



REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 15, 2019 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100568
 (PERASPERA HOLDINGS LTD. / 1178562 BC LTD / 5451 – 275 STREET)

REPORT: 19-64
FILE: 14-05-0012

PROPOSAL:

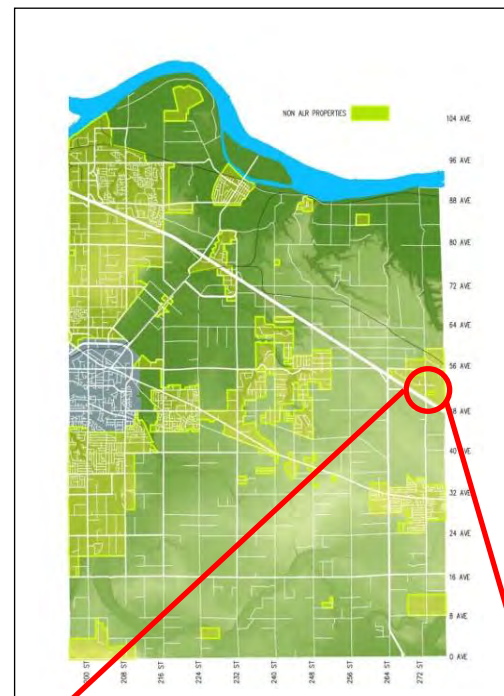
Application to amend General Industrial Zone M-2 to permit cannabis testing and processing uses on a 0.35 ha (0.86 ac) site located at 5451 – 275 Street.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5463 subject to three (3) development prerequisites being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Peraspera Holdings Ltd.) Bylaw 2019 No. 5463 amending General Industrial Zone M-2 to add cannabis testing and processing uses as permitted uses on land located at 5451 – 275 Street, subject to the following development prerequisites being satisfied prior to final reading:

1. Construction of a sidewalk along 275 Street frontage in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
3. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5463.

EXECUTIVE SUMMARY:

Aplin & Martin Consultants (on behalf of 1178562 BC Ltd.) has applied to amend the zoning of a 0.35 ha (0.86 ac) property located at 5451 – 275 Street to add cannabis testing and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone. The rezoning is required to allow the proposed business to operate on the subject site. The site currently accommodates an industrial building constructed in 1998 that is proposed to be retrofitted to accommodate cannabis testing and processing, excluding cultivation and retail sales. The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

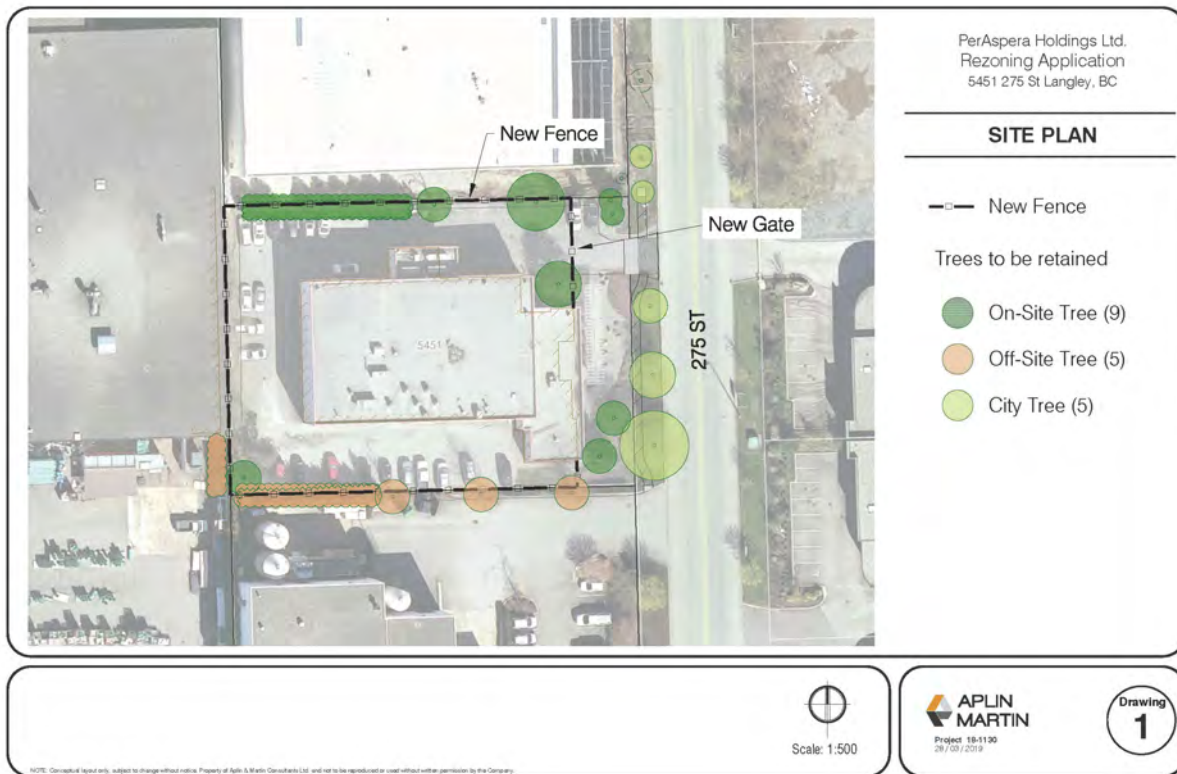
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5463 in the Gloucester area.





