!

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

3. Posted behind ID check in
age verification room

A Little Bud


**ABSOLUTELY NO ONE UNDER 19
IN OUR STORE EVEN IF
ACCOMPANIED BY AN ADULT**

Why?

You, the minor, can be fined up to \$2000
We, the business, can be fined up to \$50,000 and
the employee who allowed entry can
receive up to 6 months jail time
- Part 6, Division 4, Section 109 & 110 of the Cannabis Control and Licensing Act of BC

**It is illegal to purchase cannabis
products for a minor**

You can receive up to \$10,000 in fines
and/or 6 months jail time
- Part 6, Division 4, Section 109 & 110 of the Cannabis Control and Licensing Act of BC

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

4. Posted in age verification room and
cannabis showroom

A Little Bud


**No service to anyone who appears
to be under the effects of drugs/alcohol**
- Part 4, Division 6, Section 49, Subsection 2(a) & 2(b) of the Cannabis Control and Licensing Act of BC

**No consumption of cannabis
on A Little Bud property**

If consumption occurs on our property, we are
deemed liable and are subject to a minimum
\$100 fine, maximum \$2000
- Part 5, Division 3 of the Cannabis Control and Licensing Act of BC

**If you are found to be breaking these
laws, you will not be welcome back**

If any person is found to be breaking any
municipal/provincial/federal laws or
the A Little Bud Code of Conduct they
will be escorted from the premises and
asked not to return. We reserve the
right to refuse service at any time.

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

5. Posted in age verification room

A Little Bud

How much cannabis can I purchase?
You may carry up to 30 grams of dried cannabis or its equivalent in a public place

Where can I enjoy cannabis?
You may generally smoke cannabis anywhere you can smoke tobacco or vape products

How can I transport cannabis?
Cannabis must either be in the original unopened packaging, or “not readily accessible to the vehicle occupants”
Keep it in the trunk!


 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

6. Posted in age verification room and cannabis showroom

A Little Bud

Where can I smoke in White Rock?
Within your own home, private property that allows smoking cannabis, and in public as long as you are not within 7.5m of an entryway, window or doorway.
With caution and discretion!

Where can't I smoke in White Rock?
The beach, pier, promenade, public parks, playgrounds, bus stops, vehicles/boats, and within 7.5 meters of any entryway, window or air intake of a building

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

7. Posted in parking lot behind store

A Little Bud
PARKING ONLY
No consumption of cannabis products on ALB property!

Why?
We can be held liable for your actions!
Up to a \$5,000 fine and/or 3 months in jail for a first offence, \$10,000 fine and/or up to 6 months in jail for a second offence
- Part 5, Division 5, Section 81, Subsection 2(b) of the Cannabis Control and Licensing Act of BC

How must I transport cannabis?
Cannabis must “not be readily accessible to the driver or any passengers in the vehicle.”
Keep it in the trunk!
- Part 5, Division 5, Section 81, Subsection 2(b) of the Cannabis Control and Licensing Act of BC

Why?
Fines for improperly stored cannabis in a vehicle start around \$230 and can go up to \$5000

Please be respectful of our neighbors
Keep noise to a minimum

8. Posted directly inside entrance door

A Little Bud
Where did you park?



 A Little Bud  Public Parking  No Customer Parking

A Little Bud customers please park only in designated stalls in the rear of the building or one of the numerous parking lots Northwest of our location. Please do not park at the Presbyterian Church.

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

From: [Randy Tingskou](#)
To: [Carl Isaak](#); [Athena von Hausen](#)
Subject: Addition to educational initiatives
Date: Thursday, November 21, 2019 12:09:47 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope everyone is well.

In our continued effort to bring forward the best possible cannabis retail experience to the City of White Rock we have a small addition to include on our proposed educational initiatives.

We are proposing arranging 4 cannabis information sessions annually to be hosted at a rented venue in the community in which cannabis speakers and experts can engage the public. It would be paid for by our store however there would be no on site promotion of A Little Bud. It would simply be an opportunity for the public to engage and ask questions to experts who are NOT retailing.

Our first information session would be hosted by David "Hutch" Hutchinson (Medical marijuana advocate and speaker, including for the Arthritis Society for Canada and Brain Tumor Foundation of Canada). Additional information sessions would include speakers from cannabis advocacy, health and wellness and the history of cannabis.

All information nights would be free to White Rock residents, although donation of a non-perishable food item would be encouraged. All items collected would be donated to Sources Food Bank.

We apologize for the late entry however we are completely committed to providing the best possible service and believe this addition would be a great compliment to our already extensive educational initiatives.

Please advise if this can be included to council.

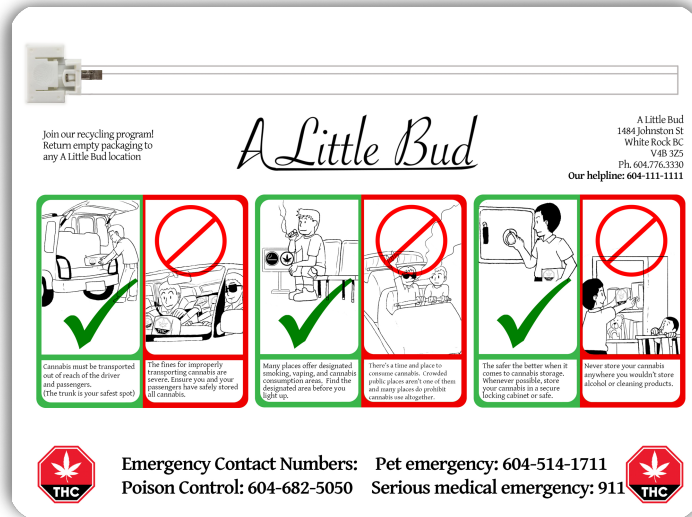
Thanks,

Randy and Team.

Proposed Educational Initiatives Regarding Impairment and Nuisance - Continued

All cannabis products will be placed in sealed child resistant packaging that will be stamped with instructions about safe cannabis transportation and storage at home including:

- THC warning label clearly marked on both sides.
- Emergency Contact information to include poison control and veterinary hotline for pets.
- Detailed information on where cannabis can and cannot be consumed in BC and White Rock.
- Free help line manned during opening hours answering any and all cannabis questions.
- Recycling and drop off information for used cannabis packaging.
- Cannabis Facts i.e. safe transportation, storage and consumption ideas (These will include informative images highlighting 3 educational facts/best practices regarding transportation, storage and consumption along with a short note explaining it).



The design we have chosen for our child resistant packaging conforms with Health Canada's current educational initiative.

See link below for details.

https://www.canada.ca/en/services/health/campaigns/cannabis.html?utm_campaign=cannabis-18&utm_medium=vurl-en&utm_source=canada-ca_cannabis

Examples from Health Canada:



Parking lot and Stall Signage Strategy:

- Absolutely zero cannabis consumption on site.
- Don't forget to keep your purchase out of reach while transporting, it's the law.
- Do not consume any Cannabis products until you've safely arrived at your destination.
- Please respect our neighbourhood and keep quiet in our parking lot.
- See Image 7, Pg. 24

Operating Details

Store Hours

Monday: 10AM - 11PM
Tuesday: 10AM - 11PM
Wednesday: 10AM - 11PM
Thursday: 10AM - 11PM
Friday: 10AM - 11PM
Saturday: 10AM - 11PM
Sunday: 11AM - 8PM

Operating hours are a direct effort to mitigate any potential issues with respect to traffic and parking for the pre-existing day care at 1480 George Street. Drop off time at St.Johns Daycare is 7:30AM - 9AM Monday to Friday. These hours allow daycare traffic to dissipate for one hour while at the same time maintaining competitive operating hours with the surrounding retail liquor stores.

Both liquor and cannabis fall under the same regulatory body (LCRB) and it is our belief that if liquor in the area is available until 11pm cannabis should be too.

Reference:	White Rock Liquor Store 15144 North Bluff Rd 9 AM - 11 PM Monday - Sunday	Sandpiper Liquor Store 1235 Johnston Rd 10 AM - 11 PM Monday - Sunday	Marine Drive Liquor Store 15447 Marine Dr 10 AM - 11 PM Monday - Sunday	St. John's Daycare 1480 George St. 7:30 AM - 6 PM Monday - Sunday
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Number of Employees

27 employees
- Full Time 12
- Part time 15

Additional Staffing Notes:

As part of our staffing structure we will always have one senior manager, and two floor managers on duty during operating hours.

There will be a minimum of 8 staff on shift including a dedicated ID person (security) at point of entry.

There will always be one first aid level 2 trained staff member on shift.

All Cannabis for sale stored and secured in cannabis fulfilment room at all times.

We are very pleased to have such a diverse and talented group of managers at A Little Bud. Each manager has a broad set of skills they bring the table, and we would like to share them with you. In the following pages we have attached the C.V. of managers and partners who have compiled this application. We are certain they will continue to lead our company, as well as the cannabis industry, to a bright and prosperous future.

Kaleigh MacAlpine

Co-Owner and Operator of A Little Bud



Co-Owner - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- We chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop. This was due to the fact that our primary purpose was to enable those needing medicinal marijuana to have fair access, and with legal shops now open we no longer served this purpose.

Administrator of Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and helped cultivate an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Helped lead community-minded initiatives while appreciating staff with above average living wages.
- Managed stock acquisition and allocation, and payroll.

Stay-at-home Mother

2015 to 2017

- [Redacted]

Waitress - Dragon Fort

2012 to 2015

- Successfully operated in a high-demand workplace.
- Took on a multitude of roles while operating as hostess, waitress and server.
- Met all requirements and maintained a food and health safety environment.

Martin McCarthy

Manager - A Little Bud Glass and Gifts Oct. 2018 - Present

- Working with owners to secure licensing .
- Assist in hiring and training of staff as well as set up of new stores.
- Oversaw sales of glass & cannabis accessories while providing information for all things related to legal cannabis.

Kitchen Manager - Boston Pizza 2009 - 2012

- Oversaw operations of 60+ members of staff.
- Responsible for hiring, training, disciplinary actions, health and food safety, customer feedback and complaints.
- Ensured brand standards while also managing clerical duties including payroll, budgeting, financial forecasting, ordering and inventory management.

Restaurant Employment

Hooked Fish Bar Canada - Chef	2016 - 2016
Sanctuary Lakes Hotel Australia - Chef	2012 - 2012
Fair Weathers New Zealand - Cook	2012 - 2012
Renaissance Brewery New Zealand - Brewhand	2012 - 2012
The Yew Tree U.K. - Head Chef	2004 - 2004
Old Golf House Hotel U.K. - Assistant Kitchen Manager	2003 - 2004
The Black Horse Inn U.K. - Cook	2003 - 2003
Bedruthan Hotel U.K. - Cook	2002 - 2003
Holiday Inn U.K. - Cook	1999 - 2002

I began my working career in the foodservice industry. The majority of positions held while living in the U.K. were food related while working towards becoming a red seal chef. Various positions held while travelling abroad in 2012.

Construction/Carpentry Employment

Birchwood Homes LTD - Carpenter	2017 - 2018
Henry Drilling - Labourer/crewleader	2014 - 2015
Mika Mika Construction - Framer	2007 - 2009
Hauser Custom Home - Apprentice carpenter	2006 - 2007

Upon gaining permanent residency in Canada, I entered into the carpentry field. I had the pleasure of gaining experience while helping build upwards of 40 homes in the Fraser Valley.

Stay-at-home Father Portions of 2017 & 2018

- [REDACTED]

Jeremy Gabel



Shift Leader - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Help day-to-day business operations while working to obtain licensing.
- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- A Little Bud chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop.

Shift Leader - Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and cultivated an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Lead community-minded initiatives while appreciating staff with above average living wages.

Level 1 Insurance Agent - Meier Insurance, Central Valley Insurance

Sept. 2012 to Oct. 2017

- Successfully operated as a customer service representative for the brokerage I represented at various car dealerships across the lower mainland.
- Exceeded goals set by management monthly.
- Zero actions against Jeremy from the Insurance Brokers Association of British Columbia.

Previous Employment Opportunities

MTF Price Matters Fall 2010 - Winter 2011

- Assisted in launching online sales website.

Greater Vancouver Zoo Spring 2010 - Fall 2010

- Seasonal tourism position.

Pro Sound and Stage Lighting Spring 2008 - Spring 2010

- Maintenance and sanitation.

Subway Spring 2007 - Spring 2008

- Worked in food industry while finishing highschool.

Operating Details - Continued

Our experience and award winning expertise in the cannabis field has led to the development of a unique customer service experience. This experience ensures every customer will have unlimited time with trained and educated cannabis professionals whose job it is to ensure the most positive and educational cannabis experience possible.

Customers will be greeted by a much needed renovated storefront with scenes of beautiful White Rock discretely covering the windows of the store and “Age 19 and over Please have ID ready” on the doors. As always, we will proudly display our “All pets welcome” sign on all exterior doors as well. Customers will enter the 220 sq/ft age verification lounge which will include our cannabis packaging recycling center, ID verification station and cannabis education center. This room is used as separation of customer and cannabis displays until age verification can be completed and to ensure proper customer flow.

Once the customers age has been verified they will be greeted at the door to the cannabis display area by a trained bud tender who’s sole job is ensuring that particular customers needs are met from beginning to end of sale. The cannabis showroom is a bright and open concept room with secure, locking, modular, and mobile displays showing all cannabis products available.

Our previous experience in medicinal cannabis taught us just how important a budtenders role truly is. Our budtenders build rapport with the customer and use their time together to help educate people about everything from strains to safe handling, storage and consumption of cannabis. They are front line educators of cannabis and help to solidify our core values with our clients.

Customers will have a chance to see and smell cannabis products and ask all questions they may have all while being guided by a trained professional. In some cases a customer may already know what they want and they will have the option of using our express serve counter.

We are very proud that our design allows interaction with the cannabis products, yet for security the actual bulk of products will always be secured in the fulfilment center pending purchase completion.

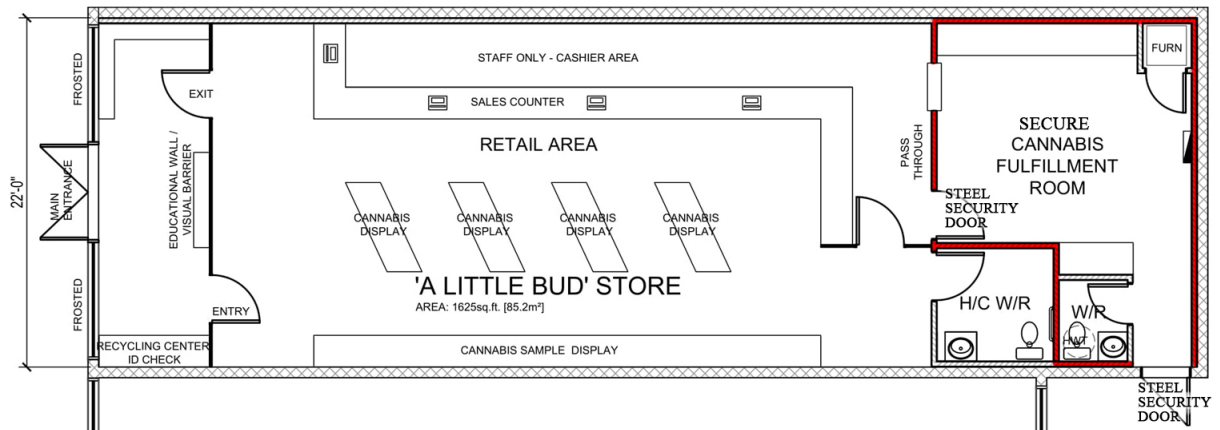
After selecting their cannabis products customers will be walked to the checkout and turned over to a cashier who will AGAIN verify age and identity before completing the sale. The purchase will then be sealed in a child resistant educational and informative reusable bag.

As the customer leaves the store they will find our cannabis library full of pamphlets, books and magazines on cannabis. Most of the material at this station is free for the customer to take and enjoy. Some materials will be for sale as we plan on an extensive library with materials covering the history of cannabis, the most up-to-date cannabis news and books as well as information about growing, storing and caring for cannabis in general.

Proposed Security Measures

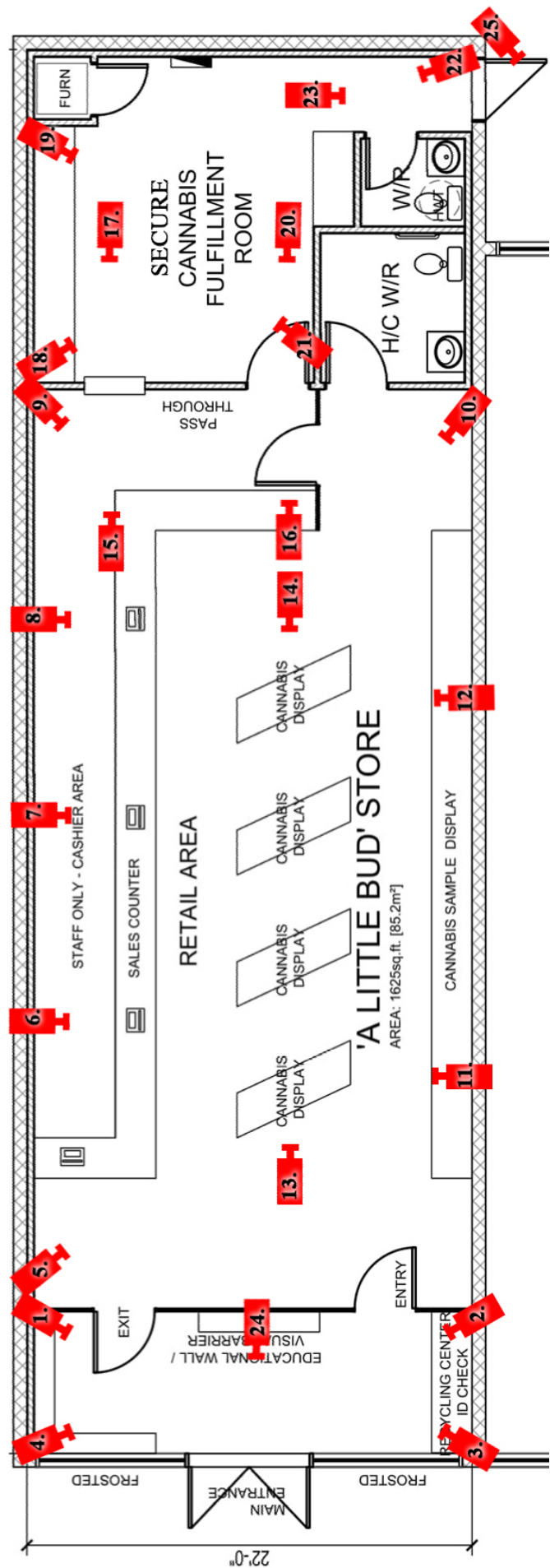
- Steel security bars in all windows.
- Rolling security shutter for all entry points to be utilized when closed in addition to steel security bars.
- Off site monitored alarm system with motion sensors, door and window sensors, as well as 2 way voice communication.
- Dedicated security/age verification person to ensure no one under 19 can enter the retail area.
- 28 High definition 4k security cameras with a 1 terabyte physical hard drive and cloud backup with remote monitoring capabilities.
- Minimum 8 staff members on at all times including 1 senior manager and dedicated ID Check/Security person at point of entry.
- Cannabis fulfilment center (adjacent to secure cannabis storage) with secured access and locking cannabis storage.

- All exterior doors/windows have frosted glass to prevent view from outside building
- All exterior doors/windows have security bars installed
- All exterior doors/windows have locking security rolling shutters
- Entrance has visual barrier before ID check to prevent view of product until ID & age verified
- Cannabis storage room will require key entry (indicated in RED)



Key:

- | | | |
|------------------------------|--|--|
| 1. ID check/educational area | 13. Cannabis showroom | 21. Secure cannabis storage/fulfillment room |
| 2. ID check/educational area | 14. Cannabis showroom | 22. Secure cannabis storage/fulfillment room |
| 3. ID check/educational area | 15. Cannabis showroom passthrough | 23. Secure exit |
| 4. ID check/educational area | 16. Door from secure cannabis storage/fulfillment room | 24. Main entrance |
| 5. Entrance/ID check | 17. Cannabis showroom passthrough | 25. Rear secure entrance |
| 6. Till | 18. Secure cannabis storage/fulfillment room | 26. Parking lot (not shown) |
| 7. Till | 19. Secure cannabis storage/fulfillment room | 27. Parking lot (not shown) |
| 8. Till | 20. Door to secure cannabis storage/fulfillment room | 28. Parking lot (not shown) |
| 9. Till/Showroom | | |
| 10. Till/Showroom | | |
| 11. Till/Showroom | | |
| 12. Till/Showroom | | |



Insurance Bonding Information

We are prepared to enter into any bonding requirements the City may have in this regard.

We contacted a local insurance broker Central Valley Insurance Services Ltd and we have attached their response for your information and consideration.

Insurance Bonding for a potential Cannabis Retail Location

Tecia Beulens

to me ▼

To Whom it May Concern:

Per your request, we have looked into bonding for a potential cannabis retail location.

We have several companies which would be willing to write this type of retail for Liability, Contents and Crime.

- You had requested information on a bond, similar to that of a liquor bond for a liquor store. This type of bond guarantees that the applicant will abide by all statutes, laws and regulations and that they will pay the appropriate government fees and taxes. In this context and Cannabis bond does not yet exist. A similar bond which could possibly be issued would be a Sales Tax Bond, guaranteeing that the applicant will pay all of their sales taxes to the government.
- There is currently a policy in force, for A Little Bud, through A10K which includes "3D Crime Coverage", this 3D Crime cover essentially is an employee bond and covers theft and mishandling of company assets
- We have also found that CNS looks to be a favorable candidate as an insurer. Their packages are well rounded, also including Crime coverage and they are pro-cannabis.

Thank you for your inquiries and we look forward to assisting you in attaining the required coverage.

Kind regards,

Tecia Beulens

General Lines Representative
Central Valley Insurance Services Ltd.

160-32500 South Fraser Way | Abbotsford, BC | V2T 4W1
Phone: 604-744-0999 | Fax: 604-744-0998
tbeulens@insurebc.ca

Description of Enforcement Action or Proceedings Against Applicant

City of Abbotsford

Mr. Tingskou operated 'A Little Bud' as a medical dispensary in Abbotsford from July 17, 2017 until October 15, 2018, two days prior to federal legalization. The business received weekly fines for doing so in the amount of \$850 issued quarterly and paid all of those fines accordingly. Since then they have operated solely as a glass and gifts shop awaiting a decision by the City of Abbotsford as to whether they will proceed to license dispensaries or not.

Description of Enforcement Action or Proceedings Against Applicant - Continued

Vehicle Sales Authority



Vehicle Sales Authority
of British Columbia

March 21, 2019

Randall Tingskou

Via Email: randytingskou86@gmail.com

Re: Request for Licensing Information
File #19-02-255

Mr. Tingskou:

In response to your request, I have enclosed the materials pertaining to your licensing history with the VSA. I can also confirm that – other than the hearing notice included in those materials – no complaint or enforcement action was made or taken against you, while you were licensed as a salesperson.

I hope that this is helpful. Should you require additional information or materials, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "Charles List", with a large circular flourish.

Charles List, J.D.

Legal Administrative Assistant to the Privacy Officer

Description of Enforcement Action or Proceedings Against Applicant - Continued

We have attached a letter dated March 21, 2019 from the Vehicle Sales Authority of British Columbia confirming that no complaint or enforcement action was made or taken against Mr. Tingskou, while licensed as a salesperson and attaching a Hearing notice from January 15, 2014 that simply related to the issue of upgrading his sales license. He was working as a level 1 licensed salesperson and the MVSA introduced a level 2 requirement for all salespeople. It required attending licensing training for 3 days (mon-wed) and the dealership he was working for requested that we delay applying as there was talk that the level 2 requirements would soon be dropped. As such he waited accordingly until a final notice was sent. Upon receipt of the a final notice he immediately complied and completed the level 2 training successfully.

Assessment on how we will Minimize Impact on Child Care Facility

We are continuing to consider this issue and have set out some plans/suggestions/recommendations below and are open to any and all suggestions or recommendations by the City accordingly.

Potential issues and their solutions identified by A Little Bud include:

1. Driving while under the influence

- Strict “No service to intoxicated patrons” policy.
- In-store education about waiting until arrival at destination to consume.
- Signage in parking lot educating about penalties of driving intoxicated.
- Verbal communication from cashier to explain “no cannabis while driving”.

2. Cannabis and motor vehicles

- In-store education of the penalties of improperly stored cannabis.
- Signage in parking lot educating about penalties of improperly stored cannabis.
- Verbal communication from cashier explaining proper storage while driving.

3. Noise emissions

- Signage in parking lot indicating our request of being respectful to our neighbours.

4. Uncivil behaviour

- Any and all behaviour deemed unacceptable by A Little Bud will result in a lifetime ban from doing business with any of our stores or affiliates.
- The LCRB has put in place a recording and reporting process for any incidents which ALB will be strictly following.
- Any criminal activity will be reported to the police and documented.

5. Overcrowding

- The number of customers in store will be managed by ID check person to ensure the store never exceeds capacity.
- In the unlikely event that we experience queuing, the customers outside of the store will be directed by designated senior members of staff.
- We do not anticipate this to be an issue due to fast transaction times and express checkouts.

6. Access to minors

- Frosted windows prevent minors from seeing into store.
- Zero indication of cannabis sales from outside store due to modified A Little Bud logo.
- Minors are NOT allowed to enter store as per the Cannabis Control and Licensing Act of BC even if accompanied by a parent or guardian.
- Our store has an ID checking area, ensuring the verification of a persons age before viewing and access to the rest of the store containing cannabis.
- Any customers suspected of purchasing products for a minor will be given a lifetime ban from any A Little Bud store and our affiliates and reported to the proper authorities.

7. Employee identification

- Employees will be given a uniform to clearly indicate that they work for A Little Bud and are properly educated in dealing with cannabis.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

8. Garbage and litter

- In-store and parking lot signage indicating products should not be used until safely arriving at your destination.
- Garbage cans for use in-store as well as in the parking lot.
- The Green Team will be conducting neighbourhood clean-ups twice weekly and A Little Bud property cleanup daily.
- Due to products not being consumed on-site, we believe the garbage impact will be minimal. We encourage proper disposal of packing through our recycling program.

9. Odour or smell

- All cannabis is delivered to the retailer prepackaged by the producer in smell-proof and child resistant packaging.
- Prior to all sales, A Little Bud will put purchased products into our smell-proof and child resistant packaging before being given to customers.
- In-store and parking lot signage indicating products should not be used until safely arriving at your destination as well as indicating penalties.
- We will ensure there will be no cannabis consumed on site and anyone caught doing so will be banned from any A Little Bud stores and affiliates as well as reported to the proper authorities as it is an offence under the Cannabis Control and Licencing Act of BC to consume cannabis products at a cannabis retail location.

10. Vehicle traffic and parking

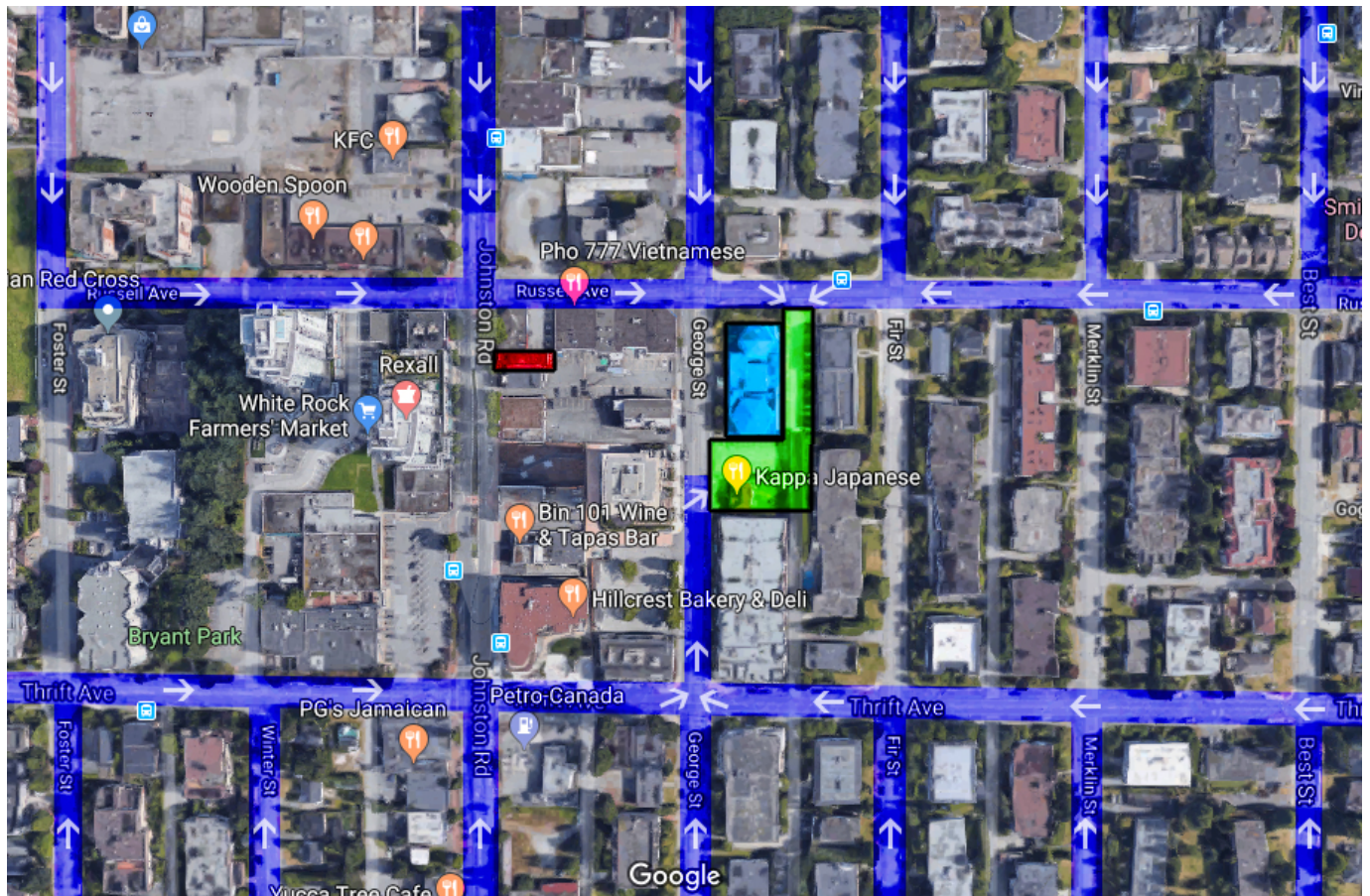
- Comprehensive parking plan to minimise vehicle congestion in the surrounding area.
- Additional educational initiative including detailed map with where customers can and cannot park displayed upon entry into A Little Bud's age verification area.
- Reduced A Little Bud store hours to facilitate pick-up and drop-off time at the daycare.
- To ensure our operations have a minimal impact on the existing child care facility we propose the opening time of 10AM in lieu of the standard 9AM opening time for cannabis and liquor stores in British Columbia.

In addition to the outlined potential problems and solutions, we wish to express a continual willingness to work with the City of White Rock and daycare facility to mitigate or resolve any unforeseen issues that may arise.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

After carefully reviewing driving and walking routes to St.John's Daycare at the Presbyterian Church in Canada at 1480 George St White Rock, it appears unlikely that such traffic would pass by the proposed store on the way to the daycare. Any vehicles coming from the North will most likely drive to Russell Ave and then over to the parking lot access at the church. Any vehicles coming from the South will most likely drive to Thrift ave and then up George St to the parking lot access at the church. Any route that takes the driver down Johnston Rd to get to the Presbyterian Church in Canada would be inefficient and unlikely.

The drop-off time for the St.John's Daycare at the church is 7:30AM-9:00AM. The vast majority of vehicles dropping young children off at the care centre will have left the neighbourhood prior to the opening of our proposed store at 10AM. This is due to the fact that many of the parents will need to be at their place of employment by 9AM.



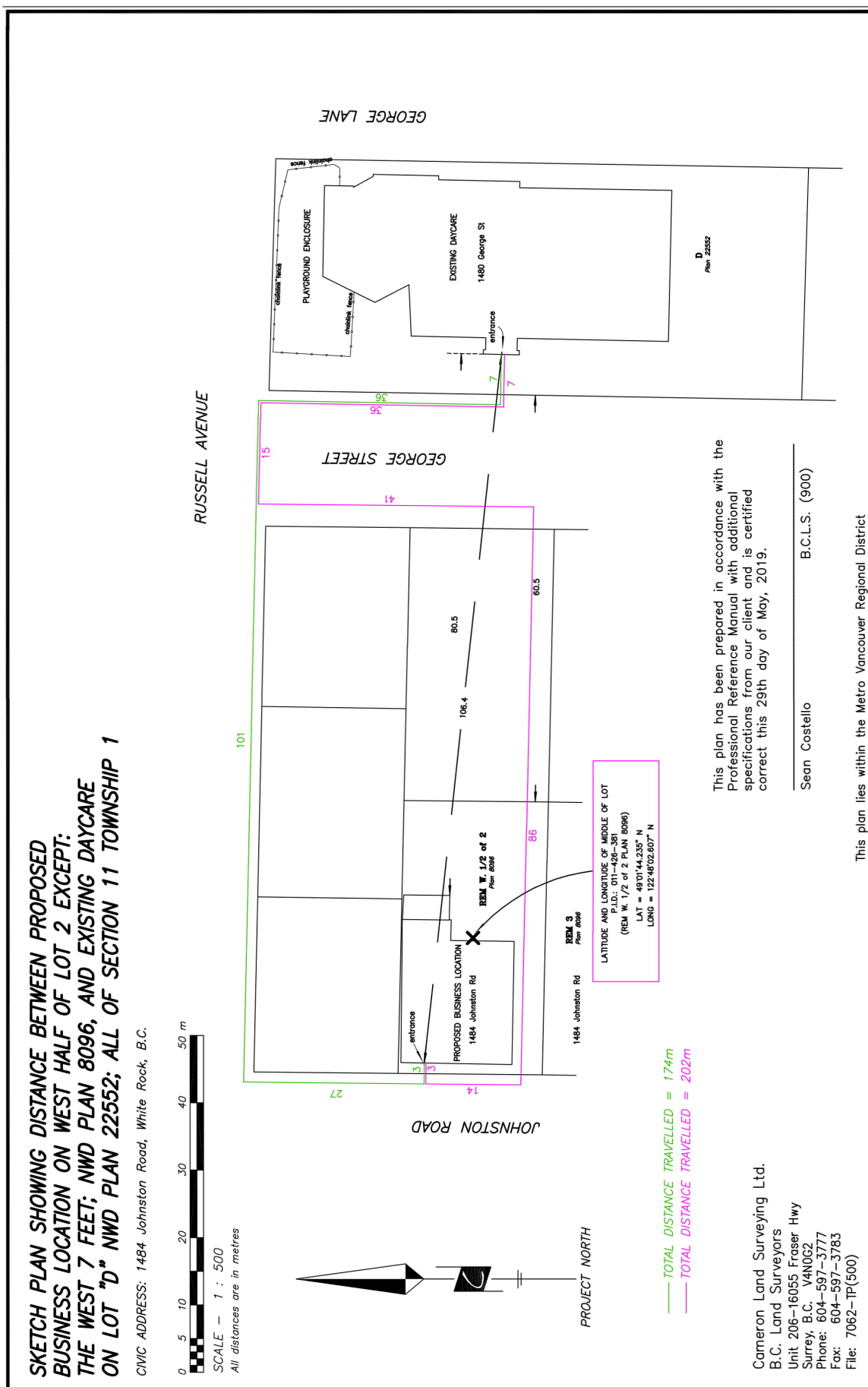
Legend:

A Little Bud: **Red**

Presbyterian Church in Canada: **Blue**

Presbyterian Church in Canada Parking Lot: **Green**

There will be no signage on the back of the building at the proposed location and no Cannabis or marijuana icons/photos/emblems on all exterior signage.

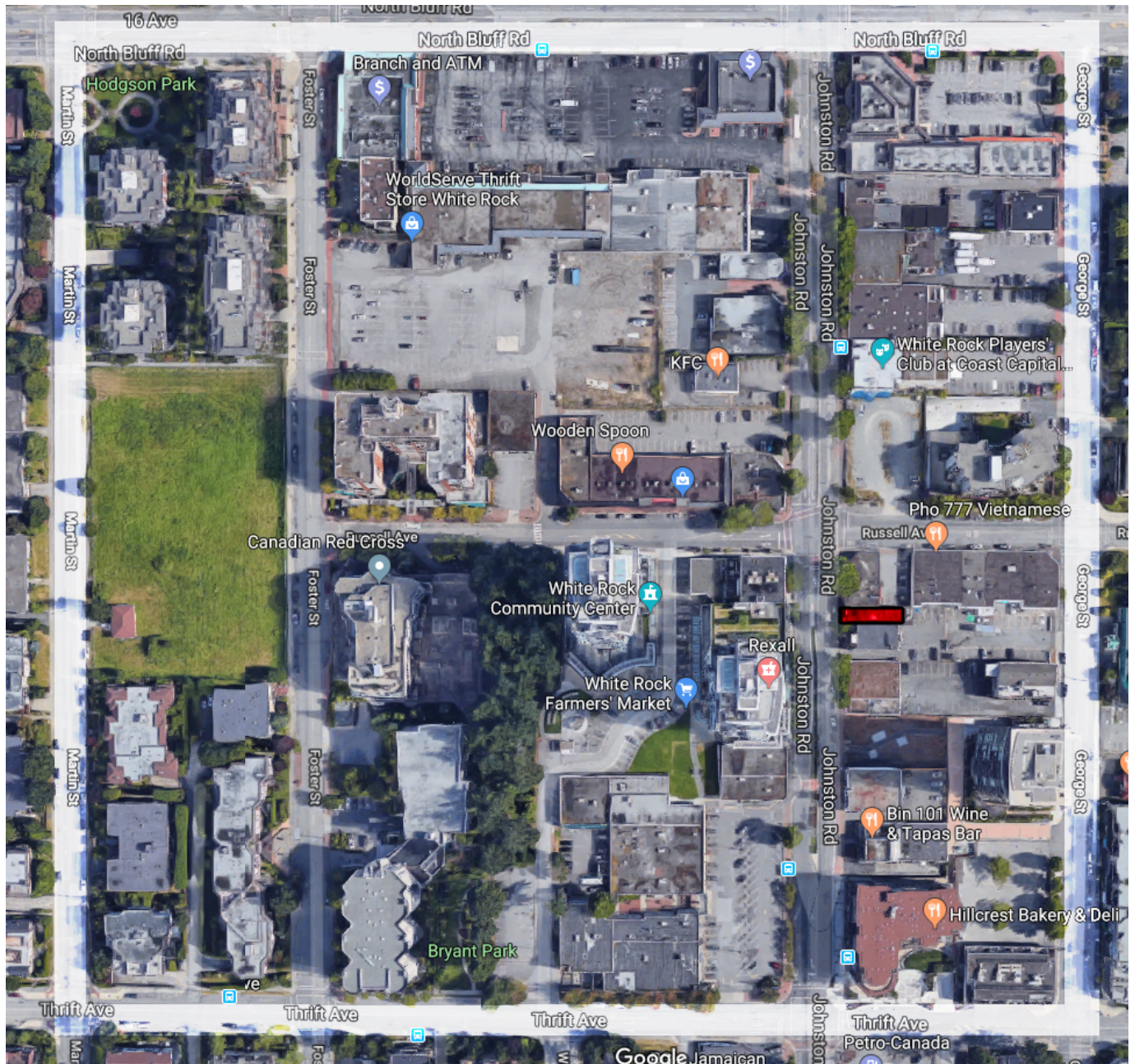


Context Plan Showing Compliance with Zoning Bylaw & use of Adjacent Properties

As per White Rock Criteria:

“In addition to being restricted to the Town Centre (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street), the location criteria for a Temporary Use Permit for a cannabis store include being 100 metres from the entrance to a child care centre, 30 metres from public parks in the Town Centre (Bryant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road).”

