



DARNELL LAW GROUP
LAWYERS & MEDIATORS

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Darnell Law Group
#202 - 6351 197th Street
Langley, BC, V2Y 1X8

Reply to: Rebecca L. Darnell, Lawyer
rebecca@dlglangley.com

And to: Dawn Escobedo, Articled Student
dawn@dlglangley.com

Via Email

October 21, 2020

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

Attention: Mayor and Council

Dear Sirs/madams:

**Re: Reconsideration of Retail Cannabis Sale Application
La Fleur Holdings Ltd. - 27595 Fraser Hwy
Aldergrove**

This is a request for reconsideration of the application brought by La Fleur Holdings Ltd. I am writing on behalf of La Fleur in my capacity as their agent.

I have reviewed the Report to Mayor and Council attached to the Council Meeting Minutes dated October 19, 2020 and I note that the application package submitted by La Fleur was not provided to council.

The Policy 07-410 (the "Policy") provides a guideline only and is not binding on council. It is our position that council is obligated to consider each application on its own merit. Therefore, we are enclosing the entire application, originally submitted by our client, for your review in preparation for the reconsideration application.

Upon review of the Township Consolidated Zoning Map, the proposed location of the cannabis retail store, located at 27595 Fraser Hwy (the "Cannabis Store"), is commercially zoned. Permitted use of the commercial zone includes the sale of liquor under the *Liquor Control and Licensing Act*. As the Province of BC has consolidated the regulation of the liquor industry with the private retail non-medical cannabis industry, the sale of cannabis is permissible within commercial zones.

The positive features of this application are as follows:

1. Commercially zoned
2. 32 parking stalls
3. Stand-alone building
4. Currently vacant and in need of renovation
5. No daycare or schools within 200 meters

Furthermore, the Policy is silent with respect to prohibitions respecting adjacent municipalities, other than to exclude a location which is within 200 meters of another cannabis retail store, even if it were in an adjacent municipality. Ken Johnson, the sole shareholder of La Fleur, spoke with the City of Abbotsford's planning department and learned that they have pre-zoned 10 locations that now permit retail cannabis and are in the process of approving retail applications. The closest of these locations to the Township of Langley is over 6 kilometers away.

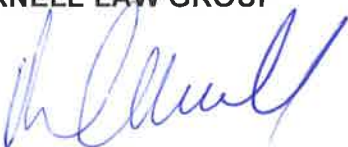
Therefore, we ask that the reconsideration be undertaken in light of the merits of the application.

It is also worth noting that the Principal of La Fleur Holdings Ltd. has made significant investments in this project. On behalf of La Fleur, we request that our application be referred for public hearing to obtain feedback from the members of the community who will be impacted by these decisions.

Thank you for your reconsideration of this matter.