ZONING BYLAW NO. 2500



SITE PLAN – Submitted by Applicant

REFERENCE:

Applicant:	Aplin & Martin Consultants Ltd. 1680-13450 – 102 Avenue Surrey, BC V3W 3E9
Owner:	1178562 BC Ltd. 1902-837 Hastings Street West Vancouver, BC V6C 3N7
Legal Description:	Lot 12 Section 5 Township 14 NWD Plan LMP26792
Location:	5451 – 275 Street
Area:	0.35 ha (0.86 ac)
Existing Zoning:	General Industrial Zone M-2
Proposed Zoning:	Amended General Industrial Zone M-2
Gloucester Industrial Park Community Plan:	Service and General Industrial

BACKGROUND/HISTORY:

The property currently accommodates a 1,200 m² (13,000 ft²) tilt up industrial building constructed in 1998 (previously operated by Freybe Gourmet Meats). No changes to the exterior of the building are proposed at this time. The site's General Industrial M-2 zoning permits a range of industrial uses, including, light and general industrial activities.

The proposed cannabis processing use is not permitted, as "processing" uses are only permitted in the M-2A, M-3 and M-4 Zones (and then only in certain limited circumstances). Accordingly, the subject rezoning application has been submitted to accommodate the proposed use.

DISCUSSION/ANALYSIS:

Aplin & Martin Consultants (on behalf of 1178562 BC Ltd.) has applied to amend the text of the M-2 Zone, on a site specific basis, to permit cannabis testing and cannabis processing uses (subject to issuance of a federal licence) on the subject property. The only lawful cannabis related activities currently permitted in the Township are cannabis growing operations located in the ALR, in compliance with applicable regulations, and pursuant to a federal licence.

The applicant proposes (see Attachment A) to conduct two distinct cannabis related uses that require issuance of separate federal licences: analytical testing services for cannabis products and cannabis extraction/processing. The applicant indicates no cultivation nor direct-to-consumer sales are proposed to occur on site. Staff note that a subsequent rezoning application would be required to accommodate any additional licensed cannabis uses in the future, as further described in this report below.

Federal, Provincial and Local Governments have distinct roles with respect to regulation of cannabis. Cannabis production is federally licensed through Health Canada and regulated by the Controlled Drug and Substances Act and Cannabis Act and Regulation. Retail sale of cannabis is licensed and regulated provincially by the Liquor and Cannabis Regulation Branch. The Local Government, through its zoning powers, is able to restrict cannabis related activities (including lands located in the ALR subject to a provincially approved farm bylaw). The Federal Cannabis Regulations SOR/2018-44 provide for several classifications of cannabis licences, as noted below:

Classes of licences

8 (1) *The following, among others, are established as classes of licences that authorize activities in relation to cannabis:*

- (a) a licence for cultivation;*
- (b) a licence for processing;*
- (c) a licence for analytical testing;*
- (d) a licence for sale;*
- (e) a licence for research; and*
- (f) a cannabis drug licence.*

The applicant indicates they have applied for standard processing and testing licences pursuant to 8(1)(b)(c). The proposed text amendment to the M-2 Zone will accommodate the proposed land use subject to issuance of respective federal cannabis licences.

The Federal Cannabis Regulations SOR/2018-44 permit the following activities under standard processing and analytical testing licences:

Authorized activities — Licence for Standard Processing

17 (1) *Subject to the other provisions of these Regulations, a holder of a licence for standard processing is authorized to conduct those of the following activities that are authorized by the licence:*

- (a) to possess cannabis;*
- (b) to produce cannabis, other than obtain it by cultivating, propagating or harvesting it; and*
- (c) to sell cannabis.*

Authorized activities - Licence for Analytical Testing

22 (1) *Subject to the other provisions of these Regulations, a holder of a licence for analytical testing is authorized, for the purpose of testing, to conduct those of the following activities that are authorized by the licence:*

- (a) to possess cannabis; and*
- (b) to obtain cannabis by altering its chemical or physical properties by any means.*

Offer

- (2)** *A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to offer to conduct that activity.*

Use of organic solvent

(3) *A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to alter or offer to alter the chemical or physical properties of cannabis by the use of an organic solvent when conducting that activity.*

The proposed cannabis testing and processing uses are, in staffs opinion, compatible with the surrounding land uses and other permitted uses of the M-2 Zone.

