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**BOARD OF VARIANCE / PARKING VARIANCE BOARD**  
**APPEAL DECISION**

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**Appeal Decision: 3158 East 54<sup>th</sup> Avenue (Cannabis Store Extension APPROVED)**

**Appeal Section:** 573(1)(a) - Appeal of Decision (Cannabis Land-use Extension)  
**Legal Description:** Lot 1, Block 334 NWD Group 1, and Plan LMP 57817  
**Lot Size:** Irregular Lot Area.  
**Zone:** CD-1 (68)  
**Related By-Law Clause:** Section 11.6

**Appeal Description:**  
Requesting permission to retain the Cannabis Store (Cannabis land-use renewal), and also a request to change the operation hours from the current 10:00 AM - 8:00 PM (Seven days a week) to the proposed **new time from 9:00 AM – 11:00 PM (new closing time request to 11:00 PM)** at this existing site (Related to Development Application No. DP-2024-00946).

**Name of Appellant(s):** **John Olan, Robert Howes, and Spencer Howes**  
**DBA: Generation Cannabis**

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This appeal was heard by the Board of Variance on May 19<sup>th</sup>, 2026 and was **ALLOWED**, thereby granting permission **to retain the Cannabis Store (Cannabis land-use renewal) for a further three (3) years, and APPROVED the new operational hours from 9:00 AM – 9:00 PM (new closing time to 9:00 PM)** at this existing site (Related to Development Application No. DP-2024-00946), and subject to the following conditions:

- (1) the approval is for the exclusive use of “Kiwi Exchange Cannabis Corp.” and operated by Mr. John Olan, Mr. Robert Howes and Mr. Spencer Howes and doing business as (DBA): “Generation Cannabis” (the store front name);
- (2) the Board granted a limited-time approval for **three (3) years** from September 24<sup>th</sup>, 2026 and expires on: **September 24<sup>th</sup>, 2029.**
- (3) the Board may grant an extension on/or before the expiry date: **September 24<sup>th</sup>, 2029;**
- (4) **the Board approved a limited-store hours from 9:00 AM to 9:00 PM (Seven days a week) The Cannabis Operators MUST comply with the Board’s imposed store operational hours** in accordance with the Board’s new decision on May 19<sup>th</sup>, 2026; and
- (5) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

**Board’s summary and decision based on the following:**

*-The Board Members voted (5-0) in support of the extension (Cannabis renewal approved) – and the City’s representative also supported the granting of this extension as there were no complaints on file.*

*-The Board’s site office notified over 188+ property owners in the surrounding area and the Board’s site office received 10-letters in opposition - and the appellants submitted a petition with over 280+ supporting signatures for the renewal, and also supporting the store’s new closing time to 10:00 PM (and the appellants are seeking a 11:00 pm closing time).*

*-The Board Members were in support of the cannabis store’s extension request and imposed a limited-time approval of three (3) additional years, and the Cannabis operators must close the store on/before 9:00 PM (Seven days a week, and new store hours from 9:00 AM to 9:00 PM).*

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**Signed:** \_\_\_\_\_  
**Secretary to the Board of Variance**  
*Site Address: 3158 East 54<sup>th</sup> Avenue*