

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw No. 4013 (Cannabis Sales – 3055 Oak Street)

Public Hearing Notice and Bylaw No. 4013

1. Notice of Public Hearing for **June 18, 2025** at **7:00 p.m.**
2. 1st Notification of Public Hearing – Municipality’s Social Media - June 2, 2025
3. 2nd Notification of Public Hearing – Cowichan Valley Citizen and Chemainus Valley Courier - June 11 and 12, 2025
4. Zoning Amendment Bylaw No. 4013

Planning Staff Reports

1. Report to May 21, 2025 Regular Council Meeting – 1st and 2nd Readings of Bylaw No. 4013, Schedule Public Hearing

Council Recommendations

1. Council Recommendation from May 21, 2025 Regular Council Meeting – 1st and 2nd Readings of Bylaw No. 4013, Schedule Public Hearing

Public Comments

[See Written Submissions Package](#)



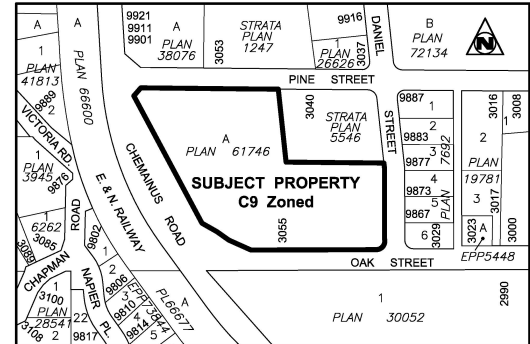
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, June 18, 2025** to allow Council to receive public input on **"Zoning Amendment Bylaw No. 4013, 2025"**. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the meeting as it is streamed live by going to www.northcowichan.ca/Agendas and click on the **'View Live Stream'** link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw No. 4013 (Cannabis Sales – 3055 Oak Street) proposes to amend Zoning Bylaw 1997, No. 2950, Section 40.5 [Cannabis Sales Prohibited] by adding the following subsection:

"40.11 Despite Section 40.5, one cannabis retail store is permitted at 3055 Oak Street (PID: 023-186-151)".

This amendment is to allow for retail cannabis sales on the subject property as shown outlined in bold on the map.



PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments by following the instructions provided below:

1. In Writing in Advance of the Public Hearing:

Submit your comments in writing to Mayor and Council until **1:00 p.m.** on **Monday, June 16, 2025** by:

- Email to publicmeetings@northcowichan.ca
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1
- Fax to 250-746-3133
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

2. Verbally or in Writing at the Public Hearing:

- In Person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, North Cowichan, BC.
- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at www.northcowichan.ca/PublicHearings.
- Written submissions may be submitted during the Public Hearing by presentation to the Corporate Officer or her designate.

PLEASE NOTE: Submissions should reference the bylaw number and include your name and the civic address or legal description of the land affected by the proposal. Please be advised that all submissions, including the individual's name and address will form part of the public record and will be published on North Cowichan's website. Do not include any personal information in your submission that you do not wish to be disclosed, as submissions received are public documents and will not be redacted (with the exception of email addresses on electronic submissions, phone numbers and signatures). Written submissions will not be accepted after the conclusion of the Public Hearing.

A copy of the Bylaw and related documents, including public comments received in writing, will be available to inspect online at www.northcowichan.ca/PublicHearings until the close of the Public Hearing. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m. to 4:00 p.m.** from **May 30, 2025** to **June 18, 2025**.

Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing.

Please direct any questions about personal information to North Cowichan's Privacy Officer by

Phone: 250-746-3116, Email: privacy@northcowichan.ca or Regular Mail: 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1

Notice of Public Hearing

Zoning Amendment Bylaw No. 4013, 2025

Wednesday, June 18, 2025 at 7:00pm

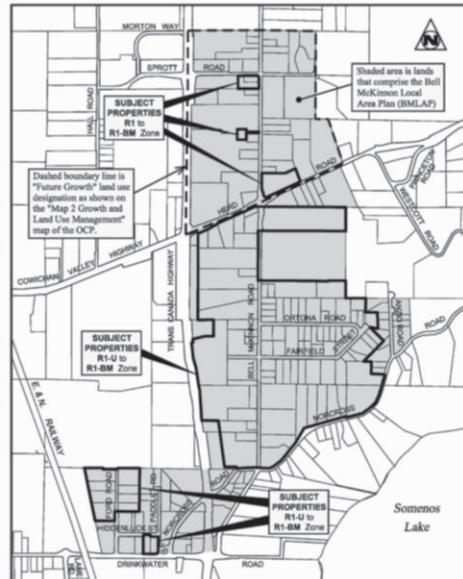


NOTICE OF PUBLIC HEARINGS

Notice is hereby given that Public Hearings will be held at 7:00 p.m. on Wednesday, June 18, 2025 to allow Council to receive public input on "Zoning Amendment Bylaw No. 4008, 2025", "Zoning Amendment Bylaw No. 4013, 2025" and "Zoning Amendment Bylaw No. 4016, 2025". As authorized by the Local Government Act, these hearings will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearings. These hearings will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join the hearings and find the link to join. You may also view the meeting as it is streamed live by going to www.northcowichan.ca/Agendas and click on the 'View Live Stream' link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw No. 4008 (Bell McKinnon Residential Rural Zone – R1-BM) proposes to amend Zoning Bylaw 1997, No. 2950 to prevent low-density in the Bell McKinnon Local Area Plan (BMLAP) area by:

- Adding a new "Bell McKinnon Residential Rural Zone (R1-BM)" which has the same regulations as the "Residential Rural Zone (R1)" except that the R1-BM zone has a larger a minimum lot size of two hectares (4.94 acres).
- Within the BMLAP area, changing all properties currently in the "Urban Residential Rural Zone (R1-U)" to the new Bell "McKinnon Residential Rural Zone (R1-BM)".
- Within the BMLAP area, changing all properties currently in the "Residential Rural Zone (R1)" to the new "Bell McKinnon Residential Rural Zone (R1-BM)".



The map shows the boundary of the BMLAP area shaded in grey. This area includes lands on both sides of Bell McKinnon Road extending from Drinkwater Road north to past Sprott Road and includes an area north of Drinkwater Road on the west side of the Trans-Canada Highway.

The areas where the zone is proposed to change are outlined in black in the map.

Zoning Amendment Bylaw No. 4013 (Cannabis Sales – 3055 Oak Street) proposes to amend Zoning Bylaw 1997, No. 2950, Section 40.5 [Cannabis Sales Prohibited] by adding the following subsection:

"40.11 Despite Section 40.5, one cannabis retail store is permitted at 3055 Oak Street (PID: 023-186-151)".

This amendment is to allow for retail cannabis sales on the subject property as shown outlined in bold on the map.



Zoning Amendment Bylaw No. 4016 proposes to **repeal Temporary Mobile Home Bylaw No. 1685** and to make the following amendments to Zoning Bylaw 1997, No. 2950 for the purpose of removing the reference of the Temporary Mobile Home Bylaw:

- Deleting the definition of "Temporary Mobile Home" and removing the off-street parking regulations associated with Temporary Mobile Homes.
- Removing Temporary Mobile Home from the permitted uses and removing all associated regulations (e.g., setbacks and density provisions) from the following zones: Agricultural Zone (A1), Rural Zone (A2), Rural Restricted Zone (A3), Rural Resource Zone (A4), Rural Residential Zone (A5), Residential Rural Zone (R1), and Urban Residential Rural Zone (R1-U).

PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaws, you are encouraged to submit your comments by following the instructions provided below:

1. In writing in advance of the Public Hearing:

Submit your comments in writing to Mayor and Council until **1:00 p.m. on Monday, June 16, 2025** by:

- Email to publicmeetings@northcowichan.ca
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1
- Fax to 250-746-3133
- In person deposited through the mail slot at the Municipal Hall, Main Entrance

2. Verbally or in writing at the Public Hearing:

- In person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, North Cowichan, BC.
- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at www.northcowichan.ca/PublicHearings
- Written submissions may be submitted during the Public Hearing by presentation to the Corporate Officer or her designate.

