

## **NOTICE OF PUBLIC MEETING – MAY 13, 2024**

**TEMPORARY USE PERMIT NO. 23-001**

**CIVIC ADDRESS: 1478 Johnston Road (1484 Johnston Road)**

**PURPOSE:** The City has received a Temporary Use Permit (TUP) application requesting an extension to previously approved TUP 19-012 to allow for the continued use of a non-medical cannabis retail store at 1484 Johnston Road (civic address of 1478 Johnston Road). The proposed TUP 23-001, if issued, will permit this cannabis store use for an additional term of three (3) years.



**Documents:**

Author	Document	Item #
Planning and Development Services Department	Permit Applicant's Submission Package and previously approved Temporary Use Permit 19-012	R-1

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC MEETING**  
**MONDAY, MAY 13, 2024**  
**1484 JOHNSTON ROAD**  
**(CIVIC ADDRESS 1478 JOHNSTON ROAD)**

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, MAY 13, 2024**, at **4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

**NOTICE** is hereby given that Council will consider this same application at the Regular Council Meeting scheduled for **MONDAY, MAY 13, 2024**, at **4:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the May 13, 2024 Public Meeting, all persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard in person or by forwarding written submissions reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from the interested persons in regard to the application listed below:

**TEMPORARY USE PERMIT (TUP) 23-001**

**CIVIC ADDRESS: 1478 Johnston Road (1484 Johnston Road)** (See Site Map)

**PURPOSE:** The City has received a Temporary Use Permit (TUP) application requesting an extension to previously approved TUP 19-012 to allow for the continued use of a non-medical cannabis retail store at 1484 Johnston Road (civic address of 1478 Johnston Road). The proposed TUP 23-001, if issued, will permit this cannabis store use for an additional term of three (3) years.

The proposed application can be viewed online at [www.whiterockcity.ca/agendas](http://www.whiterockcity.ca/agendas) from April 30, 2024 until May 13, 2024. Hard copies can be viewed in the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock B.C. between the hours of 8:30 a.m. and 4:30 p.m., excluding weekends and statutory holidays.

**ADDITIONAL INFORMATION**

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca)

**WHITE ROCK**  
*My City by the Sea!*

[www.whiterockcity.ca](http://www.whiterockcity.ca)







**TEMPORARY USE PERMIT  
APPLICATION**

# TABLE OF CONTENTS

Application Forms .....	1
Agent Authorization Form .....	9
Proof of Business Ownership	
• Notice of Articles .....	10
• Certificate of Incorporation .....	13
• BC Company Summary .....	15
Title Search .....	17
Letter of Intent .....	18
Business Plan	
• C.V. ....	19
• Proposed Timeframe .....	20
• Compliance .....	20
• Good Neighbour Agreement.....	20
• Educational Initiatives .....	20
• Operating Details.....	21
• Security Measures.....	21
• Insurance Bonding.....	22
Description of Enforcement Action or Proceedings Against Applicant.....	23
Design Proposal	
• Floor Plan .....	24
• Signage Plan .....	25
• Façade and Window Treatment.....	25
Context Plan .....	26
• Parking Plan.....	28
• Creative Transportation Solutions Traffic Study .....	28
• Assessment on How We Have Minimized Impact on the Child Care Facility.....	33
• Registered Survey Plan .....	33
• Site Profile .....	35
Letters of Support.....	44

# APPLICATION FORMS

DocuSign Envelope ID: 160AE4E6-12AC-4C22-A915-C41432839E58



## Development Application Form

Planning and Development Services

P: 604-541-2136 | F: 604-541-2153

[www.whiterockcity.ca](http://www.whiterockcity.ca)

15322 Buena Vista, White Rock B.C. V4B 1Y6

Please follow the instructions provided with each section to ensure that you have filled out this application form correctly. Full review and completion of this Development Application Form, along with associated Agent Authorization and Submission Requirement forms, is required to ensure that your application is complete. **Staff will only accept a full and complete application at time of formal submission.**

If you have questions at any time, or if you would like to schedule a pre-application meeting prior to application submission, please contact us at [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca) or at 604-541-2155 for assistance.

### Section Overview

Section 1 – Type of Application  
Section 2 – Site Description and Proposed Works  
Section 3 – Provincial Requirements

Section 4 – Owner/Applicant Information  
Section 5 – Reminder Checklist  
Section 6 – Consent

### Section 1 – Type of Application

Please check all development application types that apply to your proposal. For each type selected, please attach the corresponding form noted below. These forms are available at City Hall or on our website:

BYLAW AMENDMENT APPLICATIONS	Check/X
Official Community Plan Amendment - Form A	
Zoning Amendment - Form B	
Phased Development Agreement - Form B	
Land Use Contract – Discharge - Form B	
Land Use Contract – Amendment - Form B	

LAND USE PERMIT APPLICATIONS	Check/X
Development Variance Permit – Form C	X
Temporary Use Permit – General – Form C	
Development Permit (Major) - Form D	
Development Permit (Minor) <ul style="list-style-type: none"><li>Environmental DP – Form E</li><li>Form and Character DP (duplex/triplex, signage, etc) – Form F</li></ul>	
Is this for a time extension/amendment?	

SUBDIVISION APPLICATIONS	Check/X
Fee Simple Subdivision - Form G	
Bare Land Strata Subdivision - Form G	
Lot Line Adjustment - Form G	
Air Space Parcel - Form G	
Phased Strata Development - Form G	
Strata Plan Amendment - Form G	
Strata Title Conversion - Form H	

MISCELLANEOUS APPLICATIONS	Check/X
Liquor/Cannabis License Referral - Council - Form I	
Liquor/Cannabis License Referral - Staff - Form I	
Request for Purchase of Municipal Right of Way - Form J	
Temporary Use Permit – Cannabis Store – Form K	X

Is your application type missing? Please provide a description in the box to the right:	
---	--

**Section 2 – Site Description and Proposed Works**

Please input an answer to the best of your ability in each applicable entry box below. If you require assistance, please do not hesitate to contact the Planning & Development Services Department.

