

From: [Warn, Doug PSSG:EX](#)
To: [Matthew Wehrung](#)
Cc: [Murray, Brian G PSSG:EX](#)
Subject: RE: 826 Johnson Street, Victoria BC - Victoria Cannabis Buyers Club
Date: Wednesday, December 14, 2022 8:37:00 AM
Attachments: [2021-000306 LANDLORD LETTER CSU TO SKIPPER PROPERTIES 20210205.pdf](#)

Good morning Matthew,

I have attached a "CSU Landlord Letter" signed by Regulatory Manager, Brian Murray. This letter confirms that VCBC is not authorized to sell cannabis in BC and explains the "Landlord" obligations set out in the CCLA and potential penalties for failing to adhere to those obligations. Further to our conversation regarding civil forfeiture, new amendments to the CCLA allow CSU to provide information more freely to CFO to assist them in carrying out their mandate.

One of the central priorities for CSU has been to obtain voluntary compliance with the CCLA and only employ enforcement powers when voluntary compliance is rejected. We are happy to learn that the new owners are wanting to comply with their obligations. If you have any questions please feel free to contact me anytime.

Respectfully,

Doug Warn, Senior Investigator
Community Safety Unit
Ministry of Public Safety and Solicitor General
doug.warn@gov.bc.ca
Office: 604-398-5666

From: Matthew Wehrung <wehrung@coxtaylor.ca>
Sent: Tuesday, December 13, 2022 2:06 PM
To: Warn, Doug PSSG:EX <Doug.Warn@gov.bc.ca>
Subject: 826 Johnson Street, Victoria BC - Victoria Cannabis Buyers Club

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon Doug,

Thank you for speaking with me this afternoon. Further to our telephone discussion, I confirm that I act for Bluebird Core Associates Inc. which through a holding company now owns the property with a civic address of 826 Johnson Street, Victoria BC from which the Victoria Cannabis Buyers Club operates.

Further to our discussion, I ask that you advise whether the Victoria Cannabis Buyers Club is currently operating without a license and in contravention of the *Cannabis Control and Licensing Act*, and I also ask that you provide any other information and correspondence that you feel are relevant to this issue.

s.14

Best regards,

Matthew Wehrung

COX TAYLOR

26 Bastion Square, 3rd Floor, Victoria, BC, V8W 1H9

Direct: 250.414.8141

Fax: 250.382.4236

Email: wehrung@coxtaylor.ca



Community Safety Unit File Number: CSU-2019-0267

December 14, 2022

Bluebird Core Holdings Inc.
826 Johnson Street., Victoria,
BC

The Community Safety Unit (CSU), part of the Ministry of Public Safety and Solicitor General, is responsible for delivering a province-wide compliance and enforcement program focusing on unlicensed non-medical cannabis retailers operating in contravention of the *Cannabis Control and Licensing Act* (CCLA) and its regulations.

The CSU has received information that a cannabis retailer is selling cannabis from a property located at **826 Johnson St., Victoria, BC V8W 1N3** (“the Property”) and that you are the landlord for the Property within the meaning of section 80 of the CCLA.

All private non-medical cannabis retailers in the Province are required to obtain provincial licenses issued under the CCLA by the Liquor and Cannabis Regulation Branch (LCRB) in order to legally sell non-medical cannabis. As of the date of this letter, the cannabis retailer operating from the Property does not hold a provincial license to sell non-medical cannabis.

Pursuant to section 80 of the CCLA, it is an offence for a landlord to allow their premises to be used for the sale of cannabis that contravenes section 15 of the CCLA (“sale of cannabis”) or is prohibited under the *Cannabis Act* (Canada). This letter contains a copy of section 80 of the CCLA for your reference.

Failure to comply with section 80 is an offence under section 109(1)(b) of the CCLA.

Pursuant to section 110(2), a person who commits an offence under section 109(1)(b) is liable,

- (a) in the case of a corporation, to a fine of not more than \$100 000,
- (b) in the case of an individual who is a licensee, to a fine of not more than \$100 000 or to imprisonment for not more than 12 months, or to both, and
- (c) in the case of an individual who is not a licensee, to a fine of not more than \$50 000 or to imprisonment for not more than 12 months, or to both.

.../2

As it is an offence to allow your premises to be used for the sale of cannabis that contravenes section 15 of the CCLA or the *Cannabis Act* (Canada), you must immediately cease allowing your premises to be used for that purpose or you may be charged with an offence under the CCLA.

If you have any questions about this letter, please contact our office at 1-855-502-5494 or at csu@gov.bc.ca.

A handwritten signature in black ink, appearing to read 'Bm', with a stylized flourish at the end.

Brian Murray
Manager Regulatory
Community Safety Unit
Policing and Security Branch
Ministry of Public Safety and Solicitor General

.../3

CANNABIS CONTROL AND LICENSING ACT

Landlord allowing illegal sales

80 (1) In this section:

"landlord", in respect of premises, means a person who is

(a) a lessor, owner or person who permits the occupation of the premises, or

(b) an owner of premises that has not been vacated by a tenant or occupant despite the expiry or termination of the lease or right of occupation;

"premises" means buildings, structures, land and water and includes

(a) trailers, portable structures and structures that float, and

(b) a conveyance.

(2) A landlord of premises must not allow the premises to be used for the sale of cannabis that contravenes section 15 of this Act or is prohibited under the *Cannabis Act* (Canada).

(3) It is a defence to a charge of contravening subsection (2) if the landlord took reasonable steps to prevent the premises being used for the sale of cannabis.