



February 25, 2021

By Email

Municipality of North Cowichan  
7030 Trans-Canada Highway,  
Duncan BC V9L 6A1

**Re: Non – Medical Cannabis Retail ZB000153**

**Proposed address: 3288 Cowichan Lake Road, Duncan BC – Berkey's Corner**

**Proposed Tenant: Honeycomb Cannabis**

---

Please accept this letter Honeycomb's written overview of the letter of rational for the proposal to place a non-medical cannabis retail store.

**Intent**

The applicant has carefully selected the commercial shopping center, Berkey's Corner for their proposed store due to its proximity to community, safe shopping, land use of retail along with distancing from the City's outlined policies pertaining to non-medical cannabis retailing.

Additionally, the applicant wishes to supply additional details within this submission. Based upon the applicant's extensive experience, many common questions come up both from community and municipality. Honeycomb has taken the liberty to address some of those details within.

**Applicant Background**

Honeycomb Cannabis aims to educate the industry through the implementation of sound business practices and time-tested marketing techniques. Combined with a focus on consumer education and guest service.

Honeycomb Cannabis is led by two pharmacist and pharmacy owners with over 40 years of combined experience. Michael Forbes and Kuljeet Thira have attached their background details within this application. Michael and Kuljeet will ensure a first class retail experience is achieved while educating the community to the benefits of safe, legal cannabis.

The mission of Honeycomb is threefold –

1. To provide an educational cannabis retail experience by two pharmacist and Pharmacy owners with over 40 years combined experience.
2. To have stringent drug diversion systems in place to protect children, and those who are vulnerable from accessing cannabis.
3. To provide a safe and legal venue for customers to obtain cannabis.

### **Berkey's Corner**

Berkey's Corner is a new commercial development located in the heart of Duncan at the corner of Cowichan Lake Road and Skinner Road. The site is slated to have a 50,000 sqft grocery tenant, liquor store tenant as well as other mixed business uses. There is ample surface parking on site with easy vehicle access. Honeycomb has selected this site as it promotes one stop community convenience shopping. The site is away from any youth activities including schools and promotes a safe and community standard for shopping.

**Good Neighbor Agreement:** Honeycomb Cannabis would be happy to enter a "Good Neighbor Agreement" with the municipality if required. They intend to operate their business with a focus on consumer education, open concept plan and with a concentration on supporting the surrounding community.

### **Strategies for mitigating Potential Negative Impacts**

**Line-ups / Queuing:** Honeycomb does not anticipate line-ups for its store. Customers may gain access to the retail store by way of one point of access. The store is large enough to allow for interior social distancing and it would not be anticipated that a line would need to occur outside the business.

**Nuisance Behavior / Loitering** The applicant has a zero-tolerance policy for consumption on property. Team members will be trained to continually monitor the area engage with consumers to educate them with respect to local community smoking bylaws. The purpose of the store is to provide retail product that guests purchase and immediately take home and consume. Consumers will be expected to immediately leave the property once a purchase is made. Honeycomb has implemented standard operating procedures to monitor both the interior and exterior of their business to ensure consumers are educated on the zero tolerance policy for onsite consumption.

**Impairment** All owners and team members are required by Provincial law to take a program called ["Selling it Right"](#) this program educates workers on recognizing intoxicated patrons and recognizing the importance of public safety. No licensee is ever permitted to sell to an intoxicated patron. Honeycomb has standard operating procedures in place including policy manuals and team training tools to ensure the

ongoing commitment to deterring impairment and recognizing what to do when its discovered.

**Minors** All owners and team members are required by Provincial law to take a program called ["Selling it Right"](#) this program educates workers on identifying minors, how to check for ID and ensuring a minor is never served / sold cannabis. Minors are never permitted to be within the store. The province also mandates that no cannabis and their associated accessories are permitted to be seen from the exterior of the store. Honeycomb cannabis has a zero-tolerance policy and team member who fails to identify a minor, will no longer be permitted to continue their work with Honeycomb.

**Operating Overview:** Honeycomb intends to operate within the provincial permitted hours of 9am – 11pm Monday thru Sunday. They expect to have 2 full time team member and 10 part time team members on staff. All staff will have had and passed the worker qualification program as well as their responsible service program "selling it Right".