Site Address(es)	1484 Johnston Rd White Rock V4B 3Z5
PID(s)	011-426-381

Land Use Summary	Existing	Proposed
OCP Land Use Designation	Town Centre Area Commercial/Residential Zone	Town Centre Area Commercial/Residential Zone
Development Permit Area(s)	1484 Johnston Rd White Rock V4B 3Z5	1484 Johnston Rd White Rock V4B 3Z5
Zone	CR1	CR1
Number of Lots	One	One
Number of Dwelling Units	Zero	Zero
Gross Floor Area Total (m <sup>2</sup> or ft <sup>2</sup> )	1526.8 sq ft	1526.8 sq ft
Residential, Institutional and/or Commercial Floor Area (m <sup>2</sup> or ft <sup>2</sup> )	1526.8 sq ft	1526.8 sq ft

Please provide a general description of your proposal below:
<p>A Little Bud Cannabis LTD intends to "renew" the current Temporary Use Permit to continue to allow non-medical cannabis retail sales.</p>

**Section 3 – Provincial Requirements**

Please read the instructions and check the applicable boxes below.

	Check or X		
	YES	NO	DO NOT KNOW
(This list is not exhaustive; other provincial regulations may apply) Has the subject site, currently or historically, been used for commercial or industrial purposes? If "Yes", a Site Profile may be required, pursuant to the <i>Environmental Management Act</i> and the <i>Contaminated Sites Regulation</i> (Ministry of Environment).	X		
Are there archaeological sites or resources on the subject site(s)? If "Yes" or "Do Not Know", you may be advised to contact the BC Archaeology Branch (Ministry of Forests, Lands, Natural Resources Operations, and Rural Development)		X	

**Section 4 – Owner / Applicant Information**

Please input the following information into each box as labelled and organized below.

	Registered Owner	Applicant (only if not the Owner)
Full Name / Organization		
Address		
City		
Postal Code		
Phone (Main)		
Phone (Cell)		
Fax		
E-mail		

**Section 5 – Reminder Checklist**

Before you continue any further, please ensure that you have completed the following items:

Checklist	Check/X
• Have you scheduled and completed a pre-application meeting?	X
• Have you confirmed your additional submission requirements with Planning staff?	X
• Have you completed and attached the applicable Submission Requirements Form(s)?	X
• If applicable, have you completed and attached any required Agent Authorization Form(s)?	X

## Section 6 – Consent


Please read the following consent information fully. Please fill out and sign the following materials below to signify your consent for this application. If this application is being represented by an Authorized Agent, then the Authorized Agent will only need to fill out the "Authorized Agent" section below and shall also proceed with the submission of a completed Agent Authorization Form:

As the registered owner(s) / authorized agent, I/we hereby submit this application for the development of the subject site(s) and declare that the information submitted in support of this application is true and correct in all respects. Should there be a change in ownership, authorized agent, legal description, or development proposal while the application is pending, I/we will notify the Planning & Development Services Department in writing immediately to avoid any unnecessary delay in processing the application.

I/we further understand that the following total fee of \$3,80 is payable at time of application and may only be refunded in accordance with the provisions of the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234".

	Registered Owner	Registered Owner (if more than one)
Full Name		
Signature		
Date		

... OR ...

Authorized Agent	
Full Name	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Signature	DocuSigned by: 
Date	12/19/2022





## Submission Requirements Form

### Form C – Development Variance Permits and Temporary Use Permits (not cannabis stores)

Planning and Development Services

P: 604-541-2136 | F: 604-541-2153

[www.whiterockcity.ca](http://www.whiterockcity.ca)

15322 Buena Vista, White Rock B.C. V4B 1Y6

#### Complete Application – General Requirements

Please use the following checklist to assist with the preparation of your application.

Checklist	Check or X
<b>If applicable, these items may be submitted in conjunction with another application type.</b>	
A Completed Application Form with associated fee	X
An Authorized Agent Form, if the property owner is represented by a third party	X
Proof of Business Ownership <i>Note: Required if property owner is a corporation; includes Notice of Articles, Certificate of Incorporation, BC Company Summary</i>	X
A recent title search, dated within 30 days of the application <i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>	X
Registered Survey Plan <i>Note: The Registered Survey Plan must show the topography of the site, and the location, elevation, and size of trees located on and around the subject site. If any variances are requested, then the current building envelope and the proposed building envelope must be indicated on the registered survey plan.</i>	X
Site Profile <i>Note: A Site Profile is only required if the subject site is being currently used, or has historically been used, for commercial or industrial activities.</i>	X

#### Complete Application – Additional Requirements

Depending on the scope and scale of the development application, the following submission requirements may be necessary. Other studies not described here may be required at time of initial application.

Be aware that there are two checkboxes here. Please verify with Planning staff as to whether the below-listed submission materials are required as part of your complete application.

Checklist – General Project Requirements	Staff Only Check or X	Applicant Check or X
<b>If applicable, these items may be submitted in conjunction with another application type.</b>		
Site Plan and Site Statistics <i>Note: The site plan should show information relating to gross site area (with and without road dedications), density (floor area totals – e.g.: gross, residential, etc), bulk (e.g. setbacks, lot coverage, height, proposed use, dwelling unit total (including unit distribution by bedroom count), floor areas (by use/common/amenity), parking spaces (electric charging stations, motor vehicles, and bicycles), loading spaces, and any other additional details.</i>		
Design Rationale <i>Note: This document will need to describe the proposed development in terms of its relationship to relevant City policies (including the OCP), good planning and design principles, and its contribution to the character of the surrounding area.</i>		
Geotechnical Study <i>Note: This report will need to be prepared by a professional engineer or geoscientist with a specialization in geotechnical engineering in accordance with the current edition of the "Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia."</i>		

<b>Checklist – Form, Massing, and Aesthetics</b>	<b>Staff Only</b>	<b>Applicant</b>
<b>If applicable, these items may be submitted in conjunction with another application type.</b>	<b>Check or X</b>	<b>Check or X</b>
Photographs of Site and Surrounding Area <i>Note: These photographs should show the existing site, along with the current condition of adjacent properties.</i>		
Precedent Photos <i>Note: This refers to images or illustrations from other projects that have inspired the proposed development.</i>		
Scaled Architectural Plans <i>Note: The site plan should show information relating to gross site area (with and without road dedications),</i>		
Digital or Physical 3D Massing Model <i>Note: This three-dimensional illustration or model of the proposed development should include, at minimum, the massing of buildings on adjacent parcels. Only the proposed development is required to be in colour.</i>		
Colour Renderings with Adjacent Buildings <i>Note: This refers to elevation drawings of the proposed development that are illustrated according to the proposed colour and materials of the development and adjacent buildings are displayed in colour on the same drawing either photographically, or drawn at the same scale as the proposed development.</i>		
Colour and Materials Board <i>Note: This refers to an illustration or a sample board that includes the colour and finish of the exterior materials to be used in the project. A physical Colour and Materials Board will be required at any required Advisory Design Panel meeting.</i>		
Street Profile <i>Note: This refers to a two-dimensional elevation drawing of the proposed development and the adjacent buildings on properties on either side of the proposed development. Subject properties on a corner or through lot must provide a street profile for all frontages.</i>		
View Analysis <i>Note: This document will demonstrate the view impact of the proposed development on surrounding buildings, which may include plan diagrams illustrating the angle of view from adjacent buildings under current conditions and with the proposed development and may include renderings of the development's impact on the streetscape from the pedestrian level. The level of detail required shall be discussed with staff.</i>		
Shadow Study <i>Note: This set of illustrations will demonstrate the shadow impact from the proposed development, including illustration for the Vernal Equinox (March), Summer Solstice (June), Autumnal Equinox (September) and Winter Solstice (December) at 10:00 am, 12:00 pm, 2:00 pm, and 4:00 pm.</i>		