Yours truly,

DARNELL LAW GROUP



Rebecca L. Darnell

RLD:de

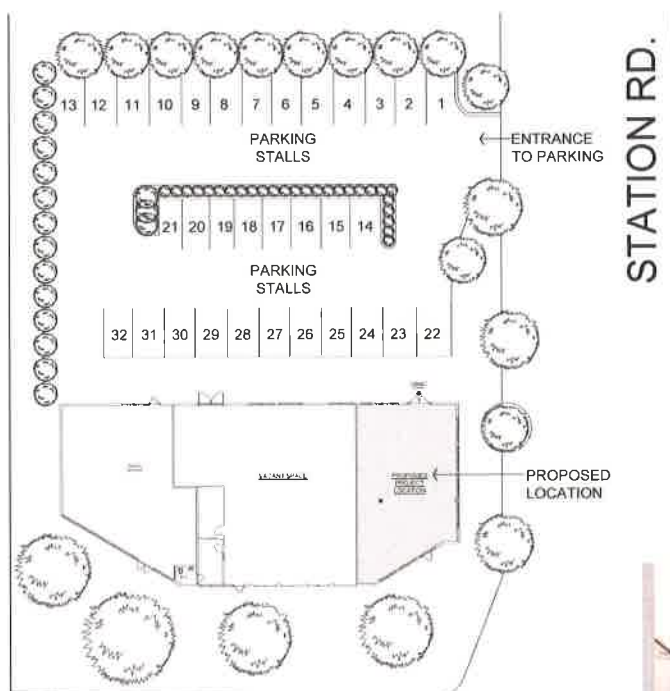
Enclosure



EXTERIOR
VISION

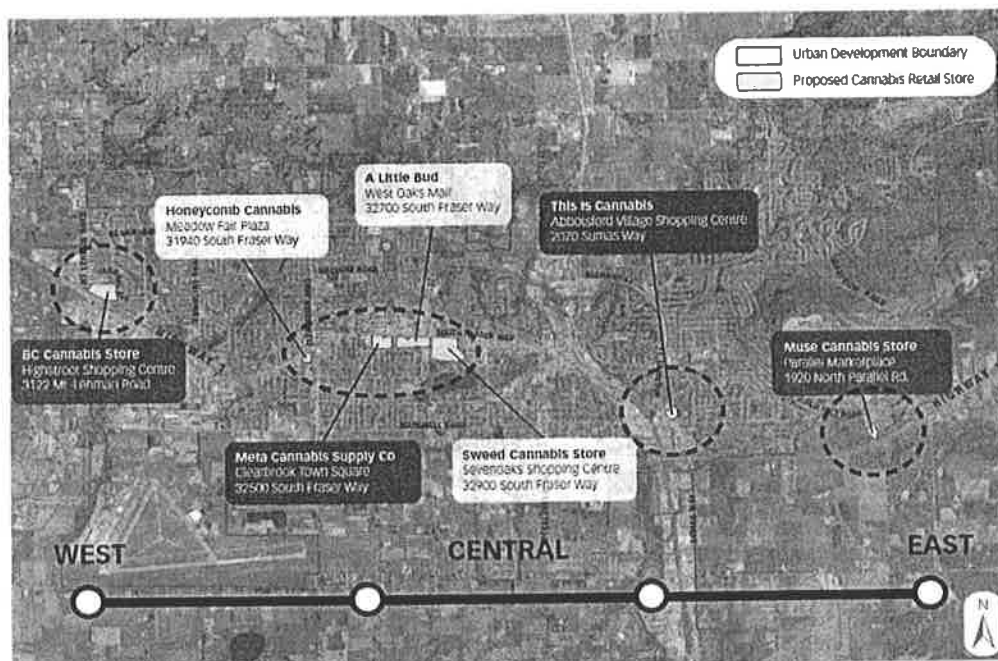


INTERIOR
INSPIRATION



PRIME
LOCATION

LAFLEUR
CANNABIS CO.



Only one of four proposed stores in Abbotsford was approved by council Monday. City of Abbotsford map.

City staff recommend which four cannabis stores should get Abbotsford council's OK

Plethora of applicants in central Abbotsford made location a key deciding factor

TYLER OLSEN / Oct. 18, 2020 8:30 a.m. / [LOCAL NEWS](#) / [NEWS](#)

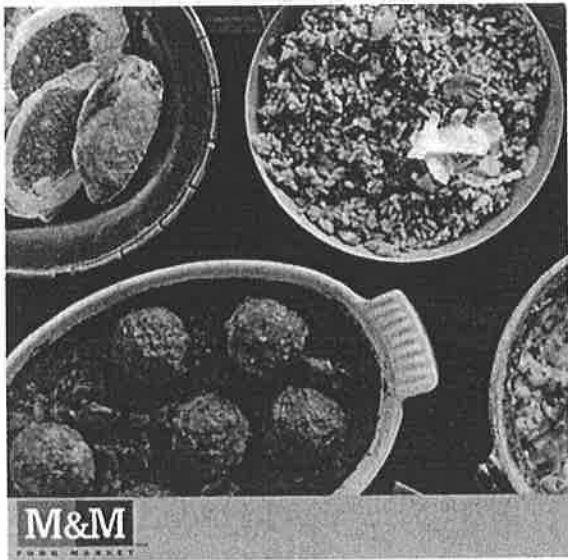
Nearly two years to the day that cannabis became legal in Canada, Abbotsford finally looks set to approve its first four licensed retail outlets.

