



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58401

Application Status: Under LG Review

Applicant: Canandia Bioceuticals Ltd. also known as 0989561 BC Ltd.

Agent: Madrone Environmental Services Ltd.

Local Government: Fraser Valley Regional District

Local Government Date of Receipt: 12/12/2018

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Canandia Bioceuticals ("the client", or "Canandia") proposes to construct a single, 2-level 25,000 square foot (2322 square metres) processing and packing facility for pharmaceutical-grade cannabis grown in greenhouses (soil-bottom greenhouses, no foundations) on the same property. The facility will be constructed on the cleared western area that is zoned I-1 (industrial) by Fraser Valley Regional District. The cannabis sent to the facility will be sourced entirely from greenhouses on the same lot. The cannabis will be grown in non-soil media (containers) but in greenhouses without foundations. No imported fill will be brought to the site. The facility will need to be constructed on a concrete slab (structural engineered). On the attached site plan, there will be one facility surrounded by greenhouses (other buildings indicated on drawing are greenhouses). The client and agent had a meeting on November 22, 2018 with Fraser Valley Regional District director of planning, planners, and building inspectors. They verbally confirmed they would support construction of the facility on the property if the facility is approved by the ALC. The Ministry of Transportation and Infrastructure flood setback covenant was removed from the property.

Agent Information

Agent: Madrone Environmental Services Ltd.

Mailing Address:

202-2790 Gladwin Road

Abbotsford, BC

V2T 4s7

Canada

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 002-119-803

Legal Description: Lot 2, District Lot 58, Yale Division of Yale District, Plan 67189

Parcel Area: 12.8 ha

Civic Address: East of the Skawahlook IR, on the Lougheed Highway east of Ruby Creek

Date of Purchase: 07/21/2014

Farm Classification: No

Owners

Applicant: Canandia Bioceuticals Ltd. also known as 0989561 BC Ltd.

1. **Name:** Canandia Bioceuticals Ltd. also known as 0989561 BC Ltd.

Address:

10511 Springfield Court
Richmond, BC
V7E 1Z5
Canada

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

There currently are no agricultural activities taking place on the property. There are no buildings of any kind on site. The property has been partly cleared (forest) in the past (approximately 1987). At this time, less than half of property remains forested. It is understood that a small portion of the property along the western lot line is zoned for industrial use; we understand that from the current owners, a pet cemetery was going to be built here (by the previous landowners) but this did not occur. Property is in Fraser Valley Regional District Electoral Area B, and is zoned a mix of Industrial (I-1) / Rural 4 (R-4).

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

No agricultural improvements have been undertaken on the property, aside from partial clearing of the industrial-zoned area to the west. There are large boulders on the property from a rockslide.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There are currently no non-agricultural uses of the property. There are no temporary or permanent buildings or structures, including fences. Some trees have been cleared for future land development to the west.

Adjacent Land Uses

North

Land Use Type: Transportation/Utilities

Specify Activity: CPR Railway Line, then vacant parcel called "AGASSIZ" on BC Assessment

East

Land Use Type: Other

Specify Activity: Chawathil First Nation Reserve

South

Land Use Type: Other

Specify Activity: Fraser River, floodplain

West

Land Use Type: Agricultural/Farm

Specify Activity: 59600 Lougheed Highway: currently contains a commercial mushroom composting facility and an existing Rogers Telecommunications tower.

Applicant: Canandia Bioceuticals Ltd. also known as 0989561 BC Ltd.

Proposal

1. How many hectares are proposed for non-farm use?

0.2 ha

2. What is the purpose of the proposal?

Canandia Bioceuticals ("the client", or "Canandia") proposes to construct a single, 2-level 25,000 square foot (2322 square metres) processing and packing facility for pharmaceutical-grade cannabis grown in greenhouses (soil-bottom greenhouses, no foundations) on the same property. The facility will be constructed on the cleared western area that is zoned I-1 (industrial) by Fraser Valley Regional District. The cannabis sent to the facility will be sourced entirely from greenhouses on the same lot. The cannabis will be grown in non-soil media (containers) but in greenhouses without foundations. No imported fill will be brought to the site. The facility will need to be constructed on a concrete slab (structural engineered). On the attached site plan, there will be one facility surrounded by greenhouses (other buildings indicated on drawing are greenhouses). The client and agent had a meeting on November 22, 2018 with Fraser Valley Regional District director of planning, planners, and building inspectors. They verbally confirmed they would support construction of the facility on the property if the facility is approved by the ALC. The Ministry of Transportation and Infrastructure flood setback covenant was removed from the property.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

