



Attachment 2:

*North Root Cannabis Ltd. Letter of Intent*

December 12, 2024

City of New Westminster  
Building and Zoning Department  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC  
V3L 1H9

To Whom It May Concern,

**Re: Request to Relocate North Root Cannabis to a New Location**

My name is Steven Baskott, and I am writing on behalf of North Root Cannabis to formally request permission to relocate our unopened retail cannabis store to a new address within the Sapperton area. The new proposed location meets all zoning and by-law requirements established by the City of New Westminster for cannabis retail. I am also requesting that the new address be rezoned to support this relocation.

North Root Cannabis was awarded the opportunity to operate under the City's 2018/2019 application process, which was designed to ensure fair and transparent approval of retail cannabis businesses. Unfortunately, the current zoning framework, which attaches cannabis zoning rights to physical locations rather than to the businesses that win the licensing process, has created challenges that undermine the intent of the process.

Specifically, our signed and fully executed lease agreement was unilaterally terminated by the landlord, who accepted cash payments to transfer the zoning advantage to a different company. This decision was made possible because the zoning is tied to the property rather than to the winning applicant. This action, while outside the intent of the City's rules, has left North Root Cannabis unable to open despite meeting all licensing requirements and being fully compliant with all City and LCRB (Liquor and Cannabis Regulation Branch) guidelines.

We believe this situation runs counter to the purpose of New Westminster's cannabis application framework, which was designed to ensure that successful applicants can operate businesses that contribute to the local community. Allowing North Root Cannabis to relocate to a suitable new address would reaffirm the City's commitment to supporting legitimate businesses and preventing exploitation of zoning rules by bad actors.

We also understand that the City intends to update its cannabis retail policies in 2025, as outlined in the proposed minutes of the October meeting regarding relocation requests. However, waiting until 2025 to

address this issue would impose significant hardship on our company. Our current situation is a direct result of the unintended consequences of the existing zoning framework, and we respectfully request that the City consider approving our relocation request ahead of the broader regulatory review.

We remain committed to operating a successful and responsible retail cannabis business in the New Westminster community and are confident that relocating within Sapperton will align with the City's by-laws, regulations, and long-term vision for cannabis retail.

Thank you for considering this request. We are happy to provide any additional documentation or information required to assist in your review.

Sincerely,

*"Steven Baskott"*

Owner and Operator

North Root Cannabis Ltd.