

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2020 - REGULAR MEETING	REPORT:	20-102
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0116
SUBJECT:	REZONING APPLICATION NO. 100622 AND CANNABIS RETAIL SALES ENDORSEMENT APPLICATION NO. 000002 (BARBIERI DEVELOPMENTS LTD. / 20125 - 64 AVENUE)		

PROPOSAL:

Application to amend Regional Commercial Zone C-1 to allow a non-medical cannabis retail store as a permitted use on a portion of a 0.51 ha (1.27 ac) site located at 20125 - 64 Avenue and request Council endorsement of a new cannabis retail sales licence in order to accommodate operation of a non-medical cannabis retail store on the subject property.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5631, consider the cannabis retail sales endorsement request and authorize staff to proceed with the written submission opportunity.

RATIONALE:

The proposed amendment to the Regional Commercial Zone C-1 to allow a non-medical cannabis retail store as a permitted use is consistent with the **Willowbrook Community Plan**. Council's consideration of the cannabis retail sales endorsement request is required in accordance with Council's Cannabis Retail Sales Policy and Liquor and Cannabis Regulation Branch regulations.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Barbieri Developments Ltd.) Bylaw 2020 No. 5631, to amend Regional Commercial Zone C-1 to allow for a non-medical cannabis retail store on the property located at 20125 - 64 Avenue within the Willowbrook Community Plan area , subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. Approval of Rezoning Bylaw No. 5631 by the Ministry of Transportation and Infrastructure;
2. Confirmation of “fit and proper” stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement request for a new non-medical cannabis retail store for #105 – 20125 – 64 Avenue;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council’s consideration of third reading of Rezoning Bylaw No. 5631, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, upon final reading of Rezoning Bylaw No. 5631, should the application proceed, adopt the following resolution, should Council decide to endorse 1151761 BC Ltd.’s request:

“That Council has considered and ENDORSED the request by 1151761 BC Ltd. to locate a non-medical cannabis retail store at #105 - 20125 - 64 Avenue, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the non-medical cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a written submission opportunity held September 14, 2020 virtually at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations.”

EXECUTIVE SUMMARY:

1151761 BC Ltd., on behalf of the property owners, has applied to Council to endorse a new cannabis retail sales licence and to amend Regional Commercial Zone C-1 to add non-medical cannabis retail sales as a permitted use on a portion of the subject property located at #105, 20125 – 64 Avenue.

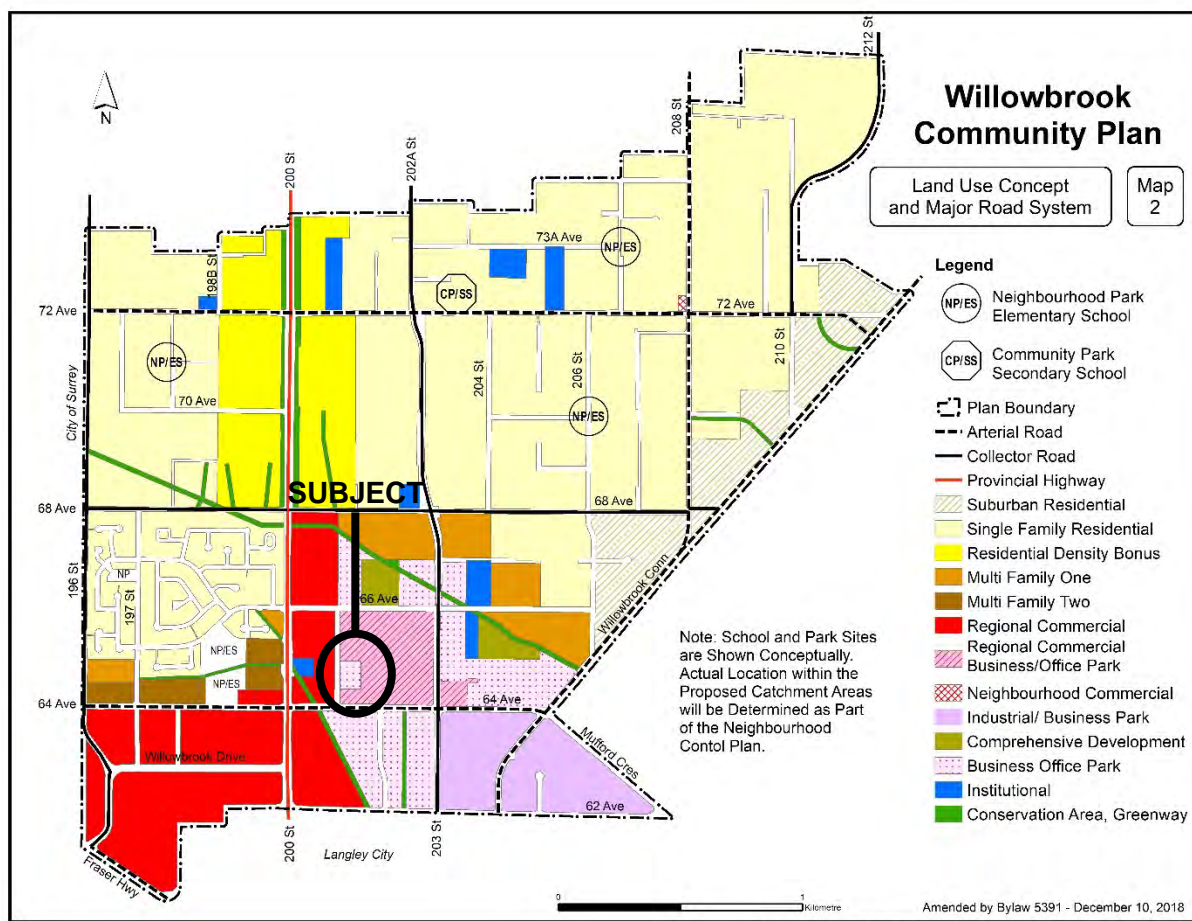
On March 9, 2020 Council adopted Policy 07-410 – Cannabis Retail Sales to guide the review of applications for cannabis retail sales. The Policy notes that applications are to be processed and considered on a ‘first-come’ basis noting locational preference for the commercial core area of each community. The subject application is the first application received in the Willowbrook Community (Attachment A).