PLEASE NOTE: Submissions should reference the bylaw numbers and include your name and the civic address or legal description of the land affected by the proposal. Please be advised that all submissions, including the individual's name and address will form part of the public record and will be published on North Cowichan's website. Do not include any personal information in your submission that you do not wish to be disclosed, as submissions received are public documents and will not be redacted (with the exception of email addresses on electronic submissions, phone numbers and signatures). Written submissions will not be accepted after the conclusion of the Public Hearings.

Copies of the bylaws and related documents, including public comments received in writing, will be available to inspect online at www.northcowichan.ca/PublicHearings until the close of the Public Hearings. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m. to 4:00 p.m. from May 30, 2025 to June 18, 2025.**

Personal information is collected by North Cowichan under the authority of s. 26 (c) of the Freedom of Information and Protection of Privacy Act for the purpose of administering the Public Hearing. Please direct any questions about personal information to North Cowichan's Privacy Officer by Phone: 250-746-3116, Email: privacy@northcowichan.ca or Regular Mail: 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1

7030 Trans-Canada Highway | North Cowichan, BC V9L 6A1
T 250-746-3100 F 250-746-3133 www.northcowichan.ca





The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4013

A bylaw to amend Zoning Bylaw 1997, No. 2950, to permit cannabis sales at 3055 Oak Street.

The Council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

Citation

1 This Bylaw may be cited as "Zoning Amendment Bylaw No. 4013, 2025".

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 4 – General Regulations, Section 40.5 [Cannabis Sales Prohibited] is amended by adding the following subsection:

 "40.11 Despite section 40.5, one cannabis retail store is permitted at 3055 Oak Street (PID: 023-186-151)"

READ a first time on _____

READ a second time on _____

This bylaw was advertised on the municipality's _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

PLANNING REPORT

Report

Date May 21, 2025

File: 3360-20 24.02

Subject Zoning Amendment Bylaw, No. 4013, 2025 for first two readings

PURPOSE

To introduce Zoning Amendment Bylaw No. 4013, 2025, which proposes a site-specific zoning amendment to permit retail cannabis sales at 3055 Oak Street (Chemainus Village Square Shopping Centre).

BACKGROUND

The 1.5 ha (3.6 ac) subject property is located at 3055 Oak Street at the Chemainus Village Square Shopping Centre (Attachments 1 & 2). The property is designated *Commercial* under the Official Community Plan (OCP), zoned Chemainus Commercial (C9) (Attachments 3 & 7), and is located within the urban containment boundary.

Land Use Context

The subject property is situated in between *Neighbourhood Residential*, *Core Village*, and *Conservation* designated lands.

DISCUSSION

Proposal

The applicant is requesting to amend the zoning bylaw to allow a cannabis retail store at 3055 Oak Street at Chemainus Village Square Shopping Centre (Attachment 4).

In October 2018, the Federal government legalized non-medical cannabis with the adoption of Bill C-45, the *Cannabis Act*. This federal legislation created several responsibilities for all levels of government regarding cannabis use, possession, production, and sales. The Province of BC has since adopted the *Cannabis Control and Licensing Act* and the *Cannabis Distribution Act*, as well as a series of regulations, to regulate private cannabis retail stores and authorize the creation and operation of provincial government cannabis retail/wholesale sales.

Since legalization, Council has adopted the Retail Cannabis Sales Policy to establish criteria to guide Council in its consideration for zoning amendment applications requesting site-specific cannabis retail sales (Attachment 5).

The Liquor and Cannabis Regulation Branch (LCRB) notified North Cowichan of an application for a cannabis retail store licence on March 18, 2024 (Attachment 6), initiating the municipal application process as per section 4.6 of North Cowichan's Retail Cannabis Sales Policy.

Additional policy consideration regarding this application is as follows:

Official Community Plan

Commercial Opportunity, Ch.8.5.1 Defining Success / Objectives:

Objective: Protect and promote the economic viability of existing commercial enterprises in North Cowichan, attract local, new and emerging service, retail and other commercial businesses, and encourage diverse types of commercial activity focusing on sustainable, regenerative practices.

Ch.8.5.2 The Municipality will strive to:

c. Encourage a full range of commercial land uses to serve both the local and regional markets.

The proposed cannabis retail store contributes to the diversity of retail uses in the Chemainus Village Square Shopping Centre and is consistent with Commercial Opportunity policies and objectives.

Retail Cannabis Sales Policy

Policy 4.1 Location:

Retail cannabis use must be located on, or in close proximity to, a provincial highway, urban arterial road...; and in commercial areas zoned for retail use...

The subject property is an established commercial centre located on a prominent corner fronting an urban arterial road (Chemainus Road) and a collector road (Oak Street) and is the only *Commercial* designated property in Chemainus outside the lands surrounding Henry Road and the Trans-Canada Highway.

Policy 4.2:

Only one retail cannabis sales storefront will be allowed per parcel.

No other retail cannabis store has been approved for this parcel.

Policy 4.5 Community Impact

Council will consider the impact of retail cannabis sale in proximity to schools, libraries, public recreation centres, public community centres, parks, places of worship and family-oriented facilities.

The closest family-oriented facilities (measured as a bird flies in metres from lot line to lot line) from the subject property (Chemainus Village Square Shopping Centre) are identified below:

- 90 m from Chemainus Secondary School Fields
- 373 m from Chemainus Elementary School
- 377 m from Chemainus Baseball Fields
- 507 m from Chemainus United Church
- 576 m from Vancouver Island Regional Library – Chemainus
- 587 m from St Joseph's Catholic Church

Policy 4.8 Community Information Meeting

All applicants are required to arrange and conduct an Information Meeting to provide residents and property owners within 60 m of the subject property with information about their application. A summary of the feedback received at the meeting will be incorporated as part of the staff report to Council.

Further to Attachment 7, notice letters for a community information meeting were sent out by the applicant to all property owners and residents within 60 metres of the subject property. The community information meeting for the proposed retail cannabis retail store was held virtually via Zoom on April 3, 2025. Only one community member attended the meeting, and no opposition or feedback was articulated at the meeting.

Policy 4.9 Application Process

The municipality will refer all retail cannabis sales applications to School District #79, North Cowichan RCMP, and jurisdictional neighbours for up to 30 days to ensure that their comments are considered in Council's decision.

Policy 4.10 Application Process

All applications for retail cannabis sales under this Policy shall be forwarded to registered or selected Community Associations, for information and comments they may wish to provide.

As per Policies 4.9 and 4.10, external referrals were sent to School District #79, North Cowichan RCMP, Chemainus Residents Association, and the jurisdictional neighbours of the Cowichan Valley Regional District, including Halalt First Nation, Penelakut Tribe, and Cowichan Tribes, to notify and invite them to comment on the proposal.

Out of the seven external referrals, three responses were received by staff and only School District #79 identified any opposition to the proposal (Attachment 7).

Further to Attachment 7, the School District's response was anticipated in adherence to their 2019 Cannabis Retail Facilities Policy, wherein objection will be registered against any proposed retail cannabis location within 300 m of a school. The School District states that Chemainus Secondary School is within 100 metres of the subject property and is therefore opposed to cannabis retail sales at this location.

No other external referral responses have been received to date.

Building and Development Considerations

The proposed retail store will be located within an existing shopping centre building and doesn't require additional service capacity. If approved by Council, a tenant improvement building permit and sign permit will be required before a business licence may be issued for the proposal.

Communications and Engagement

Should Council choose to proceed with consideration of the application and give first and second reading to Zoning Amendment Bylaw No. 4013 (Attachment 9), the application will proceed to a public hearing. At that time, the public will be given an opportunity to provide input on the proposed Zoning Bylaw amendment. Neighbouring properties within a 60 m radius of the subject property will be notified by North Cowichan of this application and advertisements will be placed in the local newspaper, as required by the *Local Government Act*.

Conclusion

The proposal is consistent with the OCP and Council's Cannabis Retail Sales policies, as the proposal is abutting an urban arterial road, within an established and purpose-built commercial area, and, if approved, will be the only retail cannabis store for this parcel.

The commercial site is well lit, secure (building alarm systems, security patrolled, and continuous public observation via customer traffic and surrounding residential areas), and is well maintained. Furthermore, the identified proximity to family-oriented facilities is consistent with other properties that have received Council approval for retail cannabis sales in the past.

Staff consider the subject site to be a suitable location for the proposed retail sales of cannabis.

