

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (SEGRA INTERNATIONAL CORP.) BYLAW 2019 NO. 5476**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5476 amends the zoning of an approximately 0.23 ha (0.57 ac) property located at 3254 – 262 Street to add cannabis production use 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 (SEGRA INTERNATIONAL CORP.) BYLAW 2019 NO. 5476**

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 (Segra International Corp.) Bylaw 2019 No. 5476".
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(5) after Section 702.1(4) the following:

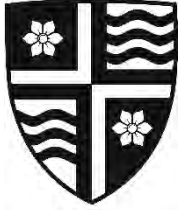
"cannabis production on Strata Lot 3 Section 25 Township 10 New Westminster District Strata Plan BCS1488, subject to:

- a) issuance of valid and subsisting cannabis licence for cultivation – nursery on Strata Lot 3 Section 25 Township 10 New Westminster District Strata Plan BCS1488; and
- b) compliance with all applicable requirements of any authority having jurisdiction."

READ A FIRST TIME the	13	day of	May	, 2019.
READ A SECOND TIME the	13	day of	May	, 2019.
PUBLIC HEARING HELD the		day of		, 2019.
READ A THIRD TIME the		day of		, 2019.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2019.
ADOPTED the		day of		, 2019.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MAY 13, 2019 – REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100572  
 (SEGRA INTERNATIONAL CORP. / 3254 – 262 STREET)

**REPORT:** 19-75  
**FILE:** 10-25-0046

### PROPOSAL:

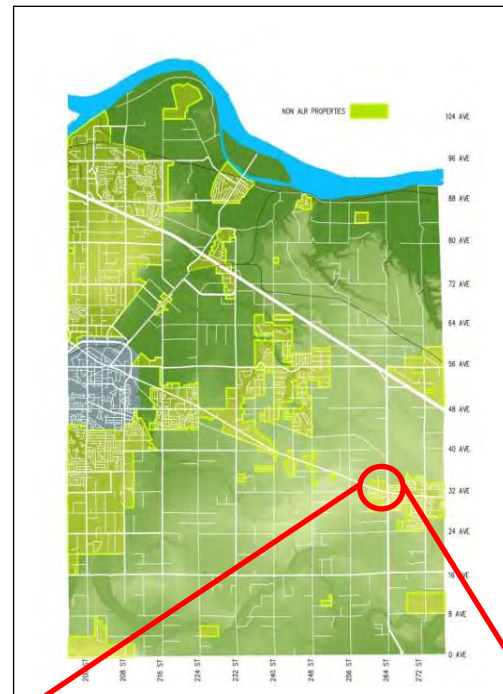
Application to amend the General Industrial M-2 zoning of a 0.23 ha (0.57 ac.) property located at 3254 – 262 Street to provide for cannabis production as a permitted use within an existing 7,571 m<sup>2</sup> (81,500 ft<sup>2</sup>) industrial building located on the property.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5476 subject to four (4) development prerequisites being completed prior to final reading and authorize staff to schedule the required Public Hearing.

### RATIONALE:

The proposed rezoning is compatible with the objectives of the Aldergrove Community Plan.



### **RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476, amending General Industrial Zone M-2 to add cannabis production as a permitted use on land located at 3254 – 262 Street, subject to the following development prerequisites being satisfied prior to final reading:

1. Dedication of approximately three metres of road allowance along Fraser Highway, to the acceptance of the Township;
2. Dedication of a five metre x five metre corner truncation at the intersection of Fraser Highway and 262 Street;
3. Engagement of a qualified professional to ensure design and incorporation of devices as necessary to control and mitigate odours generated by proposed operation; and
4. Approval of Bylaw 2019 No. 5476 by the Ministry of Transportation and Infrastructure; and further

**That** Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5476.

### **EXECUTIVE SUMMARY:**

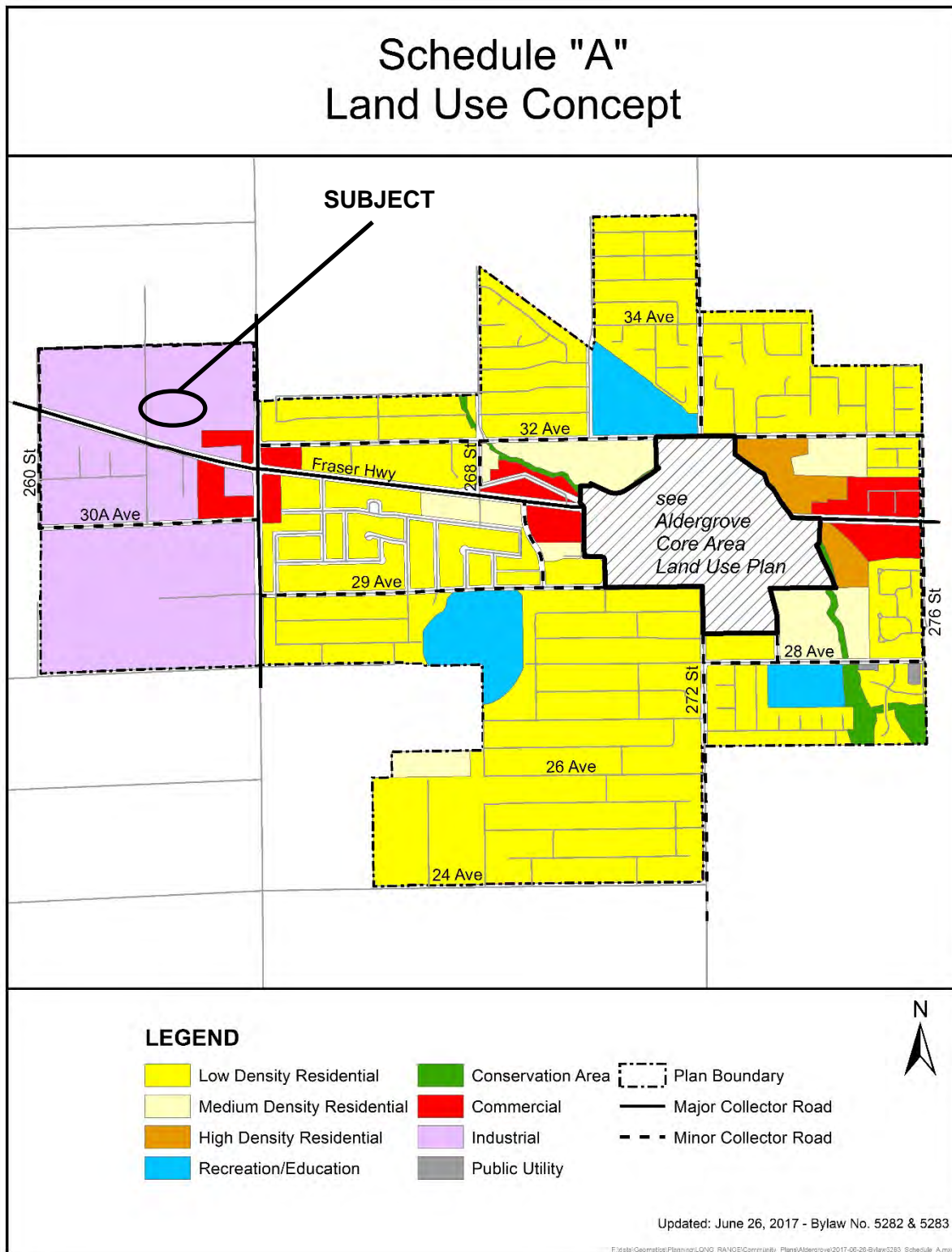
Brook Pooni Associates Inc. (on behalf of Segra International Corp.) has applied to amend the zoning of a 0.23 ha (0.57 ac) property located at 3254 – 262 Street to add cannabis production use on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone. The rezoning is necessary to allow the proposed business to operate on the subject site.

The site currently accommodates an industrial building constructed in 2003 that is proposed to be retrofitted to accommodate operation of a plant tissue culture nursery for cannabis propagation. The applicant indicates the operation will involve large scale production of cannabis plantlets (clones) for distribution off-site to licensed growers. No mature plants will be grown on site.

According to the applicant, Segra International Inc. has been operating for 15 years, known primarily for blueberry plant production, and is intending to transition their expertise into the cannabis industry. The proposal is compatible with surrounding land uses and the provisions of the Aldergrove Plan.

### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5476 in the Aldergrove area.



