



# **OPEN HOUSE**

Rezoning 1336 Taylor Rd

July 4, 2019

## Introduction

### Shuswap Botanicals

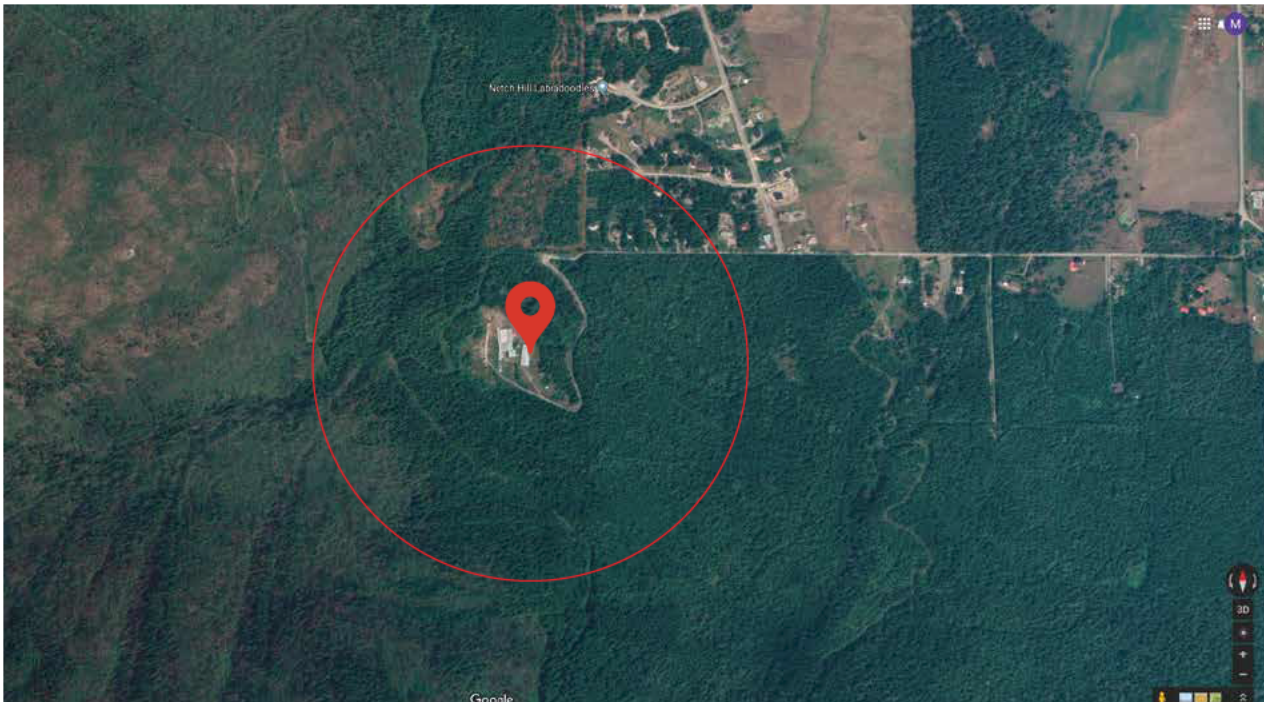
Processor & Cannabis Compliance Consulting  
for 1336 Taylor Rd Sorrento BC

### 1174355 BC LTD

Standard Cultivation  
1336 Taylor Road Sorrento BC

### Purpose for this public info meeting

- Rezone Application proposing a special condition that permits cannabis cultivation



### **Operations overview**

- We will grow Cannabis plants indoors
- Regular business hours Monday - Friday 9-5 with 24 hr on site security
- No Public access & No Retail Sales
- Sales are only permitted through the government distribution networks
- 7500 sqft existing building reno with the possibility of another 12,000 sqft expansion into the second existing building

### **Concerns we will address:**

- Noise
- Traffic
- Smell
- Security
- Waste Management

### **Benefits**

- Employment
- Eliminating the Black Market
- Contribution to the tax base
- Community Sponsorships

### **Concerns shared with us by Mr Kuzak, Notch Hill Estates - President of the Notch Hill Strata Council**

The prime concern for the strata are the use of the private roads and the water supply.