Surrounding Uses:

- North: A 0.5 ha (1.3 ac) industrial property (Huer Foods Inc.) zoned General Industrial Zone M-2, designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
- South: A 0.4 ha (1.0 ac) property (Kafrit NA Ltd.) zoned General Industrial Zone M-2, designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
- East: 275 Street, beyond which are several properties zoned General Industrial Zone M-2, designated Service and General Industrial in the Gloucester Industrial Park Community Plan; and
- West: A 1.7 ha (4.6 ac) property (Le Ron Plastic Inc.) zoned General Industrial Zone M-2, designated Service and General Industrial in the Gloucester Industrial Park Community Plan.

Gloucester Industrial Park Community Plan:

The subject site is designated Service and General Industrial in the Gloucester Industrial Park Community Plan. Section 2.0 Land Use Concept of the plan states “The type of industrial uses envisaged for the service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods.” The proposed amendment to add cannabis testing and processing uses in the General Industrial M-2 Zone is consistent with the Service and General Industrial land use designation.

Public Information Meeting:

The applicant hosted a Public Information Meeting (PIM) on March 7, 2019. According to a summary provided by the applicant (Attachment B), two (2) individuals attended the PIM. No comment sheets were received.

RCMP Comments:

A referral was sent to the Langley RCMP for information purposes. Staff note the applicant is required to comply with federal government regulations regarding site security in accordance with any licences granted under the Cannabis Act.

Servicing:

Full urban services exist to the subject site. Prior to final reading, the applicant will be required to enter into a Servicing Agreement to secure construction of a sidewalk fronting the subject property on 275 Street in accordance with the Subdivision and Development Servicing Bylaw. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

REZONING APPLICATION NO. 100568
(PERASPERA HOLDINGS LTD. / 1178562 BC LTD. / 5451 – 275 STREET)
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Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 9 significant trees exist on the subject site and all are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), no replacement trees are required.

POLICY CONSIDERATIONS:

The proposed amendment to the General Industrial Zone M-2 is consistent with the Gloucester Industrial Park Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5463, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale
ATTACHMENT B Public Information Meeting Summary

January 28, 2019

Our File: 18-1130

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Daniel Graham, Development Planning & Community Development

Dear Sir:

Re: Zoning Bylaw Text Amendment to allow Processing (Cannabis Extraction and Analytical Testing) at 5451 275th Street, Langley

PROJECT OVERVIEW

Aplin Martin, on behalf of PerAspera Holdings Ltd, has applied for a Zoning Bylaw text amendment to the M-2 zone to permit an enclosed cannabis extraction and analytical testing facility at 5451 275th Street. The purpose of this letter is to provide a comprehensive overview of intentions, interests, impacts and technical considerations for the proposed building.

The subject site is 0.35 ha (0.86 ac) parcel that fronts 275th Avenue. The property is currently zoned M-2 (General Industrial) and designated IG (Service & General Industrial) in the Gloucester Community Plan.

- Civic Address: 5451 275th Street, Langley, BC
- PID: 023-316-586
- Legal Description: LOT 12 SEC 5 TP 14 NWD PLAN LMP26792
- Lot Area: 3,500 m² (0.35 ha)
- Registered Owner: 1178562 BC Ltd
- Owner's Address: 1902-837 Hastings Street W, Vancouver, BC, V6C 3N7
- Zoning: M-2 (General Industrial)
- NP: Service & General Industrial (Gloucester Industrial Park)
- OCP: Industrial

The subject property contains one 13,000 sq.ft. industrial building. The existing building is governed by Development Permit in 1997 (DP #14-5-12) that permits food processing and office space. The site was occupied by a single user, Freybe's Sausage Ltd., until recent purchase by the Applicant in January 2019. The building and landscaping are proposed to be maintained as per the original Development Permit.

Exterior site-specific improvements will include provision for external access to site mechanical to be added on the south side of the building, as well as improved site security.

A Building Permit has been submitted for internal tenant improvements, including a generator pad and improved site security.

The proposed cannabis extraction, assembling and packaging is considered 'processing' by the Township of Langley Zoning Bylaw, and therefore a text amendment to the M-2 zone has been triggered.

THE APPLICANT

PerAspera is a Canadian company registered with the Province of BC made up of a team of engaged business and financial personnel. Since its incorporation in 2018, PerAspera has developed a business and operations plan to provide quality-assured pharmaceutical product and professional service at a commercial scale.

PerAspera is comprised of two wholly-owned subsidiaries, serving the following function:

- **Adastra Labs Inc (Adastra)** -To commercially produce medical and recreational cannabis extract products for whole-sale to licensed retailers and distributors.
- **Chemia Analytics Inc. (Chemia)** - To provide in-house and third-party cannabis analytical testing services in the Lower Mainland to Licensed Producers.