A Little Bud proposed location shown in red:



Context Plan Showing Compliance with Zoning Bylaw & use of Adjacent Properties - Continued

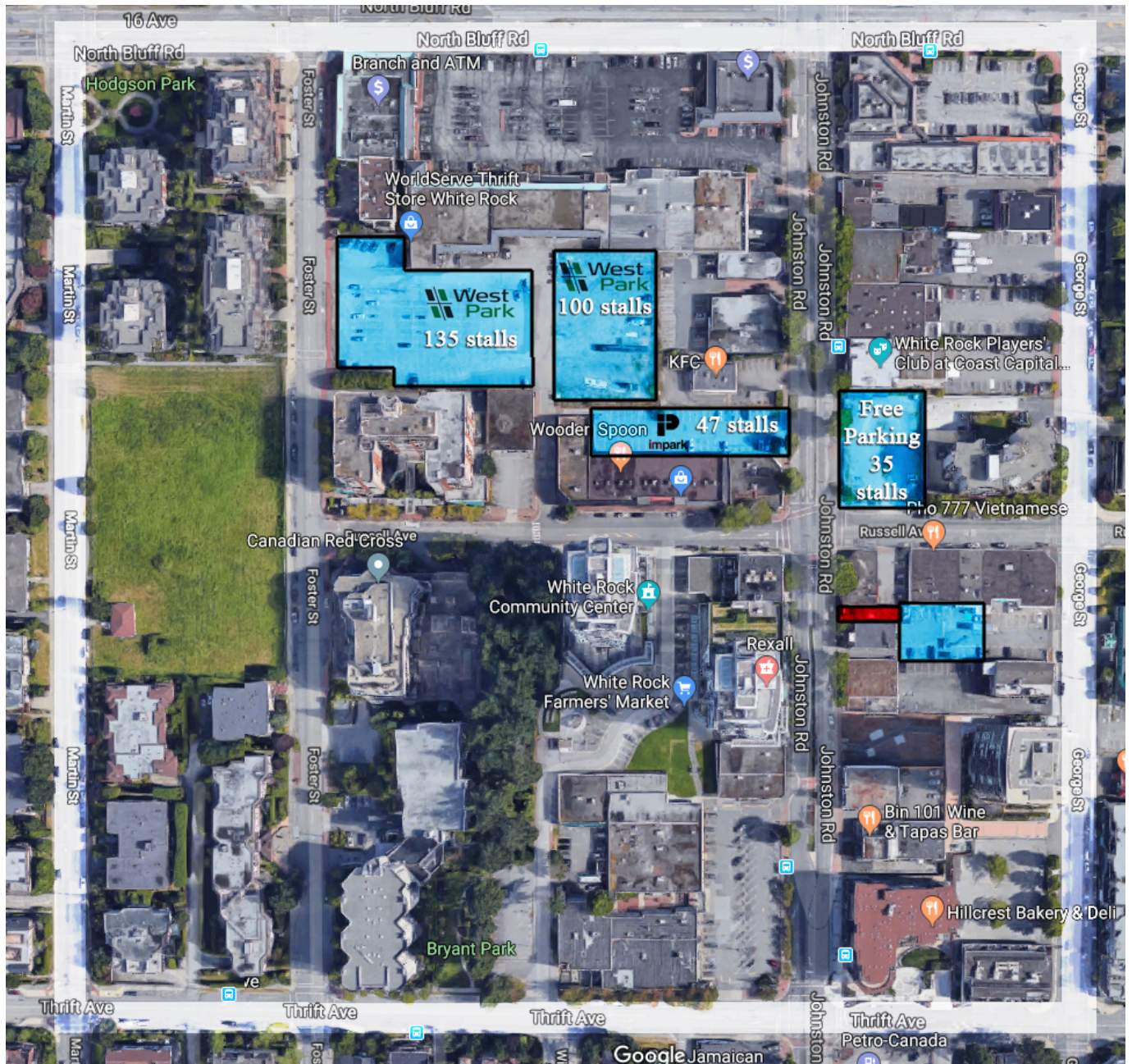


1. Time II Dryclean - Drycleaner
2. Cafe 8 - Restaurant
3. A Little Bud - Proposed Store
4. Vacant
5. Mala Factory - Restaurant
6. EZ-Vape - Vaporizer Store
7. White Rock Travel - Travel Agency
8. Big Feet - Massage Therapist
9. Envy Nail - Beauty Salon
10. Penang Szechuan Cuisine - Restaurant
11. Pho 777 Vietnamese - Restaurant
12. Tarek's Cut - Hair Salon
13. White Rock Supermarket - Supermarket
14. Salty Fish and Chips - Restaurant
15. Christian Science - Church
16. Organic Touch Health Centre - Massage Therapist
17. Dining Wok Shanghai Restaurant - Restaurant
18. Amin's Fine Drycleaning - Drycleaner

All adjacent properties (1 through 18) are zoned as CR-1

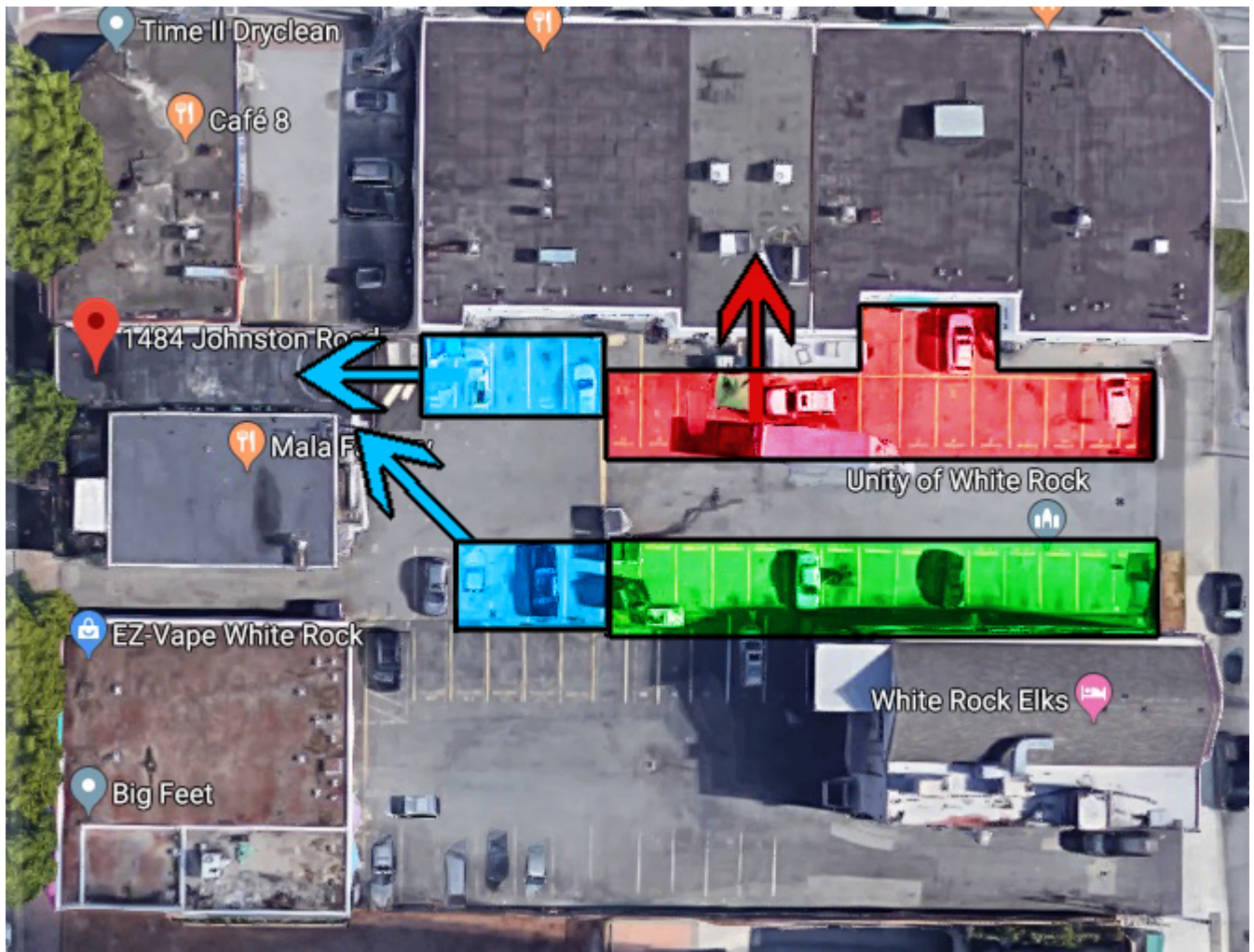
Context Plan - Continued

We understand and appreciate that the increased flow of traffic because of A Little Bud may impact the surrounding area. We have identified a number of public parking areas (highlighted in blue) near our proposed store location to help mitigate that impact.



Behind the proposed store is a parking lot in which we will have ten stalls assigned to our unit and marked accordingly. There are approximately 50 street parking stalls within a one block radius of our store. There is a free public parking lot 44 meters North with 35 stalls. To the Northwest of A Little Bud is a paid Impark lot with 47 stalls that is an 85 meter walk. Furthermore, there are two Westpark owned paid lots with a total of 235 stalls which is a 200 meter walk from our store entrance.

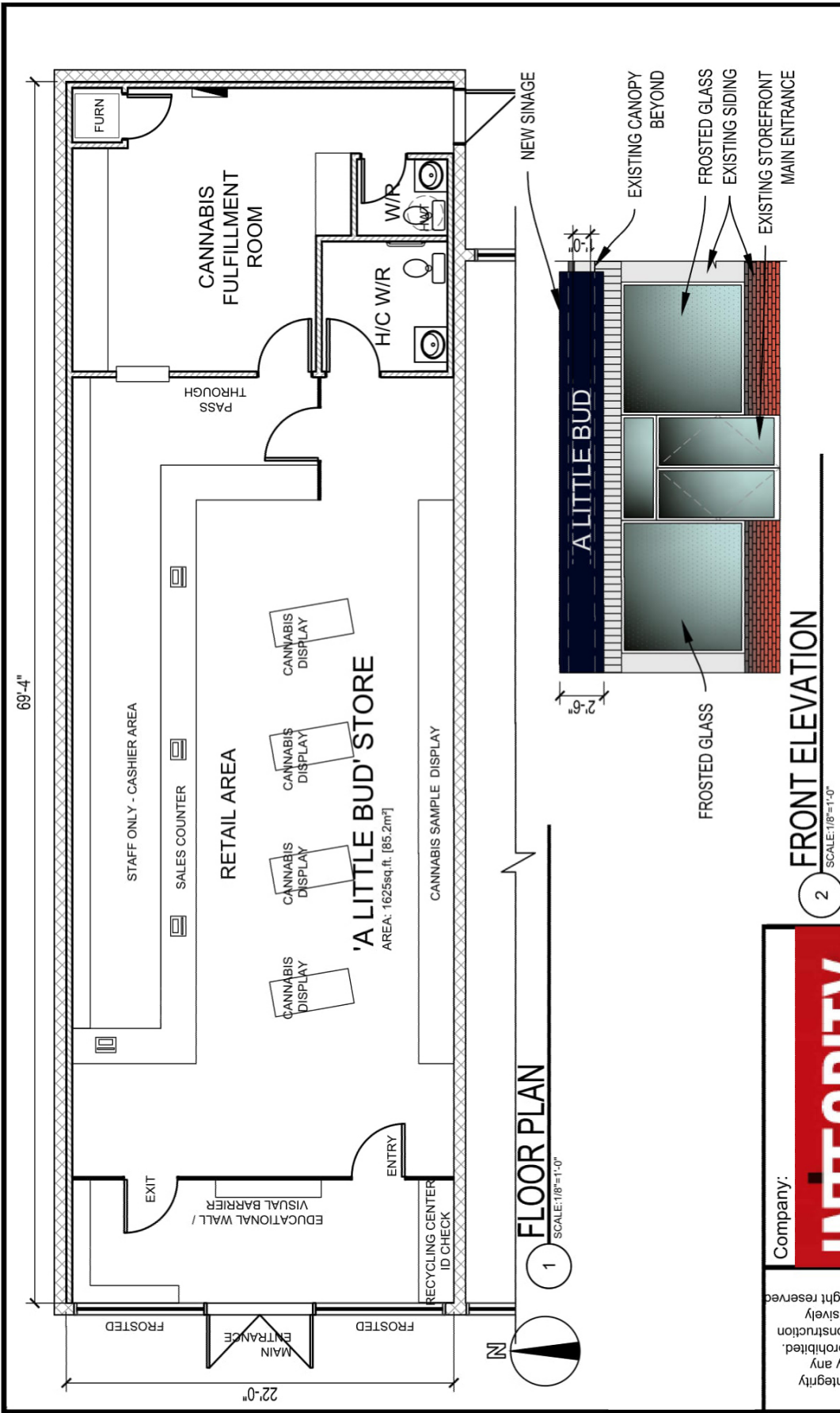
Context Plan - Continued



Our proposed location comes with 10 parking stalls (blue) which will be marked accordingly. The businesses to the north share 18 stalls (red) and have streetside parking out front. In addition to our dedicated spots there are also 14 customer parking spaces (green). There are also 30 streetside parking stalls within the boundary of Johnston Rd to George St and Russell Ave to Thrift Ave.

We plan on having 8 members of staff working at any given time. To help the parking situation, we have rented a total of 5 parking spots from Impark and WestPark at nearby lots that will be used for staff parking. This, combined with carpooling for 3 of our managerial staff, ensures that all available parking stalls at the store location will be available for customers.

With regards to the City of White Rock's concern about pedestrian and traffic safety through the alley off of Johnston road, please see the attached pedestrian and traffic safety study by Creative Transportation Solutions. We plan on implementing all suggestions provided by CTS pending the City's approval.



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Company:

INTEGRITY
DESIGN

#202 2020 Abbotsford Way
Abbotsford, B.C., V2S 6X8
Ph: 604 850 2300 Fx: 604 850 0469
info@integritydesign.ca

Project Information:

'A LITTLE BUD'
1484 Johnston Road,
White Rock, BC

Sheet Description:

**FLOOR PLAN
AND
FRONT ELEVATION**

File: 19-0103

Date: 4/26/2019

Dmn: EK

Chk: CB

Page: **A2**

Revision: **1**

Signage Plan



Facade and Window Treatment

Before:



After:

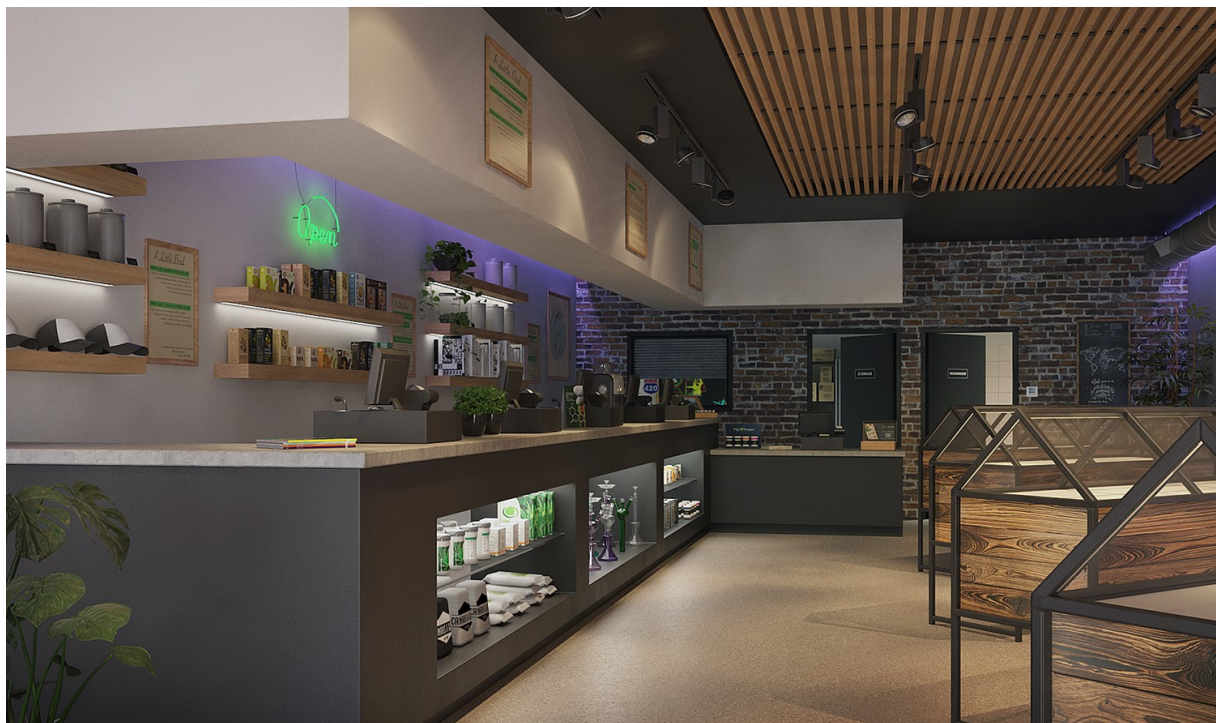


The proposed location (1484 Johnston Rd) and it's adjacent property (1482 Johnston Rd) will receive a much needed facelift pending licensing. Integrity design has completed the rendering including elevation (see attached). We have tentatively acquired the adjacent property (1482 Johnston Rd) to provide A little Bud with additional parking spaces and to hopefully be the future home of A Little Bud Glass and gifts. This property will be leased concurrently with the current proposed location once applications are complete.

As per the requirements set out by the Cannabis Control and Licencing Act, recreational cannabis storefronts are required to prevent sight into the building until ID can be checked. We plan to take this opportunity to showcase some of the iconic locations in White Rock. Below is a rendering of our proposed window frosting with the pier. A Little Bud has always proudly been a pet friendly location and we intend to continue this at our White Rock location.



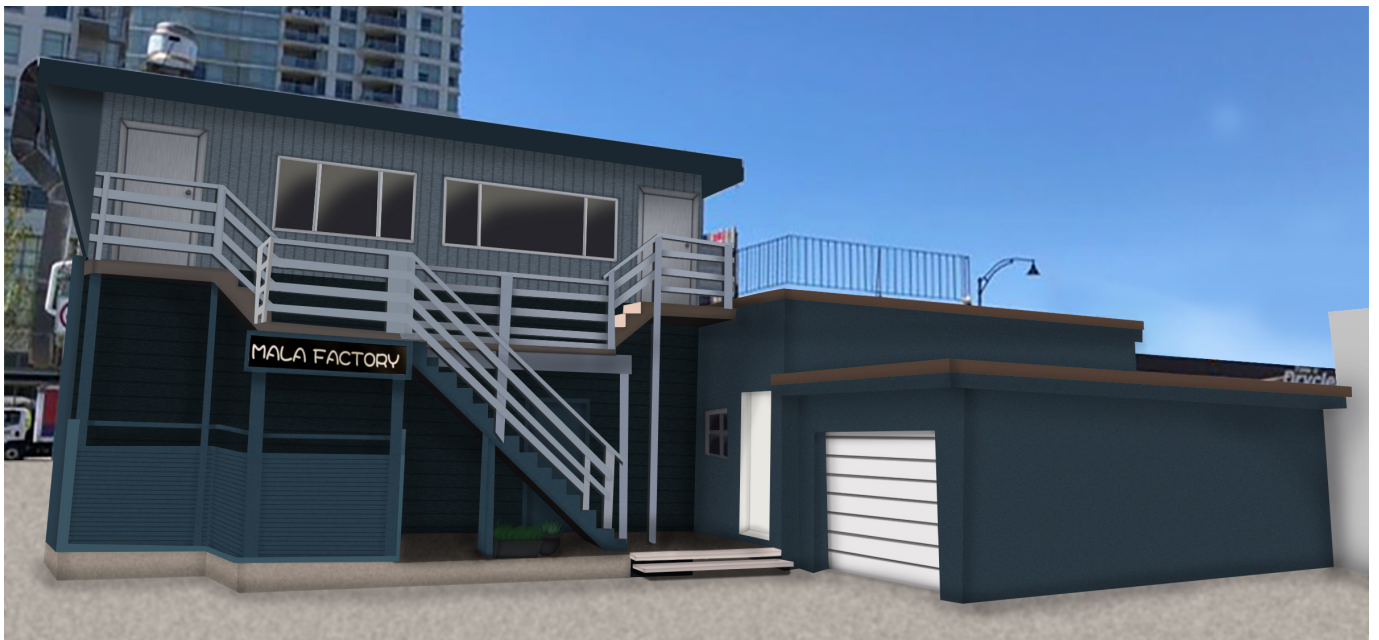
Proposed interior design:



Rear of building before:



Rear of building after:



The rear of the building will also receive a facelift including fresh painting of the building, hot water pressure washing of the parking lot, repainting of all parking lines as well as all necessary landscape maintenance.

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

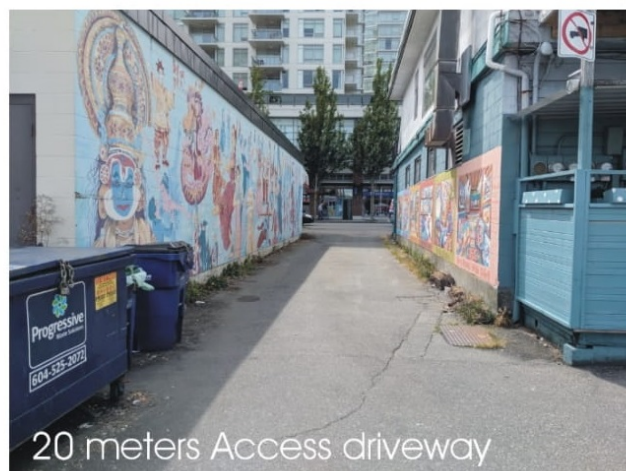
- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT



Access on 1484 Johnston Street



20 meters Access driveway



1484 Johnston Street back parking lot

2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



Assessment on how we will Minimize Impact on Child Care Facility

We are continuing to consider this issue and have set out some plans/suggestions/recommendations below and are open to any and all suggestions or recommendations by the City accordingly.

Potential issues and their solutions identified by A Little Bud include:

1. Driving while under the influence

- Strict “No service to intoxicated patrons” policy.
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- Signage in parking lot indicating our request of being respectful to our neighbours.

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- Any and all behaviour deemed unacceptable by A Little Bud will result in a lifetime ban from doing business with any of our stores or affiliates.
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- The number of customers in store will be managed by ID check person to ensure the store never exceeds capacity.
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- Frosted windows prevent minors from seeing into store.
- Zero indication of cannabis sales from outside store due to modified A Little Bud logo.
- Minors are NOT allowed to enter store as per the Cannabis Control and Licensing Act of BC even if accompanied by a parent or guardian.
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- Employees will be given a uniform to clearly indicate that they work for A Little Bud and are properly educated in dealing with cannabis.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

8. Garbage and litter

- In-store and parking lot signage indicating products should not be used until safely arriving at your destination.
- Garbage cans for use in-store as well as in the parking lot.
- The Green Team will be conducting neighbourhood clean-ups twice weekly and A Little Bud property cleanup daily.
- Due to products not being consumed on-site, we believe the garbage impact will be minimal. We encourage proper disposal of packing through our recycling program.

9. Odour or smell

- All cannabis is delivered to the retailer prepackaged by the producer in smell-proof and child resistant packaging.
- Prior to all sales, A Little Bud will put purchased products into our smell-proof and child resistant packaging before being given to customers.
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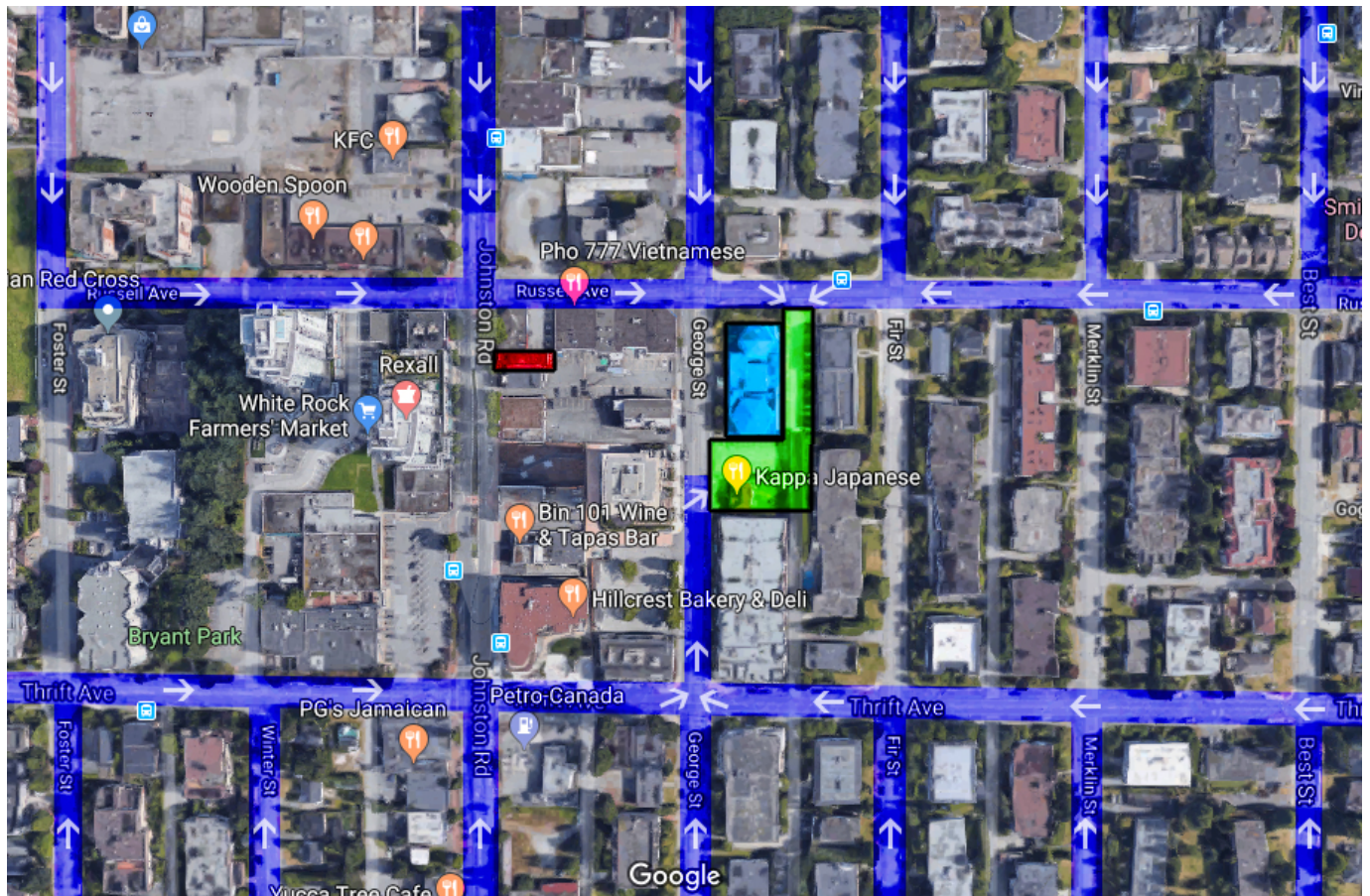
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Assessment on how we will Minimize Impact on Child Care Facility - Continued

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Legend:

A Little Bud: **Red**

Presbyterian Church in Canada: **Blue**

Presbyterian Church in Canada Parking Lot: **Green**

There will be no signage on the back of the building at the proposed location and no Cannabis or marijuana icons/photos/emblems on all exterior signage.

APPENDIX E

Application Package for 15177 Thrift Avenue (BC Liquor Distribution Branch)



August 15th, 2019

The City of White Rock
15322 Buena Vista
White Rock BC V4B 1Y6

Dear Mayor and Councilors:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) application to locate a **government operated** non-medical cannabis retail store at **15177 Thrift Avenue**. The LDB has received support from the property owner to proceed with this rezoning application (agent authorization and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The *Liquor Distribution Act* gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province's mixed public-private model, operating 197 retail outlets under the brand 'BC Liquor Stores.'

Under the [Cannabis Distribution Act](#), the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened four BC Cannabis Store retail locations in three communities and we are actively working to roll out more stores across the province to cater to the BC market.

Revenue generated through the LDB's wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Location of proposed BC Cannabis Store

The LDB is proposing to open a BC Cannabis Store at **The Miramar Village Development** for a number of reasons, including that the site:

- will be located in a prominent retail development;
- will be easily accessible to customers with ample parking;
- Is not expected to adversely impact traffic in the surrounding area, and;
- Complies with the current policy framework recommended by staff with respect to sensitive use distancing buffers.

The size of the proposed non-medical cannabis retail store is approximately 3,500 square feet of which we envision three quarters being dedicated to retail, with the remainder being utilized for loading, office and administrative space for store staff.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB^[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised tens of thousands of dollars from staff and customers at our City of White Rock BC Liquor Stores location, with most of the funds being allocated to programs within the City.

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we move forward on developing our BC *Cannabis* Stores social responsibility endeavours. Our current efforts in the cannabis field include:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.
- Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various [in-store campaigns](#) with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entrances prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

Odour Mitigation

^[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our four stores currently in operation. Please see attached odour mitigation plan.

Cannabis store operations

BC Cannabis Stores are bright, clean, welcoming and professional, with the intent of creating a safe and favourable alternative to purchasing non-medical cannabis from the illicit market. Storefronts have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. The LDB is willing to work with the City of White Rock to ensure that the aesthetics of the store exterior suits the design character of the existing shopping centre and surrounding land uses. As such we can work on tempering the layers of opacity and experimenting with colour treatments.

All BC Cannabis Stores employ unionized staff. This particular location will have between 12 and 20 employees, including a Store Manager, at least one Assistant Store Manager, and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

Most stores will be open from Monday to Sunday, 10 am to 10 pm., though store hours may vary by location, following consultation with local government.

Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB's Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached presentation. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,

Rory Mandryk
Executive Director, Corporate Operations, Real Estate & Corporate Loss Prevention
BC Liquor Distribution Branch

BC CANNABIS STORES

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.

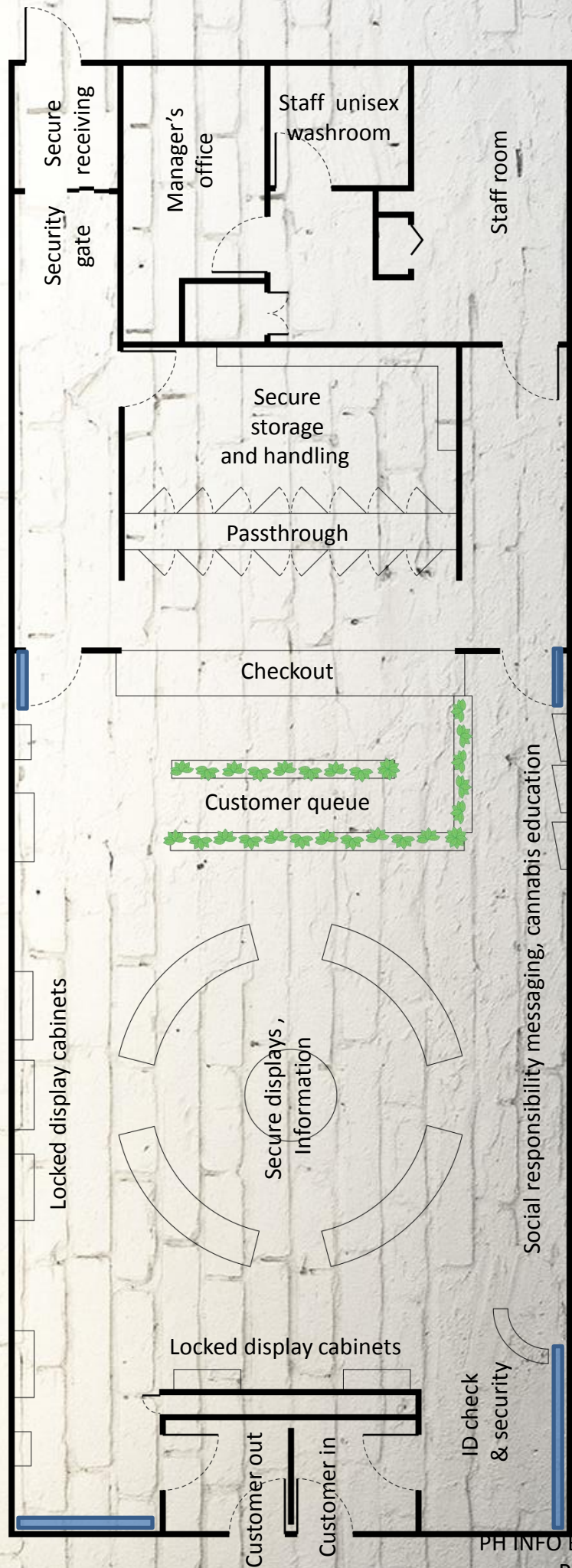
CONTINUOUS IMPROVEMENT

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

Storefront



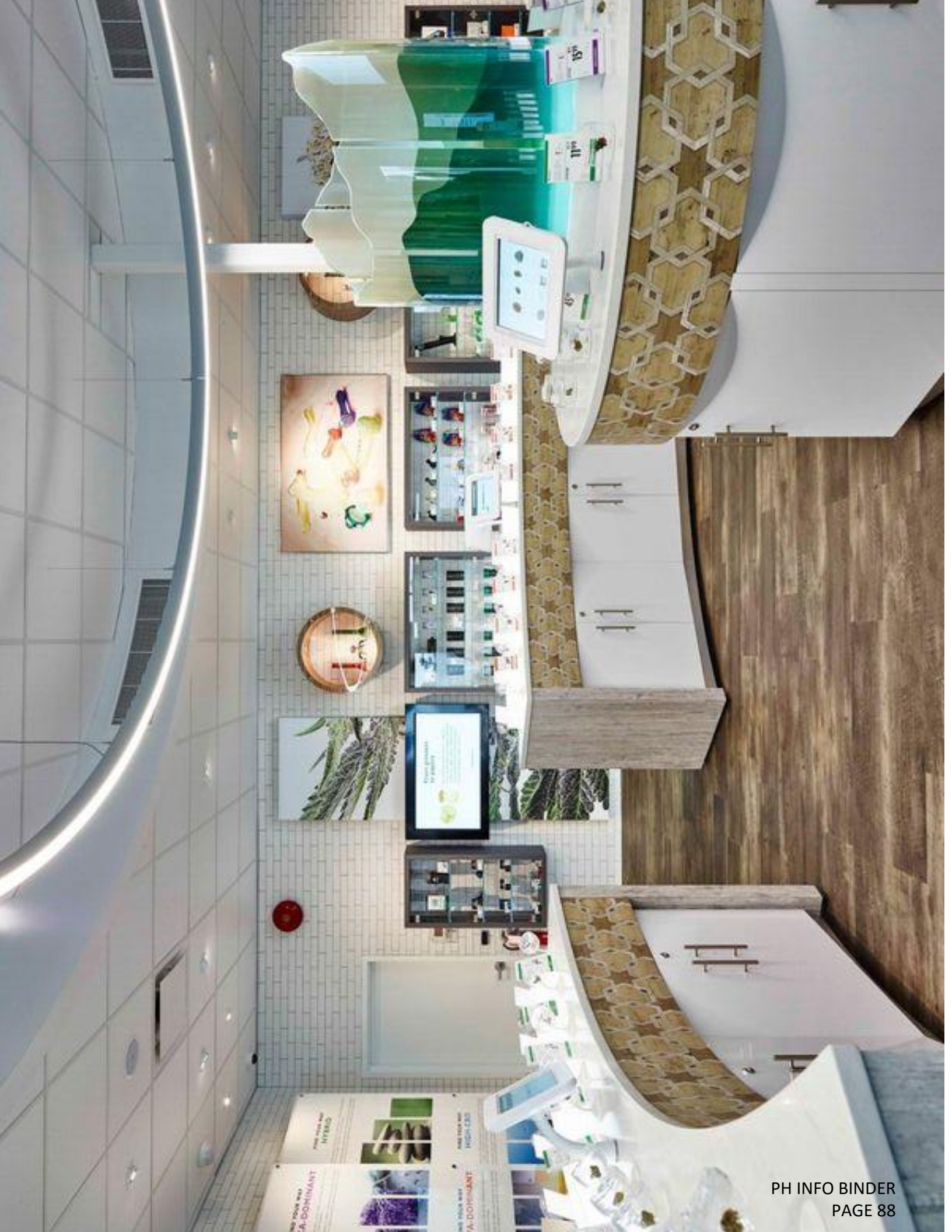
Concept Floorplan:



 = Social responsibility signage

Store interior





CANNABIS: AN INTRODUCTION

Terpenes

Terpenes are chemicals that are reported and stored in the leaves, stems, and flowers of cannabis plants. They are responsible for the complex, pungent odors with cannabis. Some terpenes, such as limonene, myrcene, and linalool, are also found in other plants and foods. The effects of terpenes and cannabis can vary significantly. The effects of terpenes are often associated with the effects of cannabis. The effects of terpenes are often associated with the effects of cannabis. The effects of terpenes are often associated with the effects of cannabis.

Remember, while many terpenes may not work for you, following proper and cautious experimentation will help you find your way.

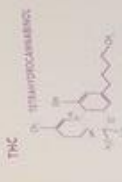


- Caryophyllene**
Bitterness. Also found in cloves, cinnamon, and black pepper.
- Humulene**
Earthy. Also found in hops, flowers, and cereals.
- Limonene**
Citrusy. Also found in lemons, oranges, and grapefruit.
- Boraneol**
Floral. Also found in chamomile, lavender, and ylang-ylang.
- Eucalyptol**
Fresh. Also found in eucalyptus, peppermint, and tea tree.
- Bisabolol**
Camphor. Also found in chamomile, sage, and cardamom.
- Myrcene**
Earthy. Also found in lemons, grapefruit, and mangoes.
- Linalool**
Camphor. Also found in lavender, roses, and ylang-ylang.
- Geraniol**
Floral. Also found in roses, geraniums, and citronella.

THC & CBD

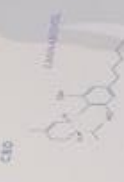
CANNABIS: AN INTRODUCTION

THC (Tetrahydrocannabinol) is the primary psychoactive compound in cannabis. It is responsible for the 'high' or 'stoned' feeling. CBD (Cannabidiol) is the second most abundant compound in cannabis. It is not psychoactive and is known for its potential therapeutic effects.



THC

- 1. Psychoactive effects
- 2. Increased heart rate
- 3. Dry mouth
- 4. Increased appetite
- 5. Relaxation
- 6. Euphoria
- 7. Impaired memory
- 8. Increased sensitivity to pain
- 9. Increased sensitivity to smell
- 10. Increased sensitivity to taste
- 11. Increased sensitivity to touch
- 12. Increased sensitivity to sound
- 13. Increased sensitivity to light
- 14. Increased sensitivity to temperature
- 15. Increased sensitivity to pressure
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- 99. Increased sensitivity to absorption
- 100. Increased sensitivity to emission



CBD

- 1. Non-psychoactive
- 2. Anti-inflammatory
- 3. Analgesic
- 4. Anxiolytic
- 5. Antidepressant
- 6. Anticancer
- 7. Neuroprotective
- 8. Cardioprotective
- 9. Hepatoprotective
- 10. Nephroprotective
- 11. Oculoprotective
- 12. Dermatoprotective
- 13. Immunomodulatory
- 14. Antimicrobial
- 15. Antiviral
- 16. Antiparasitic
- 17. Antifungal
- 18. Anticancer
- 19. Neuroprotective
- 20. Cardioprotective
- 21. Hepatoprotective
- 22. Nephroprotective
- 23. Oculoprotective
- 24. Dermatoprotective
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- 97. Immunomodulatory
- 98. Antimicrobial
- 99. Antiviral
- 100. Antiparasitic

Did You Know...

- 1. Cannabis has been used for thousands of years.
- 2. Cannabis is the most widely used drug in the world.
- 3. Cannabis is a natural product of the cannabis plant.
- 4. Cannabis is a complex plant with many different varieties.
- 5. Cannabis is a source of many different compounds.
- 6. Cannabis is a source of many different flavors.
- 7. Cannabis is a source of many different smells.
- 8. Cannabis is a source of many different effects.
- 9. Cannabis is a source of many different benefits.
- 10. Cannabis is a source of many different risks.
- 11. Cannabis is a source of many different dangers.
- 12. Cannabis is a source of many different harms.
- 13. Cannabis is a source of many different pains.
- 14. Cannabis is a source of many different sorrows.
- 15. Cannabis is a source of many different troubles.
- 16. Cannabis is a source of many different woes.
- 17. Cannabis is a source of many different miseries.
- 18. Cannabis is a source of many different afflictions.
- 19. Cannabis is a source of many different plagues.
- 20. Cannabis is a source of many different scourges.
- 21. Cannabis is a source of many different punishments.
- 22. Cannabis is a source of many different retributions.
- 23. Cannabis is a source of many different rewards.
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- 64. Cannabis is a source of many different spirit.
- 65. Cannabis is a source of many different courage.
- 66. Cannabis is a source of many different bravery.
- 67. Cannabis is a source of many different valor.
- 68. Cannabis is a source of many different heroism.
- 69. Cannabis is a source of many different gallantry.
- 70. Cannabis is a source of many different chivalry.
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- 99. Cannabis is a source of many different opportunity.
- 100. Cannabis is a source of many different prospect.

BC CANNABIS STORES

Plant Anatomy



Plant Anatomy

- 1. Root: The root system of the cannabis plant, which anchors it to the ground and absorbs water and nutrients.
- 2. Stem: The main vertical structure of the cannabis plant, which supports the leaves and flowers.
- 3. Node: The point on the stem where a leaf or branch attaches.
- 4. Branch: A smaller vertical structure that grows from the main stem.
- 5. Flower: The reproductive part of the cannabis plant, which produces seeds.
- 6. Seed: The offspring of the cannabis plant, which can grow into a new plant.
- 7. Leaf: The flat, green part of the cannabis plant, which is responsible for photosynthesis.

Before You Buy



Before You Buy

- 1. Know your local laws: Cannabis laws vary by location, so it's important to know what is legal in your area.
- 2. Choose a reputable source: Buy from a licensed cannabis retailer to ensure you are getting a high-quality product.
- 3. Check the label: The label should provide information about the product's name, weight, and THC/CBD content.
- 4. Consider your needs: Think about what you want to use the cannabis for and choose a product that matches your needs.
- 5. Start with a small amount: If you are new to cannabis, start with a small amount to see how you feel.
- 6. Be patient: It can take time to find the right product and dosage for you.
- 7. Ask for help: If you are unsure about anything, ask a knowledgeable staff member for advice.
- 8. Store properly: Keep your cannabis in a cool, dry place in an airtight container to maintain its quality.
- 9. Consume responsibly: Cannabis can impair your judgment, so don't drink and drive or operate machinery while high.
- 10. Know your limits: Everyone's tolerance is different, so know your limits and stop when you feel good.



Store operations

- Store entranceways will have a counter for a two ID-check policy to prevent 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.



START LOW, GO SLOW.

For the safest experience,
start with products that are
low in THC.

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.