**1. The 60+ Members and their families in our community of Notch Hill Estates depend on water from a well located on Taylor Road. It will be on the same aquifer as the proposed cannabis plant at the end of Taylor Road. After the fire we had in the mountains in 2008, our well ran out of water several times in the years after the fire according to some residents that have been here since the beginning of our development. If this cannabis operation uses a great deal of water it may have an impact on our water supply which is also used for fire protection.**

## **Water:**

In order to understand water's role in the proposed cannabis cultivation facility, we have to understand proposed scale. For this facility, we propose the following approximate volumes:

- 2000 plants In 3 gallon pots
- 1000 plants in 5"x5" small planter pots
- 700L of fresh water utilized per day for irrigation
- 7500lbs of soil growing medium (dry) in use at any time

In terms of fresh water use, this facility projects a volume less than the average BC 3 person household would use which is estimated at just under 900 litres per day by stats Canada as of 2013 published data. \*\*

Irrigation Water is pumped at low pressures through irrigation lines that feed the liquid to individual plants. The lines are run on top of the pots containing soil and are carefully oriented to only discharge onto the soil grow medium. Freeboard differential (top of soil to top of pot) creates a contained circumference that prevents any spillage as water is absorbed into the soil.

The entire irrigation process and structure is well designed to not only prevent any spillage and utilize water sparingly. The watering process is performed on a daily basis by the Master Grower and the irrigation lines are activated manually under his supervision only. This process is not automated and there is no risk of a leak/water waste occurring without it being noticed and immediately and rectified.

The atmosphere in the cannabis cultivation rooms is highly controlled to create specific temperature, humidity & air flow etc. Moisture from the soil & plants, are evaporated as temperatures in the rooms average 78 degrees Fahrenheit. The air is then moved around the room with a series of fans and processed through the dehumidifiers & filters. Water collected in the dehumidifiers is contained in a small reservoir, transferred to the irrigation reservoir, and then re-used as irrigation water.

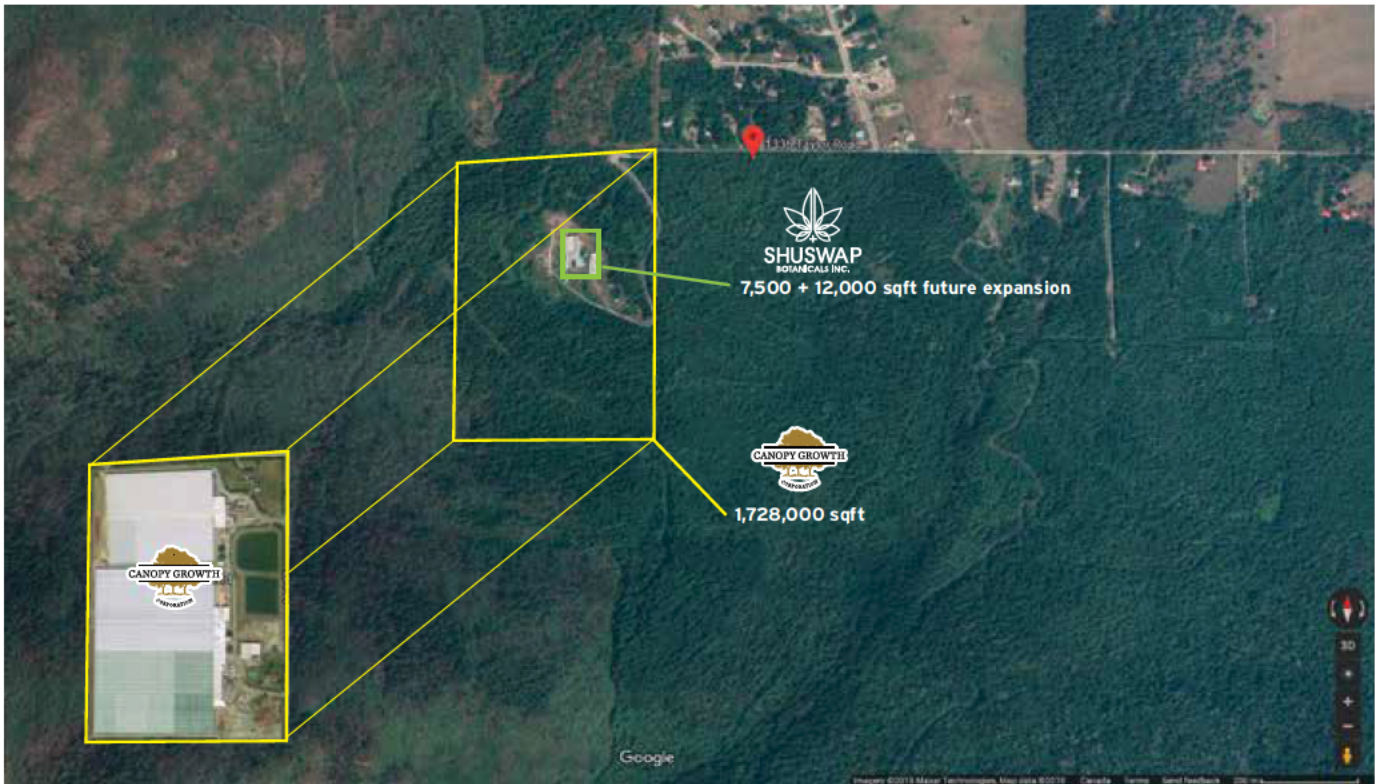
This way, zero waste water is generated with the irrigation system.