REZONING APPLICATION NO. 100572  
(SEGRA INTERNATIONAL CORP. / 3254 – 262 STREET)  
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**ZONING BYLAW NO. 2500**



**SITE PLAN – Submitted by Applicant**

**REFERENCE:**

<b>Agent:</b>	Brook Pooni Associates Inc. 200-1055 West Hastings Street Vancouver, BC V6E 2E9
<b>Applicant:</b>	Segra International Inc. 108- 21300 Gordon Way Richmond, BC V6W 1M2
<b>Owner:</b>	Zen Family Holdings Inc. 215-1008 Homer Street Vancouver, BC V6B 2X1
<b>Legal Description:</b>	Strata Lot 3 Section 25 Township 10 New Westminster District Strata Plan BCS 1488 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
<b>Location:</b>	3254 – 262 Street
<b>Area:</b>	0.23 ha (0.57 ac)
<b>Existing Zoning:</b>	General Industrial Zone M-2
<b>Proposed Zoning:</b>	Amended General Industrial Zone M-2
<b>Aldergrove Community Plan:</b>	Industrial

**BACKGROUND/HISTORY:**

The property currently accommodates an industrial building on which, a strata plan consisting of three (3) strata lots has been registered. The applicant proposes to operate in Strata Lot 3, which is a 7,571 m<sup>2</sup> (81,500 ft<sup>2</sup>) portion of the tilt up industrial building constructed in 2003 (located on the eastern portion of the property). No changes to the exterior of the building are proposed at this time. The site's General Industrial M-2 zoning permits a variety of industrial uses also accommodated in Service Industrial Zones M-1A/M-1B. Agricultural uses and cannabis related uses are not accommodated within the site's M-2 Zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use.

**DISCUSSION/ANALYSIS:**

Brook Pooni Associates Inc. (on behalf of Segra International Corp.) has applied to amend the text of the M-2 Zone, on a site specific basis, to permit cannabis production (subject to issuance of a federal licence) on the subject property. The only lawful cannabis production related activities currently permitted in the Township are cannabis growing operations located in the ALR, in compliance with all applicable regulations, and pursuant to a federal licence. The applicant proposes (see Attachment A) to cultivate cannabis by propagating plant tissue for which a federal nursery licence (a subcategory of cultivation licence) issued by Health Canada

is required. The applicant indicates no mature plants will be grown, and no 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 a cultivation licence pursuant to 8(1)(a). The cultivation licence is split into two subcategories: licence for micro/standard cultivation and licence for nursery (the applicant indicates they have applied for the latter). The proposed text amendment to the M-2 Zone will accommodate the proposed land use subject to issuance of the respective federal cannabis licence.

The Federal Cannabis Regulations SOR/2018-44 specifies the various activities permitted under a licence for cultivation – nursery (as detailed in Attachment B).

The applicant notes that the current building requires extensive tenant improvement works to accommodate the proposed use/operation for which a Building Permit application is necessary. According to the information provided by the applicant, the plant tissue culture process occurs within small jars in a sterile laboratory environment and does not produce odours or loud noises. The applicant further notes tissue culture cloning is an industry standard for low impact, mass production of new plants of multiple varieties (i.e. blueberries, grapes, raspberries etc.). The proposed indoor cannabis production use is, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the M-2 Zone.

### **Surrounding Uses:**

- North: A 2.0 ha (5.0 ac) industrial property accommodating a modular building company, zoned General Industrial Zone M-2, designated Industrial in the Aldergrove Community Plan;
- South: Fraser Highway and a 0.4 ha (1.0 ac) property accommodating an warehousing operation, zoned General Industrial Zone M-2, designated Industrial in the Aldergrove Community Plan;
- East: A 1.8 ha (4.4 ac) property (accommodating Langley Banquet Hall and Storage uses) split zoned Comprehensive Development CD-35 Zone and General Industrial Zone M-2 and designated Commercial and Industrial in the Aldergrove Community Plan; a 0.76 ha (1.9 ac) property zoned General Industrial Zone M-2, designated Service and General Industrial in the Aldergrove Community Plan; and
- West: 262 Street, beyond which a 1.3 ha (3.2 ac) property accommodating two multi-tenant strata buildings, zoned General Industrial Zone M-2, designated Industrial in the Aldergrove Community Plan.

### **Aldergrove Community Plan:**

The subject site is designated Industrial in the Aldergrove Community Plan. The Plan accommodates a variety of land uses such as residential, industrial, commercial and conservation areas with the intent of creating a self contained community with employment options for its residents. Section 7.2 of the Plan identifies objectives to support the overall economic goal “to provide the opportunity for individuals to realize their economic potential”. The Plan envisions industrial lands to be primarily used for light and service industry.

According to the applicant’s rationale (Attachment A), the company anticipates employing 50 people at living wages or higher in the first year with expansion to 200 people employed in three (3) years. The proposed amendment to add cannabis production uses in the General Industrial M-2 Zone is consistent with the Industrial land use designation.

### **Public Information Meeting:**

The applicant hosted a Public Information Meeting (PIM) on April 23, 2019. According to a summary provided by the applicant (Attachment B), approximately ten (10) individuals attended the PIM. Approximately eight (8) comment sheets were received and were generally in support of the proposal.

### **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 dedicate approximately 3 m (10 ft) of road allowance fronting the subject property along Fraser Highway (to accommodate future widening) and a 5m by 5m (16 ft x 16 ft) corner truncation at the intersection of 262 Street and Fraser Highway, to the acceptance of the Township. Staff note that fire suppression upgrades may be required and will be addressed at time of Building Permit.

REZONING APPLICATION NO. 100572  
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As the subject site is located within 800 m of a controlled access highway (Highway 13), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

**POLICY CONSIDERATIONS:**

The proposed amendment to the General Industrial Zone M-2 is consistent with the provisions of the Aldergrove Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5476, 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	Excerpt from Federal Cannabis Regulations SOR/2018-44
ATTACHMENT C	Public Information Meeting Summary

**ATTACHMENT A**

Brook Pooni Associates Inc.  
 Suite 200 – 1055 West Hastings Street  
 Vancouver, BC V6E 2E9  
 www.brookpooni.com  
 T 604.731.9053 | F 604.731.9075

March 1, 2019

Robert Knall  
 Manager, Development Planning  
 Township of Langley  
 20338 65 Avenue  
 Langley, BC V2& 3J1

Dear Mr. Knall:

**Re: 3254 262 Street – M-2 Zone Text Amendment Application – Cannabis Plantlet Production Facility**

Brook Pooni Associates (Brook Pooni) has been engaged by Segra International Corporation (Segra) to assist with an application to amend the M-2 district schedule of the Township of Langley Zoning Bylaw to enable a plant tissue culture nursery at 3254 262 Street (site).

The following brief provides a summary of site context, along with a review of relevant Township of Langley regulations and bylaws. Our review indicates that the proposal is broadly supported by the Township's policies and strategies. This brief also outlines Segra's aspirations for the property and provides a rationale for the proposed use.

The following sections are included in this brief:

1. Intent
2. About Segra
3. Site Background and Property Data
4. Policy and Zoning Context
5. Rationale

The following appendices are included in this brief:

- A. Proposed Zoning Bylaw text amendment
- B. Segra operational profile

**RECEIVED**

**MAR 07 2019**

**PLANNING & DEVELOPMENT  
 TOWNSHIP OF LANGLEY**



## 1.0 Intent

Segra wishes to establish a cannabis plant tissue culture nursery at 3254 262 Street (site) in the Aldergrove industrial area. Tissue culture has become the gold standard for large-scale production of baby plantlets within the agricultural industry. 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. The plant tissues produced are controlled to enable mass production of product plants with desired genetic traits. This process is called micropropagation. The product is then distributed off-site to producers who grow legal cannabis for the market.

Within a year of commencing operations, Segra intends to employ up to 50 full-time staff in high-paying, skilled positions. Segra is committed to employing its staff at the proposed facility at a living wage or higher. Segra hopes to expand within the community to employ 200 people within 3 years.

The proposed site is currently zoned M-2 and requires a text amendment to enable a cannabis plantlet production facility to operate at the site. No mature plants or consumable material would be produced on the site. Under the proposed text amendment, only activities for a nursery facility as defined by Health Canada under the Cannabis Act would be permitted.

The Bylaw Amendment would also require that a new definition be added to the interpretation section of the Zoning Bylaw for "Cannabis Production Facility," which refers to a facility providing for the production, storage, processing and distribution of cannabis. The definition would not include the retail sale of cannabis and the use would require a license issued by Health Canada under the Cannabis Act.

***The proposed language of the Zoning Bylaw Amendment is included in Appendix A of this brief.***

**Please note:** Segra's operations would require a business license from the Township, which would require a federal license to operate from Health Canada. ***A federal license cannot be acquired until construction is complete on the site.*** Therefore, it is anticipated that the necessary sequence of events to receive a business license is:

1. Zoning Bylaw text amendment;
2. Building permit/construction;
3. Federal license;
4. Township of Langley business license.



## 2.0 About Segra

For over 15 years, the core team that makes up Segra has provided plant micropropagation service programs for commercial growers and plant nurseries in the Lower Mainland. For over 10 years this team has operated a tissue culture facility at JRT Nurseries in Aldergrove, which has produced most of the blueberries grown in the Langley Area. Segra's plant micropropagation services rely on experts in the fields of plant tissue culture, molecular biology, agronomy, and nursery operations to produce high-quality clean-stock product.