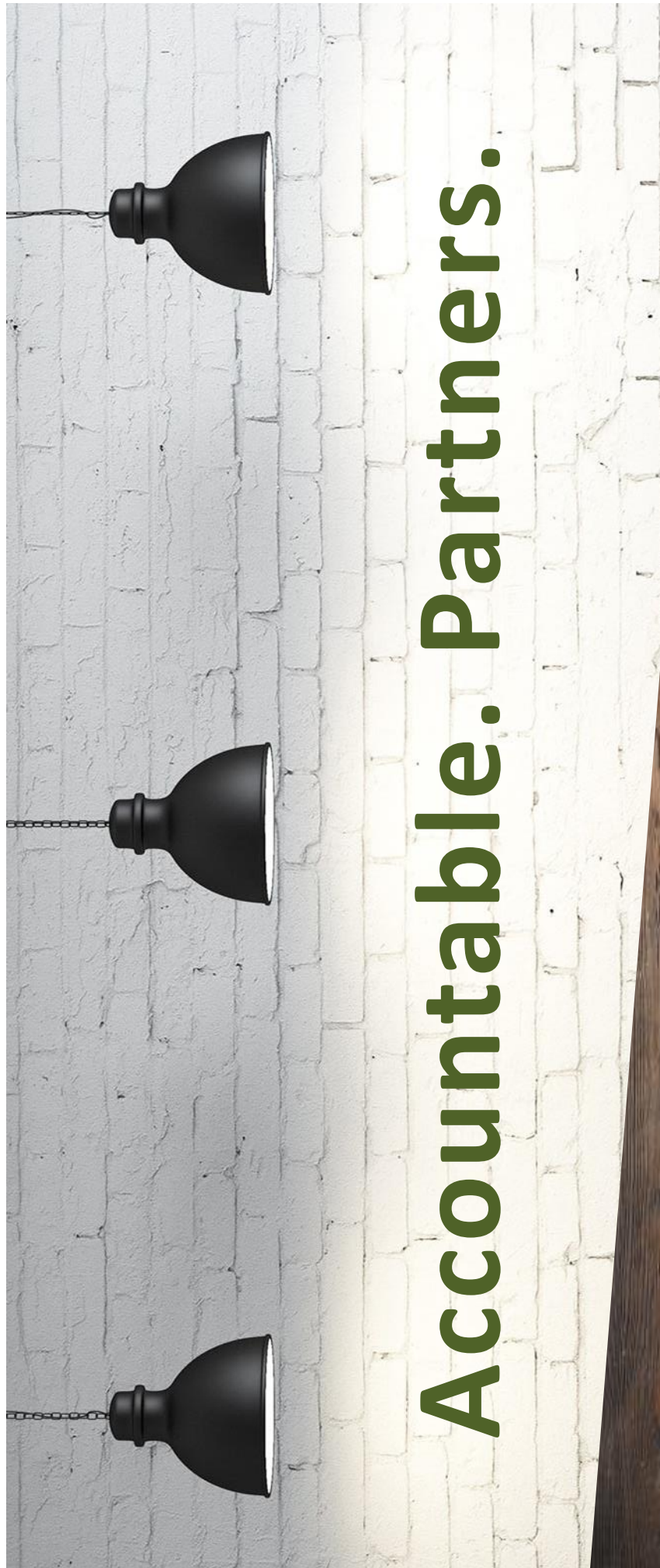
Safety and security

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

British Columbia Cannabis Store - Security Plan

The British Columbia Liquor Distribution Branch (BCLDB) has its own in-house Corporate Loss Prevention (CLP) which consists of a Monitoring Station, maintained 24/7, 365 days a year, our own Technical Security Officers and Investigators for all our locations.

With respect to our Cannabis locations once an application is granted we perform a risk assessment tied to the geographical area we will be operating in and then apply Crime Prevention Through Environment Design (CPTED) to all our locations. The municipal authority having jurisdiction is also incorporated into our physical security plans to ensure community safety.

At minimum, to satisfy federal and provincial legislative requirements, the physical security at all BC Government cannabis stores will be:

1. Bollards at the front and back of stores
2. Security grills over all exterior glazing
3. High security locks and keys
4. Lockable cabinet/showcase displays
5. Monitored burglar alarm system
6. Hold up buttons
7. CCTV coverage of all areas of stores with one year video retention
8. Secure vault room, where the majority of cannabis will be stored
9. Access control for restricted areas of store
10. Cash safe and cash deposit boxes for POS
11. Armoured car pickup and delivery

The BCLDB also has its own Corporate Loss Prevention Manual which consists of what to do in the event of criminal activity at our locations, how to deal with Store Emergencies, Currency, Physical Security, Employee Conduct, Documentation of Incidents and Injuries, and a number of appendices. This is a 63 page document that is made available internally to our Cannabis employees. We also employ training in regards to staff safety titled “Keep It Safe” to all employees.

Questions can be directed to:

Brendan Alexander
Director, Corporate Loss Prevention
British Columbia Liquor Distribution Branch
(604) 252-3051
brendan.alexander@bcldb.com



BC Cannabis Store Odour Control Plan

Property Information

- Civic address of property: 1400 Johnston Rd
- Legal address of property: Air Space Parcel 1 Section 11 Township 1 New Westminster District ASP EPP31347
- Name of registered property owner: Bosa Properties (White Rock) Inc.
- Contact information of registered property owner:
 - Mailing address: 1100-838 West Hastings St, Vancouver BC V6C 0A6
 - Phone number 604-299-1363
 - Email address dhurst@bosa.com

Business Information

- Name of business: BC Cannabis Store
- Name of business owners and any other authorized contacts: Provincial Government – Liquor Distribution Branch
- Mailing address (if different than physical address of facility) – 3383 Gilmore Way, Burnaby BC, V5G 4S1
- Contact information of business owner
 - Mailing address - 3383 Gilmore Way, Burnaby BC, V5G 4S1
 - Phone number - [604 910 3073](tel:6049103073)
 - Email address – bccs_lgapps@bcldb.com

Agent/Professional Information

- Johnson Controls
 - Katie Reid or Marie Barritt Johnson Controls is a global diversified technology and multi industrial leader serving a wide range of customers in 150 countries. Johnson Controls Vancouver Office 3680 East 2nd Avenue Vancouver BC V5M 0A4
 - 604-707-5200

Facility Information

- Comprehensive description of all facility operations
 - BC Cannabis Stores will be bright, clean, welcoming and professional, with the intent of creating a safe and favorable alternative to purchasing cannabis from the illicit market. Storefronts will have frosted windows to align with Health Canada's requirements that cannabis not be visible to minors.

- All cannabis products carried by BC Cannabis Stores are sourced from federally licensed cannabis producers that are required to meet Health Canada's guidelines for quality control, Good Production Practices, and inventory management.
- Consumption of cannabis product will not be permitted, within the store or directly outside of the store.
- All deliveries (likely one per week) will take place from the rear internal corridor. All products arriving into the store will be pre-packaged and will be delivered in the receiving area; from there they will be moved to a secured vault. Since the product is prepackaged and the cardboard it comes in is removed from the store once received, there is little to no noticeable odor emitted in or around the store. However, there is some odor within the vault itself, as most of the cannabis product is stored here. Only staff have access to this vault. Most of the product will be stored in the safe and a limited amount of product will be located in the locked cabinets behind the cash register.
- Customers will have an opportunity to determine which product they'd like to select by using the tablets in the store to search up product through the online catalogue. There will also be smell jars located in the store (as shown in the image in the presentation), where customers can smell and look at the cannabis products. The smell jars are secured, customers can't pull out the product from the smell jar and touch it, and the smell is only apparent if you sniff the jar – it doesn't spread throughout the store.
- Stores are not permitted to allow self-service, which means that customers have to go to the cash register to make a purchase. Staff will then remove product from a locked cupboard.
- Floor plan of facility
 - See attachment as part of application.
 - When entering the store, there will be an ID check at the entrance. Individuals without ID or minors (even those accompanying someone of legal age) will not be permitted in the store.
 - The staging and delivery area will be locked in the back of the store.
- Layout of facility
 - See attached application.
- Facility: hours of operation (including identification of periods that may cause additional emissions of odor)
 - The store will be open from Monday to Sunday, 10 am to 10 pm (subject to change). There are no periods where there would additional emissions of odor.

Odour Mitigation Practices Information

Staff training procedures

- How will staff/management address complaints regarding odour?
- Management will contact Facilities Department and advise of concern. Facilities will then escalate with vendor (Johnson Controls) to tend to the site and address the issue

Procedural activities

- There will be no destruction of cannabis product onsite. Defective product will be transported to an off-premise location to be destroyed. Stores will not incinerate or dispose of cannabis products on premise, reducing the risk that cannabis will come into the hands of minors or the illicit market.

Recordkeeping systems and forms

- Records will be kept by Facilities Dept. for any scheduled preventative maintenance as well as reactive and on demand maintenance

Engineering/technical controls

- What technology is in place to mitigate odour? (E.g. air scrubbers, carbon filtration systems, ventilation systems) Filtration will be in the form of 24" x 24" x1" carbon filters placed inline in the main duct within the plenum prior to reaching the air handling unit. There will also be installed a Sanovux Ultra Violet treatment system installed in the duct work for further odour mitigation control.
- How does the system in place mitigate odours? Provide relevant schematics, diagrams and any other technical system information. Air in the common area is drawn into the duct work via induction from a fan unit within the roof top air handling unit. While the air travels through the ductwork , it passes through the carbon filter before passing by
- Who installed the technology/mitigation systems? Include a summary of qualifications and experience. Design for our first BC Cannabis Store location was by CADA Engineering. This prototype has been successful and will be used in subsequent builds

- Who operates the technology/mitigation systems on an ongoing basis? Include a summary of qualifications and experience. This system, as with all HVAC, will be serviced quarterly. It has been shown that in our existing BC Cannabis Store location, that this frequency of service is sufficient. If after becoming operational, it is proven that more frequent servicing is required, and then steps will be taken to increase service levels.
- How often are the systems maintained? (E.g. replacement of filters, etc.) Filter replacement will quarterly to start.
- What is the contingency plan should the technology be disabled or rendered non-functional for any reason? The filtration system is a static, non-moving part where simple filter replacement will satisfy any misses. If the UV system fails, the resolution is simple replacement of a light bulb. If mechanical failure has occurred, a service request will go out to our vendor, in this instance Johnson Controls. Turnaround time is usually next day service.
- Is the control system in place consistent with industry best practice? Please provide evidence supporting this conclusion. Carbon filtration is a proven technology in the removal of airborne particulate matter. With UV light, it has been shown that specific UV wave lengths destroy and deactivate biological and chemical contaminants introduced into the atmosphere. The Sanuvox system produce these required wave lengths



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8. Secure vault room, where the majority of cannabis will be stored
9. Access control for restricted areas of store
10. Cash safe and cash deposit boxes for POS
11. Armoured car pickup and delivery



Where ideas work.

The BCLDB also has its own Corporate Loss Prevention Manual which consists of what to do in the event of criminal activity at our locations, how to deal with Store Emergencies, Currency, Physical Security, Employee Conduct, Documentation of Incidents and Injuries, and a number of appendices. This is a 63 page document that is made available internally to our Cannabis employees. We also employ training in regards to staff safety titled “Keep It Safe” to all employees.

Questions can be directed to:

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Childcare Proximity Assessment

On September 18th the BCLDB hosted a Public Information Meeting to gauge feedback from the community in regards to our application to operate a retail cannabis store in White Rock under our BC Cannabis Store brand.

We appreciate the opportunity to speak to some of the concerns voiced by members of the community at the meeting and in the feedback forms submitted to the City.

Of particular concern for the community was the impact the presence of a cannabis retail store would have on the neighborhood as far as crime, vagrancy and security.

The safety of our customers, employees and the wider community is paramount, and our BC Cannabis Stores have been designed with security front of mind. The LDB's established policies and processes, also used in BC Liquor Stores, ensures that staff take the right action to mitigate inappropriate behavior by patrons of the store.

BC Cannabis Stores are designed to be as secure as possible. Stores have durable and reliable commercial grade doors and locks, and security shutters and smash-resistant windows. Inside the store, cannabis stock is securely stored in a 'vault', accessible only by staff with authorized security access passes. When the store is open all cannabis products are securely stored in locked display cabinets, and are not accessible to customers.

It is the responsibility of local governments and law enforcement to set and enforce by-laws governing the consumption of cannabis and other controlled substances in public spaces. The consumption of cannabis on BC Cannabis Stores' property is strictly prohibited, and staff are trained to take the appropriate steps to notify customers and escalate an issue to law enforcement officials if required.

We were also made aware by staff that our proposed location is 190-200 metres away from a childcare facility. Our cannabis stores differ from liquor stores in that children and young people are not permitted to enter a BC Cannabis Store at any time, even if accompanied by a parent or guardian. Our strict two-ID check for people who look under 30 ensures only those over the age of 19 enter the store, and staff receive comprehensive training for ID-checking.

Our store design ensures passers-by are not able to see inside the store: frosted windows prevent minors from being able to see product offerings inside, while our one-way vestibule ensures passers-by cannot see inside the store from the street, even when the entrance door is being used by a customer.

Concerns around odour were also represented at the meeting and we would like to refer staff to the Odour Mitigation Report submitted as part of the application.

We have also included an FAQ sheet to address some of the other common misconceptions about our retail cannabis store program as well as letters of reference from our retail centre landlords which speak to the positive impact BC Cannabis Stores have had as a tenant on those properties.

FAQ – BC Cannabis Stores in your community**Q. How does BC Cannabis Stores keep cannabis away from youth?**

- A. Keeping cannabis away from youth is BC Cannabis Stores' top priority. We have developed comprehensive social responsibility material to educate customers on the importance of ensuring young people do not have access to cannabis.

Q. What procedures does BCCS put in place to ensure youth cannot enter a store?

- A. Our cannabis stores differ from liquor stores in that children and young people are not permitted to enter a BC Cannabis Store at any time, even if accompanied by a parent or guardian. Our strict two-ID check policy for people who look under 30 ensures only those over the age of 19 are able to enter the store.

Q. I live close to a proposed BC Cannabis Store and don't want my children to be exposed to cannabis product. What will you do to ensure my children can't see the cannabis products in your stores?

- A. Our stores are designed to ensure passers-by cannot see inside the store. Frosted windows prevent minors from being able to see product offerings inside, while our one-way vestibule ensures passers-by cannot see inside the store from the street, even when the entrance door is being used by a customer.

Q. What procedures does BCCS put in place to ensure the physical security of the store?

- A. All BC Cannabis Stores have durable and reliable commercial grade doors and locks, and security shutters and smash-resistant windows. Inside the store, cannabis stock is securely stored in a vault, accessible only by staff with authorized security access passes.

Q. How will you keep people from smoking cannabis at the store?

- A. It is the responsibility of local governments and law enforcement to set and enforce by-laws governing the consumption of cannabis and other controlled substances in public spaces. The consumption of cannabis on BC Cannabis Stores' property is strictly prohibited, and staff are trained to take the appropriate steps to notify customers and escalate an issue to law enforcement officials if required.

Q. I'm worried the presence of a cannabis store will increase crime in my neighbourhood. What will BCCS do to mitigate crime in my area?

- A. The legalization of non-medical cannabis is designed to eliminate illegal activity, and ensure British Columbians have access to safe, regulated non-medical cannabis product.

Q. What happens to left-over cannabis product?

- A. BC Cannabis Stores maintains a strict disposal policy, which ensures waste is never accessible to those it shouldn't be. All waste is securely transported to an off-site disposal facility, and is destroyed appropriately.

Q. Will I be able to smell the cannabis product from outside of the store?

- A. High grade filtration systems are installed on air intake and ventilation systems within all BC Cannabis Stores to prevent odor both inside and outside of the store.

Q. Government cannabis stores have an advantage over private retailers.

- A. Government-run non-medical cannabis stores pay the same 15% wholesale mark-up as private retailers. All cannabis retailers, including public stores, purchase cannabis at a common wholesale price. Retailers are responsible for determining the retail mark-up of their product assortment, provided the final retail price is not lower than the wholesale price.

Q. Can a government cannabis store open anywhere?

- A. Government-run cannabis stores undergo the same municipal approval process as all private retailers, and must adhere to the specific by-laws and zoning requirements set by each municipality.



Date	Issue / Revision
2017.03.03	Issued for Pricing
2017.08.01	Issued for Building Permit
2018.02.24	Sound for Tender
2017.09.27	Issued for 2 nd Minor Revision
2011.01.03	Issued for Progress
2011.01.12	Re-Issued for Progress
2018.01.19	Re-Issued for Building Permit
2018.03.07	Issued for Continuation
2018.07.13	Re-Issued for Construction
2018.07.31	Issued for AS 07
2018.12.17	Issued for AS 05
2018.12.14	Issued for AS 03
2018.12.17	Issued for AS 04
2019.03.19	AS 04 (RPT 006)

[illegible]

dropped ceiling or area of
prayed thermal insulation - see
drawing A-801 Assemblies for
details

2018.07.13 - RE-ISSUE FOR CONSTRUCTION



Equal

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Project
Tower 3 & 4
White Rock Town Centre
1441 Johnston Road
15165 Thrift Avenue

Street Title
Level 1 Plaza East
Floor Plan

Project Number
16061
Scale
1/8" = 1'-0"
Sheet Number
A-104

See Drawing A-104.1 for continuation

Moved 4'-0"

January 24, 2019

Sitings Realty Ltd
1595-650 West Georgia Street
Vancouver BC

Attention: Mr. Dan Clark

RE: BC Cannabis Store Tenancy at Columbia Place Shopping Centre, Kamloops, BC

Dear Dan:

We are the Landlord of the existing BC Cannabis store located in Kamloops at 1210 Summit Drive Kamloops BC which opened on October 17, 2018. The quality of the construction and overall retail experience exceeded our expectations in every respect. Traffic to the mall has increased and we have received feedback from most of our tenants that BC Cannabis has been a welcome addition to the shopping centre and our community. We have not experienced an increase in undesirable or criminal activities on our property due to the opening of the BC Cannabis store at Columbia Place. We have also not noticed or received any complaints regarding cannabis odors originating from the tenant's space.

We would not hesitate to add BC Cannabis to any of our other shopping centers and would recommend them as a tenant to any other Landlord.

I would be happy to provide further information to any property manager or Landlord considering leasing premises to BC Cannabis Store.

Sincerely,

NORTHWEST REALTY INC.



Christoph Richter
VP, Portfolio Management



October 10, 2019

Sitings Realty Ltd.
#1595, 650 West Georgia Street
Vancouver B.C.
V6B 4N8

Att : Dan Clark

Dear Dan,

RE : BC CANNABIS

We have had BC Cannabis operating at the Northhills Mall in Kamloops for the past several months, and I can say from first hand experience that this Tenant is a very positive addition to our Centre. As we have several Centres with BCLDB we anticipated that BC Cannabis would be a professional operation and they have exceeded our expectations in every aspect.

The clientele that they attract are our neighbors, the same people who frequent our grocery store, drug store, banks and restaurants. We have had no increase in crime, loitering, panhandling or any of the other negative activities that could impact on our property. The store itself is clean and professional looking – unassuming from the exterior, (aside from the colors and branding) you wouldn't discern it from any other service at the Centre. On the inside, it "pops", bright, well laid out and finished – it is definitely the cream of the crop in terms of appearance (we have several private operators in other centres, and this one is significantly better in both appearance and operation than any of the others).

BC Cannabis has had a positive impact on the neighboring Tenants, as it draws a significant amount of traffic to the Centre. Further, we have not had a single complaint from any Tenant regarding BC Cannabis, the use, the smell or their clientele. While we had anticipated that we may have to address issues with people smoking marijuana outside of or around the store, this has never materialized, and there has been no impact on neighboring Tenants. This is significant, as several of the neighboring Tenants are service and restaurant related, and the above-mentioned concerns could easily impact them if not handled in a positive way.

To summarize, we are extremely happy with our new BC Cannabis store. They are a model tenant, a positive addition to the Centre, and have taken a professional approach to the operation of the business, which is reflected in the fact there are no complaints or issues relating to the other tenants, our staff and the general public.

Yours truly,

Rick Halliday
Vice President – Retail Properties

517244 BC Ltd

October 15, 2019

Sitings Realty Ltd.
1591-650 West Georgia Street
Vancouver BC

Attention: Mr. Dan Clark

RE: BC Cannabis Store Tenancy at Save-On Center, Cranbrook, BC

Dear Dan,

We have been the landlords of the BC Cannabis store located at #102, 425 Victoria Avenue N in Cranbrook, BC since it opened on July 31, 2019.

We have had very positive feedback from our other tenants in the Save-On Shopping Center, relating to us that the traffic to their stores has increased and that the BC Cannabis Store has been a positive addition to the mall.

Although the parking lot is noticeably busier we still have adequate parking for all tenants. We have not received any complaints regarding any increase in unwanted activities on the property and we are pleased with our decision to lease to BC Cannabis Store.

Sincerely,

517244 BC Ltd.

Philip Jones
President

*25 – 10th Avenue South, Cranbrook, B.C. V1C 2M9
Phone: (250) 426-8211 or Fax: (250) 426-0661*

APPENDIX F

Application Package for 1550 Johnston Road (Choom BC Retail Holdings Inc.)

RETAIL CANNABIS BUSINESS PLAN



CHOOM BC RETAIL HOLDINGS INC.

CONTACT: SEAN BRUCE-HAYES

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1 LETTER OF INTENT

Choom Holdings Inc. is a publicly traded company and trades on the Canadian Securities Exchange (the “CSE” under the four-letter ticker symbol “CHOO” and on OTCQB Market under “CHOOF”. The company’s base of operations is in Vancouver, British Columbia.

Choom is an emerging adult use cannabis company that has secured one of the largest retail networks in Canada. Choom is focused on delivering an elevated, safe and responsible customer experience through our curated retail environments, offering a diversity of brands for Canadians across a national retail network. Currently we have stores open and operating in Ontario and Alberta with many more planned to be opening this year in British Columbia, Saskatchewan and the Yukon.

As detailed in the section below outlining previous experience, the executive team at Choom has many years of experience across many industries that require high level, professional conduct and high standards of regulatory compliance in both retail environments and operational execution.

Choom is always trying to be a valued and respected member of every community where we open a store. We are excited about the opportunity in White Rock and believe we will benefit the community in many ways including: operations and programs that align with the goals, objectives and policies of the White Rock official community plan, giving back to the city to assist with programs that benefit the community, and operations at the highest level of professional standards to ensure zero negative impact on the community. White Rock was also the home of our CEO Chris Bogart who graduated from Semiahmoo High School in 1988 and lead the school rugby team as team captain to a championship at the 1988 BC Rugby School tournament.

Choom intends to move quickly to open this store if approved by the City of White Rock. We hold the highest standards for compliance with municipal, provincial and federal regulations. Choom supports implementation of a good neighbour agreement and has made some suggestions what could be incorporated based on internal policies. We are also educating our staff and consumers regarding impairment and nuisance issues to ensure safety and enjoyment of our customers and the community.

The look and feel of Choom’s proposed retail store will compliment the Johnston Street neighbourhood and fit well with the revitalization program that was recently completed by the city.

2 PREVIOUS EXPERIENCE

2.1 CHOOM

Choom has a demonstrated acumen as a responsible cannabis retailer.

Choom is an experienced brand in the world of legal adult-use cannabis - our network of retail locations already extends from the plains of Alberta to the Great Lakes. In fact, should restrictions be lifted in Ontario, Choom has the capacity to open as many as 125 stores across the country in the next two to three years.

Choom’s first foothold in cannabis retail came in late February, 2019 with our acquisition of the Clarity Cannabis brand in Alberta. With this deal we secured the potential to open 31+ Choom branded retail locations in Alberta alone, six of which are currently operational with two of those operating since December, 2018, representing some of the first cannabis retail stores in Alberta.

In addition to our Alberta locations, we launched our first Choom Branded Ontario location in the City of Niagara on June 15, 2019.

By a conservative estimate we are projecting that we will have 20 additional operating Choom locations in Alberta by end of Q1 2020. In the same timeframe we also expect to open at least three retail locations in British Columbia, and one in the Yukon.

Choom carefully adheres to applicable regulations, striving always to operate with complete transparency and integrity. This is reflected in our track record - we have received no complaints from the AGLC or AGCO in the time we've been operating our seven Choom branded retail locations.

With this outstanding operational track record, Choom believes to have a proven capacity to operate retail cannabis in a socially responsible manner.

In addition to Chooms retail cannabis operations, our executive team has many years of experience in retail sales in a provincial and federal regulated commercial sector. Additionally, there is much experience in other heavily regulated industries.

2.2 CHRIS BOGART CEO

A corporate executive with over 22 years professional experience in senior management positions with public and private companies, providing expertise in capital markets, strategic planning, corporate finance, mergers and acquisitions.

"As my broad industry experience suggests, I am highly experienced in regulatory compliance. My involvement in regulated sectors extends from biotech to healthcare, technology, communications, and agriculture. In my tenure with InMed Pharmaceuticals I acquired an extensive understanding of the regulations concerning pharmaceutical research, development, and testing, with which I always remained fully compliant.

I'm proud to call White Rock my hometown – it's where I grew up, where I went to elementary and high school, where I led our rugby team to become provincial champions, and where my family lives to this day. The same goes for my friend and colleague Chris Gagan, Choom's VP of marketing. White Rock has Choom's guarantee that, being led by people who are deeply invested in the community, we will go above and beyond to serve as a positive influence and operate with transparency and integrity."

2.2.1 PROFESSIONAL EXPERIENCE

2010 – Present • CEO • Choom Holdings Inc. (Vancouver, Canada)

- Responsible for overseeing a chain of legal cannabis retail locations, including compliance with municipal, provincial, and federal laws concerning the safe distribution of adult-use cannabis. As a publicly traded company Choom also abides by strict regulations and reporting requirements set out by the Canadian Securities Commission.

1998 – Present • RainCity Capital Partners • Managing Partner (Vancouver, Canada)

- Duties include consulting with a range of companies on industry regulations, with a special focus on quarterly and yearly financial reporting, Mergers and Acquisitions and Capital Markets Financings

2015 – 2017 • Senior VP, Corporate Strategy • InMed Pharmaceuticals (Vancouver, Canada)

- The position with InMed pharmaceuticals required strict adherence to regulatory processes – i.e. laws concerning federal reporting, pharmaceutical research, and pharmaceutical development.

2004 – 2010 • Vice President, Corporate Development • Corex Gold Corp.

- Mining is a heavily regulated sector – at Corex Gold Corp. I helped to ensure our mining operations were fully compliant with provincial and federal laws.

2.3 COREY GILLON – PRESIDENT

A Senior Retail Executive, with more than 18 years of experience in both the Mass and Apparel Markets. Leadership roles have been customer-focused, both in Retail and eCommerce. Leading multi-billion-dollar operations with world-class retailer, Walmart, and high performing fashion retailer, Aritzia - spanning multiple countries (Canada, US and South Africa) and responsible for up to 22,000 associates. Proven track record of delivering year over year revenue growth as a result of executional excellence, leveraging global best practices and customer-focused retail strategies.

“In my various leadership roles with Walmart I was responsible for overseeing all front facing operations within the store, and multiple highly regulated areas of the business including fresh food, pharmacy, optical, automotive and the safe sale and storage of ammunition.”

2.3.1 PROFESSIONAL EXPERIENCE

Aug 19 – Present • President • Choom Holdings Inc. (Vancouver, British Columbia)

- Choom is a publicly traded recreational cannabis retailer that must abide by strict Canadian Securities Commission regulations and reporting requirements. Choom is developing a chain of branded cannabis stores in Canadian provinces where adult use cannabis is legalized for retail.

Mar 19 – August 19 • President • First Service Residential (British Columbia)

- Largest residential property management company in BC. Approximately \$3.6 billion of residential property under management with 500+ Employees.

Mar 16 – Oct 18 • Senior Vice President, Retail Operations • Aritzia (Vancouver, Canada)

- Restructured the Retail Division within six months of joining the organization creating a more scalable model for future growth. Sponsored the rollout of a new POS system in both the US and Canada.

Sept 14 – Jan 16 • Vice President Ecommerce • Walmart Canada (Toronto, Canada)

- Responsible for the Walmart.ca business units: Deployment & Studio, Site Merchandising (SELL), New Digital Business and Omni-channel Strategy and Integration. Designed and restructured the .ca team in to three core functions: BUY, SELL, MOVE. This operationalized the web team creating clear role structure, accountability and connection to the bricks business.

Sept 12 – Aug 14 • Regional Vice President of Operations • Walmart Canada (Alberta and BC)

- Walmart Corporate Officer reporting to Chief Operating Officer. Led Operations strategy and execution for Western Canada with 100 retail stores and 22,000 associates with P&L responsibility of \$7.1B – WM Canada’s largest region.
- Oversaw fresh food operations which involved monthly audits by the Canada Food Inspection Agency
- Responsible for compliance to all of the provincial workers compensation boards
- Responsible for safe sale and storage of ammunition and pharmacy operations

June 11 – Sept 12 • Sr. Director Operations Integration • Massmart Africa (Walmart) (Johannesburg, S. Africa)

- Selected as Subject Matter Expert to drive retail integration of the largest retail FDI in South African history. Co led the Global team responsible for the large-scale integration of Massmart Africa.

May 09 – Jun 11 • Regional Director of Operations • Walmart Canada (Western Canada)

- Led Operations strategy and execution for Western Canada (Man/Sask) with 43 retail stores and 10,000 associates. Created and chaired the Store Manager council. Responsible for compliance to multiple acts and regulations relating to fresh food, drugs and ammunition including: Canada Food Inspection Agency Act, Food and Drugs Act, Safe food for Canadians Act and the Ammunition Regulation Act.

2005 - 2009 • District Manager (Director) • Walmart Canada (Kelowna, British Columbia)

- Responsible for front line training, implementation and supervision of policies and procedures that are in compliance with all the acts and regulations associated with the safe storage, handling and shipment of fresh food, pharmaceuticals and ammunition. Also responsible for workers safety and well being governed under OHS policies and WorkSafeBC Standards.

2003 - 2005 • Store Manager • Walmart Canada (Grande Prairie, Alberta)

- Responsible for front line training, implementation and supervision of policies and procedures that are in compliance with all the acts and regulations associated with the safe storage, handling and shipping of fresh food, pharmaceuticals and ammunition. Also responsible for workers safety and wellbeing governed under OHS policies.

2001 - 2003 • Store Manager • Walmart Canada (Yellowknife, NWT)

- Responsible for front line training, implementation and supervision of policies and procedures that are in compliance with all the acts and regulations associated with the safe storage, handling and shipping of fresh food, pharmaceuticals and ammunition. Also responsible for workers safety and wellbeing governed under OHS policies.

2.3.2 AWARDS & RECOGNITION

- Operations lead in several of Walmart's Annual Strategic Projects: New prototype strategy (2015), New Merchandise Portfolio (2015), Online Grocery delivery (2014/5), Private Label Penetration (2014)
- Awarded a Champion of the 2014 Southern Alberta flood disaster by the Premier of Alberta
- Recognized at Walmart Investors meeting as top talent exported globally (2013)
- I've received my SellSafe for cannabis retail through the Alberta Gaming, Liquor & Cannabis Authority.
- Highly involved with fundraising for multiple children's charities including Canucks Place and BC Children's charity.

2.4 MICHAEL FORBES – COO

An experienced pharmacist and entrepreneur with over 15 years' experience operating successful companies in the pharmaceutical and healthcare industry. In this time Michael has created and operated

nine pharmacies and eight medical clinics, including three opioid addiction treatment clinics specializing in opioid agonist therapy (methadone).

“My experience across a range of highly-regulated professions, especially in the high-stakes field of opioid addiction treatment, serves as excellent preparation for the safe and controlled distribution of non-medicinal cannabis.”

2.4.1 PROFESSIONAL EXPERIENCE

2018 – Present • COO/Director • Choom Holdings Inc. (Vancouver, BC)

- As a publicly traded company Choom abides by strict regulations and reporting requirements set out by the Canadian Securities Commission. Choom is focused exclusively on the recreational cannabis market.

2018 – Present • Owner • Clarity Cannabis (AB and BC)

- Responsibilities include ensuring compliance with provincial and federal regulations regarding the sale of non-medical cannabis. Clarity has been granted seven retail cannabis licenses in the Province of BC and 10 in the Province of Alberta.

2013 – Present • Owner and QA Officer • Sitka WEEDWORKS (Sooke, BC)

- Developed quality assurance procedures for licensed cannabis producer pursuant to federal regulatory requirements. WeedWorks (formerly Specialty Medijuana Products) received its Health Canada Licensed Producer status in the Spring of 2019.

2005 – Present • Owner and Pharmacist • Forbes Pharmacies (Victoria, BC)

- Retail and recently hospital pharmacy from management to drug dispensing. Responsibilities include reporting and maintaining strict adherence to the regulatory authorities both federally and provincially.

2.4.2 ADDITIONAL ACHIEVEMENTS

- Selected in 2010 to help create the procedures for the College of Pharmacists of British Columbia.
- SellSafe completed for cannabis retail through the Alberta Gaming, Liquor & Cannabis Authority.
- Diploma in Cannabis Plant Production & Facility Management at Kwantlan Polytechnic University.

3 PROPOSED TIMELINE

After receiving a building permit from the City of White Rock, Choom would be ready to open in three to four months if the province can issue a licence in that timeframe.

4 COMPLIANCE WITH REGULATIONS

4.1 FEDERAL REGULATIONS

Cannabis legislation started with the Federal Government’s implementation of Bill C-45, *Cannabis Act*. The main objectives of the federal framework are listed below:

- Restricting youth access to cannabis;
- Protecting young people from promotions and enticements to use cannabis;

- Deter and reduce criminal activity by imposing serious criminal penalties for those breaking the law, especially those who import or export cannabis, or provide it to youth;
- Protect public health through strict requirements for product safety and quality;
- Reduce the burden on the criminal justice system;
- Provide for the legal production of cannabis to reduce illegal activities,
- Allow adults to possess and access regulated, quality-controlled legal cannabis; and
- Enhance public awareness of the health risks associated with cannabis.

Choom strictly adheres to all federal legislation and always keeps in mind the main objectives and priorities of the federal legislation. More specifically, the protection of youth, protecting public health and safety, and public awareness of the health risks associated with cannabis.

Choom strictly adheres to the advertising policies and ensures our legal counsel is reviewing new material and campaigns to maintain strict adherence to the law.

Part of Choom's strategy to prevent 'bootlegging' is educating customers on the strict penalties associated with selling to minors. Choom will also monitor security cameras to ensure there is no suspicious activity or customers being approached by minors prior to entering the store.

4.2 PROVINCIAL REGULATIONS

The provincial government also took on a lot of changes to regulations and implemented new legislation including the following:

- *Cannabis Control and Licensing Act*
- *Cannabis Distribution Act*
- *Changes to the Motor Vehicle Act*

The province has put the following new and amended regulations in place:

- Cannabis Licensing Regulation
- Cannabis Control Regulation
- Cannabis Control and Licensing Transitional Regulation
- Amendment of Violation Ticket Administration and Fines Regulation
- Amendment of Provincial Sales Tax Exemption and Refund Regulation
- Amendment to the Park, Conservancy and Recreation Area Regulation and the Conservation Officer Service Authority Regulation
- Amendment of Tobacco and Vapour Products Regulation
- Amendment of Classification of Land as a Farm Regulation

The provincial regulations are the most important for Choom because they set the framework for the majority of the retail operations. Attached as **Appendix A** is the B.C. Cannabis Retail Store Terms and Conditions handbook for applications and operations. Choom strictly adheres to these regulations and conducts intensive staff training at all levels to ensure everyone in the organization is familiar and enforcing the rules and regulations. A major key performance indicator for Choom employees is regulatory compliance so we make sure employees keep it top of mind. In addition to having a responsibility to the community and our neighbours, as a publicly traded company, we are responsible to our shareholders. Non-compliance with regulations would negatively impact our share price and value for our shareholders.

4.3 MUNICIPAL REGULATIONS

The municipal regulations are important as they have a role in protecting the public. Choom will make a priority of ensuring all municipal regulations and by-laws are strictly adhered too including smoking, parking, and waste management bylaws.

5 GOOD NEIGHBOUR AGREEMENT & SOCIAL RESPONSIBILITY

5.1 GOOD NEIGHBOUR AGREEMENT

Choom is familiar with good neighbour agreements and is very supportive of them as they encompass a lot of our internal policies and procedures. Some of the main components we believe should be in an agreement, and what we commit to, are the following:

- Choom recognizes its role as a responsible corporate citizen and responsible neighbor within the community and agrees to work with City and its departments to resolve concerns;
- Will promote White Rock as a beautiful, distinctive and engaged community of people from all walks of life who choose to live, work and play in White Rock. That the residents and visitors experience an extraordinary quality of life; and
- non-medical cannabis retail licensed establishments have a civic responsibility beyond the legislated requirements of the *Cannabis Control and Licensing Act* to control the conduct of their patrons; and that the *Cannabis Control and Licensing Act*, the policies of the Liquor and Cannabis Regulation Branch, City bylaws, and other statutes and legislation will be strictly adhered to.

Choom promotes the following being included in a good neighbour agreement:

- Ensure there will be no tolerance for criminal activity within or adjacent to the premises;
- Prohibit minors from entering or remaining on the premises.
- Ensure that any person working in the business is at least 19 years of age;
- Ensure that all staff have read the provincial Worker Qualification Guidebook and fully understand the intent of the Work Qualification Regulation;
- Not permit a person to work in the licensed business without having first submitted a police information check for that employment, as per the *Cannabis Control and Licensing Act*;
- If incidents occur that require RCMP involvement, co-operate and ensure that all staff co-operate with RCMP members and not impede or obstruct an investigation in any way;
- Promptly bring to the attention of the RCMP any criminal charges brought against the license holder or any employees of the licensed business;
- Notify the City's Business License Inspector within 24 hours of a change in contact information for responsible person or persons;
- Prohibit banners, flags, string lighting, or similar means of advertising and display on the exterior of the premises at any time;
- Prohibit the consumption of any alcoholic/cannabis products on the premises;
- Prohibit the sale of food products from the premises, except for the sale of tinctures, capsules, edible oils, and other products permitted under the *Cannabis Control and Licensing Act*;
- Prohibit smoking or vaping of any substance within the premises;
- Discourage patrons from smoking/vaping or consuming purchased product immediately outside the premises to minimize impacts to pedestrians and the neighborhood, and to comply with the provincial *Health Act*, WorkSafeBC, and city bylaws in regard to smoking;

- Undertake monitoring and promotion of the orderly conduct of patrons immediately outside the premises, including those congregating outside during open hours, and discourage patrons from engaging in behavior that may disturb the peace, quiet, and enjoyment of the neighborhood;
- Assign staff to inspect the outside of the premises each day of operation to ensure that there is no litter, garbage, or other foreign objects associated with the business left within the general area of the premises;
- Work with the City, its departments, and the community to promptly resolve any issues of concern;
- Submit to periodic full inspections of the premises that will be carried out by various departments of the City; and
- Participate in any programs initiated by the City and/or RCMP to coordinate and monitor Cannabis Retail Licence activities within the community.

5.2 SOCIAL RESPONSIBILITY

Youth are not permitted in any retail cannabis store and will be asked to leave if they enter on their own or with an adult. Staff will be trained to politely and respectfully manage this situation. Signage will be posted on the main doors indicating that youth are not permitted to enter.

The maximum amount of cannabis that can currently be sold to one customer is 30 grams per transaction. If asked, staff will explain the effects of the strain of cannabis being purchased.

5.2.1 SOCIAL RESPONSIBILITY INITIATIVES

Choom is committed to being involved in any City of White Rock committees related to the development and sustainability of a retail cannabis market.

Our location will have a community events wall where local businesses and organizations will be able post events that are taking place within White Rock and surrounding neighborhoods. This will help to build the community partnerships at this location.

5.3 MINIMIZING NUISANCE ISSUES AND ADDRESSING IMPAIRMENT ISSUES

As a publicly-traded, recreational cannabis retail company, Choom is committed to meeting and exceeding the regulations set forth by municipal, provincial, and federal regulatory bodies. Choom's retail strategy includes a comprehensive plan to mitigate any potential nuisances associated with cannabis retail - we'll explore how below.

At the most basic level, Choom is dedicated to the safety and security of its staff, its customers, and the greater community it serves. All of our storefronts are equipped with CCTV cameras that cover every inch of our retail space and outside covering our exits. Our employees are equipped with silent alarms and trained in relevant crisis response and de-escalation.

We have policies in place to eliminate disruption to our neighbours. This includes strict adherence to regulations ensuring the inside of the store is not visible from outside and minimal signage, as well as a no noise and no smoking policies that encompasses areas around our retail stores that complies with municipal bylaws.

We reserve the right to ban any customers found in violation of this policy (or any unruly customers).

Choom installs and maintains air filtration systems to ensure that our neighbours won't be impacted by any untoward cannabis odours.

We take our duty to keep cannabis out of the hands of youth very seriously. Our staff are trained to ID customers as soon as they enter, requesting two pieces of ID every visit even if the customer looks familiar. If a cannabis retail worker sells cannabis to anyone under the regulated jurisdictions age limit, they can face a penalty of up to 14 years in jail. All staff must be registered as a cannabis worker through the provincial government pursuant to the Worker Qualification Regulation.

5.4 THE UNFAIR DEMONIZATION OF LEGAL CANNABIS

With all this being said, access to legal cannabis retail itself reduces nuisance in neighbourhoods - as opposed to being associated with increased crime, legal cannabis is actually associated with *reductions in crime*.

While there are risks associated with consumption, cannabis (<1,000 deaths per year¹) has been found to be altogether safer than common legal drugs like alcohol (~3,000,000 deaths per year²) and tobacco (~8,000,000 deaths per year³).

And as the failure of prohibition has made clear, people will continue to consume cannabis even if that means turning to unregulated, black-market sources. Therefore, by allowing the sale of legal cannabis, communities can eliminate unscrupulous black-market providers and instead provide access to a clean, quality-assured cannabis supply that reduces the risks of consumption - in some cases, a safe supply of cannabis could even replace much more dangerous drugs.

This picture is backed up by statistical evidence. Crime statistics for Washington state reached a 40-year low in 2014, with violent crimes down by 10 per cent and a 13 per cent drop in the state's murder rate - this within one year after legalizing cannabis. Moreover, the research demonstrated that thefts were reduced by 10 to 20 percent in the state, and the consumption of other drugs, including alcohol, and the incidents of binge drinking were reduced.⁴

In fact, one recent study - published on August 24th, 2019 - tied each new dispensary in Colorado to a 19% reduction in crime (entirely localized to the dispensary's neighbourhood).⁵

Legal cannabis can also have a positive impact on the opioid epidemic. A study published in October 2017's issue of the American Journal of Public Health found that there was a 6.5 per cent reduction in 2014 in terms of deaths resulting from opioid abuse in Colorado.⁶

We hope you'll take this evidence into consideration as you weigh the pros and cons of allowing non-medical retail cannabis in White Rock.

5.5 HARM MITIGATION INITIATIVES

Our measures are as much proactive as they are reactive. Choom will educate consumers about the responsible use of cannabis, focusing on promoting use that minimizes disruption to the consumer's life and to the community at large.

¹ The Health Effects of Cannabis and Cannabinoids: The Current State of Evidence and Recommendations for Research.

² WHO Global Status Report on Alcohol and Health, 2018

³ WHO Report on the Global Tobacco Epidemic 2019

⁴ Recreational Cannabis Legalization and Opioid-Related Deaths in Colorado, 2000–2015

⁵ FBI Crime Statistics, 2014

⁶ Not in my backyard? Not so fast. The effect of marijuana legalization on neighborhood crime.

Choom is more than willing to collaborate with any groups working with vulnerable populations to assist in any way needed.

6 EDUCATION AND POTENTIAL ISSUES

6.1 RESPONSIBLE USE OF CANNABIS – EDUCATION

Each Choom employee will ensure that its messaging always includes an element of responsible, safe use of cannabis by adult users. By combining marketing and community engagement through a centralized position will ensure that messaging is consistent across all locations. Signage will be posted indicating that the store only sells to adult users (19 years+) and customers will be required to produce government issued ID to confirm identity and age. Signage will also be posted advising customers of the purchase limit definition: *the combined total amount sold will not exceed the equivalent amount of 30 grams of dried cannabis.*

At all times, if employees are asked they will explain the possible effects of the strain of cannabis being purchased.