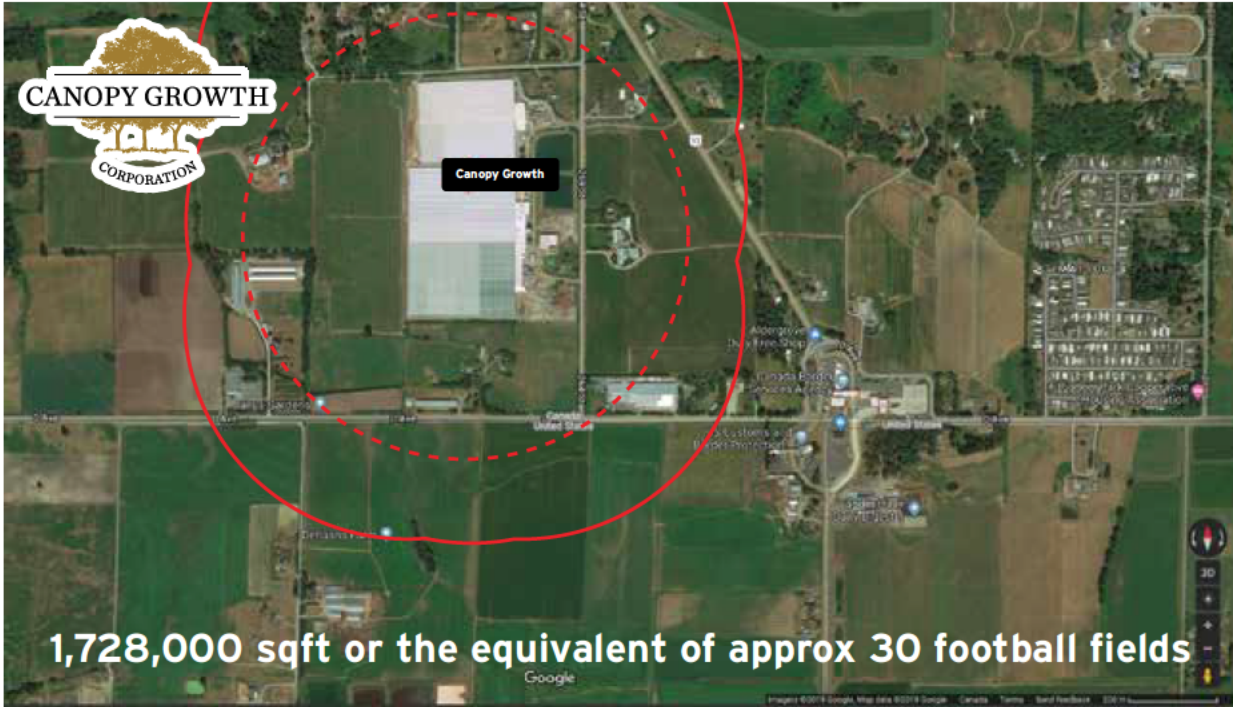


2. Smell from this cannabis operation is also a concern. There are several cannabis operations (legal or illegal) on the West end of Taylor and we do get a smell on occasion from them. Here is a quote from [REDACTED] Facebook site regarding a cannabis plant in south Aldergrove. [REDACTED] was the deputy premier in the previous BC Government. "Canopy Grow not only stinks up South Aldergrove (where is Federal Government Enforcement) it also attacks the night sky with bright lights. This company is not a good neighbor, and isn't following the law. We will continue to try to get proper enforcement. All new projects need to be stopped until they figure out how to grow cannabis without smelling up neighborhoods like the federal law requires."