PerAspera is currently in the final stages of obtaining a license for Standard Processing (Adastra) and Analytical Testing (Chemia) under Health Canada's Cannabis Regulations, pending security clearance. These regulations stipulate the production, distribution and security requirements of Health Canada, as well as require the licensee to meet the land-use, fire and safety regulations of the Municipality in which they operate.

The Company has developed a strategic relationship with SGS Canada, the world's leading inspection, verification, testing and certification company, to ensure its facility and processes meet CGMP (Current Good Manufacturing Practice) and European GMP requirements. Further, PerAspera has an established a relationship with Fusion Projects as their design-build contractor to ensure coordinated and compliant renovation design for their facility.

PerAspera's Directors have experience growing local business and are committed to the safety, security and accountability of cannabis extraction operations, products and services.

The PerAspera team is:

- **Andrew M. Hale, MBA, BSAE, PMP** | Role: Director & CEO (Adastra & Chemiea Responsible Person & Head of Security)
- **Blaine Y. Bailey, CPA** | Role: Director
- **Stephen J. Brohman, CPA, CA** | Role: Chief Financial Officer
- **Quinn Martin, CPA, CA** | Role: Financial Advisor
- **Tiffany Walsh, J.D. & B. Comm, Barrister & Solicitor** | Role: Legal Counsel
- **Priyanka P. Nalawade, PhD Polymer Engineering** | Role: Head of Laboratory, Chemiea & Alternate Quality Assurance Person, Adastra
- **Donald R. Dinsmore, MSc Plant Biochemistry** | Role: Quality Assurance Person, Adastra & Alternate Head of Laboratory, Chemiea

THE OPERATION

Both Adastra and Chemiea, will be located within the existing facility at 5451 275th Street. As complementary industries, the co-location of Chemiea with Adastra will ensure dedicated analytical testing services are always available during Adastra's cannabis processing operations to ensure the highest quality products.

Cannabis will not be cultivated at this facility.

Extraction Procedures – Adastra

Adastra process cannabis using CO2 extraction technology indoors. Dried cannabis will be received from Licensed Producers in the Lower Mainland via secure transportation to be used as starting material for the CO2 extraction process. Moisture content is monitored for consistency and to ensure appropriate usability and stability of the

product. All cannabis will be accounted for with the strictest procedures and using the latest software products to ensure absolute accountability every step of the processing process. Adastra will have a secure storage room meeting the strictest standards mandated by Health Canada for the storage of cannabis that is not “in-process” and to store finished cannabis extraction products that do not get immediately shipped to licensed retailers.

The cannabis plant material is milled to create a homogenous starting material for the CO₂ extraction process. This milling equipment will be equipped with a cyclone filtration system to eliminate airborne diffusion of the milled cannabis. Adastra selected CO₂ extraction technology over hydrocarbon technologies to enhance personnel safety and to provide the best pharmaceutical grade extraction products for the medicinal market. The milled cannabis is warmed in vacuum ovens to activate it and then processed through the CO₂ extraction equipment.

Following the CO₂ extraction process, the crude cannabis oil will be diluted with food grade ethanol, stored for 24-48 hours in a freezer, filtered to remove waxes and lipids, and then processed through a rotary evaporator to recover 99%+ of the food grade ethanol. Hooded ventilation will be installed where food grade ethanol is used for Classification 1 Division 2 equivalency. After quality testing, the resulting cannabis oil will be either used to fill tincture bottles as-is, sold in bulk or further fractionalized in a distillation machine that simply uses temperature and pressure to separate the THC (delta-9-tetrahydrocannabinol) and/or CBD (cannabidiol) as desired.

Plant material not intended for sale will be destroyed according to federally approved destruction methods and Municipal disposal methods. Plant material is considered destroyed when it is altered or denatured to such an extent that its consumption is rendered impossible. PerAspera will place destroyed material in secure garbage containers which will be removed from the site regularly by our partner Net Zero Waste Abbotsford for composting.

Analytical Testing – Chemia

PerAspera’s subsidiary Chemia will be licensed to conduct the full spectrum of cannabis analytical testing required by Health Canada. Chemia will be using state of the art scientific analysis equipment in a separate laboratory occupying just over 800 sq. ft. Analytical testing will be conducted on in-process materials for Adastra’s extraction process and as a 3rd party service to other cannabis Licensed Producers or Standard Processors in the Lower Mainland. Cannabis received from 3rd parties for testing will have the same rigorous accountability and secure storage requirements as Adastra and will typically be in very small quantities required for analysis.

Where small amounts of chemical reagents (< 1 gallon) are maintained for use for analytical testing, laminar flow ventilation will be provided in the laboratory to ensure personnel safety. All reagents and laboratory chemicals will be maintained in approved storage containers when not in use and stored separately as required.