The emergence of the legal cannabis industry has created new demand and new opportunities for micropropagation services for cannabis plantlets. Segra is one of four known companies in Canada engaged in plant tissue cultivation for the legal cannabis industry. Segra's proposed facility provides an opportunity to take advantage of growing investment in the legal cannabis industry to develop processes and technological advancements that can be applied more broadly to agriculture outside the cannabis industry.

Segra's team has developed significant advancements in genomics and molecular biology, including proprietary methods for DNA fingerprinting of desired genetic traits of selectively-bred plants and pathogen detection. These techniques will allow Segra to provide advanced quality assurance and demonstrate global leadership in genomics for the cannabis industry. Segra is also employing its genomics technologies to build a reference library, which will allow the company to set a global standard for identifying cannabis plant strains.

***Additional background on Segra's operating model is included in a Company Overview in Appendix B of this brief.***

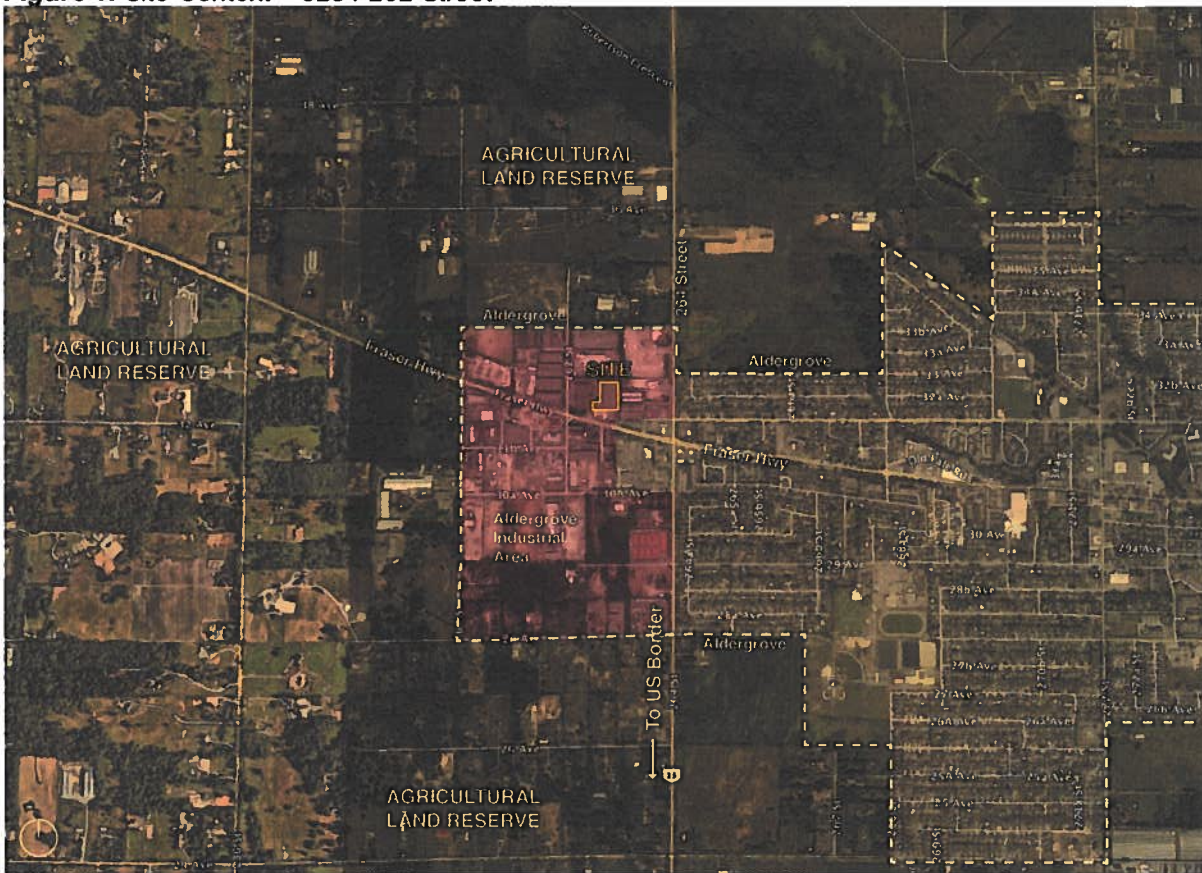


### 3.0 Site Background and Property Data

The site is located at 3254 262 Street, in the Aldergrove industrial area. The site is located within a strata lot containing three warehouses. The warehouse at 3254 262 Street is approximately 81,590 sq ft in area. The site is located off 262 Street, which connects to the Fraser Highway, a dedicated truck route. The site is also located near Highway 264, which is also a dedicated truck route, and provides access to the Trans-Canada Highway and the Port of Vancouver to the north and the United States border to the south. Site context is shown in Figure 1.

The Aldergrove industrial area is an approximately 200-acre industrial area on the west side of Aldergrove. The site is separated by other industrial properties and Highway 264 from the nearest residential community.

**Figure 1. Site Context – 3254 262 Street**



Base map source: Google Earth

#### Property Data

Address	3254 262 Street
Parcel ID	026-450-275
Legal Description	Strata Lot 3 Plan BCS1488 Section 25 Township 10 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT



	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Building Size (per BC Assessment.)	81,590 sq ft
Current Zoning	General Industrial Zone M-2
OCP Designation	Industrial
Aldergrove Community Plan Designation	Industrial



#### 4.0 Township of Langley Policy, Strategies, and Studies

The following section provides an overview of relevant policy, strategies, and studies relevant to the proposal to allow a cannabis plantlet production facility on the site.

##### 4.1 Regional Growth Strategy

The site is designated Industrial by the Regional Growth Strategy (RGS). The RGS seeks to support a sustainable economy and to retain and intensify industrial lands and employment-generating uses in the Lower Mainland.

Key strategies relevant to expanding the range of uses permitted in the M-2 zone for this site include:

- Promote land development patterns that support a diverse regional economy and employment close to where people live (2.1);
- Protect the supply of industrial land (2.2); and
- Protect the supply of agricultural land (2.3).

##### 4.2 Official Community Plan (2013)

The Township of Langley Official Community Plan (OCP) provides a range of directions to support industrial intensification, expanded job opportunities, and the establishment of innovative businesses. The OCP seeks to increase economic activity in all sectors, to offer an enticing environment for long-term business investment in the community, and encourages a competitive local economy that offers a wide range of good jobs and broadens the municipal tax base. The OCP also sets the goal of maintaining balance between local job opportunities and labour force growth to ensure there are employment opportunities within the community so residents can work closer to home and reduce the impacts of commuting.

Relevant goals and directions in the OCP related to industrial use and the development of a cannabis plantlet production facility at the site include:

- Locate industrial and other urban uses within the urban development area (2.1.1);
- Discourage urban development outside of the urban development area to preserve agricultural and rural land (2.1.2);
- Encourage efficient utilization of industrial lands and intensification of industrial development (2.4.12);
- Create a stable and diverse economic base (2.5.4);
- Endeavour to match population growth with employment growth (2.5.4);
- Support the agricultural sector by ensuring that urban development does not impair the viability of agricultural areas (2.5.4);
- Explore a business diversification program to retain and expand existing local businesses and attract new businesses, entrepreneurs, and investment from outside the community (3.6.2);
- Periodically review the Township's environment for business to ensure it remains a competitive and attractive business destination (3.6.5);
- Encourage industrial development that has a high employment ratio (3.7.4);
- Preserve industrial-designated lands for industrial uses (3.7.5);
- Work toward increasing the amount of employment land to increase its proportion in the tax base (3.7.8); and



Notably, the OCP indicates that industries such as manufacturing will continue to play a strong role in the local economy, and may change based on emerging trends. The OCP notes that new sectors may emerge that feature higher intensity employment and higher-paying and knowledge-based jobs, all of which will contribute to diversifying the Township's economy.

