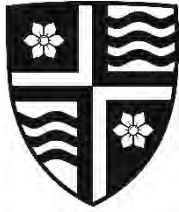


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 30, 2019 – REGULAR EVENING MEETING	REPORT:	19-149
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	09-02-0170
SUBJECT:	REZONING APPLICATION NO. 100583 (VOLERO BRANDS INC. / 0833690 BC LTD. / 1, 20133 – 102 AVENUE)		

PROPOSAL:

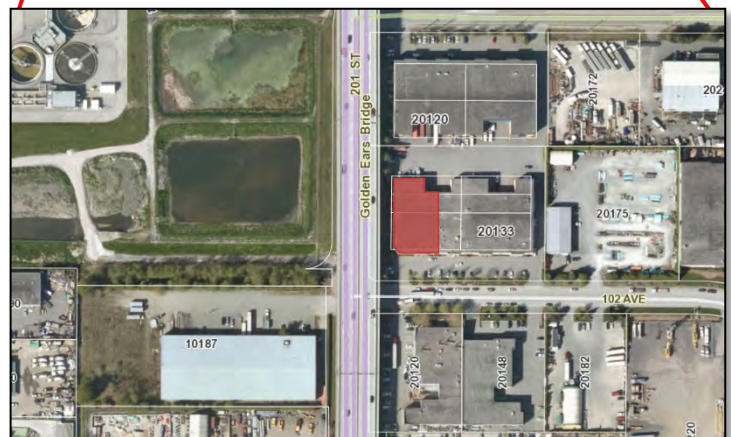
Application to amend the Heavy Industrial M-3 zoning of a 1.06 ha (2.62 ac) property located at 1, 20133 - 102 Avenue to provide for cannabis production as a permitted use within a proposed 1,533 m² (16,501 ft²) strata lot in an existing 4,466 m² (48,072 ft²) industrial building located on the property.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5510 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Volero Brands Inc.) Bylaw 2019 No. 5510, to amend Heavy Industrial Zone M-3 to accommodate federally licenced cannabis production uses on a site specific basis, for property located within a proposed 1,533 square metres (16,501 square feet) strata lot located at 1, 20133 – 102 Avenue; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5510.

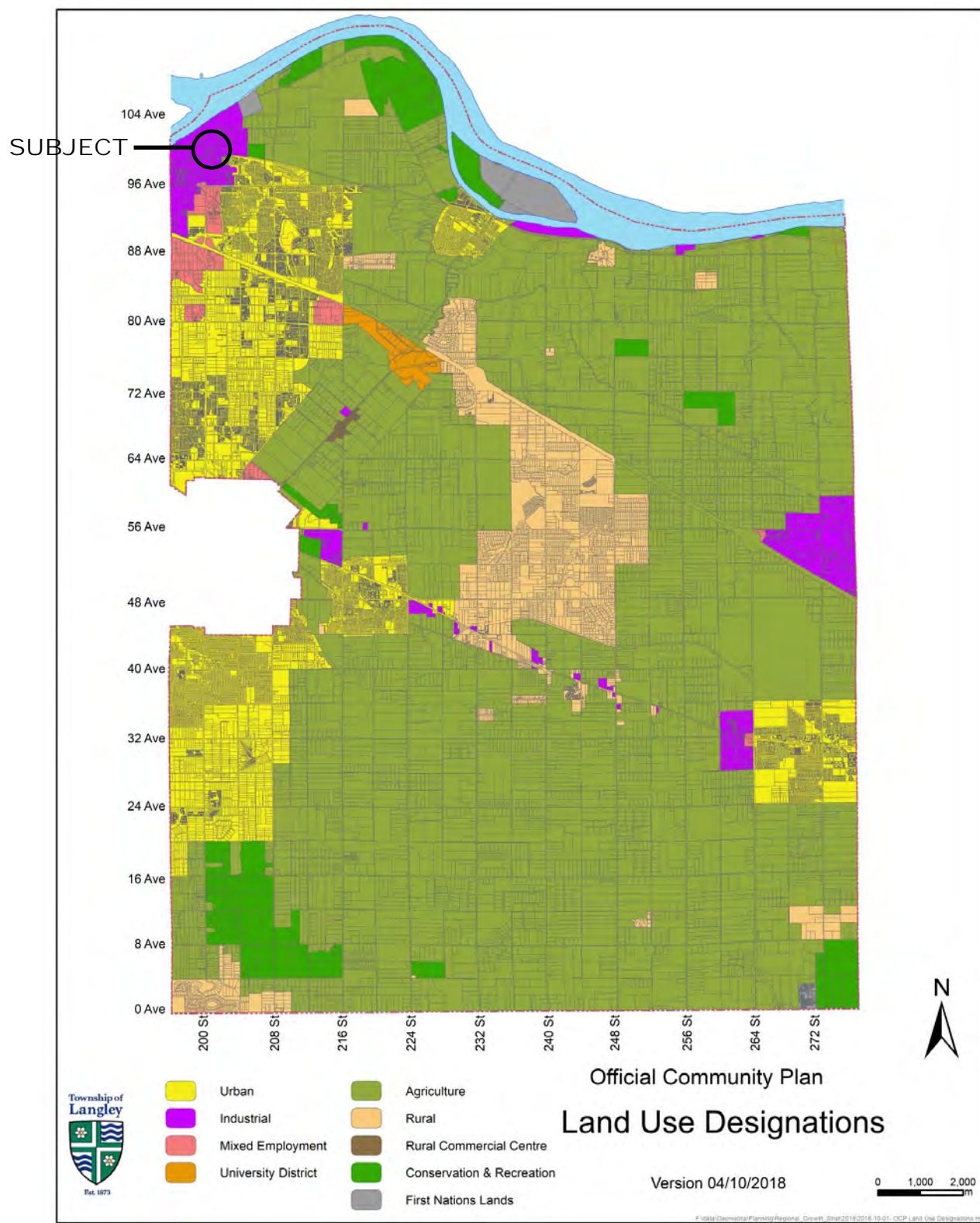
EXECUTIVE SUMMARY:

Aplin & Martin Consultants (on behalf of 0833690 BC Ltd.) has applied to amend the zoning of a property, located at 1, 20133 – 102 Avenue to accommodate federally licenced cannabis processing and cannabis testing uses on a site specific basis. The rezoning is required to allow the proposed business to operate on the subject site.

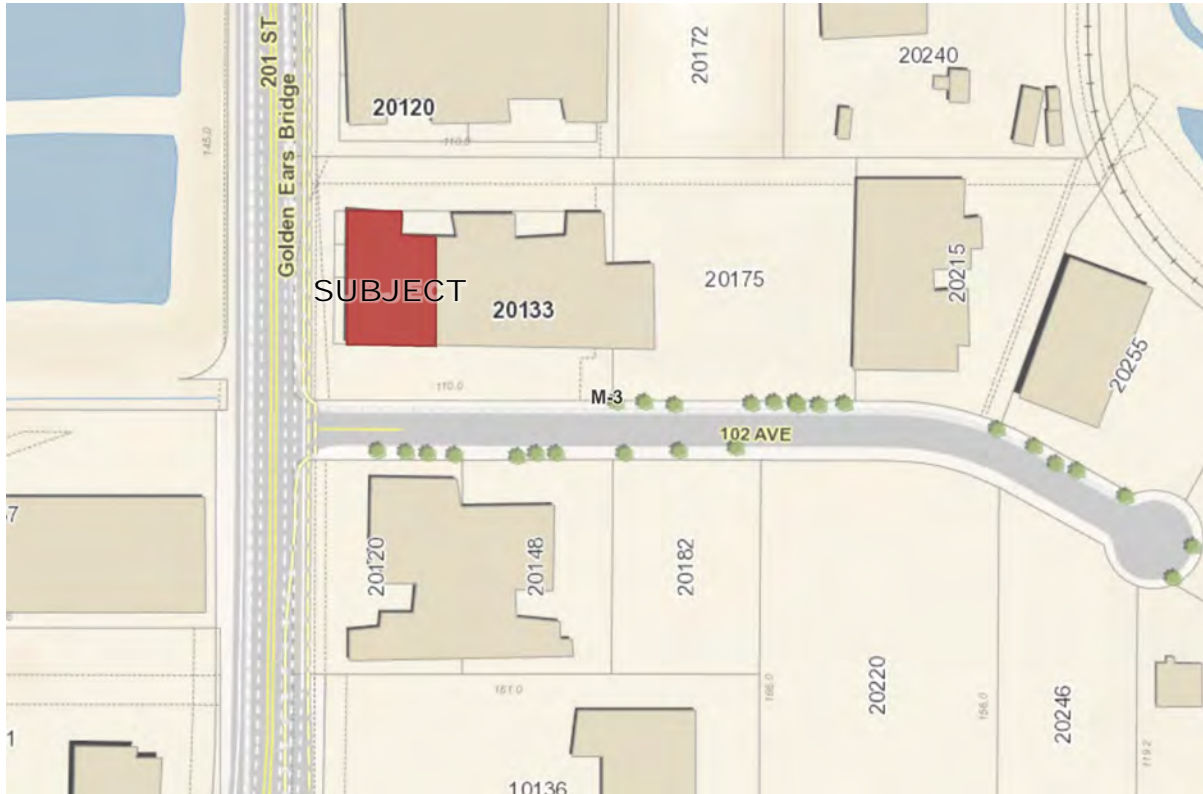
The proposal is compatible with surrounding land uses and overall industrial development objectives as outlined in the Official Community Plan.

PURPOSE:

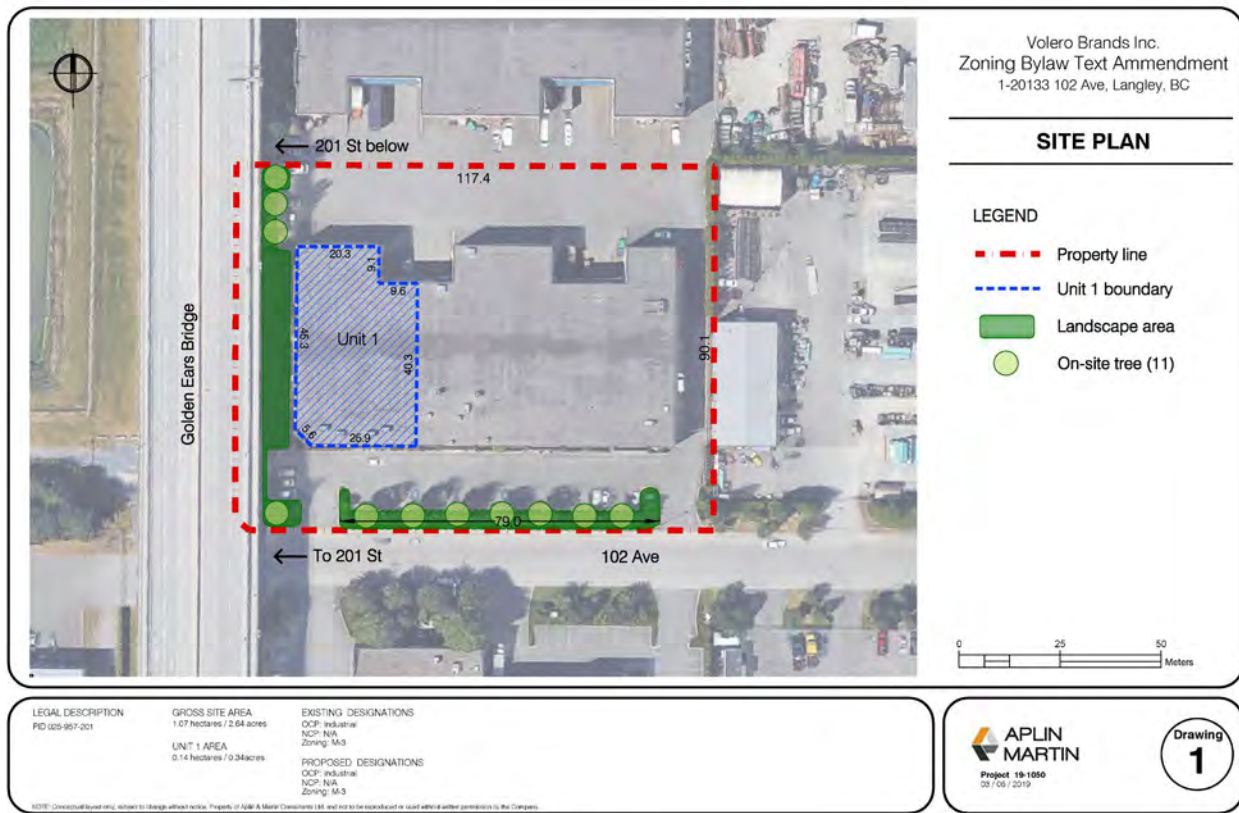
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5510 in the Northwest Langley industrial area.



REZONING APPLICATION NO. 100583
(VOLERO BRANDS INC. / 0833690 BC LTD. / 1, 20133 – 102 AVENUE)
Page 4 . . .



ZONING BYLAW NO. 2500



SITE PLAN – Submitted by Applicant

REFERENCE:

Applicant:	Volero Brands Inc. 1, 20133 – 102 Avenue Langley, BC V1M 4B4
Agent:	Aplin & Martin Consultants Ltd. 1680, 13450 – 102 Avenue Surrey, BC V3T 5X3
Owner:	0833690 BC Ltd. 2702, 110 Brew Street Port Moody, BC V3H 0E4
Legal Description:	Strata Lot 1 District Lot 50 Group 2 New Westminster District Strata Plan BCS847
Location:	1, 20133 – 102 Avenue
Existing Floor Area:	1,371 m ² (14,757 ft ²)
Proposed Floor Area:	1,533 m ² (16,501 ft ²)
Lot Area:	1.06 ha (2.62 ac)
Existing Zoning:	Heavy Industrial Zone M-3
Proposed Zoning:	Amended Heavy Industrial Zone M-3
Official Community Plan:	Industrial

BACKGROUND/HISTORY:

The property currently accommodates an existing 4,466 m² (48,072 ft²) multiple tenant industrial building constructed in 2004 on which a strata plan consisting of five (5) strata lots has been registered. The applicant proposes to expand Strata Lot 1 by an additional 162 m² (1,744 ft²) on the mezzanine level to accommodate their operation. The site's Heavy Industrial M-3 zoning permits a range of industrial uses, including light and general industrial activities. The proposed cannabis use is not permitted, as cannabis related uses are not accommodated within the site's M-3 zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use.

The applicant states that Volero Brands products include vaporizer products, drink additives, and self care products such as salves, balms, ointments, gels, and creams. Volero Brands produces products infused and not infused with cannabis. The applicant indicates the subject site will be Volero's head office for all Canadian and international operations (see Attachment A).

DISCUSSION/ANALYSIS:

Aplin & Martin Consultants (on behalf of 0833690 BC Ltd.) has applied to amend the text of the Heavy Industrial M-3 Zone, to permit federally licenced cannabis production uses on a site specific basis for property located at 1, 20133 – 102 Avenue (subject to issuance of federal licences). The applicant proposes to conduct cannabis related uses that require issuance of separate federal licences (see Attachment B). The applicant indicates no cultivation nor

direct-to-consumer sales are proposed to occur on site. Health Canada regulations prohibit federally licensed producers from selling products in person from a store, and Provincial Cannabis Control and Licensing Act (Section 26.4(b)) prohibits issuance of non-medical retail licences to federally licenced producers.

Staff note the subject application is similar to two other applications recently considered by Council. The Peraspera application (file 14-05-0012 in Gloucester) was adopted May 27, 2019 and the Segra application (file 10-25-0046 in Aldergrove) received third reading June 10, 2019.