Adastra ensures the safety, security and accountability of its extraction operations and of its products once in the community. Medical cannabis extract products for distribution will be packaged in childproof, tamper evident containers, compliant with the Canadian Standards Association regulations and in accordance with the Food and Drugs Act. Labels will indicate the medicinal content, product type, packaging date and storage instructions. Product types will not follow slang / street names, allowing Adastra products to be differentiated from all others. In this way, Adastra can ensure product safety and Company accountability.

Chemia will provide the full spectrum of cannabis analytical testing services required by Health Canada for Licensed Producers and Standard Processors.

POLICY AND PLAN COMPLIANCE

Zoning Bylaw Compliance

The subject site is zoned M-2 and we understand that the cannabis extraction and testing has been classified by the Township's legal representation, Norton Rose Fulbright, as 'processing' and therefore the proposed use is non-compliant with the M2 zone (October 9, 2018). This application seeks amendment to the M2 zone to permit assembling and packaging of cannabis product, categorized as processing.

Site fencing is required to meet Federally legislated security standards. Fence design respects the Townships vision for Gloucester to be a high-quality Business Park as well as the Township's Zoning Bylaw parameters.

A black-coated chain link fence, with barbed-fire is proposed along the sides and rear of the subject site (south, west and north). Zoning Bylaw 111.7 permits the proposed fence specification:

111.7 Barbed wire shall not be permitted except:

a) in an 'RU' Rural or 'SR' Suburban Residential zone; and

b) in an 'M' Industrial, 'C' Commercial or 'P' Institutional zone where the barbed wire is located on a fence or wall above a height of 2 metres.

Along the frontage, a metal slide gate and pedestrian door is proposed (see below sample). The gate will be in line with the building face, behind existing landscaping.



Neighbourhood Plan Compliance

Gloucester Industrial Park Community Plan permits service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods. The cannabis analytical testing of Chemia and cannabis standard processing operations envisioned for Adastra can be categorized as technical uses, processing and wholesaling / distribution. The proposed uses are fully compliant with the Gloucester Industrial Park Community Plan.

Development Permit Compliance

The existing building appears to be constructed in compliance to the original 1997 Development Permit (DP #14-5-12), including:

- Building Construction
- Employee Parking
- Loading and Receiving areas
- Landscaping*

*Note: The original Landscape Plan illustrated existing trees along the north property line. Only two of these trees exist today, both of which are proposed for retention.



Front view of the subject building



Side/rear view of the subject building



Looking north along 275th Street within the immediate vicinity of the Property



Looking south along 275th Street within the immediate vicinity of the Property

TRANSPORTATION DEMANDS

The subject site is well situated in the Township of Langley transportation network, just south of Highway 1 and the 264th Street Off-Ramp.

Cannabis analytical testing and standard processing operations proposed is unlikely to impact traffic along 275th Street and will be comparable to the traffic that was produced by the previous tenant, Freybe Gourmet Foods.

Minimum traffic generated from employees is anticipated; and employees will remain onsite during working hours. There will be 24-hour staff presence onsite for either two-shift operations or a continuous security presence.

Laboratory and office use necessitate approximately 14 parking spaces. The site already exceeds the parking spaces required with 16 spaces.

Use	Size	Ratio (Stall / m2)	Parking Spaces
General Industrial	892 m2	1/ 186 m2	5
Laboratory	873 m2	1/100 m2	1
Office & Facilities	222 m2	1/28 m2	8

Cannabis delivery and wholesale will be via 12-16 ft. cargo truck. Deliveries are anticipated 2-3 times per week.

AIR, WATER & SEWERAGE

Although no odours are expected because there are no grow operations by Adastra at the site, an odour abatement program will be implemented in accordance with Cannabis Regulations requirements. The site renovation design will include an extensive zoned and filtered HVAC system requirements with an activated charcoal filtration system to filter exhaust plenum air and remove any odours. A similar air filtration system will also be used to control odour inside the building.

No negative impacts on ground or surface water will be produced from cannabis extraction or analytical testing operations on the subject site. All operations are contained indoors, and within a closely monitored and recirculating system. No interaction between rainwater runoff and extraction operations will occur, which will maintain the water quality of any water infiltrating into the ground water system or discharging from the site into existing drainage systems. Only domestic water will enter Township of Langley's wastewater system from the facility.

The existing site has an extensive trade waste drainage system that will allow Adastra and Chemia to ensure no drainage from analytical testing or extraction operations enters the sewage system without being able to be assessed. As part of the CGMP validation and certification process, Adastra personnel under the supervision of the Quality Assurance person will conduct analytical samples in each area of the extraction facility during each step of the process to ensure high standards of cleanliness are maintained throughout the facility and by extension and water leaving the site.