<b>Checklist – Public Realm and Landscaping Considerations</b>	<b>Staff Only</b>	<b>Applicant</b>
<b>If applicable, these items may be submitted in conjunction with another application type.</b>	<b>Check or X</b>	<b>Check or X</b>
Tree Assessment Report <i>Note: The report, as prepared by a certified arborist, will need to meet the requirements of White Rock Tree Management Bylaw, 2008, No. 1831 (as amended or replaced).</i>		
Landscaping Plan <i>Note: The landscaping plan will need to include existing tree locations, proposed plantings (using graphic keys), proposed grades, proposed garbage/recycling enclosures, details on proposed outdoor amenity spaces, and proposed paving and lighting details.</i>		
Environmental Impact Assessment <i>Note: This report will need to document the proposed development's impact on the surrounding environment. This assessment can take many different forms as applicable to the particular circumstances of the site. This could include a Phase 1 Environmental Site Assessment, a Riparian Areas Regulation (RAR) Assessment Report, or a Biological Site Inventory.</i>		



<b>Checklist – Parking and Functional Elements</b> If applicable, these items may be submitted in conjunction with another application type.	<b>Staff Only</b> Check or X	<b>Applicant</b> Check or X
<b>Parking Plan</b> <i>Note: This plan must illustrate all proposed off-street (on-site) parking spaces, including dimensions of each parking space and drive aisles. If parking for persons with disabilities or small car spaces are proposed, they need to be clearly marked in the plan. A synopsis of the number of parking spaces (including electric vehicle charging stations) must be included. Any variances from the Zoning Bylaw must be identified.</i>		X
<b>Parking Study</b> <i>Note: This submission requirement refers to a report prepared by a registered professional engineer that recommends a reduced number of parking spaces for a proposed development, or a shared on-site parking regime for two or more uses within a proposed development.</i> <i>The report will need to analyze the proposed amount of parking in relation to the parking demand generated by proposed development, and provide detail on any recommended Transportation Demand Management strategies.</i>		
<b>Traffic Study</b> <i>Note: This report will need to outline the impacts on existing and future traffic conditions resulting from the proposed development(s), as well as on-site parking, loading, turning movements, and other related matters, in accordance with specifications provided by the City's Engineering and Municipal Operations Department.</i>		

<b>Checklist – Condition of Land Use Permit</b> If applicable, these items may be submitted in conjunction with another application type.	<b>Staff Only</b> Check or X	<b>Applicant</b> Check or X
<b>Cost Estimate</b> <i>Note: Pursuant to Section 502 of the Local Government Act and as a condition of the issue of a land use permit, the City of White Rock may require the provision of securities to ensure that the City can adequately undertake, at the expense of the holder of the applicable land use permit, the works, construction or other activities required to satisfy the landscaping condition(s), correct the unsafe condition(s), or correct damages to the environment.</i> <i>This cost estimate will need to summarize the cost of works, as applicable, with the above-mentioned items: the full scope of works required to satisfy the proposed landscaping conditions, to correct unsafe conditions, or to correct damages to the environment. This will be required prior to final consideration by Council, or the relevant approving authority.</i>		



## Submission Requirements Form

### Form K –Temporary Use Permits (for cannabis stores)

Planning and Development Services

P: 604-541-2136 | F: 604-541-2153

[www.whiterockcity.ca](http://www.whiterockcity.ca)

15322 Buena Vista, White Rock B.C. V4B 1Y6

#### Complete Application – General Requirements

Please use the following checklist to assist with the preparation of your application.

Checklist	Check or X
<b>If applicable, these items may be submitted in conjunction with another application type.</b>	
A Completed Application Form with associated fee <i>Note: Private cannabis store applicants will also require a Cannabis License Referral application for the Temporary Use Permit application to proceed. Temporary Use Permit applications for privately operated cannabis stores which have not submitted a complete application to the provincial Liquor and Cannabis Regulation Branch for referral will not move forward to public notification for their Temporary Use Permit application.</i>	X
An Authorized Agent Form, if the property owner is represented by a third party	X
Proof of Business Ownership; or Applicant Authorization from Signing Authority (if Public Agency) <i>Note: Required if property owner is a corporation; includes Notice of Articles, Certificate of Incorporation, BC Company Summary</i>	X
A recent title search, dated within 30 days of the application <i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>	X
Letter of Intent <i>Note: The Letter of Intent will need to provide a summary of the proposal, the proposal's relationship to relevant City policies, and its contribution to the surrounding area.</i>	X
Business Plan <i>Including the following documents:</i> <ul style="list-style-type: none"> <li>Curriculum vitae detailing applicant's previous business undertaking and experience in retail sales in a Provincially or Federally regulated commercial sector</li> <li>Proposed timeframe for commencing retail sales of cannabis</li> <li>Compliance with municipal, provincial and federal government regulations</li> <li>Willingness to enter into a 'Good Neighbour' agreement to address potential neighbourhood impacts and nuisance and impairment issues</li> <li>Proposed educational initiatives regarding impairment and nuisance issues related to cannabis use</li> <li>Operating details (store house, number of employees, etc.)</li> <li>Proposed security measures</li> <li>Insurance bonding information</li> </ul>	X
Description of any enforcement action or proceedings against the applicant/principals	X
Design proposal <i>Including the following documents:</i> <ul style="list-style-type: none"> <li>Floor Plan</li> <li>Signage Plan</li> <li>Façade and window treatment design</li> </ul>	X
Context Plan <i>Aerial map showing compliance with Zoning Bylaw siting criteria and current uses of adjacent properties, annotated with distances from the exterior of the premises to any licensed child care facility and/or City park space.</i>	X