The applicant states that odour is not expected as there will be no grow operations and the site will utilize an odour abatement program in accordance with Cannabis Regulation and Metro Vancouver Air Quality requirements. The applicant indicates that renovations will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

Proposed internal renovations include the addition of 162 m² (1,744 ft²) of space on the mezzanine level. Sixteen (16) parking stalls are provided in compliance with bylaw requirements. No changes to the exterior of the building or landscaping are proposed at this time.

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, Food and Drugs Act, Cannabis Act, and Cannabis Regulations (SOR (Statutory Orders and Regulations)/2018-144). Retail sale of cannabis is licenced 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/2018-144 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 to Health Canada for standard processing, analytical testing, and sale for medical purposes licences. The proposed text amendment to the M-3 Zone will accommodate the proposed land use subject to issuance of respective federal cannabis licences. The Federal Cannabis Regulations SOR/2018-144 specifies the various activities permitted under each class of licence (as detailed in Attachment B).

The proposed classes of licence are, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the M-3 Zone.

Surrounding Uses:

- North: A multi-tenant strata property zoned Heavy Industrial Zone M-3, designated Industrial in the Official Community Plan;
- South: 102 Avenue, beyond which are two properties zoned Heavy Industrial Zone M-3, designated industrial in the Official Community Plan;
- East: A 0.8 ha (2.0 ac) property zoned Heavy Industrial Zone M-3, designated Industrial in the Official Community Plan; and
- West: 201 Street, beyond which is a 9.8 ha (24.3 ac) property (Langley Waste Water Treatment Plant) zoned Heavy Industrial Zone M-3, designated Industrial in the Official Community Plan.

Official Community Plan:

The subject site is designated Industrial in the Official Community Plan. Section 2.4 Urban Land Use Designations outlines the following policies for industrial development:

- 2.4.11. Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*
- 2.4.12. Encourage efficient utilization of industrial lands and intensification of industrial development.*

The proposed amendment to accommodate federally licenced cannabis production uses on a site specific basis in the Heavy Industrial M-3 Zone is consistent with the Industrial land use designation.

Public Information Meeting:

The applicant hosted a Public Information Meeting (PIM) on August 22, 2019. According to a summary provided by the applicant (Attachment C), no individuals attended the PIM and no comment sheets were received.

Servicing:

Full municipal services exist to the subject site.

Landscaping / Tree Protection / Replacement:

As no modification to the existing landscape is proposed in conjunction with this application, in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required.

REZONING APPLICATION NO. 100583
(VOLERO BRANDS INC. / 0833690 BC LTD. / 1, 20133 – 102 AVENUE)
Page 9 . . .

POLICY CONSIDERATIONS:

The proposed amendment to the General Industrial Zone M-3 is consistent with the Official Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5510, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Applicant Rationale
ATTACHMENT B	Excerpt from Federal Cannabis Regulations SOR/2018-144
ATTACHMENT C	Public Information Meeting Summary



September 16, 2019

Our File No. 19-1050

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

Attention: Rob Nordrum, Planning Technician

Dear Sir:

Re: Development Letter of Intent for Property located at Unit 1 – 20133 102nd Avenue, Langley, BC

PROJECT OVERVIEW

Aplin Martin, on behalf of Volero Brands Inc., applied for a site-specific Zoning Bylaw text amendment to the M-3 zone to permit an enclosed cannabis processing and cannabis testing facility at 1 – 20133 102nd Avenue. The application for this project was submitted to the Township of Langley on June 4, 2019. The purpose of this letter is to provide a comprehensive overview of intentions, interests, impacts, and technical considerations for the proposed facility.

SITE DETAILS

The subject site is located on a 0.35 ha (0.86 ac) strata lot parcel that fronts 102nd Avenue and 201st Street. The property is currently zoned M-3 (Heavy Industrial) and designated Industrial in the Township of Langley Official Community Plan (OCP).

- **Civic Address:** Unit 1 - 20133 102nd Avenue, Langley, BC
- **PID:** 025-957-201
- **Legal Description:** LOT 1, DL 50, NWD, PL BCS847
- **Lot Area:** 10,657 m² (1.06 ha)
- **Unit Size:** 1371 m²
- **Building Size:** 4466 m²
- **Registered Owner:** 0833690 BC Ltd
- **Owner's Address:** 2702 – 110 Brew Street, Port Moody, BC, V3H 0E4
- **Zoning:** M-3 (Heavy Industrial)
- **Neighbourhood Plan:** Not in NPA
- **Official Community Plan:** Industrial

The subject site contains one 5-unit, 48,066 sq. ft. (4465.5m²) industrial/commercial strata building. The existing building is not in a Development Permit Area and therefore, carries no additional development conditions. The four other tenants to occupy 20133 with Volero are shown in Table 1.

Unit	Tenant	Description
1	Volero Brands Inc.	Cannabis Processing
2	Blissco Holdings Ltd.	Cultivation, Processing and Medicinal Sales of Cannabis
3	Megapro	Packaging, Warehousing & Shipping of Screwdrivers
3A	Deckrite Canada Sundecks Ltd.	Wholesale Vinyl Products
4	Precision Injection Molding	Custom plastic molding manufacturing

Table 1: Current Tenants of 20133 102nd Avenue

The building exterior and landscaping are proposed to remain unchanged. Volero has detailed interior tenant improvement plans and has submitted a Building Permit application. These changes will enhance security and efficient operation in the building in accordance with Health Canada requirements. If additional engineering requirements for offsite servicing are needed for the Planning Report to Council or any subsequent Council Readings, they will be provided in accordance to requests.