Canandia intends to grow cannabis, which is a farm activity. Growing cannabis on non-ALR lands, potentially not zoned for agricultural use, may be difficult to obtain approval for by local governments interested in keeping cannabis farming in ALR and Agriculturally-zoned lands. Local governments are interested in keeping cannabis farms away from high-density areas and in proximity to residences (due to potential odour issues associated with cannabis farming), schools/youth, and other cannabis retailers. Canandia wishes to have their cannabis farm (in greenhouses) and processing facility contained in close proximity to reduce costs and potential difficulties related to transportation and security (i.e. transporting cannabis to another site that needs separate security and needs to be zoned for industrial use).

4. Does the proposal support agriculture in the short or long term? Please explain.

The proposal, if approved, would put this vacant property into agricultural use. Currently, the site is limited for many developments due to geotechnical hazards associated with massive catastrophic landslides, and flooding from the Fraser River. The client states that this proposal supports agriculture in the Long term, because the entire agricultural parcel will be covered with soil based green houses for the production of an agricultural crop with the exception of a 2-level concrete slab building that will have a footprint of 25,000 square feet. This building is necessary for packing and processing the agricultural product the operation will produce.

Applicant Attachments

- Agent Agreement - Madrone Environmental Services Ltd.
- Site Photo - Photograph
- Site Photo - Photograph
- Professional Report - Geotechnical Hazard Assessment
- Other correspondence or file information - Land Title
- Proposal Sketch - 58401
- Certificate of Title - 002-119-803

ALC Attachments

None.

Applicant: Canandia Bioceuticals Ltd. also known as 0989561 BC Ltd.

Decisions

None.

TITLE SEARCH PRINT

2018-12-12, 11:38:37

File Reference:

Requestor: Jessica Stewart

Declared Value \$800000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA4008870
From Title Number BM15054

Application Received 2014-10-08

Application Entered 2014-10-16

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority New Westminister Assessment District

Description of Land
Parcel Identifier: 002-119-803
Legal Description:
LOT 2 DISTRICT LOT 58 GROUP 1 YALE DIVISION YALE DISTRICT PLAN 67189

Legal Notations
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL RESERVE PLAN NO. 57 DEPOSITED SEPT 11 1974

FRASER CANYON HOSPITAL IMPROVEMENT DISTRICT #8
SEE DF A2785

Charges, Liens and Interests
Nature: COVENANT
Registration Number: W164780
Registration Date and Time: 1983-12-14 13:24
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: LTA SECTION 215

TITLE SEARCH PRINT

2018-12-12, 11:38:37

File Reference:

Requestor: Jessica Stewart

Declared Value \$800000

Nature:	COVENANT
Registration Number:	W164781
Registration Date and Time:	1983-12-14 13:25
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	LTA SECTION 215 MODIFIED BY CA6916001

Nature:	UNDERSURFACE RIGHTS
Registration Number:	X11013
Registration Date and Time:	1984-01-31 10:18
Remarks:	INTER ALIA UNDERSURFACE RIGHTS FORFEITED TO CROWN

Nature:	COVENANT
Registration Number:	CA3328546
Registration Date and Time:	2013-09-03 13:12
Registered Owner:	FRASER VALLEY REGIONAL DISTRICT

Nature:	MORTGAGE
Registration Number:	CA4009296
Registration Date and Time:	2014-10-08 10:24
Registered Owner:	GORDON ARTHUR SANDERS
Remarks:	MODIFIED BY CA4482977

Nature:	MODIFICATION
Registration Number:	CA4482977
Registration Date and Time:	2015-06-23 18:12
Remarks:	MODIFICATION OF CA4009296

Nature:	MODIFICATION
Registration Number:	CA6916001
Registration Date and Time:	2018-07-06 15:59
Remarks:	MODIFICATION OF W164781

Nature:	PRIORITY AGREEMENT
Registration Number:	CA6916002
Registration Date and Time:	2018-07-06 15:59
Remarks:	GRANTING CA6916001 PRIORITY OVER CA4009296 AND CA4482977