REZONING APPLICATION NO. 100622 AND
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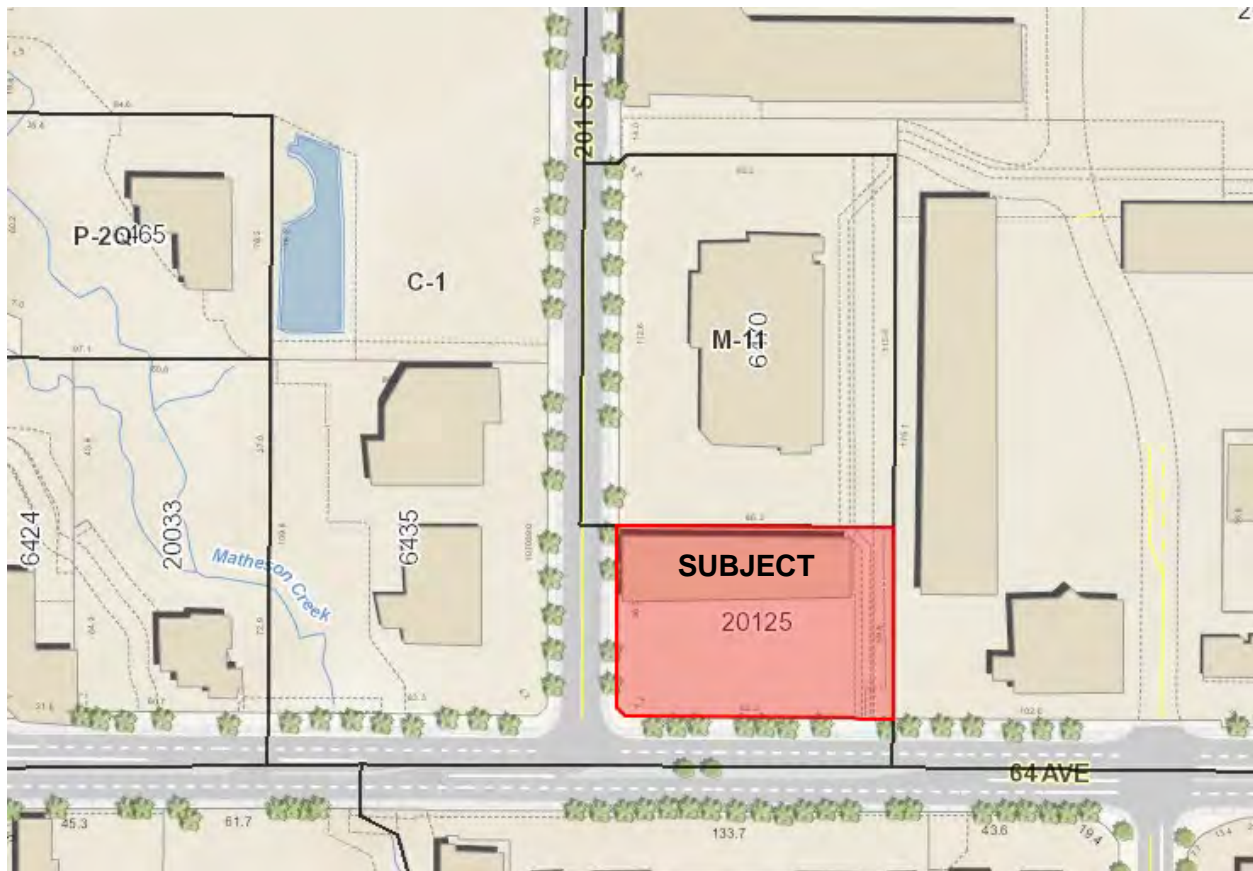
Staff note that other applications have subsequently been received for the same (Willowbrook) neighbourhood area (TOL Projects: 08-10-0062 / CR000006; 08-10-0058 / CR000015), which are currently being processed for ultimate presentation to Council. The proposal is consistent with the locational requirements of the Policy.

PURPOSE:

This report is to provide information and recommendations to Council concerning the proposed rezoning and cannabis retail sales endorsement applications.

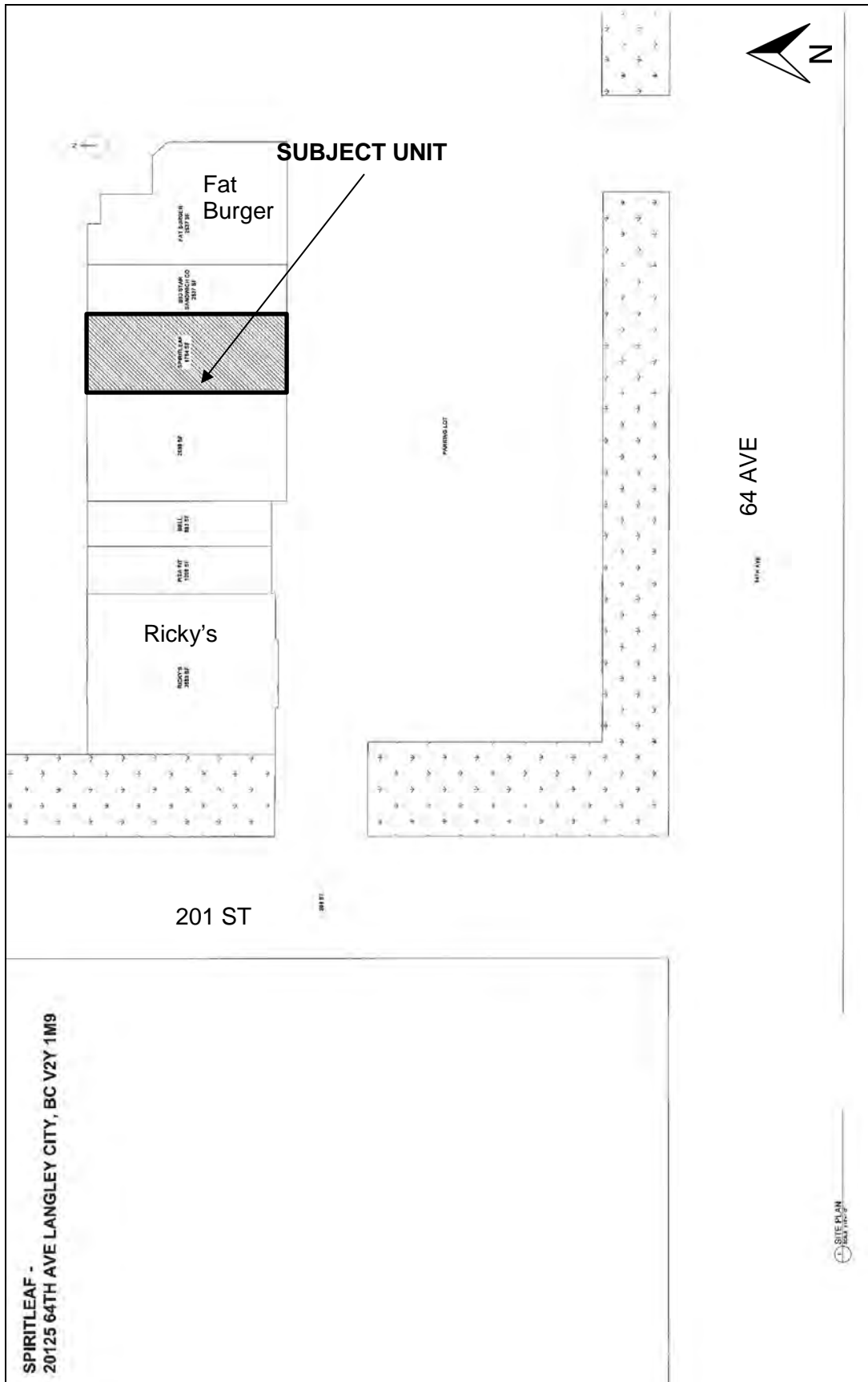


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ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100622 AND
CANNABIS RETAIL SALES ENDORSEMENT APPLICATION NO. 000002
(BARBIERI DEVELOPMENTS LTD. / 20125 – 64 AVENUE)
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SITE PLAN – submitted by Applicant

