



RE: Development Variance application DVP18-0202

To Whom It May Concern

The security systems installed at the Valens Agritech facility located at 230 Carion Road have been designed to be compliant with Health Canada's *Physical Security Directive* with guidance from the most recognized North American standard *Facilities Physical Security Measures Guideline - ASIS GDL FPSM-2009*. The guidance document is published by ASIS International which is the world's largest security industry association.

There are 8 categories of physical security measures that the guidance document notes with the first two related to the perimeter of a property. These are referred to as:

- Crime Prevention Through Environmental Design (CPTED)
- Physical Barriers and Site Hardening

CPTED is based on the premise that there is a direct relationship between the physical (built) environment, human behaviour, the appropriate use of space, and the prevention of crime. Desired behavioural effects can be accomplished by reducing the propensity of the physical environment to support illegal and adverse behaviours. The first step in accomplishing this is deterrence which is especially helpful in discouraging illegal entry by casual adversaries.

Given the industry Valens is a member of and the value of the products generated inside the building on the illicit markets, a robust security system, including a 12' fence equipped with both barbed and razor wire, reduces the possible threats to the facility which ultimately reduces required police intervention despite the potential risks associated with the industry.

Sincerely,

Anderson Smith

Head of Licensing and Regulatory Affairs

As shown in the Google Earth view below, Figure 3, the proposed facility (#1) is an existing industrial type building, with a partial upper (mezzanine) level. The building has been purpose-built to the standards of the ACMPR and Security Directive with a fully fenced, secure site perimeter (#2).

The proposed site will feature one electronically controlled motorized vehicle entrance gate (#3) in order to restrict unauthorized access to the shipping/receiving and main entrance areas. A second manually-operated vehicle gate is also present (#4). These areas, as well as other areas around the site perimeter, will be monitored by video surveillance as described in the next section of this report.

Figure 3

The photos overleaf show portions of the site fence and vehicle gates. The fence is a 6-foot chain link fence with a 1-foot topper comprised of coiled razor wire set within outriggers.

The fenced site perimeter is demarcated with “PRIVATE PROPERTY – NO TRESPASSING” signs, monitored by a number of video surveillance cameras and further demarcated with “PROTECTED BY VIDEO SURVEILLANCE” signs around the site boundary.

As can be seen, the proposed site is designed in such a manner as to prevent unauthorized access.



3.3 Section 54 ACMPR Requirements

Sections 54 (1) and 54 (2) of the ACMPR under 'Perimeter of Site' are entitled 'Visual Monitoring' and 'Visual Recording Devices' respectively, and state that:

(1) "The perimeter of the licensed producer's site must be visually monitored at all times by visual recording devices to detect any attempted or actual unauthorized access."

(2) "The devices must, in the conditions under which they are used, be capable of recording in a visible manner any attempted or actual unauthorized access."

Development Variance Permit

DVP # 18-0202



This permit relates to land in the City of Kelowna municipally known as

230 Carion Road

and legally known as

Lot 5 Section 2 Township 20 ODYD Plan KAP57943, located at 230 Carion Road, Kelowna, BC.

and permits the land to be used for the following development:

Industrial

USE as per Zoning Bylaw

Cannabis Production Facility

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision April 9, 2019

Decision By: COUNCIL

Development Permit Area: N/A

This permit will not be valid if development has not commenced by April 9, 2021.

Existing Zone: I3 Future Land Use Designation: Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Northok Properties Inc., Inc. No. BC1172950

Applicant: Valens Agritech Ltd.

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**