# AGENT AUTHORIZATION FORM



## Authorization Form

Planning and Development Services

P: 604-541-2136 | F: 604-541-2153

[www.whiterockbc.ca](http://www.whiterockbc.ca)

15322 Buena Vista Avenue, White Rock B.C., V4B 1V6

Application Type(s)	Temporary Use Permit (T.U.P.) - Non-Medical Cannabis Retail Store
Site Address(es)	1484 Johnston Road White Rock BC V4B 3Z5
PID(s)	011-426-381
Legal Description(s)	City of White Rock West Half Lot 2 Except 7ft, Section 11 Township 1 New West District Plan 8098

This document shall serve to notify the City of White Rock ("City") that I am / we are the legal owner(s) of the property described above and do authorize the person indicated below ("Agent") to act on my / our behalf on all matters pertaining to the stated application type(s) for the above referenced property/ies. In addition, I / we have read and understood the application requirements for the above application(s) and authorize the Agent to act on our behalf.

All registered property owners shall sign this Authorization Form. Company-owned properties must be represented by Agents. Use additional sheets if necessary. Changes in ownership will require the submission of new Authorization Forms.

Name of Property Owner(s) If company-owned, please also provide a contact name.		
Mailing Address		
Main & Cell Phone Number		
E-Mail Address		
Name of Agent		
Company Name (if applicable)	A Little Bud Cannabis	
Mailing Address		
Main & Cell Phone Number		
E-Mail Address		
I hereby consent ...	Input Signature Below:	Date (YY/MM/DD)
Property Owner		2022/12/11
Property Owner		
Authorized Agent		2023/01/04

# LETTER OF INTENT

A Little Bud Cannabis intends to continue operating a licenced Non-Medical Cannabis Retail Store at 1484 Johnston Rd, White Rock, BC, in full compliance with the requirements of the Province of British Columbia and the City of White Rock.

We intend to continue setting a high standard for cannabis retail in White Rock. Our focus will continue to include cannabis safety, cannabis education, and consumer responsibility. We strive to be an ambassador of good cannabis practices which we believe starts with educating the consumers.

During our operation in White Rock since opening A Little Bud Cannabis in August 2020, we have maintained a customer-focused retail experience and built direct connections with the community. This includes charitable donations to local non-profits such as the Elks Club, Sources Food Bank, etc., neighbourhood cleanups, and our self-funded recycling program. We intend to continue this tradition for as long as we operate in White Rock.

## CURRICULUM VITAE

### **RANDY TINGSKOU**

Co-Owner and Operator of A Little Bud Cannabis LTD



#### **OWNER – A LITTLE BUD CANNABIS LTD**

February 2020 – Present

- Operated a Non-Medical Cannabis Retail Store in White Rock BC while giving back to the community with both charitable donations and good neighbour initiatives

#### **OWNER – A LITTLE MORE CONVENIENCE LTD**

June 2021 – Present

- Operated a convenience/accessories shop in White Rock BC

#### **OWNER – A LITTLE BUD ABBOTSFORD MEDICINAL CANNABIS DISPENSARY**

July 2017 – Oct 15 2018

- Operated a medicinal dispensary leading up to legalization

#### **GENERAL SALES MANAGER – WOLF CHILLIWACK MAZDA**

July 2013 – August 2014

- Managed a team of 27 staff while ensuring compliance with the Motor-Vehicle Sales Authority of British Columbia

#### **AUTOMOTIVE SALES – ABBOTSFORD VOLKSWAGEN, BMW LANGLEY, FREEWAY MAZDA, DON QUAST HYUNDAI, FREEWAY MAZDA**

March 2007 – June 2017

- Sold motor vehicles while surpassing all performance goals and continually holding a valid Motor-Vehicle Sales Authority licence with zero judgements or actions

## PROPOSED TIMEFRAME

During 2023 we will use the time under the Temporary Use Permit to continue our exemplary customer service and act as ambassadors of cannabis while beginning to work on the required rezoning steps to solidify our place within the White Rock community.

## COMPLIANCE

Our 2.5 years operating in White Rock have been fully compliant. A Little Bud will comply with all requirements of the federal Cannabis Act and its regulations, as well as the BC Cannabis Control and Licensing Act, Cannabis Distribution Act, and all municipal, provincial, and federal requirements. Cannabis is a highly regulated industry, and we hold ourselves to that high standard in all regards. We intend to continue this during our next Temporary Operating Permit and beyond.

## GOOD NEIGHBOUR AGREEMENT

A Little Bud is willing to enter into a “Good Neighbor Agreement” with the City of White Rock and will continue to engage in good neighbour practices. We are overjoyed to be a member of this community and wish to engage as members of the community as such. This includes neighbourhood cleanups, our recycling program, and continued charitable donations of 2.5% of our net profits to local non-profits.

## EDUCATIONAL INITIATIVES

During our time operating in White Rock, we strive to be ambassadors of cannabis and good practices. This includes in-store educational graphics, online initiatives, and in-store interactions. We have found that the most useful and impactful of these to be the interactions our staff have with members of the community that visit our store. Being a budtender at A Little Bud requires continual growth and on-the-job training to be able to provide the best customer service and instill our values and good cannabis practices to patrons of our store. Rather than just instructing customers where they can’t smoke cannabis, such as the pier and promenade, we give alternatives so our customers can stay compliant.

It is a common complaint that cannabis packaging is excessive in nature and leans towards wastefulness. We regularly conduct cleanups in our area to help reduce and remove cannabis packaging from contributing to City waste. This works in tandem with our cannabis packaging recycling program to reduce the industry’s carbon footprint.

## OPERATING DETAILS

A Little Bud intends to continue operating from 10am to 11pm Monday to Friday, with reduced hours on Sunday from 10am to 8pm. This is similar to local liquor stores.

We proudly employ nearly 40 local residents at our store. These include both full time and part time positions which have above-industry standard wages and full benefits packages for our staff and their families. A manager is on shift at all times to oversee the staff, customers, and sale of cannabis.

## SECURITY MEASURES

Cannabis is a highly regulated industry, and this applies to security requirements as well. Our store goes above these federal requirements and includes the following:

- Exterior rolling shutters and locking steel door.
- Security bars on all windows and doors.
- 29 4k security cameras with over 30 days of stored video footage.
- Third party monitored fire detection system.
- Third party monitored security and break in detection system.
- Cannabis fulfillment center with secured access and locking cannabis storage.
- Frosted windows to obscure view from outside the store.