SURVEILLANCE

As part of the Health Canada licensing requirements, PerAspera has developed a comprehensive Organizational Security Plan and Master Security Plan based on a Threat and Risk Assessment (TRA) conducted. This TRA used Observation Theory, combined Target Theory and Rings of Protection Theory when developing the study which relied upon Crime Prevention through Environmental Design (CPTED) concepts to tailor a comprehensive security solution for the site. An extensive security system including layered measures, 24/7/365 monitored video surveillance, and biometric access systems are just some of the measures to be put in place. The security assessments are being reviewed by the Federal Government and are available to the Township of Langley Fire Department and RCMP.

BENEFIT TO THE TOWNSHIP OF LANGLEY

PerAspera is confident its subsidiaries Adastra and Chemia will provide the Township of Langley with social and economic benefits. PerAspera has the business, financial and operational expertise and experience to grow a business and bring increased revenue to the Township of Langley. PerAspera is actively engaged with Licensed Producers in the Lower Mainland to establish partnerships to secure a locally sourced cannabis to provide

starting biomass for extraction operations and will continue to use local suppliers for all services, where possible.

As Adastra and Chemia operations grow, the Company anticipates that the required workforce will be 23 employees within the first 12 months, ramping up to well over 50 employees by year two. It is the intention of PerAspera to offer full-time and part-time positions to the local market furthering the benefits to the local community.

The first year of operation of the site is projected to generate over \$6M in Provincial, Federal and Cannabis Regulation recovery taxes.

PerAspera and its subsidiaries Adastra and Chemia are making a long-term commitment to building a sustainable business in the Township. Adastra and Chemia will be reliable community partners and will apply a portion of gross receipts to community outreach programs. The team is already actively involved in local charitable organizations such as Kimz Angels.

PROJECT TIMING & NEXT STEPS

Adastra and Chemia have submitted license applications and are in the process of obtaining an Standard Processing and Analytical Testing Licenses from Health Canada. It is anticipated that the license will be issued in the coming months. It is the intention of PerAspera to seek Municipal approval concurrently.

Please feel free to contact the undersigned if there are further questions or comments.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



Anya Paskovic, MCIP RPP
Planner

CC:ap
Enclosures
18-1130AP - Application Rationale



March 12, 2019

Our File: 18-1130
Township of Langley Project: 14-05-0012

Community Development Division
Township of Langley
20338 65th Avenue
Langley, BC, V2Y 3J1

Attention: Daniel Graham

Dear Sir,

Re: Summary of Public Information Meeting

A Public Information Meeting (PIM) was held in regard to an application for a text amendment to the General Industrial (M-2) Zone to permit "cannabis processing" at 5451 275th Street, Langley, BC.

The following is a summary of the conversations and comments received at the event, and afterward up to the date of this letter.

Date: Thursday, March 7, 2019
Time: 5:30pm – 7:30pm
Location: Comfort Inn & Suites
26574 Gloucester Way
Langley, BC V4W 4A8

Consultants: **Planner**
Anya Paskovic, Aplin Martin

Township Staff: **Planner**
Daniel Graham

Client/Owners: Donald Dinsmore, Scientist, Per Aspera Holdings Ltd
Andy Hale, Chief Executive Officer, Per Aspera Holdings Ltd
Priyanka Nalawade, Scientist, Per Aspera Holdings Ltd

Attendees: 0 individuals signed-in
2 individuals observed

NOTIFICATION

The public was notified of the PIM in advance, as per the Township's requirements. Copies of the notification materials were submitted to the Township for approval prior to distribution.

PIM Notification Letter

The Township of Langley provided a list of 36 mailing labels for all property owners and residents within 100 meters of the development site. We mailed all 36 notification letters on February 22, 2019.

Newspaper Posting

Advertisements for the PIM were published in The Langley Times on February 20, 2019 and February 27, 2019. Copies of the PIM advertisement as published in the newspapers are attached.

PIM RESULTS & ANALYSIS

Zero (0) comment sheets have been received as of March 11, 2019.

One (1) neighbour attended and had general questions about operations. They commented that they are in support of the increased security that will be introduced.

EXECUTIVE SUMMARY OF FINDINGS & PROPOSED REVISIONS TO APPLICATION IN RESPONSE TO RESIDENTS INPUT AT THE PUBLIC INFORMATION MEETING

Due to no comment sheets and no negative verbal feedback having been received during the Public Information Meeting process we assume that the surrounding neighbours have no objections are in support of this application.

Should you have any further questions, please contact the undersigned at 604-639-3456.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



Anya Paskovic, MCIP, RPP
Planner

CC:AP
18-1130 Open House Summary
Enclosure



Langley's Kim Bauder played her final regular season game as captain of the UFV Cascades volleyball team last Friday, Feb. 15.

UFV photo

Bauder calls it a career

Langley player drawn to the team-oriented sport in high school

DAN FERGUSON
Times Reporter

Kim Bauder played her final regular season game as captain of the University of the Fraser Valley (UFV) Cascades women's volleyball team.