OPTIONS

1. (Recommended Option)

THAT Council:

- (1) gives first and second reading to Zoning Amendment Bylaw, No. 4013, 2025, and,
- (2) directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4013, 2025.

2. Deny the application.

THAT Council denies zoning amendment application ZB000238 from Warmland Cannabis Corporation to permit cannabis retail sales at 3055 Oak Street.

IMPLICATIONS

Should this application be denied, a retail cannabis store will not be permitted to operate at 3055 Oak Street.

RECOMMENDATION

THAT Council:

- (1) gives first and second reading to Zoning Amendment Bylaw, No. 4013, 2025, and,
- (2) directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4013, 2025.

Report prepared by:



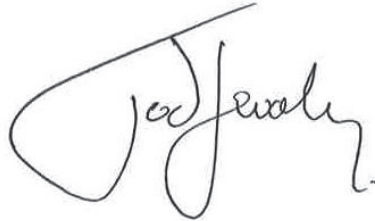
Anthony Price
Development Planner

Report reviewed by:



Amanda Young, RPP, MCIP
Director, Planning and Building

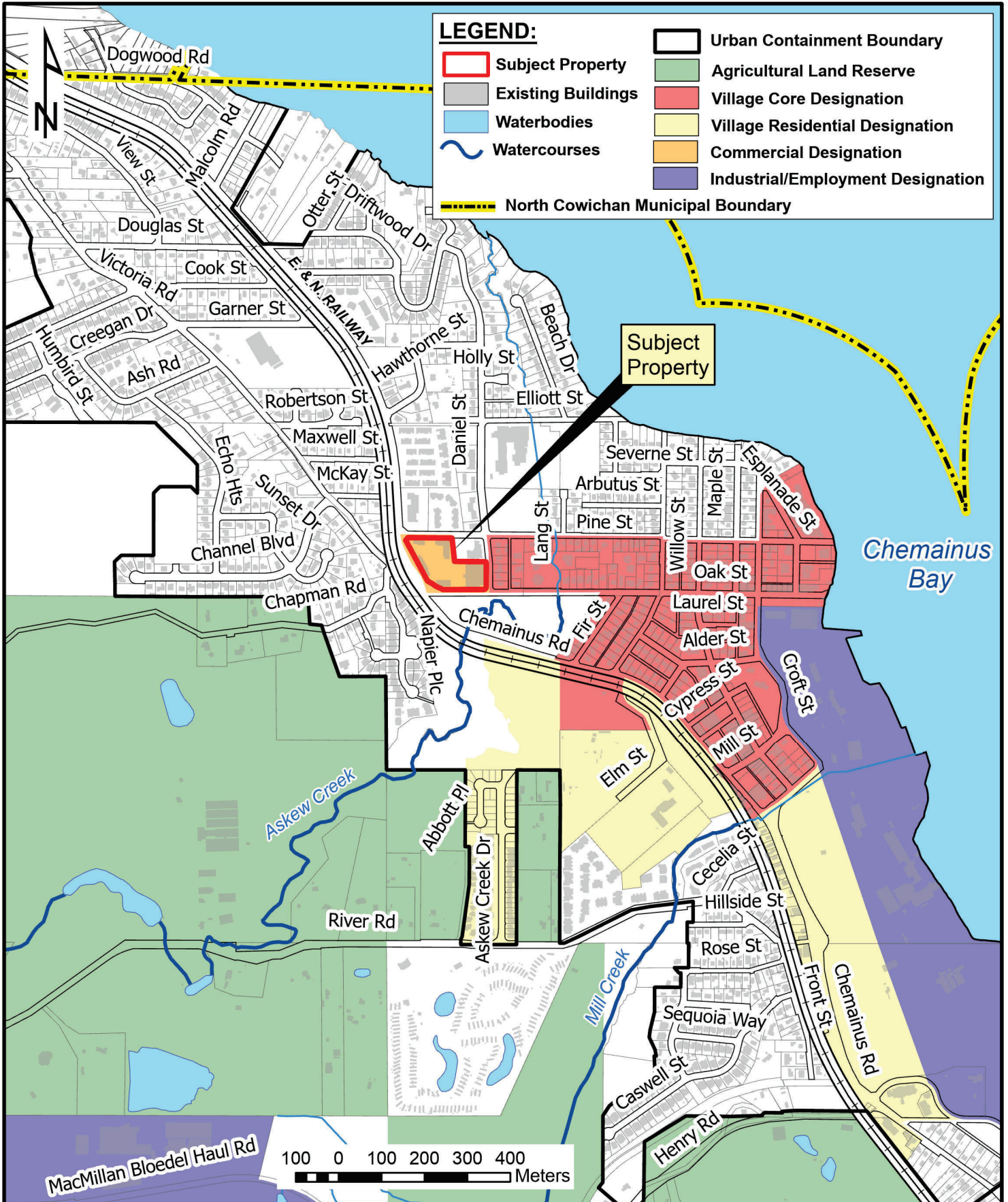
Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

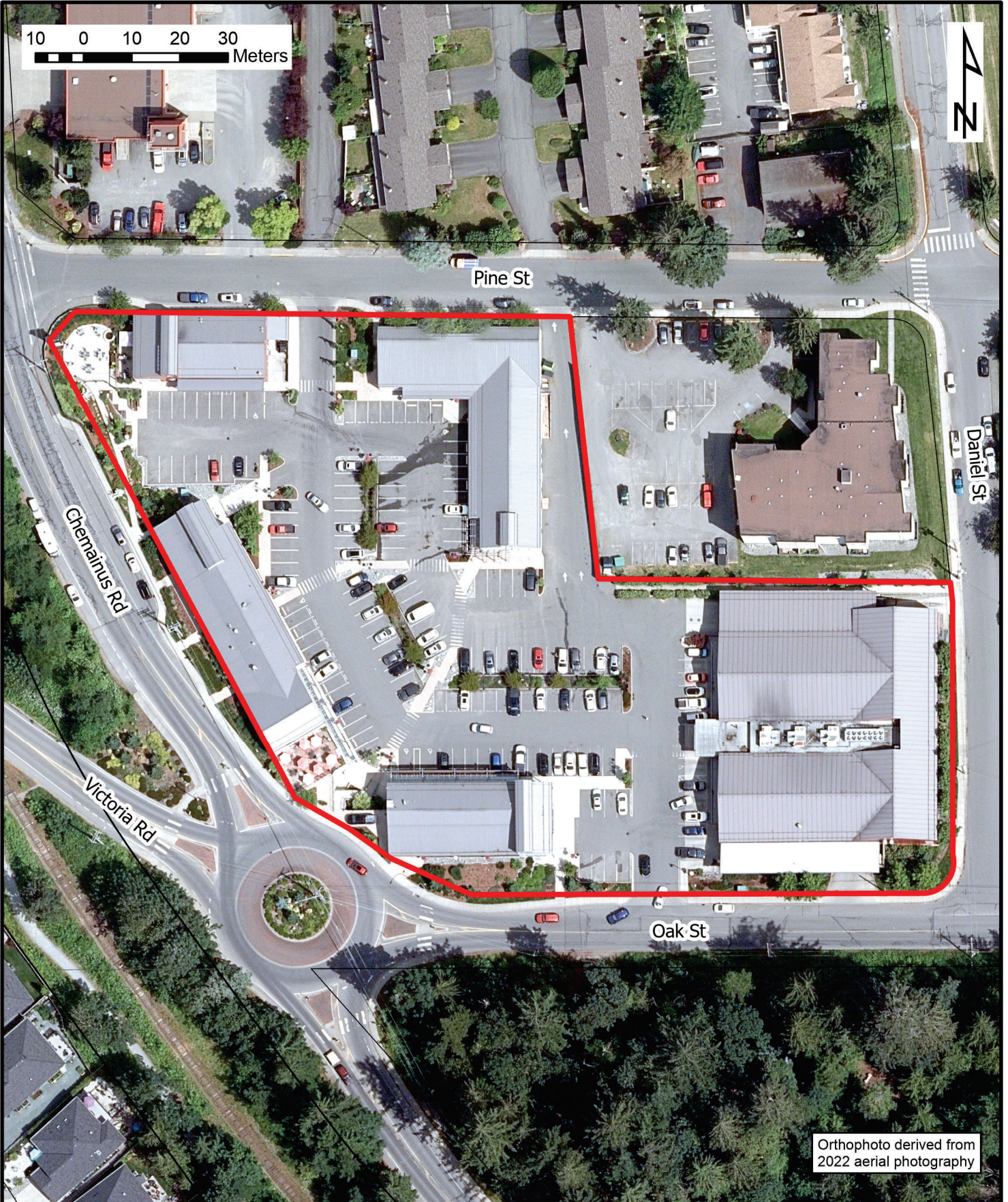
- (1) Location Map
- (2) Orthophoto Map
- (3) Zoning Map
- (4) Letter of Rationale from Warmland Cannabis Centres
- (5) Retail Cannabis Sales – Council Policy
- (6) Liquor and Cannabis Regulation Branch Notification Letter
- (7) Warmland Cannabis Centres – Report on Chemainus Community Information Meeting
- (8) External Referral Responses
- (9) Zoning Amendment Bylaw No. 4013, 2025