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$800000

2018-12-12, 11:38:37

Requestor: Jessica Stewart

Pending Applications

NONE

AGENT AUTHORIZATION LETTER

I (we) 0989561 BC LTD.
Printed/typed name(s) of landowner(s)

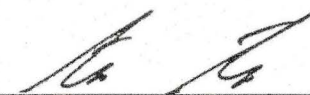
hereby appoint Madrone to
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

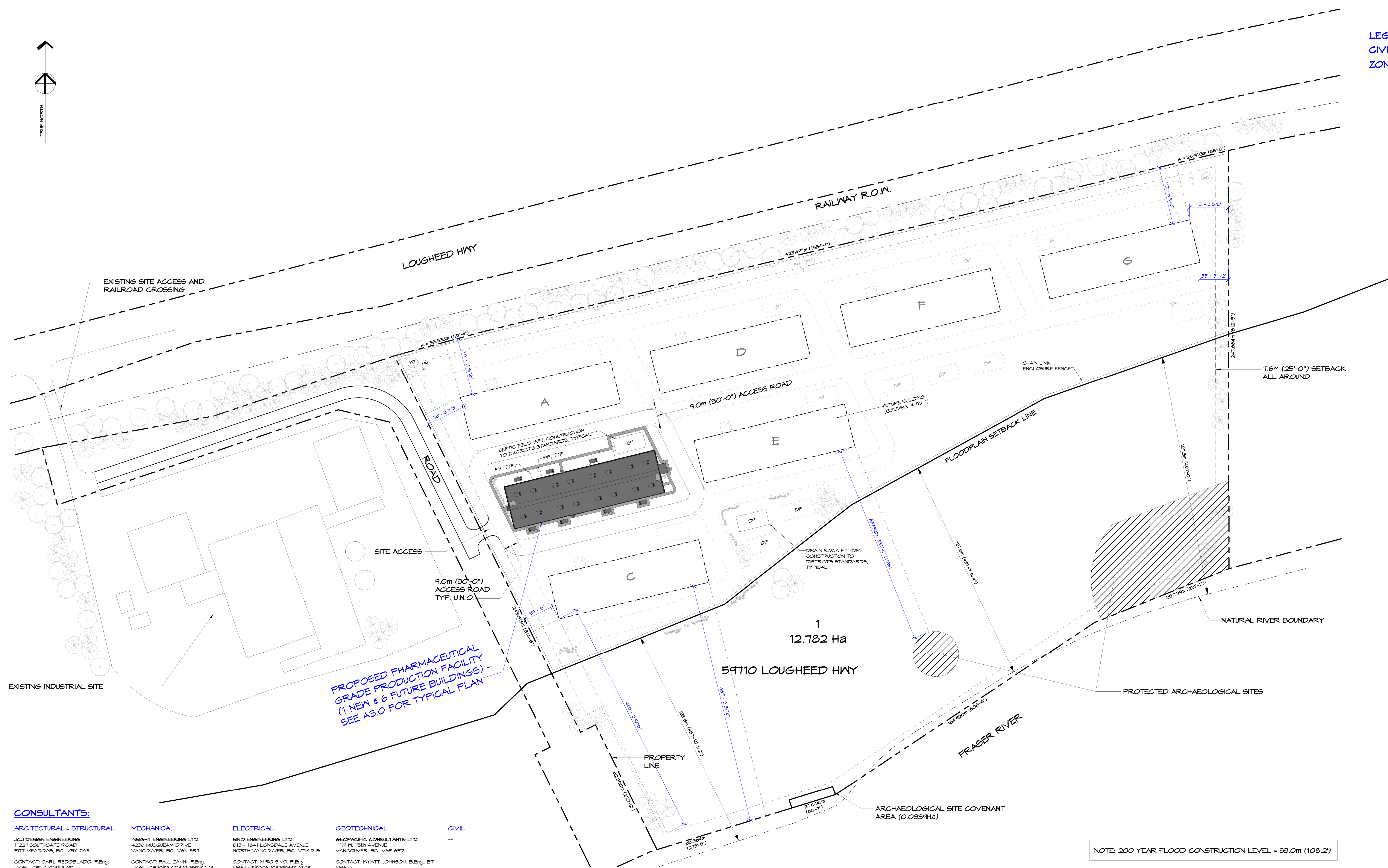
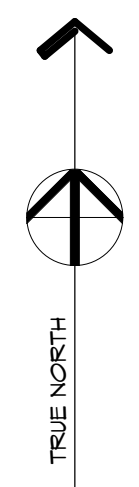
I Jessica Stewart (Madrone) understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 Alon Amit December, 11, 2018
Signature Printed Name Date

