

Bob Wright, 456 Kananaskis Close, Devon, Alberta T9G 2C5

Rocky View County

Development Appeal Board;

March 11, 2021

Dear Sirs;

I am writing this letter in the support of Jassy Lall a building owner in our condominium project. He is not only an owner of a unit in our building , but also operates a Cannabis Retail store at this location. I am the director and owner of 902751 Alberta Ltd which owns the building unit operated as Barterville.

I am in receipt of an application from a Puneet Kaushik (Vita Medical Marijuana Inc) . The primary concern for all of the owners of our condominium retail complex is that the applicant proposes to establish a cannabis retail outlet within 100 meters of the existing Cannabis retail store owned by Jassy Lall. This is an undesirable situation for a number of reasons.

- a) As a retired Police officer with 37 years of experience, I can foresee the propensity of a bitter rivalry developing between the two opposing business. In my experience that these intense rivalries, result in excessive discounting, rival advertising, and disputes including violence between the other condominium owners supporting one or the other competing businesses. It is desirable for all of the owners in a condominium retail complex to work together in the maintenance of the buildings and the common areas. Our complex and neighbours have until now maintained a neighbourly and constructive association leading to the betterment of the community of Langdon. My experience is that neighbourhood disputes can lead to numerous calls for police assistance as these disputes get very intense and violent.
- b) A second concern that I have with two Cannabis retail outlets within one hundred meters of each other is the practice of "Double Doctoring" The legal possession of Cannabis is 30 grams per person. Suspects for double doctoring go to two or more outlets and purchase the maximum amount either for their excessive personal use or for resale. As we are all aware there is a significant unlawful trade in Cannabis to youths and school age children. Having two cannabis retail outlets so close together make it attractive to criminal element to purchase from both stores with the intent to resell to youth and school aged children.
- c) Many communities including Edmonton and Calgary have bylaws against having two liquor stores or retail cannabis stores operating within 300 meters. While Rocky View County does not have similar bylaws, it would be worthy of consideration.

In conclusion, I would respectfully request that assist us in keeping a peaceful and productive atmosphere amongst our 13 unit owners and our neighbours by declining the application of Puneet Kaushik and (Vita medical Marijuana)

Kind Regards

Bob Wright B.Sc. Sgt. Rtd.