LOCATION MAP

3500 Oak Street

DATE:	January 28, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000228



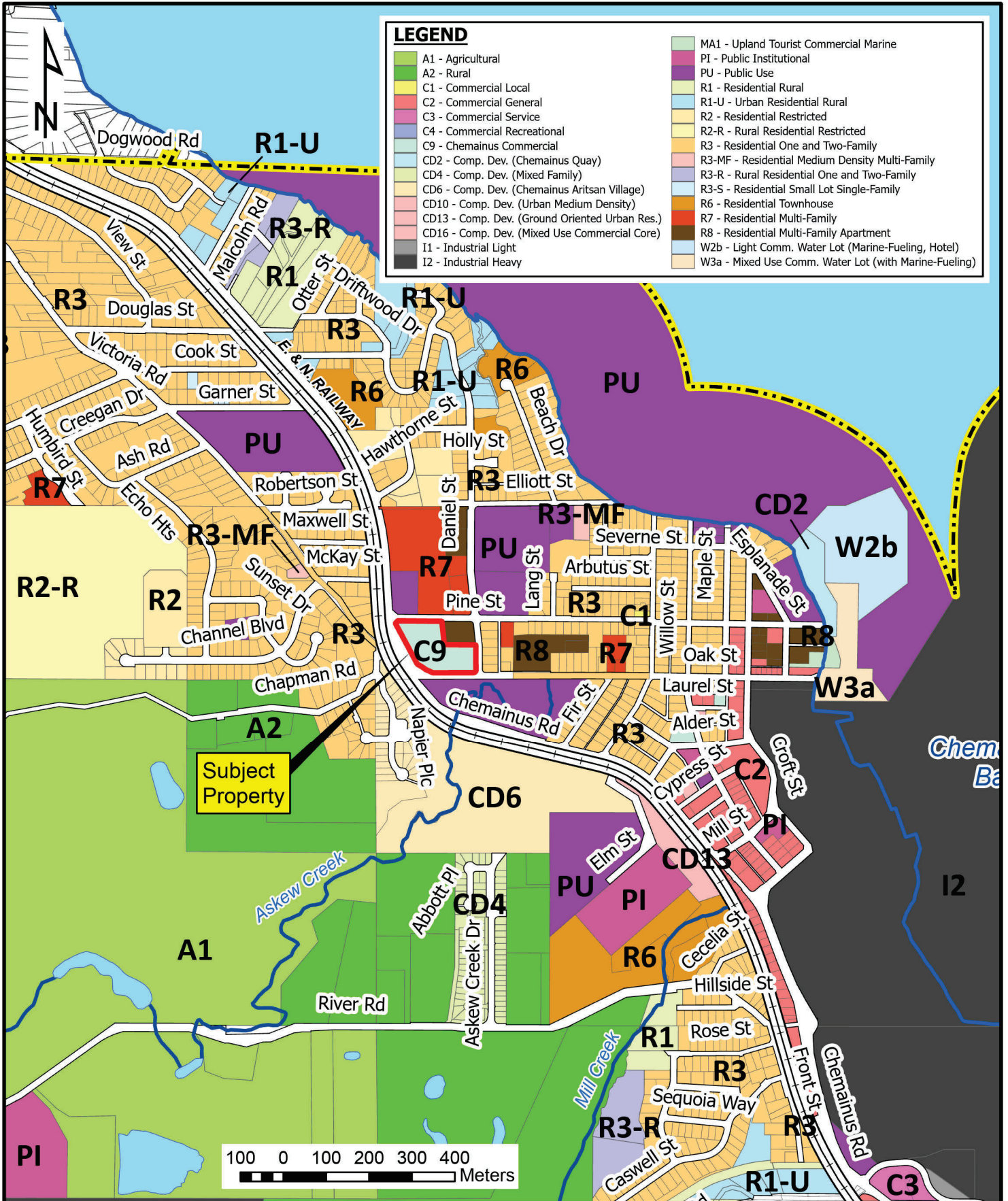
ORTHO PHOTO MAP

3500 Oak Street

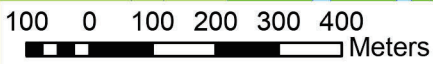
DATE: January 28, 2025

TYPE: Zoning Amendment

FILE#: ZB000228



Subject Property



ZONING MAP
3500 Oak Street

DATE:	January 28, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000228



Warmland Cannabis Centres
6-4715 Trans-Canada Highway
Duncan, BC V9L 6E1

January 4, 2024

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

Dear Mayor, Councillors & Planning Department Staff:

I am writing to introduce myself and my company, Warmland Cannabis Corporation (dba Warmland Cannabis Centres) to seek your support for our rezoning application and our provincial application to establish a provincially licensed cannabis retail store in Chemainus Village Square.

It's now been more than five years since Canada legalized cannabis, and it's generally recognized that cannabis retail stores don't inherently harm the communities they serve; in fact, there are a number of benefits to be had from converting users from the black market to the licensed, regulated market (a process that is ongoing) which of course is what led to legalization in the first place.

An excellent summary of the societal impacts (at least what's been gleaned to date) can be found in the BC Cannabis Secretariat's report *Cannabis in British Columbia: Results from the 2021 BC Cannabis Use Survey* (see attached) released last summer. The report found that, despite there still being some unknowns,

*There have been significant changes in where people get their cannabis products compared to 2018. **People in British Columbia are increasingly getting their cannabis products from provincially and federally authorized sources while illicit sources become less prevalent** – a trend that is expected to continue in the coming years... In addition, **most people who use cannabis reported reducing their use of alcohol or other substances (e.g., pain relievers)**, which highlights the need for further research into the scope and potential outcomes from using cannabis as a substitute.*

In BC, the province retains sole control over the supply (though processors are now able to send their shipments directly to stores instead of through the LDB warehouse under the Direct Delivery program) and operates their own stores (both brick-and-mortar and online.) Based on our own experience of operating two licensed stores in the Cowichan Valley, we anticipate having an excellent overall relationship with neighbouring residents, businesses, and the community if the proposed location receives its approvals.

As with any new commercial enterprise, there will be some community impacts, both good and bad – below is a summary of what we anticipate for the Chemainus location and, when potentially negative, what countermeasures we be taken:

- **Waste:** As with any retail store, the proposed location would generate its share of waste and recycling materials. However, CEO Chris Clay is an obsessive recycler and goes to extreme lengths to reduce waste generated from his shops. Each store employs a robust in-store multi-bin

recycling program, sharing pick-up arrangements with other merchants whenever possible (at both Cobble Hill and Whippletree, we share existing waste and recycling bins with merchants who already had them and will likely do so in Chemainus as well). We also collect soft plastics, batteries, bulbs, Styrofoam etc. to take to Fisher Road or Bing’s Creek for recycling and give away sacks of packing peanuts through local classified ads to be reused. Finally, we have implemented in-store digital menus at all stores (on large LCD screens and on tablets) to virtually eliminate the need for paper menus and as a result have seen our paper consumption drop dramatically.

It’s also worth noting that the cannabis products themselves are very small (our entire inventory fits in four metal cabinets at each shop) and even a “large” cannabis delivery from the province results in a small pile of tiny boxes that are then recycled (or sometimes reused). Incidentally, cannabis processors have listened to consumer feedback and have for the most part moved away from mixed-material packaging to facilitate recycling (products generally now come in packaging made from separate components that are either soft plastic, hard plastic or glass with the occasional metal tin for pre-rolls.)

