



## **Application to Planning Department**

### **Complete Application**

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

### **Pre-Consultation**

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and identify the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please provide a copy of the minutes that addressed the outcomes of the meeting with your completed application. It should be noted that pre-consultation minutes are valid for one year after the meeting date.

### **Processing the Development Application**

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.



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An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

#### **Notification Sign Requirements**

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

For consent and minor variance applications, Planning Department staff post the sign on the subject lands.

#### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca). Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6  
or  
22 Albert Street, Langton, ON N0E 1G0



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**For Office Use Only:**

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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**Check the type of planning application(s) you are submitting.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Official Plan Amendment                               |
| <input type="checkbox"/>            | Zoning By-Law Amendment                               |
| <input type="checkbox"/>            | Temporary Use By-law                                  |
| <input type="checkbox"/>            | Draft Plan of Subdivision/Vacant Land Condominium     |
| <input type="checkbox"/>            | Condominium Exemption                                 |
| <input checked="" type="checkbox"/> | Site Plan Application                                 |
| <input type="checkbox"/>            | Consent/Severance                                     |
| <input type="checkbox"/>            | Minor Variance  |
| <input type="checkbox"/>            | Easement/Right-of-Way                                 |
| <input type="checkbox"/>            | Extension of a Temporary Use By-law                   |
| <input type="checkbox"/>            | Part Lot Control                                      |
| <input type="checkbox"/>            | Cash-in-Lieu of Parking                               |
| <input type="checkbox"/>            | Renewable Energy Project or Radio Communication Tower |

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Indoor micro cultivation and processing of medical cannabis. The lot is already zoned for indoor cannabis/argiculture. No zone change is required.

Property Assessment Roll Number: 331054501031300



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**A. Applicant Information**

**Name of Owner** Elizabeth McBride (property/business owner & applicant)

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** 194 Blandford St.  
**Town and Postal Code** Innerkip, ON  
**Phone Number** 416-707-4945  
**Cell Number** 416-707-4945  
**Email** elizabethmcbride51@gmail.com

**Name of Applicant** Julien Morris (business owner & applicant)  
**Address** 302-18 Esson St.  
**Town and Postal Code** Kitchener, N2M 2T9  
**Phone Number** 519-781-7805  
**Cell Number** 519-781-7805  
**Email** julien.morris008@gmail.com

**Name of Agent** Henry VanGinkel  
**Address** 324943 Norwich road  
**Town and Postal Code** Norwich ON N0J 1P0  
**Phone Number** 519 424 9438  
**Cell Number** 519 421 7975  
**Email** hvanginkelcon@gmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☒ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

NA



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**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

1155 North Road, Town - Langton, Municipality - Houghton, County of Norfolk,  
Province of Ontario, C-12

Municipal Civic Address: 1155 North Rd, Langton, ON N0E 1G0

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify: \_\_\_\_\_

3. Present use of the subject lands:

There is currently no activity taking place on the land.

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

reference attachment - Site Overview & Proposed Plan, section 13

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

reference attachment - Site Overview & Proposed Plan, section 13

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

reference attachment - Site Overview & Proposed Plan, section 13



7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

agricultural

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Supply medical cannabis to patients with prescriptions. This land is ideal because it meets the set back requirements and the building will be hidden by coniferous trees.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

NA

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



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5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: see #9.

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: see #9.

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: N/A

Depth: N/A

Width: N/A

Area: N/A

Proposed use: N/A

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A



**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	67.25m	67.25m
Lot depth	318.35m	318.35m
Lot width	199.97m	199.97m
Lot area	72,966.14 square meters	72,966.14 square meters
Lot coverage	0%	0.59%
Front yard	N/A	253.31m
Rear yard	N/A	34.9m
Left Interior side yard	N/A	189.27m
Right Interior side yard	N/A	19.69m
Exterior side yard (corner lot)	N/A	N/A
Landscaped open space	100%	99.41% (field)
Entrance access width	N/A	9m
Exit access width	N/A	9m
Size of fencing or screening		
Type of fencing		

**10. Building Size**

Number of storeys	N/A	1
Building height	N/A	5.53m
Total ground floor area	N/A	429.37 square meters
Total gross floor area	N/A	429.37 square meters
Total useable floor area	N/A	429.37 square meters

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	N/A	5
Number of visitor parking spaces	N/A	5
Number of accessible parking spaces	N/A	1
Number of off street loading facilities	N/A	0



12. Residential (if applicable)

Number of buildings existing: Reference attachment

Number of buildings proposed: 0

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached	<u>1</u>	<u>429.37</u>
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): NA

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: NA

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, storage):

Reference attachments - Site Overview & Proposed Plan section 13.3 & drawing labelled DLX20-100 Norfolk Medicinal\_Stamped for Permit\_April 16, 2020 (1) pg. 3 (sheet number S2)



Seating Capacity (for assembly halls or similar): NA  
Total number of fixed seats: NA  
Describe the type of business(es) proposed: Medical cannabis micro application  
Total number of staff proposed initially: 3  
Total number of staff proposed in five years: 5-10  
Maximum number of staff on the largest shift: 3  
Is open storage required: ☐ Yes ☒ No  
Is a residential use proposed as part of, or accessory to commercial/industrial use?  
☐ Yes ☒ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: NA  
Seating capacity (if applicable): \_\_\_\_\_  
Number of beds (if applicable): \_\_\_\_\_  
Total number of staff proposed initially: \_\_\_\_\_  
Total number of staff proposed in five years: \_\_\_\_\_  
Maximum number of staff on the largest shift: \_\_\_\_\_  
Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

NA



#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

This was based on the property information provided by the previous land owners. This land has been in the same family for multiple generations.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:



3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Source water protection areas are not listed on the Norfolk Interactive Map - reference appendix A. Subject site does not fall in areas of the Norfolk's wellhead protection areas A, B or C.

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_



## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Sand point well installed as per reg. 903 (tag ID A286995)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

To be installed by a licensed contractor - Brad Provoost (519-808-6344). DWG encl

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

There are no known ditches/culverts in this area of the road.

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: North Road - use existing road access. No change.

## G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

We are currently using local contractors for various aspects of the build.

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Reference attached Site Overview & Proposed Plan enclosed.

#### **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF)** of the **properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location



32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study



- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

#### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.



#### J. Transfers, Easements and Postponement of Interest

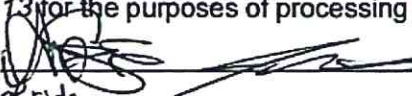
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

#### K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

#### L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

  
Elizabeth McBride Owner/Applicant Signature  
Julien Morris

May 8, 2020

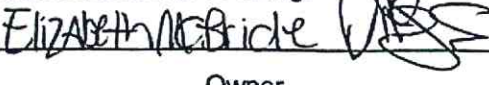
Date

#### M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We E. McBride am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize E. McBride/J. Morris/H. VanGinkel to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

  
Elizabeth McBride  
Owner

May 8, 2020

Date

Owner

Date



**N. Declaration**

We Elizabeth Morrice & of Inverkip & Kitchener  
solemnly declare that: Julien Morrice

all of the above statements and the statements contained in all of the exhibits  
transmitted herewith are true and I make this solemn declaration conscientiously  
believing it to be true and knowing that it is of the same force and effect as if made  
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Burlington

In Ontario

This 8 day of April

A.D., 2020

David Dehghani

A Commissioner, etc.

NAVID DEGHANI, B.MATH., J.D.  
Barrister, Solicitor, Notary Public

 **BRECHIN & HUFFMAN**  
Lawyers  
109 - 3365 Harvester Road  
Burlington, Ontario L7N 3N2

[Signature]

Owner/Applicant Signature

Elizabeth Morrice

Julien Morrice

Appendix A

**MAP OF NORFOLK** **COMMUNITY WEB MAP** Norfolk County

Find address or place

54501031200 54501031500 54501031600 54501034400 54501035000 54501031100 54501031300