### Size Comparison of Canopy Growth and Shuswap Botanicals

1,728,000 sqft or the equivalent of approx 30 football fields compared to 7,500 sqft or approx 1/10 of a football field in size (see pictures for size comparison)





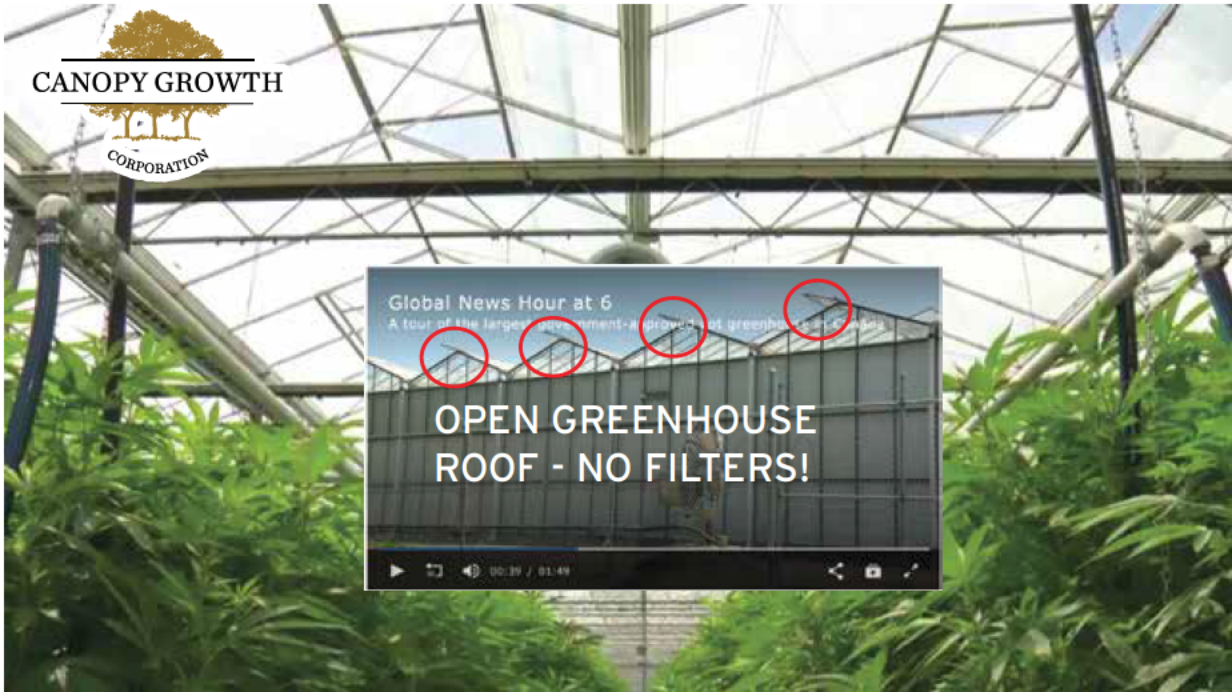


## **Venting Comparison**

Back Yard “grow-ops” of the past have often led to odor complaints by neighbors as venting and filtration were not addressed properly. And The Aldergrove facility, mentioned by Mr Kuzak, also does not address venting and filtration, they freely vent their exhaust air from their greenhouses via air escape hatches in their greenhouse roof. (see pics of their facility for reference p 9). For facilities that do not filter outgoing air we would agree smell would be nuisance.

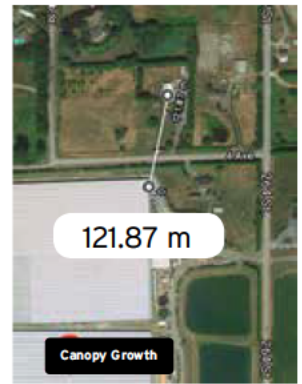
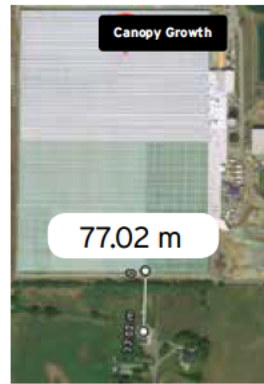
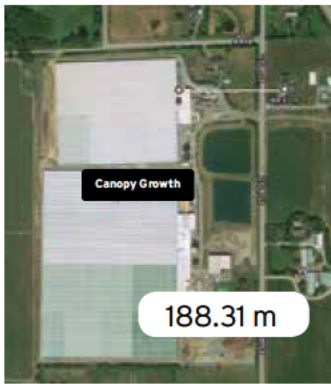
## **Our facility is set up very differently as outlined here:**