The proposed cannabis research and development, testing, extraction, assembling, and packaging is considered 'cannabis processing and cannabis testing' by the Township of Langley Zoning Bylaw, and therefore a site-specific zoning text amendment to the M-3 zone has been triggered.

THE APPLICANT

Volero Brands is a Canadian company made up of a team of engaged business and financial personnel and enthusiastic extraction engineers. The Volero family of brands includes Canadian brands as well as licensed brands in the US. Some of Volero's Brands produce cannabis-infused products, while others produce products not infused with cannabis. The Brands produce vaporizer products, drink additives, and self-care products such as salves, balms, ointments, gels and creams. Volero is actively leveraging the latest techniques and technology, and pioneering their own, to unlock the full potential of the cannabis plant to produce concentrates and topicals (salves, bath bombs, ointments, gels, and creams). The company is committed to processing local agricultural products, manufacturing locally, and employing local people in order to support local economies.

The Volero team is comprised of the following individuals:

- **Sean Trustham, CPA, CMA, PMP:** Responsible Person in Charge, CEO/CFO, Director. Security Cleared
- **Allan Watt:** Head of Security, President/COO, Director. Security Cleared
- **Kristen Trustham:** Alternate Responsible Person in Charge, Chief Compliance Officer. Security Cleared
- **Brent Darrach, BSC:** Quality Assurance Person. Security Cleared
- **Dave Higgins, CET:** Quality Person in Charge. Security Cleared

THE OPERATION

Unit 1-20133 102nd Avenue will be Volero's head office for all Canadian and International Operations. The Company will have a smaller facility in St. Albert, Alberta for research and development of topical formulations. Volero and partner brands will be producing several types of cannabis products, in addition to conducting research and analytic testing in a separate lab on site. Pending licensing from Health Canada, Volero will begin producing Flyte Vaporizer Kits in addition to CBD and THC Flyte Cartridges. In the future, Volero will be producing JetPack THC & CBD drink additives, a comprehensive line of topical lotions and balms, and edible products. CBD drink additives, edibles, lotions, and

balms and THC versions will be legal for sale under the Cannabis Act no later than October 17, 2019.¹

Volero will be using state of the art scientific analysis equipment for analytical testing of in-process material as part of their quality control Standard Operating Procedure. All cannabis arriving at Volero will be accounted for with the strictest procedures and using Health Canada approved d365 Cannabis software. Cannabis Biomass will be received from licensed producers via bonded door-to-door deliveries in secured containers, to be used as starting material for the extraction process. Moisture content will be monitored for consistency to ensure appropriate usability and stability of the biomass to achieve absolute accountability at every step of the processing procedure.

Volero will have a secure storage room meeting security standards as 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. When the cannabis plant material has reached the required moisture content it is moved on to the extraction process.

The extraction process will either be Ethanol or CO2 extraction depending on the desired refinement required for the product. Following the extraction process the crude cannabis oil will be stored for up to 48 hours in a freezer, then filtered to remove fats and lipids. The ethanol and CO2 used in the extraction process is reclaimed and reused in the facility. After quality testing the resulting cannabis oil will be further refined in a distillation machine that uses temperature and pressure to separate the Delta 9 THC and/or CBD. Following the distillation process a proprietary formula is used to blend all-natural terpenes with the refined oil for vaporizer products, drink additives and topicals.

Hood ventilation will be installed in all processing areas to meet Classification 1 Division 2 equivalency. Plant material that does not meet Volero's quality standards will be destroyed according to federally approved destruction methods. Plant material is considered destroyed when it is altered or denatured to such an extent that its consumption is rendered impossible. All products leaving the facility for distribution will be packaged in childproof, tamper evident containers that are compliant with the Canadian Standards Association regulations and in accordance with the *Food and Drug Act*. Labels will indicate product type, packaging date, storage instructions and stock keeping unit numbers for trackability.

POLICY AND PLAN COMPLIANCE

Zoning Bylaw Compliance

The subject site is zoned M-3 and we understand that cannabis extraction, testing, research and development, and production of concentrates and edibles, has been classified by the Township as 'cannabis processing and cannabis testing' and therefore the proposed use is non-compliant with the M-3 zone. This application seeks a site-specific zoning text amendment to the M-3 zone to permit 'cannabis processing and cannabis testing'. No retail processed cannabis products will be sold by Volero directly to the public from this facility.

Volero does not plan to make any exterior modifications requiring attention to the Township's Zoning Bylaw.

Official Plan Compliance

The land use designation for the subject site is industrial, for which the proposed site use complies. According to the Township of Langley OCP, "areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use subject to policies in community plans" (s. 2.4.11). Cannabis extraction and material

processing, researching new manufacturing techniques, and office work to manage operations will comprise use of the subject site.

Transportation Network

The subject site is well situated in the Township of Langley transportation network. It abuts 201 Street on the West and 102 Avenue on the South. The Golden Ears Causeway is over top of 201 Street and easy to access from the site, while also providing easy access to 200 Street. Both the Golden Ears Bridge and 200 Street are identified as “Major Truck Routes” in the Township’s OCP, making deliveries to and from the site convenient. Site operation will have limited impact on traffic patterns as there will be two incoming and two outgoing deliveries per week via five-ton truck.