Wall mounted information cards will be placed throughout the store allowing customers to read information on a variety of cannabis topics such as how to ingest cannabis, explaining what terpenes are and how to inhale cannabis. Examples are attached as **Appendix B**.

All purchased cannabis and accessories will be put in an environmentally friendly bag that will contain the following use warning:

“Do not open the cannabis package until you have reached your destination. Do not use in parking lot and/or near any public buildings. Do not use within 300 meters of the store”.

In addition, Choom commits to having no smoking and no consumption signage on the premises.

6.2 PRODUCT KNOWLEDGE

Product knowledge will form part of staff training and orientation. Attached as **Appendix C** is the Product Knowledge document that will be used. Product details will be available on the website for customers to read and will be viewable on the large TV screens located in the store.

6.3 EDUCATION ABOUT TRAVEL AND CROSSING THE BORDER

As White Rock is very close to the United States border Choom will provide education and information about crossing the boarder with cannabis products and accessories. Information contained in **Appendix D** is from the Canada Border Services Agency and will be included with the educational material.

7 OPERATING DETAILS

7.1 HOURS OF OPERATION

Proposed hours of operation will be 9 am to 9 pm, Monday through Sunday. However, Choom would be agreeable to adjusting hours of operation if required by the City of White Rock.

7.2 RETAIL STORE MANAGMENT

The retail cannabis location would have the following management team:

- Store Managers x 1
- Product Specialist Managers x 1

- Shipper/Receiver x 1
- Lead Sales Associates (Bud Tenders) x 4
- Marketing & Community Engagement Coordinator x 1

8 SECURITY MEASURES

LaserStar Security has been engaged to provide the necessary security system in compliance with Health Canada's security directive. Attached as *Appendix E* is the LaserStar Security Plan overview. The following security measures will be taken:

- a camera system will be used to record activity inside the premises and at all points of entry;
- a monitored alarm system will be used that detects unauthorized attempts to enter the premises, unauthorized movements within the premises and any attempts to tamper with the alarm system;
- all cannabis and cannabis accessories displayed during hours of operation will be displayed in locked showcases accessible only by authorized employees;
- any cannabis removed from display for viewing or sale is in sealed packaging or an approved display container; and
- any cannabis and cannabis accessories not displayed are stored in a locked storeroom accessible only by authorized employees.

9 INSURANCE

Commercial insurance has been arranged with Valley First Insurance for commercial general liability at \$5,000,000 for each occurrence and tenant's legal liability for \$5,000,000. More details on the insurance can be found on the certificate of insurance in *Appendix F*.

10 COMMUNITY IMPACT

10.1 GIVING BACK TO THE COMMUNITY

Choom actively gives back to each community it enters, the causes and charities vary. For the City of White Rock Choom believes it would be appropriate to give back directly to the City. After reviewing the City of White Rock Official Community Plan, Choom wants to support the vision, guiding principles, and goals. Specifically, Choom sees a lot of value in supporting community character, affordable housing, environmental management, Parks & Recreation, Arts, Culture and Heritage and Quality of Life.

Choom will commit one percent of annual total gross sales to be paid to the City of White Rock. The payment would be 1% of annual gross revenue payable at the time to be mutually agreed to by Choom and the City of White Rock. The payment would be an ongoing, annual payment made by Choom for so long as the business operates in White Rock. It is anticipated the annual payment amount would be in the range of \$40,000 and would be supported by an accountant produced Profit and Loss Statement.

Choom also commits to supporting the White Rock Fire Fighters Charity Association. White Rock fire fighters, members of local 2407 have a proud history of fundraising in the community. With support of the White Rock fire department, the White Rock Fire Fighters Charity association has dedicated thousands of hours of off duty time in support of charities in White Rock, South Surrey, and the Lower Mainland. The White Rock Fire Fighters Charity Association has been proud to support the following charities:

- BCPFAA Burn Fund
- Variety the Children's Charity

- Sources Community Resource Centres
- Rotary Club of White Rock
- Peace Arch Hospital Foundation
- White Rock South Surrey Food Bank
- Secondary School Bursaries
- Elementary School Fund Program
- Multiple Sclerosis Society of Canada
- Canada Cancer Society – relay for life
- World Vision
- Special Olympics
- United Way

The White Rock Fire Fighters also operate a Victim's Assistance Fund. This fund is used to help support families in our community that have suffered a substantial personal loss due to fire. The Victim's Assistance Fund helps to aid individuals with temporary housing, meals, and travel after a personal tragedy.

10.2 LIVING WAGE FOR EMPLOYEES

Choom believes in a living wage as it is beneficial to the employee, the community and the company. Paying a living wage constitutes a critical investment in the long-term prosperity of the economy by fostering a dedicated, skilled and healthy workforce.

A living wage is the hourly wage a worker needs to earn to cover their family's basic expenses within their community. A living wage is especially important in the Lower Mainland because the cost of living is so much higher than other cities in British Columbia, Alberta or Saskatchewan. Additionally, there is a much larger gap between the minimum wage and living wage.

A living wage is a win/win/win because employees who earn a living wage experience increased mental and physical health and economic well-being. Companies paying a living wage tend to experience a decrease in employee turnover and absenteeism, increased retention and productivity and savings on rehiring and retraining. Finally, communities with more living wage employees can attract more workers and foster a lively economy.

10.3 ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability is important to Choom and our initiatives align with City of White Rock policies in the OCP. As a shoreline city White Rock would appreciate that plastic bags make up 3% of shoreline litter. Additionally, plastic bags harm marine life and are made using non-renewable fossil fuels. It can take anywhere from 10 – 10,000 years for a plastic shopping bag to decompose. Choom is committed to not using plastic bags in our stores and reduce single use plastics where we can. Unfortunately, packaging for our products is regulated by Health Canada and uses a lot of unnecessary plastic. Choom will continue discussions with Licenced Producers to put pressure on the federal government to change policy to allow for more environmentally friendly packaging.

10.4 GREEN BUILDING STRATEGY

Choom supports a green building strategy when conducting tenant improvements on their properties. The goal is to minimize environment impacts through energy efficiency and building materials. Some of the energy-saving features depend on individual stores but some examples are:

10.4.1 LIGHTING

- LED or florescent tubes, which take less energy to produce than conventional bulbs
- Motion sensors to turn off lights in unoccupied areas
- Using natural light as much as possible

10.4.2 BUILDING MATERIALS AND CONSTRUCTION

- Zero VOC paint which doesn't have volatile organic compounds
- Sustainable or recycled materials used for millwork
- Countertop tiles with a composite, stone-like material made from 100% post-consumer waste
- Construction waste management which can divert 70-80% of materials from the landfill
- Low emitting materials for furniture

10.5 BICYCLE PARKING

Choom proposes adding bicycle parking in front of the store for customers, pending landlord and city approval. Choom is supportive of making it easy for customers to cycle to our location and will also encourage employees to cycle with a sustainable commuting program. This aligns with policy 13.2.4 in the OCP.

10.6 SUSTAINABLE COMMUTING

To help reduce the number of cars on the road each day Choom will implement a sustainable commuting program. It offers incentives to employees to encourage them to use other forms of transportation to come to work such as walking, biking, transit or car pooling. This policy aligns with policy 12.3.1 in the OCP.

The program offers:

- Rebates on transit passes
- Incentives for biking, walking, skateboarding and rollerblading such as gift cards for rain gear
- Cycling skills courses and subsidized bike tune-ups
- A "Guaranteed Ride Home" program in the event of emergency or sickness

11 CONCLUSION

Choom strongly believes and follows the philosophy to maintain a discreet and respectful profile within the communities they operate. They intend to maintain their strong business relationships in White Rock.

In closing, we'd like to thank you for your time and consideration. The Choom Team looks forward to being a valued member of your community for years to come.

Cannabis Retail Store

Terms and Conditions

A handbook for the sale of
non-medical cannabis in
British Columbia

July 2019



Update Summary

Date	Update Description (Click on blue link to jump to section)	Updated Pages
June 2019	Providing Safe and Responsible Service Display of Social Responsibility Materials Identification (ID) Requirements The Cannabis Licence Making Changes to the Licence The Store Store Security Requirements Shopping Bags Storing Cannabis Cannabis Register Selling Non-Medical Cannabis & Cannabis Accessories	6 6-7 10 12 14 15 16 16
February 2019	Introduction Providing Safe and Responsible Service Minors The Store Associations with Other Businesses Store Layout Smell Jars Selling Non-Medical Cannabis & Cannabis Accessories Advertising Branding Connections to Federally Licensed Producers (Tied houses) Educational Events and Activities Glossary	5 6 12 12 13 15 17 17 17 18 21
January 2019	Identification (ID) Requirements Primary ID Secondary ID	7 7

	<u>Compliance & Enforcement</u>	19
October 2018	Providing Safe and Responsible Service <u>Worker Qualification</u> <u>Controlling the Store</u> The Cannabis Licence <u>Making Changes to the Licence</u> The Store <u>Store Security Requirements</u> <u>Online Sales</u> <u>Delivery Service</u> <u>Gift Cards</u> <u>Buying Non-Medical Cannabis & Cannabis Accessories</u> <u>Disposing of Non-Medical Cannabis</u> <u>Unlawful or Private Cannabis</u> <u>Non-Medical Cannabis Sales</u> <u>Glossary</u>	6 6-7 9 12 13 13 13 13 14 14 16 21

Cannabis Retail Store Licence

Terms and Conditions

A handbook for the sale of non-medical cannabis in British Columbia

Please note: This handbook was last updated on 25 February 2019. Updated content is highlighted by notes in the left margin.

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Introduction

The purpose of the **cannabis retail store licence** is to authorize sale of dried cannabis, cannabis oil, cannabis seeds and cannabis accessories for non-medical purposes in a private retail store for patrons to purchase and consume offsite.

This handbook outlines the requirements of the *Cannabis Control and Licensing Act*, Regulations and terms and conditions that relate to owners and operators of non-medical cannabis retail stores in B.C. It is the responsibility of the licensee to be aware of and to operate in compliance with these rules.

Licensees must follow provincial laws and these terms and conditions at all times, as well as any further terms and conditions that might be printed on their licence or in letters issued to them by the general manager of the Liquor and Cannabis Regulation Branch (Branch). Failure to comply with the provincial laws or terms and conditions set out in this handbook or those printed on the licence or other direction from the general manager may result in enforcement action against the licensee including, but not limited to, a monetary penalty, suspension or cancellation of the licence.

Licensees are also responsible for knowing and complying with any federal, local government and/or Indigenous nation laws, bylaws and requirements.

Licence terms and conditions may change from time to time. Stay up to date by referring to this handbook, which is posted online and updated from time to time, and periodically checking the branch's [policy directives page](#).

A range of helpful information is found here: www.gov.bc.ca/cannabisregulationandlicensing

Revised
Feb. 2019

Contact Information

If you have any concerns or questions, please contact your local liquor and cannabis inspector or the branch at:

Mailing Address

PO Box 9292 Stn Prov Govt,
Victoria, BC V8W 9J8

Office Address

400-645 Tyee Road
Victoria, BC
V9A 6X5

E-mail

cannabisregs@gov.bc.ca

Phone

250-952-5787 in Victoria

Licensing Help Desk

250 952-7049 in Victoria or call our toll-free number

Toll Free Phone

1-866-209-2111

Providing Safe and Responsible Service

Responsible Service Training

In the future, people involved in the sale of non-medical cannabis will be required to complete a mandatory course. Licensees will receive notice when this training becomes available.

Worker Qualification

Effective November 30, 2018, licensees must ensure that workers in retail stores obtain a security verification from the province. This includes any adult performing work-related activities in a retail store as an employee, independent contractor or volunteer on a full-time or part-time basis. This process is separate and distinct from the licensing process.

Security guards in a retail store who hold a valid licence under the *Security Services Act* and perform security work authorized under that licence do not need to obtain a security verification under this process.

Effective November 30, 2018, licensees must keep a record of every worker's security verification for inspection by inspectors, including when the worker's security verification expires.

Worker security verification is fully portable within British Columbia (e.g. if a worker obtains a security verification, they may work for any non-medical cannabis retail licensee in British Columbia until the security verification expires or is revoked by the general manager).

For more detailed information regarding worker security verification, please see [Worker Information](#).

Display of Social Responsibility Materials

You are required to display at least one social responsibility poster. The materials will be mailed to you and must be displayed in a prominent location in your service area. Updated materials will be provided to you at regular intervals, free of charge. Additional copies are available from your local liquor and cannabis inspector or on the website.

Minors

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, cannabis accessories and any transactions involving these products must not be visible to minors from outside the store. As a means to minimize unlawful entry by minors, it is recommended that licensees post signage at the entrance to their stores indicating that minors are not permitted.

A licensee must not 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 provincial legislation.

Identification (ID) Requirements

A licensee is responsible for ensuring that minors do not enter their retail store and are not sold non-medical cannabis or cannabis accessories. If there is any doubt whether a patron is 19 or over, licensees and their employees must take reasonable steps to verify age by requesting two pieces of ID, examine both pieces carefully, and act on the authenticity of the identification. If a licensee or employee cannot demonstrate that they have done this, the licensee could be held responsible for allowing a minor to enter their store and/or for selling cannabis or cannabis accessories to a minor.

A licensee or employee can accept expired or foreign ID as long as it is readable and the customer can be recognized from the picture.

A licensee or employee must decide on a case-by-case basis if the ID presented proves that the patron is not a minor. If the patron cannot produce two pieces of acceptable identification, service must be refused. A licensee and their employees must cooperate with an inspector or peace officer if asked to determine whether a person is a minor.

Primary ID

- Must be issued by a government agency; and
- Must include the holder's name, date of birth and picture.

Examples of primary ID include:

- Province or State driver's licence
- Passport
- Photo BC Services Card
- Citizenship card
- Certificate of Indian Status
- Federal Firearms Possession and Acquisition licence

Note that the B.C. Driver's Licence and Services Card, which combines the B.C. Driver's Licence and Services cards (formerly CareCard), counts as only one piece of ID.

Secondary ID

Used to verify the authenticity of the first piece, and:

- Must include the holder's name; and
- Must include either the holder's signature OR picture.

Any acceptable piece of primary ID can be used as secondary ID. Examples of other acceptable secondary ID include:

- BC CareCard/BC Services Card (separate to a BC Driver's licence)
- Interim driver's licence (issued by ICBC)
- BC Transit ProPASS
- University or college student card
- Credit card
- Canadian Blood Services donor card
- Transport Canada's Pleasure Craft Operator's Card
- Many bank cards and rewards cards
- National Defence ID

Controlling the Store

A licensee and their employees are responsible for controlling the behaviour of their patrons.

If security has been hired for a retail store, a licensee must ensure that the individual is licensed under the *Security Services Act*. Please visit <http://www2.gov.bc.ca/gov/content/employment-business/business/security-services/security-industry-licensing> for more information.

Cannabis use must not be permitted in-store.

A licensee must ensure that no weapons are brought into the store without lawful excuse (lawful excuse does not include having personal possession of a weapon for self-protection), and that no criminal activity takes place in the store. If employees, patrons or members of the community have reason to be concerned that there is a threat to their safety, a licensee must act on these concerns.

If there is an imminent threat to people's safety, the general manager can suspend a cannabis licence for 24 hours and order the immediate removal of patrons. In this situation, a licensee is required to take all reasonable steps to ensure that patrons vacate the premises and the store is closed immediately. In extraordinary circumstances, the general manager may suspend a licence or impose terms and conditions for up to 14 days without a hearing.

A licensee must ensure that any person who works on a temporary basis to repair, inspect or construct something in the establishment is supervised by a manager or supervisor.

Preventing Disturbances in the Vicinity of the Store

Licensees and employees must take reasonable measures to prevent disturbances. This means performing actions that are appropriate in the circumstances and within their capacity to do. Examples of reasonable measures include:

- Installing adequate lighting outside the store and in the parking lot
- Supervising parking areas
- Posting signs asking patrons not to disturb the neighbours

Intoxicated Patrons

Licensees and employees must not let a person who is intoxicated (liquor, cannabis or other drugs), or exhibiting signs of intoxication, enter or remain in the store. Licensees and employees must refuse the intoxicated person service, request that they leave the store and ensure they depart safely.

Violent or Disorderly Conduct

Licensees and employees must not allow violent or disorderly conduct or unlawful activities to take place in the store. This includes behaviour that might cause a reasonable person to believe their safety is threatened. If a licensee or employee knows or suspects this kind of behaviour has taken place, is currently taking place, or may take place, they must notify a peace officer immediately.

A person who has been asked to leave or has been barred from entering the store must not return for at least 24 hours. If they return within 24 hours, notify a peace officer; they are committing an offence and may be arrested.

Incident Log

When an incident occurs in or adjacent to a retail store, the details must be recorded in an incident log. All incidents that adversely affect patrons, staff, people who live or work in adjacent buildings, or that affect the operation of the store must be recorded in the log and be available to an inspectors or peace officers.

Examples of these incidents include:

- Refusing entry at the door to a potentially troublesome person or anyone who is causing a disturbance
- Refusing entry of an intoxicated person
- Removing an intoxicated person
- An injury or accident on the premises, including a fight
- Any incidents where emergency personnel were called (police, fire, or ambulance)
- Any illegal acts

An incident report should include key details such as the date, time and description of events, the parties involved, any action taken, and any relevant sales records. Other details such as the names of the employees on shift and witness accounts are also important.

The records in an incident log must be kept for at least six years.

The Cannabis Licence

Availability of the Licence and Floor Plans

A licensee must post their non-medical cannabis retail licence in a prominent location in the sales area of their store. They must also ensure it is immediately available for inspection by inspectors and peace officers. A licensee's LCRB approved floor plans must also be immediately accessible on request, but they do not need to be posted.

Licence Renewal

A licensee must renew their non-medical cannabis retail licence before the licence expiry date each year and pay an annual licence fee.

Please note: the licence renewal fee must be paid each year, regardless of any other applications (for example, transfer of ownership) that may be in progress at the time.

[A link to more detailed information regarding licence renewal will be available soon. Please check back for details.](#)

Making Changes to the Licence

The details of a licensee's non-medical cannabis retail licence application were the basis for granting them the licence. Licensees must inform the Branch of any changes that alter the original information they provided, or of a change in circumstance related to their licence.

Some changes require the Branch's prior approval, while others require the licensee to report the change within 10 days. This is important because failure to obtain approval or report changes is a licensing contravention and subject to penalty. Below is a table of changes that need prior approval and those that require reporting. These are in addition to any items that are addressed elsewhere in this handbook.

Type of Change	How to Report	When Approval Required
Transfer of Location- this change requires a positive recommendation from local government/Indigenous nation for the area where the new store will be located	Application	Before relocation occurs
Structural Change*	Application	Before structural change occurs
Permanent Change to Licence: <ul style="list-style-type: none">• Store/business or licence name change• Request for change in terms and conditions• Hours of sale	Application	Before permanent change to cannabis licence occurs
Permanent Change to Licensee: <ul style="list-style-type: none">• Change of directors, officers, or senior manager (corporation, society)• Name change of licensee, person or sole proprietor• Addition of receiver or trustee• Addition of executor or administrator	Application	Within 10 days of permanent change
Transfer of Ownership (including sale of cannabis business and its assets)	Application	Before transfer of ownership occurs

Table
Revised
Oct. 2018

Share Transfers or Changes** <ul style="list-style-type: none"> • Licensee issues new shares to existing shareholder or existing shareholder transfer shares to existing shareholders (internal transfer of shares) • Licensee issues new shares to persons who are not existing shareholders or existing shareholders transfer shares to persons who are not existing shareholders. • Amalgamation of corporate licensee, holding company or subsidiary 	Application	Within 10 days of share transfer or changes
Loss of Valid Interest <ul style="list-style-type: none"> • Licensee no longer owns and runs store • Licensee does not have certificate of title or lease/sub lease for store location 	Letter	Within 10 days of loss of valid interest
A producer or marketer obtains a financial interest in the retail licence or a person with a financial interest in the licensee obtains a financial interest in a producer, or an immediate family member of the retail licence holder obtains a financial interest in a producer.	Letter	Within 10 days
Arrests, charges or convictions (applicable to any individual licensee, or partner, shareholder, director, or officer of the licensee) <ul style="list-style-type: none"> • The Criminal Code, the Controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) • The Cannabis Control and Licensing Act, the Cannabis Distribution Act, the Liquor Control and Licensing Act or the Liquor Distribution Branch • A provision of an Act of a province or territory if the provision regulates cannabis • Drug and liquor-related offence under Motor Vehicle Act or similar legislation elsewhere (in or outside of Canada) 	Letter	Within 10 days of arrest, charge or conviction and confirmation at renewal
Court Action Involving Disposition of Cannabis Licence	Letter	Within 10 days of notice received
Dormancy***	Form	Within 10 days of dormancy occurring

*Structural Change

If a licensee is making changes to the current approved floor plan, other than cosmetic changes, a structural alteration application is required. Some examples are:

- Physical expansion
- A change in the position of access and exit (including addition of a vestibule) points leading to or from a sales area
- A change in the position of a wall, floor or ceiling surrounding a sales area

A licensee does not need approval for cosmetic changes such as flooring, countertops, painting.

** Share Transfers or Changes

A licensee must report an internal transfer of shares respecting the licence or the licensee if the removal of the shareholder or redemption or dissolution of shares results in any of the remaining shareholders moving from owning less than 10% of voting shares to owning 10% or more of voting shares in the licensee. Additionally, a licensee must report issuing new shares, or transferring shares, to persons who are not existing shareholders if, as a result, the new shareholders hold more than 10% or more of the voting shares in the licensee.

***Dormancy

If a licensee is planning to close their store for an extended period of time (for example, during extensive renovations), they must report this closure to the branch and they must also notify the branch when they plan to restart regular operations (this notification requirement does not apply to seasonal closures). All licences are permitted to be dormant for a period of two years. If the store is dormant because of extensive renovations caused by a fire, flood or other event beyond a licensee's control, they may apply for an extension to dormant status. The extension may be granted if a

licensee can provide evidence of the incident and their efforts to rebuild. If the licensee cannot provide such evidence and their efforts to rebuild their licence may be cancelled after two years of dormancy.

Selling the Business

If a licensee is selling their business and wants to transfer their licence to a new owner, the new owner must apply to transfer the licence to their name. If a new owner is acquiring the business by buying some or all of the shares in the company, the existing licensee must notify the branch. Please note that the person acquiring an interest in a licence may be subject to a security screening and financial integrity assessment.

The current licensee must continue to operate and be responsible for the retail store in compliance with the Act, Regulation and terms and conditions of the licence until successful completion of the licence transfer. If the current licensee does not want to operate the store during the transfer process, the store must remain closed until the transfer application has been approved.

Store Relocation

A licensee may apply to relocate their store anywhere within the province. In order for the LCRB to consider the application, the local government and/or Indigenous nation for the area in which the store is proposed to be located or is located will, in most cases, be required to provide a recommendation that the licence be issued or amended.

Providing Information to the Branch

A licensee must be forthright in providing information to the Branch. Making a misleading statement or failing to disclose a material fact (such as shares being transferred or that the lease on the property is about to expire, etc.) are licensing contraventions. Submitting false or misleading information or failing to disclose a material fact are offences.

A licensee must keep the following records, as applicable, for a period of at least six years from the date the records were created:

- a. Non-medical cannabis purchase records
- b. Non-medical cannabis sales records, including quantity of non-medical cannabis sold and prices charged
- c. Non-medical cannabis disposal records
- d. Sales records respecting cannabis accessories and prepaid purchase cards (gift cards) sold by the licensee in the store
- e. Contracts with other licensees
- f. Invoices and purchase receipts for all equipment and other inventory that is used in the operation of the store
- g. Leases or other property agreements that are related to the store
- h. Records of court orders and judgments against a licensee respecting the sale, service or production of cannabis and
- i. Employee records including names, addresses, salaries, qualification information, responsible training information (when this becomes available), primary job responsibilities, shift schedules and dates of employment.

The Store

Associations with Other Businesses

A licensee must not sell non-medical cannabis as part of another business (co-location).

A licensee's business must not appear to be associated with another business, with the exception of another licensed non-medical cannabis retail store in B.C. or a cannabis store located anywhere outside of B.C.

A licensee must not:

- Use a name or other visual identifier (e.g. trademarks) of another business (other than another licensed non-medical cannabis retail store in B.C. or a cannabis store located anywhere outside of B.C.),
- Jointly advertise with another business,
- Offer discounts in the store based on purchases in another business, or
- Operate a patron loyalty program, whether or not it is in association with another business, or
- Operate a gift card program with another cannabis retail store or non-cannabis business.

Store Layout

A cannabis retail store must be located in a permanent building or structure and be enclosed by floor-to-ceiling walls that are not transparent. Non-medical cannabis, cannabis accessories and transactions involving those products must not be visible from outside the store. Displays must not permit self service by patrons (including dispensing devices). All patrons must be assisted by a store employee, as all cannabis and cannabis accessories must be displayed in a way that products are not accessible to patrons.

If the general manager has approved a shared common area (e.g. vestibule) licensees are not permitted to advertise or erect displays within the shared common area. There must be floor to ceiling walls that are not transparent separating the store from the shared common area and non-medical cannabis, cannabis accessories and transactions involving cannabis and cannabis accessories must not be visible from the shared common area. If a shared common area is approved by the general manager, a licensee must notify the Branch if the adjoining business changes during the term of their licence.

Store Security Requirements

A cannabis retail store must, at a minimum, have the following security requirements:

1. An audible intruder alarm system monitored by a third-party
2. An audible fire alarm system monitored by a third-party
3. Locked retail product display cases
4. Locked cannabis storage room
5. Secure perimeter door locks
6. Security cameras with full unobstructed view of:
 - a. the retail sales area
 - b. any product storage area
 - c. both the interior and exterior of all store entrances/exits.

The cameras must be active and recording at all times, including when your store is not open for business. Licensees must store security camera footage for at least 30 days after recording.

Licensees must post a written notice in the retail sales area informing their patrons that video surveillance is being used on the premises. This notice must be visible at all times.

Licensees must provide a copy of security camera footage to LCRB at any time for use in investigating possible contraventions of the *Cannabis Control and Licensing Act*, its regulations, and/or these terms and conditions.

Security camera footage may also be used by LCRB at enforcement hearings held under the CCLA.

Please see the following guide from the Office of the Information and Privacy Commissioner for additional guidance on using video surveillance and privacy considerations: <https://www.oipc.bc.ca/guidance-documents/2006>

A licensee must also meet any security requirements imposed by the local government and/or Indigenous nation for the area where their store is located.

If necessary, the general manager may impose further security requirements by way of additional terms and conditions on a licence.

Drive-throughs

No drive-through sales are permitted from a retail store.

Online Sales

Online sales of non-medical cannabis are not permitted. In addition, a licensee must not list any cannabis products online.

Online sales of cannabis accessories and gift cards are permitted if the website has an age verification tool that restricts website entry to adults only.

Delivery Service

A licensee cannot operate a non-medical cannabis delivery service or enable one to be operated in association with their store. A licensee must not sell cannabis to someone who intends to deliver cannabis to another person for compensation.

Gift Cards

The sale of gift cards is permitted from a non-medical cannabis retail store location or online. The gift card must be licence specific and cannot be redeemed at another cannabis retail store or other business. Gift cards must not be sold to minors.

The denomination of a gift card must not exceed \$100. A license may not sell more than \$300 in gift cards to an individual on a single day.

Note: if a non-medical cannabis retail store licensee also holds a liquor licence, they must not sell gift cards that can be used at both stores.

Shopping Bags

Licensees are permitted to provide or sell shopping bags (i.e. paper, plastic or re-useable bags) to their patrons. A licensee must ensure that the bags comply with advertising and promotional requirements.

Smell Jars

Licensees may only allow their patrons to smell and view the types of cannabis product they have available through the use of a smell jar. The smell jar must be physically attached to a display case or counter and may remain on the display case or counter after hours. The cannabis must not be accessible to touch by the patron.

The cannabis used for smell jar display cannot be sold and must be disposed of according to a licensee's disposal plan (see Disposing of Cannabis). The cannabis must also be recorded in the cannabis register.

Buying Non-Medical Cannabis & Cannabis Accessories

A licensee must purchase their non-medical cannabis supply directly from the Liquor Distribution Branch. They are not permitted to purchase any cannabis products directly from a federally licensed producer, other licensed retail store, or any other source.

Revised
Oct. 2018

Revised
June 2019

Revised
Feb. 2019

It is a serious contravention to buy cannabis for retail sale from any source other than the Liquor Distribution Branch or to purchase cannabis that is not recorded against a licensee's licence number.

Revised
Oct. 2018

The exception to this requirement is that if a licensee needs to close their business, the general manager may authorize the sale of cannabis to another licensee (please note, the general manager's authorization must be obtained prior to sale). The general manager may consider other exceptional circumstances as well.

Cannabis accessories can be obtained from sources other than the Liquor Distribution Branch.

Storing Cannabis

A licensee's non-medical cannabis stock must be stored at their retail store. Off-site storage is not permitted. In addition, the local government and/or Indigenous nation for the area in which the store is located may require a licensee to take specific security measures to protect on the floor inventory and stored inventory.

Revised
June 2019

If any cannabis remains in an open package for future smell jar replenishment, the open package must be kept in the locked storage room.

Disposing of Non-Medical Cannabis

A licensee must have a written plan to direct employees about the disposal of non-medical cannabis that cannot be sold, including cannabis from smell jars. The non-medical cannabis must be altered or denatured to such an extent that its consumption and propagation are rendered impossible or improbable. For example, shredding a cannabis product into pieces, mixing it with water to turn it into sludge, and adding cat litter to control odor before disposal would be an effective means to destroy cannabis. After cannabis waste is rendered to a state that is unfit for human or animal consumption it can be disposed of by composting, or landfill if composting is not available or feasible.

Revised
Oct. 2018

A licensee must keep a record of non-medical cannabis disposal that includes:

- Date of disposal
- Type of cannabis disposed
- Amount of cannabis disposed
- How it was rendered inconsumable
- Where it was disposed

Unlawful or Private Cannabis

A licensee must not buy, keep, sell or give unlawful cannabis to anyone. Unlawful cannabis is defined as:

- Cannabis obtained from an unauthorized source
- Cannabis not purchased under the licence
- Stolen cannabis or smuggled cannabis
- Cannabis intended for export
- Cannabis that has been altered or had anything added to it

Revised
Oct. 2018

Licensees are accountable for any unlawful cannabis found anywhere on their premises.

If a licensee or an employee becomes aware that a patron has brought unlawful cannabis into the store, they must ask the patron to leave the store immediately. This must be reported in the incident log.

If a licensee recently purchased a retail store and acquired a licence through a transfer, they must immediately conduct a thorough audit of all cannabis on the premises to ensure none is unlawful.

Cannabis Register

A cannabis register is a record of all a licensee's purchases and sales (i.e. receipts and invoices) for their non-medical cannabis inventory. A licensee must keep a cannabis register, and these records must be available for inspectors at all times. Cannabis registers may be hardcopy or digital.

An inspector or peace officer may look at the register and compare it to the stock to make sure the licensee has purchased the non-medical cannabis lawfully. The licensee must be able to account for all cannabis on site.

If an inspector or peace officer is unable to verify that the cannabis in a non-medical cannabis retail store was purchased from the Liquor Distribution Branch, the cannabis may be seized. It is therefore in a licensee's best interest to ensure records are kept in a legible, orderly fashion so that an inspector can easily match the stock to the records.

A licensee must also be able to account for any cannabis that was returned to the Liquor Distribution Branch or disposed of due to spoilage or other reasons. This can be done by either keeping a written record in a log book or by making a notation on the original receipt or invoice.

In addition, a licensee must keep records of the cannabis used in smell jars, including:

- The excise tax unique alphanumerical identifier found on the package of cannabis that goes into a smell jar.
- The date the licensee purchased that product (including the invoice number of the order it was taken from).
- The date the original package of cannabis was opened for use in a smell jar.
- The amount of cannabis remaining in an open package, if applicable.
- The amount of cannabis used to replenish the smell jar from an open package and a running balance of cannabis remaining in the open package, if applicable.
- The date the cannabis from the smell jar or open package was destroyed.

The original package of cannabis must be kept for inspection purposes until the smell jar cannabis is destroyed.

Best practices for keeping a cannabis register:

- Keep all receipts and invoices for cannabis purchases in chronological order and separate from receipts and invoices for non-cannabis purchases.
- Photocopy or scan receipts printed on thermal paper to protect the record from fading over time.
- Maintain a separate log book to record any cannabis lost or destroyed.

The records in the cannabis register must be kept for at least six years.

Selling Non-Medical Cannabis & Cannabis Accessories

Non-medical cannabis

A licensee may sell dried cannabis, cannabis oil, and cannabis seeds from their retail store only. Online sale of these cannabis products is not permitted. The cannabis products for sale must have been purchased from the Liquor Distribution Branch. A licensee is not authorized to sell other forms of cannabis, such as edibles.

Cannabis must be sold in the original unopened package.

A licensee must not give samples of cannabis to anyone.

A licensee must not sell, in one transaction, more than 30 grams of dried cannabis or its equivalent to a patron.

	Quantity that is equivalent to 1 g of dried cannabis
Dried cannabis	1 g
Fresh cannabis	5 g
Solids containing cannabis	15 g
Non-solids containing cannabis (e.g. cannabis oil)	70 g
Cannabis solid concentrates	0.25 g
Cannabis non-solid concentrates	0.25 g
Cannabis plant seeds	1 seed

Cannabis Accessories

A licensee may sell cannabis accessories as defined by the federal *Cannabis Act*, such as rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers. The sale of e-juice, e-liquid, or e-substance is prohibited.

A licensee is not authorized to sell snacks, tobacco (or products containing nicotine), or other items that are not related to cannabis.

Who a Licensee Can Sell To

A licensee is restricted to selling non-medical cannabis, cannabis accessories, gift cards, and shopping bags to retail patrons that are 19 years of age or older.

Hours of Sale

A licensee may sell non-medical cannabis at their store between the hours of 9 a.m. and 11 p.m., unless their hours are further restricted by the local government and/or Indigenous nation for the area in which the store is located. Patrons cannot enter the retail store outside of the operating hours as indicated on the licence.

If there are patrons in the store at 11 p.m. who have not yet made their purchase, the licensee or an employee must encourage these patrons to make their purchases as quickly as possible. Licensees should consider having a strategy in place to clear the store.

Pricing

A licensee must not sell non-medical cannabis at a price lower than the price they paid to purchase the non-medical cannabis from the Liquor Distribution Branch.

Loyalty programs of any kind are not permitted.

A licensee may adjust prices at any time throughout the day, but the price must never go below the minimum price as outlined above.

Non-Medical Cannabis Sales

The sale (payment and transfer of personal possession) of non-medical cannabis must take place inside the cannabis retail store.

Games and Entertainment

Games and entertainment are not permitted in the store.

Alternate Use

A licensee must not use their business for another purpose at any time.

Revised
Oct. 2018

Advertising

Branding

The name of the business and exterior signage must comply with 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.

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 in B.C. or a cannabis store located anywhere outside of B.C.) or are 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.

Internet Group Discounts

Third-party companies offering internet group discounts are not licensed to sell cannabis and must not legally include cannabis as part of a promotion with a retail store. A licensee must not participate in internet discount promotions that include cannabis.

Relations with Federally Licensed Producers and their Marketers

There are certain rules that govern how a licensee can work with federally licensed producers and their marketers to promote their products. Federally licensed producers and their marketers may hire employees or contract with a person to promote and market the producer's cannabis products that the marketer is authorised to represent. The marketer must provide their employees with identification establishing them as a marketing representative for the federal producer.

A retail licensee cannot act in the capacity of a Marketer.

Connections to Federally Licensed Producers (Tied houses)

Where there is an association, connection or financial interest between an applicant and a federally licensed producer or the licensee's agent, the general manager may determine that there is a risk that, if licensed, the B.C. retailer would promote the federally licensed cannabis producer's products. The general manager may therefore determine that the risk can only be eliminated if the licence contains a condition prohibiting the B.C. licensed retailer from selling any products of the associated federally licensed producer. In such a situation, the general manager may issue or renew a licence with such a condition.

The general manager will consider the following to determine if there is a likelihood the licensee will promote a particular federal licensed producer's product:

1. The financial interconnectedness of a cannabis retailer and a federal cannabis licensed producer.
 - Whether a federal licensed producer is a significant shareholder (control of 20% or more of the voting shares) of a B.C. cannabis retailer or the federal licensed producer is a significant shareholder of a significant shareholder of a B.C. cannabis retailer.
 - Whether a B.C. cannabis retailer is a significant shareholder (control of 20% or more of the voting shares) of a federal licensed producer or the B.C. cannabis retailer is a significant shareholder of a significant shareholder of a federal licensed producer.
 - Whether a person, partnership or company is a significant shareholder (control of 20% or more of the voting shares) in both a B.C. cannabis retailer and a federal licensed producer or a person, partnership or

company is a significant shareholder in a company that is a significant shareholder in both a federal licensed producer and a B.C. cannabis retailer.

2. Whether an immediate family member of the licensee has **any** interest in a federal licensed producer. Immediate family members include spouses, parents, siblings, children, sons-in-law and daughters-in-law.
3. The general manager will also consider any other association, connection or financial interest between a B.C. cannabis retail licensee and federal licensed producer. There may be a combination of factors that when taken together lead to a reasonable conclusion there is a likelihood to promote.

Where an association, connection or financial interest exists between an applicant and a federal licensee or the licensee's agent the general manager may determine that it is necessary to restrict the person from selling any products of the associated federal licensed producer. Doing so eliminates the risk that the person would promote the federal licensee's cannabis, enabling the general manager to issue a licence. In such cases, the general manager may issue a licence with such a restriction.

Activities Not Permitted: Inducements

A licensee is not permitted to ask for or receive financial or other benefits from a federally licensed producer or marketer in exchange for selling or promoting their products. For example, a licensee must not:

- Pay money or provide other benefits to secure their ability to purchase a federal producer's products,
- Request money or other benefits from a federal producers or their marketer in return for buying their products from the LDB,
- Accept money or other benefits in exchange for agreeing not to stock a competitor's product, or
- Make agreements that give them exclusive access to a producer's product, or product line.

A licensee may hire and pay for their own outside consultant or financial advisor, or they may accept information and ideas to help improve their business, directly from a producer or marketer; however, the producer or marketer cannot pay for an outside consultant or financial advisor to help a licensee.

A licensee is also prohibited from accepting any items, products or services from a federal producer or marketer that are necessary for the operation of their business. This includes financial assistance as well as permanent fixtures, furnishings, or display structures.

In addition:

- Federal producers or marketers cannot buy shelf space, offer weight discounts, or offer discounted product in exchange for marketing benefits.
- A licensee must always pay for their own advertising. A cannabis producer or marketer must not pay any of a licensee's advertising costs (or vice versa), nor are joint marketing plans permitted. With permission from a producer or marketer, a licensee can include the producer's logo in ads, but they cannot demand or receive any kind of compensation in return.
- A licensee must carry and make available to consumers a representative selection of brands of cannabis products from a variety of suppliers that are not associated with or connected with each other.

Product Samples

A licensee must not accept product samples for themselves or their employees from a federal producer, marketer, or any other person.

Product Vouchers

A licensee must not accept product vouchers for cannabis or cannabis accessories (i.e. certificates for a specific quantity of cannabis or a cannabis accessory that patrons redeem for no charge).

Educational Events and Activities

A licensee, employee or both may attend educational events or activities hosted by a federal producer or marketer.

A licensee, employee or both may accept payment from the federal producer or marketer for travel, meals, accommodation and entertainment expenses associated with the educational event, up to \$1,500 per licensee location per year.

Revised
Feb. 2019

If a licensee has multiple licensed stores (i.e. a chain of cannabis retail stores), they may also accept expenses of \$1,500 per person to a maximum of \$4,500 per head office per year.

Hospitality

A cannabis producer or marketer may pay for a licensee's hospitality expenses not associated with an educational event at a rate of up to \$1,000 per licensee location per year.

Compliance & Enforcement

As a licensee, you are required to:

1. Comply with the *Cannabis Control and Licensing Act*, its Regulations and the terms and conditions in this publication.
2. Always allow Liquor and Cannabis Regulation Branch inspectors and/or police officers to enter your establishment. Never impede their entry in any way.
3. Upon request, provide inspectors with any documents and/or records as outlined in this handbook.
4. **Never draw attention to inspectors inside your establishment.** This can affect the inspectors' safety.

Drawing the attention of patrons to the fact that branch inspectors, minor agents contracted to the branch, and/or police are present in your establishment may put the safety of the inspectors, minor agents contracted to the branch, and police at risk. Accordingly, your actions must not cause the attention or focus of patrons to shift towards inspectors, minor agents contracted to the branch, or police at any time; including at the time of entry, during an inspection, or when exiting your establishment. Actions such as announcing the arrival of inspectors, raising or flashing lights, turning down music, playing particular soundtracks (e.g. "Bad Boys" or "Hawaii Five O"), using spotlights, or any other similar actions are not permitted. You may not take, save or distribute photographs or video of inspectors or minor agents contracted to the branch in any manner (e.g. on a staff bulletin board, print media, social media or the internet).

If your licence is suspended, you are not permitted to sell, cannabis in your establishment.

For more information please visit the Liquor and Cannabis Regulation Branch's [Compliance & Enforcement web pages](#). Please note that the "Cannabis Licensee Penalty Schedule" is not yet posted to within these pages. Please check back for updates.

Other ministries also have terms and conditions that licensees and employees must follow. Please refer to [this page](#) on the LCRB website for more information.

Glossary

"the Branch" means the Liquor and Cannabis Regulation Branch, the provincial government agency that administers the private retail sales of non-medical cannabis.

Revised
Feb. 2019

"cannabis retail store" or **"non-medical cannabis retail store"** means a licensed establishment that is authorized to sell non-medical dried cannabis, cannabis oil, and cannabis seeds for non-medical use in B.C.

Revised
Oct. 2018

"federal producer, or federally licensed producer" means a person who produces cannabis under a licence under the *Cannabis Act* (Canada)

"general manager" refers to the general manager appointed under section 4 of the *Cannabis Control and Licensing Act*, who has legislative authority to make decisions regarding cannabis licensing in British Columbia.