Reference:

Owner:	Barbieri Developments Ltd. 2890 Panorama Drive Vancouver, BC V7G 1V6
Applicant / Agent:	1151761 BC Ltd. 6937 – 201A Street Langley, BC V2Y 2Y2
Legal Description:	Lot B District Lot 311 Group 2 NWD Plan LMP52835
Location:	#105 20125 - 64 Avenue
Area:	0.51 ha (1.27 ac)
Existing Zoning:	Regional Commercial Zone C-1
Proposed Zoning:	Regional Commercial Zone C-1
Willowbrook Community Plan:	Regional Commercial Business / Office Park

BACKGROUND/HISTORY:

The subject site is designated Regional Commercial Business / Office Park in the Willowbrook Community Plan and is zoned Regional Commercial Zone C-1. The subject site was developed in 1997. The site currently accommodates a multi tenant commercial building with businesses such as: Ricky's Restaurant, Big Star Sandwiches, Pita Pit, Europe Nail Salon, Soccer City, Life Style Mattress Lounge and Fat Burger. The unit for the proposed non-medical cannabis retail store is currently vacant and has a floor area of 166 m² (1,784 ft²).

DISCUSSION/ANALYSIS:

Adjacent Uses:

North:	An industrial property accommodating an office building designated Business Office Park in the Willowbrook Community Plan, zoned Business/Office Park Zone M-11;
South:	64 Avenue, beyond which is an industrial property accommodating a variety of tenants such as Trading Post Brewery and Dulux Paint, designated Business Park in the Willowbrook Community Plan, zoned Business/Office Park Zone M-11;
East:	A commercial property accommodating retail uses such as Wal-Mart, Best Buy and Wendy's Restaurant, designated Regional Commercial Business / Office Park in the Willowbrook Community Plan and is zoned Comprehensive Development Zone CD-27; and
West:	201 Street, beyond which is a commercial property accommodating a financial institution and the BC Liquor Store, designated Regional Commercial in the Willowbrook Community Plan and zoned Regional Commercial Zone C-1.

The applicant has applied to amend the text of the Regional Commercial Zone C-1 to add a site specific non-medical cannabis retail sales to the list of permitted uses. Non-medical cannabis retail sales are not currently accommodated in any zone and a site specific rezoning application is required to enable the proposed use on the subject property.

Non-medical cannabis retail sales are enabled through provincial licencing by the Liquor and Cannabis Regulation Branch. Local Government endorsement of the provincial licence application is required prior to the proponent being granted a licence. The applicant has applied concurrently with the rezoning application to request that Council endorse the provincial licence application. If Council grants third reading of the rezoning bylaw, the Province will be notified of the approval in principal and begin their “fit and proper” background check. Once the “fit and proper” component is completed and all other development prerequisites satisfied, Council may consider granting final reading of the rezoning bylaw and adopting the resolution identified in this report - required prior to the Province granting a licence. The applicant will be required to obtain a Township Business Licence prior to becoming operational.

The subject non-medical cannabis retail sales endorsement request is being considered pursuant to Policy No. 07-410 – Cannabis Retail Sale Policy (Attachment B). The policy requires Council to obtain public input prior to considering endorsement (to the Liquor and Cannabis Regulation Branch) of the request for a non-medical cannabis retail sales licence. The Policy permits endorsement of one (1) cannabis retail store per community in the Township of Langley for a total of seven stores with a possible eighth store being located in the vicinity of the 200 Street Interchange. The policy notes that locational preference is given for the commercial centres of each community as indicated on Schedule 1 of the policy (Attachment B).

Proposed Zoning Amendment:

On April 20, 2020 Council adopted a series of bylaw updates to accommodate non-medical cannabis retail sales in the Township. The Zoning Bylaw was updated to add a definition for cannabis retail as per the following:

“cannabis retail - means a retail use involving sales of cannabis or cannabis products, in accordance with Applicable Law, but does not include cannabis processing, cannabis production or cannabis research and development.”

The subject site is currently zoned Regional Commercial Zone C-1. Bylaw 2020 No. 5631 proposes to amend the text of the C-1 Zone by adding “cannabis retail” to the list of permitted uses (on a site specific basis) to accommodate the proposed use on the site.

Non-Medical Cannabis Retail Sales Policy:

Council Policy 07-410 – Cannabis Retail Sales, was adopted March 9, 2020. The Policy is intended as a guide for cannabis retail sales applications and does not fetter Council in its discretion to endorse or not endorse an application.

The Policy requires that Council gather public input through the Public Hearing portion of the concurrent Rezoning Application. In light of the April 20, 2020 amendments to the Development Procedures Bylaw, Public Hearings for rezoning applications that comply with the OCP are being waived and replaced with a written submission opportunity to gather public input, should Council decide to proceed with the subject application.

Other Non-medical Cannabis Retail Sales Applications:

In accordance with Council's Cannabis Retail Sales Policy, applications are processed on a first-come / first-served basis and advanced to Council, as they are complete and ready. The subject application is the first application received in the Willowbrook Community and advanced to Council for consideration. Staff note that two (2) other applications have been submitted for locations within the Willowbrook Community as shown below.

A map of the Willow Brook area. The map shows several streets: 65B PL, 65 AVE, 66 AVE, 67A AVE, 67B AVE, 66B AVE, 62 AVE, 198 ST, 201 ST, 202 ST, 203 ST, 68 AVE, 69 AVE, 70 AVE, 71 AVE, 72 AVE, 73 AVE, 74 AVE, 75 AVE, 76 AVE, 77 AVE, 78 AVE, 79 AVE, 80 AVE, 81 AVE, 82 AVE, 83 AVE, 84 AVE, 85 AVE, 86 AVE, 87 AVE, 88 AVE, 89 AVE, 90 AVE, 91 AVE, 92 AVE, 93 AVE, 94 AVE, 95 AVE, 96 AVE, 97 AVE, 98 AVE, 99 AVE, 100 AVE. The map also shows several roads: WAYBURN CRES, WILLOW BROOK DR, WILLOW BROOK CONN, MUFFORD CRES. A red arrow points to a location on 201 ST, labeled 'SUBJECT'. Three callout boxes are present: CR000015, CR000006, and CR000002. CR000015 is connected to a red arrow pointing to 65B PL. CR000006 is connected to a red arrow pointing to 201 ST. CR000002 is connected to a red arrow pointing to 62 AVE.

Application	Address	Application Date	In Commercial Core Area	Nearest Sensitive Use (School, Park, Recreation Centre, Other Store)	Parking
08-26-0219 / CR000002 (SUBJECT)	20125 - 64 Ave	Apr 22/20	Yes	365 m (1,197 ft)	Req: TBD Prov: 82
08-10-0062 / CR000006 BC Gov't Cannabis Store	6225 - 200 St	Apr 24/20	Yes	408 m (1,338 ft)	Req: TBD Prov: 426
08-10-0058 / CR000015 Berezen	19665 Willowbrook Dr	May 12/20	Yes	530 m (1,739 ft)	Req: TBD Prov: 83

Access and Parking:

Access to the site is provided by existing driveways on 201 Street and 64 Avenue. No changes to access are proposed at this time. The Zoning Bylaw requires 1 space per 20 m² of floor area for cannabis retail uses. The applicant indicates that on site parking has been provided for in accordance with the Zoning Bylaw as summarized in the following table:

	Required	Provided
Retail / Restaurant	56	72
Cannabis Retail	8	8
Total	64	82

Public Information Meeting:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, requirement for Development Held Public Information Meetings.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 10), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

RCMP Comments:

RCMP comments were received stating no objection to the proposed non-medical cannabis retail store and are included as Attachment D to this report.