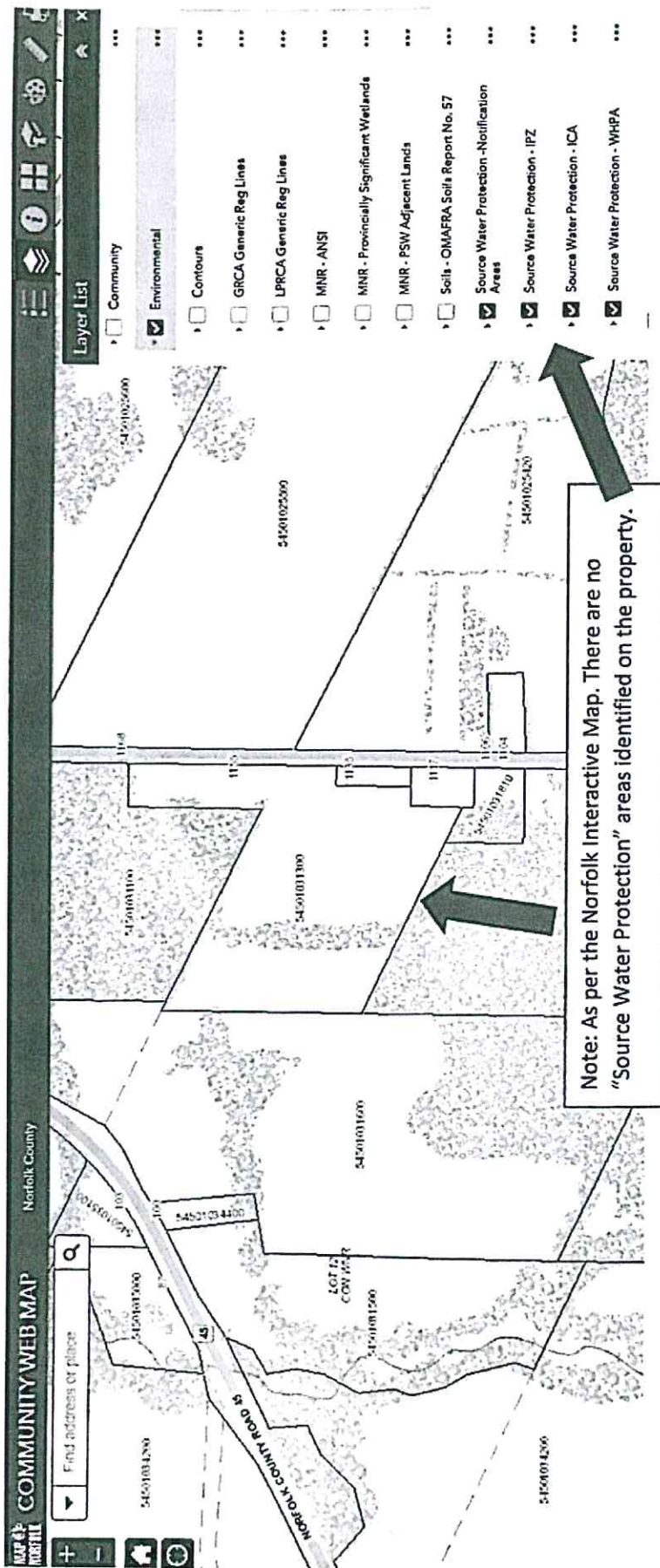
NORFOLK COUNTY ROAD 45

LOT 12 CON WNR

1168

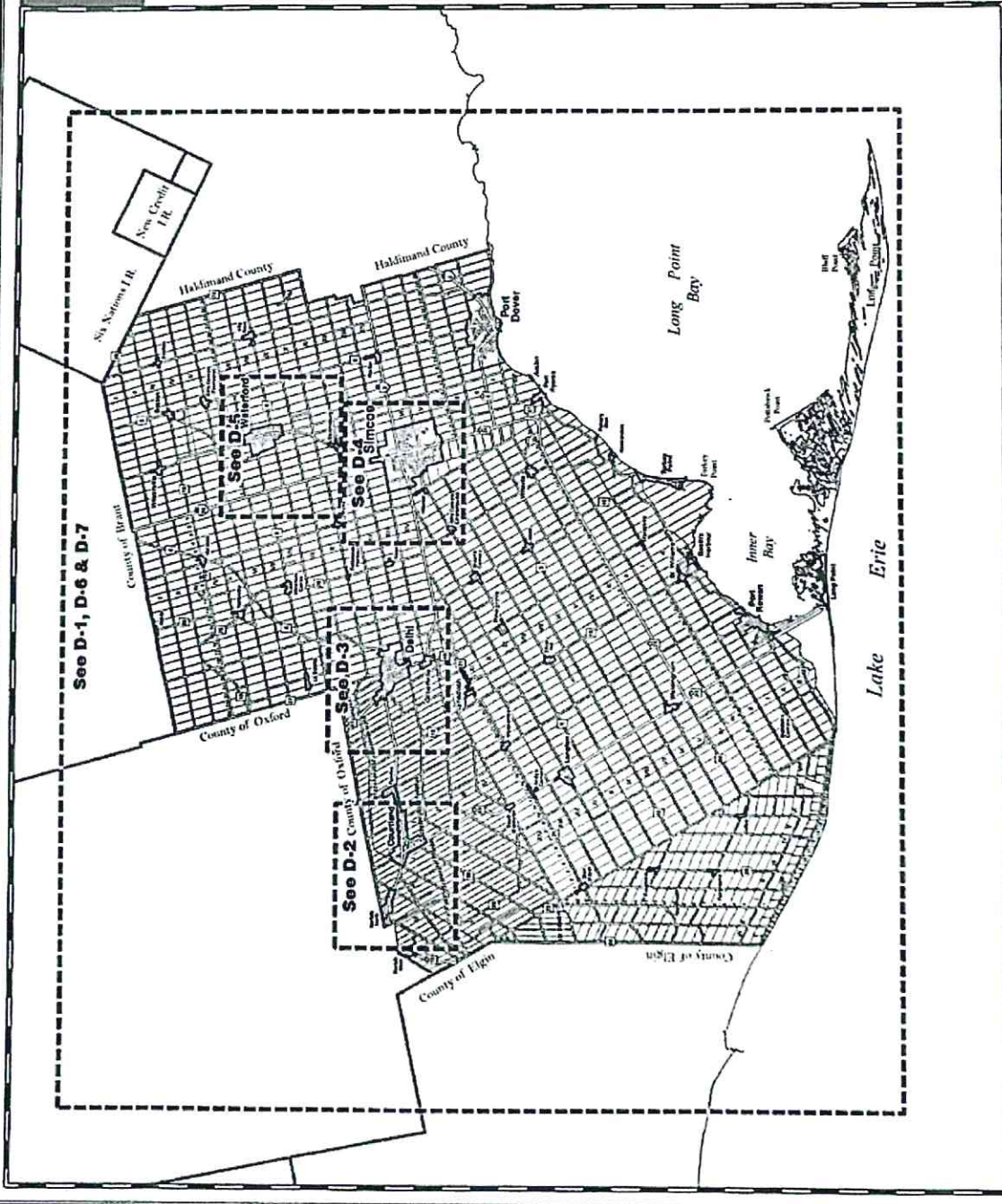
**Property Information:**

Roll Number	54501031300
Town or Township	Houghton
Street Number	1155
Street Name	NORTH RD
Unit Number	
Legal Description 1	HGN CON WNR PT LOT 13
Legal Description 2	IRREG
Legal Description 3	2.25AC 633.15FR D
Legal Description 4	
Legal	
Zoom to	



# Norfolk County OFFICIAL PLAN Schedule "D"

## KEY MAP WATER RESOURCES



Revised Date January 20, 2018

# Norfolk County OFFICIAL PLAN Schedule "D-1"

## WATERSHEDS & SOURCE PROTECTION AREAS

### LEGEND WATERSHEDS

LONG POINT REGION CONSERVATION AUTHORITY

(L.P.R.C.A.)

Clear Creek

South Otter Creek

Big Otter Creek

Big Creek

Long Point Sand Spit

Dedrick-Young Creek

Fairfax-Sutton Creek

Lynn-Blick Creek

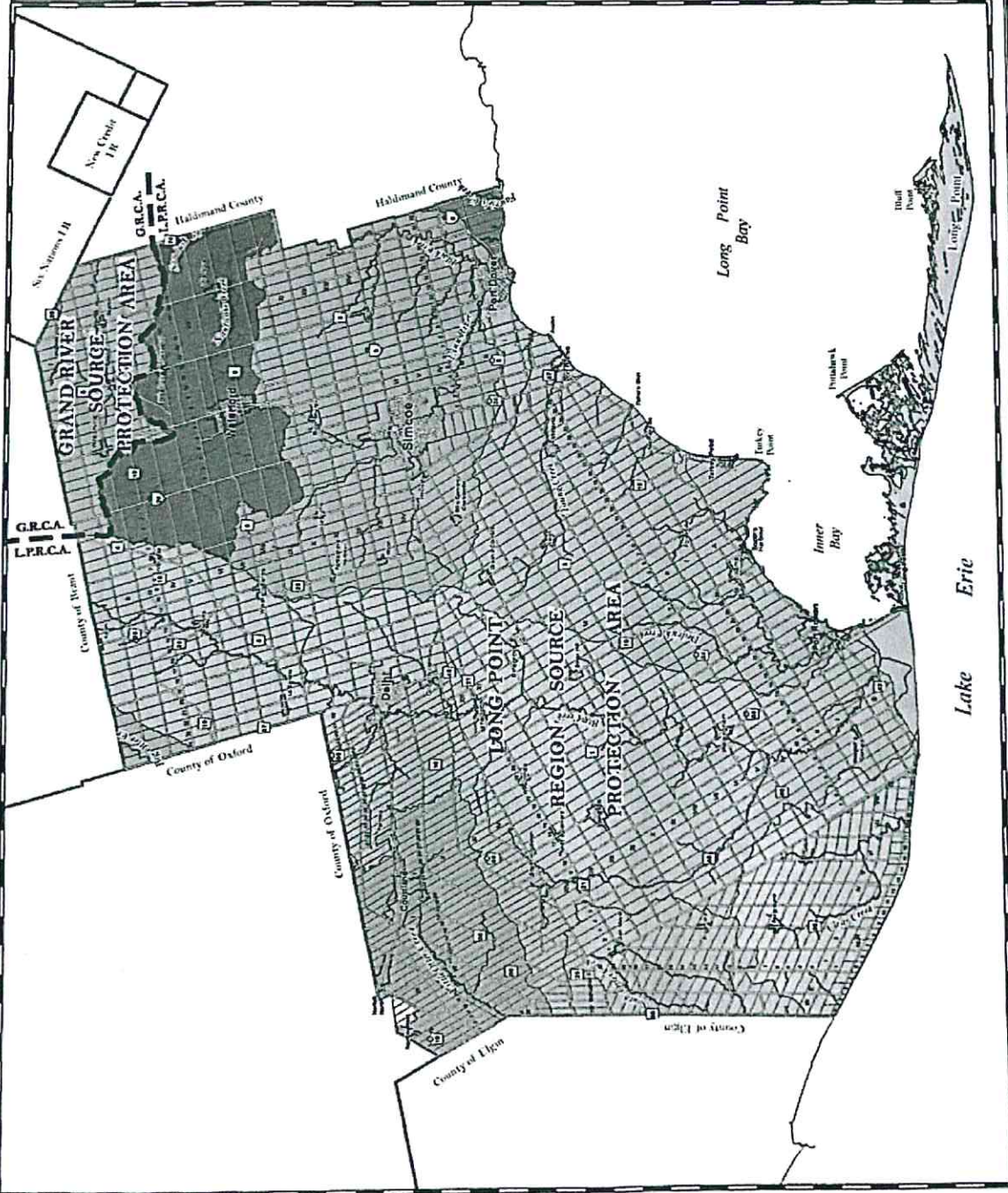
Narragansett Creek

Sanduski Creek

GRAND RIVER CONSERVATION AUTHORITY

(G.R.C.A.)

Boston Creek



Revised Date: January 30, 2013

# Norfolk County OFFICIAL PLAN Schedule "D-2"

## SOURCE WATER PROTECTION

### LEGEND

- Urban Area Boundary
- Hemlock Area Boundary
- Resort Area Boundary

### VULNERABLE AREAS

### WELLHEAD PROTECTION AREAS

- Municipal Well
- WHPA A
- WHPA B
- WHPA C
- WHPA D
- WHPA E

### VULNERABILITY SCORE

- 10
- 6
- 6 or Less

### ISSUE CONTRIBUTING AREA

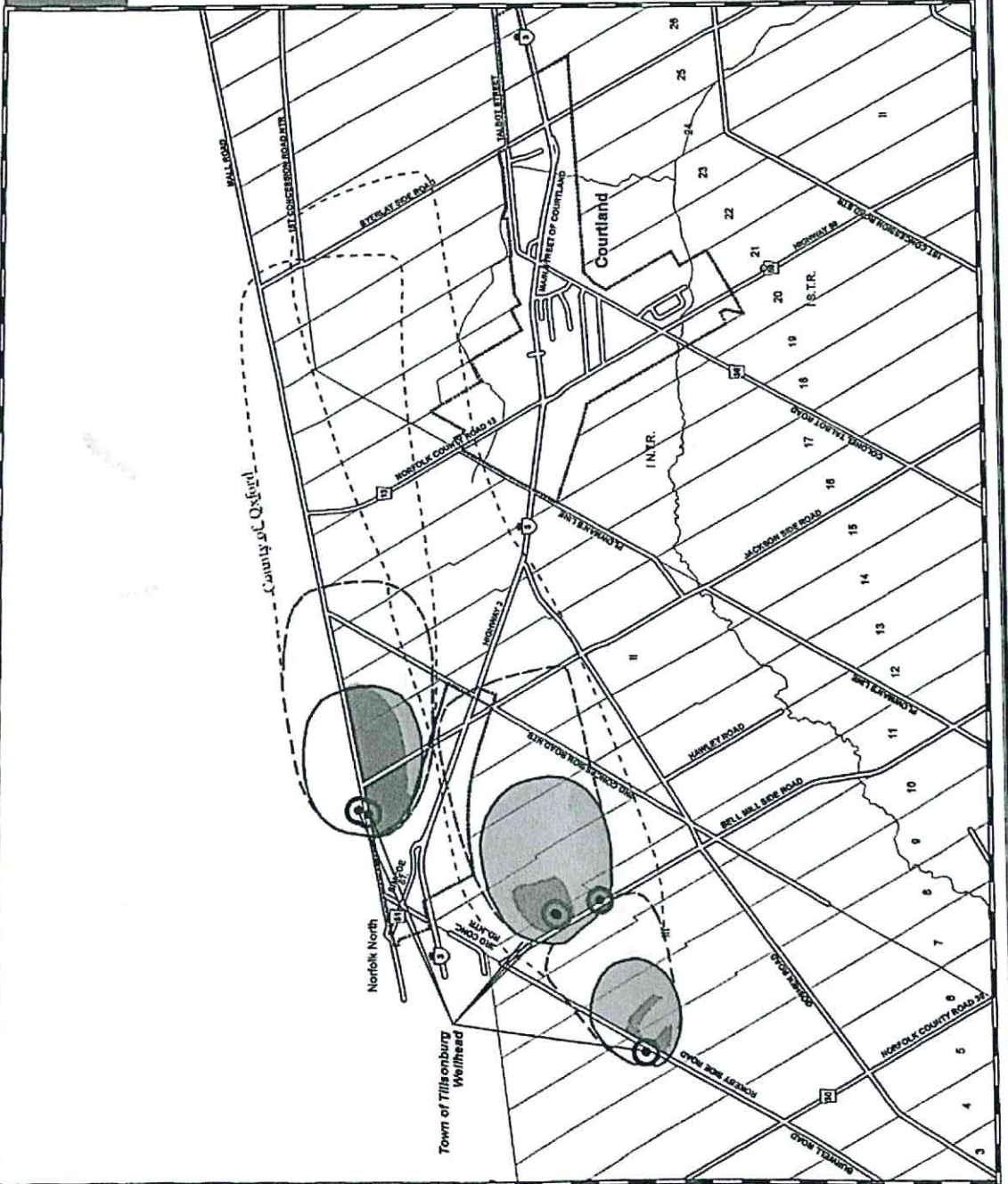
- Issue Contributing Area (Nitrate)