#### *4.3 Aldergrove Community Plan (1979)*

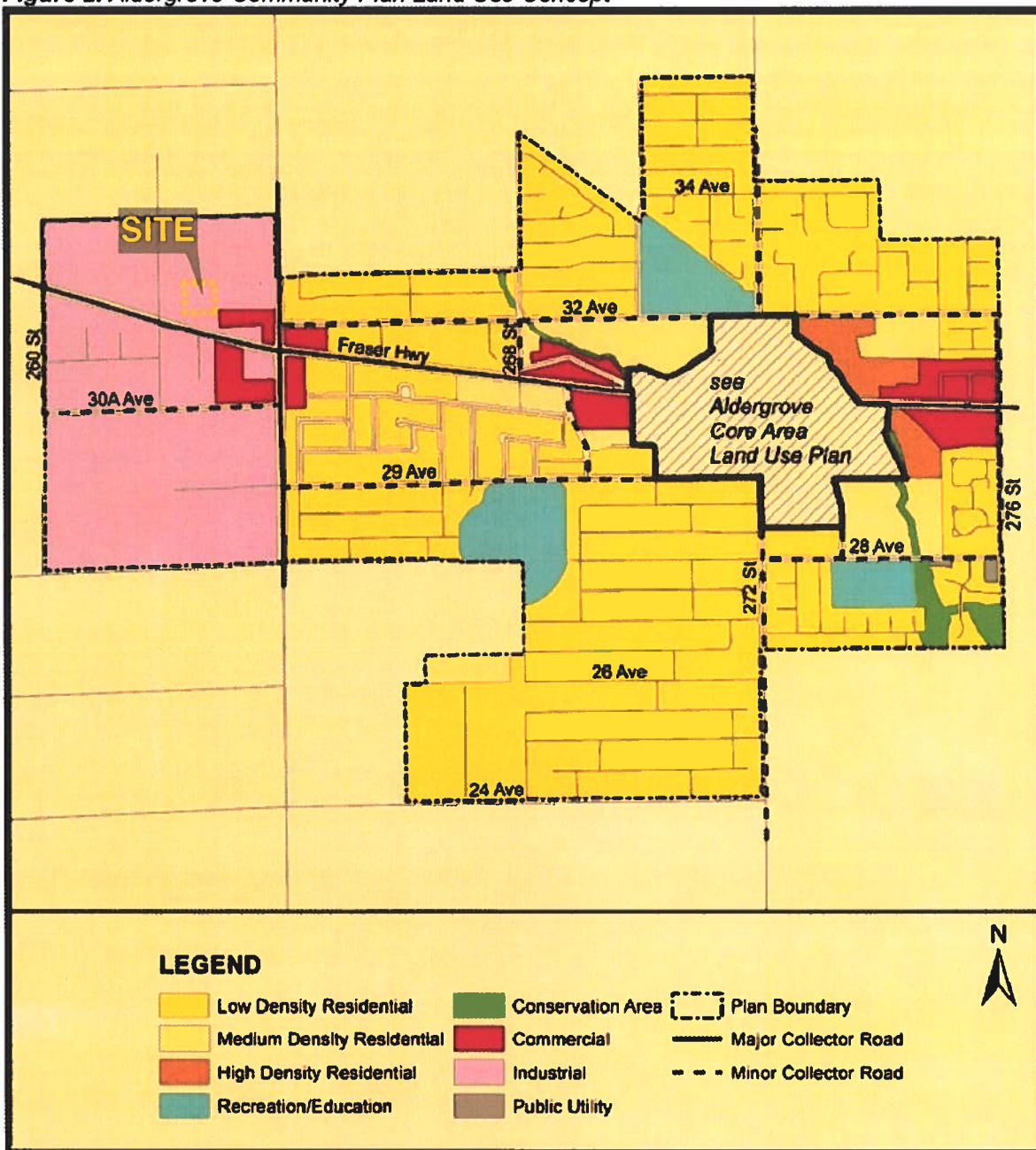
The Aldergrove Community Plan (ACP) provides for a wide range of uses, including residential, commercial, industrial, recreation, education, and conservation, within the plan area. The ACP intends for Aldergrove to be a self-contained community, with a mix of density and compatible uses. The ACP sets out the economic goal to provide the opportunity for individuals to realize their economic potential.

The site (outlined in Figure 2) is located within an area of the plan designated for Industrial uses. The location of the proposed use aligns with the intent of the ACP by providing for employment spaces near residences and a mix of other uses, contributing to a self-contained community, while providing adequate separation to ensure physical compatibility with surroundings, as well as keeping associated traffic from residential communities. The proposed use is a clean industrial operation, which will not have an impact on the quality of the environment nearby and is safe around surrounding agricultural uses.

The proposed cannabis plantlet production facility is compatible with surrounding manufacturing, warehousing, and other adjacent uses. While the facility will deal with an agricultural product, the proposed operation is more akin to a chip manufacturing facility. Locating this use in an industrial area will preserve agricultural land for a range of agricultural uses, while contributing to advancements in agronomy.



**Figure 2. Aldergrove Community Plan Land Use Concept**



Base Image Source: Aldergrove Community Plan, Township of Langley

#### 4.4 Economic Development Strategy (2012)

The Economic Development Strategy (EDS) provides an assessment of the economic position of the Township and provides a range of strategies to ensure the Township remains competitive and attracts new business opportunities in the short and long term. Some of the key goals, objectives, and recommendations of the EDS include:



- Create additional jobs so there are more jobs than working residents to maintain employment opportunities for local workers;
- Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries;
- Ensure the township encourages higher intensity employment uses, which include higher value and knowledge-based jobs;
- Help to increase the total investment in the Township by increasing the diversity of economic activities offered in the local economy;
- Support a knowledge-led economy, including recruiting young and mid-career professionals, skilled workers, entrepreneurs;
- Create a supportive business climate and identify opportunities to improve bylaws to remove disincentives to development; and
- Provide positive land use opportunities to encourage investment in the township.

The EDS also recognizes that traditional industries such as manufacturing and warehousing will look much different in the future to the way they do today. As a result, it will be important for policy and regulations in the Township to adapt to stay ahead of emerging trends in industry, and to position itself as a leader and an innovator.

#### *4.5 Employment Lands Study (2009)*

The Township of Langley Employment Land Study (ELS) provided an assessment of challenges and opportunities relevant to the Township's employment lands. The ELS notes that the Township has limited control over larger economic trends, but can control investments in infrastructure, the size of its employment land base, and permitted uses. The ELS notes that given these limitations, the Township's employment market has not created significant diversity. The ELS also noted that most employers were government, retail and industrial jobs, with relatively few private industries paying high wages. At the same time the Township has a growing employment pool that is younger than the regional average. Compared to the region, the ELS identified that the Township enjoys a competitive advantage in goods-producing, manufacturing, and industrial sectors compared to Metro Vancouver as a whole.

The ELS set a target of a 1:1 ratio between employment and the number of Township residents in the labour force. The ELS provides a number of strategies to achieve targeted employment growth, including:

- Diversifying the economy with a variety of development opportunities in multiple sectors;
- Providing leadership, creative direction, and facilitation to attract investment and job creating growth as well as assisting local business in being competitive;
- Fostering a positive and certain business climate attractive to new and existing businesses; and
- Ensuring that industry contributes to a sustainable legacy for future generations.

The ELS suggests that approaches such as revisions to the Zoning Bylaw and an economic development strategy with an emphasis on high employment uses would be beneficial to the Township.



#### 4.6 Zoning

The existing zoning of the site is General Industrial Zone M-2, which permits a wide range of industrial uses, including nurseries and related industrial uses such as light manufacturing, assembly, repair, finishing and packaging of products, and warehousing.

While the existing zoning allows a range of industrial uses, with the relatively recent emergence of the legal cannabis industry there is not currently a zoning district that includes a cannabis plantlet production facility as a permitted use. Segra is proposing that this use, along with a definition of cannabis production facility, be added to the Zoning Bylaw. This change would allow the Zoning Bylaw to respond to the emergence of this industry and to implement the broad directions supported in the Township's policies and strategies.

**The proposed text amendment is included in Appendix A of this brief.**



## 5.0 Rationale

As indicated in the policy review above, Segra's proposed use is supported by a range of policies and goals established by the Township, including the Township of Langley OCP, the Economic Development Strategy, the Employment Lands Study, and the Aldergrove Community Plan. The proposal is also closely in line with the intent of the existing M-2 zoning of the site.

The proposed text amendment to the Zoning Bylaw will enable an innovative new industry to establish a strong foothold in the Township of Langley. This will provide a competitive advantage to the Township, and the opportunity to bolster and diversify the local economy, while providing high-paying jobs for locals. The proposed use represents a clean, safe form of industrial production, which can contribute to expanding the Township's economy toward highly sustainable industries. The proposal affects an industrially-zoned property, which is the best location for a cannabis plantlet production facility, as commercial manufacturing is permitted in the zone and the impacts on surrounding properties will be minimal. The proposal will have a range of benefits to the Township, as outlined below.

### *5.1 Fostering Innovative Industries in the Township*

The proposal will contribute to innovation in the agricultural industry, while preserving high quality agricultural land nearby for agricultural uses that benefit from arable land. Segra's existing business has been responsible for significant advances in DNA fingerprinting technology, for example. Segra hopes to use the opportunity presented by the emergence of the legal cannabis industry as a springboard to innovate in other micropropagation techniques that can be applied to a range of crops. Establishing an industry-leading operation such as Segra's will help to retain and enhance the Township's status as an important knowledge-leader and innovator in agricultural technology.

### *5.2 Sustainable Industry*

The proposed operation aligns with the Township's policies that encourage sustainable economic development. Segra's proposed use of the site is a primarily industrial function; however, it is a significantly cleaner and quieter use than typical industrial uses, and requires significantly less water than traditional industrial or agricultural operations. Plant tissue culture laboratories are extremely clean and contained spaces, much more akin to computer chip manufacturing facilities than typical indoor or greenhouse cannabis businesses. Establishing a foothold for this industry will allow the Township to remain a leader in innovative agricultural techniques, supporting the existing agricultural economy and culture of the Township, while helping to shift the economy toward greater environmental sustainability.