Revised
Feb. 2019

"licensee" refers to any individual, partnership, corporation or Indigenous nation that holds a British Columbia cannabis licence. *Any person appointed by the licensee to act in the licensee's place or with the licensee's authority, such as a manager, authorized representative, or person in charge of the licensee's cannabis retail store will be required to ensure the requirements, terms and conditions of the licence are met and the licensee will be accountable for the actions of any such persons..*

"marketer" refers to a person that holds a marketing licence and is hired by a cannabis producer to represent/promote their cannabis products, solicit/receive/take order for the sale or purchase of cannabis, or act as an agent for the sale or purchase of cannabis

"peace officer" means an officer as defined in the Police Act, or a member of the Royal Canadian Mounted Police who is deemed to be a provincial constable under section 14 (2) (b) of the Police Act;

Revised
Oct. 2018

"security verification" means a verification provided by the general manager to an individual stating that the individual has passed a security screening under the *Cannabis Control and Licensing Act*.

APPENDIX B

SATIVA

Commonly used during the daytime, sativa dominant strains are associated with energetic, euphoric and cerebral highs, and are often used to accentuate creativity and appreciation of the arts.

INDICA

Indica dominant strains are typically used in the evening, often to unwind after a long day. Indica strains feature more relaxing terpenes and as such produce more of a sedating body high.

HYBRID

Hybrid strains are a result of crossbreeding a sativa strain and an indica strain to create a whole new plant. The high will vary wildly from one to the other depending on the "parent strains."

TERPENES

Terpenes are aromatic compounds in cannabis that offer distinctive smells of each strain and play a role in the effects you feel. Some common terpenes include:

MYRCENE

Earthy with citrus hints, found in mango and cloves. Relaxing.

PINENE

Strong pine aroma, found in coniferous evergreens. Focussing.

LIMONENE

Strong citrus scent, found in the rind of citrus fruits. Uplifting.

INGESTION

OILS

Cannabis oils are dietary fats infused with the active compounds in cannabis - cannabinoids. They can be used in baths, taken under the tongue (sublingual), baked into goodies, added to smoothies, or any other number of culinary applications.

EDIBLES

Edibles are food products infused with cannabis oil. They can be much more potent than traditional inhalation techniques like combustion or vaporization. Edibles require caution as effects can take up to two hours to onset, so always start low and go slow.

CAPSULES

Capsules are pre-filled units of cannabis oil that provide precise doses in a convenient form. They can be taken on an empty stomach or with food, but consuming capsules with food (especially high-fat foods) can increase absorption and intensity of effects.

INHALATION

SMOKING

Smoking (aka "blazing" or "sparking up") is the act of inhaling burned cannabis.

JOINT

A rolled cannabis cigarette, often called a "doobie," "spliff," "Twisty," or "Pinner."

PIPE

A small device used for smoking. Features a "bowl," a "stem," and a "draw hole."

WATER PIPE

A pipe with a water reservoir meant to filter smoke. Sometimes called "bongs."

VAPORIZER

A device used to heat cannabis up and produce "vapor" without combustion.

GRINDER

A device used to grind cannabis into a smokable consistency.

Cannabinoids

THC (Δ^9 -Tetrahydrocannabinol)

- Strongly psychoactive (induces a euphoric high)
- Most cannabis strains are bred to contain a high THC content while other cannabinoids occur only in trace amounts
- Demonstrates promise in treating pain, nausea, sleep and stress disorders, and appetite loss
- Can cause anxiety and paranoia in some individuals
- Boiling point: 315 °F (157 °C)

THCV (Tetrahydrocannabivarin)

- Strongly psychoactive (induces a euphoric high)
- More strongly psychoactive than THC, but duration of effects is about half as long
- Typically occurs in only trace amounts in cannabis
- Pronounced energetic effects
- Found to effectively counter anxiety, stress, and panic disorders without suppressing emotion
- Reduces tremors associated with Alzheimer's, Parkinson's, and other neurological disorders
- Diminishes appetite
- Stimulates bone growth

CBD (Cannabidiol)

- Non-psychoactive (does not induce a euphoric high)
- Counteracts psychoactivity of THC
- Calming effect helpful for those treating anxiety and sleep loss
- Lowers blood sugar
- Demonstrates promise in treating pain, multiple sclerosis, inflammation, stress disorders, and epilepsy
- Boiling point: 356 °F (180 °C)

CBDV (Cannabidivarin)

- Non-psychoactive (does not induce a euphoric high)
- Demonstrates promise in treating seizures

CBG (Cannabigerol)

- Non-psychoactive (does not induce a euphoric high)
- Typically occurs in only trace amounts in cannabis
- Found to stimulate brain cell and bone growth
- Demonstrates promise as an anti-bacterial and anti-insomnia medicine

CBC (Cannabichromene)

- Non-psychoactive (does not induce a euphoric high)
- Typically occurs in only trace amounts in cannabis
- Found to be about 10 times more effective than CBD in treating anxiety and stress
- Anti-inflammatory and anti-viral properties
- Stimulates bone growth
- Boiling point: 428 °F (220 °C)

CBN (Cannabinol)

- Mildly to non-psychoactive (does not induce a euphoric high)
- Typically occurs in only trace amounts in cannabis
- Occurs as a result of THC degradation
- Most sedating of all the cannabinoids
- Demonstrates promise in treating insomnia, glaucoma, and pain
- Boiling point: 365 °F (185 °C)

Terpenes

Terpenes are fragrant oils that give cannabis its aromatic diversity, they are by no means unique to cannabis; they can be found in many other herbs, fruits, and plants. These oils are secreted in the flower's sticky resin glands, the same ones that produce THC, CBD, and other Cannabinoids. From aiding in sleep, to reducing anxiety, terpenes play a big role in choosing which strain is right for you.

Linalool

- Floral aroma
- Also found in lavender, citrus, rosewood, coriander, and laurels
- Anti-insomnia, anti-psychotic, anti-epileptic, anti-anxiety, and painkilling properties
- Boiling point: 388 °F (198 °C)

Caryophyllene

- Rich, spicy aroma
- Also found in Thai basil, cloves, and black pepper
- Anti-septic, anti-bacterial, anti-fungal, and anti-inflammatory properties
- Boiling point: 320 °F (160 °C)

Myrcene

- Also found in mango, hops, bay leaves, lemongrass, and eucalyptus
- Sedating, relaxing effects
- Demonstrates promise in treating spasms, inflammation, pain, and insomnia
- Reduces resistance across the blood-brain barrier which facilitates access of other chemicals
- Enhances psychoactive effects of other compounds such as THC
- Boiling point: 334 °F (168 °C)

Limonene

- Bitter citrus aroma
- Also found in fruit rinds, rosemary, juniper, and peppermint
- Demonstrates promise in treating gastric reflux, fungus, depression, and anxiety
- Boiling point: 349 °F (176 °C)

Pinene

- Sweet pine aroma
- Also found in pine needles, rosemary, basil, parsley, and dill
- Demonstrates promise in treating asthma and inflammation
- Boiling point: 311 °F (155 °C)

Humulene

- Aroma similar to hops
- Also found in hops and coriander
- Anti-bacterial and anti-inflammatory properties
- Diminishes appetite
- Boiling point: 388 °F (198 °C)

Terpinolene

- Woody, smoky aroma
- Also found in apples, cumin, tea-tree, lilacs, and conifers
- Anti-fungal, anti-bacterial, and anti-insomnia

Phytol

- Unlike most terpenes, Phytol's aroma is very subtle
- Also found in aged green tea
- A result of chlorophyll breakdown
- Sleep aid
- Boiling point: 400 °F (204 °C)



SUBJECT: Cannabis (Marijuana) Legalization and the Canada Border Services Agency

The CBSA is committed to providing integrated border services that balance the need to support national security and public safety priorities while facilitating the cross-border movement of legitimate travellers and goods. Travellers visiting or returning to Canada can contribute to a smooth border crossing by understanding and complying with their obligations at the Canadian border.

As you may know, the Government of Canada has passed legislation that creates a strict legal framework for controlling the production, distribution, sale and possession of cannabis (marijuana) across Canada. Under the *Cannabis Act*, the importation and exportation of cannabis remains prohibited unless authorized by Health Canada. Taking cannabis or products containing cannabis across the border without authorization from the Government of Canada remains a serious criminal offence. In addition, foreign nationals who commit, on entering Canada, certain cannabis-related offences continue to be inadmissible to Canada when the new legislation comes into force.

If you transport cannabis or products containing it across the border, regardless of quantity, and even to or from jurisdictions that have legalized cannabis, you could face prosecution. For businesses, import and export of cannabis or cannabis products will continue to be allowed for medical and scientific purposes, with the proper permits issued by Health Canada. In addition, industrial hemp will be allowed to be imported and exported. For information regarding the import and export of cannabis, contact [Health Canada](#).

Holding a medical authorization for cannabis in any country, including Canada, does not grant the ability to take cannabis into or out of Canada. In rare and exceptional circumstances, Health Canada may authorize an exemption for an individual to bring cannabis across international borders for medical or scientific purposes on a case-by-case basis.

To raise awareness regarding the border-related laws and rules associated to cannabis, the CBSA is undertaking a number of key measures. First, in order to inform travellers entering Canada of the requirement to declare cannabis upon entry, the CBSA is installing signage at its ports of entry, and will ask all travellers entering Canada if they are bringing cannabis into Canada. Additionally, the CBSA is deploying a comprehensive digital communications strategy informing travellers of the continued prohibition of importation or exportation of cannabis and reminding of the continued obligation to declare it.

The CBSA would like to take this opportunity to remind travellers that cannabis is illegal in most countries. Travellers have a responsibility to be informed about the laws of the countries they intend to visit. You can visit [Travel.gc.ca](#) for more information. If you would like more information related to the legalisation of cannabis in Canada, visit [www.canada.ca/cannabis](#) and the CBSA website at [www.cbsa-asfc.gc.ca](#). We also encourage you to follow us on Twitter (@CanBorder), join us on [Facebook](#) or visit our [YouTube](#) channel.

Customs Enforcement Policy Unit
Enforcement and Intelligence Programs
Canada Border Services Agency



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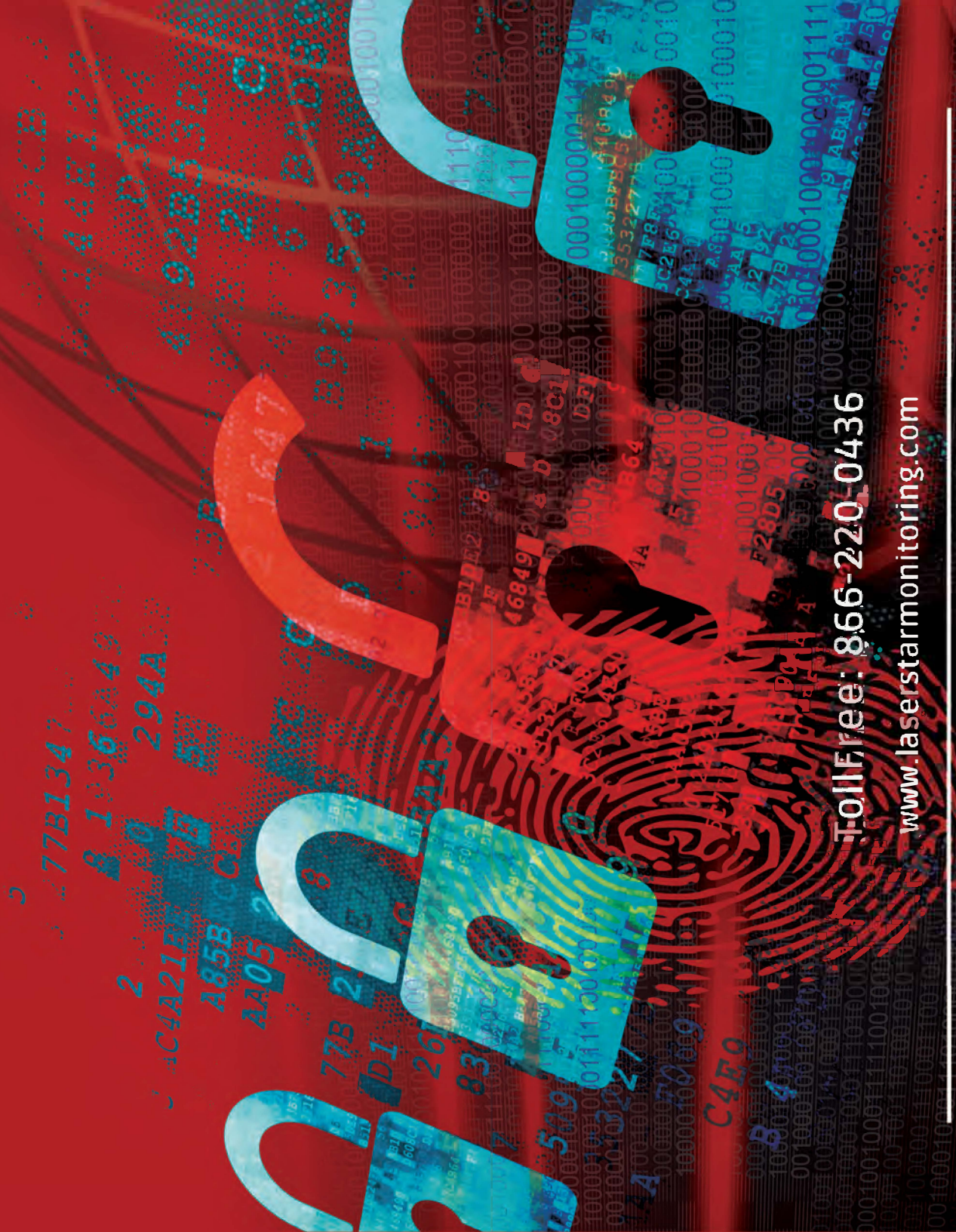
Request for Quote

CHOOM BC RETAIL HOLDINGS
#350 - 409 Granville Street
Vancouver, BC



Laser Star Monitoring

2625 Natalie Road, Shawnigan Lake, BC V0R 2W2
Tel: 250-929-7827
Toll Free: 866-220-0436
Email: admin@laserstarmonitoring.com
Web: www.laserstarmonitoring.com



TollFree: 866-220-0436

www.laserstarmonitoring.com



Choom BC Retail Cannabis Holdings Inc.

May 30, 2019

Re: Retail Cannabis Physical Security for British Columbia Sites Request for Quotation

Laser Star Monitoring is pleased to submit the following physical security system response for Choom We have reviewed all the requirements in this RFQ and find our proposal compliant with all of the terms and requirements and the regulatory requirements of the BCLCR.

This proposal, combined with the attached drawings, descriptions, schedules, and installation details represent the security controls and standards that Choom plans to implement to prevent unauthorized access to their facility and to restrict and monitor access to areas within Choom, where cannabis plant material will be present. All recommended security measures have been designed to meet and exceed the regulatory requirements from the BCLCR baseline standards to enhance Choom’s overall security program.

Laser Star Monitoring has a decorated track record on providing quality security solutions in the most cost effective manner for its clients. Our proposed delivery model includes open communication on a design-build approach that condenses project timelines and provides cost certainty. This model is robust and proven in achieving exceptional outcomes for our clients.

Our team members have extensive industry experience on similar projects so Choom can be confident in a seamless delivery that meets all the technical specifications in the RFP and related regulations.

Laser Star Monitoring has the resources to successfully implement an access control, cameras, VMS, intrusion detection, and video storage security solution that is Health Canada compliant. We are looking forward to meeting the challenges of working with Choom and are committed to delivering an integrated security solution that will exceed your expectations.

Sincerely,

Scott McNay,
President, Laser Star Monitoring,
2625 Natalie Rd • Shawnigan Lake • BC • V0R 2W2 | www.laserstarmonitoring.com

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Corporate Profile

LaserStar is proposing to be your security partner for BCLCR-compliant systems, with full security program management. Industry-forward product knowledge enables LaserStar to create complete design and assist with document submittal to Health Canada for our ACMPR clients.

LaserStar Monitoring is a Canadian complex system integrator for building technology systems. As a leader in the design, deployment, optimization, management, and maintenance of communication and digital networks, LaserStar can meet the needs of clients on a national scale, while providing local support.

By working with the leading, proven, and most reliable technologies on the market, LaserStar is your single point of contact for accountability and best practices. This, combined with extensive manufacturer certification and training, makes our technical workforce one of the most qualified in the country.

LaserStar’s unique business model provides a highly technical and well-diversified installation force that can handle large, complex projects. Our labour force is cross-trained in multiple disciplines, enabling labour to flow between projects and locations to meet demand. With a long history of meeting and exceeding client expectations, LaserStar is dedicated to the details of each and every project. Customizing each facility is a priority and LaserStar Monitoring is committed to cultivating mutually beneficial relationships every step of the way.

LaserStar Monitoring specializes in integrated IP security solutions that leverages industry leading technology. Our system integration experts take care of your security needs from design to implementation, and beyond the project, including monitoring,

Installations / Tech Support



service, and maintenance. Based on years of experience and our dedication to understanding ACMPR regulation, we have reliable solutions that cover ever security need, from basic to complex, that produce dependable evidence and protection for your business.

LaserStar can design, implement, service, and monitor the following IP security solutions for your facility:

- Access Control
- Video Surveillance
- Fence Detection
- ULC Monitoring
- Intrusion
- Vault Intrusion
- Racks, UPS & VPN Networking

LASERSTAR OFFERS ENHANCED SERVICES, TAILORED TO RETAIL FACILITIES.

DESIGN BUILD AND APPLICATION ASSISTANCE: Industry-forward product knowledge enables us to create complete design and document submittal for the Alberta Gaming and Liquor Commission. By developing strong relationships with a diverse group of leading security system manufacturers, we have a deep understand of product

Installations / Tech Support

capabilities and compatibilities. Our solutions comply with BCLCR Requirements 3.3.1 to 3.3.11, by using trusted and leading technology for access control, CCTV, fence detection, intrusion, vault intrusion, racks, UPS & networking.

24/7 ULC MONITORING: Through our 24/7 national service support, we are able to provide front-line support and troubleshooting. Fully ULC certified, our Operations Centres meet the highest industry standard for alarm monitoring services. Our six Centres are located in Burnaby, BC, Scarborough, ON, Ottawa, ON, Montreal, QC, Loretteville, QC, and Halifax, NS, and are complete with redundancy and emergency preparedness procedures.

ENGINEERING AND DESIGN TEAM: LaserStar has its own design departments for engineering expertise. We regularly engage our team of in-house, licensed professional engineers designated system designers to ensure projects are completed to the highest possible standard, and compliance with BCLCR standards. The design approach employed by LaserStar Monitoring is based on best-of-breed physical security technologies that lead and shape the industry.

Our industry-leading project management office ensures consistent project delivery across the country. We also have active quality assurance and quality control plans for our projects, which outline proper procedures for equipment inspection, testing, repairs and reporting.

TRAINING AND SAFETY: LaserStar prides itself on investing in and developing the people who enable its success. With the belief that education is the basis of a highly skilled team of professionals, LaserStar Monitoring demonstrates its commitment to the continued development of its employees by encouraging and sponsoring active participation in ongoing industry and manufacturer courses and training.

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Technical Proposal DESIGN APPROACH

PRODUCT SELECTION AND RECOMMENDATION

The design approach employed by LaserStar Monitoring is based on best-of-breed physical security technologies that lead and shape the industry. As a result, the permutations and combinations of available, compatible options are nearly endless; however, selecting the best technologies in each class is a critical design objective for physical security systems intended to provide a long life cycle with minimal maintenance costs.

The recommended systems are in full and demonstrable compliance with BCLCR Retail Cannabis Physical Security regulations and, in addition, the following important technical enhancements will be provided by Laser Star Monitoring as part of the overall security system scope of work:

ACCESS CONTROL

Not only is an integrated solution a more cost effective option than two disparate systems, the features it unlocks lead to improved staff safety and a higher level of security, while creating a more user friendly solution that is simpler to use and more efficient to operate.

Badge your card and the light goes green. At face value, access control is pretty simple... Most access control systems appear to do the same things, but the devil is in the detail. Laser Star Monitoring delivers electronic access control with a twist. ProtegewX offers an all-in-one solution that is feature rich yet simple to use. Not only is an integrated solution a more cost effective option than two disparate systems, the features it unlocks lead to improved staff safety and a higher level of security, while creating a more user friendly solution that is simpler to use and more efficient to operate.

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>> **INTEGRATED INTRUSION DETECTION:** Built in full featured intrusion detection provides user convenience and intelligent control.

>> **DOOR ALARM MONITORING:** Monitor for forced and open too long doors. Send signals offsite via IP Monitoring or ContactID.

>> **ADVANCED SCHEDULING:** Intelligent time based control of access and energy management, automatically adjusts for daylight savings and holidays.

>> **ELEVATOR CONTROL:** Control access to elevator floors, schedule floor unlocking and even integrate with intruder detection.

>> **AREA COUNTING:** Limits the number of people in an Area. Great for carparks and hazardous areas.

>> **DUAL AUTHENTICATION:** Requires two authorized users to supply credentials to gain access to a door.

>> **TWO FACTOR AUTHENTICATION:** What you have (card) and what you know (PIN) - prevents a lost or stolen credential from being used to gain unauthorized access.

>> **MULTIPLEX / MULTIDROP:** Doors requiring both Entry and Exit card readers only use a single reader port on Protege hardware for a cost effective solution.

>> **ANTI-PASSBACK:** Prevents users from passing their credential back for another user to borrow and stops users entering an area by following or tailgating another user.

>> **LOITER AREAS:** Allows users to transit through an area but prevents them from remaining too long or loitering.

>> **DOOR LOCKDOWN:** Lockdown a single door or the entire site to restrict entry, exit, or all access during an emergency situation.

>> **DOOR INTERLOCKING:** Allows only a single door in a defined group to be open at one time. Ideal to prevent dangerous things getting in or out of a hazardous area. (Also known as a 'man trap' or 'sally port').

>> **MULTIPLE USER CREDENTIALS:** Up to 8 different credentials supported per user, allowing the use of multi card technologies, biometrics and other credentials.

Installations / Tech Support



- >> **EXTENDED ACCESS TIME:** Provides additional time for particular users to make their way through selected doors.
- >> **EMERGENCY EGRESS:** Unlock a single door, an egress path, or the entire site, to facilitate a smooth and trouble free emergency evacuation.
- >> **ACCESS LEVEL OUTPUTS:** Identify and react to an individual user or groups of users as they pass through a door to automate control of lighting or intrusion areas.

INTRUSION DETECTION

Detecting an intruder and raising the alarm is the easy bit. Making intrusion detection simple, smart and convenient is where we shine. If you are anything like us, you'll value your people as your most precious assets. Intrusion detection is all about protecting your people and securing your other assets. ProtegeWX makes securing your premises a breeze.

- >> **INTEGRATED ACCESS CONTROL:** Built in full featured access control provides user convenience and intelligent control.
- >> **SCHEDULED AREA CONTROL:** Automatically arm or disarm areas based on time of day. Use Deferred Arming to allow hardworking employees to stay late.
- >> **IP MONITORING:** Integrated IP monitoring on-board all Protege system controllers. Fast, accurate, cost effective and always online.
- >> **AUTOMATION AND CONTROL:** Integrate with 3rd party automation and lighting control systems to create a responsive environment.
- >> **AREA COUNTING:** Provide user convenience by automatically arming the area when the last person leaves.
- >> **CHILD AREAS:** Automatically arm or disarm related areas. Can be used to arm a common area in multi-tenant situations.
- >> **CONFIGURABLE INPUT TYPES:** Multiple input types support a range of detection devices for motion, panic, smoke, etc. Create custom types for maximum flexibility.

Installations / Tech Support

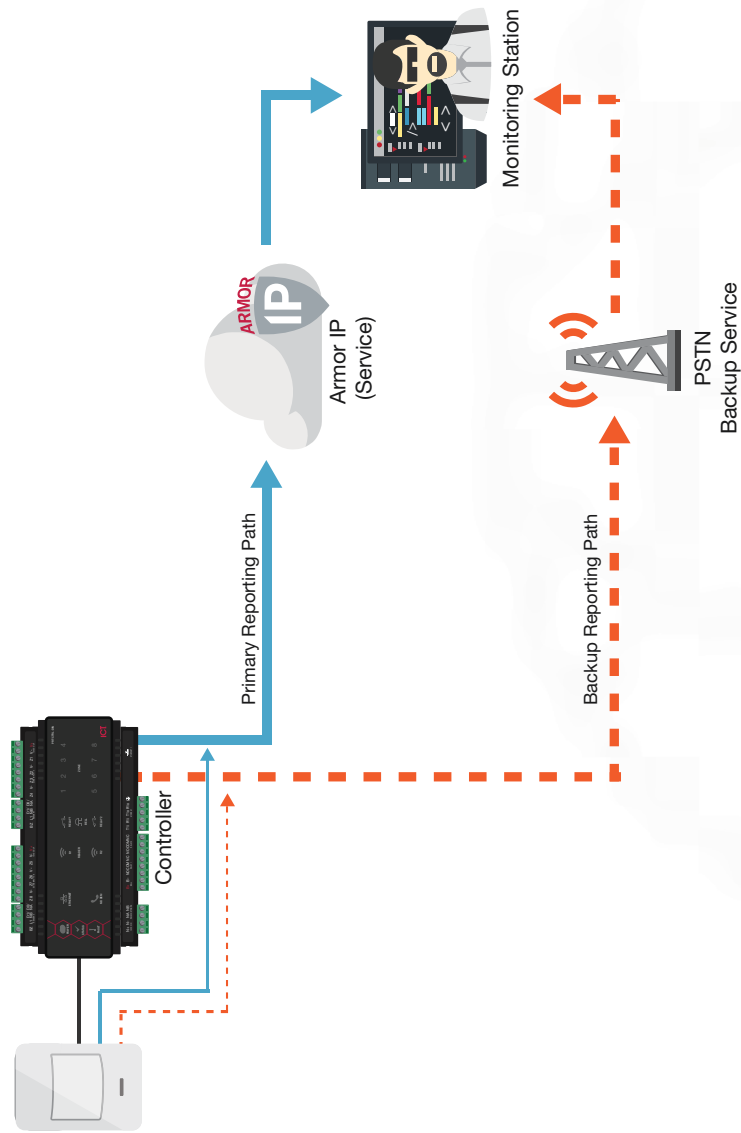
- >> **MULTIPLE AREA SUPPORT:** Multiple areas allow a building or site to be partitioned. Area Groups give users the ability to control their own areas and arm all with one keypress.
- >> **DISARM DELAY:** Use Disarm Delay to deter armed robberies. Once a user requests an area disarm a delay timer is started. Once expired, the area disarms.
- >> **DUAL CODE CONTROL:** Requires two authorized users to enter their PIN codes to disarm a restricted area.
- >> **AUTOMATIC RE-ARM:** Automatically arm an area once it has been disarmed for a period. Limit the duration that a user can remain in an area.
- >> **DURESS ALARM:** Allows users to arm or disarm an area as normal, but sends a silent alarm to the offsite monitoring station.
- >> **STAY ARMING MODE:** Allows the perimeter of the building to be armed while the occupants are safe and free to move around inside.
- >> **CUSTOMIZABLE KEYPAD:** Customize the display and function of keypads. Can be tailored per user and per keypad to provide an intuitive user experience.
- >> **KEYPAD PRIVACY:** Optional keypad privacy mode dims backlighting to prevent lighting up bedrooms at night and hides the area status display from prying eyes.
- >> **CONFIGURABLE EOL:** Saves on installation time when upgrading from an existing system. Simply select the EOL value that the old system used.

OFFSITE MONITORING. FAST, ACCURATE, COST EFFECTIVE AND ALWAYS ONLINE.

Offsite monitoring provides added peace of mind by ensuring security personnel are alerted when an alarm is activated so that a response can be initiated, security guards dispatched, or emergency services summoned. All ProtegeWX controllers include an onboard Ethernet adapter with built in IP reporting functionality, with standard two-door controllers also including an onboard modem to communicate alarms via a traditional telephone line. Moving to a fully IP solution utilizes your existing internet connection and can provide significant savings by removing the maintenance costs,

Installations / Tech Support

line rental and user charges associated with copper phone lines. It also uses such a small amount of bandwidth that it can sit on your existing network without any noticeable effect on other network traffic, and certainly won't 'tie up' the internet connection the way an alarm dialer does with a phone line. A key feature of IP monitoring is that is essentially always online. Many alarm diallers only test once every 24 hours, or sometimes once every 5 days! Message transmission is almost instant, and a lost connection can be detected almost immediately. Once you've programmed your site, simply click the Central Station Report to generate a report map that can be sent to your monitoring station.

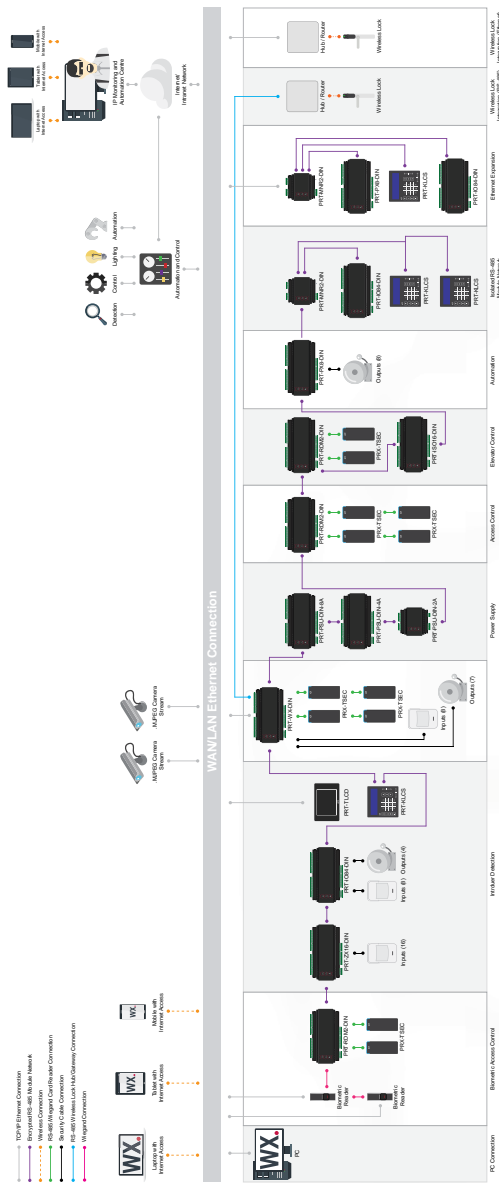
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PAGE 162

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The Automation and Control or C-Bus services can be used to provide a generic interface for integration with third party automation products such as that provided by Savant, Control 4, Crestron, AMX, C-Gate, and Command Fusion, or those using the Clipsal C-Bus protocol. Laser Star Monitoring's Automation and Control protocol turns ProtegeWX into an open book, enabling developers to create their own custom integrations. Designed to allow third party automation products to communicate directly with Protege controllers, the protocol enables you to control doors, areas, outputs, inputs and variables, anywhere in the system, and to monitor the status of these items then report back if the status of the item changes. Programming language independent, it defines how a third party system will communicate with a Protege system, and allows you to control your security system, building access, air-conditioning and lighting from a single interface device without the need for overly complicated software. When ease of use is paramount, a simple press, tap, or swipe can arm and disarm areas, check the state of the system, and lock or unlock doors.



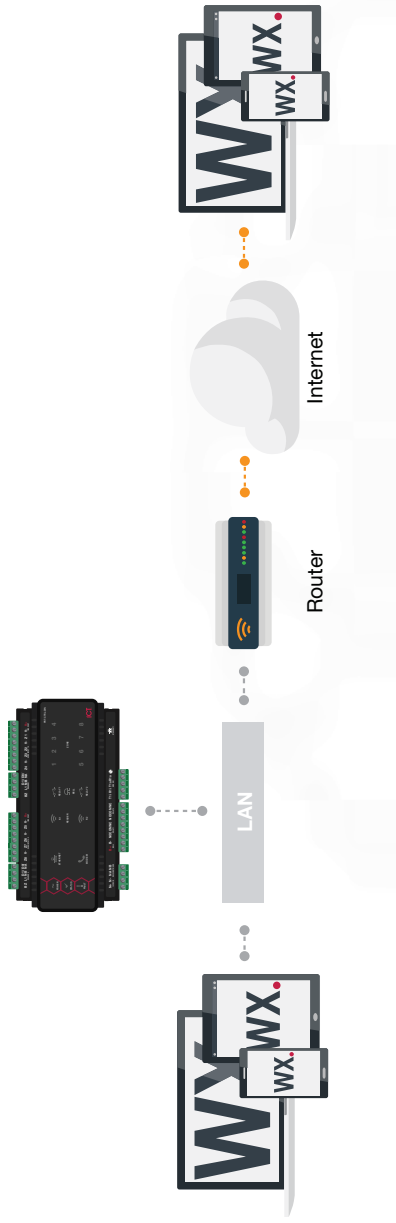
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To connect to the ProtegeWX web interface from outside your local area network, you need to configure port forwarding on the router/modem being used. For instructions on routing the ports required, please refer to the ProtegeWX Connectivity Guide.

*The Total Combined Current refers to the current that will be drawn from the external power supply to supply the Controller and any devices connected to the Controller's outputs. The Auxiliary outputs and Bell output are directly connected via electronic fuses to the N+ N- input terminals, and the maximum current is governed by the trip level of these fuses. **Each reader port supports both Wiegand and RS-485 operation but not at the same time. If combining Wiegand and RS-485 technologies, they must be connected on separate ports.

Laser Star Monitoring continually strives to increase the performance of its products, and as a result these specifications may change without notice. We recommend checking the Laser Star Monitoring website for the latest documentation and product information.



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Management Software

OVERVIEW

At Laser Star Monitoring, we strive to develop and deliver security industry's most innovative and reliable products and end-to-end solutions. For optimal performance, the video management system platform must be complete, intelligent, and open. To that end, we use the integrated line up of Hikvision technologies.

>>COMPLETE: HikCentral is compatible with our entire line of Hikvision products. It offers features such as automatic number plate recognition (ANPR) and people-counting, and integration with access control (coming soon). HikCentral also supports the ONVIF protocol for integrating with other camera brands, making it a competitive solution that can satisfy your unique needs and meet your security challenges.

>>INTELLIGENT: HikCentral is a video business intelligence (VBI) solution that provides features such as facial recognition, face matching and searching, and people counting analyses. By extracting valuable information from the database and generating reports to assist your business operations, as well as integrating with access control, entrance & exit automation with ANPR, and alarm management, HikCentral offers you an intelligent solution that improves efficiency and reduces cost.

>>OPEN: HikCentral supports the ONVIF open standard. It's compatible with most mainstream brands and IP cameras with ONVIF support. It supports third-party proprietary protocols of the leading camera manufacturers, with continuous updates. HikCentral also offers an OpenSDK that allows users to develop add-ons on a web client. Such add-ons can be used to integrate with third-party systems.

Installations / Tech Support



System Access



CONTROL CLIENT

HikCentral's Control Client is used for daily monitoring in real-time. Powerful and easy-to-use, it includes functionalities such as live view and playback, and enables you to tag relevant video clips so that they can be searched, stored, and viewed by trusted parties. Also, with its flexible alarm management interface, operators can easily identify and handle alarm events.

HIGHLIGHTS

Visualized operation with interactive map and video wall Efficient response with an intuitive alarm management interface Flexible evidence handling



WEB CLIENT

HikCentral's Internet-based Web Client provides accessible management of the system allowing you to add devices and configure camera recording schedules, user rights, and event and alarm rules. You can also access camera live view and playback.

HIGHLIGHTS

Intuitive user experience allows anyone to quickly learn how to use the VMS
Optimized workflow with integrated HikCentral features Access anywhere using mainstream web browsers

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MOBILE CLIENT



Mobile surveillance anywhere, anytime The HikCentral Mobile app is available from the iOS App Store and Google Play. It supports Wi-Fi, 3G, and 4G connectivity.

HIGHLIGHTS

Accessible anytime, anywhere. Ready 24/7. Fast event response

Installations / Tech Support

APPENDIX F

CERTIFICATE OF INSURANCE					DATE August 29, 2019	
BROKER  A DIVISION OF FIRST WEST INSURANCE SERVICES LTD.		This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies below.				
INSURED CHOOM Holdings Inc. ETAL 350-409 Granville Street, Vancouver, BC V6C 1T2		COMPANIES AFFORDING COVERAGE				
		COMPANY A	Lloyds Underwriters as arranged by Strategic Underwriting Managers Inc (SUM Insurance)			
		COMPANY B	Wawanesa Mutual Ins Co- arranged by: Strategic Underwriting Managers Inc (SUM Insurance)			
		COMPANY C				
		COMPANY D				
COVERAGES						
This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown below may be reduced by paid claims:						
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (YY/MM/DD)	POLICY EXPIRY DATE (YY/MM/DD)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> Commercial General Liability <input type="checkbox"/> Claims Made <input checked="" type="checkbox"/> Occurrence <input checked="" type="checkbox"/> Tenant's Legal Liability <input checked="" type="checkbox"/> Non-Owned <input type="checkbox"/> Hired	SUMLS14549001	2018-09-20	2019-09-20	Each Occurrence	\$5,000,000
					General Aggregate	
					Products – Completed/Op Aggregate	N/A
					Tenant's Legal Liability	\$5,000,000
					Medical Payments Any One Person	\$50,000
					Non-Owned Automobile	\$1,000,000
					B	Broad Form Property Coverage-Replacement Cost \$2500 deductible except water damage and SBU \$5,000/5% Earthquake min \$100,000
Extra Expense	\$50,000					
A	ADDITIONAL INSURED but only with respect to liability arising vicariously out of the operations of the named insured. King Day Holdings Ltd	DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS Future cannabis retail location at 1550 Johnson Road, White Rock BC V4B 3Z8				
CERTIFICATE HOLDER			CANCELLATION			
Rui Zhen Feng 530 North Office Twr., Oakridge Ctr. 650 41st Ave. W. Vancouver, British Columbia V5Z 2M9			Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will not endeavor to mail written notice to the certificate holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.			
			AUTHORIZED REPRESENTATIVE - Susan Clifford, CAIB  Valley First Insurance Services			

This policy contains a clause that may limit the amount payable.



Odour Mitigation Plan

Supply and return air diffusers in the secure cannabis storage room are to be fitted with an Odour Reducing Carbon Filter in addition to the appropriate HEPA filter to be installed in the Heating Supply Unit. Carbon filters are to be changed every 2 months for optimal odour reducing. The air diffusers and air filters used are standard items for a commercial HVAC system and will be compatible with the existing building design.

All cannabis product is packaged and shipped by the licensed producer the BC Liquor & Cannabis Distribution Branch as per the Federal Cannabis Act and Health Canada Regulations. All cannabis product is contained in completely sealed child proof packaging. Odour is minimal to none.



Childcare Analysis

The City of White Rock Corporate Report dated February 25, 2019 was adopted by the City's Governance and Legislation Committee on February 25, 2019 which stated:

"... Staff would expect a prospective applicant to be able to discuss the following issues in a pre-application meeting ... if within 200 metres of an existing or planned child care facility, a detailed assessment by the applicant of how their store minimizes business and visual impacts on this facility;..."

Choom's proposed retail cannabis store will be located at 1550 Johnston Road. The St. John's Presbyterian Church operates a childcare facility out of their parish located at 1480 George Street. Childminding services are provided Monday to Friday for infants and toddlers between the hours of 7:30 am and 5:30 pm. The facility is approximately 160m from Choom's store. Choom's proposed retail location is in the area of White Rock which has been determined appropriate by the City

There is absolutely no business or visual impacts on this childcare facility as it is on a completely different Street. The walking route between Choom's location and the St. John's Presbyterian Church is 250m. Choom's store front is on Johnston Road and has no store front presence on George Street. Both locations are also located on different blocks. Visual impacts for cannabis stores have been dealt with by the provincial government which puts strict requirements on the exterior of the store. They require windows to be covered so there is no view in the store and store names and images displayed cannot suggest it is a medical facility or promote something that is inducing or appealing to children.

Childcare facilities are typically integrated in commercial and residential areas within municipalities. Many municipalities have not included it as a setback because it is not part of provincial regulations and the children are so young and under strict supervision unlike schools where youth may be able to leave the school. The City of Calgary has implemented a 30m setback between cannabis retail stores and daycares which is a modest setback as it creates a safe buffer for children being dropped off and picked up by parents. Childcare facilities are drop off and pick up businesses for parents and all children are supervised by adults while in the facilities.



September 4, 2019

City of White Rock
Attention: Athena von Hausen
15322 Buena Vista Ave
White Rock, BC V4B 1Y6

Re: Application Survey Requirement for 1550 Johnston Road, White Rock, BC

This letter is being written to acknowledge that a field survey inspection was performed by myself on the 3rd day of September 2019 to confirm the proximity requirement for an application being made to occupy the premises of 1550 Johnston Road in White Rock, BC. My findings are that the south-western corner of the exterior building on the main floor level for the unit of 1550 Johnston Road is 33m distant south to the northerly property line of the public parking lot located at 1510 Johnston Road (aka Rem. West 110 Feet of Lot 1 Plan 8437 New Westminster District).

Yours truly,

A handwritten signature in black ink that reads "Scott M. Todd".

Scott M. Todd, BCLS, B.Tech.

British Columbia Land Surveyor

Not Valid Unless Digitally Signed, or Originally Signed and Sealed



Detailed Parking Plan

After initial meetings with the City of White Rock Planning and Development department, concerns about parking were brought up by City staff. This letter will summarize the parking requirements, current parking arrangement and parking plan for a future Choom recreational cannabis retail store.

Section 4.14.1 of City of White Rock Zoning Bylaw No.2000 describes off street parking requirements. The requirement is one stall per every 37m² of commercial (retail) floor area. The proposed Choom retail store is 75m² of commercial space, so the bylaw requirements for this unit would be two parking stalls.

The unit has assigned parking to meet those requirements and there is an additional 10 stalls available for customers on site. Choom is also on the waitlist to rent an additional 10 parking stalls next door at the White Rock Players Club. Finally, there is one hour street parking available in front of the retail store on Johnston Road and lots of free parking in the City lot next to the White Rock Players Club.

The existing tenant at 1550 Johnston Road reported, on average, he gets 85 customers per day and there has not been any major parking concerns other than recently with the major construction project next door. This recent parking issue has been due to the amount of construction workers commuting into White Rock. The current tenant also reports after 4 pm many of his customers can park in behind the building or on Johnston Road easily. This makes sense with many of the businesses in the building operating normal office hours. We anticipate our peak hours will be after 4 pm and weekends, similar to our other operating stores. These peak times will be opposite to the peak times of the existing businesses. If the parking behind the proposed location is full during regular business hours, our customers will have access to 10 reserved parking stalls at the White Rock Players Club and street parking, along with the City lot located next to the White Rock Players Club. After regular business hours, our customers should have an abundance of parking options.