- **Energy:** Warmland uses low power / high lumen LED spotlights in its stores and LED strip lighting in its display cases to help keep energy use to a minimum. We also have exterior lights on daylight sensors and have been upgrading the HVAC systems at all our locations to use energy-efficient heat pumps (the landlord is installing one in Chemainus prior to opening.)
- **Economy:** The proposed store would make significant contributions to the local economy. The shop is expected to support at least three full time positions and 3-4 part-time positions initially. Also, Warmland supports local businesses as much as possible... We have been a major advertiser in many local publications over the years (Valley Voice Magazine, Shawnigan Focus, the 39 Days in July program, Arbutus magazine etc.) and we feature many local products on our menus from local growers such as United Greeneries, Verte West and Great Gardener Farms. We also buy many incidentals from local stores and businesses (signage, office supplies, maintenance supplies etc.)
- **Safety** – Unlike black market product, the licensed cannabis supply is managed by the Liquor Distribution Branch and is heavily regulated, tested and taxed; meanwhile, when something occasionally goes wrong (such as a labelling error) the LDB can easily issue a recall (every store orders at least most of its product through a single online portal, with announcements posted frequently.) Licensed cannabis products also come in child proof packaging with maximum potency limits and health warnings. Although cannabis use is not completely without risk, it’s widely acknowledged that a cannabis store opening in a neighbourhood does not cause a spike in cannabis use and, in fact, generally results in a drop in the use of alcohol and opiates (incidentally, after weighing a mountain of evidence during Chris Clay’s constitutional challenge, Justice John McCart ruled that the adult use of cannabis is “relatively harmless” when compared with alcohol and tobacco.)

Aaron’s BC Bud issues voluntary recall through Direct Delivery

Aaron’s BC Bud has notified BC Cannabis Wholesale of a voluntary recall for specific lots of Island MK Ultra and Lindsay OG dried flower, due to labelling errors resulting in...

[Learn more](#)

One of the federal goals of legalization was to restrict cannabis access to minors, and (unlike



many black market sources) licensed stores only sell to adults and have many checks and balances. All Warmland staff have completed the province's Selling It Right course and are well trained in when to request ID etc., and on the rare occasion a minor has tried entering (it has only come up several times - in one case, a parent had brought their child in a liquor store and then stopped by Warmland, thinking the child could also come inside... In another instance, an off-duty police officer tried to bring in a child – also assuming that because it was allowed for liquor stores, it was also allowed for cannabis) the minor is escorted from the shop and a report is kept on file.

- **Security** – The proposed store will have surveillance video (interior and exterior) with remote monitoring, battery backups and 60-day cloud storage. It will also have smash-resistant 3M security film on all windows and a security/fire alarm system (centrally monitored, with cellular backup and a guard response plan) from Telus Custom Security (formerly Price's Alarms.) All cannabis is also secured inside each store inside locked industrial metal cabinets. We have employed the same measures at our other stores and have never had any problems with theft (aside from someone breaking into the Whippletree community mailbox once, and police were able to identify the culprit from our footage!)

In summary, Warmland has a wealth of experience to draw from and our locations have always been professionally run and beloved in their communities. We are greatly looking forward to expanding our operations to Chemainus and feel it will be a perfect addition to Chemainus Village Square.

Please don't hesitate to contact me with any questions or concerns.

Sincerely,

Chris Clay
C.E.O.

COUNCIL POLICY: RETAIL CANNABIS SALES POLICY

Council Approval Date: January 16, 2019

Department: Development Services

Amended: July 17, 2019

1. PURPOSE

This policy outlines criteria that will be considered by North Cowichan Council as part of any Zoning Bylaw Amendment Application, Temporary Use Permit Application, or Liquor and Cannabis Regulation Branch referral for cannabis retail use.

This policy was established in response to the legalization of cannabis by the federal government. It is intended to address potentially adverse community impacts of retail cannabis sales, including inappropriate exposure of cannabis to minors and undesirable concentration of storefront cannabis retailers.

2. SCOPE

This policy is intended to guide Council when considering applications for rezoning or temporary use permit, as well as for provincial licensing referrals for retail cannabis sales. It is not intended to fetter Council's discretion when considering individual applications. Each application will be evaluated on its own merits.

3. DEFINITIONS

"applicant" means an applicant for an application that would allow for a retail cannabis sales at a particular location;

"retail cannabis sales" means premises where cannabis is sold or otherwise provided to a person who attends at the premises.

4. POLICY

Location

4.1 Retail cannabis use must be located on, or in close proximity to, a provincial highway, urban arterial road, or urban collector road; and in commercial areas, including areas zoned for retail use, or designated for commercial use in the Official Community Plan or Local Area Plan.

4.2 Only one retail cannabis sales storefront will be allowed per parcel.

4.3 *[Rescinded- July 17, 2019]*

4.4 *[Rescinded – July 17, 2019]*

Community Impact

- 4.5 Council will consider the impact of retail cannabis sales in proximity to public or independent elementary, middle or secondary schools, playgrounds, libraries, public recreation centres, public community centres, parks, places of worship, family-oriented facilities, or areas where children and youth frequent.

Application Process

- 4.6 The Municipality will not accept applications for proposals that are not associated with an application that has been accepted by the Liquor and Cannabis Regulation Board (LCRB).
- 4.7 Should the Municipality accept an application and then that application is cancelled or withdrawn from consideration by the LCRB, the Municipality will terminate the application process by giving the applicant the opportunity to withdraw the application, and subsequently recommending that Council reject the application.
- 4.8 All applicants are required to arrange and conduct an Information Meeting to provide residents and property owners within 60 m of the subject property with information about their application. A summary of the feedback received at the meeting will be incorporated as part of the staff report to Council.
- 4.9 The Municipality will refer all retail cannabis sales applications to School District #79, North Cowichan RCMP, and jurisdictional neighbours for up to 30 days to ensure that their comments are considered in Council's decision.
- 4.10 All applications for retail cannabis sales under this Policy shall be forwarded to registered or selected Community Associations, for information and comments they may wish to provide.

5. ROLES & RESPONSIBILITIES

Staff will include an analysis of each application's compliance with this Policy as part of the staff report to Council.



Job # 074941

March 18, 2024

Via email: glenn.morris@northcowichan.ca

Glenn Morris
Development Planning Coordinator, Development and Engineering Services
North Cowichan

Dear: Glenn Morris

Re: Application for a Cannabis Retail Store Licence
Applicant: Warmland Cannabis Corporation
Proposed Establishment Name: Warmland Cannabis Centre
Proposed Establishment Location: 105E-3055 Oak St., Chemainus, BC V0R 1K1

The Applicant, Warmland Cannabis Corporation, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Cannabis Retail Store licence proposed to be located at the above-noted address. The applicant contact is Christopher Clay. They can be reached at (250) 733-2323 or via email at christopher.j.clay@gmail.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [Cannabis Control and Licensing Act](#) prevents the LCRB from issuing retail store licence without receiving a positive recommendation regarding the licence application from the local government or Indigenous nation.

Please consider the application and provide the LCRB with a written recommendation.

To assist with your assessment, a site map of the proposed cannabis store is attached.

If you consider the application, you must gather resident's views (if applicable), even if the location already went through a public process to allow cannabis retail sales. This also applies to previous locations of private or government cannabis stores that are no longer operating.

Additionally, the unit number listed for this application is 105E-3055 Oak St. The unit number 105E is not listed in Canada Post. Please confirm if North Cowichan recognizes this establishment address as acceptable.

If you choose not to make a recommendation regarding this application, please contact the LCRB at your earliest convenience. In this case, the LCRB will cancel the application.

Learn more about how to make a recommendation and the [role of local governments and Indigenous Nations in cannabis retail licensing](#).



If you have any questions regarding this application, please contact me at 236 478-1890 or Will.Cottrell@gov.bc.ca.