### *5.3 Low Impact Use*

The proposed site is located well within Aldergrove industrial area and away from residences, schools, and places of worship. The nearest commercial centre is physically separated from the site, and is separated from the site by the Fraser Highway. Segra respects that agriculture is core to the Township's identity and economy as well as to regional food security. The proposed operation will have no impact on nearby agricultural uses and locating the operation in an industrial area will help to preserve agricultural spaces for agricultural purposes.

The proposed nursery is one of the lowest impact cannabis-related businesses. The nursery will not produce any loud noises or vibrations and will not produce any mature (flowering) plants or final product. Because Segra will not store or produce any mature product at the site, there is a very low



security risk associated with the proposed nursery operation. "Diversion" or theft of the plant tissues is not anticipated as they require a highly specialized environment to grow at this stage in the plant lifecycle and it would not thrive if removed from the controlled environment.

#### *5.4 Economic Growth and Diversification*

Enabling a wider range of uses on the site will help to build local economic resilience and stability in the face of economic uncertainty. The Township's economic development strategy identified diversification as a key goal to support continued growth, a strong tax base, high levels of employment, and the long-term viability and productivity of industrial land. The proposed text amendment will support this goal, and contribute to significant spin-off effects in the local economy as this new industry grows and requires support from related professional and industrial services (e.g. financial, legal, marketing, transportation, etc). These spin-off effects will contribute to even greater diversification in the local economy.

#### *5.5 Export-Oriented Growth*

The proposal supports the Township's economic development goal of supporting export-oriented industries to locate in the Township. This goal is intended to support the expansion of the job and income base, and to encourage high-wage jobs for a highly educated workforce. In the short-term, Segra intends to grow plantlets for distribution to the legal cannabis production industry within Canada. As the industry matures, Segra plans to distribute its cultivated plantlets worldwide. By accommodating Segra's export-oriented business in Aldergrove, the Township can position itself for future economic expansion as Segra begins to serve a global market.

#### *5.6 High-Quality Job Creation*

Segra's proposal will bring stable, high-paying jobs to the Township. Segra will employ a highly-educated staff, with post-secondary education in a range of fields including genomics, agronomy, microbiology, corporate finance, and a range of other specializations. Given Langley's highly-educated workforce and strong connection to agriculture, there are significant opportunities for employment for residents in high-paying, secure jobs. Segra plans to employ up to 50 full-time employees within a year of commencing operations. Staff will be paid salaries at or above a living wage. In the medium term (approximately 3 years) Segra hopes to expand within the community to employ approximately 200 people.

#### *5.7 Employment within the Township*

The Township's economic development policies support employment growth that keeps pace with the growth of the workforce. Currently, most residents (64%) in the Township commute to another municipality for work (2016 Census). Segra's proposed facility will provide employment within the Township, physically separated from but in close proximity to the residences in Aldergrove, providing more opportunities for residents to live closer to work.



Brook Pooni Associates Inc.

### 5.8 Industrial Employment Intensification

The 2009 Township of Langley Employment Lands Study identified that in order to realize its full potential, Langley needed to optimize its employment lands. Segra's proposed use would have an employment density that is higher than typical industrial operations. A typical industrial facility employs approximately 1 person per 1,000 – 2,000 sq ft. In comparison, Segra's proposal is expected to employ 1 person per under 800 sq ft within its first year. Combined with the high level of skill and pay anticipated in Segra's team, this increased employment density represents a significant opportunity to increase employment intensity within the Township.

Thank you for your consideration of this proposed amendment to the Zoning Bylaw. We look forward to working with the Township of Langley on this application.

Sincerely,

BROOK POONI ASSOCIATES

Blaire Chisholm, BSc Env, MUP, MCIP

Chief Operating Officer

t: 604.731.9053 x104

e: bchisholm@brookpooni.com

Dan Watson, MPlan

Planner

t: 604.731.9053 x115

e: dwatson@brookpooni.com



## **Appendix A – Proposed Bylaw Amendment**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SEGRA PLANT TISSUE CULTURE LABORATORY) BYLAW 2019 NO. XXXX

### **EXPLANATORY NOTE**

Bylaw 2019 No. XXXX amends Industrial Zone M-2 to permit cannabis production activities, limited to plant nursery operations within the primary structure on the property located at 3254 262 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (SEGRA PLANT TISSUE CULTURE LABORATORY) BYLAW 2019 NO. XXXX

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

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (Segra Plant Tissue Culture Laboratory) Bylaw 2019 No. XXXX".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by
  - a) Adding to Section 102 – Definitions the following: "CANNABIS PRODUCTION FACILITY" means a facility providing for the production, storage, processing and distribution of cannabis; does not include the retail sale of cannabis; and for which Health Canada has issued a license under the Cannabis Act, SOR/2018-144, as amended from time to time.
  - b) Amending Section 702A.1 Uses Permitted in General Industrial Zone M-2 by adding the following:
    - 3) cannabis production facility *uses* subject to the following limitations:
      - a) only those activities allowed for a Nursery facility as defined by Health Canada under the Cannabis Act, SOR/2018-144, as amended from time to time
      - b) only within the primary structure on the property located at 3254 262 Street



Brook Pooni Associates Inc.

**Appendix B – Segra Company Overview**



**Segra International Corp**  
**PLANT TISSUE CULTURE SPECIALISTS**  
**Company Overview**



1

C.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.



## 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! Many blueberries grown in the Abbotsford and Langley area were produced in tissue culture at JRT Nurseries (Aldergrove), where our core team managed operations for over 10 years.**

## CLONING



### Vegetative Propagation

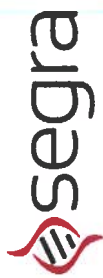
Mother plants require constant environmental conditions to sustain a healthy, vegetative state in order to provide healthy cuttings for clones over periods of months or years.



### Tissue Culture

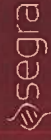
Tissue culture offers growers the ability to tightly control and rapidly multiply genetics. Using tissue culture techniques, growers can culture high numbers of plants in small areas, allowing high volume propagation and management of numerous strains.

OR



## 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

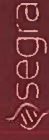


Hosta



## Proposal

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- ✓ Segra is seeking council support to operate within an approximately 2,000-15,000 sqft industrial-zoned space.
- ✓ This would require approved use by the city 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 city.
- ✓ 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 city 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

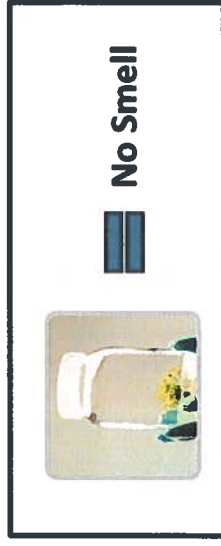
High-tech jobs (30), all living wage or higher, with potential to expand to 200+ ppl within 5 years

### ✓ Low Impact

Minimal water usage and waste generation relative to traditional ag businesses. Similar to small biotech lab

### ✓ 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 flowering plants on site)





## 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!**

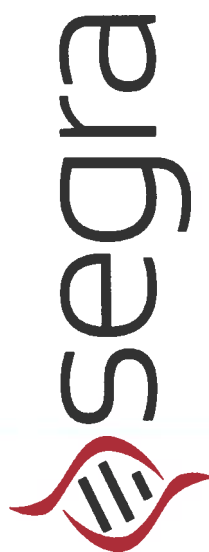


## Contact

---

Kevin Mehr, PhD  
Business Development  
Tel: 1.604.761.4540  
kevin.m@segra-intl.com

Todd McMurray  
CEO/President/Director  
Tel: 1.604.377.1218  
todd@segra-intl.com



FEDERAL CANNABIS REGULATIONS SOR/2018-44

**Part 2 – Licensing**  
**14 - Licence for Nursery**

**Authorized activities**

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

- (a)** to possess cannabis;
- (b)** to obtain cannabis plants or cannabis plant seeds by cultivating, propagating and harvesting cannabis;
- (c)** for the purpose of testing, to obtain cannabis by altering its chemical or physical properties by any means; and
- (d)** to sell cannabis.

**Offer**

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

**Ancillary activity**

**(3)** A holder of a licence for a nursery that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized, to the extent necessary to conduct that activity, to conduct ancillary activities such as drying cannabis.

**Use of organic solvent**

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

**Sale**

**(5)** A holder of a licence for a nursery whose licence authorizes the sale of cannabis is authorized to conduct the following activities:

**(a)** to sell and distribute cannabis plants and cannabis plant seeds to any of the following:

- (i)** a holder of a licence for cultivation,
- (ii)** a holder of a licence for processing,
- (iii)** a holder of a licence for analytical testing,
- (iv)** a holder of a licence for research,
- (v)** a holder of a cannabis drug licence,
- (vi)** the Minister,
- (vii)** a person to which an exemption has been granted under section 140 of the Act in relation to the cannabis or class of cannabis that is sold or distributed, or
- (viii)** the individuals referred to in section 4;

**(b)** to sell and distribute cannabis plants and cannabis plant seeds, that are cannabis products, to the following:

- (i)** a holder of a licence for sale, or
- (ii)** a person authorized to sell cannabis under a provincial Act by reason of subsection 69(1) of the Act; and

**(c)** to send and deliver cannabis plants and cannabis plant seeds, that are cannabis products, to the purchaser of the products at the request of

- (i)** a person authorized to sell cannabis under a provincial Act by reason of subsection 69(1) of the Act, or
- (ii)** a holder of a licence for sale.