Last year, the city capped the number of initial stores at four, while rezoning 10 sites for cannabis sales and setting the guidelines for a competitive application process.

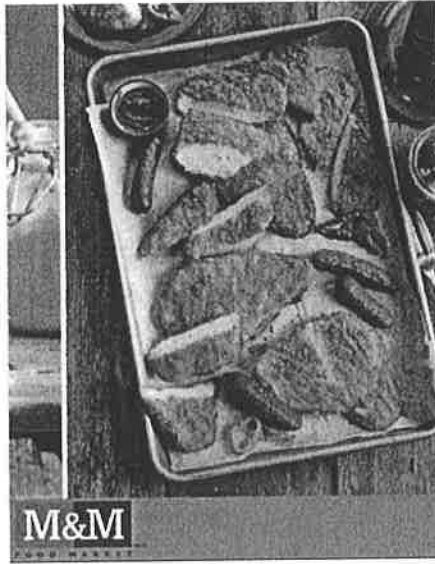
When the city finally started accepting applications this spring, eight proponents came forward. Seven made it to a public hearing stage. Council heard little opposition at the time, leaving staff to sift through the details of each proposal.

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Now, city staff are set to recommend which four applicants will get permission to open Abbotsford's first licensed retail cannabis operations.

According to a report before council Monday, the three applicants that failed to get staff's recommendation lost out largely because the city wanted the four permitted cannabis outlets spread out through the city and not clustered in one location.

With four of the seven applicants proposed for the central Abbotsford South Fraser Way corridor between Clearbrook Road and Ware Street, only one could proceed. The three applicants with proposed locations outside of the city centre have all been recommended by staff.

Read the report here

RELATED: Cannabis shop proponents make pitches to Abbotsford council

J.1

The four applicants recommended to proceed are:

- This is Cannabis at Abbotsford Village Shopping Centre on Sumas Way
- Muse Cannabis Store at Parallel Marketplace on North Parallel Road
- BC Cannabis Store (government-run) at Highstreet Shopping Centre
- Meta Cannabis Supply Co. at Clearbrook Town Square.

Sweed Cannabis Store at Sevenoaks, A Little Bud at West Oaks Mall and Honeycomb Cannabis at Meadow Fair Plaza failed to gain staff's recommendation.

Aside from a desire to avoid clustering, a staff report doesn't indicate what, particularly, tipped the scales in favour of Meta Cannabis in central Abbotsford. All four companies operate cannabis stores in other jurisdictions, although Meta Cannabis has the most outlets, with 35 licenced operations across Canada under several names.

Regarding feedback from the public, the report says "Most of the comments were supportive and there were few comments of non-support. Staff would therefore not suggest excluding any of the 7 applications on the basis of public input."

If council goes along with staff's recommendations, the city will tell the Liquor and Cannabis Regulation Branch which proposals it supports and which it is not supporting.

The city can change the framework through which it regulates cannabis stores – including the four-store limit – at any time.

J.1

Do you have something to add to this story, or something else we should report on? Email:

tolsen@abbynews.com

[@ty_olsen](#)

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The Corporation of the Township of Langley
 Development Services Department
 20338 – 65 Avenue, Langley BC V2Y 3J1
 Tel: 604.533.6034 Email: cdinfo@tol.ca
 Web: tol.ca/development

OFFICE USE ONLY

Date application finalized for processing: _____
 Project #: _____ Folder #: _____
 Folder #: _____ Folder #: _____

DEVELOPMENT APPLICATION FORM

Application Type (check all that apply):