- Air expulsion is filtered through an industrial charcoal filtration system engineered to reduce odor molecules to an undetectable level. Each of the three industrial exhaust units will be coupled with an air filtration system containing heavy duty charcoal filters. These filters have a manufacturer’s recommended life cycle of over 18 months when used in this application. Internal procedures will call for filter changes after a six month life cycle to ensure air filtration is never compromised.
- Interior scrubbing fans pre-filter the air circulated within the building. These scrubbers are constructed similar to the exhaust filtration system utilizing the same charcoal filtration technology. These fans are active 24 hours per day, 7 days a week. Their sole purpose is to remove air borne odor molecules within the building itself thus reducing the concentration of odor particles in the air so that the exhaust fans and filters have an even easier task during exhaust cycles. This proposed facility contains 8 scrubber fans, located throughout the cultivation rooms.
- Additionally, if by chance there are any odor molecules left behind at this point we ensured that the locations of exhaust fans are placed as far away from neighboring properties as possible.
- Elevation differential also a distinct advantage as hot air rises.
- If at this point odor could still be a concern - we would benefit from being located above the community - the air we vent is warm air and will rise as it is vented along with the warm air that rolls up the hillside from the valley.
- Exhausted air is limited to venting in 3 minute cycles occurring once per hour for 12 consecutive hours. This translates to a grand total of 36 minutes of venting during a 24 hour period.
- Daily building perimeter checks by the Security personnel includes the visual inspection of exhaust vents during an operational interval and if any noticeable odor is detected filters will be replaced immediately.



### Setback Comparison

- The closest residence is located on the other side downhill behind approximately 300 m of forest for 1336 Taylor Rd. The facility Mr Kuzak referred to (Canopy Growth) is a free venting facility within 77 m of the closest residence on level farm land with no natural filtration (aka forest) at all. We have 4 x the distance on an uphill slope with a forested buffer area in Notch Hill.





## Odour - Conclusion

- No open roof and double filtration vs open roof venting & no filtration
- 4 x the distance to our nearest residential neighbor as compared to Canopy Growth
- A fraction of the size approx 1%
- Elevation difference and forested buffer zone

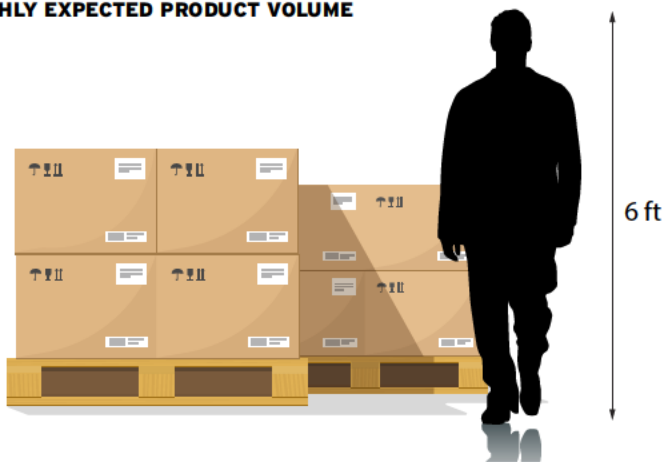
- Through strategic planning, implementing industrial equipment and creating strict operating procedures we believe that we in fact have figured out how to grow cannabis without stinking up the neighborhood.