**Client's shipping address**

*(6) If a holder of a licence for a nursery sends or delivers cannabis plants and cannabis plant seeds under subparagraph (5)(c)(ii) further to the sale of such products under section 289, the holder must send or deliver the products to the client's shipping address as indicated by the holder of a licence for sale for medical purposes.*

**Master grower**

*15 (1) A holder of a licence for a nursery must retain the services of one individual as a master grower.*

**Responsibilities and knowledge**

*(2) The master grower is responsible for the cultivation, propagation and harvesting of cannabis and must have sufficient knowledge of the provisions of the Act and these Regulations in relation to those activities.*

**Alternate**

*(3) A holder of a licence for a nursery may designate one individual as the alternate master grower who is qualified to replace the master grower.*

**Obtaining cannabis plant seeds**

*16 (1) A holder of a licence for a nursery that cultivates cannabis for the purpose of obtaining cannabis plant seeds must*

*(a) clearly delineate a total surface area that does not exceed 50 m<sup>2</sup> in which all the budding or flowering cannabis plants, including all the parts of those plants, must be contained;*

*(b) not possess more than 5 kg of flowering heads harvested from the plants referred to in paragraph (a), with the exception of the cannabis plant seeds; and*

*(c) destroy the flowering heads — with the exception of the cannabis plant seeds — leaves and branches of the plants referred to in paragraph (a) within 30 days of harvesting them.*

**Surface area — calculation**

*(2) If the surface area referred to in paragraph (1)(a) consists of multiple surfaces, such as surfaces arranged above one another, the area of each surface must be included in the calculation of the total surface area.*

# **Segra - M-2 Zone Text Amendment (3254 262 Street) #10-25-0046**

Public Information Meeting (April 23, 2019) Summary Report

Prepared by: Brook Pooni Associates Inc.

Report Issued: April 29, 2019



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## 1.0 EXECUTIVE SUMMARY

Segra has applied to the Township of Langley to amend the Township's M-2 Industrial zone to allow a cannabis nursery at 3254 262 Street. Segra's proposal is to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

On April 23, 2019, the project team hosted a Public Information Meeting (PIM) at Langley Banquet Hall. The PIM provided the opportunity for members of the public to meet Segra, learn about the proposal, ask questions, and share their thoughts.

Approximately 10 people attended the Open House. A total of 8 comment forms were received at the Open House. All comment forms were generally supportive of the proposal. In general, attendees indicated the following:

- Support for clean, local industry in Langley;
- Support for employment growth near transit;
- Satisfaction that the proposed use would not emit strong odours or adversely affect the surrounding community; and
- Support for continued research in plant tissue culture and related industries.

Overall, the event provided the project team with valuable community input and helped attendees to better understand the proposal.

## 2.0 PIM DETAILS

### Event Details & Format

Date: Tuesday, April 23, 2019  
 Time: 4:30 - 7:30 pm (drop-in)  
 Place: Langley Banquet Hall  
 Unit #6 - 3227 264 Street, Aldergrove

Upon arrival, attendees were invited to sign in, review the display boards, ask questions, and fill out a comment form. The display boards were arranged around the room with tables in the center for attendees to sit and fill out comment forms. Members of the project team were available to answer questions throughout the event.

### Notification

Brook Pooni Associates sent notifications to 175 addresses surrounding the site two weeks before the April 23 PIM. Notification labels were provided by the Township of Langley.

Newspaper advertisements were placed in the Langley Times on April 12 and 17, 2019.

See Appendix A for a copy of the notification flyer and newspaper ad.

### Members of the Public in Attendance

Ten (10) members of the public were counted in attendance at the PIM.

### Project Team in Attendance

- Segra International Corp. (Applicant): Kevin Mehr, Kevin She, Todd McMurray, Catherine von Heidenburg, Jashan Deol, Sam Woolf, Simon James, Jenny Bernardo
- Brook Pooni Associates (Planning Consultant): Dan Watson, Kara Matheson

### Township of Langley Staff in Attendance

- Daniel Graham, Planner

## Presentation Material

PIM display board titles, which are representative of the material covered, are listed below. See Appendix B for a copy of the display boards.

1. Welcome
2. Who is Segra?
3. What is Plant Tissue Culture?
4. Plant Tissue Culture
5. The Proposal
6. Site Context
7. A Low-Impact, Secure Process
8. What Does a Tissue Culture Lab Look Like?
9. Township of Langley Policies
10. Benefits to the Wider Community (x3)
11. Process
12. Share Your Thoughts



## 3.0 PIM FEEDBACK SUMMARY

In addition to discussions with the project team, PIM attendees were given an opportunity to provide written feedback at the event. Comment forms were distributed to attendees as they arrived, and attendees were encouraged to submit the form before leaving the event.

### Summary of Comment Form Responses

A total of eight comment forms were received at the event. The comment form question and responses are summarized below.

#### Question

*Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers. No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve. We want to know what you think about the proposal. Please share your comments below.*

#### Response Summary

In the 8 comment forms received, attendees indicated the following:

- Support for clean, local industry growing in Langley;
- Support for employment growth near transit;
- Satisfaction that the proposed use would not adversely affect the surrounding community; and
- Support for continued research in plant tissue culture and related industries.

100% of the comment forms received were supportive of the proposal.

Attendees expressed verbally to members of the project team their satisfaction that the proposal would not create strong odours affecting the surrounding community.

See Appendix C for a copy of the comment form. See Appendix D for comment form transcriptions.

## 4.0 CONCLUSION

The purpose of the April 23 PIM was to seek community input on the proposal.

Approximately 175 people were sent invitations to the Open House, 10 people attended the event, and 8 comment forms were received. All respondents were supportive of the proposal. No concerns related to the proposal were identified.

The project team looks forward to the application moving forward in the application process, and will continue to be available to answer any questions that may arise from the community.

## APPENDICES

Appendix A – Notification Flyer and Newspaper Ad

Appendix B – Open House Display Boards

Appendix C – Comment Form

Appendix D – Comment Form Transcriptions

Appendix E – Sign-in Sheet

Appendix F – Scanned Comment Forms

# APPENDIX A - Notification Flyer and Newspaper Ad

## Public Information Meeting Notice

Township of Langley Project Number (10-25-0046)

Segra International Corp. has applied to the Township of Langley for a text amendment to the M-2 zone of the Zoning Bylaw to permit a cannabis plant tissue culture nursery in an existing industrial building at **3254 262<sup>nd</sup> Street**.

Segra plans to produce cultivated plantlets for distribution to the legal cannabis industry. No mature plants will be grown or kept on site and no retail sales are proposed on site.

Please join us on Tuesday, April 23, 2019 from 4:30-7:30pm at Langley Banquet Hall for a Public Information Meeting. The intent of the meeting is to introduce Segra to the community, share information about the proposal, and hear your feedback.

**For more information, please contact:**

Kevin Mehr, Segra International Corp.  
e. kevin.m@segra-intl.com t. 604-546-1366



## Public Information Meeting



Date: Tuesday, April 23, 2019

Time: 4:30 – 7:30 pm

Location: Langley Banquet Hall  
Unit #6 – 3227 264 Street,  
Aldergrove

**For more information, please contact:**

Kevin Mehr, Segra International Corp.  
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**For more information, please contact:**

Kevin Mehr, Segra International Corp.  
e. kevin.m@segra-intl.com t. 604-546-1366



## APPENDIX B - PIM Display Boards














### Welcome

**Thank you for attending today's open house.**

---


Please take some time to review our display material, talk to our team members and provide your comments.

**The purpose of this event is to:**

 <p><b>Introduce you to Segra and the project team</b></p> 	   <p><b>Provide background information on Segra's proposal</b></p>   
 <p><b>Provide opportunities for you to ask questions</b></p> 	 <p><b>Collect your feedback</b></p> 

We appreciate you taking the time to provide your ideas and comments. Please leave your completed comment form at the sign-in desk.

---



## Who is Segra?

**Segra is a leading edge biotechnology company that specializes in industrial-scale plant micropropagation, also known as “plant 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.



