

**ATTACHMENT F  
LETTER OF RATIONALE / DAYCARE**

1 of 3



February 15th, 2019

**RE: Cannabis Retail Store- Rezoning  
Island Cannabis Company LTD (Owner Andrew Pederson)  
9-2220 Bowen Road, Nanaimo  
(File # RA 415)**

***1.) 2221 Bowen Road- a licensed daycare is located within the church building. The daycare is approximately 113m from the front door of the proposed CRS on the opposite side of Bowen Road.***

Rational:

The proposed CRS is located across Bowen Rd which is a main artery highway. Bowen is a four lane road and is one of the busiest roads in Nanaimo. To walk safely through the cross walks to get to our complex is well over 250 meters. The exterior of our CRS follows the strict government advertising guidelines. Only black and white text of the company name is displayed on a ribbon on our store front. There is not flashy or enticing cannabis images attracting youth to the store.

Note: This daycare is only open on when schools are closed, in total less than three months of the year. Also these children are under constant supervision removing any risk of children visiting our store.

Customers must be 19 years old to enter the store and cannabis **CANNOT** be consumed on site. Cannabis aromas will be dramatically reduced by the government cannabis prepackaging rules and by the \$12,000 investment we made in a 5 ton HVAC system with charcoal filters. This system cleans the air and keeps any smells inside our single bay. Taking into account these facts should remove any concern that the proposed CRS would negatively impact any neighboring property especially ones across Bowen Rd. From outside the behavior observed of this CRS will be that of any other common place retail store.

After surveying Beban Plazas businesses and collecting long time customer feedback there has yet to be a witnessed account of the daycare aged children (0-12 years) leaving the church property unattended to cross Bowen road into our Plaza. At the Landlubber pub and liquor store in Beban Plaza which we've

owned and operated since 1996 there has never been an instance where a child from the church day care has made his or her way into or around our store.

The proposed CRS (Island Cannabis Company) is dedicated to protecting our youth from unnecessary cannabis exposure. With our LRS experience we've proven we can follow strict guidelines put forth by our governments to protect our community. Cannabis like alcohol at all levels of government is highly regulated with the Liquor & Cannabis Regulation Branch (LCRB) inspecting the execution of our service. Our licensing, investments, and future earnings of these businesses as well as the safety of our community are dependent on following all rules put forth by LCRB. Including Checking all ID's, not allowing any minors in the building, putting up signs and enforcing no smoking on the premises, and always keeping a clean orderly space inside and out of the CRS. Also it should be noted we've built a reception area at an additional cost with the intent to not allow under aged people to see cannabis if accidentally entering the store. We passionately follow the law but also see additional value in these tasks as it creates trust signals for consumers and aids in building a responsible brand.

**2.) Beban Park- a number of licenced daycare programs are run within the Beban Park complex. The Boys and Girls Club also runs programs from Beban House on the Beban Park property. Beban house itself is approximately 245m from the CRS location. The Beban Park Social Centre is over 500m from the CRS location.**

Rational:

The distance between the daycare buildings and the proposed CRS is a significant detail. The proposed CRS is 245m and over 500m to these buildings. There's no direct line of site from the daycare property to the proposed CRS. The only access is over a frontage road and through a gravel path behind Beban plaza.

Note: these children are under constant supervision removing any risk of children visiting our store.

The exterior of our CRS follows the strict government advertising guidelines. Only black and white text of the company name is displayed on a ribbon on our store front. There is not flashy or enticing cannabis images attracting youth to the store.

Customers must be 19 years old to enter the store and cannabis **CANNOT** be consumed on site. Cannabis aromas will be dramatically reduced by the government cannabis prepackaging rules and by the \$12,000 investment we made in a 5 ton HVAC system with charcoal filters. This system cleans the air and keeps any smells inside our single bay. Taking into account these facts should remove any concern that the proposed CRS would negatively impact any neighboring property. From outside the behavior observed of this CRS will be that of any other common place retail store.

After surveying Beban Plazas businesses and collecting long time customer feedback there has yet to be a witnessed account of the daycare aged children (0-12 years) leaving Beban Park property unattended crossing the frontage road and walking the gravel path into our Plaza. At the Landlubber pub and liquor

store in Beban Plaza which we've owned and operated since 1996 there has never been an instance where a child from any Beban Park day care has made his or her way into or around our store.

The proposed CRS (Island Cannabis Company) is dedicated to protecting our youth from unnecessary cannabis exposure. With our LRS experience we've proven we can follow strict guidelines put forth by our governments to protect our community. Cannabis like alcohol at all levels of government is highly regulated with the Liquor & Cannabis Regulation Branch (LCRB) inspecting the execution of our service. Our licensing, investments, and future earnings of these businesses as well as the safety of our community are dependent on following all rules put forth by LCRB. Including Checking all ID's, not allowing any minors in the building, putting up signs and enforcing no smoking on the premises, and always keeping a clean orderly space inside and out of the CRS. Also it should be noted we've built a reception area at an additional cost with the intent to not allow under aged people to see cannabis if accidentally entering the store. We passionately follow the law but also see additional value in these tasks as it creates trust signals for consumers and aids in building a responsible brand.

Thank you for your time and consideration.

Andrew Pederson  
Island Cannabis Company  
Owner