"It's kind of bittersweet," said Bauder, a Langley resident.

"I love my team. We've been through a lot of things, good wins, tough losses, so it's sad. It's going to be tough leaving them."

Bauder is the fifth-year captain of the volleyball team, a left side who is among the Pacific Western (PACWEST) leaders in total offensive points, kills, aces, and digs this season.

She is the only player in PACWEST to rank top-10 in all four categories.

She will be missed for more than her athletic skills, said Cascades head coach Mike Gilray.

Bauder was out east, playing for Memorial University in Newfoundland and Labrador when Gilray heard that she might be interested in coming back home.

Knowing her talent level from her days in the Fraser Valley club system, Gilray immediately got on the phone.

"As a coach, I couldn't ask for a better captain," Gilray told the **Langley Times**.

"Our program has taken such an amazing turn thanks to her leadership."

Gilray praised Bauder for her character, her work ethic and her ability to balance multiple demands without sacrificing performance.

"Imagine doing it right every single day," Gilray said. "She leads by example."

Bauder played her last regular season game on Friday, Feb. 15.

In high school, she said she tried many sports before she realized that she was a "team-oriented person" and concentrated on volleyball.

She isn't walking away from the sport, she stressed.

"I definitely can't hang up my shoes forever," Bauder said.

She is considering a return to beach volleyball.

In high school, Bauder won a U18 provincial beach volleyball title and took bronze at the U18 nationals.

While she has been studying for her degree and competing, Bauder has also been coaching a U17 team in Abbotsford and helping with the coaching at her old high school of Langley Fundamental.

"I like being busy and helping in some sort of way" she said.

Bauder said she plans to pursue a masters in sport psychology and "big picture, long term" wants to work with varsity athletes.



Kim Bauder

Notice of Public Information Meeting

March 7, 2019 | 5:30pm - 7:30pm

You are invited to a Public Information Meeting regarding a Proposed Cannabis Extraction and Analytical Testing Facility located at 5451 275th Street.

The purpose of this Public Information Meeting is to seek input from neighbours on an application (Township of Langley Project Number: 14-05-0012) for an enclosed cannabis extraction and analytical testing facility. The application is for a Zoning Bylaw text amendment to the General Industrial M-2 zone to permit processing at 5451 275th Street.

The developer and consultant will be there to provide information on the proposal, hear your comments, and answer questions.



WHEN:

Thursday, March 7, 2019 | 5:30 pm - 7:30pm

WHERE:

Comfort Inn & Suites
26574 Gloucester Way, Langley, BC
V4W 4A8

For more information, contact:

Anya Paskovic, Planner
Aplin & Martin Consultants Ltd
openhouse@aplinmartin.com | 604-639-3456



LANGLEY Times

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Offer ends February 28.

†Limited time finance purchase offer available through Volkswagen Finance, on approved credit based on a new and unregistered 2018 Tiguan 2.0T Trendline FWD base model with 8-speed automatic transmission with base (MSRP of \$28,925, plus \$1,845 freight and PDI and \$100 air-conditioning levy, financed at 0% APR (Effective rate is 3.67%) for 72-months equals 312 weekly payments starting from \$99. \$0 down payment due at signing. Cost of borrowing is \$0 for a total obligation of \$30,870. PPSA fee (if applicable), license, insurance, registration, documentation fee (\$495), options and applicable taxes are extra. Dealer may sell or lease for less. Dealer order/trade may be necessary. Model shown: 2019 Tiguan 2.0T Highline R-Line automatic transmission, \$43,520. Vehicle shown for illustration purposes only and may include optional equipment. Offers end February 28, 2019 and are subject to change or cancellation without notice. Vehicle may not be exactly as shown. Cash price shown for 2018 Tiguan stock # L18315. Visit your Volkswagen dealer for details.

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LANGLEY
Times

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Notice of Public Information Meeting March 7, 2019 | 5:30pm - 7:30pm

You are invited to a Public Information Meeting regarding a Proposed Cannabis Extraction and Analytical Testing Facility located at 5451 275th Street.

The purpose of this Public Information Meeting is to seek input from neighbours on an application (Township of Langley Project Number: 14-05-0012) for an enclosed cannabis extraction and analytical testing facility. The application is for a Zoning Bylaw text amendment to the General Industrial M-2 zone to permit processing at 5451 275th Street.

The developer and consultant will be there to provide information on the proposal, hear your comments, and answer questions.



WHEN:

Thursday, March 7, 2019 | 5:30 pm - 7:30pm

WHERE:

Comfort Inn & Suites
26574 Gloucester Way, Langley, BC
V4W 4A8

For more information, contact:

Anya Paskovic, Planner
Aplin & Martin Consultants Ltd
openhouse@aplinmartin.com | 604-639-3456



Challenge accepted

Meet one of the entrants in a makeover contest

DAN FERGUSON
Times Reporter

Twenty-seven women are taking part in the Langley Total Makeover Challenge – a 16-week program presented by Shape Your World Society and aimed at women who are seeking inner and outer growth.

