

FROM THE OFFICE OF THE SECRETARY TREASURER

May 17, 2022

Via email: [glenn.morris@northcowichan.ca](mailto:glenn.morris@northcowichan.ca)

Glenn Morris  
Development Planning Coordinator  
Development and Engineering Services Division  
Municipality of North Cowichan

Dear Mr. Morris:

Re: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Thank you for the opportunity to provide feedback on the Thrive Liquor & Cannabis Advisors Inc. proposal at 3288 Cowichan Lake Road.

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."

At the Closed Board meeting of May 3, 2022 the zoning amendment was reviewed as the proposal is located approximately 400 meters from Ecole Mount Prevost. The following motion was adopted:

.../2

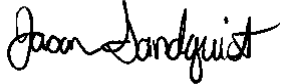
*"That the Board of Education of School District No. 79 (Cowichan Valley) requests staff check with Ecole Mount Prevost administration and parents to assess concerns about the proposed cannabis retailer at 3288 Cowichan Lake Road. Should there be any concerns by either party that staff provide feedback to the Municipality of North Cowichan."*

After consultation with the Administration of Ecole Mount Prevost the following feedback is being provided:

- The school and parents were not previously aware of the application;
- Although the complex isn't visible from the school site, it is concerning as children often walk home in that direction and access other retailers in that complex;
- There are concerns that there are already a sufficient number of cannabis retailers in the community;
- The school questions if there is a process to notify residents and other retailers in the area of the zoning amendment proposal;
- Finally, the school expressed concerns about the messaging to students of locating a cannabis retailer near an Elementary School.

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



Royal Canadian Gendarmerie royale  
Mounted Police du Canada

Security Classification/Designation

**Non-sensitive**

OIC RCMP  
6060 Canada Avenue  
Duncan, B.C.  
V9L 1V3

Your File

ZB000153

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, B.C. V9L 6A1

Our File

PLANNING DEPT

April 13th 2022

Dear Mr. Morris

**RE: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288  
Cowichan Lake Road**

In regards to your email on April 6th, 2022, you advised that the Municipality of North Cowichan had received a Zoning Amendment application for the above property registered to Duncan Berkeys Corner GP Inc. No. A0106254. The applicant, Thrive Liquor & Cannabis Advisors Inc., is proposing to amend the Commercial General (C2) Zone of this property to permit a cannabis retail store at 3288 Cowichan Lake Road.

Upon review of the application, there are no police specific concerns at this time.

If you have any further questions or concerns, please feel free to contact me.

Regards,



Chris Bear, Insp.  
OIC North Cowichan/Duncan

## Glenn Morris

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**From:** Tracy Fleming <Tracy.Fleming@cowichantribes.com>  
**Sent:** Friday, May 13, 2022 9:05 AM  
**To:** Glenn Morris  
**Cc:** Natalie Anderson; Fiona Baker; Rob Conway  
**Subject:** Re: FW: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

We have received and have no comments at this time.

*Tracy Fleming, M.Sc.*  
*Lead Referrals Coordinator*  
*Lands and Self-Governance ~ Lulumexun*  
*Cowichan Tribes*  
*5762 Allenby Road*  
*Duncan, BC V9L 5J1*  
NEW Phone number! 1-236-800-4023 (x 6019)  
Cell: 250-418-0571

**Note that due to COVID-19 pandemic I will be working from home indefinitely, as a result there may be delays in responses.**

*Mukuw' stem 'i' utunu tumuhw, 'o' huliitun tst, mukw' stem 'i' utunu tumuhw 'o' shiilhukw 'ul*  
Everything on this Earth is what sustains us, everything on this Earth is connected together.  
(Qw'utsun Teaching)

Please consider the environment before printing this message.

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>>> Glenn Morris <Glenn.Morris@northcowichan.ca> 5/12/2022 8:43 AM >>>  
Hi Tracy and Natalie,

I am working to confirm receipt on your part of this email referral for this cannabis application at Berkeys Corner. Can you confirm by email that you have received it please.

Thank you

Sincerely  
Glenn Morris

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**From:** Glenn Morris  
**Sent:** Tuesday, May 10, 2022 4:08 PM  
**To:** 'tracy.fleming@cowichantribes.com' <tracy.fleming@cowichantribes.com>  
**Cc:** 'natalie.anderson@cowichantribes.com' <natalie.anderson@cowichantribes.com>; Rob Conway <rob.conway@northcowichan.ca>; Fiona Baker <Fiona.Baker@northcowichan.ca>  
**Subject:** RE: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Hi Tracy and Natalie,

I wanted to confirm that you had received this referral and had no concerns. Can you confirm please?