POLICY CONSIDERATIONS:

Staff recommend that Council give first and second reading to Bylaw No. 5631, authorize staff to schedule the written submission opportunity, and that Council consider the request to endorse the non-medical cannabis retail application in accordance with Council's Cannabis Retail Sales Policy.

Although the issuance of Cannabis Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to endorse or not endorse applications for non-medical cannabis retail sales. Should Council choose not to endorse the Provincial application, it will be terminated by the Liquor and Cannabis Regulation Branch. Should Council choose to endorse the Provincial application, a resolution similar to the following is required to be adopted at the time of final reading of Rezoning Bylaw 2020 No. 5631.

Required Council Resolution:

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the written submission opportunity, it is recommended that Council adopt the following resolution:

"That Council has considered and ENDORSED the request by 1151761 BC Ltd. to locate a non-medical cannabis retail store at #102 - 20125 - 64 Avenue, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

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In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a written submission opportunity held September 14, 2020 virtually at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations.”

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor and Cannabis Regulation Branch, all items in the resolution must be referenced.

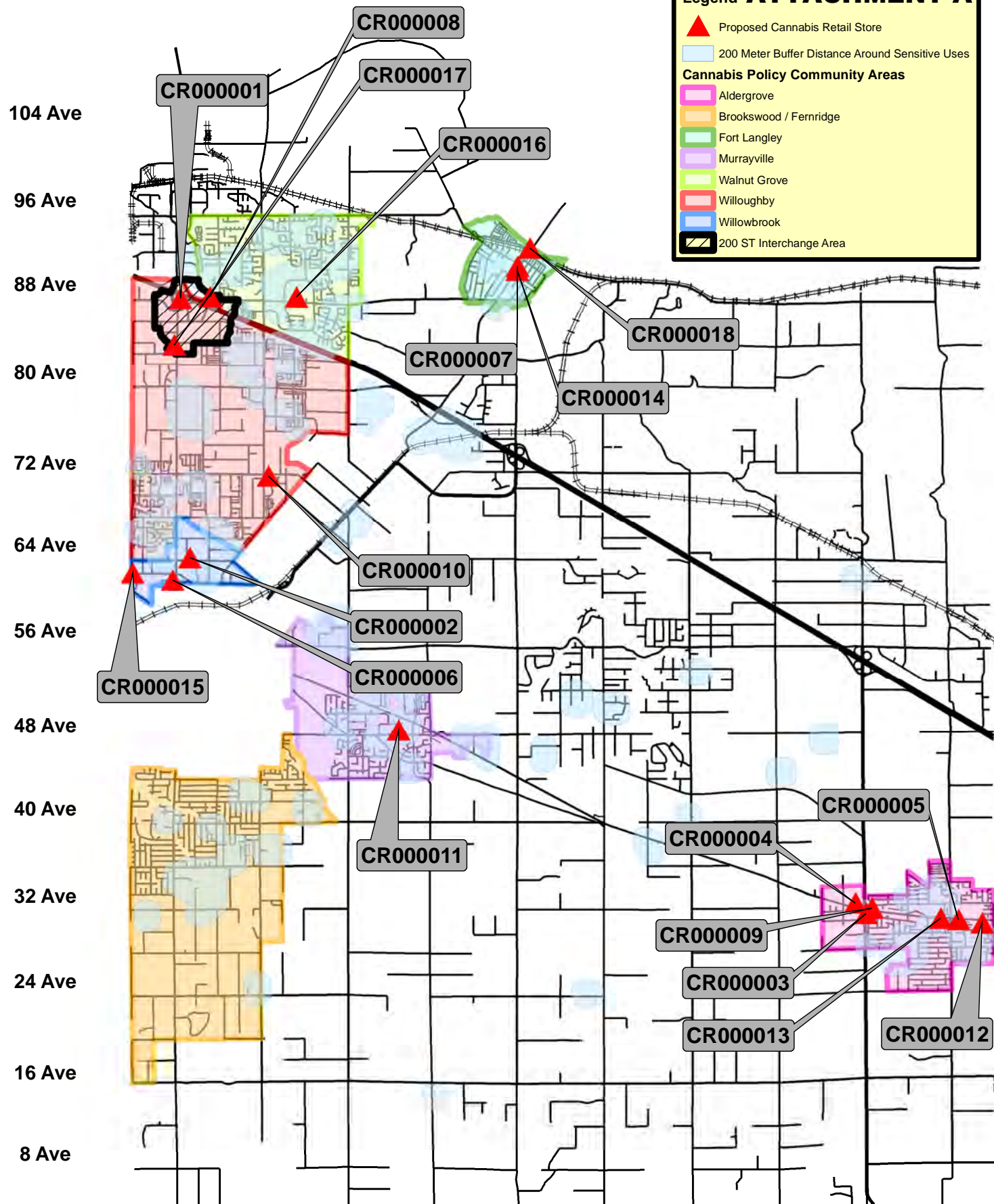
Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Map of Cannabis Applications to Date
ATTACHMENT B	Policy No 07-410 Cannabis Retail Sales
ATTACHMENT C	Applicant Rationale
ATTACHMENT D	RCMP Comments

Legend ATTACHMENT A

- ▲ Proposed Cannabis Retail Store
- 200 Meter Buffer Distance Around Sensitive Uses
- Cannabis Policy Community Areas**
 - Aldergrove
 - Brookwood / Fernridge
 - Fort Langley
 - Murrayville
 - Walnut Grove
 - Willoughby
 - Willowbrook
 - 200 ST Interchange Area



Author:
Daniel Graham

Date:
Jul 08, 2020

Scale:
N.T.S



The Corporation of the Township of Langley

CANNABIS RETAIL APPLICATIONS RECEIVED TO DATE

The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.



COUNCIL POLICY

Subject: Cannabis Retail Sales

Policy No:

07-410

Approved by Council:

2020-03-09

Revised by Council:

1. Purpose

- 1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor & Cannabis Regulation Branch ("LCRB"), of which the Township of Langley may receive notice pursuant to the Cannabis Control and Licensing Act (the "Act") and the Cannabis Licensing Regulation (the "Regulation") and to outline the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail businesses.
- 1.2 This policy is intended to guide applicants and Township staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual applications, each of which will be evaluated on its own merits.

2. Background

- 2.1 In 2018, the federal government legalized the sale and use of recreational cannabis. As a result of legalization, new legislation was enacted by the Province in October 2018. This Policy is in response to applicable legislation.