# INSURANCE BONDING

We are prepared to enter into any bonding requirements the City may have in this regard. We have previously contacted our insurance broker at Central Valley Insurance and have attached their response for your information and consideration.

## Insurance Bonding for a potential Cannabis Retail Location



To Whom it May Concern:

Per your request, we have looked into bonding for a potential cannabis retail location.

We have several companies which would be willing to write this type of retail for Liability, Contents and Crime.

- You had requested information on a bond, similar to that of a liquor bond for a liquor store. This type of bond guarantees that the applicant will abide by all statutes, laws and regulations and that they will pay the appropriate government fees and taxes. In this context and Cannabis bond does not yet exist. A similar bond which could possibly be issued would be a Sales Tax Bond, guaranteeing that the applicant will pay all of their sales taxes to the government.
- There is currently a policy in force, for A Little Bud, through A10K which includes "3D Crime Coverage", this 3D Crime cover essentially is an employee bond and covers theft and mishandling of company assets
- We have also found that CNS looks to be a favorable candidate as an insurer. Their packages are well rounded, also including Crime coverage and they are pro-cannabis.

Thank you for your inquiries and we look forward to assisting you in attaining the required coverage.

Kind regards,



Central Valley Insurance Services Ltd.



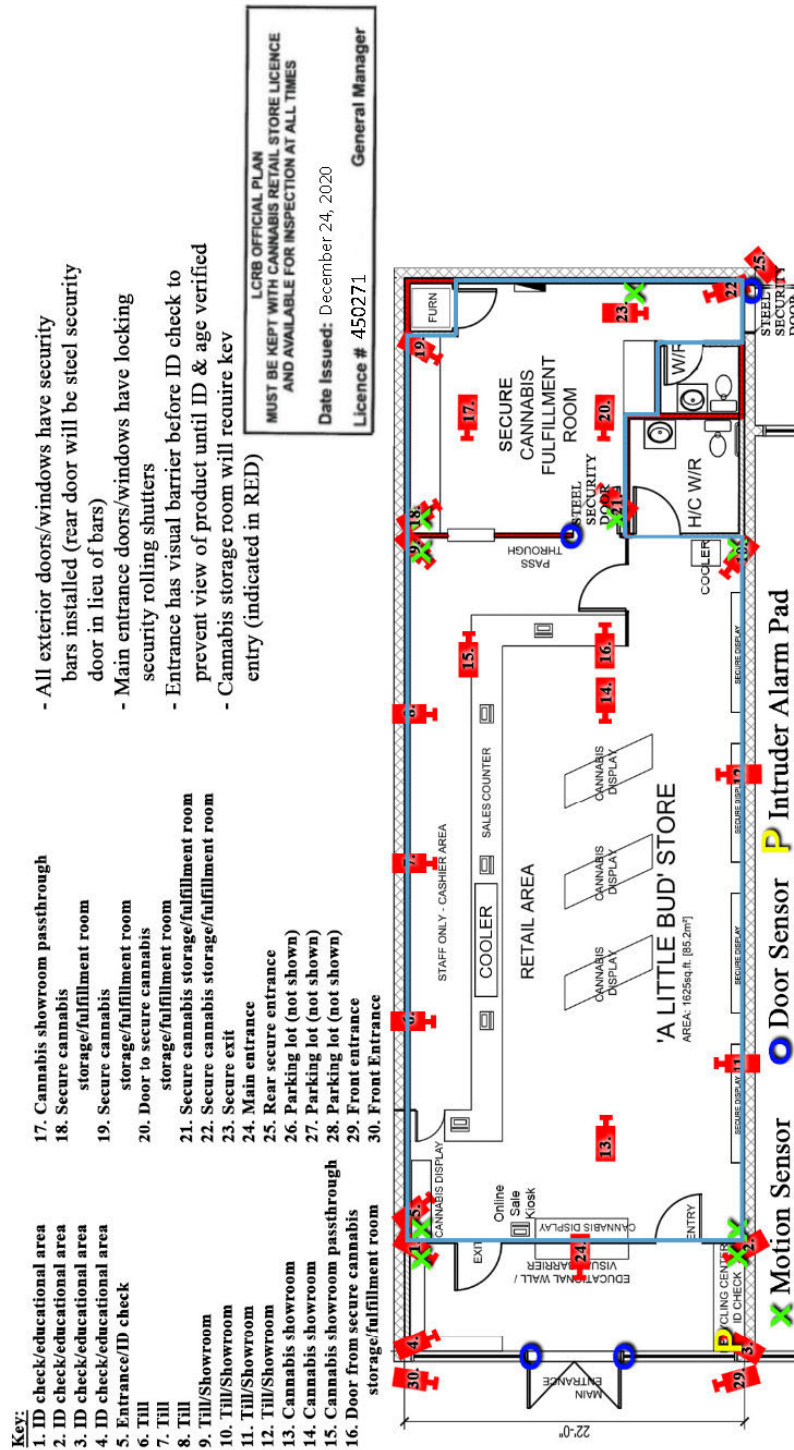


## **DESCRIPTION OF ENFORCEMENT ACTION OR PROCEEDINGS AGAINST APPLICANT**

██████████ operated 'A Little Bud' as a medical dispensary in Abbotsford from July 17, 2017 until October 15, 2018, two days prior to federal legalization. The business received weekly fines for doing so in the amount of \$850 issued quarterly and paid all fines accordingly. Since then, A Little Bud in White Rock has operated in full compliance of all laws, bylaws, rules, and regulations without incident. No enforcement action or proceedings have occurred since the period previously mentioned above.

# FLOOR PLAN

Our current floor plan is approved by the Liquor and Cannabis Regulation Branch and is in full compliance of their requirements.



## SIGNAGE PLAN

Our exterior signage is LCRB and White Rock Sign Bylaw compliant. No cannabis imagery is used, and backlighting is used to aid in identifying the store at night.



## FACADE AND WINDOW TREATMENT

Our façade and window treatment are kept clean and tidy. The attractive mountain-themed window frosting reduces the visibility into the store and our visual barrier wall (See: Floor Plan) prevents further view into the store. This set up ensures that we are fully LCRB compliant.