Sincerely,

Will Cottrell
Senior Licensing Analyst
Liquor and Cannabis Regulation Branch

Attachment: Site Plan



W A R M L A N D



Report on Chemainus Community Information Meeting
Prepared by Chris Clay (April 3, 2025)

Information Meeting Summary

A community information meeting took place via Zoom (accessible by computer, tablet, mobile phone and landline) on April 3, 2025 at 7pm. Aside from host Chris Clay, it was attended by one community member.

The meeting was announced to area residents and owners via a Canada Post mailing, providing two weeks' notice and instructions on how to take part. Including tenants and owners, the mailing list came to 112 addresses and a copy of the invitation was also sent to the Chemainus Residents Association (see attached email correspondence.)



The meeting lasted roughly 13 minutes and, in brief, covered (a) background on Warmland and its founder, (b) an overview of the proposed cannabis retail store, (c) some thoughts on how licensed shops restrict access to minors and (d) a comparison to three other Cowichan Valley licensed cannabis retail stores that are also in village/town hubs and are relatively close to schools, sports fields etc. The lone attendee shared no thoughts about the proposed store and had no feedback except to text “Thank you Chris!” via Zoom’s chat feature at the end.

It's worth noting that no-one attended the public hearing for our Mill Bay location last year, and the Mill Bay public information meeting similarly had a single attendee who turned up out of curiosity. Such meetings that took place soon after legalization spurred much more interest – as time has passed, it seems that communities overall have become more accepting of licensed cannabis retail stores (especially when they open in developments that have licensed liquor stores already in place.)

A recording of the meeting can be viewed by going to:

<https://youtu.be/bCVuRNoRBNE?si=NSCX866GTp3oIl1>

... or by scanning the QR code below:



Sample Invitation



WARMLAND

COMMUNITY INFORMATION MEETING FOR NON-MEDICAL CANNABIS RETAIL STORE

As part of Warmland Cannabis Centres' rezoning application, a community information meeting will be held for area residents and property owners for our upcoming location at 3055 Oak Street in Chemainus Village Square Shopping Centre.

HOW TO TAKE PART

The meeting will be conducted online via Zoom at 7pm on Thursday, April 3, 2025. Warmland C.E.O. Chris Clay will provide an overview of the upcoming store and will answer any questions. Feedback collected during the meeting will be forwarded on to the municipality.

Zoom meetings can be attended via web browser, from the Zoom desktop and mobile application, from a landline or mobile phone. For full details and a link to join the meeting, please visit: <https://www.warmland.online/meeting.html>

Thank you for your time & support! For more information, contact admin@warmlandcannabis.com.



Chris Clay <christopher.j.clay@gmail.com>

Upcoming information meeting re: proposed cannabis retail store at 3055 Oak St (Chemainus Village Square Shopping Centre)

4 messages

Chris Clay <admin@warmlandcannabis.com>
 Reply-To: admin@warmlandcannabis.com
 To: craig-spence@shaw.ca, kathywachs2@gmail.com
 Cc: communications@chemainusresidents.ca

Thu, Mar 20, 2025 at 10:00 AM

Dear Chemainus Residents Association,

I'm touching base with details on an upcoming information session that I will be holding on Thursday, April 3 at 7pm in regards to our application to rezone 3055 Oak St. for a licensed cannabis retail store. Details on the meeting are in the attached PDF - if it's something that may be of interest to your membership, please share it with them. I'll give a brief overview of the upcoming shop and answer any questions that come up... Any feedback that comes up during the meeting will be passed on to the municipality as part of the rezoning process.


Best wishes,
 Chris Clay

P.S. Just to clarify, the information session isn't a municipal public hearing - North Cowichan will arrange a public hearing for the proposed rezoning a bit later in the process.



WARMLAND

Chris Clay, CEO
 Email: admin@warmlandcannabis.com
 Web: warmlandcannabis.com
 Phone: 1-866-336-HEMP (4367)

 **warmland-community-information-meeting.pdf**
 1450K

Kathy Wachs <kathywachs2@gmail.com>
 To: admin@warmlandcannabis.com

Fri, Mar 21, 2025 at 4:05 PM

Hi Chris,

We'll chat about this at our Board Meeting. (We're busy preparing for the all-candidates meeting we're hosting next Thursday.)

Do you know if there is still a municipal rule about the distance of cannabis shops from Schools?

I imagine that would be a problem with your rezoning if there were.

Cheers,

Kathy
 Chemainus Residents Association
 [Quoted text hidden]

Chris Clay <admin@warmlandcannabis.com>
 Reply-To: admin@warmlandcannabis.com
 To: Kathy Wachs <kathywachs2@gmail.com>

Fri, Mar 21, 2025 at 5:23 PM

Hi Kathy,

Thank you for the reply. North Cowichan changed the wording to remove specific distances, with the policy now being that "council will consider the impact of retail cannabis sale in proximity to schools, libraries, public recreation centres, public community centres, parks, places of worship and family-oriented facilities." Like many other municipalities, they now look at the overall community impacts instead of focusing on specific distances... We've found that municipalities are increasingly receptive to shops such as Warmland opening in commercial plazas even when schools are somewhat nearby, a situation that is often inevitable in smaller communities with few commercial developments (for example, our Mill Bay store is in between Brentwood College & Kelsey Secondary and a second Mill Bay cannabis store is even closer to Brentwood.) In general, I personally feel that any commercial development that already has a licensed liquor store would also make a good fit for cannabis retail (especially since the regulations for cannabis shops are actually far more stringent than those for liquor stores.)

Incidentally, I live across the street from Berkey's Corner where North Cowichan council approved the rezoning for Plane Jane Cannabis despite its proximity to various locations that young people frequent (among other things, it's 63m from Sherman Soccer Fields etc. - see attached) The shop hasn't caused any problems whatsoever in the community and indeed it's proved to be very popular (the pharmacist next door lamented that he wished he was so busy lol) so I don't think the distance to school will be as big a factor as perhaps it once would have been closer to the time of legalization (almost 7

years ago now!) Plane Jane sits in a plaza very similar to Chemainus Village Square, with a Country Grocer, pharmacy, liquor store etc.... Warmland's proposed Chemainus unit is nestled in a quiet corner of the CVS plaza, beside the licensed liquor store, so overall it seems like a perfect fit to me :)

Anyway, best of luck with the all-candidates meeting and don't hesitate to reach out if you or any members have questions or feedback.

Regards,
Chris
[Quoted text hidden]

Policy 45 Community Impact
Council will consider the impact of retail cannabis sale in proximity to schools, libraries, public recreation centres, public community centres, parks, places of worship and family-oriented facilities.

The subject property (Berkey's Corner Shopping Centre) is located (as measured in metres from lot line to lot line):
• 275m from Esdaile Mount Primary Elementary School (or as measured from centre of each building - the proposed cannabis retail store to the elementary school in Alder, School District #19) (2020 identify an appropriate measurement of approximately 400 metres through the internal response letter (Attachment B))
• 290m from the Esdaile Park Tennis
• 320m from Glen Valley Curling Centre
• 680m from Sheraton Road Soccer Fields
• 435m from Esdaile Park Ball Fields

berkeys-corner.png
42K

Kathy Wachs <kathywachs2@gmail.com>
To: admin@warmlandcannabis.com

Fri, Mar 21, 2025 at 5:47 PM

Thank you for your response Chris. I will pass that along to other board members.

A very detailed and complete response.

Much appreciated.

Kathy
[Quoted text hidden]

Policy 4.5 Community Impact

Council will consider the impact of retail cannabis sale in proximity to schools, libraries, public recreation centres, public community centres, parks, places of worship and family-oriented facilities.

The subject property (Berkey's Corner Shopping Centre) is located (as measured in metres from lot line to lot line):

- 259m from Ecole Mount Prevost Elementary School (or as measured from centre of each building - the proposed cannabis retail store to the elementary school is 465m). School District #79 (SD79) identify an approximate measurement of approximately 400 metres through the referral response letter (Attachment 8);
- 295m from the Duncan Sikh Temple;
- 329m from Glen Harper Curling Centre;
- 63m from Sherman Road Soccer Fields;
- 435m from Evans Park Ball Fields.

Slides from Warmland Zoom Meeting Information Session





Outside his home in Sechelt, B.C., Chris Clay (ABOVE), a director of Vancouver's Compassion Club, bags dried marijuana flowers in one-ounce packages for distribution to the club's 700 seriously ill members.