3. Related Bylaws

- 3.1 Zoning Bylaw 1987 No. 2500, Fees and Charges Bylaw 2007 No. 4616, Licencing Bylaw 2016 No. 5192 and Development Application Procedures Bylaw 2018 Bylaw No. 5428

4. Notice of Cannabis Licence Applications

- 4.1 The Township will receive notice from LCRB (LCRB referral) of the following applications pursuant to Section 33(2) of the Act:
 - 4.1.1 an application for a new cannabis retail store licence
 - 4.1.2 an application for an amendment to an existing cannabis retail store licence for the permanent relocation of the retail store to a new location
- 4.2 Concurrent with the LCRB application process, a site-specific rezoning application can be submitted to the Township's Director of Development Services. The site-specific rezoning application must include the information and records required pursuant to Sections 22(1)(c) and (d) of the Act, and the following, where applicable:

- 4.2.1 a complete Development Application Form;
- 4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;
- 4.2.3 application fees in accordance with Schedule 14 of the Fees and Charges Bylaw 2007 No. 4616;
- 4.2.4 a plan of existing and proposed building floor space;
- 4.2.5 a site plan indicating the location and size of all buildings on the lot, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;
- 4.2.6 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and
- 4.2.7 other details of the proposed establishment as may be required by Council to facilitate its review.

5. Locational Criteria

Site-specific rezoning applications for cannabis retail businesses in the Township will be considered based on the following locational criteria.

- 5.1 The location of cannabis retail businesses may only be considered on properties as identified on Schedule 1: Permitted OCP Land Use Designations.
 - 5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.
 - Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.
 - Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g. highway corridor, railway, watercourse).
- 5.2 A limit of one (1) cannabis retail store will be considered for approval for each of the urban communities in Aldergrove, Brookwood/Fernridge, Fort Langley, Murrayville, and Willowbrook.
- 5.3 A limit of one (1) cannabis retail store will be considered for approval for each of Walnut Grove and Willoughby, except that an additional store may be permitted within the 200 Street Interchange Area as defined in Schedule 1 of the Policy.

- 5.4 Notwithstanding s. 5.1.1, the 200 metre separation distance from schools, parks, and recreation centres may be waived in consideration of a retail cannabis store when located in Commercial Centres as identified on Schedule 1 of the Policy.

6. Application and Review Procedure

- 6.1 The Township will review complete rezoning applications to permit cannabis retail businesses that meet the locational criteria noted above. Applications will be forwarded to Council for consideration once the application review is complete and staff have received the LCRB referral. Incomplete applications will not be accepted.
- 6.2 Notwithstanding s. 6.1, in the event that concurrent site-specific rezoning applications are received in one community, preference will be given to stores located in Commercial Centres as identified on Schedule 1 of the Policy.
- 6.3 Prior to proceeding to First and Second Reading of a site-specific rezoning bylaw, the LCRB referral must be received by the Township.
- 6.4 Cannabis retail store applications will be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application.
- 6.5 Cannabis retail store applications referred to the Township by the LCRB will receive public input through the following methods, or a method considered appropriate by the Township:
- 6.5.1 Where a LCRB referral is received concurrent with a rezoning application, the public hearing will be used for gathering public input.
- 6.5.2 Where a LCRB referral is received on a site already zoned for cannabis retail (such as an application to relocate an existing licence to the pre-zoned site), public input will be gathered through the submission of written comments by residents. Residents will be notified through mail outs and newspaper ads.

7. Cannabis Retail Store Licence Requirements

Cannabis retail store licence applications must comply with:

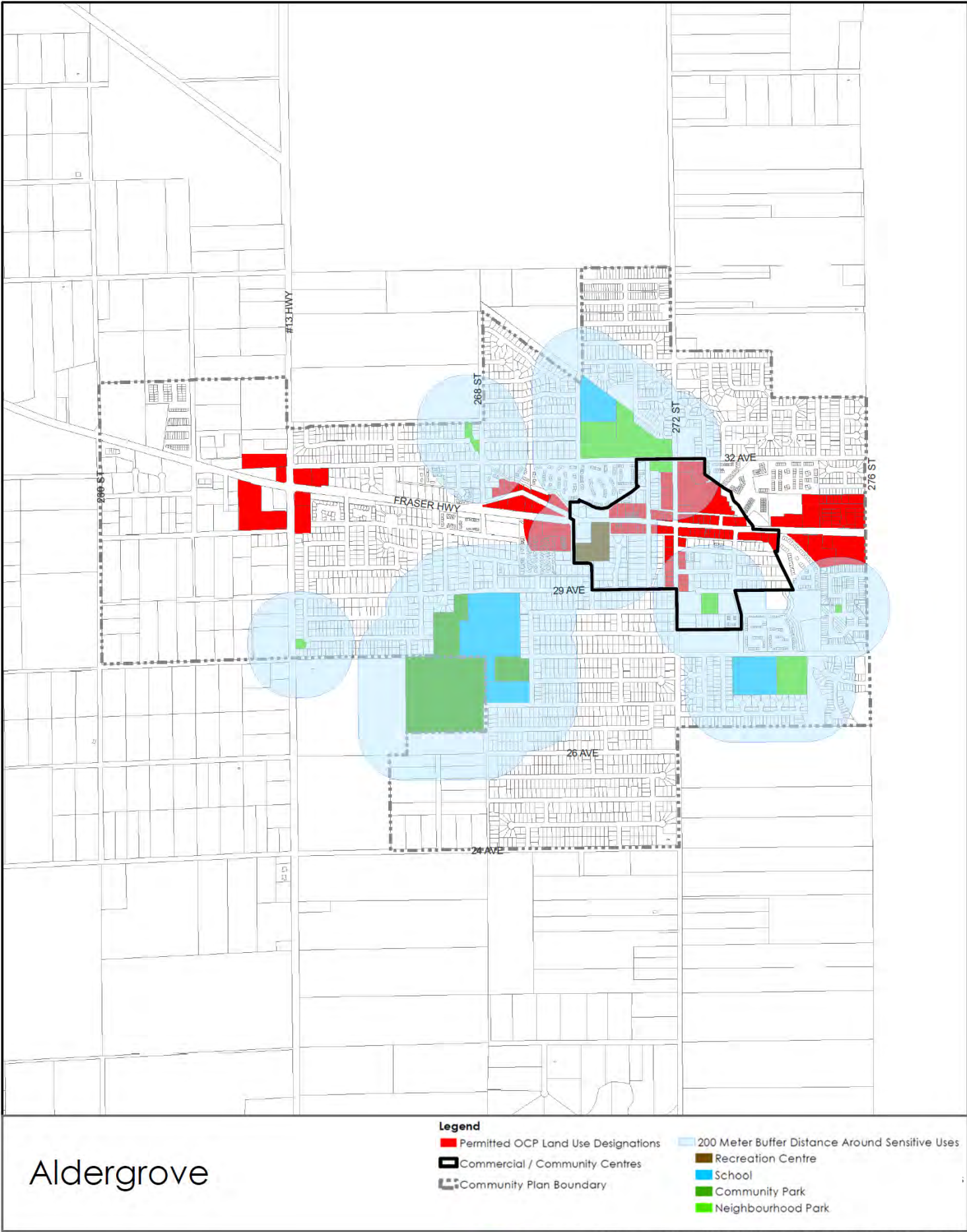
- 7.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:
- Zoning Bylaw 1987 No. 2500;
 - Fees and Charges Bylaw 2007 No. 4616;
 - Langley Building Bylaw 2008 No. 4642;
 - Highway and Traffic Bylaw 2010 No. 4758;
 - Fire Prevention Bylaw 2013 No. 4956;
 - Licencing Bylaw 2016 No. 5192;

- Subdivision and Development Servicing Bylaw 2019 No. 5382; and
 - Community Standards Bylaw 2019 No. 5448.
- 7.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;
- 7.3 Crime Prevention Through Environmental Design (CPTED) criteria;
- 7.4 Requirements and conditions imposed by Council or the Township in connection with each of the following, if applicable:
- the approval of a zoning or official community plan amendment bylaw;
 - the issuance of a development permit, development variance permit, or building permit; and
 - the application review process outlined in this Policy;
- 7.5 Requirements and conditions imposed by the LCRB pursuant to the Act or the Regulation; and
- 7.6 Site-specific rezoning to allow cannabis retail sales will be subject to issuance of a valid and subsisting cannabis licence for retail sales by the LCRB.