**Segra is working on a range of innovations in micropropagation technology, including:**

- Micropropagation development
- Molecular biology laboratory operations
- Genetic “fingerprinting”
- Pathogen detection



## What is Plant Tissue Culture?

**There are two ways to clone plants: vegetative propagation and tissue culture. Segra specializes in plant tissue culture.**



### **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.

### **How plant tissue culture works – an example with blueberries**



**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.**

## Plant Tissue Culture

**Plant tissue culture is a modern, sterile laboratory technique used for the propagation of most crops that are produced through cloning. This includes blueberries, strawberries, bananas, ornamental plants, and grasses.**



Blueberry



Cannabis



Hosta



Lilac



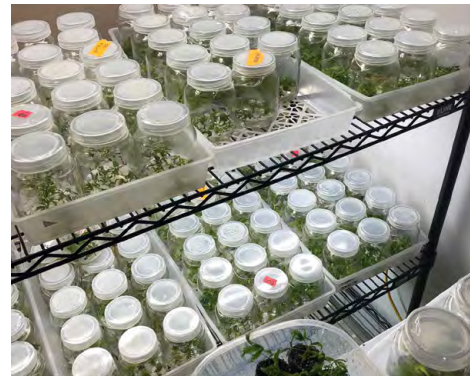
Raspberry



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.



## The Proposal

**Segra has applied to the Township of Langley to develop a micropropagation nursery to produce healthy, robust plantlets for growers and licensed cannabis producers.**



With the recent legalization of cannabis, Segra requires a site-specific zoning bylaw text amendment to enable a cannabis production facility within an industrial zone. The proposed change will require Segra to acquire a license to operate a nursery under the Cannabis Act.

The proposed change will only apply to Segra's property at 3254 262 Street and will not make cannabis production a permitted use for other properties with the same zoning.

### Cannabis Production Facility includes:



Production



A license issued by Health Canada under the Cannabis Act

### Would not include:



Retail



Smell



Production/storage of mature plants

## Site Context

The site is located at 3254 262 Street in a large industrial property in the Township of Langley.



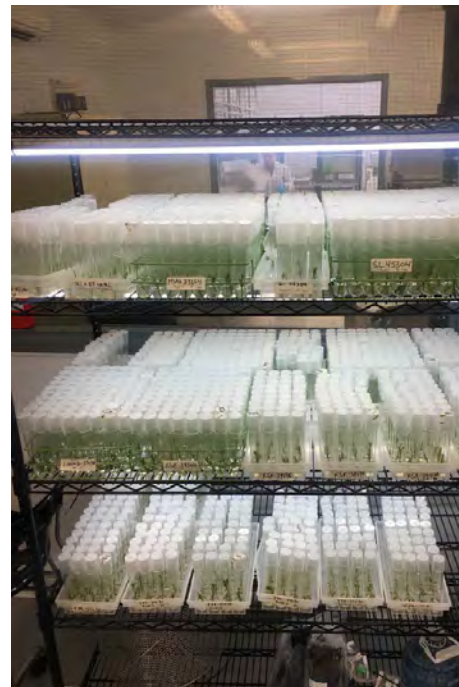
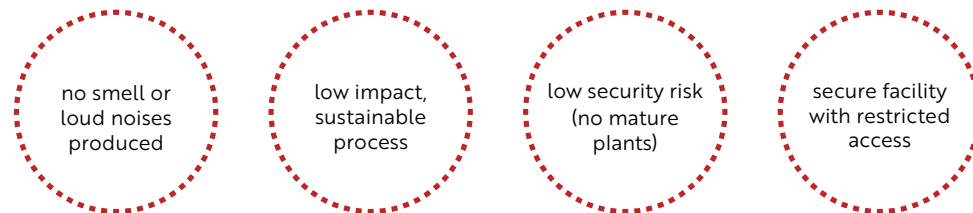
Supports agricultural uses in Township while leaving ALR land available for agricultural uses.

Contributes to employment growth near residents of Langley.

Over 200m from area nearest residential area.

## A Low-Impact, Secure Process

**Tissue culture is safe and secure, with no smell or loud noises. Plantlets are a low security risk as they cannot be abused and will not thrive if they are removed from the controlled environment.**



## What Does a Tissue Culture Lab Look Like?



segra

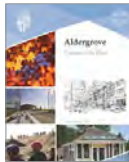
## Township of Langley Policies

The proposal responds to a number of Township of Langley policies and studies that support industrial and employment growth.



### Township of Langley Official Community Plan (2013)

The Township of Langley Official Community Plan (OCP) provides a range of directions to support industrial intensification, expanded job opportunities, and the establishment of innovative businesses. The OCP seeks to increase economic activity in all sectors, to offer an enticing environment for long-term business investment in the community, and encourages a competitive local economy that offers a wide range of good jobs and broadens the municipal tax base. The OCP also sets the goal of maintaining balance between local job opportunities and labour force growth to ensure there are employment opportunities within the community so residents can work closer to home and reduce the impacts of commuting.



### Aldergrove Community Plan (1979)

The Aldergrove Community Plan (ACP) provides for a wide range of uses, including residential, commercial, industrial, recreation, education, and conservation, within the plan area. The ACP intends for Aldergrove to be a self-contained community, with a mix of density and compatible uses. The proposed cannabis plantlet production facility is compatible with surrounding manufacturing, warehousing, and other adjacent uses. While the facility will deal with an agricultural product, the proposed operation is more akin to a chip manufacturing facility. Locating this use in an industrial area will preserve agricultural land for a range of agricultural uses, while contributing to advancements in agronomy.



### Economic Development Strategy (2012)

The proposal aligns with the following goals, outlined in the Economic Development Strategy:

- Create additional jobs
- Encourage higher intensity land uses
- Increase investment in the township
- Increase the diversity of economic activities
- Support a knowledge-led economy
- Create a supportive business climate
- Provide positive land use opportunities to encourage investment in the Township



### Employment Lands Study (2009)

The proposal aligns with the following goals, outlined in the Employment Land Study:

- Diversify the economy
- Provide leadership, creative direction, and facilitation to attract investment and job-creating growth
- Foster a positive and certain business climate attractive to new and existing businesses
- Ensure that industry contributes to a sustainable legacy for future generations



## Benefits to the Wider Community



## Benefits to the Wider Community

**Our proposal enhances the Township of Langley's goal for a sustainable economy.**



### Fostering Innovative Industries in the Township

- Contributing to innovation in the agricultural industry, while preserving high quality agricultural land nearby
- Segra's existing business has been responsible for significant advances in DNA fingerprinting technology
- Setting a precedent for other micropropagation techniques that can be applied to a range of crops
- Enhancing the Township's status as an important knowledge-leader and innovator in agricultural technology



### Low Impact Use

- Segra's proposal will have no impact on nearby agricultural uses
- The proposed nursery will not produce any loud noises or vibrations and will not produce any mature (flowering) plants or final product
- No storage or production of any mature product at the site - very low security risk associated with the proposed nursery operation

### Export-Oriented Growth

- Segra's proposal supports the Township's economic development goal of supporting export-oriented industries to locate in the Township
- In the short-term, Segra intends to grow plantlets for distribution to the legal cannabis production industry within Canada
- Long-term vision includes distributing cultivated plantlets worldwide
- By accommodating Segra's export-oriented business in Aldergrove, the Township can position itself for future economic expansion as Segra begins to serve a global market



### Sustainable Industry

- Segra's proposal aligns with the Township's policies that encourage sustainable economic development
- Establishing a foothold for this industry will allow the Township to remain a leader in innovative agricultural techniques, supporting the existing agricultural economy and culture of the Township, while helping to shift the economy toward greater environmental sustainability



## Benefits to the Wider Community

**Our proposal enhances the Township of Langley's goal for a sustainable economy.**



### Economic Growth and Diversification

- The Township's economic development strategy identified diversification as a key goal to support continued growth, a strong tax base, high levels of employment, and the long-term viability and productivity of industrial land
- The proposed text amendment will support this goal, and contribute to significant spin-off effects in the local economy as this new industry grows and requires support from related professional and industrial services (e.g. financial, legal, marketing, transportation, etc). These spin-off effects will contribute to even greater diversification in the local economy

### High-Quality Job Creation

- Segra will employ a highly educated staff, with post-secondary education in a range of fields including genomics, agronomy, microbiology, corporate finance, and a range of other specializations
- Segra plans to employ up to 50 full-time employees within a year of commencing operations
- Staff will be paid salaries at or above a living wage
- In the medium term (approximately 3 years) Segra hopes to expand within the community to employ approximately 200 people

### Employment within the Township

- Currently, most residents (64%) in the Township commute to another municipality for work (2016 Census)
- Segra's proposed facility will provide employment within the Township, physically separated from but in close proximity to the residences in Aldergrove, providing more opportunities for residents to live closer to work