Peddling pot

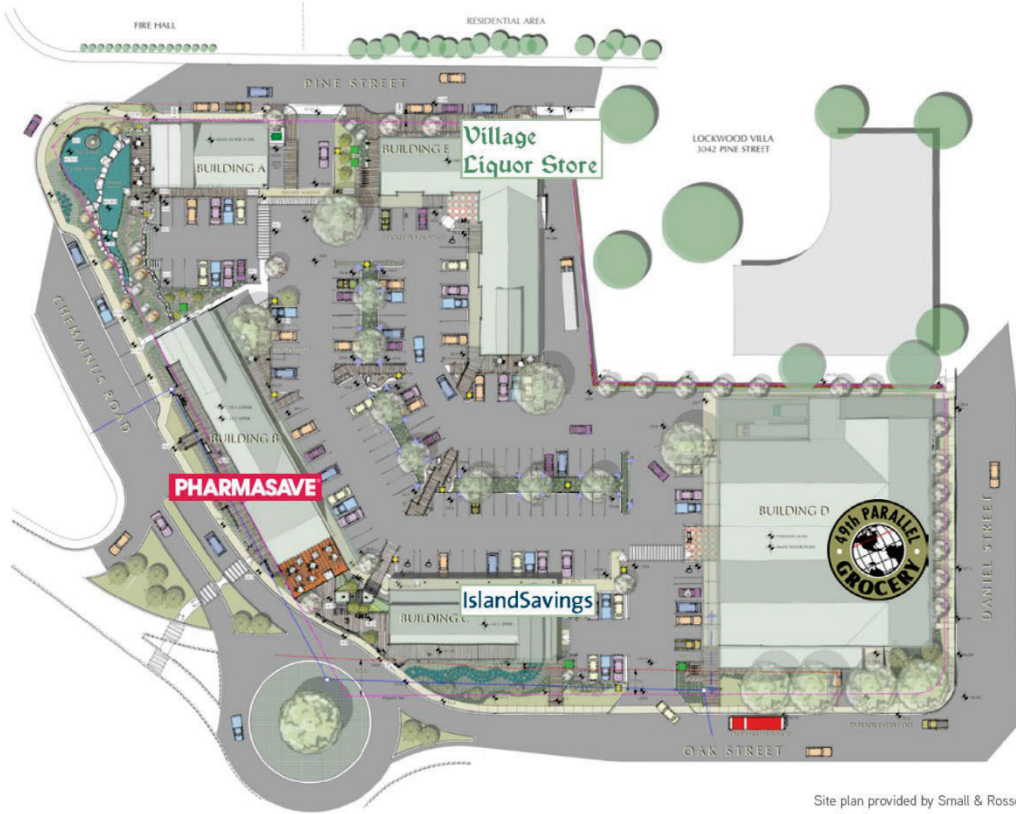
for health and wealth

PHOTOGRAPHY BY ROBERT SEMENIUK









Site plan provided by Small & Rosell Landscape Architects Inc.





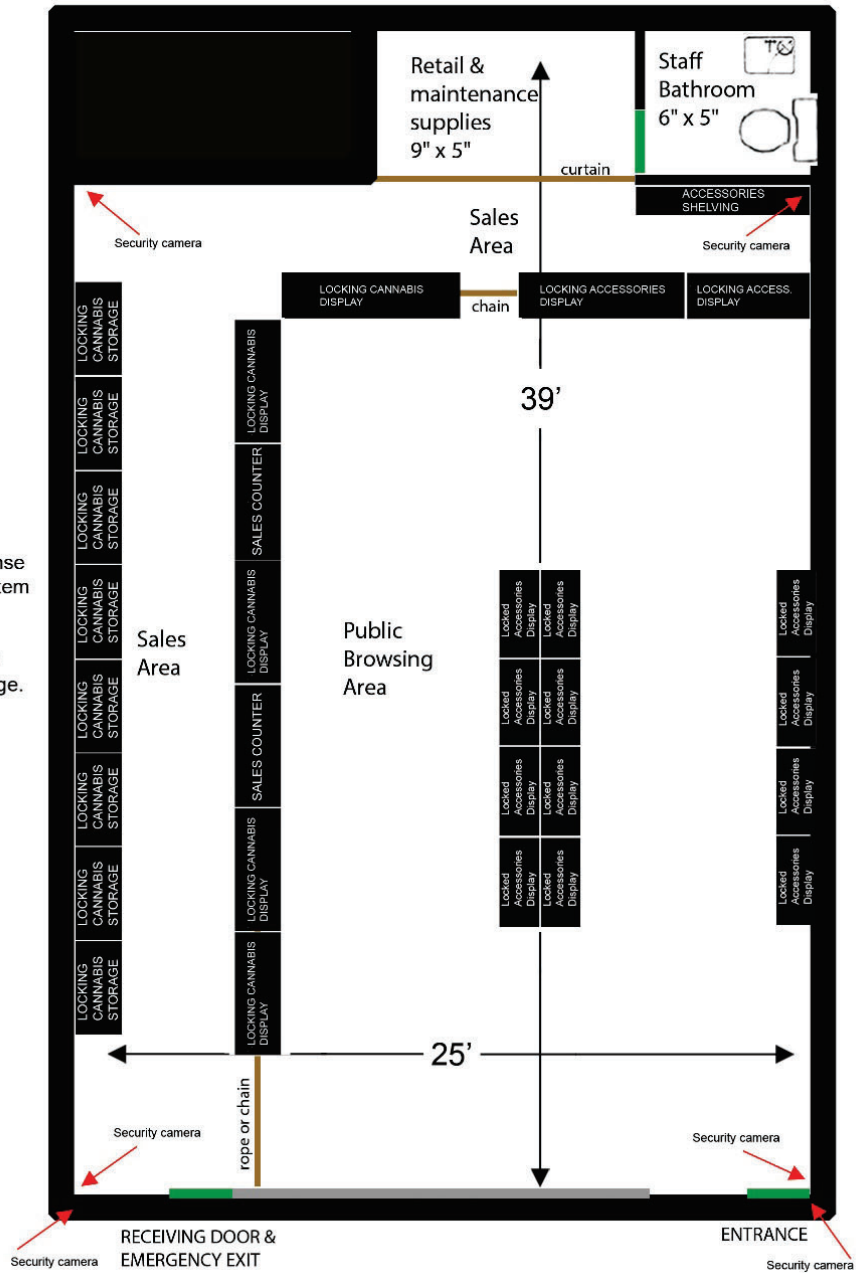


WARMLAND CANNABIS CENTRE FLOORPLAN

- = 1 SQUARE FOOT
- = DOORS
- = WINDOWS

SITE SECURITY FEATURES:

1. Centrally monitored intruder & fire alarm system from Telus Custom Security featuring:
 - * motion sensors
 - * door sensors
 - * panic button keyfob for staff
 - * interactive cellular service
 - * guard response plan
 - * area holdup monitoring w/ guard response
 - * mobile app to control & monitor the system
2. Google Nest security cameras w/ remote viewing capabilities, UPS backup power supplies, & 60 days of cloud storage.
3. 3M anti-theft / anti-breakage security film on all exterior windows and doors.





FROM THE OFFICE OF THE SECRETARY TREASURER

January 24, 2025

Via email: Anthony.Price@northcowichan.ca

Anthony Price
Development Planner
Planning and Building
Municipality of North Cowichan

Dear Mr. Price:

Re: Cannabis Retail Sales Zoning Amendment Application for 3055 Oak Street

Thank you for the opportunity to provide feedback on the application to amend Zoning Bylaw 1997, No. 2050 to allow retail cannabis sales on the property at 3055 Oak Street.

The Board of Education's *Policy 20 – Cannabis Retail Facilities* was adopted by the Board on October 1, 2019. It states that:

“The Board of Education recognizes that youth are particularly vulnerable to the effects of cannabis, which is linked to health, educational and social problems. Cannabis use can change the way that the brain grows and develops up until at least age 25. The Board supports the implementation of the Island Health recommendations in regards to proximity of Cannabis Retailers to schools.

Specifically

The Board will file objection to any site specific zoning within 300 meters of schools, and review any applications within 300 to 600 meters from a school site.”