The Planning department mentioned the current free City parking lot is slated to be a park in the future. We do not anticipate this to be a problem as we see the City parking as a short-term solution until more cannabis stores are approved in the region. City staff mentioned that they were concerned about White Rock getting traffic from other regions such as Surrey because there are currently no retail cannabis stores approved. Choom believes this to be positive for the City of White Rock and also a short-term event. We anticipate there to be many other legal retail cannabis stores close to White Rock open within the next year. In the interim, other businesses and the City can benefit from visitors and the City parking can accommodate the overflow.

Choom understands parking to be very important and has been diligent in other cities working with neighbours and the city if problems come up. We commit to doing the same in White Rock.



Detailed Loading Plan

In the Province of British Columbia, all cannabis product must be purchased from the BC Liquor & Cannabis Distribution Branch. It arrives in its original packaging from the Licensed Producer and will not be opened pursuant to the legislation.

Transportation of cannabis product to the retail cannabis store is handled by the BC Liquor & Cannabis Distribution Branch. Canada Post and Purolator are two of courier companies that are used.

The courier companies have the option of parking in the parking lot at the rear of the building and entering the retail store accessed through the building breezeway. The current tenant receives upwards of 10 courier shipments per day of health-related products. Courier companies park on both Johnston Road and also in the building parking lot and there has never been an issue.

Cannabis product will be delivered to the retail store and brought into the receiving/shipping room by the courier where it will be received by the store manager and then transferred into the secure cannabis storage room. Courier companies will be no more than 30 minutes per delivery.

Cannabis accessories will be delivered by courier and received in the receiving/shipping room where it will be unpacked and placed into inventory.

Samples of Box sizes are:

Smallest 16" x 13" x 13" / 42 cm x 32 cm x 32 cm

Medium 18"x 15"x 12½" / 46 cm x 38 cm x 32 cm

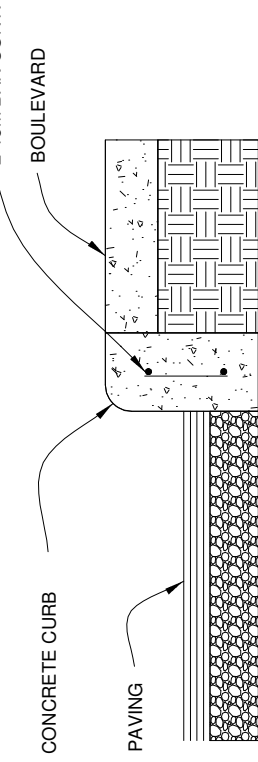
Large 18" x 18" x 16" / 46 cm x 46 cm x 40.6 cm



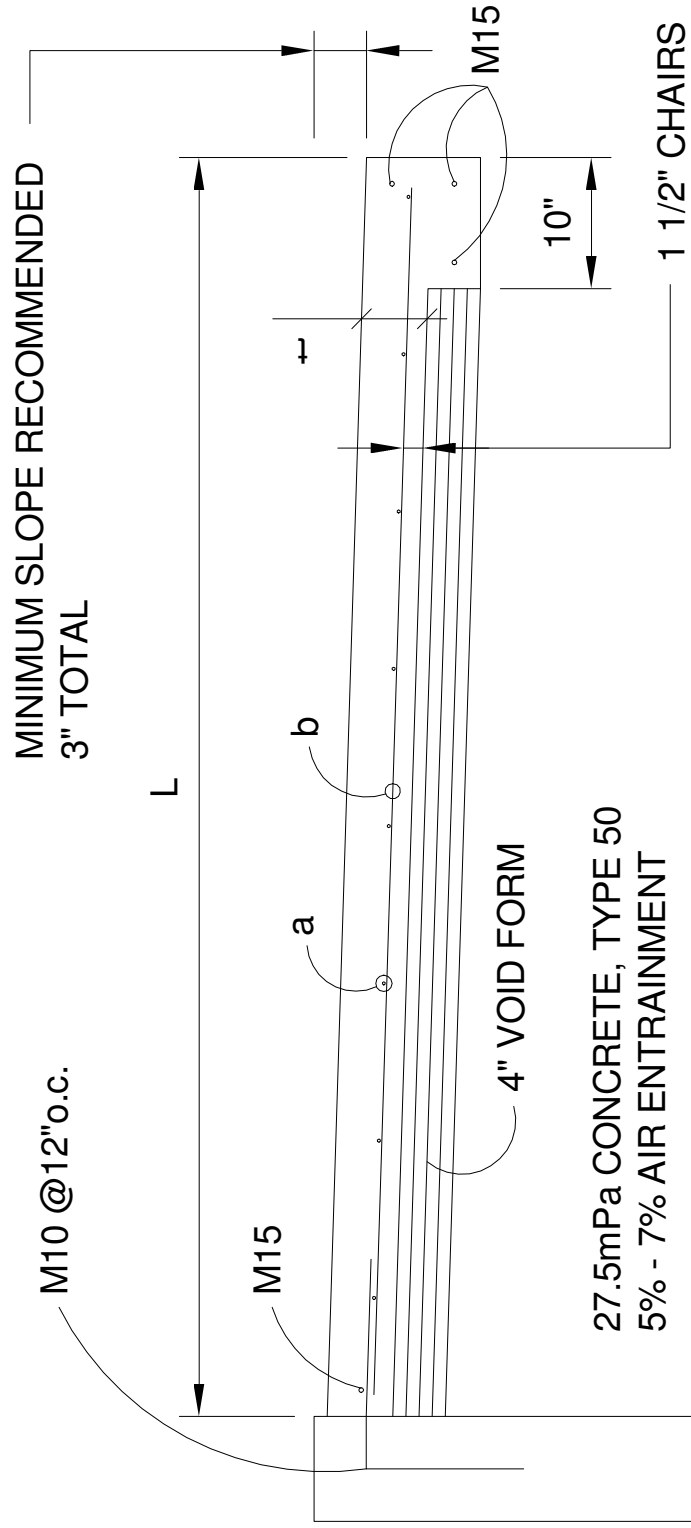
Revision Schedule		
Revisio n Date	Revisio n Number	Revision Description

PROJECT	1550 Johnston Road, White Rock, BC
DRAWING	Concept

CLIENT	Choom
SCALEs Indicated	
DATE Issue Date	
FILE C2018-0226	
DRAWN BY AUTHOR	
CHECKED BY CHECKER	
DWG NO	0000



2 Typ. Curb Detail
1/4" = 1'-0"



PIVOTING SIDEWALK STRUCTURAL SLAB DESIGN

FOR NO VEHICLE TRAFFIC 100PSF LIVE

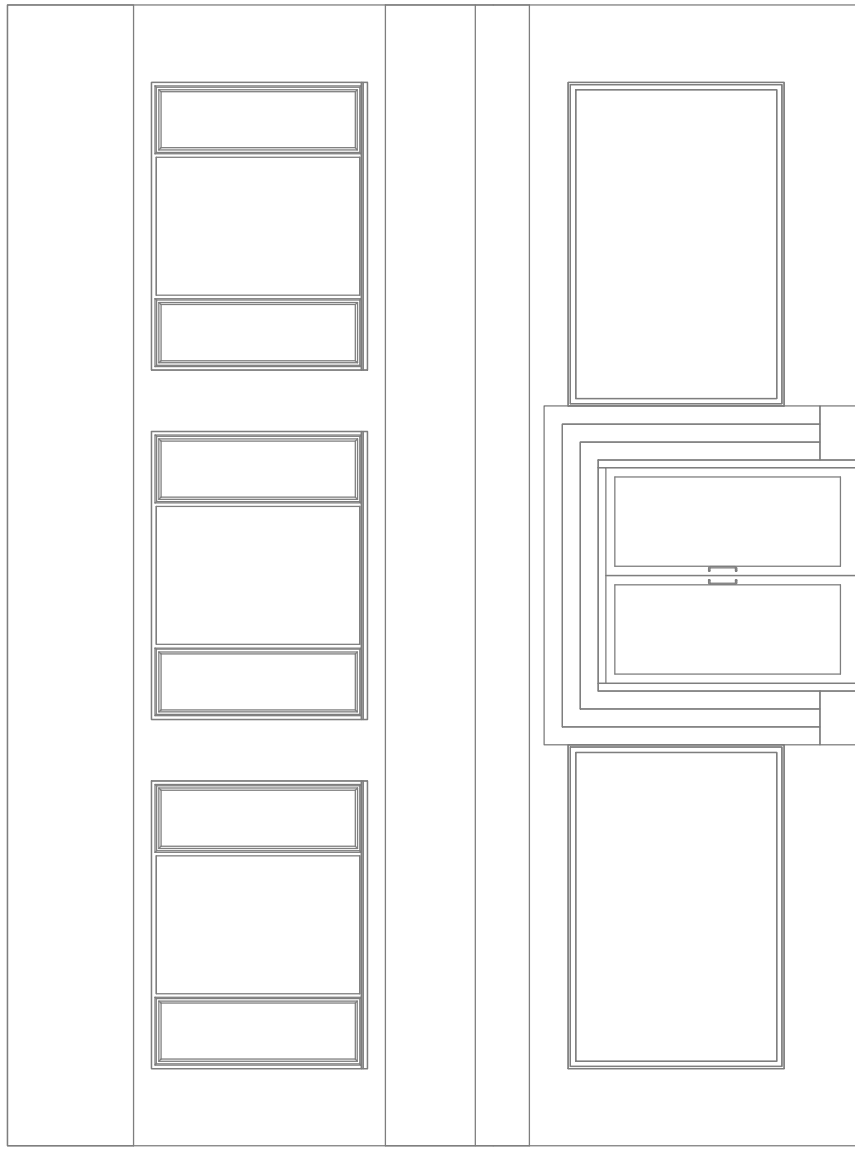
L _{max}	t	REBAR a	REBAR b
7'-0"	4"	M10@12"	M10@12"
8'-6"	4"	M10@12"	M10@9"

FOR VEHICLE TRAFFIC** 250PSF LIVE

L _{max}	t	REBAR a	REBAR b
5'-0"	4"	M10@12"	M10@12"
7'-0"	5"	M10@12"	M15@12"
8'-6"	5"	M10@12"	M15@9"

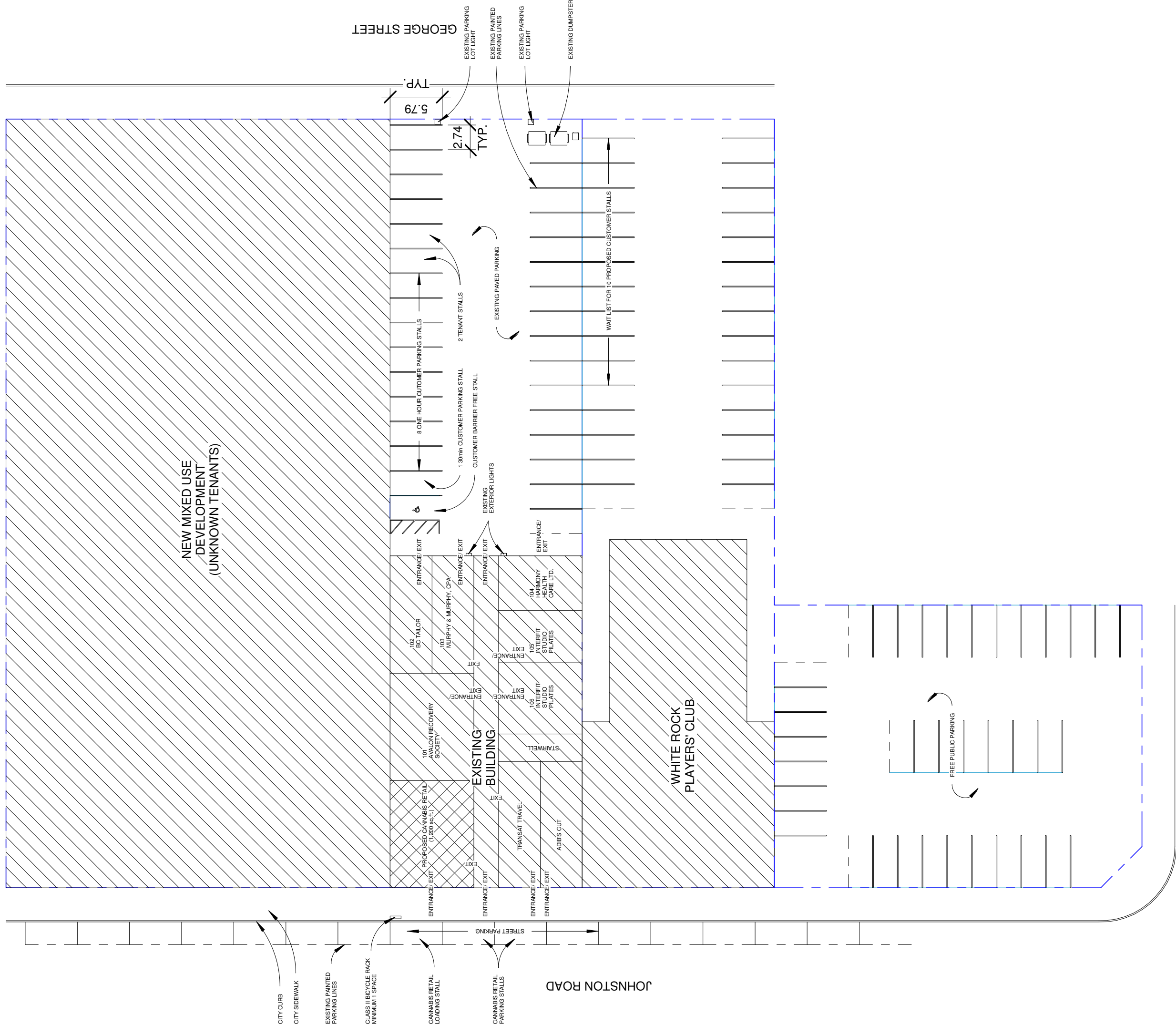
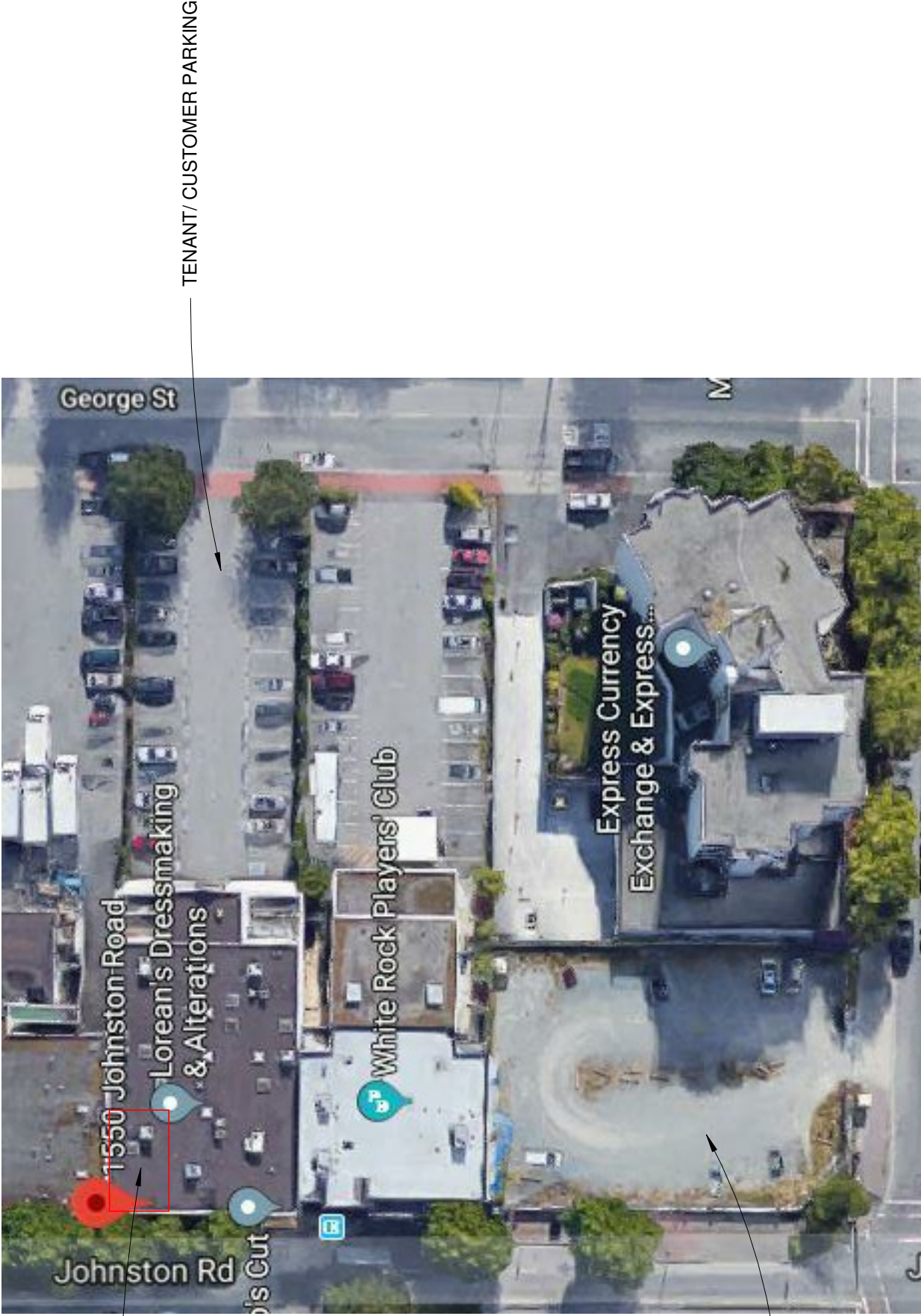
**RECOMMENDED IF SMALL EQUIPMENT SUCH AS A BOBCAT IS USED FOR SNOW REMOVAL.

3 Typ. Sidewalk Detail
1/4" = 1'-0"



SEE FORM CREATIVE
DESIGN CONCEPT

4 Elevation 4 - a
3/16" = 1'-0"



SECOND FLOOR TENANTS

- 201. LOREAN'S DRESSMAKING & ALTERATIONS
- 202. THE COUNSELLING GROUP INC.
- 203. DAVID R. BURKE - FAMILY COUNSELLING SERVICES
- 204. PETER FOMINOFF ROBERT ROSS & CO. LAW OFFICES
- 205. PETER FOMINOFF ROBERT ROSS & CO. LAW OFFICES
- 206. BLUPRENT STRAT. MANAGEMENT INC.
- 207. ARCHES COUNSELLING
- 208. ARCHES COUNSELLING
- 209. ARCHES COUNSELLING
- 210. ARCHES COUNSELLING
- 211. LORILL DRUMMUND REGISTERED CLINICAL COUNSELLOR

LAND DESCRIPTION:

LOT 4 EXCEPT WEST 7 FEET
SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT
PLAN 643, 1, TOWN CENTRE AREA COMMERCIAL / RESIDENTIAL ZONE
CIVIC: 1550 JOHNSTON ROAD
WHITE ROCK, BC

BY-LAW REQUIREMENTS:

EXISTING BUILDING TO REMAIN UNCHANGED IN REGARDS TO SETBACKS,
BUILDING HEIGHTS, LOT COVERAGE, AND PARKING.

PARKING REQUIREMENTS:

COMMERCIAL RETAIL - 1 SPACE PER EVERY 37m2 OF
COMMERCIAL RETAIL AREA REQUIRED

75m2 OF COMMERCIAL RETAIL / 37m2 = 2 PARKING STALLS REQUIRED

AVAILABLE ON SITE

- 8 ONE HOUR CUSTOMER PARKING STALLS
- 1 30min CUSTOMER PARKING STALL
- 1 HANDICAP CUSTOMER PARKING STALL
- 2 TENANT PARKING STALLS

APPLICANT IS ON A WAIT LIST FOR AN ADDITIONAL 10 CUSTOMER PARKING
STALLS IN THE WHITE ROCK PLAYERS CLUB PARKING LOT

OFF-STREET LOADING REQUIREMENTS:

COMMERCIAL FLOOR AREA <500m2 - 1 LOADING SPACE REQUIRED

111.48m2 OF COMMERCIAL FLOOR AREA = 1 LOADING SPACE REQUIRED

BICYCLE PARKING REQUIREMENTS:

COMMERCIAL RETAIL - 0.75 SPACES PER 200m2 GROSS FLOOR AREA

111.48m2 OF COMMERCIAL FLOOR AREA - 1 CLASS II BICYCLE SPACE REQUIRED

SEPARATION DISTANCE TO PROPERTY LINE OF:

- RUTH-JOHNSON PARK - APPROXIMATELY 1.02km
- SOUTH-MERE VILLAGE PARK - APPROXIMATELY 659.31m
- WHITE ROCK ELEMENTARY SCHOOL - APPROXIMATELY 501.81m
- NO KNOWN SENSITIVE USES EXIST WITHIN 200m OF LOCATION

1 Context Plan
A401 1:400

CHOOM WHITE ROCK
SAMPLE FRONT FACADE V2



Existing awning structure utilized and rebranded. Facade structure remains.

Window and doors utilize full coverage vinyl.

CHOOM WHITE ROCK
SAMPLE FRONT FACADE V2



Building mid-section conformed to original facade and painted black. Logo produced as backlit channel cut letters.

Window and doors utilize full coverage vinyl.

CHOOM WHITE ROCK
SAMPLE FRONT FACADE V3



Building mid-section conformed to original facade. Logo produced as backlit light box.

Window and doors utilize full coverage vinyl.

CHOOM WHITE ROCK
SAMPLE FRONT FACADE V4



Building mid-section conformed to original facade. Logo produced as backlit channel cut letters.

Window and doors utilize full coverage vinyl.

CHOOM WHITE ROCK
SAMPLE FACADE WINDOW + DOOR COVERAGE



Window and doors utilize full coverage vinyl.

APPENDIX G
Public Feedback for 1484 Johnston Road (A Little Bud Cannabis Ltd.)

PUBLIC INFORMATION MEETING FEEDBACK FORM
Development Proposal Application No. 19-012 – 1484 Johnston Road
(Temporary Use Permit, Development Variance Permit, & Cannabis Licence Referral)
5:30 PM to 7:00 PM, September 11, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

SHEILA MACDONALD

Address:

15237 MARINE DR. WHITE ROCK BC

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ I **OPPOSE** the proposal.

Please provide your comments in the box below:

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

NEAN GUNTER

Address:

15237 MARINE DR. WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Tim Dickson

Address:

26-3109 161 St S Surrey

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I SUPPORT the proposal.

☐ I am UNDECIDED on the proposal.

☐ I OPPOSE the proposal.

Please provide your comments in the box below:

THE PROPONENT HAS SHOWN A PAST HISTORY
OF RUNNING THIS TYPE OF BUSINESS WITH NO
PROBLEMS FOR THE COMMUNITY. MORE IMPORTANTLY
THEY HAVE GIVEN BACK TO THE COMMUNITY. IN
MY OPINION THIS IS WHAT WE NEED FOR MORE
WHITE ROCK BUSINESSES TO DO - GIVE BACK TO
THOSE IN NEED
THIS IS A WELL THOUGHT OUT PROPOSAL AND ONE
THAT SHOULD BE VIEWED IN A POSITIVE LIGHT.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

HARRY WICK

Address:

1808 1455 GEORGE ST W Rock

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

STRONGLY OPPOSED

Please provide your comments in the box below:

I DON'T WANT IT IN THE
NEIGHBOR HOOD. ① TO CLOSE
TO PLAY SCHOOL ② I HATE THE
SMELL OF IT IN PUBLIC AND OUR
BUILDING IS OPPOSED AND A
NONE SMOKING BUILDING ③ BRINGS
THE WRONG TYPE OF PEOPLE INTO
OUR NEIGHBOR HOOD

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

D. McConnell

Address:

1480 Foster St White V4B3K7

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **I SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ **I OPPOSE** the proposal.

Please provide your comments in the box below:

I LIKE THE LOCATION IT IS NOT IN A
RESIDENCE OR APARTMENT BUILDING OR
Mall

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

DONNA TYMCHUK

Address:

#1001-15152 ROSSELL AVE
WHITE ROCK BC

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I STRONGLY OPPOSE THE PROPOSAL. I LIVE AT MIRAMAR VILLAGE
NEXT DOOR TO BRYANT PARK AND HARDLY A DAY GOES BY WITHOUT
HAVING TO AVOID DRUG DEALERS/USERS IN THE PARK. IT IS UNSAFE
AFTER DARK AND MANY DAYS I CANNOT EVEN WALK MY DOG.
THE WHITE ROCK RCMP ARE KEPT BUSY FOLLOWING UP ON
THE MANY COMPLAINTS. THE NOXIOUS SMELLS FROM THE CANNABIS
USERS PREVENT MANY OF MIRAMAR RESIDENTS FROM
EVEN ENJOYING OUR BALCONIES.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name: Cassandra Drake

Address: Abbotsford.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I love the community effort A Little Bud
provides! A Little Bud gave back to Abbotsford
food bank & numerous other groups in need.
The same could be done in White Rock!
Bring great customer service & quality
marijuana to White Rock!



Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Amy Tingskou

Address:

2271 Anora drive.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I have seen the great things A
little Bud has done for the City of
Abbotsford. They're a great family
business who gives back!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Jennifer Robinson

Address:

2441 Countess St Abbotsford

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I have the idea of a family run, community driven store that gives back to it. Their conscientious of the day care and accommodative to the parents/kids. The staff are always warm kind and full of knowledge. I have seen A Little Bud grow to become a name sake in the community and really hope the city will give them a chance to do more and give back and bring further growth and economic development in the community of W/R

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

STEVE KWOK

Address:

#902-15152 RUSSELL AVE.
WHITE ROCK BC V4B 0A3

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

WHY WOULD THE CITY EVEN CONSIDER THIS APPLICATION
IN THIS AREA WITH LOTS OF SENIOR RESIDENTS
AND SMALL CHILDREN AROUND THE CORNER
AND A HOSPITAL A COUPLE OF BLOCKS AWAY
CIGARETTES & VAPING IS BAD ENOUGH
FOR OUR HEALTH, PLEASE STOP HURTING
RESIDENTS BY DENYING BAD / GREASY
BUSINESS APPLICATIONS

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Larry Wick

Address:

1808 1455 George St

What is your position on the development proposal application?

(Please circle your preferred response)

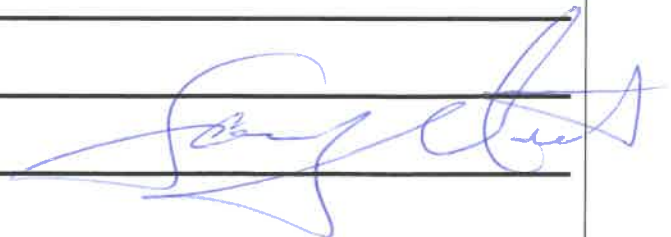
I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I FORGOT TO PUT PARKING
AS A PROBLEM ON THE LAST
FORM I FILLED OUT. ALSO
PROPOSAL OF HOURS TO 11PM AT
NIGHT IS NOT ACCEPTABLE



Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name: Raiha Niessen

Address: 1266 Lee St.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I think this business would be such a
benefit to our community. They have
done their home work. The benefits
those who use cannabis for all reasons.
Keep these tax dollars in the city.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name: DAN NICHOLS

Address: XAX 15111 ROSSELL AVE V4B 2P4

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I OBJECT TO THE CONCEPT OF HAVING SUCH
A STORE CONTRIBUTING TO THE NEGATIVE
ELEMENTS OF SUCH A FINE PLACE AS
WHITE ROCK

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

DIANNE MOORE

Address:

1455 - GEORGE ST
WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

NO

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Jim Moore

Address:

1455 George St

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Sabrina Little

Address:

2428 Midas Street, Abbotsford, BC.

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **I SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ I **OPPOSE** the proposal.

Please provide your comments in the box below:

I'm excited to see all of the forethought for this store, taking into account the potential increase of foot traffic and pre-emptively taking responsibility for keeping the nearby streets clean and tidy. It is extremely impressive seeing their ultimate goals to keep with the aesthetic in white rock. Overhearing a few people who disagreed they seemed to not read the posters that explained no smoking on the premises. I hope I can make this one of my stops home from work

Thank you for your participation. If you have any questions, please contact the following:

in the near future!

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name: A. NICHOLS

Address: 15111 RUSSELL AVE. WHITE ROCK V4B 2P4

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

- BAD LOCATION - too close to the DAY Care
- on George St. - the traffic situation of on
Johnston Rd. is already too congested
- It could possibly bring more criminal
elements into the neighbourhood.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Development Proposal Application No. 19-012 – 1484 Johnston Road
(Temporary Use Permit, Development Variance Permit, & Cannabis Licence Referral)
5:30 PM to 7:00 PM, September 11, 2019

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Please provide your name and address below:

Name: _____

Address: _____

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

Keep White Rock clean from drugs
of any kind for future generations

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

Pam Swenson

Address:

1463 Marimar Towers

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I think sticking to the Bylaws at hand is a must. Why have Bylaws if you are planning to rezone.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

WILL BAILIE

Address:

1303 RUSSELL AVE WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

OPPOSE the proposal.

Please provide your comments in the box below:

THERE IS NO REASON TO VARY
THE SEPARATION MINIMUM TO DAY CARE

RECENT STUDIES HAVE DECLARED THAT
THE ACCEPTABLE AMOUNT OF MARIJUANA USE
FOR THOSE UNDER 22 AND PREGNANT WOMEN
IS "ZERO"

THERE WAS NO NOTICE OF THE MEETING ON THE STORE
THAT CANT BE SQUARED WITH ALLOWING
OPERATION NEAR A DAY CARE WHICH TENDS TO
MAKE IT MORE NORMALIZED TO YOUNG PEOPLE

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

PAT PETRALA

Address:

15020 N. BLUFF ROAD WR

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Would like to see a comparative table of the 3 applicants. Level of expertise; security; educational qualification and health knowledge. I think one ^{modest} retail outlet is sufficient. As WR has avoided 'Chains/Franchise' a mom/pop family business is congruent with public values. Does the city benefit beyond a business licence? How are we monitoring health impact and

Thank you for your participation. If you have any questions, please contact the following:

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Please provide your name and address below:

Name:

NILA MCGHEE

Address:

104-15111 RUSSELL AVE. WHITEROCK B.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I am more concern on the flow of traffic (users/buyers)
within close distance to the school & where children
& family hang out, spending quality time w/in
the urban center of whiterock.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

DAVID HUTCHINSON

Address:

12643 17 AVENUE, SURREY V4A 9G4

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **I SUPPORT the proposal.**

☐ **I am UNDECIDED on the proposal.**

☐ **I OPPOSE the proposal.**

Please provide your comments in the box below:

WHITE ROCK HAS THE OPPORTUNITY TO EMBRACE LEGAL ACCESSIBILITY FOR ITS RESIDENTS TO CANNABIS.

TO DATE WHITE ROCK HAS FOCUSED ON SMALLER, COMMUNITY-BASED BUSINESS ACROSS A WIDE RANGE OF BUSINESSES. SPECIFICALLY, THEY HAVE AVOIDED LARGE ORGANISATIONS SUCH AS TIM HORTONS, MACDONALDS AND OTHER RESTAURANT CHAINS. THE APPLICATION OF LITTLE BUD TO SUPPLY CANNABIS IS ENTIRELY COMPATIBLE WITH EXISTING WHITE ROCK BUSINESS DEALINGS.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Bronwyn Tolley

Address:

#402 - 1420 Johnston Road
White Rock V4B 3Z5

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Possibly having 2 "pot shops" in such close proximity is not acceptable.

The square block between Russel & Thrift is very disturbing & very obvious "massage parlours" & possibly 2 pot shops. Talk about degrading an already run down neighbourhood. When I moved here I

Thank you for your participation. If you have any questions, please contact the following:

expected much more

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

DAVID HARRISON

Address:

404 - 1420 JOHNSTON RD

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

We don't need that here.
LCB are likely to open store
on opposite side of Johnston.

[Signature]

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

MARIE TINGSKOU

Address:

508 1480 Foster St

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

We support small business not government -
nice presentation on a family owned business

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

Address:

Tom Twigg
508-1480 FOSTER ST

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I SUPPORT the proposal.

☐ I am UNDECIDED on the proposal.

☐ I OPPOSE the proposal.

Please provide your comments in the box below:

PRIVATE BUSINESS IS WHAT WE
WEEK - NOT GOVERNMENT. THIS
PROPOSAL GIVES BACK TO THE
COMMUNITY & SUPPORTS SMALL
BUSINESS. GOVERNMENT TAKES
AWAY + PAYS MINIMUM WAGE
WHICH YOU CANNOT LIVE ON.
PLEASE SUPPORT PRIVATE
ENTERPRISE.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

Joanne Walsh

Address:

1455 George St White Rock

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Proposal appears to take into
consideration safety, parking, and
adhering to required regulations.
I support small business, especially
community minded business and
believe this is a service many
White Rock residents will benefit
from

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

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Please provide your name and address below:

Name:

L. McGehee

Address:

15111 Russell Ave

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

POTENTIAL INCREASE IN CRIMINAL
ACTIVITY IN AN AREA ALREADY PREOCCUPIED
BY MENTALLY ILL AND SOME OTHER INNER
CITY PEOPLE WHO ~~ARE~~ ALREADY HAVE SUBSTANCE
ABUSE ISSUES. PROBABLY NOT GOOD FOR
PROPERTY VALUES.

THANK YOU.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name: JUSTIN O'BRIEN

Address: 7528 - 194 STREET AVE SURREY, BC V4N 6E7

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I SUPPORT the proposal.

☐ I am UNDECIDED on the proposal.

☐ I OPPOSE the proposal.

Please provide your comments in the box below:

Very well Thought out and Community Focused!

GREEN TEAM Initiative is a great idea to ensure a
cleaner and safer community. Also happy to see charity support
initiatives to give back.

PLEASE NO Provincially owned B.C. CANNABIS STORES. They
are under staffed and under-paid. Lack of Community Initiatives.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

VIRGINIA CHADWICK

Address:

413-5840 Glover Rd, Langley
V3A 9K5

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I am a member of the small Christian Science church that uses the same parking lot - limited spaces already. Also, I don't think the sale of cannabis will contribute value added to all the retail stores & apartments nearby. The City of WR will receive more tax income.

Thank you for your participation. If you have any questions, please contact the following:

I am grateful you are striving to be good neighbors & help keep the lot clean

☒ I want to contact the CITY ...
Athena von Hausen
Planner, City of White Rock
Tel: (604)-541-2159
Email: avonhausen@whiterockcity.ca

☐ I want to contact the APPLICANT ...
Randall Tingskou
A Little Bud Cannabis
Tel: (604)-776-3330
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PH INFO BINDER

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Please provide your name and address below:

Name:

ROXANNE TRACY

Address:

304-1526 George Street
White Rock, BC, V4B 4A5

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

① Too close to the vulnerable sector (age) young children and seniors.

② We have not been dealing with drug selling in our neighbourhood. I see it daily hearing the whistles etc. This type of facility is more expensive and would only encourage more drug dealers to sell for less near by white rock centre.

③ our neighbourhood is already getting rough why encourage more of the negative behavior?

Thank you for your participation. If you have any questions, please contact the following:

④ I suggest a mail service Only Thank you.

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

J.W. PICARD

Address:

1304-15152 Russell Ave, White Rock, BC

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

- ① Vehicle congestion
- ② Consumption until arrival at destination can NOT be enforced, possibly leading to being intoxicated
- ③ People are already smoking pot in Bryant Park!
- ④ Smoking pot/weed can lead to addiction in susceptible people!
- ⑤ I prefer to see a Gov't of BC store!
- ⑥ 3 years "temporary licence" is too long!
- ⑦ Distance to Child Care is too close - especially considering to subway parking lot off George St.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

Pavi Gill

Address:

15519 Marine Drive V4B 1C9

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

As someone who has personally dealt with A Little
Bud in Abbotsford, I can not wait for them to be able
to provide the same service in the community of White Rock.
A Little Bud was heavily involved with the community of
Abbotsford as well with many different drives, fundraisers & forms of
volunteering. The service and knowledge of the staff was
always impeccable and deeply informative which is why I
can not wait for them to be able to provide the
same service in the community of White Rock!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name:

AARON MICKA

Address:

15737 BUENA VISTA AVE V4B 1Z9

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

NICE TO HAVE A SAFE SECURE LOCATION FOR
THE RESIDENTS TO PURCHASE PRODUCT.
INFORMATION AND EDUCATION ARE KEY A LITTLE BUD
SEEMS TO HIT ON BOTH AREAS.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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Please provide your name and address below:

Name: LIA BOWLING + JACK STOUGHTON

Address: #1404 - 15152 RUSSELL AVENUE, WHITE ROCK.

What is your position on the development proposal application?

(Please circle your preferred response)

WE

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

- WELL THOUGHT THROUGH PLAN. - EXPERIENCED BUSINESS.
- ~~WE~~ ^{WE HAVE} NO CONCERNS RE THE LOCATION OF THE STORE TO THE DAY-CARE (NO SIGNAGE AT BACK FACING + DAY-CARE ARE NOT SCHOOL-AGED CHILDREN).
- THE LOCATION IS IN THE UPPER CITY CENTRE AND IS ACCESSIBLE BY A HUGE POPULATION OF "WALKERS" AS OPPOSED TO "DRIVERS"; IT IS FLAT GROUND.
- ^{WOULD BE} IT ~~IS A~~ WHERE IT SHOULD BE LOCATED.

Thank you for your participation. If you have any questions, please contact the following:

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5:30 PM to 7:00 PM, September 11, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

SOSU FEDORUK

Address:

9085 Sunset Dr
Chilliwack V2V 3X8

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I **SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ I **OPPOSE** the proposal.

Please provide your comments in the box below:

A safe, positive resource
for any community!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

PUBLIC INFORMATION MEETING FEEDBACK FORM
Development Proposal Application No. 19-012 – 1484 Johnston Road
(Temporary Use Permit, Development Variance Permit, & Cannabis Licence Referral)
5:30 PM to 7:00 PM, September 11, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Dayne Finley

Address:

9175 Mary St Chilliwack BC

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **I SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ **I OPPOSE** the proposal.

Please provide your comments in the box below:

as a member of the community in the Fraser valley for 35 years we have frequented the white rock area countless times every summer. Not only do I believe that it is a great idea for this store to open, there isn't a better group of people doing it, the presentation was outstanding and having a family run business in whiterock is the way to go.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Randall Tingskou A Little Bud Cannabis Tel: (604)-776-3330 Email: randytingskou86@gmail.com

First Church of Christ, Scientist, White Rock

15242 Russell Avenue, White Rock, BC, V4B 2P6 • Tel: 604-536-9511
Email: whiterockreadingroom@telus.net • Web: whiterockchristiansciencechurch.com

October 2, 2019

Ms. Athena von Hausen
Planning and Development Services
City of White Rock, BC

Dear Ms. von Hausen:

The Executive Board of our church, First Church of Christ, Scientist is writing to you about their concerns, following a Public Information Meeting held on Wednesday, September 11th. This meeting was to discuss the application for a proposal of opening a non-medical cannabis retail store located at 1484 Johnston Road.

According to the 2016 census the largest change in population growth in the community of White Rock is due to the rapidly growing senior population. As you are aware there is new construction going on near the vicinity of this proposed cannabis store and it is designated as senior complexes.

This business will attract customers from the surrounding areas of Whalley, Newton, Surrey, Richmond, Delta and Langley. There will be an influx of traffic in this area of White Rock. With the amount of business the owners of the shop are anticipating we have legitimate concerns about parking issues, which is very challenging for us and especially when the outdoor market is open.

Their proposed hours of operation are from 10:00 a.m. – 11:00 p.m. seven days per week, except Sundays when they open at 11:00 a.m. Our church rents a storefront at 15242 Russell Avenue and we hold Sunday morning services at 10:30 a.m. and Wednesday evening meetings at 7:30 p.m. Our church has a Sunday School and we sometimes have young children attending. We would like to know how this proposed business is going to be monitored.

Please consider whether there is any significant benefit to the citizens of White Rock in having a shop such as this in our community.

Sincerely,

Beryl Kusch, Clerk
On Behalf of the Executive Board

RECEIVED

SEP 25 2019

CITY OF WHITE ROCK
ADMINISTRATION

ST. JOHN'S PRESBYTERIAN CHURCH

1480 George Street
White Rock, B.C., Canada V4B 4A3
(604) 536 9322
E-mail: office@saint-johns.ca
www.saint-johns.ca

September 26, 2019

TO WHOM IT MAY CONCERN

Mayor & Council
City of White Rock
15322 Buena Vista Avenue
White Rock, B.C. V4B 1Y6

The congregation of St. John's Presbyterian Church, and members of two other congregations that also worship at St. John's, have asked that I convey to Council their grave concern regarding an application for a Temporary Use Permit, and a Development Variance Permit, that have apparently been presented to White Rock City Council by *A Little Bud Cannabis Ltd.* for authority to open a recreational cannabis retail store on the property located at 1484 Johnston Road in the City of White Rock.

In other jurisdictions in Canada, and in other countries where recreational use of cannabis has been legalized, a paramount concern has always been to ensure that cannabis retail outlets are not located close to schools, playgrounds and other areas that are frequented by children and young people (such as daycare centers). This is out of abundant caution that such outlets do not impact on the welfare of children. We are pleased to note that this concern is reflected in the framework for the issuance of Temporary Use Permits for cannabis retail stores in the City of White Rock's zoning bylaw. And more germane to our concerns, the framework clearly states that such retail cannabis outlets must be located a minimum of 100 meters from any child care centre.

St. John's Presbyterian Church, located at 1480 George Street, has for a number of years been the site of a city-licensed daycare centre operating under the name St. John's Daycare. The daycare offers the community five-day-a-week care for infants and children from ages 18 months to 6 years.

For this reason it is with some concern that we note that the application for a Temporary Use Permit submitted to City Council by *A Little Bud Cannabis Ltd.* is accompanied by a request for a Development Variance Permit that would, if granted, reduce the 100 meter buffer zone between the proposed retail outlet and St. John's Daycare to 80 meters. If granted, we feel that the variance would compromise Council's evident concern for the welfare of children which forms a key

part of its framework governing the issuance of cannabis sales permits. We are therefore asking that Council deny the variance requested by *A Little Bud Cannabis Ltd.* and, therefore, deny the firm's request for a Temporary Use Permit.