Thank you

Sincerely  
Glenn Morris

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**From:** Glenn Morris  
**Sent:** Wednesday, April 6, 2022 12:21 PM  
**To:** 'tracy.fleming@cowichantribes.com' <[tracy.fleming@cowichantribes.com](mailto:tracy.fleming@cowichantribes.com)>  
**Cc:** 'natalie.anderson@cowichantribes.com' <[natalie.anderson@cowichantribes.com](mailto:natalie.anderson@cowichantribes.com)>  
**Subject:** FW: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Hello Tracy,

I noticed an error in your email address – this is a 2<sup>nd</sup> send.

Thank you

Sincerely  
Glenn Morris

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**From:** Glenn Morris  
**Sent:** Wednesday, April 6, 2022 10:09 AM  
**To:** 'natalie.anderson@cowichantribes.com' <[natalie.anderson@cowichantribes.com](mailto:natalie.anderson@cowichantribes.com)>; 'tracy.sleming@cowichantribes.com' <[tracy.sleming@cowichantribes.com](mailto:tracy.sleming@cowichantribes.com)>  
**Subject:** Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Dear Chief Lydia Hwitsum,

The Municipality of North Cowichan has received a Zoning Amendment application for the above property registered to Duncan Berkeys Corner GP Inc. No. A0106254. The applicant, Thrive Liquor & Cannabis Advisors Inc., is proposing to amend the Commercial General (C2) Zone of this property to permit a cannabis retail store at 3288 Cowichan Lake Road. A Letter of Rationale has been attached for your review and comments.

The Municipality is reaching out to agencies and governments that may have an interest in these amendments.

I would be happy to meet with you and/or your staff to discuss this proposal. We also welcome written input from Cowichan Tribes by one of the following methods:

- Postage Mail: Development Services, Municipality of North Cowichan, Box 278, Duncan, BC V9L 6A1
- In Person: 7030 Trans-Canada Highway, Duncan, BC

- Email: [glenn.morris@northcowichan.ca](mailto:glenn.morris@northcowichan.ca)
- By Telephone: 250-746-3118

If Cowichan Tribes staff would like to meet, please let me know by **April 15, 2022**, so that we can arrange a date and time.

If you would like to provide written input, it is requested by **May 6, 2022**.

Thank you for your involvement in this process and we look forward to hearing from you.

Sincerely

Glenn Morris, B.Sc, MCIP, RPP  
Development Planning Coordinator  
PLANNING DEPARTMENT

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)  
[glenn.morris@northcowichan.ca](mailto:glenn.morris@northcowichan.ca)  
T 250.746.3118  
F 250.746.3154

**We Want Your Input!**

North Cowichan's draft Official Community Plan is available for public review.

Go to [www.northcowichan.ca/OCP](http://www.northcowichan.ca/OCP) to participate.



## Glenn Morris

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**From:** Peter De Verteuil <peter@duncan.ca>  
**Sent:** Monday, May 16, 2022 1:25 PM  
**To:** Glenn Morris  
**Cc:** Kyle Young  
**Subject:** RE: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Thanks Glenn. Sorry for not responding sooner. I did receive and we have no comments.

In future please send referrals to [developmentsservices@duncan.ca](mailto:developmentsservices@duncan.ca) and we hopefully will respond sooner.

Thank you,

Peter de Verteuil, CPA,CGA  
CAO, City of Duncan

200 Craig Street, Duncan, BC, V9L 1W3  
Phone: 250-746-6126 Fax: 250-746-6129  
[www.duncan.ca](http://www.duncan.ca)

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**From:** Glenn Morris <Glenn.Morris@northcowichan.ca>  
**Sent:** Friday, May 13, 2022 10:51 AM  
**To:** Peter De Verteuil <peter@duncan.ca>  
**Subject:** FW: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

**[EXTERNAL EMAIL]** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Peter,

I would like to confirm that you have indeed received this email referral. Please respond reply all indicating yes.

Thank you

Sincerely  
Glenn Morris

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**From:** Glenn Morris  
**Sent:** Wednesday, April 6, 2022 9:24 AM  
**To:** 'peter@duncan.ca' <[peter@duncan.ca](mailto:peter@duncan.ca)>  
**Subject:** Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road

Dear Mr. Peter de Verteuil

**RE: Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288 Cowichan Lake Road**

The Municipality of North Cowichan has received a Zoning Amendment application for the above property registered to Duncan Berkeys Corner GP Inc. No. A0106254. The applicant, Thrive Liquor & Cannabis Advisors Inc., is proposing to amend the Commercial General (C2) Zone of this property to permit a cannabis retail store at 3288 Cowichan Lake Road. A Letter of Rationale, has been attached for your review and comments.

We would welcome comments regarding the proposal in writing by **May 6, 2022**.

