

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake Road) Bylaw No. 3878

Public Hearing Notice & Draft Bylaw No. 3878

- 1. Notice of Public Hearing for **September 21, 2022** at **6:00 p.m.**
- 2. Public Hearing Ad 1st Notification Publication Date: September 8, 2022
- 3. Public Hearing Ad 2nd Notification Publication Date: September 15, 2022
- 4. Bylaw No. 3878
- 5. Subject Property

Planning Staff Reports

1. Report to August 17, 2022 Regular Council and Public Hearing – 1st and 2nd Reading

Minutes

1. Excerpt from August 17, 2022 Regular Council Minutes – 1st and 2nd Reading and Public Hearing Date

Applicant Public Information Meeting

- 1. Notice of Public Information Meeting
- 2. Public Information Meeting Summary
- 3. Public Information Meeting Presentation

Correspondence

1. Letter dated February 25, 2021 from Thrive Liquor and Cannabis Advisors. re: Development Rationale

Public Comments

1. Email dated September 7, 2022 from Steven McPhee – In Support

NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **6:00 p.m.** on **Wednesday, September 21, 2022** to allow Council to receive public input on Bylaw No. 3878 which proposes to amend "Zoning Bylaw 1997," No. 2950. 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 conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet. 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 hearing 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 hearing on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake Road), No. 3878, 2022 proposes to amend Zoning Bylaw 1997, No. 2950 by adding the following new subsection after 40.9:

"40.10 Despite section 40.5, one cannabis retail store is permitted at 3288 Cowichan Lake Road (PID: 030-911-842)."

The purpose of the Zoning Bylaw Amendment is allow for retail cannabis sales on the subject property (PID: 030-911-842) as 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 in writing to Mayor and Council by **1:00 p.m.** on **Monday, September 19, 2022**, using any of the writing methods identified below. Comments may also be shared verbally during the Public Hearing, by following the instructions provided below.

3353 3347 Wh7d 329 3331 COWICHAN LAKE ROAD SHERMAN ROAD 3280 3278 3274 3272 3270 3260 子 6231 2 PLAN 25482 1 3 SUBJECT 6223 4 6219 5 **PROPERTY** ν 190ε ΒLOCK 2 6270 FOAD 6215 6 \$1,29 5 6270 6215 6 6211 7 C2 Zoned 3321 ROAD

1. In Writing in Advance of the Public Hearing:

Written submissions will be accepted by:

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

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Rob Conway, Director of Planning and Building

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, Duncan, BC, V9L 6A1



NOTICE OF PUBLIC HEARING

The Director of Planning and Building gives notice that a Public Hearing will be held at **6:00 p.m.** on **Wednesday, September 21, 2022** to allow Council to receive public input on Bylaw No's 3685, 3868 and 3878 which propose to amend "Zoning Bylaw 1997," No. 2950. 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 conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet. 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 hearing 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 hearing on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw (3181, 3183 Gibbins Rd; R3 to R3-MF), 2018 No. 3685 proposes to amend Zoning Bylaw 1997, No 2950 by: (1) Amending section 58.3 (5) [R3-MF, Density] by inserting the following: "(c) Despite section 5(a), the minimum site area per dwelling unit of 215m2 (2,314 ft2) is permitted at 3181/3183 Gibbins Road (PID: 000-120-308)" and (2) Reclassifying 3181/3183 Gibbins Road (PID: 000-120-308) from Residential One and Two-Family Zone (R3) to Residential Medium Density Multi-Family Zone (R3-MF).

The purpose of the proposed bylaw is to authorize an existing four-plex on the subject property (PID: 000-120-308) outlined in bold on the map.

Zoning Amendment Bylaw (3005, 3011 Drinkwater Road & 6455 Ford Road from R1 to CD23), No. 3868 proposes to amend the following sections of Zoning Bylaw 1997, No. 2950 by inserting under: Section 12, the definition "residential rental tenure"; Section 43 "Ford Road South Comprehensive Development Zone (CD23)" to the end of the list of zones; and Section 80.21 the new zone "Ford Road South Comprehensive Development Zone (CD23)"; and further to reclassify 3005 Drinkwater Road (PID: 003-108-163), 3011 Drinkwater Road (PID: 000-209-457), and 6455 Ford Road (PID: 005-926-866) from Residential Rural Zone (R1) to Ford Road South Comprehensive Development Zone (CD23).

The purpose of the Zoning Bylaw Amendment is to allow for the construction of three apartment buildings (262 apartment units) on the subject properties (PID's 003-108-163, 000-209-457 and 005-926-866) as outlined in bold on the map.

Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake Road), No. 3878, 2022 proposes to amend Zoning Bylaw 1997, No. 2950 by adding the following new subsection after 40.9: "40.10 Despite section 40.5, one cannabis retail store is permitted at 3288 Cowichan Lake Road (PID: 030-911-842)."

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PUBLIC INPUT

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The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

(Cannabis Sales – 3288 Cowichan Lake Road)

Bylaw (3878)

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

Title

2

1 This Bylaw may be cited as "Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake Road), No. 3878," 2022.

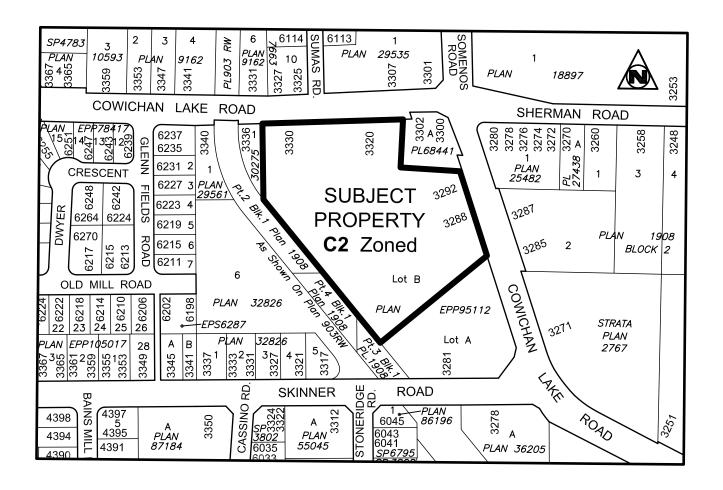
Amendment

bsection after 40.9:	
'40.10 Despite section 40.5, one cannabis retail store is permitted at 3288 Cowichan La Road (PID: 030-911-842)"	ke