We have available, and are prepared to present to Council, a petition signed by a substantial number of worshippers at St. John's and by local residents who have serious concerns relating to *A Little Bud Cannabis Ltd.*'s application.

Sincerely

A handwritten signature in black ink, appearing to read 'Willem van der Westhuizen', with a stylized, sweeping flourish at the end.

Willem van der Westhuizen
Senior Minister: St John's Presbyterian Church

Petition to Council, City of White Rock

Petition summary and background	<p>Whereas, on October 17, 2018 the government of Canada passed legislation legalizing the recreational use of cannabis, and</p> <p>Whereas, the City of White Rock zoning bylaw does not currently permit cannabis retail stores, and</p> <p>Whereas, the City of White Rock has, however, agreed to issue a Temporary Use Permit for a non-medical use cannabis retail store within the White Rock Town Centre area (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street), and</p> <p>Whereas, Section 4.1.3(b)(i) of the White Rock City zoning bylaw stipulates, as part of its framework for the issuance of a Temporary Use Permit for a cannabis retail store, that such a store shall be located a minimum of 100 metres from an existing child care centre, and</p> <p>Whereas, St. John's Presbyterian Church, located at 1480 George Street, has operating within its premises a child care centre, St. John's Daycare, offering care to infants and children aged 18 months to 6 years, and</p> <p>Whereas, A Little Bud Cannabis Ltd. has applied to the City of White Rock for a Temporary Use Permit to operate a cannabis store at 1484 Johnston Road, and has also applied for a Development Variance Permit that would reduce the minimum separation between the proposed cannabis store and St. John's Daycare from 100 metres to 80 metres.</p>
Action petitioned for	<p>Therefore, we the undersigned petitioners request that White Rock City Council deny the said Development Variance Permit, as well as the Temporary Use Permit, from A little Bud Cannabis Ltd. on the basis that, to allow the variance would compromise a key part of the Temporary Use Permit framework that is designed to protect the well being of children in daycare centres located in close proximity to cannabis retail stores.</p>

Printed Name	Signature	Address	Date
KEITH LEISHMAN LESLEY		#201-1929-154th ST SURREY B.C.	Sep 22/19
LEISHMAN GORDON WILSON		#201-1929-154th ST SURREY, B.C. 16440-10 AVE SURREY B.C.	✓ 22SEP19

Printed Name	Signature	Address	Date
PAULA CHIN	Paula Chin	1897 Ambler Greene Dr. Surrey	Sept 22/19
Joan Kaiser	Joan Kaiser	1657-138 B Street Surrey	Sept 22/19
Mickelle Gallagher	Mickelle Gallagher	104-1580 Martin St White Rock	Sept 22/19
ROBERT BORD	Robert Bord	201-1480 Buckwood St White Rock	Sept 22/19
Greene Heary	Greene Heary	502-15255-18 Ave. Surrey BC	"
HENRIETTA STERNBERG	HENRIETTA STERNBERG	2140 124th Surrey BC	"
GEORGE ECKENSWILLER	GEORGE ECKENSWILLER	102-2062 K.C.B. Surrey BC	"
Marlise Foster	Marlise Foster	9-15237-36th Ave. Surrey BC	Sept 22, 2019
Stephen Chine	Stephen Chine	101-15025 Victoria Ave White Rock B.C.	Sept 22/19
Jodanne & Don Speck	Jodanne & Don Speck	12103-57th Ave Surrey	Sept 22/19
DON SPECKT	DON SPECKT	12103-57 Ave Surrey BC	22 SEP 19
Gordon Zell	Gordon Zell	13378-14A Ave Surrey B.C.	Sept 22/19
BILL MUNDER	BILL MUNDER	2372-135 Ave. Surrey B.C.	SEP 22/19
JOHN M'NEIL	JOHN M'NEIL	1480 George St Surrey BC	Sept 22/19









Printed Name	Signature	Address	Date
JAMES KEAVENUK &	<i>James Keavenuk &</i>	1454 NICHOL ROAD WHITE ROCK BC V4B 3J4	2019.09.22
Carol Knott	<i>Carol Knott</i>	#204-15621 Marine Dr White Rock V4B 1E1	2019.09.22
C. Jacobs	<i>C. Jacobs</i>	14420 Magdalen Ave, White Rock	2019.09.22
LYNDA CLYMO	<i>Lynda Clymo</i>	20240 28TH AVE Langley BC.	2019-09-22
MAY TAKANO	<i>M. Takano</i>	12741 16 AVE Surrey BC	2019-09-22
PETER SEPTON	<i>P. Septon</i>	19958 24th Ave	2019-09-22
Patricia Septon	<i>P. Septon</i>	14968. 24 th Ave.	" "
S. Plumbson	<i>S. Plumbson</i>	1480 Foster St, W.R. White Rock	" "
H. Vays	<i>H. Vays</i>	9835 King Geo Surrey	" "
SETH WASS	<i>S. Wass</i>	16185 12th Ave Surrey	" "
JOHN CLYMO	<i>John F. Clymo</i>	20240 28 th AVE Langley BC.	" "
Kelley Beazley	<i>Kelley Beazley</i>	14380 66 Ave.	2019/09/22
Anna M Belanger	<i>Anna M Belanger</i>	6110 120A St. Surrey, BC V3Y 2A3	2019/09/22

Printed Name	Signature	Address	Date
Jaye Anick	<i>[Signature]</i>	15456 Madonna Dr.	Surrey BC V4A 5N3 Sept. 22/19
Marlene Bergstresser	<i>[Signature]</i>	1933-139A ST.	Surrey BC V4A 5T2 Sept 22/19
Vaughn Bergstresser	<i>[Signature]</i>	1933-139A ST	Surrey BC V4A 5T2 Sept 22/19
Roxana Leiro	<i>[Signature]</i>	15432-19 AVE	Surrey BC V4A-TM8 Spt 22/19
Judy Forster	<i>[Signature]</i>	#102-1533 Bristle	White Rock V4B 4G7
EVELYN MORSEY	<i>[Signature]</i>	#407-15360 20 AVE	Surrey BC V4A 2A3 Spt 22/19
Ruth Hiderman	<i>[Signature]</i>	#48-32925 Madure Rd.	Abbotsford BC V2S 2V8 Spt 22/19
Sylvia Woudstra	<i>[Signature]</i>	15291-284	Surrey V4B 5C4 SEP 22/19
Sharon Jelonde	<i>[Signature]</i>	105-15025 Victoria Ave	White Rock BC Spt 22/19
William van Vleet	<i>[Signature]</i>	13654 North Bluff Road	White Rock, BC 22/09/2019
Ted (S) [unclear]	<i>[Signature]</i>	1975-1545 St	Surrey BC V4A 5T2 22/09/19
Emily Wilson	<i>[Signature]</i>	16440-10 Ave, Surrey	BC V4T 8R3 22/09/2019
REYNHARDT CHASE	<i>[Signature]</i>	1655 Martin Dr Surrey	V4A 6E1 22/09/19

Printed Name	Signature	Address	Date
NICOLE POTTS	<i>Nicole Potts</i>	15834-20th AVE SURREY	22-09-19
PETER CAHILL	<i>Peter Cahill</i>	1897 Ambleside Dr Surrey	22-09-2019
Ben Kaiser	<i>Ben Kaiser</i>	1657-1383 St Surrey	22-09-2019
David Hillerman	<i>David Hillerman</i>	#8-32925 Macpherson Abbotsford	22-09-19
Wayle E. Boyd	<i>Wayle E. Boyd</i>	#201-1480 Blackwood St White Rock, BC	22-09-19
CHARA SIMPSON	<i>Chara Simpson</i>	PACIFIC CARLTON COMTY CENTRE W/R	"
J. G. Dumont	<i>J. G. Dumont</i>	13226 Ambleside Dr Surrey B.C.	22-09-19
Rebecca Hamilton	<i>Rebecca Hamilton</i>	#18-18088, 8th Ave. Surrey BC	22-09-2019

Printed Name	Signature	Address	Date
LUDMILA GLAMBINSKIE	<i>[Signature]</i>	10230 144 A ST. SURREY BC	sep. 23/ 2019
Vinitha Pelpola kumkarnage	<i>[Signature]</i>	#4 15840, 64 th AVE SURREY BC	sep 23/2019
Jan Fong	<i>[Signature]</i>	26-2738 158 ST Surrey, BC	Sept 23/19.
Anna Di Bella	<i>[Signature]</i>	15442 Columbia ST	Sept 23/19
Shirley Zhong	<i>[Signature]</i>	1708 King George Blvd	Sept 23/19
BENJAMIN HAYE	<i>[Signature]</i>	316 15918 28 AV SURREY, V3Z 5K3	Sept 23
Eva Rowan	<i>[Signature]</i>	304-1410 Blackwood Street	sept. 20/19
ILona Glambinska-	<i>[Signature]</i>	15282-14th Ave Surrey	sep 23, 2019
Hannah Blackmore	<i>[Signature]</i>	#20-14377 60 Ave Surrey BC	Sept 23 2019
David Brown	<i>[Signature]</i>	15704 North Bluff White Rock	Sept 23 2019
Maryna Kazak	<i>[Signature]</i>	987 Keil St., White Rock V4B 4V8	Sept. 23, 2019
Angela Tchernychova	<i>[Signature]</i>	#35 16678 25 Ave Surrey BC V3Z 0Z2	sep 23 2019
John Richard	<i>[Signature]</i>	3467 140A St. West V4P 0B7 Surrey	sep 23 2019
Alina Wang	<i>[Signature]</i>	9-5528 156 St Surrey V4P 0E7	Sept. 24 2019
Breanna Dale	<i>[Signature]</i>	988 Stevens St	Sept 23 2019
Michael P. Zou	<i>[Signature]</i>	1410 Blackwood St	Sept. 24

Printed Name	Signature	Address	Date
Nawel Allam	<i>Nawel Allam</i>	6138 - 132 St Street	Sept 23/19
Ben Li	<i>Ben Li</i>	804-15885 16 Ave 804 219 88	✓
Tom Burger	<i>Burger</i>	14356 Blackburn Ave	Sept 29 2019
Alice Seemann	<i>Alfred Seemann</i>	1877 Ocean Surf Pl.	Sept 29 2019
Dr. K. MacLachlan	<i>K. MacLachlan</i>	Westplan	Sept 29/19
M. J. Lyon	<i>Maureen Lyon</i>	15328 - 20 th Ave. Surrey V4A 2A3	Sept 28, 2019
J. Truter	<i>J. Truter</i>	14738 30 Ave Surrey	29 Sep. 2019
J. REYTER	<i>Jive Reiter</i>	VINE AVE W. ROCK	29 Sept 19
R. Truter	<i>R. Truter</i>	14738 - 30 th Ave Surrey	29 Sept 2019
T CHRISTIE	<i>Theresa Christie</i>	135 - 15500 Remy 16th Ave Surrey. B.C. V3S 8K1	29 Sept 2019
L. Denker	<i>L. Denker</i>	45 - 15065 - 58 th Ave Surrey B.C. V3S 8Z5	29 Sept 19
Jean Morris	<i>Jean Morris</i>	960 146 Street Surrey V4A 9K4	Sept 29/19
Barbara Pettigrew	<i>B. Pettigrew</i>	1824, 136A St Surrey V4A 9E9	Sept 29/19

Printed Name	Signature	Address	Date
SHARON NARROW	A. Narrows	2543-128 ST	23-09-19
Gord Cave		14548 104A AVE	19-09-25
YVONNE THEROUX	Y. Theroux	8272-153rd N.	25/09/19
ANGIE FERGUSON	A. Ferguson	2555-128TH ST.	25/09/19
BOB FERSON		" "	"
Dustin Ferguson		" "	"
Heather Bell		305 1725 128 th ST	27/09/19
GEORGE BEAL		"	"
STEF STHORAD		2529-128st	27/09/19
David Beal		1885-128 st	27/09/19
Fern Beale		1885-128 th	29/09/19
DON WILCOX	D. Wilcox	110-2573 152 ST	29/09/19
Evelyn Loree	E. Loree	302-1371-Fosterst	20/09/19
BEA BERGMAN	B. Bergman	9-15450 ROSEMARY HTS	✓
MRS MARY V. MCLEOD	(1924) Mary V. McLeod	#318-15030 NORTH BLUFF RD	✓
Astrid Neumann	A. Neumann	1745 Ambler Avenue Blvd	✓

From: [Athena von Hausen](#)
To: [REDACTED]
Cc: [Carl Isaak](#); [James Nyhus](#)
Subject: Re: City by the sea or East side downtown?
Date: Wednesday, August 28, 2019 10:20:00 AM
Attachments: [image001.jpg](#)

Good morning [REDACTED],

Thank you for your email. We appreciate your concerns and will ensure that these are included with the feedback given to the applicant and the overall report written to Council.

If you have any other concerns specific to the proposal or would like more information about the process please do not hesitate to contact me.

Kind regards,

ATHENA VON HAUSEN, MCIP, RPP

Planner, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2159 | Fax: 604.541.2153 | www.whiterockcity.ca

Email signature logo



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From: [REDACTED]
Sent: Tuesday, August 27, 2019 1:37 PM
To: Operations <operations@whiterockcity.ca>
Subject: City by the sea or East side downtown?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon

I would like to thank you for fixing the three lamps in Bryant's park. It's much safer now, visibility is very good. Thank you.

We received the Notice of public information regarding a cannabis store on Johnston Road.

May I speak for a several neighbors now and tell you how we feel?

1. Constant construction is nightmare of such magnitude that most of us are thinking of selling our homes.
2. Noise level due to construction, dust for 6 days straight.
3. Market noise continues on Sunday...
4. We now have more breweries then food stores. With the level of noise into early morning hours to the extent you can't have window open.
5. We have a brothel right above BIN 101, Johnston Road.
6. We have constant homeless/ transient population we have to deal with. Most of us have WR RCMP on speed dial.

You are right why not mix more drugs into this ...

Please consider a bakery, deli etc...

This neighborhood has become a nightmare.

Please reconsider

Sincerely

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

White Rock, BC

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Athena von Hausen](#)
Subject: Public information Meeting Sept. 11, 2009 Cannabis Licensing
Date: Tuesday, August 27, 2019 6:43:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How disappointing this is certainly there is no way would we want this operation in our area. What is so disappointing and I wonder why you are having this meeting when it appears that the City of White Rock have already made up there minds that they will accept and approve this.

In your second to last paragraph you say. (The purpose of this Public information Meeting is to provide surrounding residents and property owners with an opportunity to provide their feedback on the proposal. This feedback will be used to identify concerns, address issue, and make improvements to the proposal early on in the application process.). I believe the majority of White Rock residence do not want to offer any improvements to this proposal, they will simply say we do not want this. This being the case the City should Out and Out reject it. We will see. Sorry we will be away on the 11th, will be interesting how you handle this.

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Athena von Hausen](#)
Subject: Cannabis store 1484 Johnston Road
Date: Thursday, August 29, 2019 12:43:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wish to express my disapproval of this permit.
It is not in keeping with current city bylaws.
A variance to the 100 meter distance from a daycare must not be allowed. Making such variance simply opens the door for future variances .

[REDACTED]

Sent from my Galaxy Tab A

From: [REDACTED]
To: [Athena von Hausen](#)
Subject: Marijuanas store
Date: Monday, September 16, 2019 9:27:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms Von Hausen,

I did not attend the open house the other night regarding the proposed new store selling marijuanas, but wanted to register a concern. I realize that it is now legal, but there are still a lot of us who are not keen to jump on that band wagon. For one thing, I don't think White Rock has a sufficient clientele to warrant it. And are we prepared for yet one more cause of stress on the infrastructure? With all these giant apartment buildings—and let's hope that this time half of them are not going to sit empty—the “spas” that are fronts for the sex trade, and now this...just what is the vision for White Rock of the future? For someone who has lived in this area nearly her whole life, the thing that I hear from people elsewhere is how much they used to enjoy the quaint small town feel of White Rock. But this isn't what I'm seeing anymore. So again I ask, what is White Rock of tomorrow suppose to look like? A mini-me of Vancouver?

Thank you for your time.

[REDACTED]

APPENDIX H

Public Feedback for 15177 Thrift Avenue (BC Liquor Distribution Branch)

PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning Proposal Application No. 19-013 – 15177 Thrift Avenue

5:30 PM to 7:00 PM, September 18, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Katherine McInley

Address:

102 - 1355 Winter Street W.R. B.C.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I would like to see businesses
in our community that support our
city and our community shops!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning Proposal Application No. 19-013 – 15177 Thrift Avenue

5:30 PM to 7:00 PM, September 18, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Address:



Mr. Gerry Bruins
401-1473 Johnston Rd
White Rock BC V4B 0A2

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

Please, please, protect our
youth and do not allow
any carnival stores except play
doctor's prescription. Why do
deliberate harm?

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning Proposal Application No. 19-013 – 15177 Thrift Avenue

5:30 PM to 7:00 PM, September 18, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Carolyn Leslie

Address:

508 1442 Foster St.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

1. The location near the park.

Increased traffic + parking issues

Hours of operation how late
Surveillance increased for park?
Enforcement of park closure? and
no smoking?

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning Proposal Application No. 19-013 – 15177 Thrift Avenue

5:30 PM to 7:00 PM, September 18, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Manil Tings Kou

Address:

509 1480 Foster St

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

Should be run by small business

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning Proposal Application No. 19-013 – 15177 Thrift Avenue

5:30 PM to 7:00 PM, September 18, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

DENIS CLEMENTS

Address:

713 1442 FOSTER ST
WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

WE HAVE A PROBLEM NOW WITH THE
PARK BEHIND WHERE WE LIVE NOW
WITH PEOPLE ON DRUGS OR HOMELES
WITH THIS NEW CANNIBIS STORE SO
CLOSE IT WILL CREATE PROBLEMS
EVEN GREATER OUR BUILDING IS ALL
ELDERLY PEOPLE SCARED TO WALK OUT
AT NIGHT. THIS WILL GET EVEN
WORSE !!! WITH THIS STORE SO CLOSE
TO 1442⁰⁰⁰ FOSTER ST

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclddb.com

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Please provide your name and address below:

Name:

Seymour + Amelie Kostanov

Address:

1442 Foster Str. 376

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

We strongly oppose having cannabis store in our neighborhood - it will bring unwanted elements in here. It will bring our home values down as well.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name: Terttu Karkhinen

Address: 408-1480 Foster St. W.R.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

yes!!

Please provide your comments in the box below:

I strongly oppose having another Cannabis store so close to our home. There is another store not far from here. Why would you want to "inform" = teach people to start using this product. We fear also that it will attract drug users into our neighborhood. Cannabis makes roads dangerous for travelers. Studies show it.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name:

Jorawar Sandhu

Address:

20770 46A AVE Langley BC

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Independent Stores would be preferred because it gives a chance for a local small business to participate in this industry.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclddb.com

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Please provide your name and address below:

Name:

TOY TINGSKOU

Address:

508-1480 EAST 4th St.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

THIS SHOULD BE RUN BY
PRIVATE BUSINESS NOT
GOVERNMENT. GOVERNMENT
HAS NO BUSINESS IN
BUSINESS

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclddb.com

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Please provide your name and address below:

Name:

MR. GORDON POPPY

Address:

906 BOSA TOWER B 1473 JOHNSTON ST

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I'VE BEEN COMING TO WHITE ROCK FOR 90 YEARS AND BEEN A COTTAGE OWNER FOR 30 YEARS AND LIVED ON MARINE DR. AND WEST BEACH BEFORE LIVING IN BOSA TOWER 'B'. I LOVE THE FRESH SEA AIR AND HAVE DAILY WALK THE PIER. NOW IN BOSA TOWER I HAVE A VAPE STORE ACROSS FROM MY SITE. SELLING & BLOWING SMOKE MY WAY. I DON'T WANT A MARIJUANA STORE AND BLOWING POT SMOKE ANYWHERE

Thank you for your participation. If you have any questions, please contact the following:

IN WHITE ROCK.

I want to contact the CITY ...

Athena von Hausen
Planner, City of White Rock
Tel: (604)-541-2159
Email: avonhausen@whiterockcity.ca

I want to contact the APPLICANT ...

Mark Long
BC Liquor Distribution Branch
Tel: (604)-252-7453
Email: bccs_lgapps@bcldb.com

YES

YES

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Please provide your name and address below:

Name: FRED SPENCER

Address: #107-1480 FOSTER ST. / W. ROCK / V4B 3X7

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

THIS BUILDING IS A RESIDENTIAL TOWER!
CHILDREN WILL BE LIVING IN THIS BUILDING
COMMERCIAL SPACE SHOULD BE USED
FOR SERVICES TO MANY IN THE TOWERS.
THIS PROPOSAL IS NOT SUITABLE FOR THIS
LOCATION AND SHOULD NOT RECEIVE SUPPORT
FROM WHITE ROCK CITY PLANNERS & / OR COUNCIL.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name:

PAT PETRALA

Address:

15020 N. Bluff Rd

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

moving towards

Please provide your comments in the box below:

Frankly, BC Liquor left White Rock to the Mall when BOOSA assembled the land even tho phase 2 is only now. That drew away customers from Local mom & pop shops & helped the commercial decline. Their profits are foremost, not community building. As Surrey doesn't have this product, what motivates their business? Having a Local Mom/Pop business is the Niche White Rock prefers - no SLICK Franchise clones.

Thank you for your participation. If you have any questions, please contact the following:

Clones.

I want to contact the CITY ...

Athena von Hausen
Planner, City of White Rock
Tel: (604)-541-2159
Email: avonhausen@whiterockcity.ca

I want to contact the APPLICANT ...

Mark Long
BC Liquor Distribution Branch
Tel: (604)-252-7453
Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name:

Pat Petrala

Address:

15020 North Bluff Road

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

How would the Liquor distribution branch
Return anything to the community?
How will this work with coming
"Health Cannabis" retail systems?
Will it be an automatic awarded?
Will separate business licences be
awarded with due process? Pensions
for these govt employee "Retailers"
costs taxpayers again. Who's winning
with this commercial enterprise.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclddb.com

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Please provide your name and address below:

Name:

Sally Bullock

Address:

Ste 209 - 1480 FOSTER ST W. RR# V4B3X7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I feel Mira mar has "shot themselves in the foot" when in 1st Phase the one & only grocery store "Bey Low" was refused "residency" because it "was not upscale enough" for the complex. I assume "food etc" is more sustaining to life - than marijuana. Now I watch elderly (barely mobile) + disabled "creeping" their way up the hills - to get to the only grocery "SAVON" (does not live up to it's name & has only monopoly) - in Surrey (across the road) 15th Ave. So a LCB marijuana store will hardly be a necessity!!! I am not opposed to Marijuana Shops - but in order to provide more jobs

Thank you for your participation. If you have any questions, please contact the following:

I feel it should be 'grass roots' (pardon the pun) folk - business people who hire - should be the ones to provide the product not big business + gov'ts.

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclldb.com

So far White Rock uptown - the people living here at the moment of the rezoning are the ones who should be consulted + developers.

PH INFO BINDER

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Please provide your name and address below:

Name:

GEORGE AULD

Address:

104-1442 FOSTER ST, WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I THINK THE PROPOSED STORE IS TOO CLOSE TO THE PARK AND SHOULD NOT BE IN A RESIDENTIAL BUILDING. A BETTER LOCATION WOULD BE PURCHASER NORTH ON JOHNSON RD, IN THE COMMERCIAL AREA.

I HOPE THE PURCHASER OF THE NEW CONDO'S ARE BEING ASKED FOR COMMENTS. IT WOULD BE UNFAIR IF THE DEVELOPER DOES NOT PROVIDE NOTICE OF THIS PROPOSAL TO PURCHASERS

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcdlb.com

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Please provide your name and address below:

Name:

KEN MORRISON

Address:

413-1442 FOSTER ST.

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I SUPPORT the proposal.

☐ I am UNDECIDED on the proposal.

☐ I OPPOSE the proposal.

Please provide your comments in the box below:

HAPPY IT IS A GOVERNMENT STORE.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name: DAVID HUTCHINSON

Address: 12643 17 AVE, SURREY

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

BC LIQUOR BOARD

Please provide your comments in the box below:

TO CANNABIS
WHILE I SUPPORT LOCAL RETAIL ACCESS FOR CUSTOMERS
I AM CONCERNED THAT THIS APPLICATION LACKS
THE DETAIL OF THE FIRST PRESENTATION BY LITTLE BUD.
SPECIFICALLY, KNOWING WHEN THE STORE WILL OPEN
(2021?), WHO WILL MANAGE + SUPERVISE THE STORE
AND WHAT PARKING IS DEDICATED TO IT.
FURTHERMORE, I CAN ONLY GUESS AT THE HUGE COST
OF GOVERNMENT SALARIED POSITIONS AND THE
PENSIONS. THAT WILL OBVIOUSLY IMPACT COST AT A TIME
WHEN THE BLACK MARKET IS MUCH CHEAPER.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name:

Craig Carlyle

Address:

103 -1389 Winter St.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

The City zoning bylaw should NOT be amended.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

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Please provide your name and address below:

Name:

Douglas Oliver

Address:

904-1473 Johnston Rd White Rock B.C.
V4B 9A2

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

- There is already ~~one~~ ^(or will be) cannabis store in White Rock. That's enough. (Semi-automatic F.N.)
- If Surrey won't allow cannabis stores all of Surrey will come to White Rock.
- The people who attend the 420 Event at Sunset Beach in Vancouver are not people ~~we~~ I care to ~~have~~ attract to our home at Miramar.
- I don't believe any of the residents in the Miramar or the neighbourhood were ~~(over)~~

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bcldb.com

notified of this meeting, except for an advertisement in the Peace Arch News, which many will miss.

No!
No!
No!

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Please provide your name and address below:

Name: JANE LAI AND ROBERT BREATHIN

Address: #212-1442 FOSTER ST

WHITE ROCK BC V4R 3X7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

STRONGLY
I OPPOSE the proposal.

Please provide your comments in the box below:

- ① AS OF 2019 WHITE ROCK'S POPULATION IS 18,963. A small Quiet Peaceful Retirement Community
- ② There are 3 Applications for Cannabis Store!! ^{within} 3 blocks
Why So many, especially one with 3500 \$.
who are their customers!!
- ③ Why the City of White Rock wants this Type of Store in our Community.
- ④ Does the new owners of the Bosa Project ^{aware} of this Store being open especially when they are paying 800,000 To 3.2 million to live there!

Thank you for your participation. If you have any questions, please contact the following:

P.T.O

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Mark Long BC Liquor Distribution Branch Tel: (604)-252-7453 Email: bccs_lgapps@bclddb.com

- ⑤ We are strongly oppose to the application especially @ 15177 Thrift Ave. The store will be right next to a small dog walking park. We occasionally smell people smoking. We definately do not need a big store right in our community.
- ⑥ We are not only a retirement community but we also has young family with children. We don't need problems and trouble from this environment.
- ⑦ ~~Store~~ City of Surrey say No to the Cannals store. We are saying No in White Rock!!!

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Please provide your name and address below:

Name:

LORNA BLACKMORE VANCE

Address:

109 - 1368 FOSTER ST.

WHITE ROCK

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

As an 85 yr old MOTHER who has lived in WHITE ROCK & S. SURVEY for over 35 years - PAYING TAXES all that time!! I am definately AGAINST any such facility in this Hi-end area. My 52yr old son has smoked CANNABIS since his teens and his BRAIN is now BLOWN! He is now unable to WORK & has extreme PSYCHOSIS.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
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He believes BOSA, TRUDEAU or TRUMP will
give him a condo to live in & has dated
EVERY STAR + ANCHOR WOMAN on T.V.!!
His conversation makes NO sense
whatsoever!

I definitely would not like to
have an easily accessible
CANNABIS ~~in~~ STORE in this SENIOR
AREA - with the PARK right behind
MOST CONDOS have an over 55 yr old
requirement!!!

I definitely OPPOSE the idea
as an 85 yr old MOTHER of 6.

From: [REDACTED]
To: [Athena von Hausen](#)
Subject: B C liquor Distribution Branch Public meeting re Cannabis store
Date: Saturday, September 7, 2019 10:39:36 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Again. Give us a break this is getting beyond ridiculous, why not put one in your own building, you should remind council that they were elected with-less than 10% of the eligible voters that means that there are a lot us us who do not like what is happening, particularly having one of these stores in the Bosa complex.

As Bill Good would say this is only my opinion

[REDACTED]
Sent from my iPad

From: [REDACTED]
To: [Athena von Hausen](#)
Subject: Cannabis retail store
Date: Sunday, September 22, 2019 1:06:08 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not support a cannabis retail store at 15177 Thrift Avenue.

This type of retail will bring in undesirables into the community and is much too close to an elementary school. This type of store should be located in a retail area, not near or under residential units. The smell alone will cause countless complaints by residents. The smell along Highway 99 is unbearable driving through the vicinity, I do not want this near a residential area. Select some place further north along 152 Street.

[REDACTED]

From: [REDACTED]
Subject: [Athena von Hausen](#)
Date: Rezoning application for Cannabis Store
Thursday, September 26, 2019 12:20:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Athena,

I'm writing to express my strong opposition to the application for rezoning to permit a medical cannabis retail business on the ground floor of the Bosa development that is currently under construction.

I write from several perspectives:

First, as a current White Rock homeowner and taxpayer who has also purchased a strata condominium in the Bosa development at the pre-sale several years ago, I strongly object to this type of business in the immediate same development as my future home. Marijuana retail sales are one example of legal businesses that may be legal but are inappropriate for a mixed use residential area. It is likely that a marijuana retail store would be a negative factor for property values in the immediate area.

Second, I write as a parent. My wife and I have four children, two of whom will be attending school in White Rock in close proximity to the proposed marijuana store at the time of opening of the store. It is highly likely that they and other students would walk directly past this establishment en route to school. Normalizing the use of marijuana through repeated exposure to this proposed retail outlet is not in the interest of children or the public. This store is too close to the public and private elementary and high schools in the immediate area.

Third, I write as a physician. Cannabis should never be used by young people and it is a fact that cannabis is toxic to the cortical neuronal networks of youth, with functional and structural changes seen in the brains of youth who use cannabis. The harmful effects of cannabis increases with intensity of its use. Although adults are also susceptible to the harmful effects of cannabis, the developing brain is especially sensitive. The Canadian Paediatric Society cautions that marijuana use in youth is strongly linked to "cannabis dependence and other substance use disorders; the initiation and maintenance of tobacco smoking; an increased presence of mental illness, including depression, anxiety and psychosis; impaired neurological development and cognitive decline; and diminished school performance and lifetime achievement." Notwithstanding the age restriction re. the legal sale of cannabis products, it is highly probable that some of the cannabis that would be sold at this proposed White Rock outlet would find its way to youth where it would be consumed by them. Facilitating recreational marijuana use does not serve the community interest.

For these reasons, I ask that city Council please deny the application for rezoning. There are more appropriate areas for this type of business.

Thank you for your consideration.

Sincerely,

[REDACTED]
White Rock, British Columbia

APPENDIX I

Public Feedback for 1550 Johnston Road (Choom BC Retail Holdings Inc.)

PUBLIC INFORMATION MEETING FEEDBACK FORM

Development Proposal Application No. 19-014 – 1550 Johnston Road
(Temporary Use Permit & Cannabis Licence Referral)
5:30 PM to 7:00 PM, October 1, 2019

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below:

Name:

Rick Fauls

Address:

#2 1535 Benta Vista Ave White Rock

What is your position on the development proposal application?

(Please circle your preferred response)

☒ I SUPPORT the proposal.

☐ I am UNDECIDED on the proposal.

☐ I OPPOSE the proposal.

Please provide your comments in the box below:

IT IS VERY IMPORTANT TO HAVE THIS DONE PROPERLY. EVERYTHING I SEE LEADS ME TO BELIEVE THAT ULTIMATELY YOU MUST HAVE A LARGE ENOUGH COMPANY TO DO THE STONE PROPERLY BY THAT I MEAN TASTEFULLY AND PROFESSIONALLY.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Robert Gray

Address:

15515 22nd Ave Surrey

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Very Supportive. Good for the community.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Sally D. Bellock

Address:

#209 1480 FOSTER ST W. RK V4B 3K7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

We actually need a less costly grocery market outlet at this site. Oppose the LCB (govt run) store being set up here. But favour a privately run cannabis outlet like one in vicinity already "THE Little Bud" which will provide jobs, decent wages & is known to contribute to local & civic charities to support locals (which I feel the LCB store will not.)
A smaller shop has the knowledge, advice to offer

Thank you for your participation. If you have any questions, please contact the following: + more approachable.

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name: MR. GORDON POPPY

Address: 906 1473 JOHNSTON

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

- WHAT I LIKE ABOUT W.R. IS THE BEAUTIFUL FRESH SEA AIR. I WALK THE SEA FRONT DAILY
- * I DON'T LIKE HAVING A POT SHOP + VAPOR SHOP ACROSS THE STREET FROM MY HOME
- * WE HAVE LIVED HERE AND BEEN A PROPERTY OWNER. HAVE ENJOYED W.R. WITHOUT A MARIJUANA STORE. AND DON'T THINK WE NEED ONE
- I DON'T LIKE MORE FROSTED GLASS ALONG JOHNSTON RD.

G. Poppy

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Shelly Gledhill

Address:

1480 FOSTER ST., White Rock

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

It is my understanding, there is 3 applicants -
one being the province which is wrong on all
fronts. The second one, Choom, is a larger
company with little understanding of our
quaint community. Little Bud, a small
business person, who wants to give back to
the community - Hopefully, we can promote
within our community small business people.
Let Choom try to get a license in Van-
couver.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

DIANNE BALL

Address:

15280 NORTH BLUFF RD. WHITE ROCK BC V3B 3E8

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I DON'T WANT THERE TO BE A RETAIL CANNABIS location in White Rock. I think it stinks both literally and emotionally. Just because it's legal doesn't make it right.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Catherine M. Vice

Address:

#401-1480 Foster St W. Rock, B.C. V4B3X7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I support 'Grass-Roots' operations. I personally know the owner of the proposed 'Little Bud' store and hope his dreams of a store will come to fruition. As a small community, I want W. Rock to remain in the 'family' realm. Definitely no government involvement!!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Chris Hogan

Address:

401 - 1480 Foster St.

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I have discussed this with my Mom. We know the ones who propose to operate 'A Little Buck' and I support them.

As a young adult (21 yrs) I wish my opinions to be heard and realized. We are the future and we deserve our voice!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

FRANKIE TIWGSKOR

Address:

508-1480 FOSTER ST

What is your position on the development proposal application?

(Please circle your preferred response)

I **SUPPORT** the proposal.

I am **UNDECIDED** on the
proposal.

I **OPPOSE** the proposal.

Please provide your comments in the box below:

I AM VOTING FOR THE 1ST APPLICATION.
A little bud.

They will give back to the community.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

LANDAU BORN

Address:

1480 FOSTER ST APT 103 V4B 3X7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I do not want the Govt
running it ... my PERSONAL
PREFERENCE would be mom & pop
IE. !! A LITTLE BUD !!

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Carol Melman

Address:

310-1555 Jn Rd WR

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I hope the proposal goes ahead. I would like
to see something in WR be really great & good.
Mind you I do not have any children under 19, and
I may have a different opinion about the store.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Tony TUNGSKOU

Address:

508-1480 KOSTER. ST
WHITE ROCK BC V4B-5X7

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT ~~the proposal~~

I am UNDECIDED on the
proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I PREFER THE PRIVATELY OWNED
APPLICATION A. WHITE
BUILD. THEY ARE GOING TO GIVE
BACK TO OUR LOCAL COMMUNITY.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Tim Millyan

Address:

33433 Switzer - Abby

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I find that anything on a scale of this magnitude will have a very negative impact on the overall city of White Rock and it will be a no. of our city to have a small venue. all I hear is about as a example and for myself that seem to use a lot of our flags for myself

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

C. Leslie

Address:

1442 Foster St.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am **UNDECIDED** on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

There is not much parking.

I prefer this location to the one in the Bosa development.

Still I think the one proposed for near the new senior's building has better access to main streets eg. 15th ~~St~~ 16 Avenue itself

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name:

Payne Finley

Address:

9175 Mary St Chilliwack BC

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I think white rock is the wrong city to have a large corporation move into. I think the 1% kickback to the city of white rock is just a sample of how little they actually care about the city and are strictly focused on growing their corporation. I don't believe they will stick to their word of paying a living wage of \$20/hr mainly because I got such vague feedback when I asked about pay structure in their other stores.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

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Please provide your name and address below:

Name: DAVID HUTCHINSON
Address: 12643 17 AVE, SURREY

What is your position on the development proposal application?

(Please circle your preferred response)

☒ **I SUPPORT** the proposal.

☐ I am **UNDECIDED** on the proposal.

☐ I **OPPOSE** the proposal.

Please provide your comments in the box below:

THIS APPEARS TO BE A REASONABLE APPLICATION
ALTHOUGH 7 FULL-TIME POSITIONS SUPPORTING
7-DAY A WEEK EXTENDED HOURS IS NOT
SUSTAINABLE ACCOUNTING FOR VACATION, SICKNESS
& DAYS OFF FOR STAFF.

I SUPPORT THEIR WILLINGNESS TO ^{GIFT} RETURN 1% OF
GROSS SALES REVENUE TO THE CITY.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Sean Bruce-Hayes Choom BC Retail Holdings Inc. Tel: (604) 683-2509 Email: sean@choom.ca

APPENDIX J
Draft Bylaw No. 2320 for Cannabis Retail Store

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2320**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled,
ENACTS as follows:

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.5 in its entirety and replacing it with the following new section 4.1.5:
 - 4.1.5 a) The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
 - b) The retail sale of cannabis accessories, as defined by the federal *Cannabis Act*, is permitted within a *cannabis store* but is not permitted within 500 metres of a zone that permits a *cannabis store* or within 500 metres of a property where a *cannabis store* is authorized by a Temporary Use Permit.
2. That Section 7.16 of Schedule "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a new permitted use in subsection 7.16.1 in the correct alphabetical order, as follows:
 - (g) a *cannabis store*
 - (2) By adding a new location of permitted uses in subsection 7.16.2(a), as follows:
 - (iv) a *cannabis store* must only be located in the 1st floor of the building identified as Building 3 on the plans, and the commercial retail space containing the *cannabis store* shall be not be located within 8 metres of Johnston Road

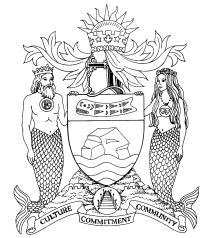
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320".

PUBLIC INFORMATION MEETING on the	18 th	day of	September, 2019
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 13, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning & Development Services

SUBJECT: Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated January 13, 2020 from the Director of Planning and Development Services titled "Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);"
2. Recommend that Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320";
3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue (Bylaw No. 2320);
4. Recommend that Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323";
5. Recommend that Council direct staff to schedule the required Public Hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323;"
6. Recommend that Council direct staff to schedule the required Public Meeting for Development Variance Permit No. 426 and Temporary Use Permit 19-012, in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-012 for 1484 Johnston Road;
7. Recommend that Council direct staff to schedule the required Public Meeting for Temporary Use Permit 19-014 in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-014 for 1550 Johnston Road;
8. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council give third and final reading to Bylaw No. 2323 if more than one cannabis store is supported for approval; and
9. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council:
 - a. approve or deny the applicable permits or amendment bylaw related to each application, and

- b. give a resolution for each of the private applications to the Liquor and Cannabis Regulation Branch identifying if Council recommends approving or denying the cannabis retail store licence, and direct that the Director of Corporate Administration provide a copy of the staff report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014),” this corporate report dated January 13, 2020, the minutes of the applicable Public Hearing and Meeting, and Council’s resolution on the applicable permit(s) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis licence application as well as the views of the City on the general impact on the community if the application is approved.

BACKGROUND

On December 2, 2019, the Land Use and Planning Committee received a corporate report titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)” and directed that staff prepare draft Temporary Use Permits and Development Variance Permit so that Council could direct staff to schedule Public Hearings and Public Meetings for all three of the cannabis store applications received by the City.

The application from “A Little Bud Cannabis” at 1484 Johnston Road (civic address of 1478 Johnston Road) for a Temporary Use Permit for a cannabis store also requires a Development Variance Permit to reduce the setback to an existing child care centre from 100 metres to 80 metres. The draft Temporary Use Permit 19-012 for this application is attached as Appendix A, and the draft Development Variance Permit No. 426 is attached as Appendix B.

The application from “Choom” at 1550 Johnston Road (civic address of 1542 Johnston Road) has a draft Temporary Use Permit 19-014 attached as Appendix C.

In order for Council to approve more than one cannabis store within 1000 metres of another cannabis store, an amendment to the Zoning Bylaw No. 2000 would be required, as that minimum separation distance which is currently in place would not allow for more than one cannabis store. A draft zoning amendment bylaw (Bylaw No. 2323) has been prepared that would replace this current separation distance with a maximum number of three cannabis stores within the Town Centre area. Draft Bylaw No. 2323 is attached as Appendix D.

The corporate report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)” included a draft zoning amendment bylaw (Bylaw No. 2320) for the application from the BC Liquor Distribution Branch which would allow a cannabis store at 15177 Thrift Avenue in the CD-16 zone, as well as restricting the sale of cannabis accessories to within a cannabis store but not within 500 metres of a property where a cannabis store is permitted through zoning or a Temporary Use Permit. The draft Bylaw No. 2320 is attached as Appendix E, and the corporate report is attached as Appendix F (without appendices).

PAST PRACTICE / POLICY / LEGISLATION

Requirement for Public Meetings/Hearings for Applications

The City’s Planning Procedures Bylaw No. 2234 requires a Public Meeting for any Temporary Use Permit application or Development Variance Permit that Council is proposing to issue, and

Public Hearings are required for Zoning Amendment Bylaws (unless waived by Council in accordance with section 464(2) of the *Local Government Act*). Further, for cannabis licence applications from private operators, the Planning Procedures Bylaw requires a Public Hearing (which may be held in conjunction with required Public Meetings).

Requirement for Comments to LCRB for Private Store Applications

When the Liquor and Cannabis Regulation Branch (LCRB) receives an application for a cannabis retail store licence, before the licence is considered for approval it requires a resolution from the local government in favour of the application. If the local government makes a recommendation to deny the application the LCRB may not issue the licence, and if the local government makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence.