- ☐ Development Variance Permit
☐ Heritage Alteration Permit
☐ Heritage Revitalization Agreement
☒ Liquor Licence or Cannabis Retail Endorsement
☐ Plan Amendment:
Official Community Plan, Community Plan Neighbourhood Plan or Sub Neighbourhood Plan
☒ Rezoning (Zoning Bylaw Amendment)
☐ Subdivision
☐ Temporary Use Permit
☐ Telecommunications Tower
☐ Other

Development Permit:

- ☐ Commercial, Industrial, Institutional, Multi-Family
☐ GHG
☐ Residential (single family)
☐ Streamside

Land Use Contract:

- ☐ Amendment (varying use or density)
☐ Amendment (not varying use or density)
☐ Discharge

SUBMISSION REQUIREMENTS

See "DEVELOPMENT APPLICATION REQUIREMENTS" list to determine which items must accompany your application

Please provide the following information: (incomplete applications will not be accepted)

Number of properties included in this application: 1 Gross Site Area (ha): 0.22 ha
 Community Plan: _____ Neighbourhood Plan (if applicable): _____
 Land Use Designation: _____
 Existing Zoning: C2 Proposed Zoning (if applicable): _____

Residential: Number of total lots / units being proposed for each type (if applicable):

_____ SFD / RH / SD _____ Townhouse _____ Apartment

Non-Residential: Gross Floor Area (m²) being proposed for each type (if applicable):

_____ Comm. _____ Office _____ Ind. _____ Inst. _____ Other

Are there any watercourses on the property or immediately adjacent? ☐ Yes ☒ No

Brief description of application and/or other relevant information:

** Applicants must complete the **Property List** and **Authorization** sections found on reverse.

All properties, to which this application applies, must be detailed.

If there is insufficient space provided for all subject properties and/or registered owners, please use the
 "ADDITIONAL PROPERTIES" form **

Property List:

Subject Property 1	
<u>Registered Owner(s) Information</u>	
Name:	<u>P+L SO ENTERPRISES</u>
Home Phone:	<u>604-882-0812</u>
Mobile Phone:	
Email Address:	
Mailing Address:	<u>7431 GLOVER RD</u>
City:	<u>LANGLEY</u>
Postal Code:	<u>V2Y 2S7</u>
<u>Subject Property Information</u>	
Civic Address:	<u>27595 FRASER HWY</u>
Folio:	<u>017-205-875</u>
Legal Description:	<u>PARCEL A PLAN NWP 883 55</u> <u>PART NW 1/4 SEC 20</u> <u>TP 13 NWLD</u>

Subject Property 2	
<u>Registered Owner(s) Information</u>	
Name:	
Home Phone:	
Mobile Phone:	
Email Address:	
Mailing Address:	
City:	
Postal Code:	
<u>Subject Property Information</u>	
Civic Address:	
Folio:	
Legal Description:	

Authorized Agent:

Agent Name:	<u>KEN JOHNSON</u>		
Company Name:	<u>LAFLEUR HOLDINGS LTD.</u>		
Telephone:		Mobile Phone:	<u>604-240-6660</u>
Email Address:	<u>ken @ carerra projects . com</u>		
Mailing Address:	<u>15571- MARINE DR.</u>		
City:	<u>WHITE ROCK BC</u>	Postal Code:	<u>V4B 1C9</u>

Authorization:

As **Registered Owner(s)** of the subject lands, I/we submit this application for the development of the subject properties and authorize the above noted Authorized Agent to act as my/our agent concerning this application. I/we have completed the above form and submitted all required documents as described in the Application Checklist. If there are any changes in ownership, authorizing agent, primary consultant, legal description or development proposal while this application is pending, I/we will notify the Community Development Division in writing, immediately.