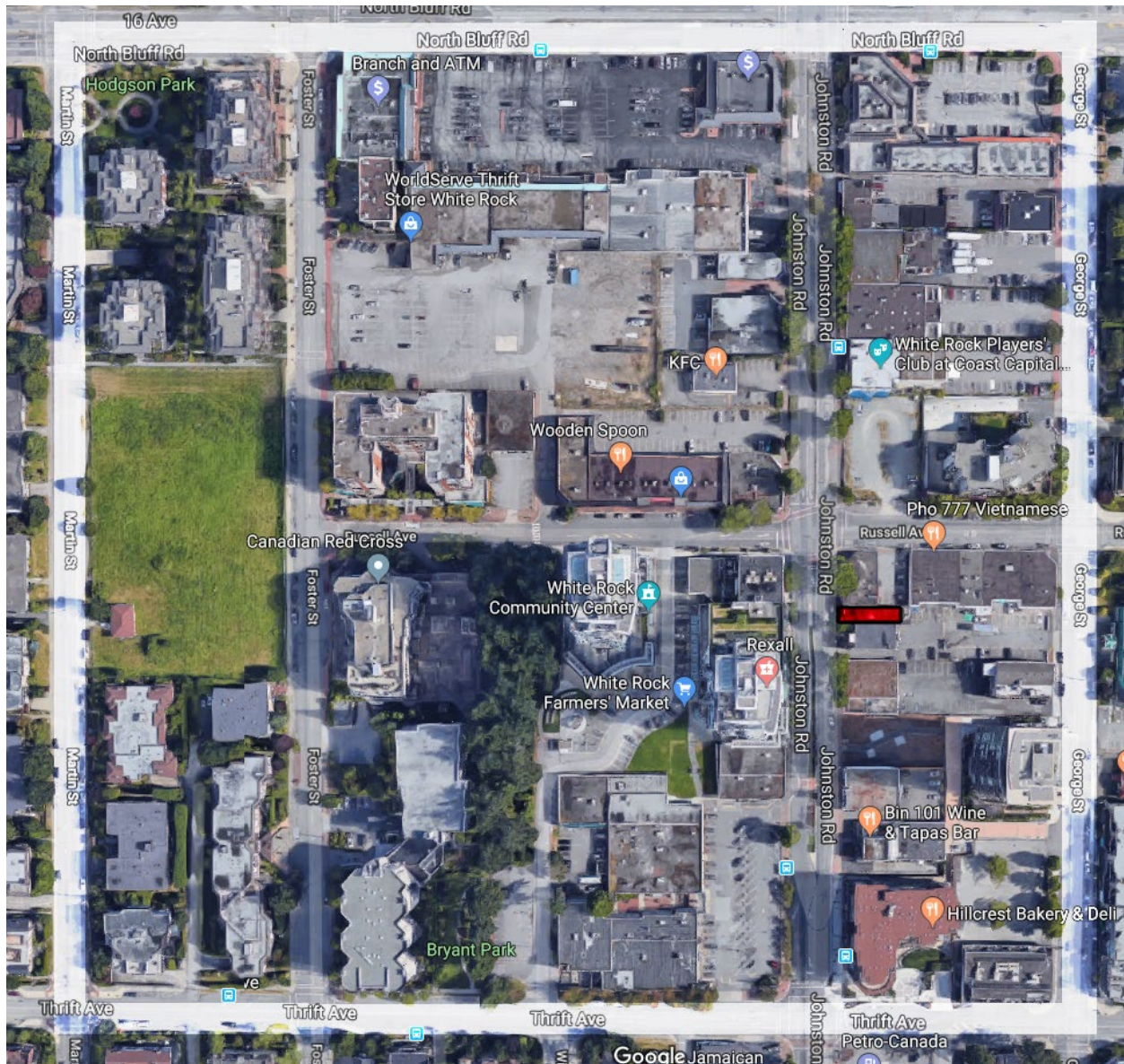




# CONTEXT PLAN

As per White Rock TUP criteria:  
“In addition to being restricted to the Town Centre (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street), the location criteria for a Temporary Use Permit for a cannabis store include being 100 metres from the entrance to a childcare centre, 30 metres from public parks in the Town Centre (Bryant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road).”

A Little Bud is located at 1484 Johnston Road and is shown in red:



Adjacent Properties:



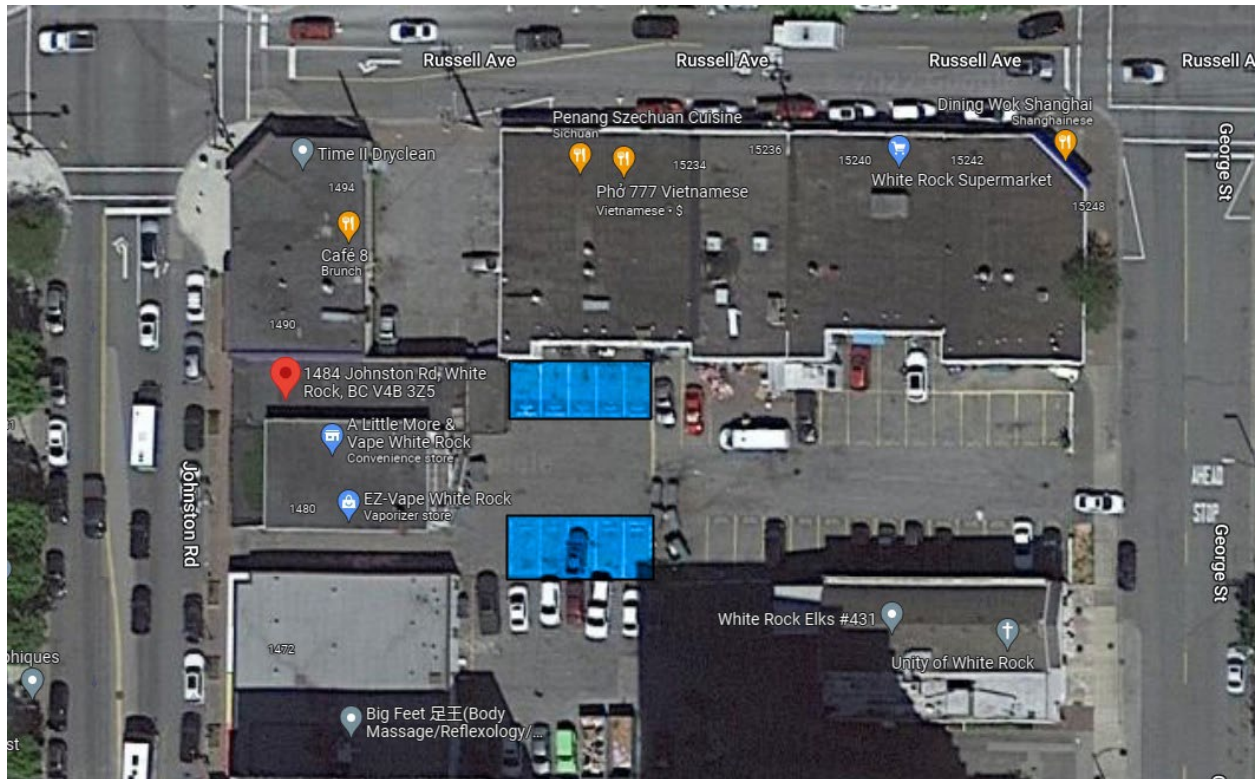
1. Time II Dryclean - Drycleaner
2. Cafe 8 - Restaurant
3. A Little Bud – Non-medical Cannabis Retail
4. A Little More Convenience – Convenience and Accessory Store
5. Vacant
6. EZ-Vape - Vaporizer Store
7. Vacant
8. Big Feet - Massage Therapist
9. Envy Nail - Beauty Salon
10. Penang Szechuan Cuisine - Restaurant
11. Pho 777 Vietnamese - Restaurant
12. Kerry QQ - Barber
13. White Rock Supermarket - Supermarket
14. White Rock Indian Flavours - Restaurant
15. Christian Science - Church
16. Organic Touch Health Centre - Massage Therapist
17. Dining Wok Shanghai Restaurant - Restaurant
18. Amin's Fine Drycleaning – Drycleaner