### INTAKE PROTECTION ZONES

- IPZ-1
- IPZ-2

### VULNERABILITY SCORE

- 9
- 3.6



Revision Date: January 20, 2018

# Norfolk County OFFICIAL PLAN Schedule WD-3w

## SOURCE WATER PROTECTION

### LEGEND

- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary

### VULNERABLE AREAS

#### WELLHEAD PROTECTION AREAS

- Municipal Well
- WHPA A
- WHPA B
- WHPA C
- WHPA D
- WHPA E

#### VULNERABILITY SCORE

- 10
- 8
- 6 or Less

#### ISSUE CONTRIBUTING AREA

- Issue Contributing Area (N/A)

#### INTAKE PROTECTION ZONES

- IPZ-1
- IPZ-2

#### VULNERABILITY SCORE

- 9
- 3.6



Revised Date: January 30, 2018

# Norfolk County OFFICIAL PLAN Schedule "D-4"

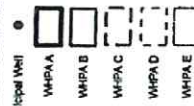
## SOURCE WATER PROTECTION

### LEGEND



### VULNERABLE AREAS

#### WELLHEAD PROTECTION AREAS



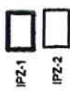
#### VULNERABILITY SCORE



#### ISSUE CONTRIBUTING AREA



#### INTAKE PROTECTION ZONES



#### VULNERABILITY SCORE



Revision Date: January 30, 2018

# Norfolk County OFFICIAL PLAN Schedule "D-5"

## SOURCE WATER PROTECTION

### LEGEND

- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary

### VULNERABLE AREAS

### WELL HEAD PROTECTION AREAS

Municipal Well

- WHPA A
- WHPA B
- WHPA C
- WHPA D
- WHPA E

VULNERABILITY SCORE

- 10
- 5
- 0 or Less

### ISSUE CONTRIBUTING AREA

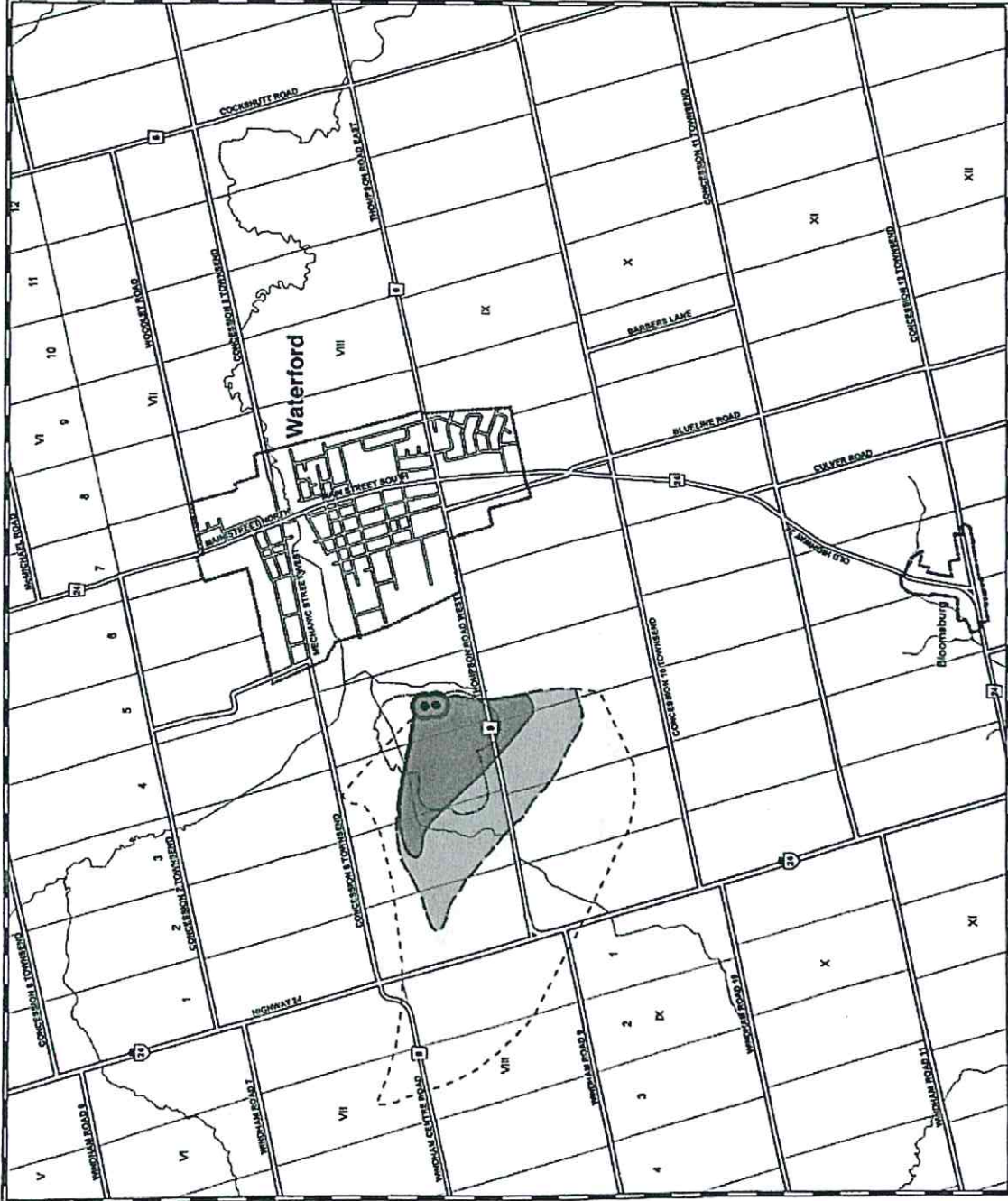
Issue Contributing Area (Nitrate)

### INTAKE PROTECTION ZONES

- IPZ-1
- IPZ-2

VULNERABILITY SCORE

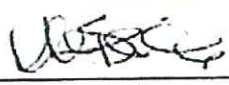

- 0
- 3.6



Revision Date: January 30, 2018

## Site Overview & Proposed Plan

### Approval

	Name & Title	Signature & Date
Prepared by:	Elizabeth McBride Chief Operations Officer	April 29, 2020 
Approved by:	Elizabeth McBride Chief Operations Officer	April 29, 2020 

### Revision History

Revision	Date (DD-MM-YYYY)	Author	Change Description
A	14-10-2019	E. McBride	Initial submission
B	15-01-2020	E. McBride	Name change from JE Enterprises to 454 Cannabis
C	29-04-2020	E. McBride	Updated the company name and added features relating to natural gas and well which were not known in Rev. B. Removed phase 2/3 plan - out of scope for current application.

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## 1.0 SCOPE

### 1.1 Introduction - General

The 454 Cannabis Inc. is currently applying to become an indoor micro-cultivation license holder under the Canadian Cannabis Act and associated regulations. We are anticipating this application will be submitted into Health Canada before or on December 31, 2020.

The following outlines the Site Overview & Proposed Plan for the **454 Cannabis Inc.**, located at **1155 North Road, Langton, Norfolk, Ontario**. This plan will identify the existing infrastructures and the planned development including other relevant details. There will be a 3 phased approach over the next 3-7 years as described here within.

The Cannabis class associated with our application involves the authorization to cultivate, process and the sale of cannabis. Also, included is a summary of classes and sub classes applicable to our application - reference Section 23. The name of the CTLS applicant is Elizabeth McBride and her credentials are noted in Section 6.0.

We hope to develop tender opportunities for local contractors; offer a variety of employment opportunities, with highly competitive salaries and utilize local services. We are anticipating that we will employ about 5-8 workers.

## 2.0 Acronyms

SQFT	Square Feet
ETC	Estimated time to complete
CTLS	Cannabis Tracking License System
LP	Licensed Producer
Ph	Potential of Hydrogen
SOP	Standard Operating Procedure
GPP	Good Production Practices
GMP	Good Manufacturing Practices

## 3.0 APPLICABLE REGULATORY REQUIREMENTS

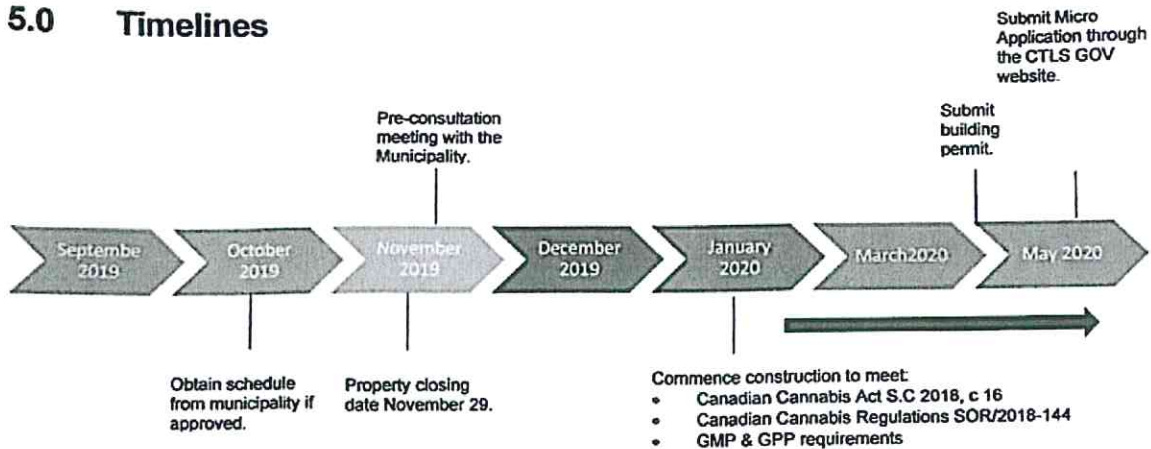
- Good Manufacturing Practices
- Canadian Cannabis Act S.C 2018, c 16
- Canadian Cannabis Regulations SOR/2018-144

## 4.0 Company Mission Overview

The operating model is based on three revenue sources: brokering profit from our micro cultivation and extraction stream and from the development of novel plant varieties via our laboratory expansion plans.