Signature Printed Name Date



PROPOSED PHARMACEUTICAL GRADE PRODUCTION FACILITY (1 NEW & 6 FUTURE BUILDINGS) - SEE A3.0 FOR TYPICAL PLAN

1 SITE PLAN
 1" = 80'-0"

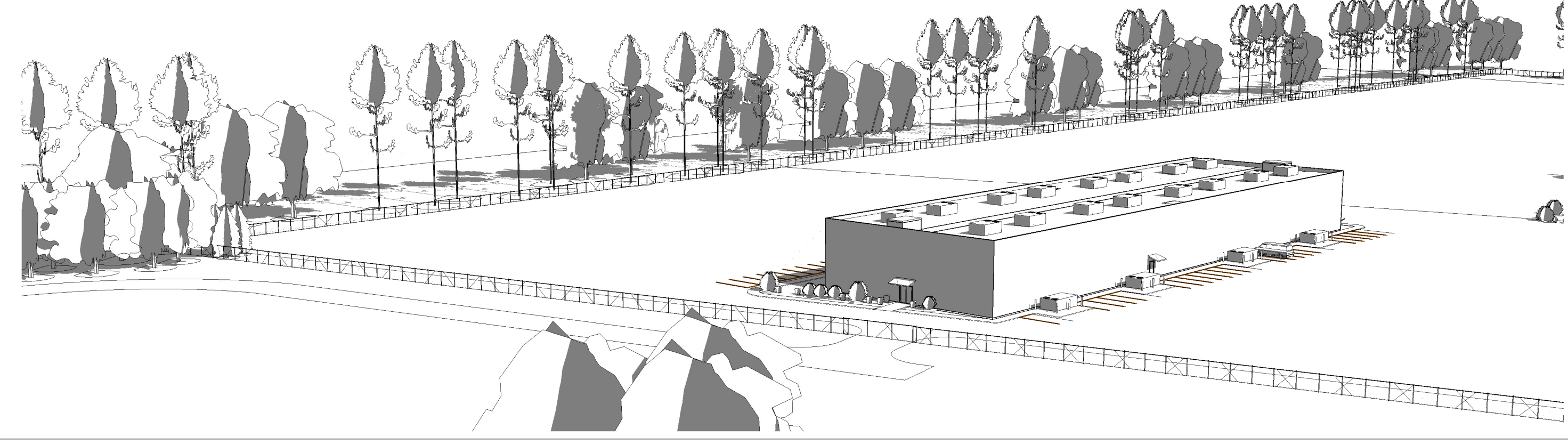
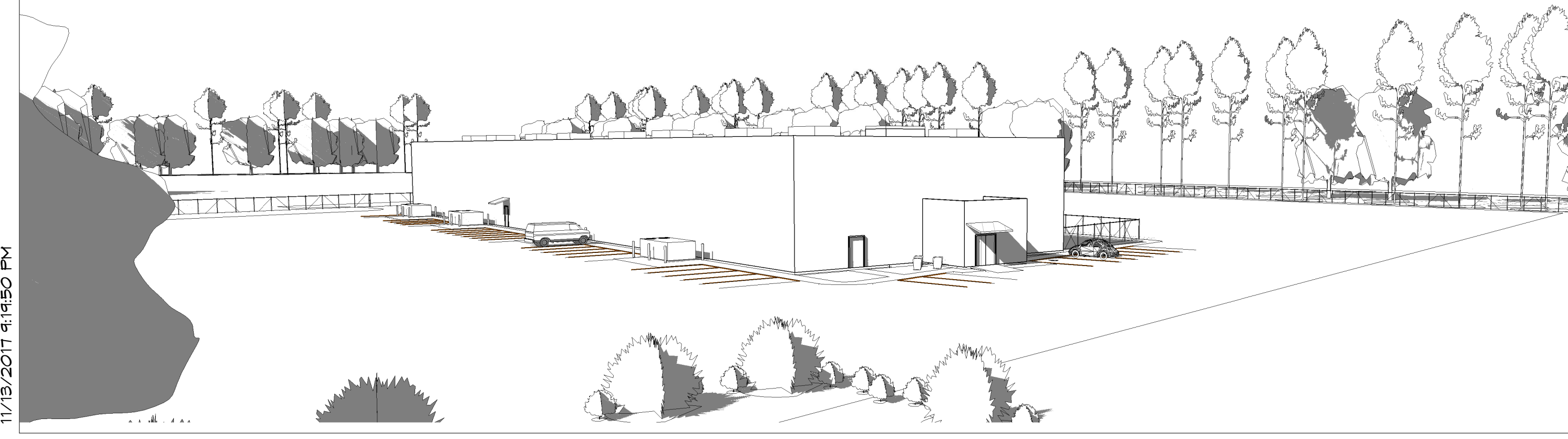
- CONSULTANTS:**
- ARCHITECTURAL & STRUCTURAL**
 JCI DESIGN ENGINEERING
 11227 SOUTHWEST ROAD
 FITT MEADOWS, BC V3Y 2V8
 CONTACT: CARL REDOBLADO, P.Eng.
 EMAIL: carl@jciengineers.net
 PHONE: 604-705-4425
 - MECHANICAL**
 INSIGHT ENGINEERING LTD
 4226 HUSQUAIN DRIVE
 VANCOUVER, BC V6N 3R7
 CONTACT: PAUL ZANNI, P.Eng.
 EMAIL: paul@insightengineering.ca
 PHONE: 604-705-6481
 - ELECTRICAL**
 SINO ENGINEERING LTD.
 615 - 1841 LORSDALE AVENUE
 NORTH VANCOUVER, BC V7M 2J8
 CONTACT: MIRO SINO, P.Eng.
 EMAIL: miro@sinoengineering.ca
 PHONE: 604-490-3556
 - GEOTECHNICAL**
 GEOPACIFIC CONSULTANTS LTD.
 1778 W. 75TH AVENUE
 VANCOUVER, BC V6P 6P2
 CONTACT: KYATT JOHNSON, B.Eng., EIT
 EMAIL: PHOENIX.604-439-0922
 PHONE: 604-439-0922
 - CIVIL**
 -
 - SEPTIC FIELD**
 FAN CONSULTING INC.
 7126 ASH STREET
 VANCOUVER, BC V6P 2L4
 CONTACT: PATRICK FAN, RSWP (P.)
 EMAIL: pof@fanps.com
 PHONE: 604-705-4126
 - WELL PUMP**
 -