Authorized Signatory (Property 1):	<u>PETER SO</u>	<u>Peter So</u>
	Name	Signature
Authorized Signatory (Property 2):		
	Name	Signature
Authorized Agent:		
	Name	Signature

For more information, please contact
Township of Langley
Development Services Department
 20338 - 65 Avenue, Langley BC V2Y 3J1
 Tel: 604.533.6034 Email: edinfo@tol.ca

Any personal information that is collected on this form will be managed in accordance with the
Freedom of Information and Protection of Privacy Act.
 If you have any questions or concerns regarding the collection, use, disclosure or safe-guarding of personal information associated with this form, please direct enquiries to the Freedom of Information and Protection of Privacy Coordinator, Legislative Services
 20338 - 65 Avenue, Langley BC V2Y 3J1
 or phone 604.533.6101

TITLE SEARCH PRINT

File Reference:

Declared Value \$1075000

2020-07-21, 10:42:12

Requestor: Alan Merriman

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA261557

BT247920

Application Received

2006-07-31

Application Entered

2006-08-09

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

P. & L. SO ENTERPRISES LTD., INC.NO. BC0227404

20141 66TH AVENUE

LANGLEY, BC

V2Y 1P3

Taxation Authority

Langley, The Corporation of the Township of

Description of Land

Parcel Identifier:

017-205-875

Legal Description:

PARCEL A SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT REFERENCE

PLAN NWP88355

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE BL255304

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



**BC Registry
Services**

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For

P. & L. SO ENTERPRISES LTD.

Date and Time of Search: July 29, 2020 04:36 PM Pacific Time
Currency Date: February 28, 2020

ACTIVE

Incorporation Number:	BC0227404	
Name of Company:	P. & L. SO ENTERPRISES LTD.	
Recognition Date:	Incorporated on February 20, 1981	In Liquidation: No
Last Annual Report Filed:	February 20, 2019	Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
SO, SAU KUEN

Mailing Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Last Name, First Name, Middle Name:
SO, KWONG TIN (formerly SO, KWONG TIN)

Mailing Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

OFFICER INFORMATION AS AT February 20, 2019**Last Name, First Name, Middle Name:**

So, Sau Kuen

name corrected, formerly SO, SAU KUEN

Office(s) Held: (Secretary, Vice President)**Mailing Address:**7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA**Delivery Address:**7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA**Last Name, First Name, Middle Name:**

So, Kwong Tin

name corrected, formerly SO, KWONG TIN

Office(s) Held: (President)**Mailing Address:**7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA**Delivery Address:**7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Date and Time: July 29, 2020 04:38 PM Pacific Time



**BC Registry
Services**

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

Annual Report BC COMPANY

FORM 6
BUSINESS CORPORATIONS ACT
Section 51

Filed Date and Time: September 23, 2019 07:05 PM Pacific Time

ANNUAL REPORT DETAILS

NAME OF COMPANY

P. & L. SO ENTERPRISES LTD.
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

INCORPORATION NUMBER
BC0227404

DATE OF RECOGNITION
February 20, 1981

DATE OF ANNUAL REPORT
(ANNIVERSARY DATE OF RECOGNITION IN BC)
February 20, 2019

OFFICER INFORMATION AS AT February 20, 2019

Last Name, First Name, Middle Name:

So, Kwong Tin (name corrected, formerly SO, KWONG TIN)

Office(s) Held: (President)

Mailing Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Last Name, First Name, Middle Name:

So, Sau Kuen (name corrected, formerly SO, SAU KUEN)

Office(s) Held: (Secretary, Vice President)

Mailing Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Date and Time: July 29, 2020 04:38 PM Pacific Time



**Ministry
of Finance**
BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
1 877 526-1526

Notice of Change of Directors

FORM 10
BUSINESS CORPORATIONS ACT
Section 127

Filed Date and Time: February 24, 2008 06:48 PM Pacific Time

Incorporation Number:

BC0227404

Name of Company:

P. & L. SO ENTERPRISES LTD.

Director(s) Change of Name or Address

Last Name, First Name, Middle Name:

SO, SAU KUEN

Mailing Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:

7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Last Name, First Name, Middle Name:

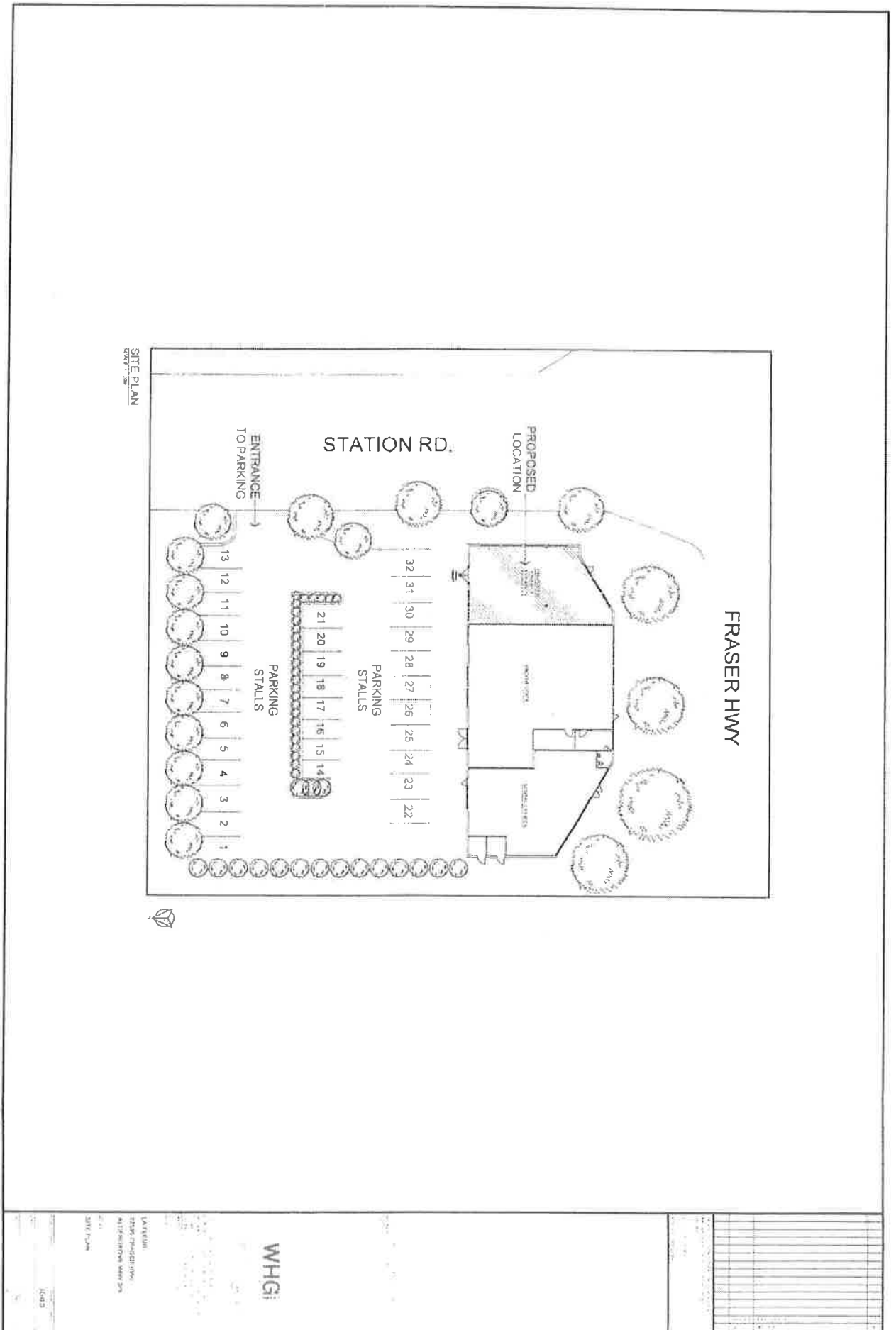
SO, KWONG TIN (formerly SO, KWONG TIN)

Mailing Address:

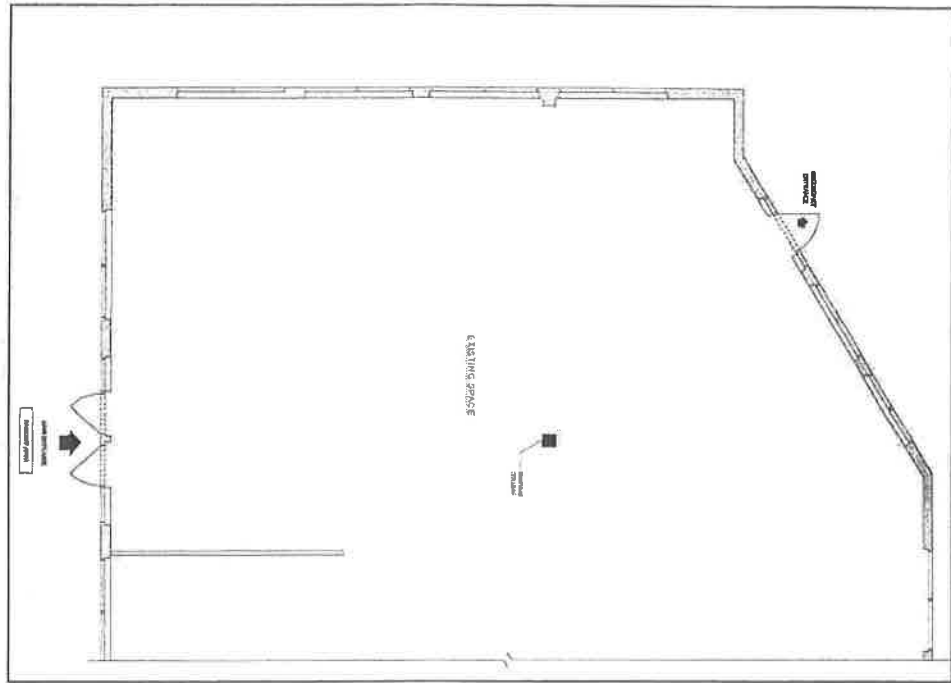
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA

Delivery Address:

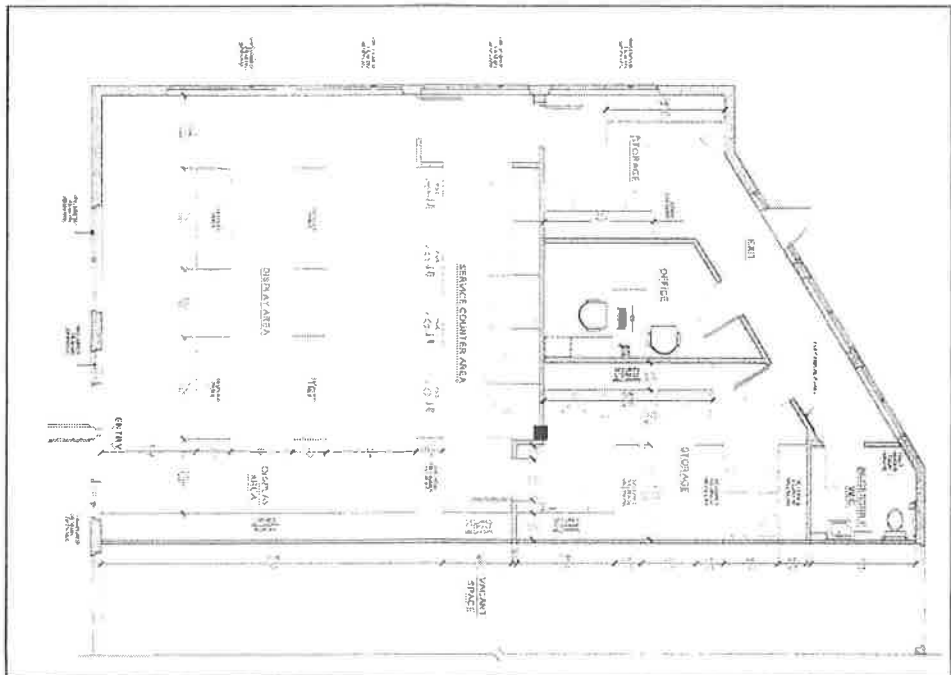
7431 GLOVER ROAD
LANGLEY BC V2Y 2S7
CANADA




EXISTING PLAN
Scale 1/8"



