



**REZONING APPLICATION NO. RA000524 – 1100 MAUGHAN ROAD**

**Community Impact Statement**

**Positive impacts on the Community:**

We believe that a Producer Retail Store at Broken Coast would be beneficial to the City of Nanaimo. The proposed store will act a conduit for increasing tours at our facility. Not only are we ready to host tourists, but we would be able to provide the opportunity to purchase our products directly on site. It is our understanding that boosting tourism is in the best interest of our City. Additionally, we want to be able to provide access to the freshest cannabis that we produce, for our local community.

**Negative impacts on the Community:**

We do not foresee our store creating any negative impact on the community.

Considering that we are already a cannabis production facility, there will not be an increase in odor load relative to that. Access for minors to our store would be far more difficult than almost any other cannabis retail store in Nanaimo. We are not in close proximity to libraries, public recreation centres, public community centres, places of worship or other family oriented facilities by virtue of being located in the Duke Point Industrial Area. Furthermore, our physical location makes it quite difficult to access by foot or bike, and public transport does not service this area. Along with these factors, we are committed to the *Selling It Right* program for all retail store employees.

Regarding the smoking and consumption of cannabis on or near our premises, it must be made clear that we have a Health Canada Research and Development license associated with our Production Facility. This license authorizes program participants to consume or smoke cannabis on our premises for sensory analysis purposes. Although, this license is not directly related with the Producer Retail Store application, it is relevant to our production area. Therefore it must be understood that cannabis may be smoked or consumed on our site from time to time.



As a business unit of a publicly traded company, we continuously strive to assure our property is well upkept and presentable to our community. Additionally, we always want to have a good image for potential media exposure.

**Projected traffic volumes:**

We do not anticipate our store to be a high sales volume location. On a busy day, perhaps up to 25 vehicles throughout the day or a small bus or two could be expected. On our property and directly adjacent to the location of the proposed store is a 126 stall parking lot. As a result, we have more parking spaces available than will ever be required.