Zoning Bylaw 1997, No. 2950 is hereby amended by adding the following text as a new

READ a first time on the August 17, 2022 READ a second time on the August 17, 2022 CONSIDERED at a Public Hearing on READ a third time on ADOPTED on

CORPORATE OFFICER	PRESIDING MEMBER



STAFF REPORT

Report



Date August 17, 2022 File: 3360-20 21.02

Subject Zoning Bylaw Amendment Application No. ZB000153 (3288 Cowichan Lake Road) –

Cannabis Retail Sales

PURPOSE

To introduce Zoning Amendment Bylaw No. 3878, 2022, which proposes a site specific zoning amendment to permit retail cannabis sales at the Berkey's Corner Shopping Centre. A staff presentation will be provided at the meeting.

BACKGROUND

The 1.8 ha (4.4ac) subject property is located at 3288 Cowichan Lake Road at the Berkey's Corner Shopping Centre (Attachments 1 & 2). The property is designated Neighbourhood Commercial under the Official Community Plan (OCP), zoned Commercial General (C2) (Attachments 3 and 7), and is located within the Urban Containment Boundary.

Land Use Context

Lands to the north and east of the site are zoned for a mixture of commercial and residential uses, Lands to the west are zoned for residential use, and directly south, the zoning is commercial.

DISCUSSION

Proposal

The applicant, Honeycomb Cannabis Duncan Inc., is proposing to amend the Commercial General - C2 Zone to permit a cannabis retail store for 3288 Cowichan Lake Road at the Berkey's Corner Shopping Centre (see Attachments 5 & 6).

Berkey's Corner Proposed Retail Cannabis Location (green unit) – facing west



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.

The Province has been clear that local governments can choose not to allow cannabis stores, restrict the number of stores permitted in the community, or establish criteria for permitting cannabis retail stores. On January 16, 2019, Council considered and 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. The policy was subsequently amended on July 17, 2019 (Attachment 6).

Confirmation that a completed application was received by the Province from the Liquor Cannabis Regulation Branch (LCRB) on July 6, 2021 permitting municipal application processing as per Council policy for Retail Cannabis Sales - Policy 4.6:

Policy 4.6 LCRB Application

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).

Subsequently, a letter confirming that applicant eligibility and suitability requirements had been met with respect to the *Cannabis Control and Licensing Act* - "fit and proper" assessment was received from the LCRB on October 13, 2021 (Attachment 9).

Additional policy consideration regarding this application are:

Official Community Plan

- Policy 2.4.5 The Municipality will protect and promote the economic viability of existing commercial enterprises in North Cowichan; attract new and emerging service, retail and other commercial businesses; and encourage diverse types of commercial activity.
- Policy 2.4.5.1 b) The Municipality supports commercial infill and intensification of existing commercial areas. Emphasis will be given to the redevelopment or intensification of use on existing commercial sites over the designation of new commercial lands on "green field" sites.

 Increased density within existing commercial areas makes more efficient use of land and infrastructure, encourages transit and alternative transit modes, and promotes pedestrian-oriented development.
- Policy 2.4.5.2 The Municipality encourages a range of commercial facilities from local to regional in scope.

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 site is located on an urban arterial road (Cowichan Lake Road) and is in an established commercial area.

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 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.

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.

Referrals were sent to internal municipal departments and external local governments and agencies. External referrals included SD79, North Cowichan RCMP and the jurisdictional neighbours of, Cowichan Tribes, City of Duncan, and the Cowichan Valley Regional District (CVRD), to notify them and invite comment about the proposal.

Of those Municipal Departments, agencies or jurisdictions that provided comment, the RCMP, City of Duncan, CVRD, Cowichan Tribes and North Cowichan's Engineering Department had no concerns (Attachment 8).

School District #79 has adopted a Cannabis Retail Facilities policy (October 1, 2019) wherein objection will be registered against any proposed retail cannabis location determined to be within 300 metres of a school. The School District considers the distance between the proposed retail cannabis store and Ecole Mount Prevost Elementary School to be approximately 400 metres and thus triggers a review as opposed to an objection as per Board of Education Policy. On May 3rd, 2022 after reviewing the application referral the Board adopted the following motion (Attachment 8):

"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."

Following consultation, Ecole Mount Prevost administration provided the following feedback to the Board:

- 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.

The SD79 referral response was received in advance of this application being considered by Council for 1st and 2nd reading and as such the only notification the school and parents would receive at this point in the process is through the SD79 Board of Education application referral response. Municipal mail-out notification to adjacent property owners and residents, and newspaper notices will be issued in due course should Council choose to advance this application to public hearing. Additionally, the applicant is required to conduct a public information meeting and provide input comment to Council in advance of a scheduled public hearing – see Communications and Engagement section below.

Development Permit Areas

Should this zoning amendment be approved by Council, a Development Permit for the form and character of this storefront may be required (DPA-1) for exterior alterations.

Servicing and Infrastructure

Servicing, traffic access/egress, and parking related to this zoning amendment application proposal are considered adequate.

Communications and Engagement

Should Council choose to proceed with consideration of the application and give first and second reading to Zoning Amendment Bylaw No. 3878 (Attachment 10), the application will proceed to a public hearing. At that time, the general public will be provided an opportunity for input on the proposed Zoning Bylaw amendment. Neighbouring properties within a 60 metre radius of the subject property will be notified by the Municipality of this application and advertisements will be placed in the local newspaper, as required by the *Local Government Act*.