PROPOSED PLAN
Scale 1/8"



	
17700 S. WILSON ROAD MILWAUKEE, WI 53227 414.774.1100 www.whgi.com	
EXISTING PLAN, PROPOSED PLAN	
DATE: 10/1/10	
BY: [Signature]	
CHECKED: [Signature]	
APPROVED: [Signature]	

P & L So Enterprises Ltd.

7415 Glover Road,
Langley, BC V2Y 2S9

July 30, 2020

Re: 27595 Fraser Highway, Langley, BC

To whom it may concern:

I, Peter So, as a Director of P & L So Enterprises Ltd. Hereby give authority to LaFleur Holdings Ltd and Ken Johnson to act as Agent in the application to rezone the above mentioned property to include retail Cannabis sales. Furthermore, I authorize the Township of Langley to release all and any information in regards to this property to said agent.

Sincerely,

Peter So, Director

A handwritten signature in black ink, appearing to read 'Peter So', with a stylized, flowing script.

La Fleur Holdings Ltd.

ATTN: Township of Langley

July 30, 2020

Mayor and Council

La Fleur Cannabis would like to present this letter of intent to signify our interest in operating a successful cannabis retail store at 27595 Fraser Hwy, Aldergrove.

As the owner and manager of La Fleur Cannabis, the store will offer a variety of authorized legal Canadian cannabis products to supply the growing demand to residents of legal age in Aldergrove and the surrounding area. We will operate successfully with a team of eight budtenders, which two of the stated employees will be management and operations. We intend to operate in a successful and safe manner, two employees shall be on the retail floor at all time for an optimal customer service experience.


La Fleur Cannabis has secured a twelve-year lease on 1,700 square feet of space in a free-standing building with its own parking lot on the corner of Fraser Hwy and Station Rd. One other tenant currently resides. Station Road Dental has been operating successfully for a number of years.

Over time we plan to have a multitude of locations in the Fraser Valley. This Aldergrove store will be our first retail space and our flagship storefront.

We believe that our retail space complements the business community of Aldergrove, thus we would appreciate your consideration. Please contact me at any time should the need arise to discuss this further and answer any outstanding questions you may have.

Thank you.

Respectfully,



Ken Johnson

604-240-6660

ken@carerraprojects.com



Liquor and Cannabis Licensing

Payment Approved

Print Page

Card Type	Visa
Date/Time	8/5/2020 8:02:39 AM
Invoice Number	INV-07710-L6Y7F6
Transaction ID	10005259
Authorization	069950
Amount	\$7,500.00
Application Type	Cannabis Retail Store

Sole proprietors and associates of the applicant must submit additional documentation as part of the application process. Applications cannot be processed until all required documentation is received. A list of applicable associates can be found on the application dashboard.

Applicants must provide associates with:

- The name of the applicant
- The application number (available on the dashboard, under "In Progress Applications")
- The address of the proposed cannabis retail store (if applicable)
- A link to the [Associate Forms page \(https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/cannabis-regulation/associate-forms\)](https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/cannabis-regulation/associate-forms), which contains the instructions and required forms for associates.

The applicant may be notified by the Liquor and Cannabis Regulation Branch if any information is missing, or if more information is required. If the applicant wishes to make any changes to the application, please contact the LCRB at lcrcannabis@gov.bc.ca (mailto:lcrcannabis@gov.bc.ca).

Please save this receipt for your records.

« [Return to Dashboard \(/cannabis/licensing/dashboard\)](#)