- 454 Cannabis Inc. small-room production will result in a premium flower and extracts that will support patients with a medical prescription.

## 5.0 Timelines



## 6.0 Resources

### 6.1 Individuals in Key Positions

Title	Name
Chief Operations Officer Responsible Person, Head of Security Quality Assurance Specialist (QAP)	Elizabeth McBride 416-707-4945 <a href="mailto:elizabethmcbride51@gmail.com">elizabethmcbride51@gmail.com</a>
Chief Product Officer Master Grower Alternative Quality Assurance Specialist (QAP)	Julien Morris 519-781-7805 <a href="mailto:julien.morris008@gmail.com">julien.morris008@gmail.com</a>

#### Elizabeth McBride Chief Operational Officer

Elizabeth has extensive background in highly regulated industries ranging from life sciences, nuclear, military (NATO clearance) & defense to chemical processing in the thermoset industry. She also has international experience building global businesses, infrastructures, employee relations and developing long term supplier partnerships.

Elizabeth specializes in business, process optimization, regulatory code, quality/business systems and operational performance. Her experience and education provides strength in organizational diversity and techniques.

**Julien Morris**  
**Chief Product Officer**

With over 17 years of industry experience, Julien Morris is the resident expert in horticultural sciences, controlled climate environments, and sustainability. His graduate studies provided the basis for the scientific approach applied to our growing techniques. Julien's professional career spans a wide range of fields, including Sales, Management, Statistics, and Geomorphology. Sustainable development and ecosystem restoration are his passions, and he is committed to furthering goals of achieving environmental, cultural, and economic prosperity in the cannabis industry.

His work with the Organic Council of Ontario assisted in the development of Canadian Organic Standards and Regulations. It's this keen understanding of organic growing practices, and his enthusiasm for the multifaceted benefits of cannabis, that supports his commitment to delivering only the best products to market.

## 7.0 SITE LOCATION

- **Municipal Address:** 1155 North Road, Langton, County of Norfolk, Province of Ontario
- **Site Area:** 21.6 total acres



## 8.0 Aerial Image of Lot



## 9.0 DESCRIPTION OF EXISTING BUILDINGS & STRUCTURES

### 9.1 Residential Home

There are no plans to modify or change the exterior of the home and a maximum of two adult residents will be residing in the home (no children or youths).

### 9.2 Existing Farmland

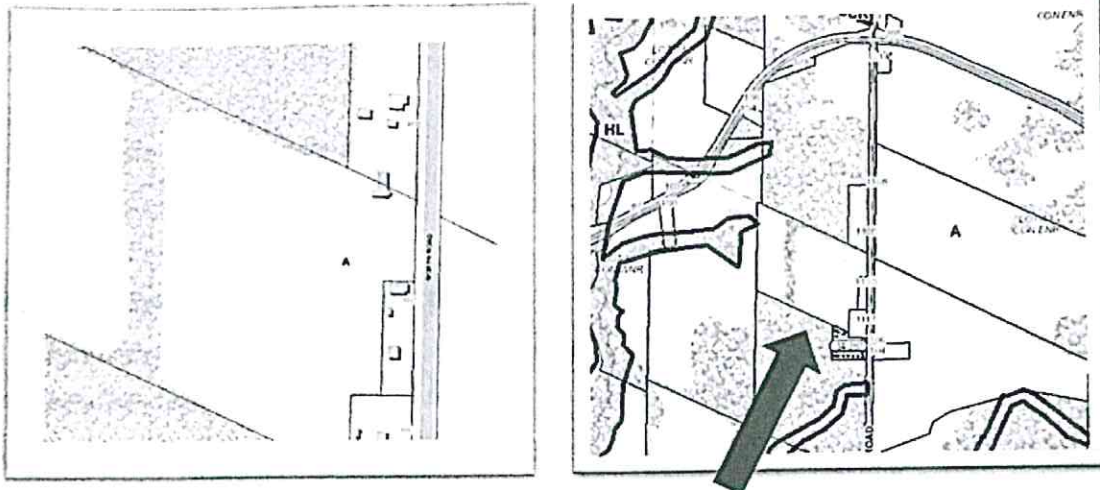
The current workable farmland was previously leased out for soybean farming to an unknown source. The land located on the east side of the property will not be utilized for cannabis cultivation but may be leased out for farming soybean or corn.

### 9.3 Existing Barn

- 1800 sqft barn, large rolling door.
- Wood frame, steel roof



## 10.0 ZONING MAP (Norfolk Interactive Map)



Note: All surrounding  
Areas are agricultural

## 11.0 SIGNIFICANT FEATURES

There are no known significant features associated with this property such as an environmental or historical heritage designation.

## 12.0 Utility Requirements

### 12.1 Power

Hydro One has confirmed that the proposed site is able to run 167 kVA on the existing grid. The proposed facility – phase 1 will consume approximately 136 kVA of power. A fully integrated natural gas generator system will be utilized as secondary power source due potential Hydro One outages for this region. The natural gas line installation for the road is scheduled to be completed in 4-6 weeks. Redundancy load requirements will be supplied in order to operate equipment and ensure the security/safety of a occupants during a power failure. This approach will provide reliable service with little maintenance and less downtime.

### 12.2 Septic System

A septic system shall be installed to meet municipal and business requirements. Installation or repairs of the septic system shall be in accordance with by-laws and maintained by a qualified contractor. The drawing has been included with the site plan documents.

### 12.3 Water

Water purity is critical for cannabis producers. Optimal pH range is required for the growth of a healthy plant. Pure water will vary from 6 to 7 on the pH scale depending on dissolved air and temperature. Reverse osmosis will be utilized, forcing unfiltered water through a fine membrane under high pressure leaving the contaminants behind.

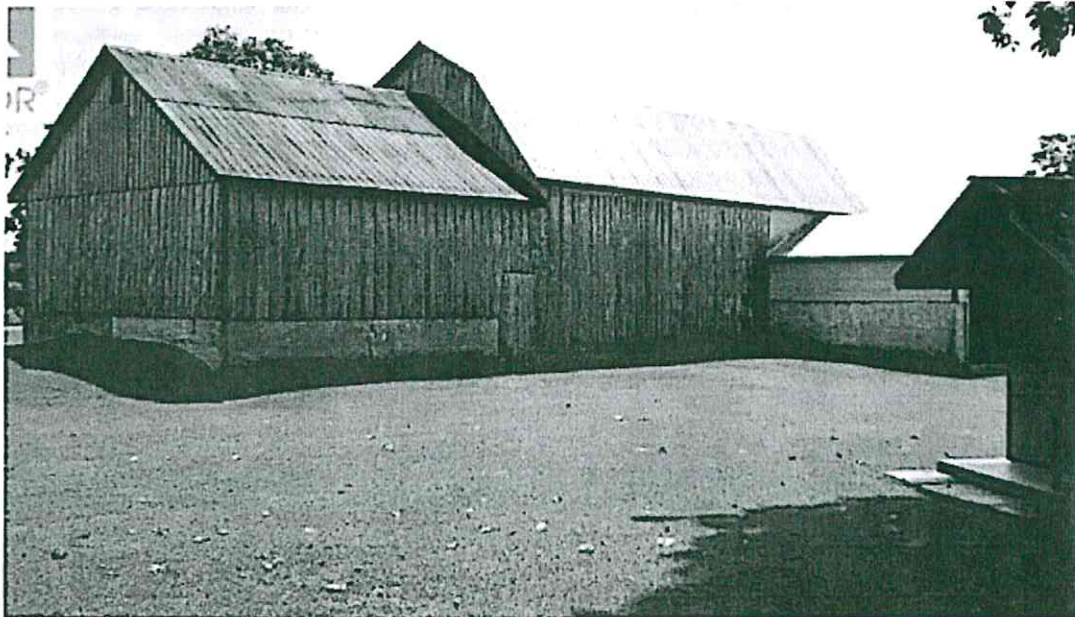
A standpoint has been installed to operate the facility by a qualified contractor. The standpoint has been registered as per Regulation 903. At maximum capacity, it is anticipated that approximately 720 liters/day will be required to maintain production requirements. Water tanks will be utilized to store filtered water with an approximate 1-day reserve.

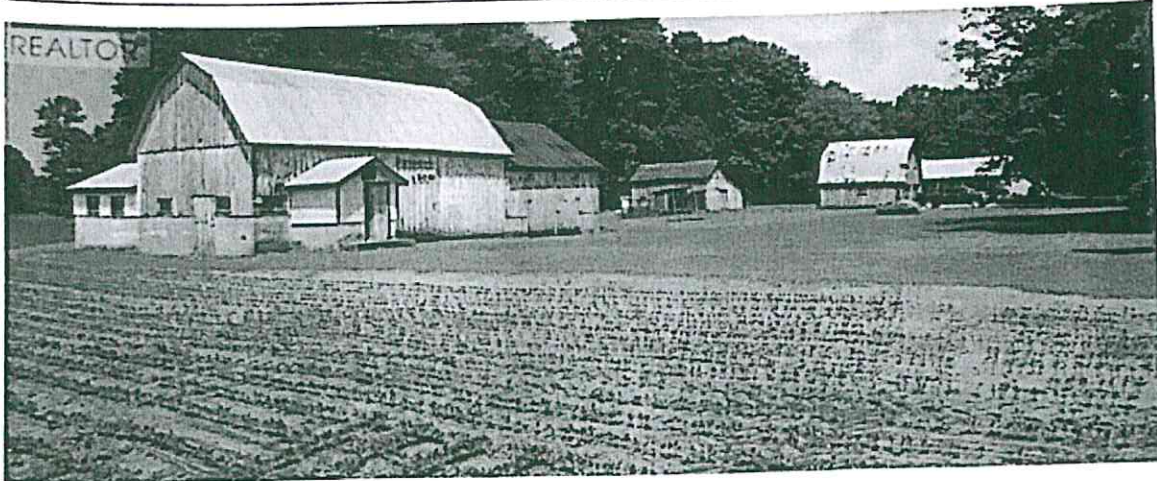
## 13.0 Proposed Plan Description

### 13.1 Existing Barns

The existing barns on the property will not be used for any LP cultivation activities at this time.

The public and residents of the area will not experience any changes or disturbance with the proposed operation. Signage will not be displayed and there will be no advertisement activities to draw attention to the facility. This barn will not contain any flower rooms or contain any plant lighting ballasts.