The applicant is required to arrange and conduct an information meeting to provide residents and property owners within 60 metres of the subject property with information about the application (Section 4.8, Cannabis Retail Sales Policy) before a Public Hearing and consideration of third reading. A summary of the information meeting will be provided to Council prior to the public hearing.

Conclusion

The proposal is consistent with the commerce policies of the OCP – Section's 2.4.5, 2.4.5.1b), 2.4.5.2. Further, it is consistent with location policies - Section 4.1 and 4.2 respectively of Council's Cannabis Retail Sales policy as the proposal is abutting an urban arterial road, in an established and purpose built commercial area and if approved will be the only retail cannabis store for this parcel.

The recently constructed Berkey's corner commercial site is well lit, secure, (building alarm systems, security patrolled and continuous public observation via customer traffic and surrounding residential areas) and well-maintained. Staff consider the site to be a suitable location for cannabis retail sales.

OPTIONS

1. **(Recommended Option)** Support application and give Bylaw No. 3878 first two readings.

THAT Council:

- (1) Give first and second reading to "Zoning Amendment Bylaw (Cannabis Sales 3288 Cowichan Lake Road), No. 3878," 2022 to permit cannabis retail sales; and,
- (2) Require the applicant to conduct an Information Meeting before scheduling a Public Hearing and Council's consideration of third reading.
- 2. Deny the application.

THAT Council deny the application from Honeycomb Cannabis Duncan Inc. to amend Zoning Bylaw No. 2950, 1997 to permit cannabis retail sales at 3288 Cowichan Lake Road.

IMPLICATIONS

Should this application be denied, a retail cannabis store will not be permitted to operate at 3288 Cowichan Lake Road.

RECOMMENDATION

That Council:

- (1) Give first and second reading to "Zoning Amendment Bylaw (Cannabis Sales 3288 Cowichan Lake Road), No. 3878," 2022 to permit cannabis retail sales; and,
- (2) Require the applicant to conduct an Information Meeting before scheduling a Public Hearing and Council's consideration of third reading.

Report prepared by:	Report reviewed by:	
Glenn Morris	Rang	
Glenn Morris	Rob Conway, MCIP, RPP	
Development Planning Coordinator	Director, Planning and Building	

Approved to be forwarded to Council:

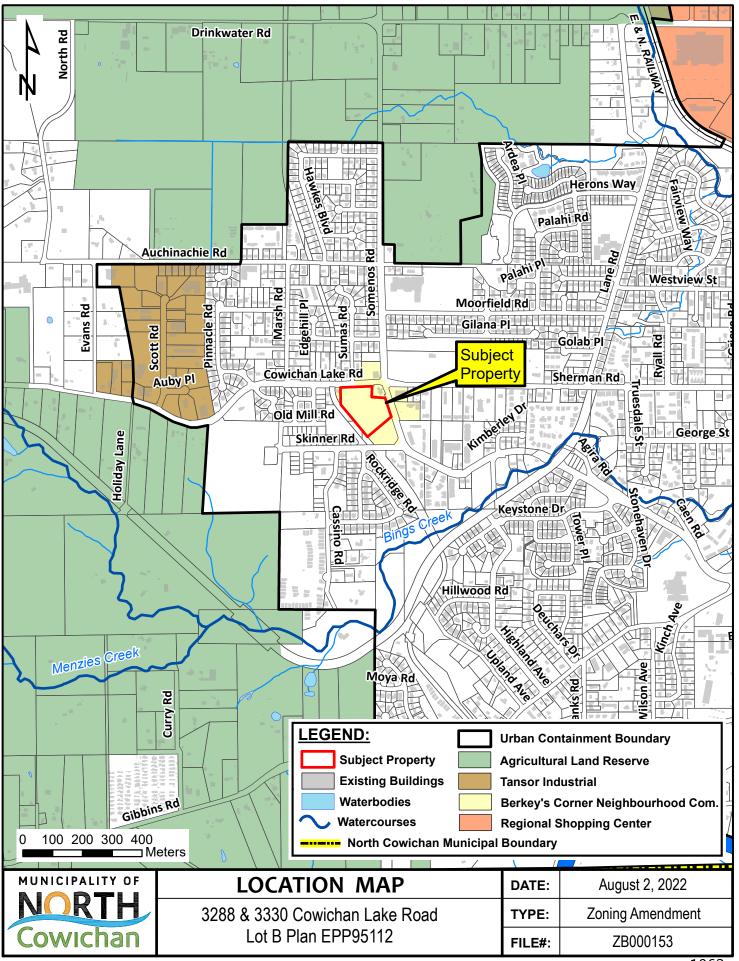


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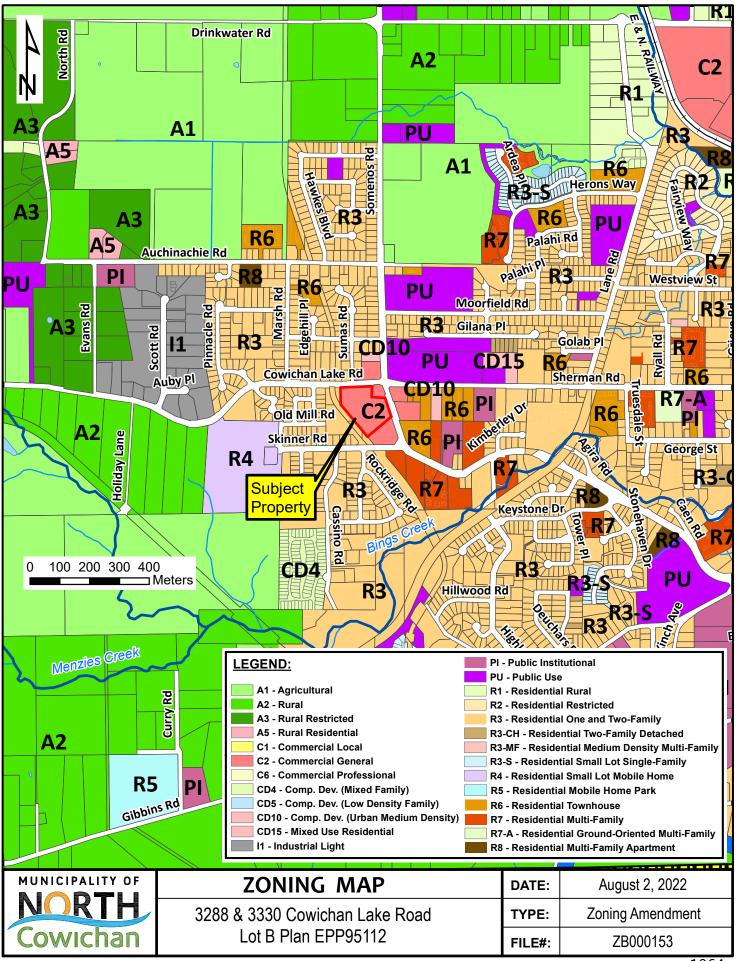
Chief Administrative Officer