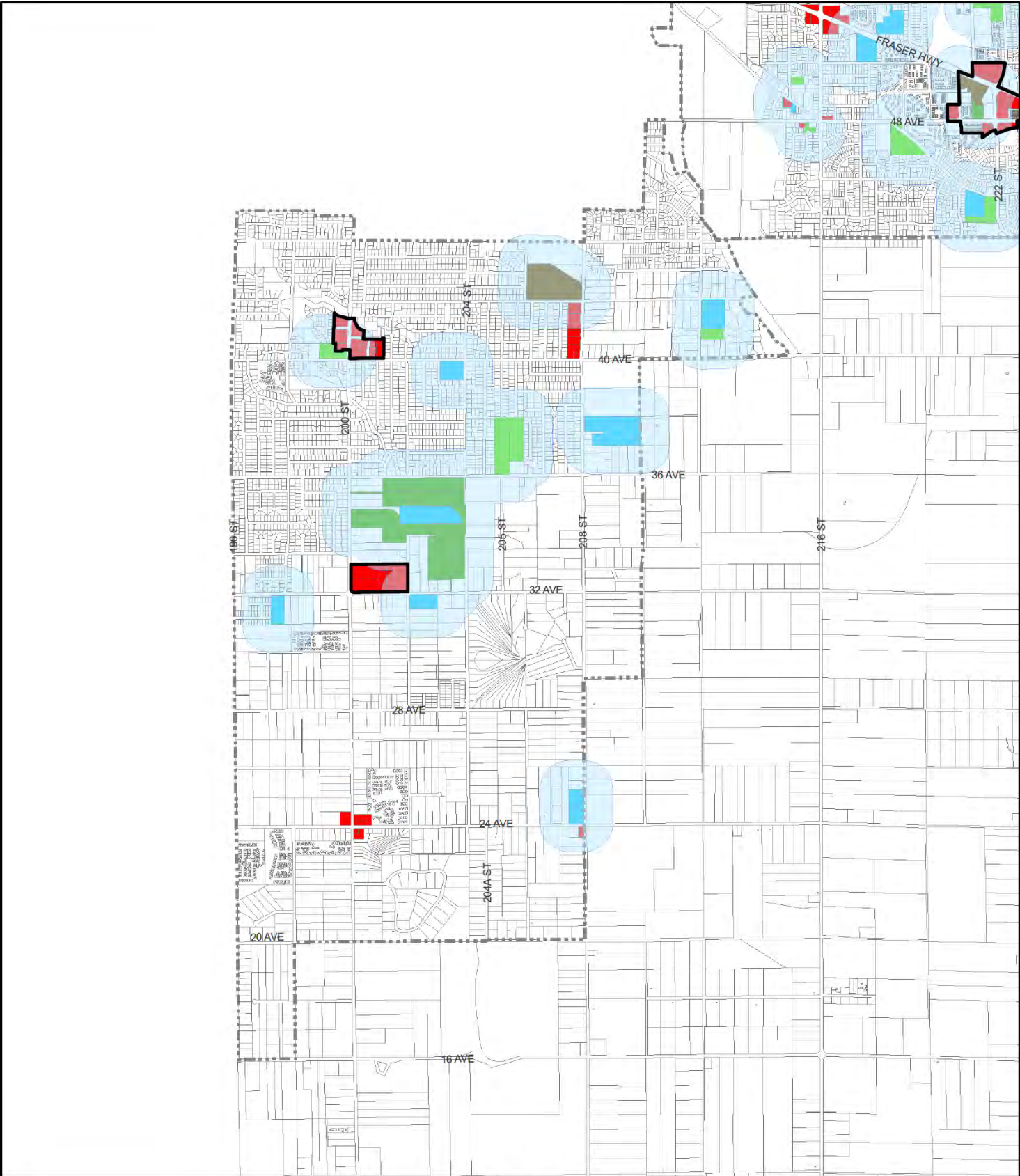
8. Comments and Recommendations Provided to the LCRB

- 8.1 Comments provided to the LCRB in respect of a Cannabis Retail Licence application must be in writing and must include:
- 8.1.1 the Township's views on all of the following matters:
- the proposed location of the cannabis retail store and compatibility with surrounding land uses,
 - the general impact on the community, and
- 8.1.2 the views of Township residents on the application and a description of the method used to gather those views
- 8.2 Recommendations provided to the LCRB in respect of a cannabis retail store licence application must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