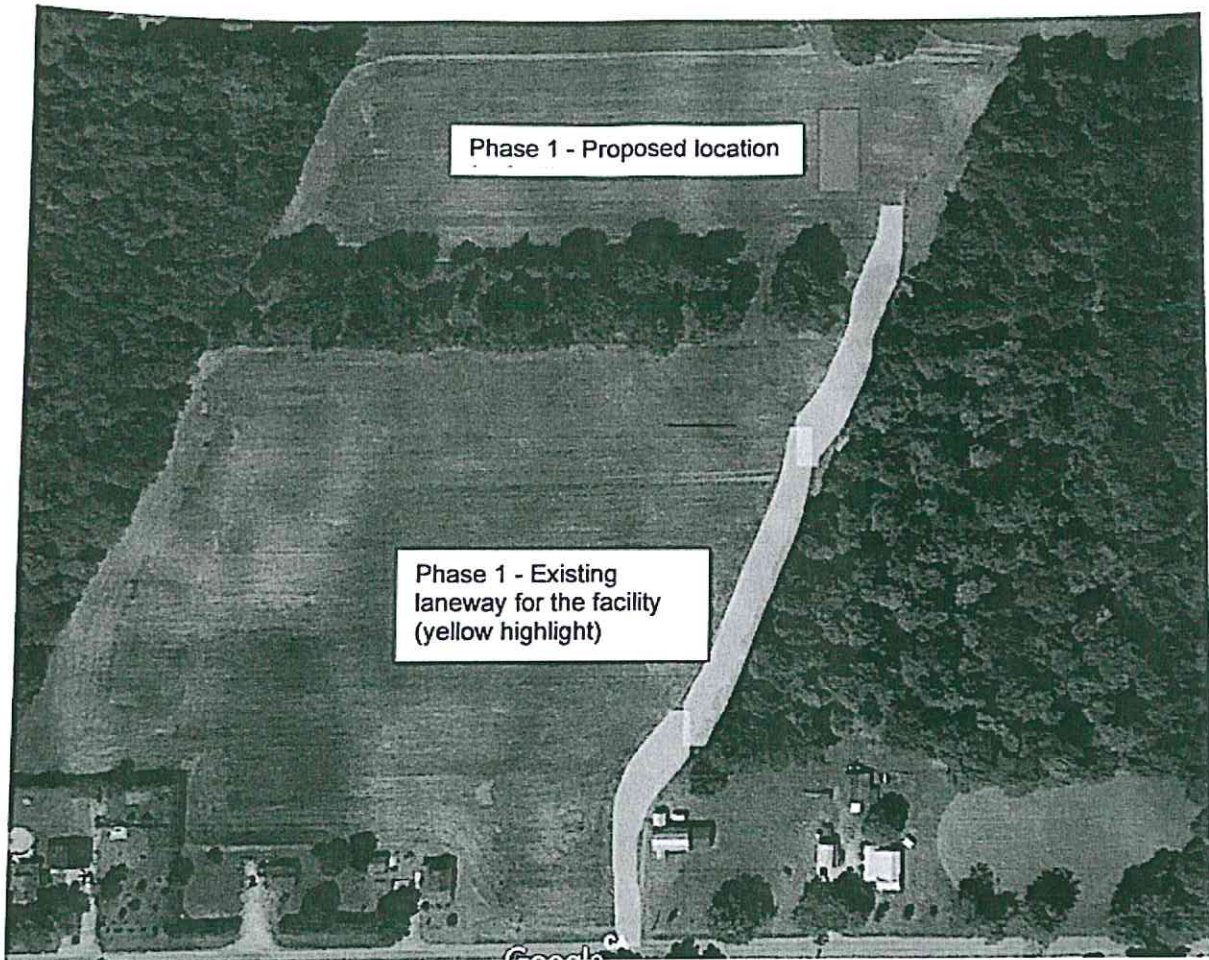


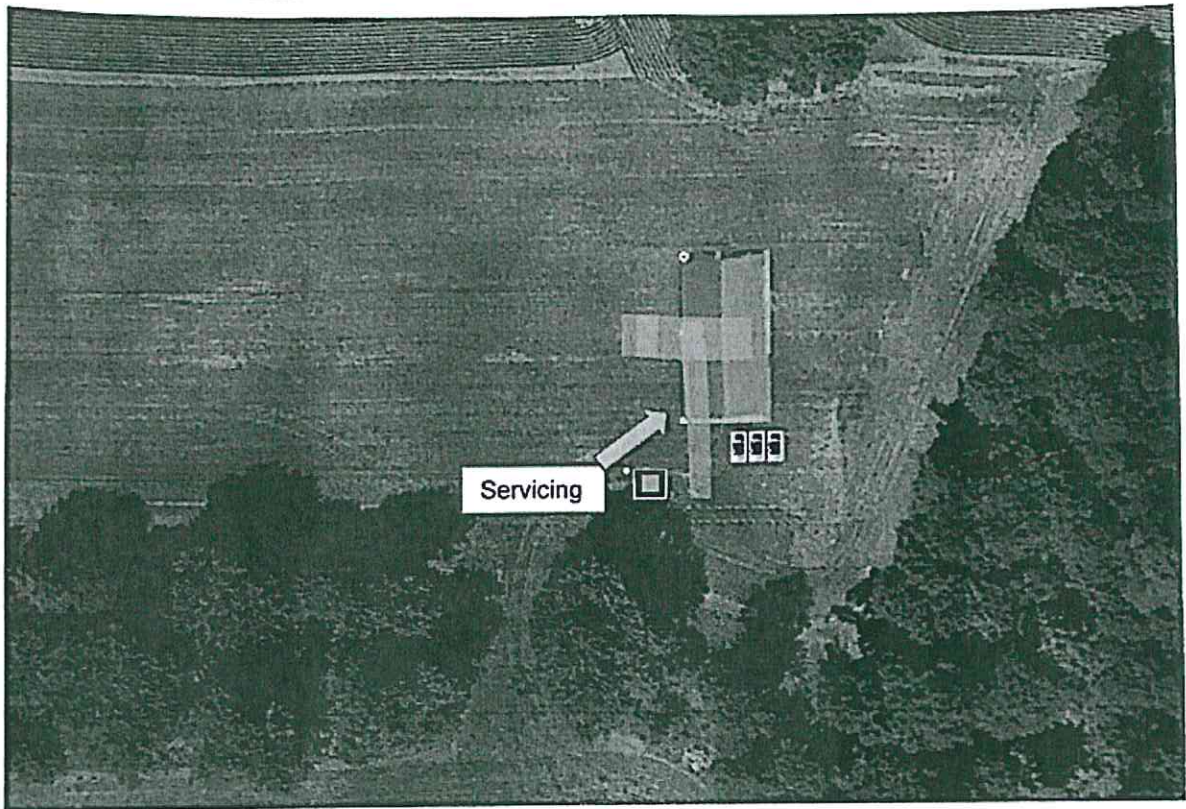


### 13.2 New Barn Requirements – Phase 1

A new barn will be erected and will be approximately 4576 sqft (425 sqm). The building will be erected by licensed contractors in accordance with building and fire code requirements. The location of the building will be approximately 200-250 meters away from other dwellings as identified in the pictorial image below. It will consist of a steel frame, steel clad, cement footings, cement floor and propane gas lines. Multiple HVAC units will be installed and other environmental apparatus in order to maintain optimum temperature/humidity levels.

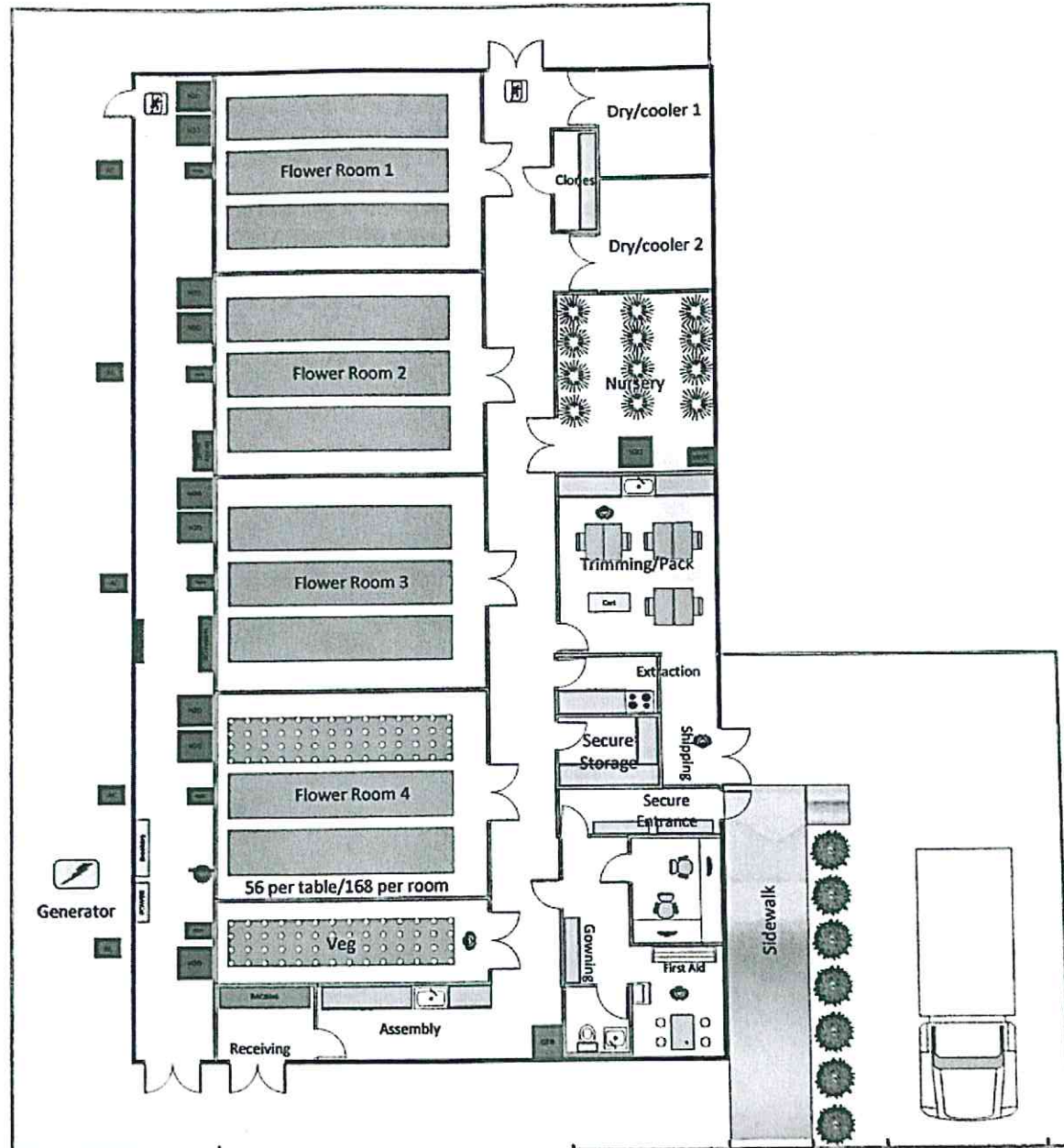
The Phase 1 facility will contain the (3) flower and (1) Veg. rooms that will be utilized to grow cannabis. There will be a yearly yield that will range between 2025 and 2700 plants but will not exceed micro cultivation limits as prescribed by the GOV – reference layout in section 13.3.





### 13.3 Layout

New Barn 88 ft x 52ft




### 13.4 Interior

The doors, windows, walls, ceilings and floors are constructed to properly sealed and are free from holes and cracks. All surfaces are cleanable and capable of being sanitized. All wall to wall and wall to ceiling connections shall be covered, with all wall openings and junctions finished and sealed.

Indoor production rooms: floors are concrete and sealed with anti-microbial, anti-fungal, low odor, high solids, high gloss urethane system floor coating. Walls and ceiling will be constructed with Steel Insulated Panels, Plascore or equivalent.