If you would like additional background information regarding this proposal, please contact me at (250) 746-3118 or by email at [glenn.morris@northcowichan.ca](mailto:glenn.morris@northcowichan.ca). Feel free to contact me at any time if you have any questions.

Thank you for your involvement in this process and I look forward to working with you.

Sincerely

Glenn Morris, B.Sc, MCIP, RPP  
Development Planning Coordinator  
PLANNING DEPARTMENT

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)  
[glenn.morris@northcowichan.ca](mailto:glenn.morris@northcowichan.ca)  
T 250.746.3118  
F 250.746.3154

**We Want Your Input!**

North Cowichan's draft Official Community Plan is available for public review.  
Go to [www.northcowichan.ca/OCF](http://www.northcowichan.ca/OCF) to participate.





## Glenn Morris

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**From:** Emily Dixon <Emily.Dixon@cvrd.bc.ca>  
**Sent:** Monday, May 16, 2022 11:10 AM  
**To:** Glenn Morris  
**Cc:** Mike Tippet  
**Subject:** Thrive Cannabis Referral  
**Attachments:** 2022-04-20 EASC Minutes - Cannabis Referral from NC.pdf; 2022-04-27 Board Minutes - Cannabis Referral from NC.pdf

Hi Glen!

Apologies for the delay. We brought a report on the referral to the Electoral Area Services Committee. Those minutes are attached for reference. To summarize, interests are unaffected.

Emily Dixon, MCP  
Planner II  
Community Planning Division  
Land Use Services Department  
Cowichan Valley Regional District  
175 Ingram Street, Duncan, BC V9L 1N8  
e-mail: emily.dixon@cvrd.bc.ca  
Tel: 250.746.2639 / Toll Free: 1.800.665.3955 / Fax: 250.746.2698

*I acknowledge that for thousands of years the Quw'utsun, Malahat, Ts'uubaa-asatx, Halalt, Penelakut, Stz'uminus, Lyackson, Pauquachin, Ditidaht & Pacheedaht Peoples have walked on the unceded territories where I now work.*

22-277

It was moved and seconded:

1. That a Grant-in-Aid Request, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,000 be provided to the Mill Bay & District Conservation Society to support the operation of the Society's salmon conservation projects.
2. That a Grant-in-Aid, Electoral Area B – Shawnigan Lake, in the amount of \$4,000 be provided to the Cowichan Community Workshop Co-op to support the purchase of wood working tools for youth education.
3. That a Grant-in-Aid, Electoral Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$3,000 be provided to the Cowichan Community Workshop Co-op to support the purchase of wood working tools for youth education.
4. That the Municipality of North Cowichan be informed that the interests of the Cowichan Valley Regional District are unaffected by the zoning amendment application for Lot B, 3288 Cowichan Lake Road.
5.
  1. That the 2022 Budget for Function 355 – Fire Protection – Malahat, be amended to increase Consultants expenditures by \$5,000; and increase transfer from operating reserve by \$5,000.
  2. That the 2022 Budget for Function 325 – Community Planning, be amended to increase Consultants expenditures by \$12,000; and increase transfer from operating reserve by \$12,000.
6. That the Liquor and Cannabis Regulation Branch be advised that the CVRD Board has no concerns with current Temporary Expanded Service Area Authorizations in CVRD Electoral Areas.

MOTION CARRIED

22-278

It was moved and seconded:

8. That the Liquor and Cannabis Regulation Branch be advised that the Cowichan Valley Regional District does not wish to provide comments or recommendations with regard to the application for Structural Change (Capacity Increase) by Black Swan Inn located at 2890 Shawnigan Lake Road, PID: 006-974-767 in Area B.
9. That the Liquor and Cannabis Regulation Branch be advised that the Cowichan Valley Regional District does not wish to provide comments or recommendations with regard to the Manufacturer (MFR) New Outdoor Patio Application by Vigneti Zanatta Ltd. located at 5039 Marshall Road, PID: 000-334-782 in Area E.
10. That Application No. RZ21C01 (3570 Telegraph Road, PID: 010-427-171), be referred to the next Electoral Area Services Committee meeting.
12.
  1. That "CVRD Bylaw No. 4424 – Electoral Areas Official Community Plan (DPA) Amendment Bylaw, 2022", be forwarded to the Board for consideration of 1<sup>st</sup> reading.
  2. That "CVRD Bylaw No. 4424 – Electoral Areas Official Community Plan (DPA) Amendment Bylaw, 2022", be considered in conjunction with the CVRD's Five Year Financial and Solid Waste Management Plans.
  3. That "CVRD Bylaw No. 4424 – Electoral Areas Official Community Plan (DPA) Amendment Bylaw, 2022," be referred to the Boards of Education of School Districts No. 68 and 79, and the Agricultural Land Commission.