Schedule 1: Permitted OCP Land Use Designations



Permitted OCP Land Use Designations

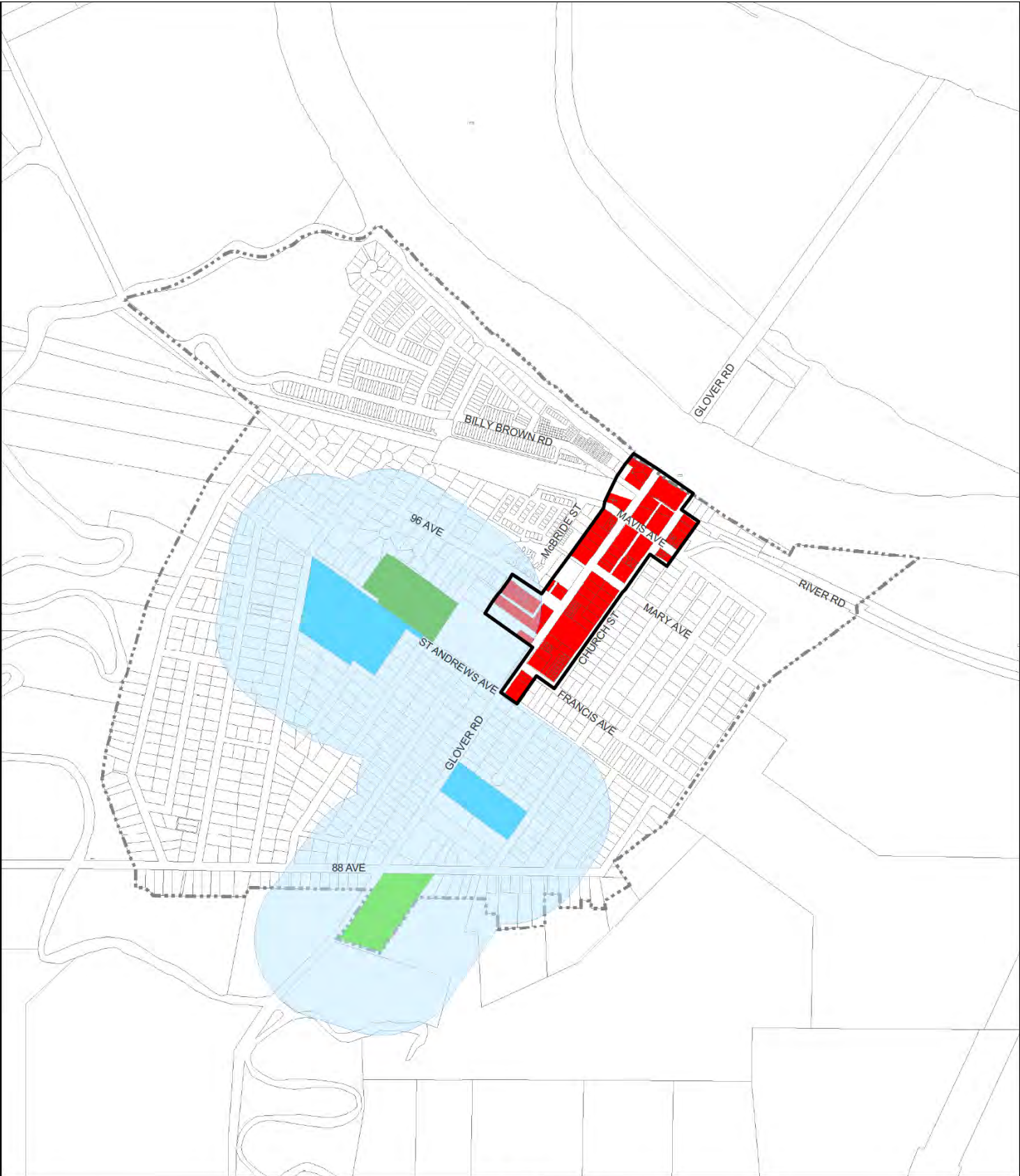


Brookwood / Fernridge

Legend

- Permitted OCP Land Use Designations
- Commercial / Community Centres
- Community Plan Boundary
- 200 Meter Buffer Distance Around Sensitive Uses
- Recreation Centre
- School
- Community Park
- Neighbourhood Park

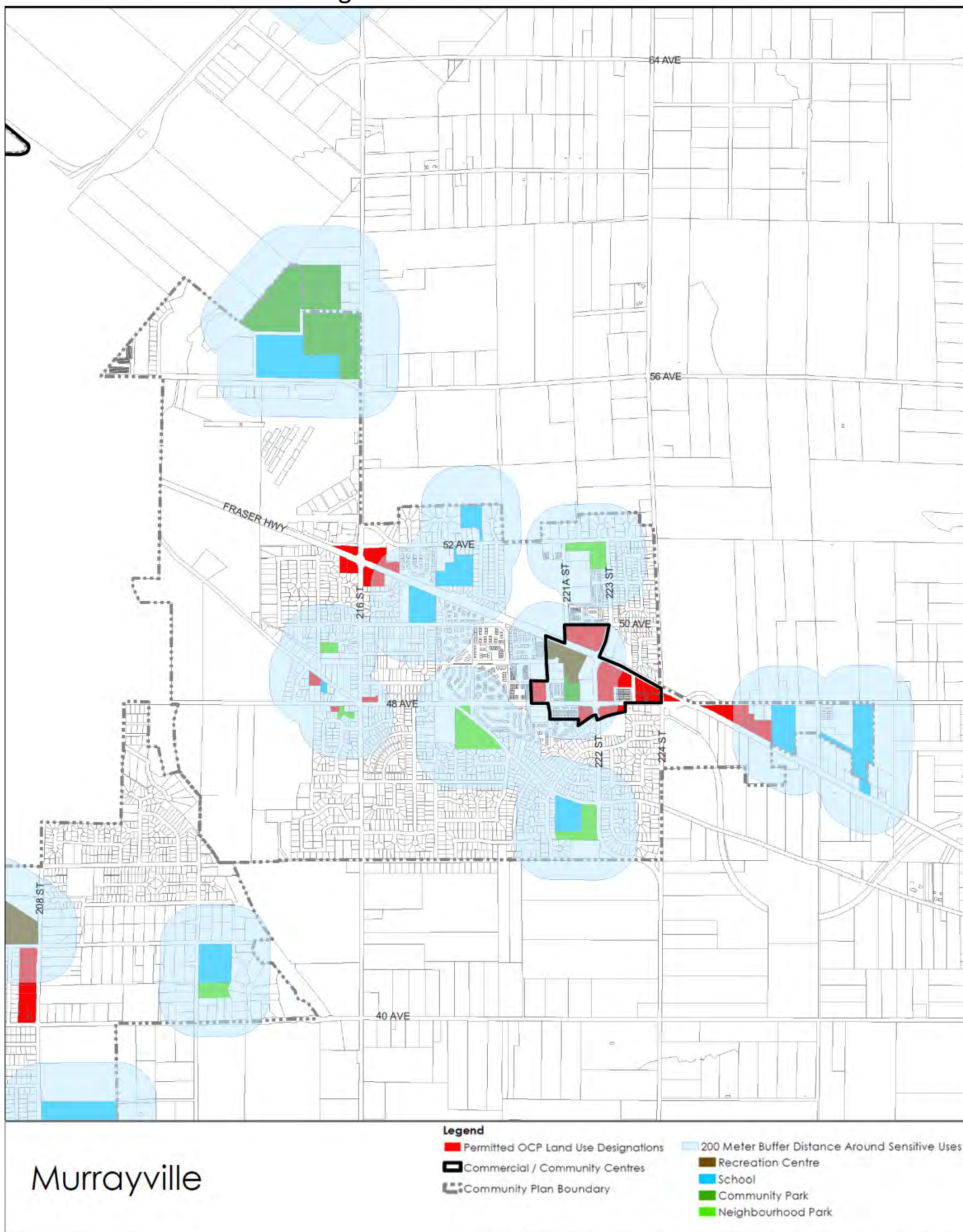
Permitted OCP Land Use Designations











Fort Langley

- Legend**
- Permitted OCP Land Use Designations
 - Commercial / Community Centres
 - Community Plan Boundary
 - 200 Meter Buffer Distance Around Sensitive Uses
 - Recreation Centre
 - School
 - Community Park
 - Neighbourhood Park