Employees are expected to generate minimum traffic, as they will remain onsite during working hours. Volero will have work shifts from 7:00am – 3:30pm and 4:00pm-12:30am with twenty employees each. There will be minimum shift overlap to accommodate Volero’s 16 allotted parking stalls. In support of public transportation, Volero will be initiating a shuttle service from the bus loop to the site as required by staff.

The subject site meets off-road parking requirements. The legal property survey shows the current gross floor area to be 4466 square metres. The subject unit gross floor area is 1371 square metres, but tenant improvements will increase the gross floor area to 1533 square metres.

The subject site uses include industrial, office, and laboratory space; each with use-specific parking requirements per Township of Langley Parking Bylaw. In summary, 16 stalls are required to accommodate the uses within the renovated subject site. Existing parking provision of 16 spaces is therefore bylaw complaint, which includes 15 regular and 1 handicap parking stalls. Please see Table 1 below for the calculations.

Use Within the Subject Site	Gross Floor Area	Ratio (Stall / m ²) of Gross Floor Area	Required Stalls
Industrial	1243 m ²	1/186 m ²	6.7
Office	264 m ²	1/28 m ²	9.4
Laboratory	36 m ²	1/100 m ²	0.36
Total	1533 m²		16.46 = 16 Stalls

Table 2: Required parking for 1-20133 102nd Avenue as per Zoning Bylaw Section 107.

AIR, WATER & SEWERAGE

Although no odours are expected because there will be no grow operations by Volero on site, an odour abatement program will be implemented in accordance with Cannabis Regulations requirements and Metro Vancouver Air Quality requirements. The site renovation design will include an extensive zoned and filtered HVAC system requirement 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 system. None of the operations will interfere with ground water or rainwater runoff, and only domestic water will enter the Township of Langley’s wastewater system from the facility. Equipment will be cleaned and maintained with a Water/CLR mix or using isopropyl alcohol, ensuring that no harmful chemicals enter the wastewater system.

WASTE DISPOSAL

Waste material is minimal with cannabis processing. Plant material that is 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. Volero will place destroyed material in secure containers which will be regularly removed from the site for composting.

SURVEILLANCE

Volero will implement all required Health Canada security measures for the site in addition to limiting access to the secured storage area. The site will have perimeter interior and exterior cameras and intrusion and motion detection. Intrusion and motion detection systems will be monitored at all times and Volero will have detailed protocols for dealing with and documenting any attempted or actual unauthorized access. A security person will be on site whenever the building is occupied and the site will be video-monitored at all times. There will be separate surveillance, intrusion, and motion detection for the secured storage area, which will also have limited access. The security assessments will be reviewed by the Federal Government and are available to the Township of Langley Fire Department and RCMP.

BENEFIT TO THE TOWNSHIP OF LANGLEY

Volero is confident that operations will provide the Township of Langley with social and economic benefits. The Company has the business, financial and operational expertise and experience to grow a business and bring increased revenue to the Township of Langley. The facility will have Good Manufacturing Practices designation, a Health Canada designation ensuring cannabis extracts and oils are consistently produced and controlled to meet the quality standards appropriate for their intended use. The facility will also have European GMP designation, allowing Volero to ship approved products to European markets when legalization permits.

As a relatively new economic sector, especially in relation to the recreational market, cannabis processing can diversify Langley's economy, helping to fulfill goals in the OCP and Economic Development Strategy. Volero is strongly positioned to capture one of the fastest growing segments in the cannabis market by producing high quality branded cannabis products, which command a fifteen percent price premium compared to unbranded products. As the owner of one of the most well-known vaporizer pen brands in Canada, Volero is also a robust company.

The cannabis market in Canada and the US is continually growing, and Volero produces products that command a strong market presence. In 2018, 27% of all cannabis sales in the US were concentrates and 58% of concentrate spending came from prefilled vaporizers such as those Volero produces.² Edibles, topicals, and concentrates like those produced by Volero for sales in cannabis-legal states in the US will be permitted for legal sale under the Cannabis Act no later than October 17, 2019, allowing for continued growth.

Volero is committed to contributing to Langley's local economy however possible, and will be looking for local talent to fill all positions, even holding a local job fair. Volero will have 40 employees in the Langley location for the first 12 months of operation, and expects to double this number within the first 24 months of operation. Volero is actively engaged with Licensed Producers in BC to establish partnerships to secure locally sourced cannabis to provide starting biomass and cannabis oils for extraction operations and will continue to use local suppliers for all services, where possible.

PROJECT TIMING AND NEXT STEPS

Volero has applied to Health Canada for Standard Processing, Analytic Testing, and Medical Cannabis Sales Licenses. An approved Medical Sales License will permit Volero to vend products online strictly to medical patients.

Building Permit applications are underway. Volero is actively working with the following team for tenant improvements:

- Architect: Scott Gordon
- Electrical Consultant: Nemetz and Associates
- Mechanical and Fire Suppression Consultant: CADA & Associates

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

APP-ZA-AP-CC
Enclosures
2019-09-10 - Letter of Intent R1

ATTACHMENT B

The Federal Cannabis Regulations SOR/2018-144 permit the following activities under standard processing, analytical testing licences, and sale for medical purposes 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.