**3. Additional traffic on Taylor road. Conditions on Taylor may not handle much more traffic without a major upgrade. Spring of 2018 & 2019 caused washouts on Taylor. Traffic had to be diverted down Country Woods Road, adding 100 to 120 vehicles per day. Country Woods Road is private and we opened access through our community for the residence on Taylor because the road was washed out in the spring. Taylor road was closed for almost 6 weeks this year until the BC MOT repaired it (Peter Cocker). This condition on Taylor Rd happens every year there is a major snowfall because the fire destroyed the trees in 2008 and it has impacted Newsome Creek. Should this plant go ahead, access through our private roads will be an issue if Taylor Road is impacted again by spring runoff. As a condition for this plant going ahead the road should be upgraded.**

## Traffic

We anticipate adding only a small amount of traffic to Taylor Road. And very little commercial traffic - one soil delivery and one waste removal every 8 weeks by larger commercial vehicles is anticipated all other traffic we add will be in passenger type vehicles and will be limited to employees of the facility. There will be no retail sales at the facility and access is tightly controlled. There will be very little traffic related to daily operations - most deliveries will be occurring by traditional delivery cargo vans or 1 tonne trucks or smaller.

MONTHLY EXPECTED PRODUCT VOLUME





As part of the employee orientation we will also address road safety, with an emphasis on a 30km/hr speed limit to ensure safe use of the neighborhood roads.

Mr Kuzak addressed last year's wash out and road repair. We hope that the maintenance has alleviated the risk for wash out for the coming years, however we are aware of run off and the damage water can do when it is in a hurry. With 24 hr staffing at our facility we will be able to keep a close eye on any runoff that crosses our property and poses a risk down the road. We will do everything in our power to mitigate damage to the access road. In the event of a washout we would explore any possibility to minimize community impact, such as a temporary crew shuttle

#### **Traffic - Conclusion**

Our facility will have almost no commercial traffic impact and no more employee traffic as compared to the sawmill operation that previously owned this facility.

**4. If bright lights glow at night like the operation in south Aldergrove it will be a negative factor on our community. Control of bright lights, should be a condition as it will be located too close to our community. Suggest you go on google maps and pick the satellite option to see how close this plant will be to the edge of Notch Hill Estates.**

Comparing Aldergrove and our facility - Aldergrove is a glass greenhouse with no ability to prevent light pollution. Our facility is entirely enclosed with a metal roof. The only lights we will have on the outside would be similar to those used in residential motion detection lights for security and safety purposes. However we do not anticipate based on the forested buffer zone that there would be any noticeable light pollution from our facility.

#### **Light Pollution - Conclusion**

We have a contained lighting environment solid walls and roofing with no interior light escaping as would be the case in the Aldergrove glass roof greenhouse.

**Other Concerns not mentioned in Mr Kuzak's email we would like to address:**

Following is a list of potential areas of concern to area residents with respective methods of mitigation. Shuswap Botanicals Inc will take every step possible to negate all negative effects real or perceived that are often brought up.

**Noise**

There are two perceived sources of possible additional noise. Commercial Traffic & Air Conditioning units. We have already addressed traffic, or rather the lack thereof in response to Mr Kuzak's list of concerns.

**Air Conditioning Units**

The proposed facility will have six 10 ton air conditioning units responsible for controlling the grow room temperatures.

The Air conditioning units will be located on the east side of the building, using the building itself as the first level of noise buffer/sound wave diversion, as outlined in the diagram. The nearest neighboring residence is located north west of the facility at approximately 310 meters. At this distance the air conditioning units will not be audible.

See next page for a decibel comparison chart showing an air conditioning unit at 100 ft comparable to an office or restaurant ambiance. With over 300 meters to the nearest residence (as the crow flies), we are confident these units will not be audible from the residential neighborhood northwest of the facility.

**COMPARITIVE EXAMPLES OF NOISE LEVELS**

Noise Source	Decibel Level	Decibel Effect
Jet take-off (at 25 meters) <b>Recommended product: Outdoor Noise Barriers</b>	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw, Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter, Turbo-fan aircraft at takeoff power at 200 ft (118 dB), Riveting machine (110 dB), live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck, Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure.
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB); Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage in 8 hour exposure.
Garbage disposal, dishwasher, average factory, freight train (at 15 meters), Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB); Food blender (80 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 hour exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB); Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, <u>Air conditioning unit at 100 feet</u>	60	Half as loud as 70 dB. Fairly quiet.
Quiet suburb, conversation at home, Large electrical transformers at 100 feet.	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area.	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

## Security

Another main concern for many communities neighboring a cannabis production facility is security, and one that the federal government has made a top priority.

The facility's location is once again an advantage, as it serves as a deterrent for would-be thieves. The rural location, with only one access leading in and out makes it unattractive because any person coming on to the property would be forced through several rings of security before getting anywhere close to packaged product.