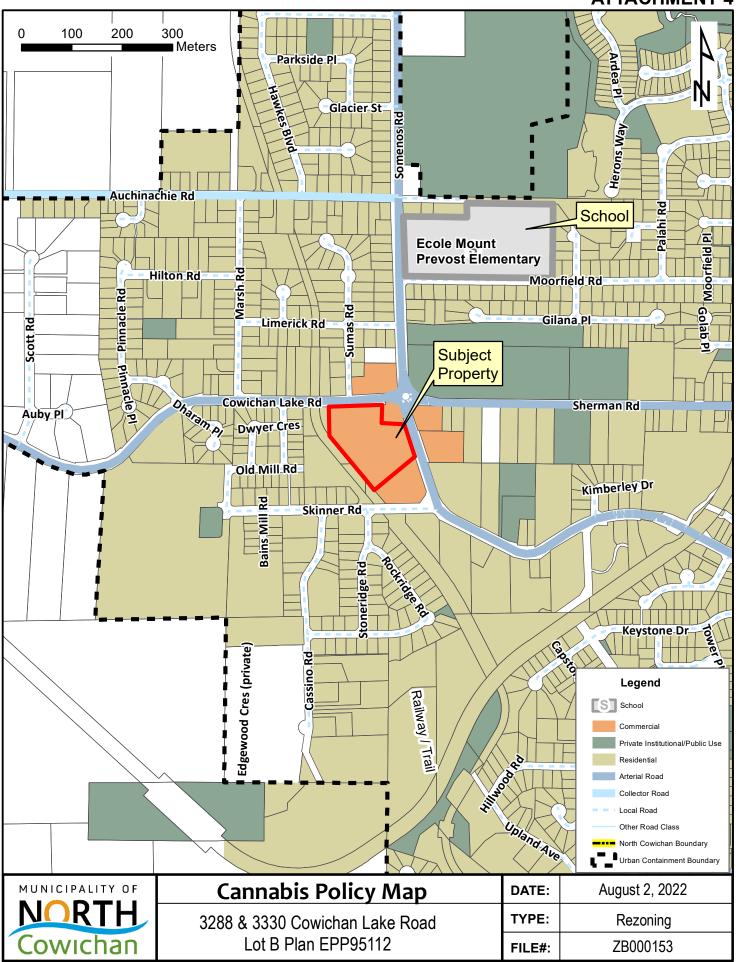
Attachments:

- 1. Location Map
- 2. Air Photo
- 3. Zoning Map
- 4. Cannabis Policy Map
- 5. Letter of Rationale
- 6. Council Policy: Cannabis Retail Sales
- 7. Commercial General Zone (C2)
- 8. Referral Responses
- 9. LCRB Letter Fit and Proper
- 10. Draft Bylaw 3878













February 25, 2021 By Email

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

Re: Non – Medical Cannabis Retail ZB000153

Proposed address: 3288 Cowichan Lake Road, Duncan BC - Berkey's Corner

Proposed Tenant: Honeycomb Cannabis

Please accept this letter Honeycomb's written overview of the letter of rational for the proposal to place a non-medical cannabis retail store.

Intent

The applicant has carefully selected the commercial shopping center, Berkey's Corner for their proposed store due to its proximity to community, safe shopping, land use of retail along with distancing from the City's outlined policies pertaining to non-medical cannabis retailing.

Additionally, the applicant wishes to supply additional details within this submission. Based upon the applicant's extensive experience, many common questions come up both from community and municipality. Honeycomb has taken the liberty to address some of those details within.

Applicant Background

Honeycomb Cannabis aims to educate the industry through the implementation of sound business practices and time-tested marketing techniques. Combined with a focus on consumer education and guest service.

Honeycomb Cannabis is led by two pharmacist and pharmacy owners with over 40 years of combined experience. Michael Forbes and Kuljeet Thira have attached their background details within this application. Michael and Kuljeet will ensure a fist class retail experience is achieved while educating the community to the benefits of safe, legal cannabis.

The mission of Honeycomb is threefold –

- 1. To provide an educational cannabis retail experience by two pharmacist and Pharmacy owners with over 40 years combined experience.
- 2. To have stringent drug diversion systems in place to protect children, and those who are vulnerable from accessing cannabis.
- 3. To provide a safe and legal venue for customers to obtain cannabis.

Berkey's Corner

Berkey's Corner is a new commercial development located in the heart of Duncan at the corner of Cowichan Lake Road and Skinner Road. The site is slated to have a 50,000 sqft grocery tenant, liquor store tenant as well as other mixed business uses. There is ample surface parking on site with easy vehicle access. Honeycomb has selected this site as it promotes one stop community convenience shopping. The site is away from any youth activities including schools and promotes a safe and community standard for shopping.

Good Neighbor Agreement: Honeycomb Cannabis would be happy to enter a "Good Neighbor Agreement" with the municipality if required. They intend to operate their business with a focus on consumer education, open concept plan and with a concentration on supporting the surrounding community.

