

SUPPLEMENTARY BUSINESS FORM



Required Info for a Development Permit Application

1 BUSINESS INFORMATION

Name of business GreenWay Pharma Inc.
Business owner 1860022 AB Ltd

2 LEGAL LAND DESCRIPTION OF PROPERTY

<input type="radio"/> All OR <input type="radio"/> Part of	Quarter (ie. NE/NW/SE/SW)	Section	Township	Range	West of the	Meridian
OR Being all parts of Lot	2	Block	3	Plan	072-9331	

Hamlet or Subdivision Name Aspelund Industrial Park	
Civic Address (Blue 911 Sign) 27312-245 Twnshp Rd 394	Total Parcel Size 3.77 acres

3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

Cannabis Cultivation, Processing and Medical Cannabis. The total site area is 3.77 acres

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

Please attach a site plan showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.

The existing building will house the company offices and Cannabis Cultivation and Processing

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

Please attach a site plan showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.

No new buildings

On-site Employee Information:

On-site employees are those who normally work on the site of the business **more than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident on-site employees

N/A

Number of non-resident on-site employees

12

Off-site Employee Information:

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident off-site employees

N/A

Number of non-resident off-site employees

2

Specify the business **hours of operation** (including days of week, hours per day):

For example, the business is operated Monday-Friday, 8 am to 5 pm.

Business will operate 7 days a week, with normal hours being Monday to Friday, 8am to 5pm, and 24 hour security every day

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

There will be soil inventory and harvest product as well as packaging and shipping materials

Vehicles will be delivery trucks and forklift

Waste will be hauled away by third party for process off site

This business will generate

18

vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:

For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc).

Staff arriving and leaving as well as shipping and receiving

Describe how much **parking space** will be provided for customers and employees:

Please indicate the proposed parking location and access(es) into the property on the site plan.

There are 25 parking stalls on the West side of the building

No customer traffic

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:

Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.

Outdoor storage will be required for the storage of soil and planting materials as well as shipping supplies. The site is completely fenced with gated access on the West end of the property. No additional buildings are required for storage

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

**24 hour a day, full time security will be in place as per Health Canada requirements.
Odour elimination systems will be installed and part of the HVAC systems
There will be no customer traffic**

Have you discussed your business proposal with your neighbours? If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

We have introduced ourselves to the adjacent neighbours and have received very positive response to our joining the community. The main comments were about the positive impact that 24 hour security would have on the neighbourhood. I have had discussions with Doug Paris, Operations Manager with Mustang Helicopters, and Royce Bradford, Operations Manager with Firemaster, and both are very happy to have us as neighbours, again citing the positive impact that 24 hour security will have on the area.

Do you require any **signage** for the business:

Please note you will be required to submit a separate application for the installation of a sign in conjunction with your application for development permit for your proposed business. Normally, a \$50 sign application fee is required. However, if the sign application is submitted with your application for development permit to establish a business, the \$50 processing fee will be waived.