All access to the building is controlled by use of a locked key FOB system. All exterior doors are properly sealed to prevent the exposure of foreign particles. All doors are closed when not in use.

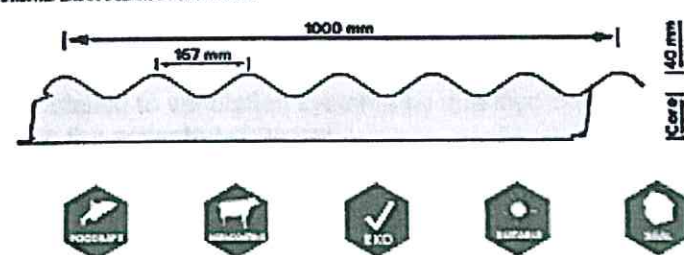
### 13.5 Interior Walls

**FALK Roof / Wall 1000 GL** 

Core thickness (mm)	Total height (mm)	U-value (W/m <sup>2</sup> . K)	R-value (h.ft <sup>2</sup> .°F/ BTU. in)	Weight (kg/m <sup>2</sup> )*
43 mm	83 mm	0.39	14.72	10.90
60 mm	100 mm	0.29	19.45	11.60
80 mm	120 mm	0.23	25.00	12.40
120 mm	160 mm	0.16	36.11	14.00

(\* Based upon an external sheet thickness of 0.5 mm and internal sheet thickness of 0.4 mm.)

- Sinusoidal roof panel
- From 4 degrees roof pitch
- Optimum (double) sealing
- Positive stacking, quick installation
- Coating guarantee up to 30 years
- Optional alternative steel thicknesses and coatings available



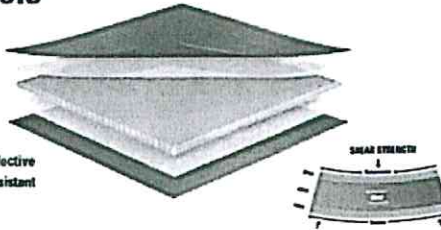
## Plascore Honeycomb Panels

Light, Strong, Tough, Cost-Effective

Plascore Honeycomb Panels are a high strength, lightweight material that provides excellent mechanical performance. The lightweight panels are an excellent alternative to materials such as steel, aluminum, wood and stone, and are available in a wide range of thicknesses, from 1/8" to 1/2".

Available in a wide range of sheet sizes and lengths, our Honeycomb Panels are designed for use in many common applications and processes. They can be engineered to meet specific requirements for strength and stiffness. Plascore Honeycomb Panels are used in many situations that require elevated strength, stiffness and corrosion resistance.

- Lightweight
- Strong
- Tough
- Stable
- Easy-to-Use
- Value Engineered / Cost-effective
- Moisture and Corrosion Resistant



### A World of Applications



#### Building Products

Plascore Honeycomb Panels provide a flat, stiff, strong structure for use in building on a building material to steel, glass, stone, and other decorative finishes. They include wall cladding, ceilings, columns, and structural elements.

#### Commercial

Plascore Honeycomb Panels offer elevated structural properties, durability, chemical and impact resistance, as well as vibration dampening. The result is improved performance in doors, platforms, floors, and various fixtures among others.

#### Ground Transportation

Plascore Honeycomb Panels provide a lightweight solution for use in rail, automotive, truck, trailer, recreational vehicles, mining and other heavy and specialty vehicles. Applications include roofs, doors, floor, ramps, ceilings, interiors, seating, and chassis.

#### Marine & Recreation

Plascore Honeycomb Panels offer a high strength-to-weight ratio that satisfies the demands of many applications. Sporting goods, boat decks, partitions, barriers, and doors are just a few examples.

#### Special Characteristics of Custom Panels

- High strength-to-weight ratio
- Large cladding
- Any color
- Non-toxic options
- Heat process options
- Primed for painting or powder coating
- Form, cut, and machine resistant
- Internal structures such as reinforcement bars or channels
- Finished edges for decorative, mechanical or structural purposes
- Hard joints within the panel to allow use of standard fasteners

#### What is a Honeycomb Panel?

Two high modulus and high strength face sheets are adhesively bonded to a Plascore Honeycomb core. The result is a high strength, lightweight structure that behaves much like an I beam.

#### What Impacts Panel Stiffness?

Stiffness is primarily based on three panel characteristics:

- 1 Face Sheet Thickness
- 2 Face Sheet Modulus of Elasticity
- 3 Overall Panel Thickness

In simple terms, the more the overall rigidity of a sandwich panel by effectively increasing the distance between the two face sheets, much like an I beam. Honeycomb cores also provide shear resistance, a component to overall shear rigidity.

#### Stiffer, Stronger, and Lighter

The stiffness of Plascore Honeycomb Panels allows the end user to either lose material and reduce weight. Stiffness increases exponentially compared to single sheet material. The use of honeycomb cores provides a dramatic increase in stiffness with very little weight gain.

Plascore engineers can work with your team to provide a panel that meets your requirements. We offer custom manufacturing, along with design, test and prototyping assistance to build your a complete sandwich structure.

#### What Factors Influence Design?

Three factors are critical to meet your structural needs:

- 1 Loading Conditions
- 2 Support Structures
- 3 Minimum Deflection Allowed

Additional design criteria such as type of skin material, target cost, manufacturability, thickness limitations, operating environment, and weight, will help define the appropriate panel construction for your application.

#### What Capabilities Does Plascore Offer?

- Metal Welding
- CNC Machining
- Surface Treatment
- Powder Coat Paint
- Closed Edges
- Adhesive Bonding
- Insert Installation
- Assembly
- QC Testing

## 14.0 Odor Control

The cannabis plant releases airborne terpenes which results in a "skunk odor". There is an extreme awareness and understanding that the smell of cannabis can cause disruptions to the quality of life for homeowners in the area.

High quality filters, or "scrubbers," shall be installed to ventilation systems by qualified contractors. As air passes through, odor molecules bind to the activated charcoal.

The air that comes out of the vents is **virtually odorless** when properly installed and maintained. Reference section 14.2 for filter specifications. This will be one of the primary focus during the operation of the facility.

### 14.1 Filtration of Air

The premise will be designed for optimum airflow and to allow for controlled temperature and humidity ranges specific for activities in each area/room.

The HVAC and HEPA System will be designed to prevent the build-up of heat, condensation, dust and to remove contaminated air.

The ventilation system will also provide a minimum amount of fresh air to each grow space to achieve space relative pressurization and maintenance of indoor air quality.

The HVAC system will be able to automatically adjust the environment to meet product requirements throughout the life cycle of the plants.

Pleated "V" cell cartage + carbon filter removes particulate, pollution and odors. The filter is designed to be able to filter recirculated air to ensure an efficient HVAC without impacting air quality. Due to the design the filter offers low resistance to the air flow

HEPA/ULPA filter will be used to filter a minimum of 99.97% of particles 3 microns in size. HEPA/ULPA filters are used in medical and pharmaceutical applications.

OEM filter replacement recommendations will be considered; however, we will monitor the airflow and condition of the filters and replace frequently to ensure product quality. Filter maintenance is documented within OPS-SOP-007.

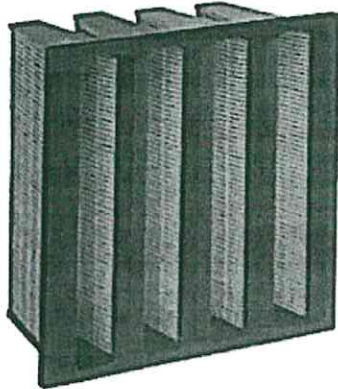
Special considerations will be made when replacing the filters. The replacement of filters will be conducted to ensure no contaminants are passed into the ducting and room. Maintenance/replacement of the filters will be completed after the harvest and during the cleaning of the rooms.

## **14.2 Air Filter Specifications (Conceptional – Supplier Still Under Review)**

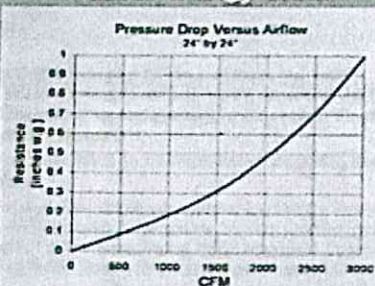


## Citycarb® Pleated V-Cell Cartridge Filter

Pleated Panel V-Cell Particulate + Carbon Filter With Header



**Innovative adsorber cartridge with MERV ?? particle capture efficiency improves IAQ and reduces energy costs.**



Camfil Farr's Pleated V-Cell Cartridge offers low pressure drop and still has high system airflow.

MERV Minimum Efficiency Reporting Value per ASHRAE Standard 52.2. MERV-A is per Abbreviation of that Standard.

Improve indoor air quality and reduce building energy costs by controlling dust, pollution and odors with a single filter.

The Citycarb Pleated V-Cell Cartridge Filter is designed to fit in place of existing 12" deep filters within an air-handler. Use of the Citycarb Pleated V-Cell Particulate + Carbon Cartridge Filter for dust, pollution and odor control. The filter also allows make-up air intake flow to be lowered, thereby significantly reducing operating costs associated with the energy purchased for heating and cooling that make-up air. This method for contaminant removal is specifically prescribed in ASHRAE Standard 62 - Ventilation for Acceptable Indoor Air Quality.

The Citycarb Pleated V-Cell Cartridge high efficiency particulate (MERV ??) plus carbon adsorber filter is recommended for control of indoor and ambient airborne pollution and odors in offices, shops, sports halls, concert halls, hotels, banks, and schools. The acid gas model is recommended for control of airborne pollution in sensitive applications including museums, clinics and airports. The filters are designed for both make-up and air recirculation applications.

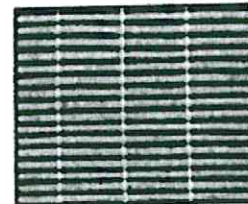
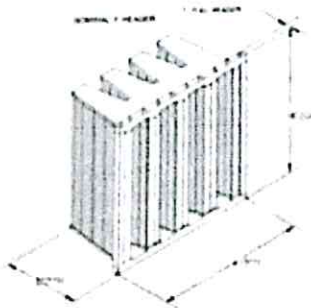
Indoor sources of chemical contamination include: carpets, photocopiers, cleaning products, paint odor, wood finishes, padded furniture, dry cleaned clothes, and human occupants. Outdoor chemical contamination is controlled from sources that include: traffic, power stations, incinerators, sewerage treatment facilities, forest fires, industrial plants, and agricultural treatments. Citycarb Pleated V-Cell Cartridge Filters:

- Offer low resistance to airflow.
- Emit no carbon dust.
- Feature a polystyrene frame with a 1-inch mounting header.
- Are completely incinerable.
- Include Camfil Farr's exclusive Rapid Adsorption Dynamic (RAD) carbon featuring very small granules that promote extremely rapid and efficient collection of target pollutants and odors within a compact filter design.
- Includes a pleated filter media for particulate removal that is MERV ?? per ASHRAE Standard 52.2.