Authorized activities – Licence for Sale for Medical Purposes

26 Subject to the other provisions of these Regulations, a holder of a licence for sale for medical purposes is authorized to conduct those of the following activities that are authorized by the licence:

- (a) to possess cannabis products; and*
- (b) to sell cannabis products.*

Sale — other than clients

27(1) Subject to subsection (2), a holder of a licence for sale for medical purposes that authorizes the sale of cannabis products is authorized to sell or distribute

- (a) cannabis products to any of the following:*
 - (i) a holder of a licence, other than a licence for cultivation,*
 - (ii) the Minister, or*
 - (iii) 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, or is contained in, a cannabis product that is sold or distributed;*

- (b) dried cannabis, fresh cannabis, cannabis plants and cannabis plant seeds, that are cannabis products, to a holder of a licence for micro-cultivation or standard cultivation;*
- (c) cannabis plants and cannabis plant seeds, that are cannabis products, to a holder of a licence for a nursery; and*
- (d) cannabis products, other than cannabis plants and cannabis plant seeds, to a hospital employee if the employee's possession of the cannabis product is for the purpose of, and in connection with, their duties.*



August 23, 2019

Our File: 19-1050
Township of Langley Project: 09-02-0170

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

Attention: Rob Nordrum

Dear Sir,

Re: Summary of Public Information Meeting

A Public Information Meeting (PIM) was held in regard to an application for a site-specific zoning text amendment to the Heavy Industrial (M-3) Zone to permit "cannabis processing and cannabis testing" at 1-20133 102nd Avenue, 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, August 22, 2019
Time: 5:00pm – 7:00pm
Location: Holiday Inn Express & Suites Langley
8750 204th Street
Langley, BC, V1M 2Y5

Consultants:
Anya Paskovic, Aplin Martin
Zoe Acton, Aplin Martin

Township Staff: Rob Nordrum

Client/Owners: Al Watt, President & COO, Volero Brands

Attendees: 0 individuals

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 63 mailing labels for all property owners and residents within 100 meters of the development site. We mailed all 63 notification letters on August 9, 2019.

Newspaper Posting

Advertisements for the PIM were published in The Langley Times on August 14, 2019 and August 16, 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 August 23, 2019.

Zero (0) neighbours attended.

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 and 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

ZA:AP:CC
19-1050 Open House Summary
Enclosure

Lacrosse IQ and ability lauded

Three-year career with Thunders ends with achievement award

An award began his junior lacrosse career and now one caps off a "spectacular" three seasons for Ryan Martel.

In 2017, the Aldergrove native earned the BC Junior A Lacrosse League's Marcolis Gilson Award as rookie of the year with the Langley Thunder.

And last Thursday, Martel – who has graduated from the junior lacrosse ranks – received the Bob Reid Memorial Award for outstanding achievement. He was also named a BCJALL first team all-star.

The 21-year-old concluded his junior career with a dominant offensive season,



The coach credits Ryan Martel with having lacrosse IQ and the will and drive to succeed.

posting career highs in all three offensive categories: goals (46), assists (56), and points (102).

And while he finished third in the BCJALL in points and fourth in both goals and assists, Martel –

who missed five games– did lead the league in points per game, averaging 6.0, a point ahead of the second-place finisher.

While Martel said it is a great sense of accomplishment to receive the award, he also knows none of this would be possible without his teammates.

"The secret to my offensive success was having seven other great offensive guys on our team," he explained.

"Ryan has such great vision, intelligence, and determination," said Thunder head coach Dane Dobbie.

"He sees the floor very well and knows how to use all his strengths..."

Tackling Huskers

...continued from page 28

Duncan Little, Tristan Yanciw and Trey Jones split quarterbacking duties. Khalik Jonson led the way with 3 catches for 44 yards, Jesse Walker and Brody Clark each caught touchdown passes.

The Rams face off at home, Sunday, Aug. 18, against Chilliwack's Valley Huskers.

Langley golfers take top titles

A 15-year-old, Danny Im, triumphed as the MJT Odium Brown Classic juvenile boys champion, firing a consistent total of 72 (216 total) each round at Northview Golf and Country Club in Surrey.

Im wasn't the only Langley champ, 14-year-old Erin Lee, scored a 215 total to win the Girls U15 title.

Morfitt earns first on the bars

The Men's Artistic Gymnastics (MAG) Elite Canada 2019 competition was hosted at the Langley Events Centre, last month. Two local gymnasts, Blake Morfitt and Trevor Ma.

This was Morfitt's first competition of the year due to injury, but he managed to place first on the parallel bars and 6th all around. He was voted to attend the National Aspire Camp in late August in Montreal.

Ma competed in the junior level, earning seventh all around and sixth in Rings.



Blake Morfitt

Tokyo taken from Team Canada

Team Canada in men's volleyball was edged out of its first shot at the 2020 Olympics by Argentina. Langley's own Daniel Jansen Vandoorn and former TWU Spartan Ryan Slater were among the team members vying for a spot in Tokyo.

The team rebounded with a 3-2 set victory against China. Slater led the charge with 20 points. Team Canada must compete in a regional qualifier to continue towards 2020.

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Developer Led Public Information Meeting

(Township of Langley Project No. 09-02-0170)

You are invited to a Public Information Meeting regarding a proposed cannabis processing facility at 1-20133 102nd Avenue.

The purpose of this Public Information Meeting is to seek input from neighbours on an application (Township of Langley Project Number: 09-02-0170) for an enclosed cannabis processing facility. The application is for a site specific Zoning Bylaw text amendment to the Heavy Industrial M-3 zone to permit cannabis processing at 1-20133 102nd Avenue.