Minimal as per Health Canada requirements

LACOMBE COUNTY: Lot: 2, Block: 3, Plan: 0729331

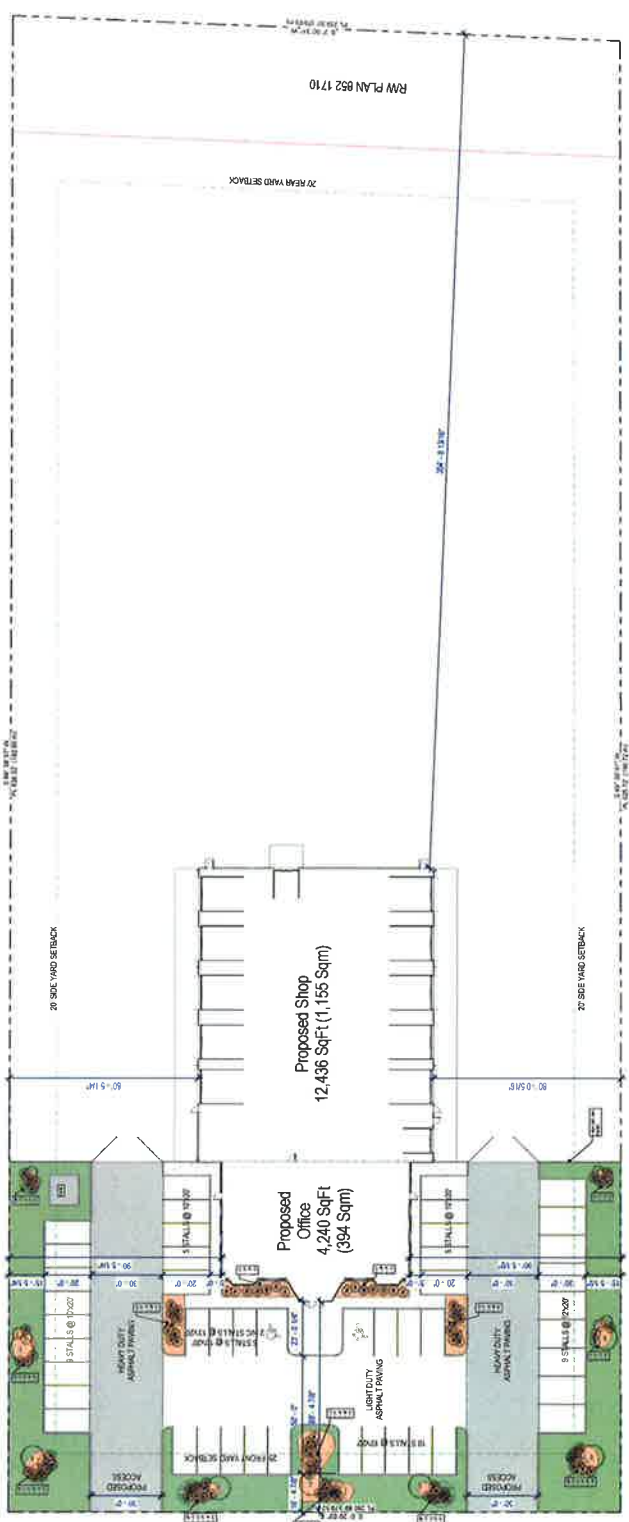




SCOTT BUILDERS INC.
 405 S. 10th St., Ste. 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Website: www.scottbuilders.com

DATE	DESCRIPTION
05/25/12	Issued for RFP Application
04/19/12	Revised floor plan & site design

Project: New Shop & Office
 Location: Lincoln County, NE
 Drawing No.: P1



Symbol	Material Name	Product Schedule	Quantity	Units
1	Asphalt	Asphalt	21	Sq Yd
2	Concrete	Concrete	23	Sq Yd
3	Gravel	Gravel	23	Sq Yd
4	Rebar	Rebar	23	Lbs
5	Formwork	Formwork	23	Sq Ft
6	Steel Decking	Steel Decking	23	Sq Ft
7	Formwork	Formwork	23	Sq Ft
8	Formwork	Formwork	23	Sq Ft
9	Formwork	Formwork	23	Sq Ft
10	Formwork	Formwork	23	Sq Ft

Shop
 Group F, Division 2, Shop
 CODE SECTION: 3.2.2.1
 Group F, Division 2, up to 7 Stories

Office
 Group D, Office
 CODE SECTION: 3.2.2.3
 Group D, up to 7 Stories

RELATIVE INFORMATION
 Lot: 071531
 Plat: Appraisal Business Park
 Zone: LBI - Business Industrial District
 Use: Permitted - Industrial Business
 Set Coverage: 10%
 Building Height: 21' (8.23m)
 Stop: 25' (7.62m)
 Landscaping: 10% of lot area
 1000 Compartmental Division
 Landscaping: 10% of lot area
 Landscaping: 10% of lot area
 Landscaping: 10% of lot area

BUILDING ACCESS: Facing Street
BUILDING SIZE:
 Main Floor: 1,155 SqFt
 Total: 1,155 SqFt
STAMENATA
 Building 1: 1,155 SqFt
 Building 2: 1,155 SqFt
 Building 3: 1,155 SqFt
 Building 4: 1,155 SqFt
 Building 5: 1,155 SqFt
 Building 6: 1,155 SqFt
 Building 7: 1,155 SqFt
 Building 8: 1,155 SqFt
 Building 9: 1,155 SqFt
 Building 10: 1,155 SqFt

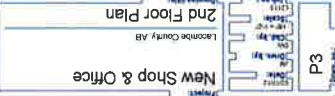
Scale: 1/8" = 1'-0"
 1/8" = 1'-0"