The main gate is situated as Taylor Rd gives way to the private access driveway. This gate is locked outside of business hours and also has a surveillance camera tracking persons or vehicles that pass by. Once through the gate, the driveway access is approximately a half km long, and uphill.

The Operations area is a fenced compound with the perimeter comprising of 8' chain-link fence. Numerous exterior cameras record activity both outside and inside the compound, with extra attention on the entry/ exit points. Any points of entry are locked at all times with keys held by authorized personnel only.

The building itself is designed to have a minimal number of entry points, all of which are secured by steel doors and locked at all times. Access is restricted to authorized personnel by means of changing access codes.

Within the building, any room containing cannabis is considered a restricted area. In particular, the storage room is highly restricted and accessed only by personnel holding CTLS security clearance. Door codes to the storage room are changed weekly and numerous cameras record all activity both inside and out. All entry and exit logs to the storage room are submitted to Health Canada.

Adding to the physical security measures listed above, at least one individual on the Health Canada license must be listed as Head of Security. This person must have a background in the security field and is responsible for maintaining and carrying out all related policies. The Head of Security works a scheduled shift, during business hours, and outside of those hours alternate security personnel provide 24 hour guard duty of the property.

Security personnel, at any hour of the day, provide some key functions:

- Alert authorities in the unlikely event of a security breach
- Provide orientations to visitors and staff, making everyone aware of company policies including security protocols, road rules etc.
- Record entry and exit of all staff and visitors
- Perform perimeter checks of building and Operations Areas
- Daily check of security features (locks, cameras, doors, hinges, fencing etc) to ensure functionality
- Carry out required maintenance and updating of security features (ie updating door codes etc)

By using design elements, policy, physical security, and personnel, Shuswap Botanicals will ensure that this facility poses no security risk to the surrounding community.

### **Waste Management**

Health Canada mandates a strict waste management policy and requires a strict destruction protocol. Cannabis waste will be mixed/covered with soil or other materials rendering it destroyed which will contain odors in waste bins stored in the fenced perimeter. Waste removal will be scheduled to coincide with harvest cycles in order to mitigate any possibility of plant waste materials becoming an odor nuisance to the neighboring community.

A third party waste contractor will remove waste directly after harvest time each month and deposit at the appropriate waste handling facility.

### **Benefits**

#### **Employment**

As the only industrial property and business in this Electoral Area of the CSRD, we hope to employ members of the local community in full time as well as casual and part time positions.

Shuswap Botanicals is anticipating to open for business in late 2019. At that time we will be looking to fill a range of full and part time positions. As the business grows we expect to be a leading employer in the area.

We would like to encourage anyone with and without cannabis experience to apply. Shuswap Botanicals Inc. will provide on the job training.

### **Eliminating the Black Market Cannabis**

One of the main positive effects of supporting legal cannabis facilities, is that all of the negative impacts that backyard “grow ops” have are addressed and mitigated in a commercially licensed facility. The transparency, reporting and auditing requirements, quality control and security requirements, simply do not exist in the black market. All of the impacts previously discussed are addressed. Tax money is collected and employment opportunities are created. The cannabis industry is no longer a secret business intended only for personal gain, it is a positively contributing part of the national, provincial, and regional economy just like any other business.

### **Contributing to the Tax base**

The obvious cannot be overstated here. As the legal cannabis market displaces and eventually eliminates the black market, taxes are being collected from cannabis businesses for the first time ever. No longer are cultivators selling their product for cash and circumventing their civic responsibility by not paying taxes. Millions of dollars will be injected into tax revenues at the Provincial and Federal levels over the coming years by way of corporate tax, personal income tax, payroll tax, GST, and the cannabis specific excise tax.

Roads, infrastructure, health care, education and many other important government budgets will benefit from this new cannabis tax revenue. By supporting legal cannabis facilities, you are supporting community infrastructures!

### **Community Sponsorships**

As a community member we would like to encourage local not for profit groups and organizations to get in touch.

email your requests to [sponsorship@shuswapbotanicals.com](mailto:sponsorship@shuswapbotanicals.com).







## STILL HAVE QUESTIONS?

PLEASE FEEL FREE TO CONTACT US ANY TIME

[Redacted contact information]

[Redacted contact information]