All adjacent properties (1 through 18) are zoned as CR-1



## PARKING PLAN

Five off-site parking stalls have been rented for staff use. Ten stalls in the rear-parking area are dedicated and labeled for A Little Bud Customer use (Pictured in Blue below). This parking lot has a further 32 shared parking stalls. There are an additional 30 streetside parking stalls within the boundary of Johnston Road to George Street and Russell Avenue to Thrift Avenue.



## CREATIVE TRANSPORTATION SOLUTIONS TRAFFIC STUDY

Prior to being granted our TUP in 2020, Creative Transportation Solutions performed a Traffic Study which was included in our TUP package. It has been included again here for reference. The suggestions made (including speed hump, stop sign, and delineators) were completed prior to A Little Bud opening its doors and have remained to present.

**MEMORANDUM**

**TO:** [REDACTED] A Little Bud  
**FROM:** [REDACTED], CTS  
**DATE:** 27 June 2019  
**RE:** 1484 Johnston Road Traffic Engineering Services  
White Rock, BC  
**FILE NO:** 7082-061



*W.L.A. Chan*  
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

**1.0 EXISTING CONDITIONS**

**1.1 Site Visit**

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

**FIGURE 1** illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.



**FIGURE 1**  
**STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT**



## 2.0 DISCUSSION AND RECOMMENDATION

### 2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

## 2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, "Stop" sign, "Pedestrian Crossing" Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2**  
**PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



1484 Johnston Road Traffic Engineering Services  
White Rock, BC – FINAL, 28 June 2019

## **ASSESSMENT ON HOW WE HAVE MINIMIZED IMPACT ON THE CHILD CARE FACILITY**

During our time operating at this location, we have employed a number of initiatives to minimize the impact on the St. John's Daycare at the Presbyterian Church in Canada located at 1480 George St White Rock.

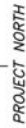
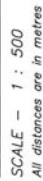
- Our opening business hours have been pushed from 9am to 10am to allow for morning drop-off to be unaffected.
- The only signage present on the East facing side of our building is "No Smoking" signage.
- Garbage cans for use in-store as well as in the parking lot.
- Cannabis packaging recycling program.
- Regular neighbourhood walks to clean up any cannabis packaging refuse.
- Strict "No consumption on property" rules and smell-proof packaging to reduce odours.
- Strict "No service to intoxicated patrons" policy.

Above all else, a continued willingness to work with the City of White Rock and daycare facility to mitigate or resolve any issues that may arise. To date, we have received zero complaints from the daycare facility during our time operating at 1484 Johnston Road.

## **REGISTERED SURVEY PLAN**

A Registered Survey Plan was conducted by Cameron Land Surveying Ltd. in 2019 regarding distances between A Little Bud and St. John's Daycare. They found that the distance as-the-crow-flies from the front door of A Little Bud to the front door of St. John's Daycare is 106.4 meters and the shortest walking distance while abiding traffic laws is 174 meters. It is important to note that there is no customer access to A Little Bud from the East side of the building.

**CIMC ADDRESS:** 1484 Johnston Road, White Rock, B.C.



— TOTAL DISTANCE TRAVELLED = 174m

— TOTAL DISTANCE TRAVELLED = 202m

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 29th day of May, 2019.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206-16055 Fraser Hwy  
Surrey, B.C. V4N0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 7062-TP(500)

---

Sean Costello	B.C.L.S. (900)
---------------	----------------

This plan lies within the Metro Vancouver Regional District



**THE CORPORATION OF THE  
CITY OF WHITE ROCK**



**TEMPORARY USE PERMIT NO. 19-012**

1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

**Legal Description:**

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096

PID: 011-426-381

(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:
  - a) Permitted Temporary Uses
    - (i) *A cannabis store*
4. Terms and Conditions:
  - a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended;
  - b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
  - c) The premises containing the *cannabis store* use must be no larger than 160 square metres;
  - d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building;

- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled "1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;"
  - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled "1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;"
  - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use;
  - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store*;
  - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday;
  - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
  - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
  - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
  - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, shall apply to this Temporary Use Permit and the attachments herein.
  6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
  7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
  8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the 10<sup>th</sup> day of February, 2020.