Langley's Debra Benning is one of the contestants, and at week five of the challenge, she's lost 15.6 pounds.

"I joined the challenge because somewhere along the way, I got lost in taking care of myself. I always put my family first. I've put everyone else first, and I always forget to put me first. So by doing this challenge, I am finally putting me first. It's kind of got me out of a bubble I've been trapped in," Benning said.

Right now, the contestants are in the final week of the first segment where they have been learning about nutrition and weight loss, and going to the gym.

Fifteen women will continue through to the next round, and the public can vote on whom they'd like to see move on to the next segment.

Votes can be cast online: <https://www.langleytimes.com/contests/> until Thursday, Feb. 28 at 12 p.m.

Challengers will be selected to move on to the next round based on public voting, program attendance, weight loss, and other challenges.

The segment ends with an *Amazing Race*-inspired challenge on March 2.

The makeover challenge also runs competitions for women in Chilliwack, Abbotsford, and Vancouver.

Benning said two years ago she had a friend join the Abbotsford challenge. She "couldn't hit that submit button," when she thought about joining last year.

So this year, when Benning saw a post about the Total Makeover Challenge on Facebook, she convinced herself to submit an application, thinking she'd "never be selected as a contestant."

"I decided to hit the submit button because I could not figure out how to get it going on my own," she said.

After starting the challenge, Benning added she's "been really dedicated with food intake and going to boot camp."



Debra Benning is one of the Langley Total Makeover contestants, and has lost 15.6 pounds since starting the challenge.

Submitted photo

She works out six days a week early in the morning, and said the challenge is a good motivator.

"We're like a little family. We're so supportive of each other, and it's a safe place to go and unload your stuff. Nobody judges you there, and it's just really cool."

Those selected to continue with the challenge this week will participate in a fundraising segment and self care program. At the end of the segment, the public votes again.

In the last segment, participants get to walk in a fashion show. After another week of voting, the 2019 winner is announced at the Shape Your Vogue gala.

Langley's challenge participants are Sharon Pearce, Dorina Tuazon, Diane Morris, Leanne Richardson, Shelley McDonald, Jolene Bone, Kathy Duplisse, Christine Springman, Diana Cant, Lynda Seufert, Estelle Alexandra McLellan, Julie Innes, Trina Meadows, Debra Benning, Stacey Gokool, Sandie Nelson, Coral Warner, Kelly Whiteside, Marissa Stalman, Karin

Carlos, Susan Van Vliet, Hazel Hodder, Selena Diepold, Juli Varga, Cheri McBride, Emma Hamilton, and Kam Nagra.

For more information, visit: <https://totalmakeoverchallenge.com/about>.

Video available:

online
[langleytimes.com](https://www.langleytimes.com)

Walnut Grove Medical Office Dr. Michael A. McCann

Dr. McCann announces the closing of his medical practice on April 30, 2019; he will no longer be seeing patients effective immediately. Patients should call Dr. McCann's office as soon as possible to discuss arrangements which have been made for the transfer of their care to another physician. He is grateful for having had the opportunity to take care of the medical needs of his patients and their families over the past 32 years. An office closing reception is planned for the first week of March; please call the office for details.

604-888-3775 • #4 -8790 204th Street, Langley V1M 2Y5

New shop

SARAH GROCHOWSKI
Black Press Media

A building at 26361 Fraser Hwy. will open its doors to two businesses in one this spring.

"The plan is to convert the previous Subway space into a new Starbucks with a built addition in which the Subway will relocate," said Jonathan Vanderpol, with Converge Construction Ltd.

Full story at [langleytimes.com](https://www.langleytimes.com).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PERASPERA HOLDINGS LTD.) BYLAW 2019 NO. 5463****EXPLANATORY NOTE**

Bylaw 2019 No. 5463 amends the zoning of an approximately 0.35 ha (0.86 ac) property located at 5451 – 275 Street to add cannabis testing and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PERASPERA HOLDINGS LTD.) BYLAW 2019 NO. 5463**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Peraspera Holdings Ltd.) Bylaw 2019 No.5463".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) By amending "Section 702 – General Industrial Zone M-2" by adding as Section 702.1(4) after Section 702.1(3) the following:

"cannabis processing and cannabis testing on Lot 12 Section 5 Township 14 New Westminster District Plan LMP26792, subject to:

 - a) issuance of valid and subsisting licences for analytical testing and standard processing of cannabis on Lot 12 Section 5 Township 14 New Westminster District Plan LMP26792; and
 - b) compliance with all applicable requirements of any authority having jurisdiction."

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
PUBLIC HEARING HELD the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
ADOPTED the	day of	, 2019

_____	Mayor	_____	Township Clerk
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