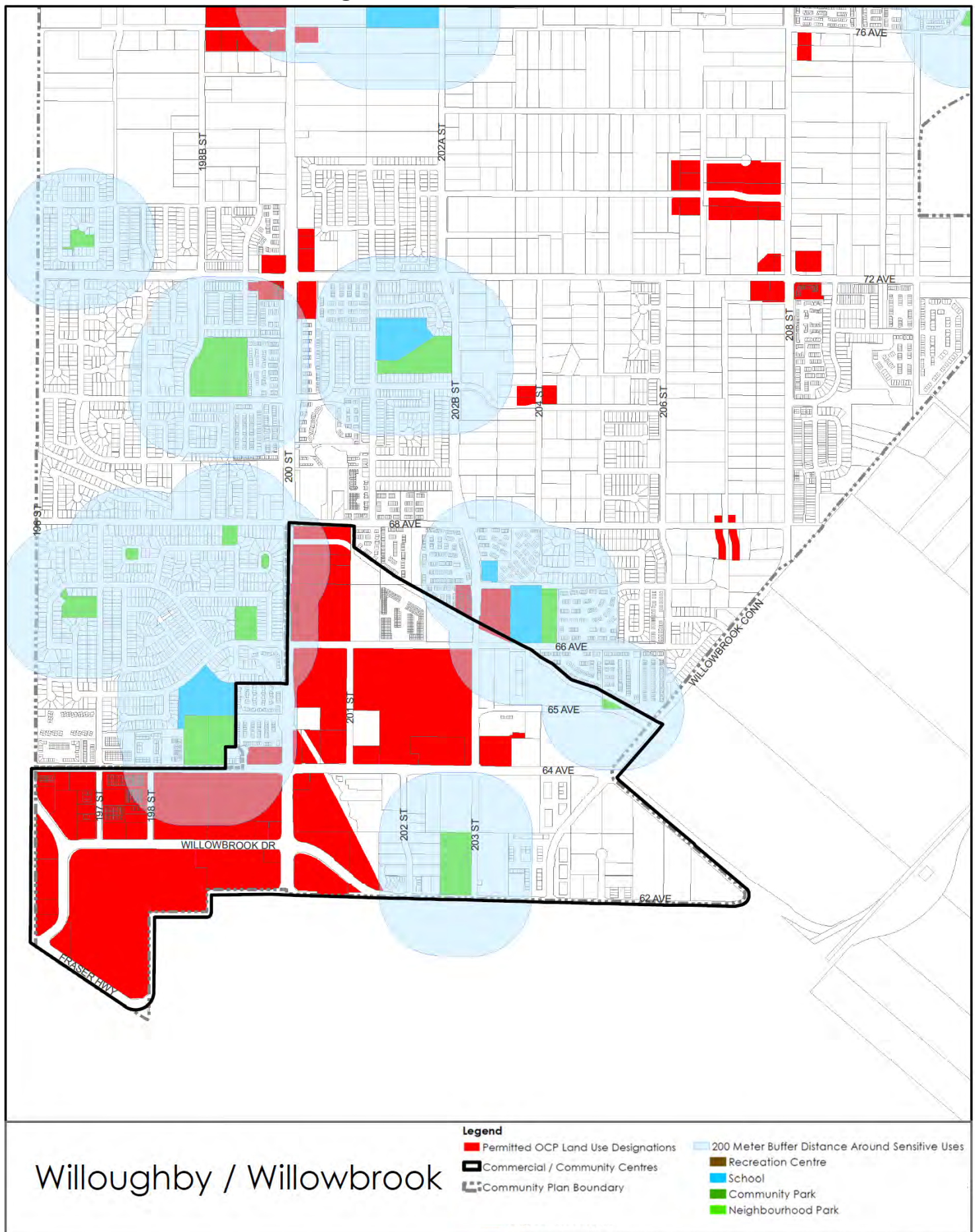
Permitted OCP Land Use Designations



Legend

 Permitted OCP Land Use Designations	 200 Meter Buffer Distance Around Sensitive Uses
 Commercial / Community Centres	 Recreation Centre
 Community Plan Boundary	 School
	 Community Park
	 Neighbourhood Park

Permitted OCP Land Use Designations



To Whom it May Concern,

I'm writing to let you know of our intent to open a cannabis retail store at 105-20125 64th Ave, Langley BC V2Y1M9. This store will provide 10-12 fulltime and 2-4 part time living wage jobs in accordance with the guidelines set by the Living Wage for Families Campaign (www.livingwageforfamilies.ca). Spiritleaf is the largest Retail Cannabis chain in Canada and I operate a location in Maple Ridge. We were chosen in Maple Ridge over the provincial government due to our community service programs, we currently support the local food bank, a local women's shelter and an animal rescue monthly along with making a portion of our profits available through the Spiritfund to any charity in the area or the city for local projects.

Spiritleaf values an inclusionary approach to the recreational cannabis retail experience: its stores will offer an impressive selection of products, knowledgeable staff and an atmosphere that is true to the cannabis community yet resonates with the everyday consumer. Customers will receive exemplary customer service and be offered curated, lab-tested, quality products that are sourced from licensed producers. The company wants to let creativity flourish, share experiences and perspectives, enjoy life, and have fun.

Spirit Leaf Inc. is the first and only Canadian cannabis company to be granted membership into the Canadian Franchise Association ("CFA"). The CFA is the recognized authority on franchising in Canada as the association encourages and promotes excellence in Canadian franchises, ensuring that each member abides by the CFA's Code of Ethics relating to policies, standards, practices, and general course of conduct.

The Spiritleaf concept is not offered anywhere else in the country. No other specialized cannabis dispensary offers its diversity, product range and corporate culture. Spiritleaf is embarked on a journey to change the way Canadians look at cannabis and introduce new attitudes through education, culture, experience, integrity, creativity, integrity, and fun.

Spiritleaf will comply with all regulatory requirements related to responsible cannabis consumption and is developing consumer education and programs related but not limited to:

- The dangers of driving after consuming cannabis
- Education and awareness strategies
- Youth deterrence to cannabis
- Corporate social responsibility
- Harm-mitigation initiatives

The company takes the social responsibility role very seriously and I hope this is of benefit to our application.

Regards,

Jeff Sweetnam - Owner

***Langley Detachment***

2020-07-10

Langley Detachment RCMP-GRC
22180 – 48(A) Avenue
Langley, B. C. V3A 8B7

Township of Langley
20338 – 65 Avenue
Langley, B. C. V2Y3J1

Attention: Mr. Daniel Graham, Development Planner

Dear Sir:

Re: Project: 08-14-0116 / Barbieri Developments Ltd.
Location: 105, 20125 – 64 Avenue

Please be advised that a thorough RCMP indices check was conducted by the Langley Detachment regarding the above-noted business application and as a result there is no indication as to why this application should not be approved.

Yours truly,

Murray Power, Superintendent
Officer in Charge
Langley Detachment

/bds



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BARBIERI DEVELOPMENTS LTD.) BYLAW 2020 NO. 5631**

EXPLANATORY NOTE

Bylaw 2020 No. 5631 amends the text of the Regional Commercial Zone C-1 to accommodate a non-medical cannabis retail store on a portion of the property located at #105 20125 – 64 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BARBIERI DEVELOPMENTS LTD.) BYLAW 2020 NO. 5631

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 (Barbieri Developments Ltd.) Bylaw 2020 No. 5631”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

Amending “Section 601 – Regional Commercial Zone C-1” by adding as Section 601.1(11) after Section 601.1(10) the following:

“*cannabis retail* on (Unit #105 – 20125 – 64 Avenue) Lot B District Lot 311 Group 2 NWD Plan LMP52835.”

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
NOTICE WAS ADVERTISED on the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	day of	, 2020.
ADOPTED the	day of	, 2020.

_____	Mayor	_____	Township Clerk
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