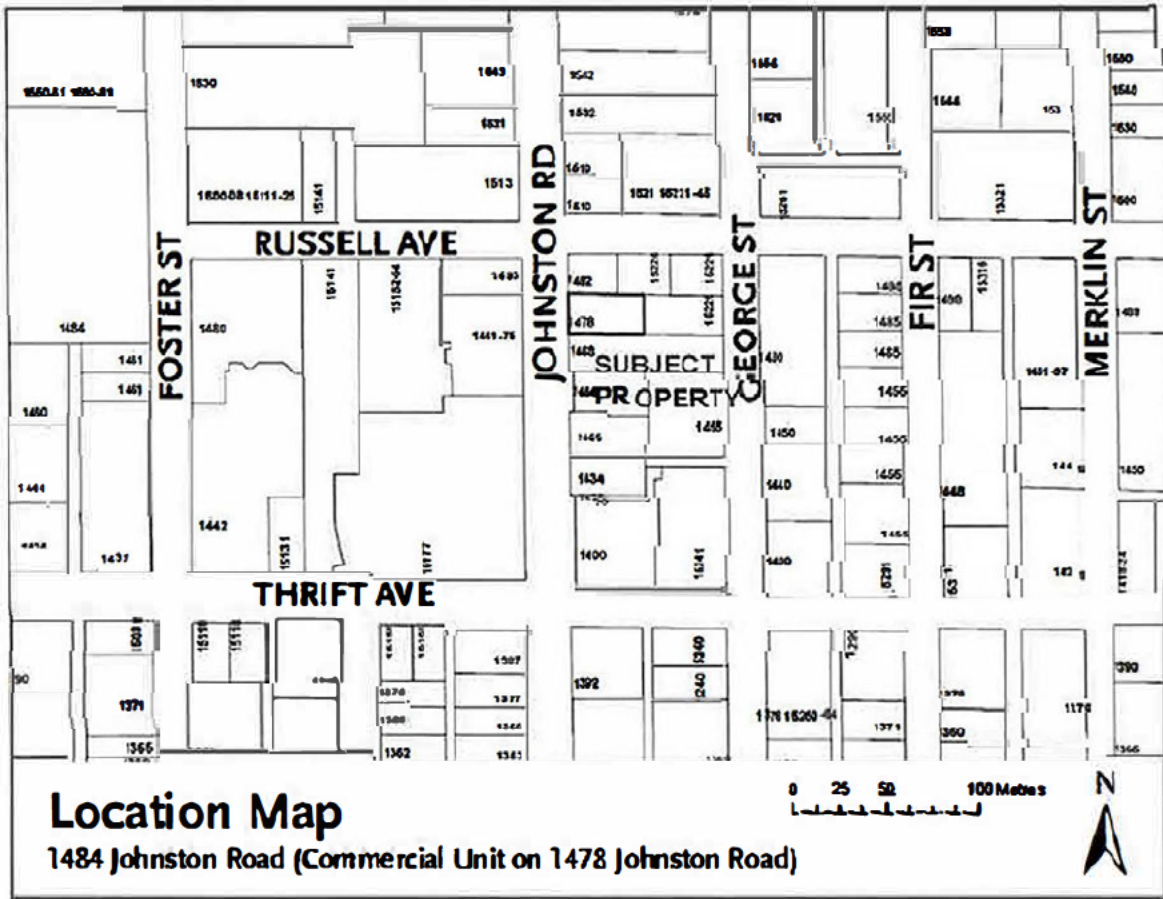
This Temporary Use Permit has been executed at White Rock, British Columbia on the 12<sup>th</sup> day  
of January 2020.

The Corporate Seal of THE CORPORAT ION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

  
Mayor - Authorized Signatory

  
Director of Corporate Administration - Authorized Signatory

# **Schedule A – Location Map**





**Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled  
“1484 Johnston Road Traffic Engineering Services White Rock, BC**



84a moody street  
port moody, british columbia  
canada v3h 2p5  
☎ 604.936.6100  
☎ 604.936.6175  
🌐 www.cts.bc.com

**MEMORANDUM**

**TO:** Randy Tingskou, A Little Bud  
**FROM:** Aaron Chan, P.Eng., CTS  
**DATE:** 27 June 2019  
**RE:** 1484 Johnston Road Traffic Engineering Services  
White Rock, BC  
**FILE NO:** 7082-061



*Aaron Chan*  
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

**1.0 EXISTING CONDITIONS**

**1.1 Site Visit**

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

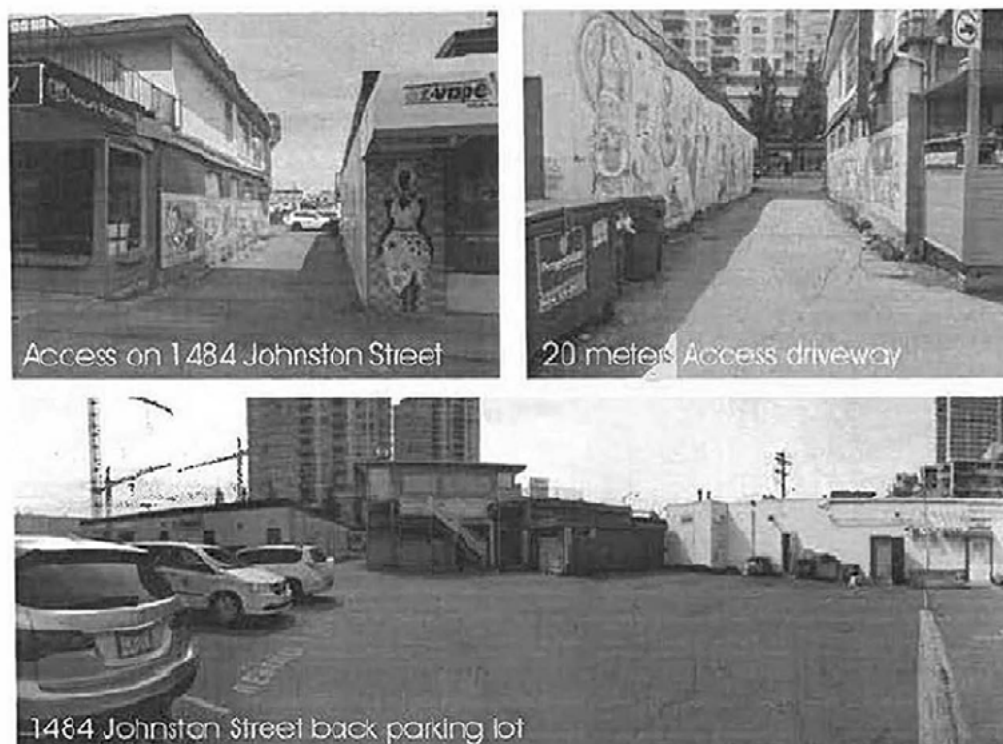
innovative. functional. comprehensive.

established 1993

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

**FIGURE 1** illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

**FIGURE 1**  
**STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT**



## 2.0 DISCUSSION AND RECOMMENDATION

### 2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

## 2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, "Stop" sign, "Pedestrian Crossing" Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2  
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



1484 Johnston Road Traffic Engineering Services  
White Rock, BC – FINAL, 26 June 2019

Pg. 48