Strategies for mitigating Potential Negative Impacts

Line-ups / Queuing: Honeycomb does not anticipate line-ups for is store. Customers may gain access to the retail store by way of one point of access. The store is large enough to allow for interior social distancing and it would not be anticipated that a line would need to occur outside the business.

Nuisance Behavior / Loitering The applicant has a zero-tolerance policy for consumption on property. Team members will be trained to continually monitor the area engage with consumers to educate them with respect to local community smoking bylaws. The purpose of the store is to provide retail product that guests purchase and immediately take home and consume. Consumers will be expected to immediately leave the property once a purchase is made. Honeycomb has implemented standard operating procedures to monitor both the interior and exterior of their busines to ensure consumers are educated on the zero tolerance policy for onsite consumption.

Impairment All owners and team members are required by Provincial law to take a program called <u>"Selling it Right"</u> this program educates workers on recognizing intoxicated patrons and recognizing the importance of public safety. No licensee is every permitted to sell to an intoxicated patron. Honeycomb has standard operating procedures in place including policy manuals and team training tools to ensure the

ongoing commitment to deterring impairment and recognizing what to do when its discovered.

Minors All owners and team members are required by Provincial law to take a program called <u>"Selling it Right"</u> this program educates workers on identifying minors, how to check for ID and ensuring a minor is never served / sold cannabis. Minors are never permitted to be within the store. The province also mandates that no cannabis and their associated accessories are permitted to be seen from the exterior of the store. Honeycomb cannabis has a zero-tolerance policy and team member who fails to identify a minor, will no longer be permitted to continue their work with Honeycomb.

Operating Overview: Honeycomb intends to operate within the provincial permitted hours of 9am – 11pm Monday thru Sunday. They expect to have 2 full time team member and 10 part time team members on staff. All staff will have had and passed the worker qualification program as well as their responsible service program "selling it Right".

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.

Permitted Uses

69 (1) The permitted uses for the C2 zone are as follows:

Accessory Dwelling Unit

Appliance and Small Equipment Repair

Bed and Breakfast

Bus Depot

Car Wash

Club

Commercial Cardlock Facility

Commercial School

Dry Cleaner

Entertainment Use

Financial Institution

Fitness Centre/Gymnasium

Funeral Parlour

Hairdresser

Home-Based Business

Hotel

Laundromat

Medical Laboratory

Mini-Warehousing

Mixed-use Building

Mobile Food Service

Night Club

Nursery

Office

Parking Use

Pub

Restaurant

Retail Lumber and Building Supply Yard

Retail of Motor Vehicle Parts and Accessories

Retail Store

Service Station

Single-Family Dwelling (subject to the provision of the R3 zone)

Tool Rental

Veterinary Clinic

Wholesale Store [BL3150, BL3657]

Minimum Lot Size

(2) The minimum permitted lot size for the C2 zone is 560 m² (6,028 sq. ft.).

Minimum Frontage

(3) The minimum permitted frontage for the C2 zone is 15 m (49.21').

Maximum Lot Coverage

(4) The maximum permitted lot coverage for the C2 zone is 100% of the lot area, except such area as required for off-street parking and loading facilities, landscaping requirements, and fencing and highway setbacks.

Minim m Setbacks

- (5) There are no minimum setbacks for the C2 zone except:
 - (a) where the lot abuts residentially zoned land that yard which abuts the residentially zoned land shall be 3.0 m (9.84') in depth; and
 - (b) where the lot abuts an arterial highway the yard, front, shall be 4.5 m (15') in depth.

Maximum Building Height

- (6) The maximum permitted building heights for the C2 zone are as follows:
 - (a) Principal Building, 12.0 m (39.37')
 - (b) Accessory Building, 5.0 m (16.4')

Conditions of Use

(7) Despite subsection 69 (1), "apartment" is a permitted use for Lot A, Plan EPP95112, Skinner Road (PID: 030-911-834). [BL3824]



FROM THE OFFICE OF THE SECRETARY TREASURER

May 17, 2022

Via email: glenn.morris@northcowichan.ca

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

Dear Mr. Morris:

Re: <u>Cannabis Retail Sales Zoning Amendment Application Referral for Lot B, 3288</u> 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

Jaan Sandquist

cc. Chair of the Board of Education





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

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' slhiilhukw 'ul Everything on this Earth is what sustains us, everything on this Earth is connected together. (Quw'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 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

From: Glenn Morris

Sent: Wednesday, April 6, 2022 12:21 PM

To: 'tracy.fleming@cowichantribes.com' < tracy.fleming@cowichantribes.com

Cc: 'natalie.anderson@cowichantribes.com' <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 2nd send.

Thank you

Sincerely Glenn Morris

From: Glenn Morris

Sent: Wednesday, April 6, 2022 10:09 AM

To: 'natalie.anderson@cowichantribes.com' <natalie.anderson@cowichantribes.com>;

'tracy.sleming@cowichantribes.com' <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: <u>glenn.morris@northcowichan.ca</u>

• 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 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 to participate.



Glenn Morris

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 <u>developmentservices@duncan.ca</u> 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

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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

From: Glenn Morris

Sent: Wednesday, April 6, 2022 9:24 AM **To:** 'peter@duncan.ca' <peter@duncan.ca>

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

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. 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 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 to participate.



Glenn Morris

From: Emily Dixon <Emily.Dixon@cvrd.bc.ca>
Sent: Monday, May 16, 2022 11:10 AM

To: Glenn Morris
Cc: Mike Tippett

Subject: Thrive Cannabis Referral

Attachments: 2022-04-20 EASC Minutes - Cannabis Refferral from NC.pdf; 2022-04-27 Board

Minutes - Cannabis Refefral 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 1st 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.



October 13, 2021 Job #020072

via email: glenn.morris@northcowichan.ca

Glenn Morris

Development Planning Coordinator, Development and Engineering Services District of North Cowichan

Re: Application for a Non-Medical Cannabis Retail Store Licence

Applicant: Honeycomb Cannabis Duncan Inc.