- LEGEND:**
- SF - SEPTIC FIELD
 - DRP - DRAIN ROCK PIT
 - RP - RELL PUMP
 - PH - PUMP HOUSE
 - FH - FIRE HYDRANT
 - WT - WATER TANK

DRAWING LIST (ARCHITECTURAL)

DRAWING NO.	DESCRIPTION
A1.0	NOTES & SITE PLAN
A1.1	PARKING LAYOUT & BYLAW REVIEW
A1.2	SCENE REVIEW & ANALYSIS
A2.0	1ST FLOOR PLAN
A3.0	2ND FLOOR PLAN
A4.0	ROOF PLAN
A5.0	REFLECTED CEILING PLANS
A6.0	TYPICAL FLOOR ROOM
A7.0	ELEVATIONS
A8.0	SECTIONS
A8.1	WALL SECTIONS
A8.2	STAIR DETAILS
A9.0	CONSTRUCTION & WALL PANEL DETAILS
A9.1	WASHROOM DETAILS & DOOR TYPES

NOTE: 200 YEAR FLOOD CONSTRUCTION LEVEL = 33.0m (108.2')



ISSUED FOR REVIEW	CFR	JULY 5, 2017	1
DESCRIPTION	BY	DATE	No.
<p>JCI DESIGN ENGINEERING WILCOR CONSTRUCTION GROUP</p> <p>PHARMACEUTICAL GRADE PRODUCTION FACILITY 59110 LOUGHEED HWY., HOPE, BC</p> <p>DATE: 12/07/16 DRAWN: CFR SCALE: 1" = 80'-0" APPROVED: -</p> <p>NOTES & SITE PLAN PROJECT No. - DRAWING No.: W12-1 - A1.0 REV: 1</p>			

11/19/2017 4:15:50 PM



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1-800-4-55