As 3055 Oak Street is within 100 meters of Chemainus Secondary School, the Board is opposed to amending the property's zoning to allow retail cannabis sales.

Please let me know if any further response or clarification is requested.

Yours truly,

Jason Sandquist, CPA, CGA, BAccS
Secretary-Treasurer

cc Chair of the Board of Education

Anthony Price

From: Beard, Kenneth (RCMP/GRC) [REDACTED]
Sent: Friday, January 24, 2025 3:41 PM
To: Anthony Price
Subject: RE: North Cowichan Referral - Proposed Retail Cannabis Sales at 3055 Oak St (Chemainus Village Square Shopping Centre)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anthony,

Thank you for the opportunity to provide some input. Upon quick review, it looks like the proposed cannabis business, while shielded from the Chemainus High School by residential/commercial buildings (to the immediate SE corner of the school field), may be a factor as students may be frequenting Country Grocers at lunchtime and after school. This places them in close proximity of the proposed cannabis store.

Thanks,
Ken

From: Anthony Price <Anthony.Price@northcowichan.ca>
Sent: January 24, 2025 12:24 PM
To: Beard, Kenneth (RCMP/GRC) [REDACTED]
Subject: North Cowichan Referral - Proposed Retail Cannabis Sales at 3055 Oak St (Chemainus Village Square Shopping Centre)

Dear Ken Beard,

North Cowichan has received a new zoning amendment application for **3055 Oak Street** to amend Zoning Bylaw 1997, No. 2950 to **allow Retail Cannabis Sales on the subject property.**

[North Cowichan's Retail Cannabis Sales Policy](#) provides direction to staff and Council for the review and consideration of applications for retail cannabis sales. Key sections of the policy are outlined below for reference:
Section 4.5 – “Council will consider the impact of retail cannabis sales in proximity to public or independent elementary, middle or secondary schools, playgrounds, libraries, public recreation centres, public community centres, parks, places of worship, family-oriented facilities, or areas where children and youth frequent”.

Section 4.8 – “All applicants are required to arrange and conduct an Information Meeting to provide residents and property owners within 60 m of the subject property with information about their application. A summary of the feedback received at the meeting will be incorporated as part of the staff report to Council”.

Section 4.9 – “The Municipality will refer all retail cannabis sales applications to School District #79, North Cowichan RCMP, and jurisdictional neighbours for up to 30 days to ensure that their comments are considered in Council’s decision”.

ATTACHMENT 8

Section 4.10 – “All applications for retail cannabis sales under this Policy shall be forwarded to registered or selected Community Associations, for information and comments they may wish to provide”.

Please see details of the application at:

<https://egov.northcowichan.ca/apps/ourcity/Prospero/Details.aspx?folderNumber=ZB000228>. Please note, applications received may undergo revisions by the Applicant. We do our best to post revisions on Building North Cowichan in a timely manner.

Further to Section 4.9, please feel free to respond to this email with any comments pertaining to proposal. Input received will be shared with the applicant and may be incorporated as part of the staff report to Council. Should this application proceed through the Council process to a Public Hearing, you will have an additional opportunity to provide public input at that time.

If you have any questions, please feel free to give me a call.

Sincerely,
Anthony

Anthony Price BURPI, MCIP Candidate (He/Him)

Development Planner

Planning and Building

T: [250-746-3260](tel:250-746-3260)

E: Anthony.Price@northcowichan.ca

7030 Trans-Canada Highway
Duncan, BC V9L 6A1 | Canada
www.northcowichan.ca



North Cowichan is situated on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. The Municipality also sits on the traditional territory of the Snuneymuxw First Nation.

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Anthony Price

From: Lauren Wright <[REDACTED]>
Sent: Friday, April 11, 2025 12:35 PM
To: Anthony Price
Cc: Linda Powers
Subject: RE: North Cowichan Referral - Proposed Retail Cannabis Sales at 3055 Oak St (Chemainus Village Square Shopping Centre)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The Cowichan Valley Regional District has no comment on this application for the proposed retail sale of cannabis at 3055 Oak Street.

Thank you,

Lauren Wright, RPP, MCIP
Planning Coordinator, Community Planning
Land Use Services Department
Cowichan Valley Regional District
250.746.2500

From: Anthony Price <Anthony.Price@northcowichan.ca>
Sent: April 7, 2025 10:44 AM
To: Development Services <ds@cvrld.bc.ca>
Subject: North Cowichan Referral - Proposed Retail Cannabis Sales at 3055 Oak St (Chemainus Village Square Shopping Centre)

Dear CVRD Development Services,

Please feel free to forward this referral to the appropriate individual.

North Cowichan has received a new zoning amendment application for **3055 Oak Street** to amend Zoning Bylaw 1997, No. 2950 to **allow Retail Cannabis Sales on the subject property**.

[North Cowichan's Retail Cannabis Sales Policy](#) provides direction to staff and Council for the review and consideration of applications for retail cannabis sales. Key sections of the policy are outlined below for reference:
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Further to Section 4.9, please feel free to respond to this email with any comments pertaining to proposal. Input received in the next 30 days will be shared with the applicant and incorporated as part of the staff report to Council. Should this application proceed through the Council process to a Public Hearing, you will have an additional opportunity to provide public input at that time.

Sincerely,
Anthony

Anthony Price BURPI, MCIP Candidate (He/Him)

Development Planner

Planning and Building

T: [250-746-3260](tel:250-746-3260)

E: Anthony.Price@northcowichan.ca

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ATTACHMENT 8

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The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4013

A bylaw to amend Zoning Bylaw 1997, No. 2950, to permit cannabis sales at 3055 Oak Street.

The Council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

Citation

1 This Bylaw may be cited as "Zoning Amendment Bylaw No. 4013, 2025".

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 4 – General Regulations, Section 40.5 [Cannabis Sales Prohibited] is amended by adding the following subsection:

 "40.11 Despite section 40.5, one cannabis retail store is permitted at 3055 Oak Street (PID: 023-186-151)"

READ a first time on

READ a second time on

This bylaw was advertised on the municipality's _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality's public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

COUNCIL

RECOMMENDATIONS

4. The Mayor provided an opportunity for comments from persons affected by the proposed permit. No one commented.
5. No new information was provided in relation to the proposed permit.

IT WAS MOVED AND SECONDED:

THAT Council authorizes the issuance of Development Variance Permit Application DVP00110 and grant a variance to the following sections of Zoning Bylaw 1997, No. 2950, to facilitate the construction of the proposed accessory building and rectify the non-conforming status of the existing principal residence at 1072 Shore Pine Close:

- Section 13(1)(c) by reducing the minimum setback from a non-riparian watercourse from 15.0 metres to 4.0 metres. CARRIED

10.1.2 Development Variance Permit Application No. DVP000111

1. The Corporate Officer introduced Development Variance Permit Application DVP00111.
2. The Mayor provided the applicant with an opportunity to provide details of their application. No comments were presented.
3. The Corporate Officer advised that no correspondence was received.
4. The Mayor provided an opportunity for comments from persons affected by the proposed permit. No one commented.
5. No new information was provided in relation to the proposed permit

IT WAS MOVED AND SECONDED:

THAT Council authorizes the issuance of Development Variance Permit No. DVP00111 to vary section 35(5) of Zoning Bylaw 1997 by reducing the heat pump setback from 4.5 metres to 2.0 metres on 3055 Abbott Place (Lot 20) and from 4.5 metres to 1.0 metre on 3059 Abbott Place (Lot 21). CARRIED

Mayor Douglas ended the statutory hearing at 6:28 p.m.

11. BYLAWS

11.1 OCP Amendment Bylaw No. 3976 and Zoning Amendment Bylaw 3977, report to Council prior to Public Hearing and consideration of Third Reading

IT WAS MOVED AND SECONDED:

THAT Council accepts that the community amenity contributions presented by the developer/owner on October 16, 2024, were offered prior to the draft Interim Community Amenity Contribution Policy.

(Opposed: Justice)

CARRIED

11.2 Zoning Amendment Bylaw, No. 4013, 2025 for first two readings

IT WAS MOVED AND SECONDED:

THAT Council:

1. gives first and second reading to Zoning Amendment Bylaw, No. 4013, 2025, and,
2. directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4013, 2025.

(Opposed: Caljouw, Douglas, Istace)

CARRIED