Proposed Establishment Name: Honeycomb Cannabis

Proposed Establishment Location: 3288 Cowichan Lake Road, Duncan BC V9L 4C3

The Liquor and Cannabis Regulation Branch (LCRB) has completed its assessment of the eligibility and suitability requirements of the *Cannabis Control and Licensing Act* ("the Act") for Honeycomb Cannabis Duncan Inc., including for persons associated with Honeycomb Cannabis Duncan Inc.

This letter confirms that based on the application, the General Manager has determined that the applicant is presently fit and proper for the purposes of the Act. Please note that the General Manager has the authority under the Act to assess whether an applicant or licensee is fit and proper at any time during the application process or during the term of the licence.

One of the requirements that must be met before the issuance of a Non-Medical Cannabis Retail Store licence under the Act is a positive recommendation from the local government and/or Indigenous nation of the area in which the proposed retail store would be located. The remainder of the licensing process depends in part upon this recommendation. The General Manager must take the recommendation into account in deciding whether to issue the Cannabis Retail Store licence to the applicant. If the local government or Indigenous nation has decided or decides that it will not make a recommendation regarding this application, please contact the LCRB at your earliest convenience.

For more information on roles of local governments and Indigenous nations, please see the following links.

 $\underline{https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-}$

licensing/documents/local government role in licensing cannabis retail stores.pdf

OR

 $\underline{https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-}$

licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf



If you have any questions, please feel free to contact me at 778-974-4274 or Tracy.Altman@gov.bc.ca.

Sincerely,

Mitman

Senior Licensing Analyst

copy: Applicant

Rupi Gill, Provincial Director Compliance

Facsimile: 250 952-7066

Website:



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

(Cannabis Sales – 3288 Cowichan Lake Road)

Bylaw (3878)

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

Title

This Bylaw may be cited as "Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake 1 Road), No. 3878," 2022.

CORPORATE OFFICER

Ame	endment
2	Zoning Bylaw 1997, No. 2950 is hereby amended by adding the following text as a new subsection after 40.9:
	"40.10 Despite section 40.5, one cannabis retail store is permitted at 3288 Cowichan Lake Road (PID: 030-911-842)"
READ CON READ	D a first time on the D a second time on the SIDERED at a Public Hearing on D a third time on PTED on

PRESIDING MEMBER

COUNCIL MINUTES

7.5 Zoning Bylaw Amendment Application No. ZB000153 (3288 Cowichan Lake Road) – Cannabis Retail Sales for first and second reading

IT WAS MOVED AND SECONDED:

THAT Council:

- 1. Give first and second reading to "Zoning Amendment Bylaw (Cannabis Sales 3288 Cowichan Lake Road), No. 3878," 2022 to permit cannabis retail sales; and,
- 2. Require the applicant to conduct an Information Meeting before scheduling a Public Hearing and Council's consideration of third reading.

 CARRIED

7.6 Waterworks Amendment Bylaw No. 3874 for first three readings

IT WAS MOVED AND SECONDED:

THAT Council abandons Waterworks Amendment Bylaw No. 3866, 2022. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third readings to "Waterworks Amendment Bylaw No. 3874, 2022". CARRIED

IT WAS MOVED AND SECONDED:

THAT the meeting be extended to 8:00 p.m.

CARRIED

8. REPORTS

8.1 National Day for Truth and Reconciliation 2022

IT WAS MOVED AND SECONDED:

THAT Council approve a \$3,000 grant-in-aid to the M'akola Housing Society to support the 2022 Every Child Matters March to commemorate the National Day for Truth and Reconciliation on September 30, 2022.

8.2 2022 Citizen Satisfaction Survey results

IT WAS MOVED AND SECONDED:

THAT Council receive the 2022 Citizen Satisfaction Survey results for information.

CARRIED

8.3 Development Variance Permit Application No. DVP00082 for 6824 Stoney Hill Road

IT WAS MOVED AND SECONDED:

THAT Council authorize the issuance of Development Variance Permit DVP00082 to vary section 13(1)(c) of Zoning Bylaw No. 2950, 1997 to reduce the required setback from a watercourse from 15 metres to 4 metres at 6824 Stoney Hill Road. (Opposed: Marsh) CARRIED

8.4 Temporary Mobile Home Permit Application for 7042 Norcross Road

IT WAS MOVED AND SECONDED:

THAT Council authorize Temporary Mobile Home Permit No. TTP00076 to be issued to Kristy and Gavin Symes for the use of a temporary mobile home at 7042 Norcross Road, in accordance with the requirements of Temporary Mobile Home Permit Bylaw No. 1685, for a term of one year, expiring on August 17, 2023.

APPLICANT PUBLIC MEETING INFORMATION

NOTICE OF INFORMATION MEETING

Zoning Bylaw Amendment Application No. ZB0000153

Applicant: Honeycomb Cannabis

Representative: Rebecca Hardin, Thrive Liquor & Cannabis Advisors **Site Address:** 3288 Cowichan Lake Road, Duncan (Berkey's Corner)

Proposal: The Applicant is seeking to open an on medical cannabis retail store

Background

On August 17, 2022 the Municipality of North Cowichan gave 1st and 2nd reading to Zoning Bylaw Amendment Application No. ZB0000153 to permit a non medical cannabis retail store.

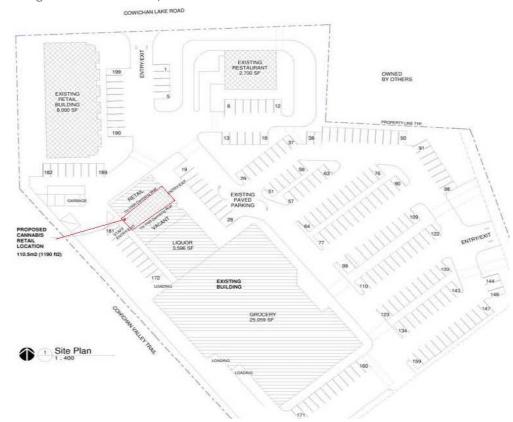
Council directed the applicant and its representative to hold an information meeting to seek feedback from the local community surrounding the property, and to provide a report prior to Council considering third reading/final approval.