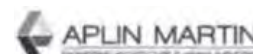
The developer, consultants, and Township of Langley staff will be in attendance to provide information on the proposal, hear your comments, and answer questions.



Meeting Location: Holiday Inn Express
8750 204 Street, Langley, BC, V1M 2Y5
Date: Thursday, August 22, 2019
Time: 5:00pm - 7:00pm

For more information, please contact:

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



Double-deckers coming

New double-decker buses will begin carrying passengers from the Carvolth Exchange in Langley next January, TransLink announced on Wednesday.

A four-month pilot project, which included the 555 Express

bus route from Langley to the Lougheed SkyTrain Station, wrapped up last year.

The buses, which can carry almost twice as many passengers as conventional buses, will also have USB charging ports for electronic devices.

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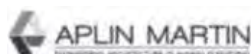
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Courtesy Aron Crimeni

Aron Crimeni, seen in this photo with his son Carson on a North Vancouver fishing trip last summer, said he was told an autopsy found no signs of injury that would explain his death.

Autopsy results disclosed

Carson Crimeni had no injuries or medical issues

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

An autopsy of Carson Crimeni showed no injuries or health problems that would account for the 14-year-old Langley teen's death last week, at least according to third-person information received by his father, Aron, on Tuesday.

"They called me from the funeral home," Aron told the **Langley Advance Times**.

Carson was found in severe medical distress in Walnut Grove Community Park on Aug. 7 by police who tried to revive him while waiting for paramedics to arrive.

He was later pronounced dead at the hospital.

The coroner ordered an autopsy. But no obvious cause of death was discovered, according to Aron.

"He was perfectly healthy," Dad shared. "They found no cause of death [from the preliminary examination]. He wasn't choked."

A blood toxicology test to determine if drugs can be detected has been ordered, Aron added. But he was told that will take, at best, several weeks.

Aron expects the results will show his son died from an overdose.

"They ruled out anything else," he said.

Andy Watson, spokesperson for the BC Coroners Service, would not comment on the open investigation.

"Any details from testing we conduct or order will be included as part of our coroner's report, which will be available only at the conclusion of our investigation and will answer how,

where, when, and by what means this male teen came to his death," Watson said.

SLEEPLESS NIGHTS FOR GRIEVING DAD

For the single father, the time since his son died has been a series of sleepless nights spent grieving for his only son.

Aron explained that because he was working in construction, his son had been staying with his grandfather on weekdays.

"I have to be out the door at 6:30 in the morning," Aron related.

It was also convenient for Carson to stay with his grandfather,

Darrel, who lived just down the street from Walnut Grove Secondary – where Carson attended.

But with Carson getting old enough to travel by himself on public transit, it had recently become possible for him to move in with his dad, and take the bus to school in Walnut Grove, Aron explained.

On Wednesday, Aug. 7, Carson didn't make it home, to his dad's place, by the pre-arranged check-in time of 7:30 p.m.

After multiple calls to Carson's cellphone went unanswered, his father and grandfather started searching. Aron drove along the bus route his son would have taken, and Darrel focussed on the nearby park.

Aron described getting a phone call from Darrel around 9:30 p.m. that night, telling him that Carson had

been found.

"He said paramedics were working on him," Aron recalled. At first, he thought it might be something like a fracture – serious but survivable.

Not until he arrived and found Carson had been placed in an ambulance for transport to hospital, did he fear the worst.

"They wouldn't let me look in the ambulance," he recalled. "It's bad, when they do that."

He was horrified to later learn that videos of his son, in obvious distress prior to his death, had been posted on social media, with people laughing while the teen was barely able to walk or talk.

Based on what he has seen and heard, Dad believes Carson died because some bullies wanted to abuse him.

"This is a bully thing," Aron said.

Carson had struggled in school, due to ADHD (attention deficit hyperactivity disorder), which meant it was hard for him to focus in a classroom setting, his father explained.

But when it came to one of Carson's passions – like playing hockey, or video games or, most of all, cooking, it was a different story.

"If you put him in a kitchen, he had a laser-like focus," Aron recalled.

Carson was an accomplished cook at an early age, preparing a full chicken dinner from scratch at age 13.

"He was either going to be a chef or veterinarian."



Aron Crimeni

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (VOLERO BRANDS INC.) BYLAW 2019 NO. 5510****EXPLANATORY NOTE**

Bylaw 2019 No. 5510 amends the zoning of a property located at 1, 20133 – 102 Avenue to accommodate federally licenced cannabis production uses on a site specific basis for a proposed 1,533 square metres (16,501 square feet) strata lot in an existing 4,466 square metres (48,072 square feet) industrial building located on the property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (VOLERO BRANDS INC.) BYLAW 2019 NO. 5510**

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 (Volero Brands Inc.) Bylaw 2019 No. 5510
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (1) By amending “Section 703 – Heavy Industrial Zone M-3” by adding as section 703.1(9) after Section 703.1(8) the following:

“cannabis processing, cannabis sales for medical purposes, and cannabis testing on Strata Lot 1 District Lot 50 Group 2 New Westminster District Strata Plan BCS847, subject to:

 - a) issuance of valid and subsisting licences for sale for medical purposes, analytical testing, and standard processing of cannabis on Strata Lot 1 District Lot 50 Group 2 New Westminster District Strata Plan BCS847; 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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