### Industrial Employment Intensification

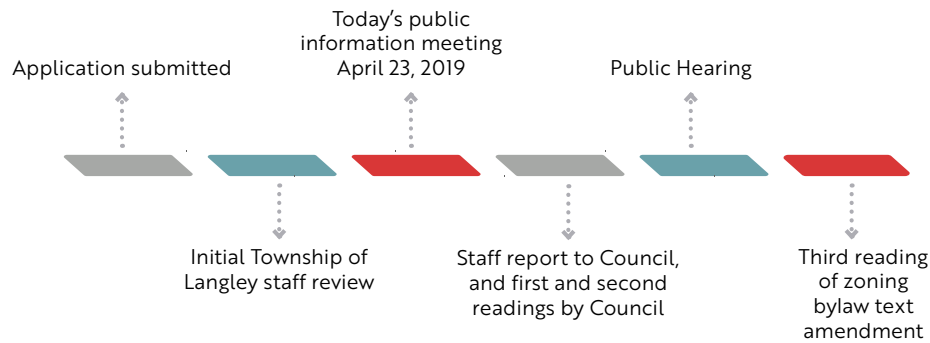
- The 2009 Township of Langley Employment Lands Study identified that in order to realize its full potential, Langley needed to optimize its employment lands
- Segra's proposed use would have an employment density that is higher than typical industrial operations
- A typical industrial facility employs approximately 1 person per 1,000 – 2,000 sq ft. In comparison, Segra's proposal is expected to employ 1 person per under **800 sq ft** within its first year



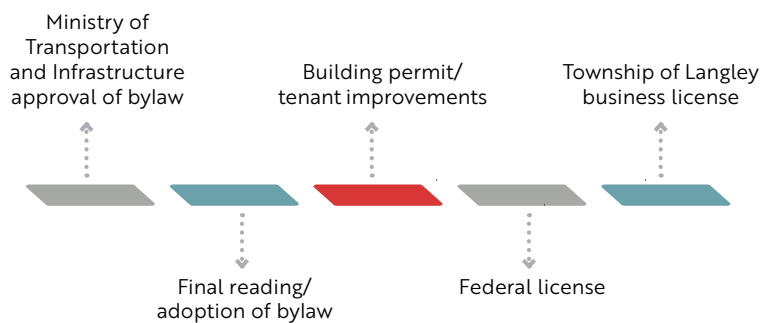
## Process

The typical Rezoning process in the Township of Langley is outlined below. Following Rezoning, a license from Health Canada and a business permit will be required.

### Rezoning Process



### Next Steps



## Share Your Thoughts

We look forward to hearing your feedback.

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Thank you for attending today's open house. Please leave your completed comment form at the sign-in desk.

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## APPENDIX C - Comment Form

### Comment Form

**3254 262 Street Proposed Zoning Bylaw Text Amendment**  
**Public Information Meeting**  
 April 23, 2019

**Please tell us about yourself:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☐

---

Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

**No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.**

We want to know what you think about the proposal. Please share your comments below.

*Please submit your completed comment form at the sign-in desk.*



## APPENDIX D - Comment Form Transcriptions

**3254 262 Street Proposed Zoning Bylaw Text Amendment  
Public Information Meeting  
Comment Form Transcription – April 23, 2019**

**Question:**

*Segra has applied to the Township of Langley to amend the township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.*

*No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.*

*We want to know what you think about the proposal. Please share your comments below.*

**Responses:**

1. I am in favor of a clean, local industry, and Segra seems to fit the bill.
2. Great project, future industry, clean use, great employment business for this area!
3. I think this would be a good addition to Aldergrove's economic landscape.
4. The proposal works if the township is willing to allow the process. It will bring needed jobs to the area (right on transit lines) while not changing the "face" of Aldergrove.
5. My wife and I support this project – conforms with the Township OCP – may help with the revitalization of Aldergrove's business community.
6. I view this as no different agricultural approval to someone wanting a blueberry farm. I understand all their plants are gone when very small and no THC is in them yet, I agree and support their request to amend the zoning bylaw.
7. Continued research is great – it would be a great health benefit for various diseases.
8. I have no reservations about any change in bylaws. The products will in no way adversely affect surrounding residents. In the end it may certainly positively affect medical research and medical products.

# APPENDIX E - Sign-in Sheet

3254 262 STREET OPEN HOUSE SIGN-IN SHEET			
Tuesday, April 23, 2019 SIGN-IN SHEET			
Please sign-in with your contact information			
	NAME	ADDRESS	PHONE
①	FOIPPA s.22(1)	Aldergrove	FOIPPA s.22(1)
②	FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1)
③	FOIPPA s.22(1)		FOIPPA s.22(1)
④	David Graham	20338 65 Ave Langley	604-533-6094
⑤	FOIPPA s.22(1)	Aldergrove	FOIPPA s.22(1)
⑥		ALDERGROVE	
⑦		Aldergrove	
		FOIPPA s.22(1)	
	✓✓ 3x	FOIPPA s.22(1)	

# APPENDIX F - Scanned Comment Forms

## Comment Form

**3254 262 Street Proposed Zoning Bylaw Text Amendment**

**Public Information Meeting**

April 23, 2019

① Please tell us about yourself:

Name: FOIPPA s.22(1)

Address: Abingdon

Postal Code: \_\_\_\_\_

Phone: FOIPPA s.22(1) Email: \_\_\_\_\_

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☐

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

**No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.**

We want to know what you think about the proposal. Please share your comments below.

I am in favour of a clean, local industry, and Segra seems to fit the bill.

Please submit your completed comment form at the sign-in desk.

 segra

## Comment Form

### 3254 262 Street Proposed Zoning Bylaw Text Amendment

### Public Information Meeting

April 23, 2019

**Please tell us about yourself:**

(2) Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Langley Postal Code: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☒ CA

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

**No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.**

We want to know what you think about the proposal. Please share your comments below.

Great Project, Future industry,  
Clean use, Great Employment  
Business for this Area!

Please submit your completed comment form at the sign-in desk.



## Comment Form

**3254 262 Street Proposed Zoning Bylaw Text Amendment**  
**Public Information Meeting**  
 April 23, 2019

**Please tell us about yourself:**

(4) Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

FOIPPA s.22(1) Postal Code: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1) not for selling or lending

Would you like to be contacted for future updates on this proposal? YES ☒ NO ☐

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

**No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.**

We want to know what you think about the proposal. Please share your comments below.

I think this would be a good addition to Aldergrove's economic landscape.

Please submit your completed comment form at the sign-in desk.



## Comment Form

**3254 262 Street Proposed Zoning Bylaw Text Amendment**  
**Public Information Meeting**  
 April 23, 2019

**Please tell us about yourself:**

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

ALDERGROVE Postal Code: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☐

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

**No mature plants will be grown or kept on site and no retail sales are proposed on site. This means there is a low security risk and there will be no smells or loud noises. The site is not located in the Agricultural Land Reserve.**

We want to know what you think about the proposal. Please share your comments below.

The proposal works if the township is willing to allow the process. It will bring needed jobs to the area (right on transit lines), while not changing the "face" of Aldergrove.

Please submit your completed comment form at the sign-in desk.



## Comment Form

**3254 262 Street Proposed Zoning Bylaw Text Amendment**  
**Public Information Meeting**  
 April 23, 2019

⑦ **Please tell us about yourself:**

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

FOIPPA s.22(1) Postal Code: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: \_\_\_\_\_

Would you like to be contacted for future updates on this proposal? YES ☒ NO ☐

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

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We want to know what you think about the proposal. Please share your comments below.

*My wife & I support this project - conforms with the Township OCP - may help with the re-vitalization of Aldergrove's business community.*

Please submit your completed comment form at the sign-in desk.



## Comment Form

### 3254 262 Street Proposed Zoning Bylaw Text Amendment

### Public Information Meeting

April 23, 2019

**Please tell us about yourself:**

8 Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

ABBOTS FORD, BC Postal Code: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☒

---

Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

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We want to know what you think about the proposal. Please share your comments below.

*I view this as no different agricultural approval to someone wanting a Blue Berry farm. I understand all their plants are gone when very small + no THC in them yet,*

*I agree + support their request to amend the zoning Bylaw.*

FOIPPA s.22(1)

Please submit your completed comment form at the sign-in desk.



## Comment Form

### 3254 262 Street Proposed Zoning Bylaw Text Amendment

### Public Information Meeting

April 23, 2019

9 **Please tell us about yourself:**

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Le Duc, AB Postal Code: FOIPPA s.22(1)

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Would you like to be contacted for future updates on this proposal? YES ☐ NO ☒

---


Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

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We want to know what you think about the proposal. Please share your comments below.

*Continued Research is great - it would be a great health Benefits for Various Diseases.*

Please submit your completed comment form at the sign-in desk.



## Comment Form

### 3254 262 Street Proposed Zoning Bylaw Text Amendment

### Public Information Meeting

April 23, 2019

**Please tell us about yourself:**

(10) Name: [Redacted] FOIPPA s.22(1)

Address: [Redacted] FOIPPA s.22(1)

City: Langley BC Postal Code: [Redacted] FOIPPA s.22(1)

Phone: [Redacted] FOIPPA s.22(1) Email: [Redacted] FOIPPA s.22(1)

Would you like to be contacted for future updates on this proposal? YES ☒ NO ☐

---

Segra has applied to the Township of Langley to amend the Township's zoning bylaw to allow a cannabis nursery at 3254 262 Street in an industrial zone. Segra plans to produce healthy, robust plantlets, which would be distributed to licensed growers and producers.

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