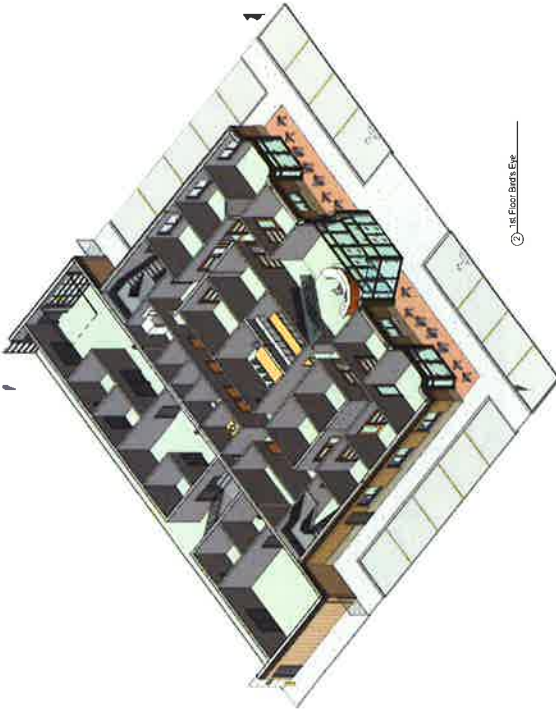
SCOTT BUILDERS, INC.
 10000 Old York Road
 Suite 200
 York, PA 17403
 Phone: 717.333.4400
 Fax: 717.333.4401
 Email: info@scottbuilders.com

NO.	DESCRIPTION	DATE
1	Issued for construction	05.25.12
2	Revised floor plan & design	06.12.12

Project: New Shop & Office
 Location: Courty AB



② 2nd Floor West Eye



③ 2nd Floor East Eye



- Room Legend**
- Board Room
 - Corridor
 - Executive Office
 - Exit Stair
 - Lunch Room
 - Office
 - Open Mezzanine
 - Open to Below
 - Shop W/R
 - W/R
 - Work Area

Mezzanine 1,452 SqFt (135 Sqm)
 Office 3,394 SqFt (315 Sqm)
 Total 4,846 SqFt (450 Sqm)

From: Kevin <kevinghalsey@gmail.com>
Sent: Wednesday, January 8, 2020 12:19 PM
To: Peter Duke <pduke@lacombecounty.com>
Subject: RE: GreenWay Pharma Inc

Hi Peter,

Please see the outline results of my public consultation.

- 1) I sent out 50 information packages to adjacent land owners, which included my email and self addressed stamped envelopes for the recipient to respond directly to me with their comments or concerns
- 2) The results were that I received no feedback through either email or regular mail
- 3) I have had direct conversations with Doug Paris, the Operations Manager of Mustang Helicopters, my neighbour immediately south of our property and Royce Bradford, Operations Manager of Firemaster, my neighbour immediately north of our property. I explained our proposed business in detail, and both gentlemen responded very favourably to our plans and welcomed me to the neighbourhood.
- 4) My realtor, Brett Salomons, also spoke with some of the neighbours and received positive feedback to our business plan

I trust that this information will assist in the presentation that you will be making to Council and the MPC on January 30th.

Please contact me with any further comments or concerns

Best Regards,
Kevin Halsey CEO

GreenWay Pharma Inc

Sent from [Mail](#) for Windows 10



MEMORANDUM

DATE: Dec 12 2019
TO: Planning and Development
FROM: James Pruden, Inspections Officer
SUBJECT: LOT 2 BLOCK 3 PLAN 072 9331 DPA 154-19 GREENWAY PHARMA

Operations Department has no issues with the proposed development at this location.

Access is adequate, and the proposed traffic generated by the business should not affect the surrounding infrastructure.



MEMO

December 6, 2019

Re: DPA 151/19 – GreenWay Pharma Inc.

The following are my comments on the above noted cannabis production facility application.

- As this is a repurpose of an existing building confirmation of continued compliance to the requirements of the most recent Alberta Building Code, Alberta Electrical Code and Alberta Fire Code should be confirmed after building is occupied.
- A Fire Safety Plan must be developed for the operations of this occupancy and include
 - Provisions for notification of the fire department
 - Provisions for the storage and use of hazardous materials, such as those involved in CO2 enrichment or Fumigation of Cannabis Plants
 - Any necessary SDS's and signage in accordance with pertinent legislation
 - Detailed requirements of a Fire Safety Plan can be found in Alberta Fire Code, Division B, Section 2.8
- Means of Egress within the structure must conform to Alberta Fire Code

- Hanging of plastic from ceiling or from suspended overhead structures to create wall dividers shall not be permitted. (NFPA 1, 38.5.3.2)
- An inspection of the premises will take place upon final construction and periodically during operations to ensure compliance to applicable fire code.
- As per the Alberta Fire Code, Access for firefighting must be maintained for this occupancy both during construction and operations. Year round access for firefighting should be a consideration during final site preparation.

Drayton Bussiere
County Fire Chief/Director of Emergency Management
403-782-8959
dbussiere@lacombecounty.com