**Performance Data**

Model	Actual Size H x W x D (inches)	Capacity	Initial Resistance (inches w.g.)	Media Area	MERV	Shipping Weight (Lbs)
For Standard HVAC Applications						
OPKCC 242412/21-85-0	23.38 x 23.38 x 11.50	2000	0.48	88.1	15	24
OPKCC 242012/21-85-0	19.38 x 23.38 x 11.50	1650		71.0		21
OPKCC 241212/21-85-0	11.38 x 23.38 x 11.50	1000		37.7		12
For Acid Gas Applications						
OPKCC 242412/21-85-ACID-0	23.38 x 23.38 x 11.50	2000	0.48	88.1	15	24
OPKCC 242012/21-85-ACID-0	19.38 x 23.38 x 11.50	1650		71.0		21
OPKCC 241212/21-85-ACID-0	11.38 x 23.38 x 11.50	1000		37.7		12



**RAD Media**

**Specifications**

**1.0 General**

1.1 - Air filters shall be compact 12" deep adsorber type with combination sorbent/particulate removal media, impact-resistant plastic end caps, plastic vertical support channels, and a nominal 1" header for front or side-access applications.

1.2 - Sizes shall be as noted on drawings or other supporting materials.

**2.0 Construction**

2.1 - Filter media shall be specifically manufactured for the removal of molecular and particulate contaminants. Sorbent shall be broad spectrum grade of carbon incorporating Rapid Adsorption Dynamics (RAD) designed for the removal of a wide range of odors, VOCs and acid gases.

2.2 - Total media area shall be at least 0.038 square feet per rated cfm of filter.

2.3 - The media shall be formed into uniform pleats using hot-melt separators, assembled into multi media packs and bonded into a high-impact resistant plastic frame to prevent air bypass.

**3.0 Performance**

3.1 - Resistance to airflow shall not exceed 0.48 inches w.g. at 500 feet per minute velocity.

3.2 - The media shall have a particulate removal efficiency of MERV of 15 when tested per ASHRAE Standard 52.2.

3.3 - Manufacturer shall provide evidence of facility certification to ISO 9001:2008.

Filters shall be Camfil Farr Camisorb pleated V-Cell Cartridges or equal.

For detailed specifications please consult your local Camfil Farr Distributor or Representative or [www.camfilfarr.com](http://www.camfilfarr.com).

Camfil Farr has a policy of uninterrupted research, development and product improvement. We reserve the right to change designs and specifications without notice.

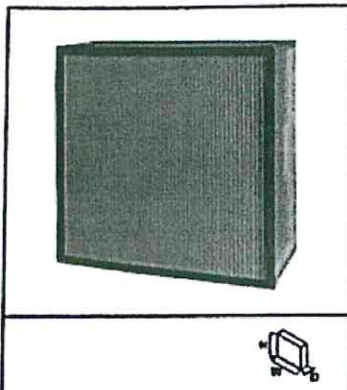


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## HEPA/ULPA Filters & Filter Modules

### Filters

#### XS Absolute®



#### Advantages

- Individually tested HEPA/ULPA filter in an enclosure assembled without penetrating fasteners
- Unique seamless poured-in-place gasket ensures leak free performance when installed into housings or built-up filter banks

Description: HEPA/ULPA grade filter in an all metal 16 gauge enclosing frame.

Typical applications: Built up filter banks, rooftops, and air handlers in medical facilities, pharmaceuticals, and clean process manufacturing.

Efficiency: 99.97% at 0.3µ to 99.999% at 0.3µ.

Media: Mixolene glass media formed into pleats separated by corrugated aluminum separators.

Recommended final pressure drop: Consult factory. Rule of thumb: change filter when the initial pressure drop doubles.

Temperature: Maximum continuous operating temperature of 175°F (80°C).

Rating: Tested in accordance with ESI Recommended Practice for Testing HEPA Filters, LR 900.

See literature 180 for more details.

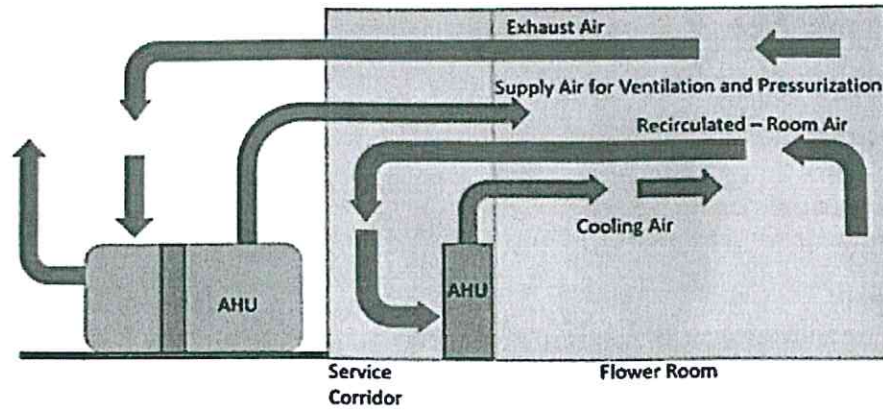
Model Number	Efficiency	ESI Type	Nominal Size (inches)	Airflow Capacity GPM max.	Media Area (sq. ft.)	Shipping Weight (lb.)
01XS-12212Z12- -3-C-A-00-000	99.97% @ 0.3µ	H	12 x 12 x 11.50	230	33.4	22.4
01XS-23F11F12- -3-C-A-00-000	99.97% @ 0.3µ	H	23.38 x 11.38 x 11.50	450	64.8	28.8
01XS-24Z12Z12- -3-C-A-00-000	99.97% @ 0.3µ	H	24 x 12 x 11.50	500	69.3	29.7
01XS-11F23F12- -3-C-A-00-000	99.97% @ 0.3µ	H	11.38 x 23.38 x 11.5	450	64.8	32.4
01XS-12224Z12- -3-C-A-00-000	99.97% @ 0.3µ	H	12 x 24 x 11.50	500	69.3	33.3
01XS-23F23F12- -3-C-A-00-000	99.97% @ 0.3µ	H	23.38 x 23.38 x 11.50	1020	143.6	42.7
01XS-24Z24Z12- -3-C-A-00-000	99.97% @ 0.3µ	H	24 x 24 x 11.50	1080	153.6	43.8
12XS-12212Z12- -3-C-A-00-000	99.99% @ 0.3µ	J	12 x 12 x 11.50	230	33.4	22.4
12XS-23F11F12- -3-C-A-00-000	99.99% @ 0.3µ	J	23.38 x 11.38 x 11.50	450	64.8	28.8
12XS-24Z12Z12- -3-C-A-00-000	99.99% @ 0.3µ	J	24 x 12 x 11.50	500	69.3	29.7
12XS-11F23F12- -3-C-A-00-000	99.99% @ 0.3µ	J	11.38 x 23.38 x 11.5	450	64.8	32.4
12XS-12224Z12- -3-C-A-00-000	99.99% @ 0.3µ	J	12 x 24 x 11.50	500	69.3	33.3
12XS-23F23F12- -3-C-A-00-000	99.99% @ 0.3µ	J	23.38 x 23.38 x 11.50	1020	143.6	42.7
12XS-24Z24Z12- -3-C-A-00-000	99.99% @ 0.3µ	J	24 x 24 x 11.50	1080	153.6	43.8
13XS-12212Z12- -3-C-A-00-000	99.99% @ 0.3µ	F	12 x 12 x 11.50	190	33.4	22.4
13XS-23F11F12- -3-C-A-00-000	99.99% @ 0.3µ	F	23.38 x 11.38 x 11.50	370	64.8	28.8
13XS-24Z12Z12- -3-C-A-00-000	99.99% @ 0.3µ	F	24 x 12 x 11.50	410	69.3	29.7
13XS-11F23F12- -3-C-A-00-000	99.99% @ 0.3µ	F	11.38 x 23.38 x 11.50	370	64.8	32.4
13XS-12224Z12- -3-C-A-00-000	99.99% @ 0.3µ	F	12 x 24 x 11.50	410	69.3	33.3
13XS-23F23F12- -3-C-A-00-000	99.99% @ 0.3µ	F	23.38 x 23.38 x 11.50	840	143.6	42.7
13XS-24Z24Z12- -3-C-A-00-000	99.99% @ 0.3µ	F	24 x 24 x 11.50	890	153.6	43.8

Notes: - in model number with 00 for no gasket, 12 for 1 gasket downstream, 11 for one gasket upstream, or 18 for 2 gaskets on both sides.

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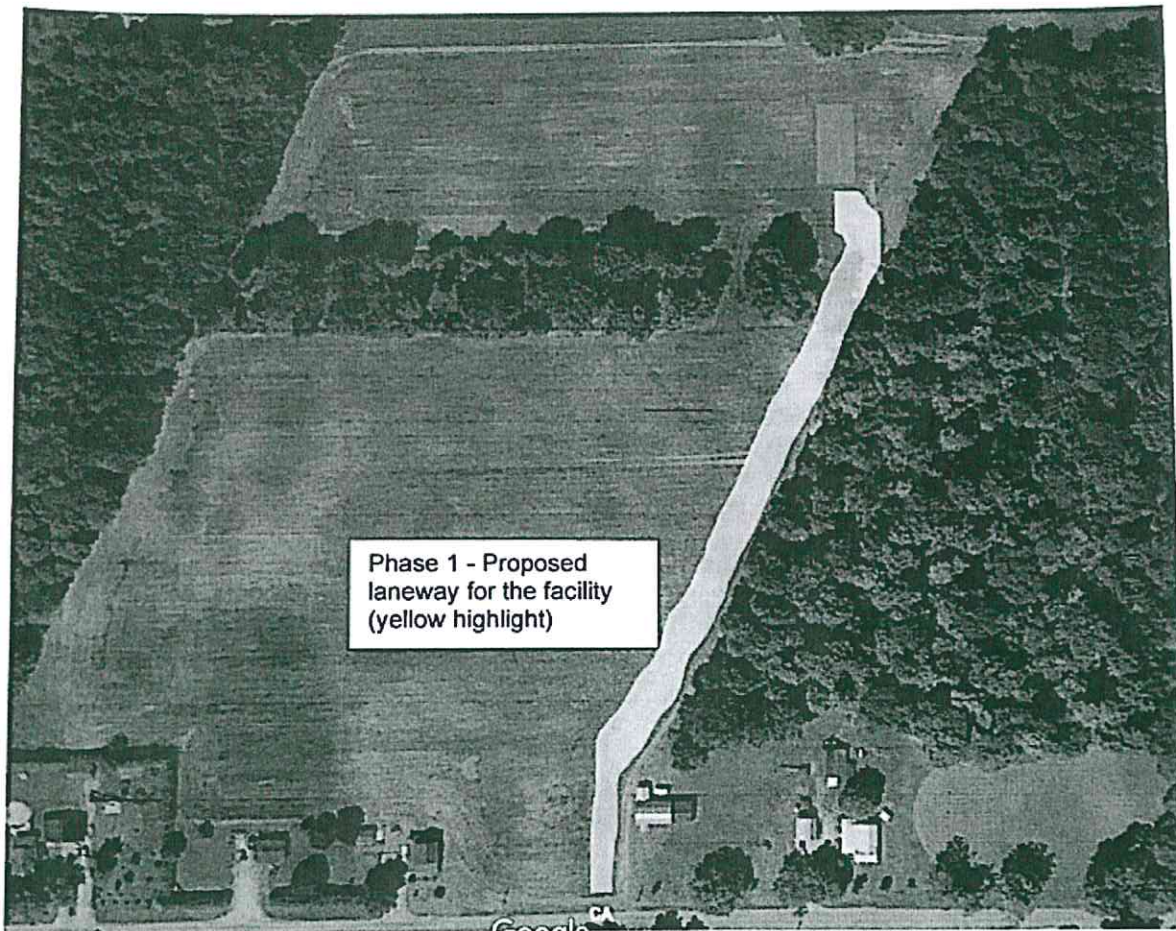


### 14.3 Air Flow Diagram



### 15.0 Entrances, Exits & Driveways

No major changes will be made to the existing entrances and driveways. An existing laneway has been upgraded with additional surface grind for access to the west end of the property.