Application Proposal

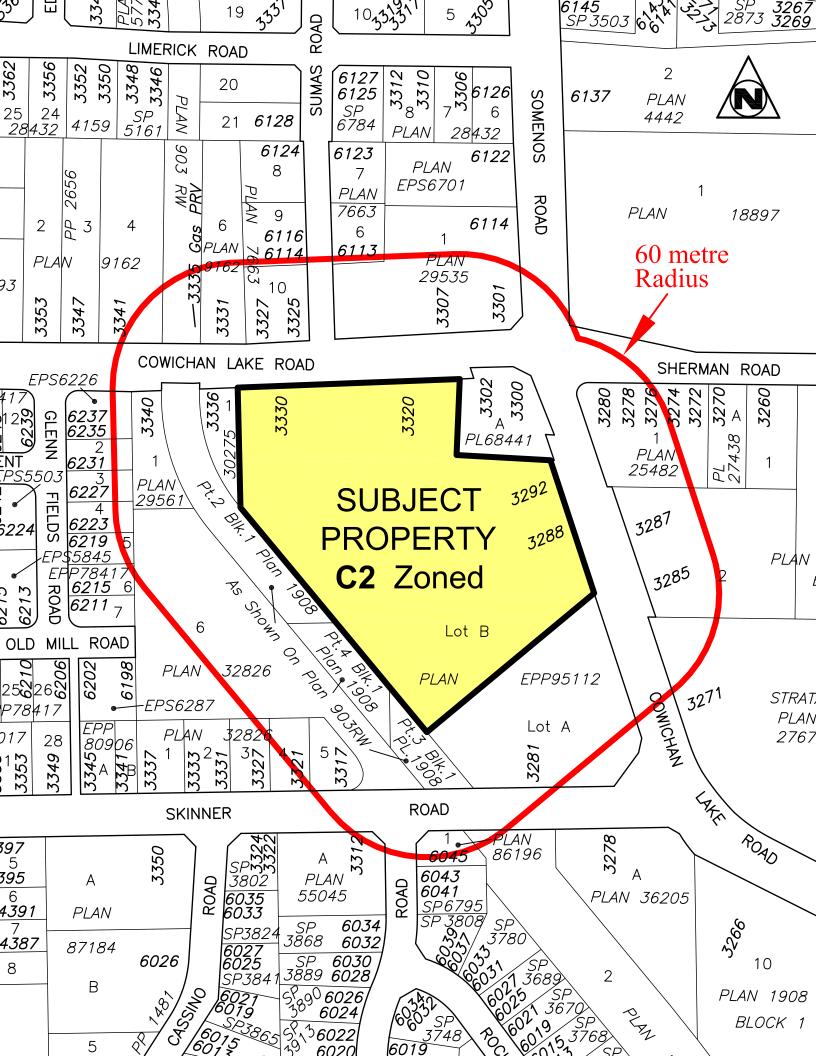
The Applicant is seeking to open nonmedical cannabis retail store. The boutique style store is proposed to carry mainstream retail offerings and will operate from 9am – 11pm seven days per week, as per the provincial rules and regulations. The applicant has passed provincial suitability and we invite you to review the website here to learn more about the company aesthetic and operations: https://www.honeycombcanna.com/

The applicant would like to extend an invitation to request feedback from the surrounding residences. Feedback can be provided in the following ways:

- 1. Contact rebecca@thriveadvisors.ca
- 2. Call/Text 604.314.0176
- 3. Attend online: **September 7**th **from 6pm 8pm.** Link: https://zoom.us/join Meeting ID: 894 3029 1580 / Passcode: Passcode: 422847



street number	Street	City	Province	postal code	Mail sent via Canada post y/n - 08250222 posted	Tenant Names if commercial	Comments receive
3348	Cowichan Lake Road	Duncan	ВС	V9L 4C4	у		
	Cowichan Lake Road	Duncan	ВС	V9L 4C3	y		
	Cowichan Lake Road	Duncan	BC	V9L 4C4	y		
	Cowichan Lake Road	Duncan	ВС	V9L 4C4	y		
	Cowichan Lake Road	Duncan	ВС	V9L 4C4	y		
	Cowichan Lake Road	Duncan	BC	V9L 4C4	y		
3301	Cowichan Lake Road	Duncan	ВС	V9L 4C2	y		
	Cowichan Lake Road	Duncan	BC	V9L 4C2	y		
	Sherman Road	Duncan	BC	V9L4B4	У		
	Sherman Road	Duncan	BC	V9L 4B4	y		
	Sherman Road	Duncan	BC	V9L 4B4	У		
	Sherman Road	Duncan	BC	V9L 4B4	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1			
	Cowichan Lake Road	Duncan	BC	V9L 4C1	у		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	ВС	V9L 4C1			
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	ВС	V9L 4C1	У		
	Cowichan Lake Road	Duncan	ВС	V9L 4C1	У		
	Cowichan Lake Road	Duncan	ВС	V9L 4C1	У		
					У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C1	У		
	Stoneridge Road	Duncan	BC	V9L 4C6	У		
	Skinner Road	Duncan	BC	V9L 4C2	У		
	Skinner Road	Duncan	BC	V9L 4C2	У		
	Skinner Road	Duncan	BC	V9L 4V4	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Glenn Fields Rd	Duncan	BC	V9L 4C3	У		
	Cowichan Lake Road	Duncan	BC	V9L 4C3	У	40.1	
	Cowichan Lake Road	Duncan	BC	V9L 4B9	У	49th parallel grocery	
	Cowichan Lake Road	Duncan	ВС	V9L 4B9	У		
	Cowichan Lake Road	Duncan	ВС	V9L 4B9	У	Tim hortons	
	Cowichan Lake Road	Duncan	ВС	V9L 4B9	У	Mid Island Liquor	No objections
3288	Cowichan Lake Road	Duncan	BC	V9L 4B9	У		





September 8, 2022 By EMAIL

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

Re: Zoning Amendment Bylaw (Cannabis Sales – 3288 Cowichan Lake Road) No 3878,2022

Please accept this letter as a written overview of the applicant's Public Information Meeting (PIM) held on September 7^{th} 2022 from 6pm – 8pm.

