



Delegation Request To Appear Before Township Council

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

Monday December 3rd, 2018

(Council meeting date requested)

at the ►

☒ 4:00pm Regular Afternoon Meeting

☐ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

Kevin Mehr

1 Topic

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

Our company specializes in plant tissue culture, which is essentially the mass production of baby plants for a number of agricultural crops in a sterile laboratory. Our team has over 15 years of experience producing blueberries, raspberries, and ornamental plants within the region, and we are now applying to Health Canada to work with cannabis. As the general stance from most councillors (past and present) has been to exclude any cannabis business from agricultural land (ALR) and instead place it within industrial-zoned buildings, we are proposing exactly that. We plan to submit a development application for a zoning bylaw amendment (text only) to allow our operations within an existing industrial-zoned facility in the City. One of the key advantages of our proposed business is that baby plants in jars produce no smell, which tends to be the most pressing concern of both council and neighbours when assessing any cannabis-related business proposal. We also produce no final product or mature flowering plants, minimizing any potential

2 Additional Information

Purpose of presentation

☒ Information only ☐ Request letter of support ☐ Request funds ☐ Other **604-761-4540**

Desired resolution

Make council aware of forthcoming rezoning proposal, answer questions, discuss concerns

Activities to date relative to the matter

Have previously reached out to Mayor and Councillors for input, met with Mark Bakken, Mayor

3 Meeting Location

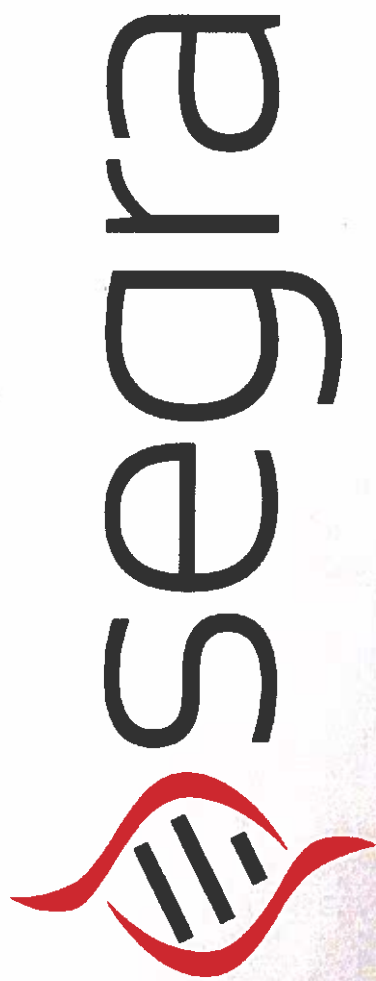
Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other

Applicant informed





Segra International Corp

PLANT TISSUE CULTURE SPECIALISTS

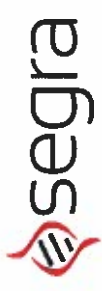
Company Overview



E.1



Background



Plant tissue culture...

a modern sterile laboratory technique used for the propagation of most clonally produced crops such as blueberries, strawberries, bananas, ornamental plants, and grasses



A premium blueberry mother plant is selected.



Plant tissue is collected from the mother plant, and standardized “plantlets” are produced in a lab by the millions.



Growers globally rely on these verified true-to-type and disease free plants sourced from tissue culture labs.

2

What is Plant Tissue Culture?

- ✓ Tissue culture technology allows growers to rapidly generate a large number of clones (baby plants) from one plant in a relatively small, tightly controlled area. This is called micropropagation.
- ✓ Tissue culture has become the gold standard for large-scale production of baby plantlets within the agricultural industry.
- ✓ **Fun Fact! Most blueberries grown in the Langley area were produced in tissue culture at JRT Nurseries (Aldergrove), where our core team managed operations for over 10 years.**

CLONING



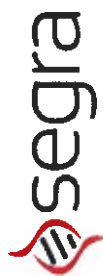
Vegetative Propagation

Mother plants require constant environmental conditions to sustain a healthy, vegetative state in order to provide healthy cuttings for clones over periods of months or years.



Tissue Culture

Tissue culture offers growers the ability to tightly control and rapidly multiply genetics. Using tissue culture techniques, growers can culture high numbers of plants in small areas, allowing high volume propagation and management of numerous strains.



Segra International Corp

Cannabis Tissue Culture



For 15+ years, the core technical team at Segra has provided plant micropropagation service programs for commercial growers and plant nurseries. This team has formed the company Segra, which brings together a world class group including experts from the fields of plant tissue culture, molecular biology, agronomy, and nursery operations, to produce high quality clean-stock plants for the legal cannabis industry.



Blueberry



Lilac



Cannabis



Raspberry



Hosta



Proposal

- ✓ Segra is seeking council support to operate within an approximately 20,000 sqft industrial-zoned space.
- ✓ This would require a development variance on the proposed building to allow for cannabis production within the space. We would like to determine the level of support for our operations within an existing industrial complex in the township.
- ✓ We do not have a large team of lawyers or planning consultants to engage for us, so we are coming directly to council to ask for support of our business. We have previously spoken with some township staff about our technology and proposed business.
- ✓ Most of our team live in the area, raise families here, and want to be able to operate here as opposed to moving to another municipality.



Advantages of Tissue Culture Labs over Cultivation/Production Businesses

- ✓ **No Smell!**
Simply put, we produce only baby plants in sealed jars which do not smell.
- ✓ **Advanced Technology Agri-Business**
High-tech jobs (30), all living wage or higher, with potential to expand to 200+ ppl within 5 years
- ✓ **Low Impact**
Minimal water usage and waste generation relative to traditional ag businesses
- ✓ **Low Security Risk**
We do not produce and store any final product, minimizing the risk of our operation from a security or diversion perspective (no abusable product or mature plants)



Micropropagation Laboratories

What does a tissue culture lab look like?



Clean room with technicians working on plants within laminar flow hoods



Storage of plants on racks in sealed containers



Where is Segra now, and where are we going?

- Micropropagation development
- Molecular biology laboratory operations
 - Genetic “fingerprinting”
 - Pathogen detection
- Global distribution from Canada





Thank You!



Contact

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