When providing comments to the LCRB on an application, a local government must gather the views of residents and the comments must also:

- be in writing (this may or may not be in the form of a resolution)
- show that the local government has considered the location of the proposed store
- include the views of the local government on the general impact on the community if the application is approved
- include the views of residents if the local government has gathered residents' views, and a description of how they were gathered
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

The local government should also provide any supporting documents referenced in their comments. A guideline document from the Province outlining local governments' role in licensing non-medical cannabis retail stores is attached as Appendix F.

White Rock Zoning Bylaw No. 2000 - Current Regulations for Cannabis Stores

The Zoning Bylaw currently does not permit cannabis stores in any zone. An amendment to the Zoning Bylaw would be required in order to permit a cannabis store (as applied for at 15177 Thrift Avenue by the BC Liquor Distribution Branch), or a Temporary Use Permit application may be approved to temporarily allow the use (as applied for at 1484 Johnston Road and 1550 Johnston Road) within the Town Centre area. The existing provisions for Temporary Use Permits for cannabis stores do not allow cannabis store to be located within 1000 metres of another cannabis store, which would only allow a single cannabis store in the Town Centre area.

If Council intends to approve more than one cannabis store within the Town Centre area, section 4.1.3(b)(ii) would need to be amended before the second store could be approved.

- 4.1.3 (b) A *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted in the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:
- i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre* (notwithstanding, a new *child care centre* shall not be limited by the distance to a *cannabis store*);

- ii) the premises containing the *cannabis store* use shall be located a minimum of 1000 metres from another *cannabis store* within White Rock;
- iii) the premises containing the *cannabis store* use shall be located a minimum of 30 metres from Bryant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;
- iv) unless a government cannabis store, the *cannabis store* has a valid license issued in accordance with the *Cannabis Control and Licensing Act*, as amended;
- v) the cannabis store shall not sell any goods or things until the *Cannabis Act* has come into force, and it has obtained a valid business licence (no business licence will be issued to any applicant for cannabis store use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner).

ANALYSIS

The attached draft Temporary Use Permits for 1484 Johnston Road and 1550 Johnston Road reflect the specifics of each application, including the floor area of the store, operating hours, and parking spaces proposed by the applicants. The terms and conditions tie the Temporary Use Permits to the issuance of a licence from the LCRB and a business licence from the City, and also include the conditions that the Temporary Use Permit would be automatically revoked if the Provincial cannabis retail store licence is cancelled or if the property is deemed a nuisance property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw.

If Council directs staff to schedule the public hearings and public meetings for all three applications, there would be four Public Hearings/Meetings scheduled, as follows:

1. *Public Hearing for Bylaw No. 2320* - for 15177 Thrift Avenue application from the BC Liquor Distribution Branch, and minimum distance for sale of cannabis accessories from cannabis stores
2. *Public Hearing for Bylaw No. 2323* to amend general zoning regulation that requires a 1000 metre separation between cannabis stores and has the effect of limiting the number of cannabis stores to one in the Town Centre
3. *Public Hearing/Meeting for TUP No. 19-012, DVP No. 426, and Cannabis Licence Resolution Request 19-012* – for 1484 Johnston Road application from A Little Bud Cannabis
4. *Public Hearing/Meeting for TUP No. 19-014 and Cannabis License Resolution Request 19-014* – for 1550 Johnston Road application from Choom BC

OPTIONS

The Land Use and Planning Committee can:

1. Recommend that Council give first and second readings to the draft zoning amendment bylaws in this corporate report and direct staff to schedule the required Public Hearings and/or Public Meetings (as applicable) in relation to each of the three proposals for a cannabis store;

2. Request that staff make amendments to the draft bylaws and/or permits for one or more of the applications for a cannabis store and direct staff to schedule; or
3. Direct staff not to proceed with one or more of the applications.

Option 1 is consistent with the direction provided by the Land Use and Planning Committee on December 2, 2019, and is incorporated into the recommendations at the beginning of this corporate report.

The recommendations at the beginning of this corporate report also provide direction on Council's future options if the public hearings and public meetings for these applications move ahead, including approval or denial of the application as well as providing a resolution to the Liquor and Cannabis Regulation Branch regarding the cannabis licence resolution request for the private cannabis store applicants.

CONCLUSION

This corporate report is provided to the Land Use and Planning Committee to introduce draft Temporary Use Permits for proposed cannabis stores at 1484 Johnston Road and 1550 Johnston Road, and a draft Development Variance Permit for the proposed store at 1484 Johnston Road, so that the required Public Meetings and Public Hearings for all three cannabis store applications (including the government store application at 15177 Thrift Avenue) can be scheduled. This report also introduces a draft Zoning Amendment Bylaw that would be required if Council is to approve more than one cannabis store in the Town Centre, and outlines the requirements for Council to provide comments to the Liquor and Cannabis Regulation on the private store applications.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Isaak". The signature is fluid and cursive, with the first name "Carl" being more prominent than the last name "Isaak".

Carl Isaak, MCIP, RPP
Director, Planning & Development Services

Comments from the Chief Administrative Officer:

This corporate report is provided for information and to introduce zoning bylaw amendments, temporary use permits, and a development variance permit associated with proceeding to public hearings and public meetings for three cannabis store applications that were introduced to the Land Use and Planning Committee on December 2, 2019.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Draft Temporary Use Permit 19-012 for 1484 Johnston Road
- Appendix B: Draft Development Variance Permit No. 426 for 1484 Johnston Road
- Appendix C: Draft Temporary Use Permit 19-014 for 1550 Johnston Road
- Appendix D: Draft Zoning Amendment Bylaw, 2012, No. 2323 (Cannabis Store Separations)
- Appendix E: Draft Zoning Amendment Bylaw, 2010, No. 2320 (CD-16 Cannabis Retail) for 15177 Thrift Avenue
- Appendix F: Staff report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)”

**THE CORPORATION OF THE
CITY OF WHITE ROCK**

TEMPORARY USE PERMIT NO. 19-012



1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet Section 11 Township 1 New Westminster District Plan 8096
PID: 011-426-381
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as “the Lands”).

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the White Rock Zoning Bylaw, 2012, No. 2000 as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements
- c) The premises containing the *cannabis store* use must be no larger than 160 square metres
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building

- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use ☐
 - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store* ☐
 - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday ☐
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence ☐
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled ☐
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019 ☐
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
 7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
 8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day
of _____ 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Location Map

1484 Johnston Road (Commercial Unit on 1478 Johnston Road)

0 25 50 100 Metres

N

**Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled
“1484 Johnston Road Traffic Engineering Services White Rock, BC**



84a moody street
port moody, british columbia
canada v3h 2p5
☎ 604.936.6190
☎ 604.936.6175
🌐 www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

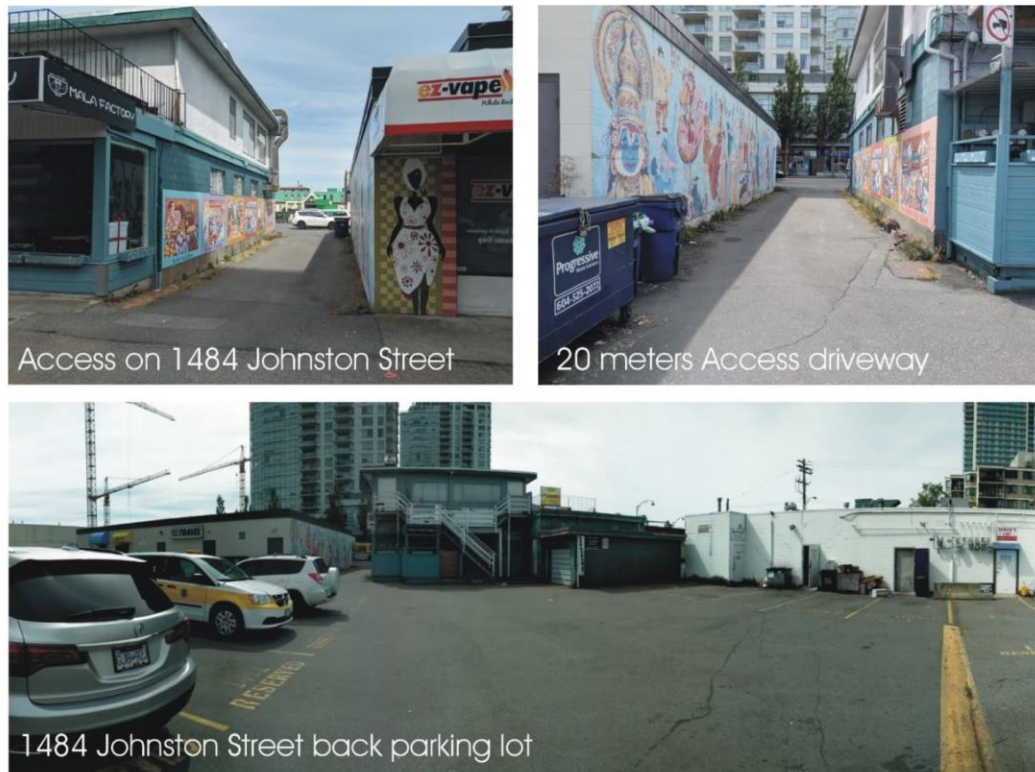
innovative. functional. comprehensive.

established 1993

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT



2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 020

1. Development Variance Permit No. 426 is issued to **Wong Wuet Wah Chau and Rosa Kwok Lai Chow** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

West Half Lot 2 Except: The West 7 Feet Section 11 Township 1 New Westminster
District Plan 8096
(Civic: 1478 Johnston Road)

PID: 011-426-381

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 426 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by White Rock Planning Procedures Bylaw, 2017, No. 2234 as amended.
3. The provisions of “White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:

Section 4.1.3(b)(i) is varied to reduce the required setback from the premises containing the *cannabis store* use to existing *child care centre* from 100 metres to 80 metres.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit.

Terms and Conditions:

5. The variance is for the use of commercial premises within the existing building as a *cannabis store*.
6. This permit expires in the event that the existing building is demolished or if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is cancelled. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
7. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the tenant improvements for the proposed *cannabis store* use within

two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

8. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the day of , 2020.

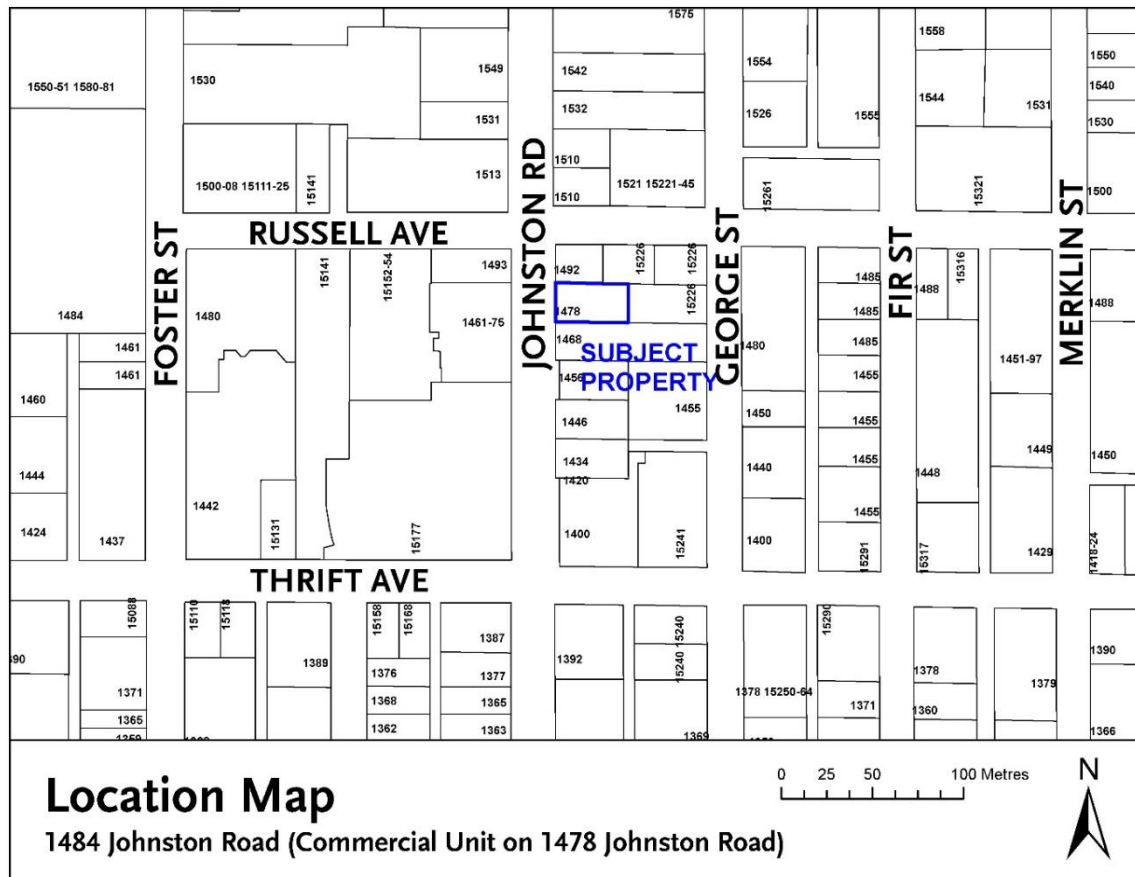
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A – Subject Property Location Map



**THE CORPORATION OF THE
CITY OF WHITE ROCK**



TEMPORARY USE PERMIT NO. 19-01

1. This Temporary Use Permit No. 19-014 is issued to King Day Holdings Ltd. as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 4 Except: The West 7 Feet Section 11 Township 1 New Westminster District Plan 8437
PID: 007-842-848
(Civic: 1542 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as “the Lands”).

2. This Temporary Use Permit No. 19-014 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.

3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the “White Rock Zoning Bylaw, 2012, No. 2000” as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) A *cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements
- c) The premises containing the *cannabis store* use must be no larger than 80 square metres
- d) The permittee must obtain a sign permit
- e) The permittee must provide a minimum of two on-site parking spaces for the *cannabis store* use

- f) The *cannabis store* shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 9:00 PM on any day ☐
 - g) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence ☐
 - h) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled ☐
 - i) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019 ☐
 - j) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2020.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

DRAFT

Schedule A – Orthophoto Location Map



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2020**



A Bylaw to amend the
White Rock Zoning Bylaw, 2012, No. 2000 as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Section 4.1 “Uses Permitted/Not Permitted – General” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.3(b)(ii) in its entirety and replacing it with the following new section 4.1.3(b)(ii):
 - (ii) there shall be no more than three lots containing a *cannabis store* use in the area bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street
2. This Bylaw may be cited for all purposes as the White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323

RECEIVED FIRST READING on the	day of January, 2020
RECEIVED SECOND READING on the	day of January, 2020
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

Mayor

Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2020**



A Bylaw to amend the
White Rock Zoning Bylaw, 2012, No. 2000 as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Section 4.1 “Uses Permitted/Not Permitted – General” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, be amended as follows:
 - (1) By deleting the existing section 4.1.5 in its entirety and replacing it with the following new section 4.1.5:
 - 4.1.5 a) The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
 - b) The retail sale of cannabis accessories, as defined by the federal *Cannabis Act*, is permitted within a *cannabis store* but is not permitted within 500 metres of a zone that permits a *cannabis store* or within 500 metres of a property where a *cannabis store* is authorized by a Temporary Use Permit.
2. That Section 7.16 of Schedule “B” – Comprehensive Development Zones’ of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, be amended as follows:
 - (1) By adding a new permitted use in subsection 7.16.1 in the correct alphabetical order, as follows:
 - (g) a *cannabis store*
 - (2) By adding a new location of permitted uses in subsection 7.16.2(a), as follows:
 - (iv) a *cannabis store* must only be located in the 1st floor of the building identified as Building 3 on the plans, and the commercial retail space containing the *cannabis store* shall be not be located within 8 metres of Johnston Road
3. This Bylaw may be cited for all purposes as the White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Store) Bylaw, 2019, No. 2320

PUBLIC INFORMATION MEETING on the
RECEIVED FIRST READING on the
RECEIVED SECOND READING on the
PUBLIC HEARING held on the

18th day of September, 2019
day of
day of
day of

day of

day of

Mayor

Director of Corporate Administration

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: December 2, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated December 2, 2019 from the Director of Planning and Development Services, titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);”
2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320; and
3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue.

EXECUTIVE SUMMARY

The Planning and Development Services Department has received three separate proposals for a non-medical cannabis retail store, all located within the Town Centre area. The use of a property for the sale of cannabis is currently not permitted in any zone, and to allow any of these proposals would require Council’s approval in the form of either a Temporary Use Permit or an amendment to the zoning bylaw. The submitted applications include two Temporary Use Permit applications from private proponents, and one zoning amendment application for a government cannabis store that would be operated by the BC Liquor Distribution Branch. The civic address and respective applicant for each proposal is noted below:

- 1484 Johnston Road – A Little Bud Cannabis Ltd. (private)
- 15177 Thrift Avenue – BC Liquor Distribution Branch (government)
- 1550 Johnston Road – Choom BC Retail Holdings Inc. (private)

All three submitted applications have conducted a Public Information Meeting to discuss their proposal with the public and obtain early feedback on their application. This corporate report provides the Land Use and Planning Committee (LUPC) with staff’s evaluation of the three applications in relation to the assessment criteria that were shared with the Governance and Legislation Committee on February 25, 2019, and the preliminary public feedback.

Of the three proposals, staff consider that the rezoning application at 15177 Thrift Avenue (within Phase 2 of Miramar Village; currently under construction) is the preferred option based on meeting or exceeding the majority of the assessment criteria.

The Temporary Use Permit application at 1550 Johnston Road (the current location of ‘Health Express’) generally meets the expectations of the assessment criteria, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village.

The Temporary Use Permit application at 1484 Johnston Road would have similar on-site parking constraints and also require a Development Variance Permit to reduce the minimum setback distance from a cannabis retail store to an entrance to a child care, and the City has received a petition and letters opposed to that application from both the child care centre and the church where the child care centre is located; this application is not recommended to be moved forward.

While the existing framework in the Zoning Bylaw for cannabis retail stores anticipates that a single location would be allowed in the city through a Temporary Use Permit, Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

If Council elects to move one or more applications forward for consideration, the next step in the process would be to schedule a Public Meeting/Public Hearing for Council to receive representations from the public on the application(s), following first and second readings of a zoning amendment bylaw, if applicable.

Should Council consider approving a cannabis retail store, staff also recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 1 kilometre from a cannabis retail store, to prevent an overconcentration of similar businesses within the vicinity of a cannabis retail store.

PAST PRACTICE/POLICY/LEGISLATION

Federal and Provincial Legislation

On October 17, 2018 cannabis became legal in Canada, according to Federal Government Bills C-45 and C-46. The Province has implemented this legalization in BC through two pieces of cannabis legislation. The first is the *Cannabis Distribution Act* (CDA), which enables the Province to be the sole wholesale distributor of cannabis and operate government (or ‘public’) cannabis retail stores, as well as establish an online system for the sale of cannabis and cannabis accessories, through the existing Provincial Liquor Distribution Branch (LDB).

The second Provincial legislation is the *Cannabis Control and Licensing Act* (CCLA), which includes minimum age of possession, personal cultivation and consumption regulations, and sets out a retail licensing regime (for privately operated stores), among other items.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for licensing privately operated cannabis retail stores and monitoring the cannabis retail sector. In terms of the approval process for government or private cannabis retail stores, applicants must receive local government support, by way of Council resolution (or comments and recommendation from a Council-delegated person), to receive a retail license from the Province.

City of White Rock Framework

June 25, 2018 Corporate Report to Land Use and Planning Committee

Phase 1 of the Zoning Bylaw Update was undertaken in May 2018, and included public consultation on cannabis legalization and how it could relate to potential retail sales, personal cultivation and consumption in White Rock. Based on the feedback received and staff analysis regarding land use compatibility, urban design and local retail context considerations, on June 25, 2018 staff presented preliminary directions regarding cannabis to LUPC. This report included a recommendation to update the existing smoking and vaping prohibitions in the White Rock Public Health Smoking Protection Bylaw (citing cannabis as prohibited), and a Zoning Bylaw update to allow cannabis retail store(s), according to these options that reflected a ‘limited and gradual’ approach to allowing cannabis retail sales in White Rock:

- Option 1: Continue Cannabis Prohibition (no stores; cannabis available by on-line sales);
- Option 2: Single Store Pilot (Town Centre only);
- Option 3: Multiple Stores (max. three stores, 1 in Town Centre, 2 on Waterfront); and
- Option 4: Graduated Multiple Store Approach (Town Centre now, Waterfront later).

LUPC directed staff to bring forward amendments to the White Rock Public Health Smoking Protection Bylaw (cannabis prohibition), and Zoning Bylaw, according to ‘Option 2’ above.

July 9, 2018 Corporate Report to Land Use and Planning Committee

On July 9, 2018, staff brought forward detailed amendments to the Public Health Smoking Protection Bylaw and the Zoning Bylaw to implement the proposed preliminary directions, including Temporary Use Permit (TUP) provisions that would enable ‘Option 2’ and allow for a single cannabis store in White Rock’s Town Centre area. A TUP, by way of specific land use, design and business license regulations in the Zoning Bylaw, can be used to determine the exact location of a cannabis retail store, as well as the conditions under which it would operate.

Relative to zoning for cannabis retail, which allows it on a property as a ‘right’ (potentially long term), the TUP approach allows the City to revoke the TUP and remove store operations if issues arise that are not remedied by the store operator. A TUP can remain in effect for up to three years, and an additional three years if renewed by Council. Once a TUP lapses, the use ceases until a new TUP is approved by Council. Council may choose at some point in the future to consider a rezoning for a ‘good operator’, where a cannabis retail store has been operating with a TUP for a reasonable amount of time and without negative impacts to surrounding properties.

November 19, 2018 Corporate Report to Land Use and Planning Committee

On November 19, 2018, Council received a corporate report titled “Cannabis Legalization Status Report and Next Steps,” that noted the Planning Procedures Bylaw and Business License Bylaw would need to be amended to establish an application process and parameters for a cannabis store in White Rock.

February 25, 2019 Corporate Report to Governance and Legislation Committee

On February 25, 2019, the Governance and Legislation Committee received a corporate report titled “Amendments to the Planning Procedures Bylaw and Business Licence Bylaw for Cannabis Store Application Process,” and subsequently Council approved the amendments to those bylaws as recommended in the report, enabling an application process for Temporary Use

Permits specifically for cannabis retail stores as well as establishing business licence fees for cannabis retail stores.

ANALYSIS

Temporary Use Permits versus Zoning Amendment

As noted in the Past Practice section above, the initial adoption of a Temporary Use Permit (TUP) framework to enable a single cannabis retail store in the City was seen as a ‘limited and gradual’ approach to introducing what is a relatively uncommon and potentially higher impact land use to a city with a small commercial area. By the City having the ability to impose conditions on a permit holder and revoke the permit if issues related to the conditions were not resolved, this would help to mitigate the risk that an irresponsible business could set up under a more permissive zoning bylaw framework (i.e. where cannabis stores were outright permitted in a particular zone), cause issues in the community and then be able to continue to operate even if the zoning bylaw were changed to no longer allow them, as a legally non-conforming use.

While the application from the BC Liquor Distribution Branch (LDB) is a rezoning application and not a Temporary Use Permit application, it is still being processed as part of the overall single store pilot approach. The process for selecting a single cannabis retail store is not a ‘first-come, first-served’ approach, and the purpose of setting up assessment criteria was to provide a more objective basis for comparing various locations, proponents and their proposals. Ultimately Council has the discretion to choose none of the proposals, or to choose a proposal that is rated lower than another, based on other factors that Council considers relevant.

The LDB identified in discussion with staff that as their organization is accountable to taxpayers, and there are considerable expenses in the tenant improvements needed to set up and operate a store, that they would be pursuing a zoning amendment application for their proposed location. As the LDB is a government organization with a long track record of operator liquor stores across British Columbia, some of the concerns around irresponsible business practices by that prompted the TUP approach are less relevant.

Overall Evaluation

The summary of the assessment criteria for the applications at 1484 Johnston Road, 15177 Thrift Avenue, and 1550 Johnston Road are included at Appendices A, B, and C respectively. In the following sections the highlights of each application (merits and concerns) are provided.

15177 Thrift Avenue – BC Liquor Distribution Branch

As the public store operator in BC, the LDB is already operating non-medical cannabis retail stores in seven locations across the province, with more locations set to open in the near future. The LDB also provides online sale of cannabis, and as the public liquor retailer it operates 197 BC Liquor Stores. This experience in legal cannabis sales and extensive experience in the retail business with other regulated products is an advantage in demonstrating responsibility, commitment to educating the public on responsible use, and accountability. Other unique aspects of being a public store operator include that revenue generated through LDB is remitted back to the Provincial Government to support public services. As the legal cannabis retail industry is relatively new and the distribution networks are getting established, the revenues are anticipated to increase over time.

The location proposed for the BC LDB store is a 325 square metre (3,500 square foot) space in a mixed use residential and commercial development (Miramar Village, Phase 2) which is currently under construction. As there will be multiple retailers in the development, including a food/grocery store, the total customer parking available in this location (approximately 180 in the parkade as well as some surface parking) far exceeds the amount of parking which is provided by the other proposals. Given the multiple tenants in this building, it is likely that the security (e.g. fire alarm) arrangements will be more complex in order to meet BC Building Code requirements than a 'standalone' store, however as the building is not complete it is anticipated that accounting for this added complexity can be accommodated prior to the occupancy of the building.

The assessment criteria state that if an application is within 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the premises at Miramar Village to the St. John's Child Care Centre at 1480 George Street is approximately 190-200 metres, and as the store façade and entrance would be facing an interior walkway (i.e. not on Johnston Road), it would not be visible to children being dropped off at the child care centre and additional mitigation is not applicable.

While it is not the practice of the BC LDB to enter into individual good neighbour agreements with each city where they are operating, they have an extensive track record of social responsibility initiatives and campaigns to both support the community and reduce nuisance and health issues related to their products.

The LDB has indicated that most of their stores are open between 10am and 10pm, though they are open to adjusting these following consultation with a local government.

Staff consider that the proposal at 15177 Thrift Avenue by the BC Liquor Distribution Branch best meets the assessment criteria.

1550 Johnston Road – Choom BC Retail Holdings Inc.

The private store proponent at 1550 Johnston Road is part of a publically traded company (Choom Holdings Inc.) with multiple legal non-medical cannabis stores across Canada, including six locations in Alberta and one location in Ontario that are already operating, and others in various stages of construction and approvals. The principals of the business include individuals with experience in the pharmaceutical industry, large-scale retail operations, and cannabis production under Health Canada's licensed producer framework. As a publically traded company, the business would be required to meet the regulations and reporting requirements of the Canadian Securities Commission.

The proposed location of the Choom store is a 75 square metre (800 square foot) space in an existing multi-tenant retail and office building, and the specific unit is currently occupied by the Health Express business. The building's main entrance is on Johnston Road and the only vehicular access for the site is from George Street, where there are approximately 30 parking spaces for the overall building in a surface lot, including eight One Hour Customer Parking spaces. While the Zoning Bylaw would only require two parking spaces for the amount of floor area, the proponent has secured two spaces for their exclusive use and is also on a wait list for an additional 10 customer parking spaces in the White Rock Players Club parking located immediately south of the property. Given that there are currently no legal non-medical cannabis retail stores in adjacent municipalities south of the Fraser River, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston

Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

The assessment criteria state that if an application is with 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the property to the St. John's Child Care Centre at 1480 George Street is approximately 160 metres, and the actual walking distance would be approximately 250 metres. The façade of the cannabis store would be on Johnston Road, potentially being visible to children on their way to being dropped off at the child care centre, but not visible near the entrance to the child care centre or from the outdoor play area.

Choom has indicated they are familiar with and supportive of good neighbour agreements, and are willing to enter into an agreement with the City.

Choom's proposed hours of operation are 9am to 9pm, and they are open to adjusting these hours following consultation with a local government.

Staff consider that the proposal at 1550 Johnston Road by Choom BC Retail Holdings generally meets the expectations of the assessment criteria, and the experience of the principals in related regulated industries is an indication that they would have the capacity to operate the store in a responsible manner, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village. Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), staff recommend that Council move this application forward to a Public Meeting/Public Hearing.

1484 Johnston Road – A Little Bud Cannabis Ltd.

The private store proponent at 1484 Johnston Road is an owner-operated business, which previously sold cannabis at a location in Abbotsford under the name 'A Little Bud Cannabis' between July 2017 and October 2018, and since the legalization of cannabis in October 2018 has only sold cannabis accessories as 'A Little Bud Glass and Gifts'. While the principals of the business have worked in an industry regulated by the Motor-Vehicle Sales Authority of British Columbia, they do not have experience in the legal cannabis sector or other similar (i.e. liquor store) provincially regulated sectors.

The proposed location of the A Little Bud Cannabis store is an approximately 150 square metre (~1,600 square foot) space in a building located at 1478 Johnston Road, which was most recently occupied by the King Koin Laundromat and is currently vacant. The main entrance to the building is on Johnston Road, and there is a one-way vehicular access from Johnston Road to a rear parking lot. As the rear parking lot is adjacent to other surface parking areas for other businesses, the parking can also be accessed via George Street. There are 10 parking spaces on the property for customer use, and the applicants have indicated that they would also have access to five commercial parking spaces on nearby lots for staff parking.

The current vehicular access from Johnston Road is approximately 4.3 metres in width, which is not sufficient for two-way traffic movements, and there are limited sightlines for vehicles exiting onto Johnston Road to pedestrians on the sidewalk. While it may be that most vehicles would exit onto George Street through the adjacent parking lots, future access through those properties is not guaranteed and the Johnston Road access would need to provide both entry and exit access. The applicant has submitted an Access and Traffic Study regarding these concerns, which provides recommended mitigation for the sight line issues (install speed hump on driveway, stop and pedestrian crossing signs, and installing delineators/fences beside the

driveway on the sidewalk). This Access and Traffic Study is attached with the application materials in Appendix D. Staff consider that while the mitigation measures may alleviate the issues, that this access configuration is still not ideal and the locations for the other applications are preferable regarding access.

As this proposal is within 100 metres of an existing child care centre (St. John's Day Care Centre at 1480 George Street), the application would require a Development Variance Permit to reduce the distance to 80 metres. The façade and entry to the cannabis store would be on Johnston Road potentially being visible to children on their way to being dropped off at the child care centre though it is not on a direct route to the facility, and some signage as well as loading activities may be visible at the rear of the building facing George Street. The applicant has provided a list of potential issues and solutions, including opening the store after drop off hours (i.e. at 10am), in order to mitigate concerns regarding the proximity to a child care centre. This assessment is provided with the overall application materials in Appendix D. Staff have also received concerns from the church where the child care facility is located (St. John's Presbyterian Church), and a church that operates from a commercial space on Russell Avenue (First Church of Christ Scientist at 15242 Russell Avenue). This correspondence is attached in Appendix G.

A Little Bud Cannabis has indicated that their store hours are intended to be between 10am and 11pm from Monday to Saturday and 11am-8pm on Sunday.

This proponent has also indicated they are supportive of good neighbour agreements and are willing to enter into an agreement with the City.

Staff consider that this application does not meet the expectations of the assessment criteria, specifically that it is within 80 metres of a child care centre, that the proponents do not have extensive experience in a relevant regulated industry, and the access to the location is not optimal. As with the previous private application at 1550 Johnston Road, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), due to the reasons noted above and the comments in opposition received from the property hosting the child care centre, staff recommend that Council move the Choom application at 1550 Johnston Road forward to a Public Meeting/Public Hearing, and not this application.

Public Feedback

The applicant for 1484 Johnston Road held a Public Information Meeting on September 11, 2019. 751 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 45 meeting attendees signed the attendance sheet, and 38 feedback forms were received. A copy of the written feedback received from the public is included in Appendix D. Additional correspondence opposed to the proposal, including a letter from the church at 1480 George Street where the St. John's Daycare Centre is operating, was received separately from the feedback forms and is included at the end of Appendix D.

The applicant for 15177 Thrift Avenue held a Public Information Meeting on September 18, 2019. 605 notification letters were delivered to property owners and occupants within 100 metres

of the subject property. 24 meeting attendees signed the attendance sheet, and 20 feedback forms were received. A copy of the written feedback received from the public is included in Appendix E.

The applicant for 1550 Johnston Road held a Public Information Meeting on October 1, 2019. 597 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 13 meeting attendees signed the attendance sheet, and 16 feedback forms were received. A copy of the written feedback received from the public is included in Appendix F.

Staff note there are general concerns regarding the legalization of cannabis and the public consumption of cannabis that are included in the feedback forms that would be relevant to any of the applications. Some of the feedback also raises concerns about consumption of cannabis, which is not permitted within cannabis retail stores.

Cannabis Accessories

If Council considers approving a cannabis retail store, it may be expected that related businesses selling cannabis accessories may be interested in locating their stores nearby to intercept potential customers. In order to prevent an overconcentration of similar businesses in the same vicinity, and to support a more diverse business climate, staff recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 500 metres from a cannabis retail store. This amendment is included in the draft Bylaw No. 2320 which is recommended for first and second reading, and would permit a cannabis retail store in the CD-16 zone applicable to 15177 Thrift Avenue (the location of the BC Liquor Distribution Branch's proposal).

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to Bylaw No. 2320 for the BC Liquor Distribution Branch application at 15177 Thrift Avenue and direct staff to schedule the required Public Hearing for the bylaw; or
2. Direct staff to prepare a draft Temporary Use Permit for the A Little Bud application at 1484 Johnston Road, draft a Development Variance Permit to reduce the setback from a child care centre from 100 metres to 80 metres, and to return to the Land Use and Planning Committee with the draft permits for review prior to scheduling a Public Hearing/Meeting for that application; or
3. Direct staff to prepare a draft Temporary Use Permit for the Choom application at 1550 Johnston Road, and to return to the Land Use and Planning Committee with the draft permit for review prior to scheduling a Public Hearing/Meeting for that application; or
4. Direct staff to bring forward two or more of the applications forward, with the appropriate bylaw readings or direction to prepare the draft Temporary Use Permit as applicable; or
5. Reject all three applications for a cannabis retail store; or
6. Defer consideration of the applications pending further information or revisions to be identified.

Staff recommends Option 1 which is incorporated into the recommendations at the beginning of this corporate report.

CONCLUSION

Staff have evaluated three applications for a cannabis retail store, according to the assessment criteria shared with the Governance and Legislation Committee on February 25, 2019. The framework currently in the Zoning Bylaw for a cannabis retail store anticipates that a single location would be allowed in the Town Centre area through a Temporary Use Permit, however Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

Upon review of the locations and proponents according to the assessment criteria, staff recommend that the BC Liquor Distribution Branch rezoning application at 15177 Thrift Avenue (Miramar Village; currently under construction) be moved forward to Public Hearing. While there would be some complexity involved in the required security systems at the Miramar Village site due to the multiple tenants, given that the site is currently under construction it is anticipated that these would be addressed prior to building occupancy. If Council prefers to proceed with a Temporary Use Permit application instead of a rezoning application, staff consider that the application at 1550 Johnston Road achieves a higher level of conformity to the assessment criteria than the application at 1484 Johnston Road.

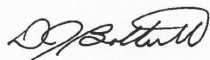
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Evaluation of Proposal at 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix B: Evaluation of Proposal at 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix C: Evaluation of Proposal at 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix D: Application Package for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix E: Application Package for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix F: Application Package for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix G: Public Feedback for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix H: Public Feedback for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix I: Public Feedback for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix J: Draft Bylaw No. 2320 (Amendment to CD-16) Cannabis Retail Store

PRESENT: Councillor Manning, Chairperson
Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Trevelyan

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Isaak, Director of Planning and Development Services
S. Lam Deputy Corporate Officer

Press: 0
Public: 9

1. **CALL MEETING TO ORDER**
The meeting was called to order at 6:15 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-039 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for December 2, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) November 4, 2019

2019-LU/P-040 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the following meeting minutes as circulated:
a) November 4, 2019.

CARRIED

4. **CANNABIS RETAIL STORE APPLICATIONS (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)**
Corporate report dated December 2, 2019 from the Director of Planning and Development Services titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)”.

The Director of Planning and Development Services introduced the corporate report through a PowerPoint presentation.

It was noted the applicants for the two (2) private applications were in the audience. The Chairperson inquired if they wanted to come forward to speak.

The Applicant of 1484 Johnston Road: A Little Bud Cannabis spoke about their medicinal cannabis store previously run in the City of Abbotsford. They shut down in 2018 in anticipation of the changing laws. They leased the site on Johnston Road in anticipation of moving their business to White Rock. They noted they do not take the nearness of their business location to children facilities lightly; they are aware of the City's bylaw and would be respectful of the concern and those around them.

The following discussion points were noted:

- Do they plan to re-open in Abbotsford again? No, if the application were successful their focus will be only at the White Rock location
- Clarified the previous Council adopted the current process involving a Temporary Use Permit and that there would only be one (1) cannabis store in White Rock / Town Centre area in accordance with the current bylaw
- It was noted the zoning bylaw would need to be amended for any proposed changes to the current regulations (if a variance was required)

The Applicant for 1550 Johnston Road, Choom BC Retail Holdings, noted they are based out the Vancouver and have eleven (11) lotions. Opening in White Rock is high on their strategic plan. It is important to them that they be a good corporate citizen and work on a partnership with the City (follow the rules). The proposed location is in compliance with the current bylaw and they plan to give back to the community (1% of growth sales back to the City) as well as ensure a living wage for full time jobs (\$20 to \$22 per hour).

- The location was chosen as it was in compliance with the bylaw and it is a walkable area, parking and traffic concerns suggested by staff, do not see these as an issue
- They would like to focus on education, working with the community

There was no one in attendance from the Province to speak to their proposed application at 15177 Thrift Avenue for BC Liquor Distribution Branch.

2019-LU/P-041

It was MOVED and SECONDED

THAT the Land Use and Planning Committee endorses that all three (3) applications go forward to the public hearing process:

- 1484 Johnston Road;
- 15177 Thrift Avenue; and
- 1550 Johnston Road.

CARRIED

Staff noted in order for all three (3) applications to move forward the zoning bylaw would have to be amended. The proposed bylaw on the Council agenda later in the evening would not proceed. Staff will bring forward an amended bylaw to accommodate public hearings for three (3) applications of this nature.

2019-LU/P-042

It was MOVED and SECONDED

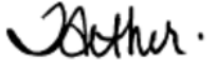
THAT the Land Use and Planning Committee receives for information the corporate report dated December 2, 2019 from the Director of Planning and Development Services, titled "Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)".

5.

CONCLUSION OF THE DECEMBER 2, 2019 LAND USE AND PLANNING COMMITTEE MEETING

The Chairperson declared the meeting concluded at 6:52 p.m.

Councillor Manning
Chairperson



Tracey Arthur, Director of
Corporate Administration

REGULAR COUNCIL – DRAFT EXTRACT

8.1.2 BYLAWS AND PERMITS (CANNABIS RETAIL) PRESENTED AT THE LAND USE AND PLANNING COMMITTEE HELD EARLIER IN THE EVENING

Bylaws 2323 and 2320 are presented for consideration of first and second reading. If the readings are granted, recommendations to forward these matters to their respective meetings are noted on the agenda for consideration below.

***Note:** If Council directs staff to schedule the public hearings and public meetings for all three (3) applications, there would be four (4) Public Hearings/Meetings scheduled, as follows:*

1. *Public Hearing for Bylaw No. 2320 - for 15177 Thrift Avenue application from the BCLiquor Distribution Branch, and minimum distance for sale of cannabis accessories from cannabis stores*
2. *Public Hearing for Bylaw No. 2323 to amend general zoning regulation that requires a 1000 metre separation between cannabis stores and has the effect of limiting the number of cannabis stores to one in the Town Centre*
3. *Public Hearing/Meeting for TUP No. 19-012, DVP No. 426, and Cannabis Licence Resolution Request 19-012 – for 1484 Johnston Road application from A Little Bud Cannabis*
4. *Public Hearing/Meeting for TUP No. 19-014 and Cannabis License Resolution Request 19-014 – for 1550 Johnston Road application from Choom BC*

2020-022 **It was MOVED and SECONDED**

THAT Council gives first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320”.

CARRIED

2020-023 **It was MOVED and SECONDED**

THAT Council directs staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue (Bylaw No. 2320).

CARRIED

2020-024 **It was MOVED and SECONDED**

THAT Council gives first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323”.

CARRIED

Councillor Trevelyan voted in the negative

2020-025 **It was MOVED and SECONDED**

THAT Council directs staff to schedule the required Public Hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323”.

CARRIED

Councillor Trevelyan voted in the negative

2020-026

It was MOVED and SECONDED

THAT Council directs staff to schedule the required Public Meeting for Development Variance Permit No. 426 and Temporary Use Permit 19-012, in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-012 for 1484 Johnston Road.

CARRIED

2020-027

It was MOVED and SECONDED

THAT Council directs staff to schedule the required Public Meeting for Temporary Use Permit 19-014 in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-014 for 1550 Johnston Road.

CARRIED

LAND USE AND PLANNING – DRAFT EXTRACT

3. DRAFT PERMITS AND BYLAWS, AND PUBLIC HEARINGS/MEETINGS FOR CANNABIS STORE APPLICATIONS (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

Corporate report dated January 13, 2020 from the Director of Planning and Development Services titled “Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)”.

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated January 13, 2020 from the Director of Planning and Development Services titled “Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);”
2. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320*”;
3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue (Bylaw No. 2320);
4. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323*”;
5. Recommend that Council direct staff to schedule the required Public Hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323*”;
6. Recommend that Council direct staff to schedule the required Public Meeting for Development Variance Permit No. 426 and Temporary Use Permit 19-012, in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-012 for 1484 Johnston Road;
7. Recommend that Council direct staff to schedule the required Public Meeting for Temporary Use Permit 19-014 in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-014 for 1550 Johnston Road;
8. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council give third and final reading to Bylaw No. 2323 if more than one cannabis store is supported for approval; and

9. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council:
 - a. approve or deny the applicable permits or amendment bylaw related to each application, and
 - b. give a resolution for each of the private applications to the Liquor and Cannabis Regulation Branch identifying if Council recommends approving or denying the cannabis retail store licence, and direct that the Director of Corporate Administration provide a copy of the staff report dated December 2, 2019 titled "Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)," this corporate report dated January 13, 2020, the minutes of the applicable Public Hearing and Meeting, and Council's resolution on the applicable permit(s) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis licence application as well as the views of the City on the general impact on the community if the application is approved.