## 16.0 Vehicle Trips Per Day

There will be approximately 2 trips to and from the site per day (start of the workday and the end of the workday)

## 17.0 Parking Spaces

- Parking allocation shall be one space shall equal approximately 190 square feet per car.
- A maximum of 5 cars will be present during day to day operations (2 vehicles will be owned by property residents).
- Reference Section 13 for details on specific locations.

## **18.0 Facility & Grounds Lighting Requirements**

- Conventional non-disruptive lighting shall be utilized on the property. All exterior lighting shall be in accordance with by-law requirements. Lighting will be directed downwards, and the illumination of loading system will be diverted away from residents.
- Optimal visibility is critical to daily operations along with interior surveillance cameras.
- Night-time perimeter security must be maintained both inside and outside the facility to prevent theft and intrusions. Reference Section 13 for details for specific locations; section 25 for detailed security requirements applicable to Canadian Cannabis Regulations SOR/2018-144.

## **19.0 Garbage Enclosures**

- Waste Management practices shall be in accordance with the by-laws.
- Garbage enclosures will not be stowed in the vicinity of the septic systems
- There will be no obstruction to overhead wires, low hanging branches and tree limbs
- The enclosures will be within the perimeter of privately-owned property and not visible to the road
- Equipped for garbage and recycling.
- Be of adequate size to contain all garbage and recycling containers.
- Plant clippings will be destroyed in accordance with the Canadian Cannabis Regulations, SOR/2018-144 and will not be visible to residents in the area.
- Reference Section 13 for details.

## **20.0 Snow Removal & Stowing**

There are currently no sidewalks adjacent to the property that will require snow removal during seasonal months. There is one main driveway located on the property that will require snow removal and areas for stowing Refer to section 13.

## **21.0 Landscaping**

There is no plan to change the current landscape other than additions of perimeter trees to provide enhanced facility coverage and security. Landscaped areas bordering the public right of way shall be maintained to at least to the existing condition, free of weeds and dead plant material. Plantings shall be regularly pruned when required.

## **22.0 Overview of Key Standard Operating Procedures (for reference):**

### **OPS-SOP-032, Employee Health & Hygiene**

- To establish minimum requirements of employee health and hygienic behavior in order to ensure the sanitary handling of Cannabis Product. This procedure pertains to all persons (employees, visitors, contractors and management) entering the production area where cannabis is present.

### **OPS-SOP-001, Pesticide Control**

- To establish requirements and processes to control rodents, flies and other pests on the premises. This procedure applies to the facility and the operation of the pest control program.

### **OPS-SOP-015, Cleaning & Sanitation Requirements**

- This procedure includes the cleaning of the cloths, mops, and buckets after use to prevent cross contamination and addition of extraneous substances to the surfaces.
- To outline effective and consistent cleaning procedures for the rooms designated as mothering, vegetation, flowering, drying and packaging rooms. Includes procedures for routine cleaning and sanitation procedures the Vault room, used for the storage of cannabis materials.
- To outline effective and consistent cleaning procedures for shipping/receiving areas. This procedure includes routine and post-operational cleaning and sanitation requirements.

### **QA-SOP-023, Standard Operating Procedure Control & Distribution**

- The purpose of this procedure is to describe the system for the control and distribution of Standard Operation Procedures (SOPs). The objective of this system is to assure that these documents are appropriately reviewed and approved prior to implementation and distribution is controlled. The scope of this procedure includes written procedures, forms and work instructions that affect the identity, quality, purity and strength of products.

### **HR-SOP-001, Training Requirements**

- To determine competency of personnel performing work affecting product or processes, document requirements to improve knowledge, skills, competency and to determine the effectiveness of training methods utilized.

### **QA-SOP-022, Good Documentation Practices**

- The purpose of this Standard Operating Procedure (SOP) is to provide a procedure stating the requirements for Good Documentation Practices (GPP) documentation. This SOP pertains to all GPP documentation received or generated regarding the quality or safety of Cannabis products.

### **QA-SOP-003, Client Registrations, Orders & Distribution**

- To ensure a consistent system for client registrations, orders, shipping and tracking of the Cannabis Product distributed in Canada. This document covers the client registrations, placing and filling orders, the packing and shipping procedures.

### **OPS-SOP-033, Inventory Control**

- This procedure outlines inventory control and reconciliation requirements as it relates to materials utilized to produce the finished product. In addition, the procedure for cycle counting raw material, cannabis material and packaging material has been defined within.

### **OPS-SOP-003, Record Control Requirements**

- o To define requirements for establishing and maintaining the controls needed for the identification, storage, protection, retrieval, retention, and the disposition of records in accordance with Cannabis Regulations.

### **PMC-SOP-001, Building & Equipment Maintenance, Calibration Control**

- o This procedure outlines the mechanism for the receipt, calibration/qualification, preventative maintenance (PM), repair, and servicing of equipment including equipment software, and software used to keep track of Cannabis. Equipment such as cleaning equipment, trays for drying, general glassware, tools used for plant propagation such as cutting knives, and pruning scissors are excluded from the qualification and calibration sections of this procedure. This procedure covers in-house maintained and calibrated equipment or software and the handling of externally maintained and calibrated equipment or software.

### **VAL-SOP-001, Validation Requirements**

- o This procedure outlines Validation requirements (IQ/OQ/PQ). IQ requirements define installation of equipment/software vs user requirement specifications. This step also requires that the supplier delivers sufficient documentation to 454 Cannabis Inc. to enable future maintenance. OQ confirms the equipment's/software operating specifications in the selected environment. This check includes running through a standard operating procedure (SOP) to ensure consistent compliance to requirements. The PQ check ensures the equipment/processes can perform the task while in normal operation.

### **PMC-SOP-002, Calibration of Scales**

- o To provide for the consistent usage, maintenance and calibration of the scales in order to ensure accurate results. This document outlines the procedures for all scales located at the premises.

### **OPS-SOP-017, Water System & Contamination Control**

- o To establish a program that ensures the water used for agriculture irrigation and growing is of good quality at all times. This procedure covers all aspects of the water system used in the agriculture irrigation and growing for the Cannabis Product.

### **OPS-SOP-031, HVAC System & Monitoring of Environmental Conditions**

- o To provide instructions to ensure that the air handling system in the premises in which Cannabis is cultivated, packaged, labeled is designed, constructed and maintained in a manner that is suitable for these activities. This Standard Operating Procedure (SOP) pertains to the Heating Ventilation and Air Conditioning (HVAC) System for the premises and monitoring of environmental conditions, temperature and humidity.

### **OPS-SOP-014, Storage, Handling & Destruction of Cannabis Waste**

- o This procedure outlines the procedure for the storage and handling of cannabis waste awaiting destruction and the method of destruction of cannabis waste including unwanted cannabis material such as stem fiber, retained sample after expiry of retention period and cannabis returns.

### **OPS-SOP-034, Product Releases**

- o To ensure that the required documentation is completed for Cannabis products in order to substantiate the release for sale in Canada. This document pertains to all Cannabis Product

intended for sale in Canada. It covers the review of documentation, the creation of a batch record and the release of the finished product.

### **OPS-SOP-019, Growing & Drying Procedures**

- To provide for consistent Cannabis growing and drying procedures in order to ensure each batch produces compatible product. This Standard Operating Procedure (SOP) pertains to all Cannabis Products that are intended for sale in Canada produced on the premises.

### **OPS-SOP-024, Cannabis Oil Extraction**

- To provide for consistent cannabis oil production process in order to ensure each batch produces a compatible, high quality, product. This Standard Operating Procedure (SOP) pertains to all Cannabis Oil Products that are intended for sale and produced on the premises.

### **OPS-SOP-036, Environmental Monitoring & Controls**

- The purpose of this SOP is: (i) to state, monitor and control the microbial load in the Cannabis manufacturing facility; (ii) to specify the procedures for environmental monitoring operations; and (iii) to specify environmental monitoring alert and action level specifications and contamination investigation procedures when these levels are exceeded.
- In addition, this procedure also applies to the Cannabis manufacturing facility including growing rooms, drying room and vault. It covers the environmental monitoring of critical areas including the air, the water, and surfaces of the manufacturing facility.
- Provides instructions to ensure that the premises in which Cannabis is produced and stored is designed, constructed and maintained in a manner that is suitable.

## 23.0 Cannabis License Class & Subclasses

CTLS Licence Class	Licence Class	Sub-class	Restrictions	Authorized Activities (if authorized by licence)	Notes
Cannabis	Cultivation	Micro-cultivation	Plant surfaces area cannot exceed 200m <sup>2</sup> (includes multiple surfaces such as vertically arranged)	<ul style="list-style-type: none"> <li>• Possess cannabis</li> <li>• Obtain dried or fresh cannabis, cannabis plants or cannabis seeds by propagating, cultivating harvesting</li> <li>• For the purpose of testing, alter the chemical or physical properties of the cannabis</li> <li>• Sell and distribute dried cannabis, fresh cannabis, cannabis plants or seeds to other licence holders (cultivators, processors, analytical testers, researchers, cannabis drug licence holders), with the exception that dried cannabis or fresh cannabis cannot be sold to the holder of a nursery licence</li> <li>• Sell and distribute cannabis products that are plants or seeds to a licence holder that is authorized to sell cannabis for medical purposes or to a person authorized to sell cannabis under provincial or territorial act</li> <li>• Send and deliver cannabis products that are plants or seeds to the purchaser at the request of a licence holder that is authorized to sell cannabis under a provincial or territorial Act</li> <li>• Conduct ancillary activities (e.g., drying, trimming, milling, etc.)</li> </ul>	Indoor only

## 24.0 Physical Security Requirements

Requirement (Reference to Cannabis Regulations)			454 Cannabis Inc. Approach to Compliance	Required for Micro Cultivation Processing and Sale for Medical Purposes (cannabis on site)
Site Design and Physical Barriers	Design	Site must be designed in a manner that prevents unauthorized access s.74(a) = micro-cultivation	Access from the road is restricted by a security gate, key access with perimeter fencing around the facility. The site has been designed to minimize access for shipping and receiving.	X
	Physical Barrier	Storage area must be surrounded by a physical barrier that prevents unauthorized access s.74(c) = micro-cultivation	Each storage area has either external, interior walls with restricted access providing a physical barrier to prevent unauthorized access internally and externally.	X
		Perimeter of the Site must be surrounded by a physical barrier that prevents unauthorized access (s.74(b))	Access from the road is restricted by a security gate, key access with trees used as perimeter fencing around the facility.	X
Access Control	Restricted access	Access to storage area must be restricted to individuals whose presence in the area is required by their duties s.74(d) = micro -cultivation	The storage area will have a "key entrance" and "open door" sensor.	X (storage area only)