



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58732

Application Status: Under LG Review

Applicant: Laura Phoebus (Cleary)

Agent: Greenview Acres

Local Government: Columbia Shuswap Regional District

Local Government Date of Receipt: 03/06/2019

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

Proposal Type: Non-Farm Use

Proposal: The purpose of this Proposal is to show the Commission that Greenview Acres Inc was in fact Under Construction prior to July 13 2018 and therefore should be allowed to continue building and development proceedings.

If the commission prefers approving Non-Farm Use based on the fact Greenview has and will continue to work within District and ALC Compliance and Regulations this would be a viable option.

In our view, the test under section 2(2.5) of the Regulation has been met, a non-farm use application should not be required and we would therefore ask that staff reconsider their comments sent to Greenview (Refer to ALC File # 51222).

Section 2(2.5)(b)(ii) of the Regulation refers to under construction only without any further requirements or definitions. The Information Bulletin 04 Cannabis Production in the ALR (the Bulletin) only states that under construction requires ground disturbance (such as excavation for laying foundation).

In addition, in considering whether a building was lawfully under construction when a change in legislation has taken place prohibiting the use of the land, courts have long relied on the concept of fairness as the rationale for a liberal interpretation of any statutory exemption in favour of the owner. The deciding factor should be evidence of an unequivocal commitment to use the land for the specified project.

In our submission, it would be unreasonable to require that such an Application be made, not to obtain approval for a non-farm use, but to argue that the use at issue was a farm use. This has essentially forced Greenview Acres Inc. to make an application for the purpose of arguing that the application should not be required.

The purpose of this Proposal is to obtain approval for non-farm use or have the commission state that in fact Greenview has and is complying with current ALC Regulations as well as District Zoning requirements.

An Agrologist's Report Showing the building location is Primarily Glacial Till, Rock- Gravel-Sand mix, suitable for building foundations and gravel pit's etc could be made available in a few weeks time at the Commissions request.

Greenview Acres Inc. looks forward working with the District and ALC as we move forward with this project.

Thank you for your time.

Applicant: Laura Phoebus (Cleary)

Agent Information

Agent: Greenview Acres

Mailing Address:

4860 HOATH ROAD

FALKLAND, BC

V0E1W1

Canada

Primary Phone: 2508993791

Mobile Phone: 2508993791

Email: emrys@greenviewacres.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 001-628-038

Legal Description: DL 2250 OSOYOOS DIVISION YALE DISTRICT EXC PLS 15009 35631
38492 & KAP45742

Parcel Area: 16.1 ha

Civic Address: 4860 HOATH ROAD

Date of Purchase: 08/17/2016

Farm Classification: No

Owners

1. **Name:** Laura Phoebus (Cleary)

Address:

4860 HOATH ROAD

FALKLAND, BC

V0E1W1

Canada

Phone: 2508993791

Cell: (250) 307-3824

Email: emrys@greenviewacres.com

Current Use of Parcels Under Application

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

No Agriculture

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

No Agricultural Improvements

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3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Single Family Dwelling, Old Dirt Floor Barn, Shed.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Single Family Dwelling, Partially Fenced with a few cows

East

Land Use Type: Residential

Specify Activity: Single Family Dwelling, Fenced with a few cows

South

Land Use Type: Residential

Specify Activity: Single Family Dwelling

West

Land Use Type: Residential

Specify Activity: Single Family Dwelling

Proposal

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

1.5 ha

2. What is the purpose of the proposal?

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Thank you for your time.

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.

No, it could not.

This property was purchased and development started on Aug 2016 for the purpose of building a Cannabis production facility and working with Health Canada through the licensing process as it was a fully supported Farm Use on this site prior to July 13 2018.

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

Yes,

The majority of the by-product (waste) from the facility will consist of an Organic Nutrient Rich Health Canada Approved Fertilizer that will provide great opportunities to Farmers within the Agricultural Land Reserve. The very efficient water recycling and growing process incorporated into the building design will allow for outstanding low cost production far superior to any greenhouse operation. This system could be used for a variety of other agricultural production uses in the long term.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

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No

Applicant Attachments

- Agent Agreement - Greenview Acres
- Site Photo - Google Site Photo
- Proposal Sketch - 58732
- Site Photo - Site Photo
- Certificate of Title - 001-628-038

ALC Attachments

None.

Decisions

None.



Greenview Acres Inc

Vertical Farm Eco-Building Design Benefits

Earth friendly technologies are good for our clients and our communities. Several technologies are deployed in our vertical grow designs making this project one of the most efficient and sustainable in North America.

Air Quality and Odor Removal

This unique building design uses multiple air filtration and odor control devices to provide a clean sterile growing environment enabling us to provide a pure all-natural medical grade product. We will include in room activated carbon filters that scrub the air constantly and are replaced annually. We will also deploy a second method of air quality control using technology by Airsniper to remove 99.98% of biological components from the air as well as reducing odor.

Waste Water and Content

Due to its high-efficiency all-natural growing design using the latest aeroponic systems each habitat will not exceed water usage over 50 gallons per week and can be as little as 60 gallons in 2 weeks as we work to fine tune our reclamation procedures. This water will never contain more than 2000 ppm or an EC of 4 consisting of a traditional hydroponic recipe for mineral content. As far as the PH it will typically be around 6.3.

Lighting

Light Emitting Diodes are an eco-friendly artificial light source for plants. These lights put off very little heat compared to other light sources so they serve as an excellent solution in stacked vertical grow designs allowing for maximum plant density per cubic space. Less electricity is required to create the same amount of usable light for plant growth. Furthermore, the lights need replacement far less than the traditional equipment, nearly 10 times the life span with LEDs. All this adds up to less pollution from disposal and less cost for maintaining when choosing LEDs over traditional methods. The safer choice is obvious and every year the fire department can verify this due to its low heat and power demands.

Aeroponics

The technique of Aeroponics for feeding plants with fertilizer is one of the most effective and least polluting crop production methods. As there is no substrate in this technique, the roots simply hang in a protected environment and are periodically misted. No substrate means nothing for the roots to grab to and nothing to dispose of after a growth cycle is complete. No precious topsoil is required for this growing technique allowing for even more ecological sustainability.

Air Quality

As mentioned above we will introduce Airsniper technology for odor control in our habitats and as for the open warehouse space we will use activated carbon filters to eliminate any lingering odor. Activated carbon is so effective in removing odors and chemicals it is what has been trusted in military gas mask technologies.

Water Reclamation

We have partnered with Surna HVAC systems to ensure quality control and reliability. With this design we will be able to pull as much as **30%** of the required feed stock water needs right from the air. Every SproutAi grow habitat has its own HVAC system that reliably monitors and controls the humidity. As the plants grow, they begin to transpire water resulting in increased humidity beyond ideal levels. This is where the HVAC system removes the moisture in the air and gathers it to be filtered and added to our reserve tanks for storage until used. This combined with our Aeroponics technology will allow us to grow more efficiently using less water, energy and resources per sq/ft than any Outdoor Field or Greenhouse Operation.

Production Waste

Our facility will use a Health Canada approved disposal method using a fermentation process that will render all plant waste to a fully neutralised, nutrient rich matter with many agricultural uses.

Safety and Security

As part of our Safety and Security Protocol, we will be using all of the latest security technologies approved by Health Canada. This combined with our unique Plant DNA Tracking system that will make all plant matter traceable and prevent any black market or illegal tampering.

This will also allow us to track all product specifics and recall info right down to every leaf.

We have partnered with a renowned Security Firm to provide onsite Logistics. One of Greenview Acres Directors and Head of Security is highly qualified with Military, RCMP and Protection Services background.