Background

The applicant was directed to seek feedback from the local community with respect to the proposed non-medical cannabis retail store proposed to be located at 3288 Cowichan Lake Road. The applicant sought feedback from the local community in various ways, to allow for feedback and comments.

Process of gathering

The applicant created a mailout and addressed all properties within the required 60m radius of the subject property. Those who were sent mail were provided with the application details as well as various methods to comment on the application including a zoom meeting invitation for September 7th from 6pm-8pm.

In addition to the mailout, the applicant and its representatives were able to connect with some members of the community in person or via phone and attempted to gather feedback. The handout was provided to them and the opportunity for comments at that time, was also provided.

Summary of Comments/Feedback

Based on upon the methods noted above, the following comments were received:

- One phone call direct to the representative on August 31, 12 noon who had received the letter mail. The caller was in opposition to the application as he does not support legalization and wished to be "on the record". He believed this is directly impacting "societal degeneration" and will be attending the public hearing to outline his views. He requested a call back from the representative to confirm the public hearing date. A voicemail was left for the caller by the representative on September

8th at 10:15am outlining the date and time of the public hearing and methods to participate.

- The applicant representative met with the adjacent liquor store retailer team, and they indicated they had no objections to proposal. They were glad to see more tenants coming into Berkey's corner.
- The zoom meeting held on September 7th had no attendees. The applicant and the representative attended to host the meeting. It was recorded including a run through of the presentation.

Attachments that support the PIM

- Map of area and Mailout
- Zoom presentation (recorded video is available to send as well) for PIM held on September 7th from 6-8pm
- Spreadsheet of addresses where notices were circulated.

Should you wish to have a copy of the zoom video, presentation please let me know. Thank you very much. We are looking forward to the public hearing.

Warm regards,

Rebecca Hardin

Rebecca Hardin, Thrive Liquor & Cannabis Advisors

Public Information Meeting

Proposed Site: 3288 Cowichan Lake Road, Duncan BC



OUR VISION

Honeycomb Cannabis aims to educated the industry through the implementation of sound business practices and time-tested marketing techniques.

Honeycomb Cannabis Duncan will be led by Mr. Kuljeet Thiara, pharmacist. Kuljeet's goal is to offer first class retail experiences while educating the community to the safe and beneficial use of legal cannabis.





OPERATOR

KULJEET THIARA

Kuljeet Thiara is a medical professional. He attended the University of British Columbia from 1998-2002 and graduated with a BSc. in Pharmaceutical Sciences. Over the last 20 years, he has worked in various retail settings as a pharmacist, manager and owner of various drug store chains.

For 13 years he owned and operated a Shoppers Drug Mart Pharmacy. Kuljeet owned his own franchise in Cloverdale for over a year in 2007 and then proceeded to open up a franchise in Abbotsford in September of 2008. This location was the first 24 hour store in Abbotsford, servicing clients from Aldergrove to Chilliwack.

- Focused on community, Kuljeet often supports local initiatives including local charities, schools, retirement homes, local sports teams
- > Direct experience with security of regulated/controlled substances
- For the past two years he has worked as a pharmacist at Pharmasave in Abbotsford and opened two Pharmachoice drugstores in Kelowna and Chilliwack.
- > He operates a medical clinic in his Chilliwack location.
- > Focused interest in Addiction Therapy

PITCH DECK

LOCATION

Proposed Address:

Berkey's Corner

3288 Cowichan Lake Road,

Duncan BC

Size: 1190 sqft

EXISTING RESTAURANT 2,700 SF **EXISTING** RETAIL BUILDING 8,000 SF PAVED PARKING PROPOSED CANNABIS RETAIL LIQUOR 3,596 SF LOCATION 110.5m2 (1190 ft2) **EXISTING** BUILDING GROCERY 25,059 SF Site Plan LONDING

20XX

LAYOUT

Locked / Secured Products

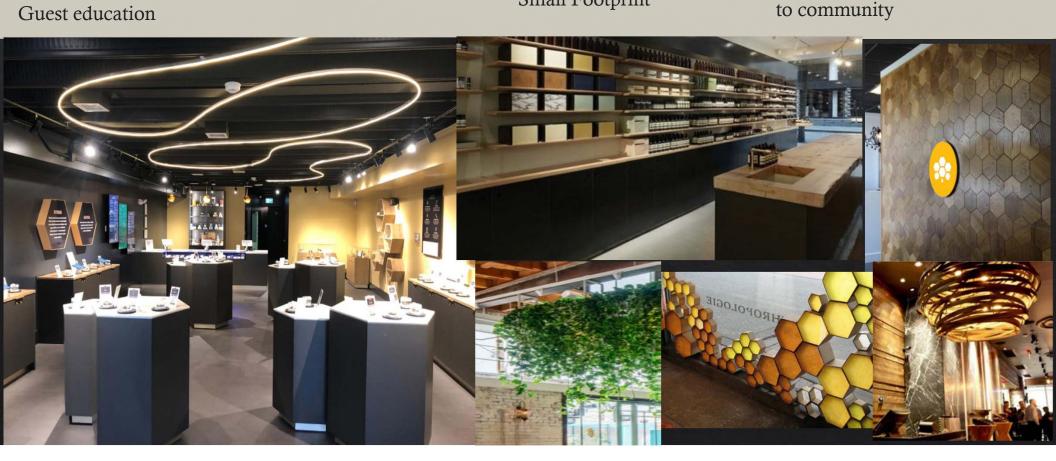
Clean Lines

Interior / Exterior 24 hour security systems in place

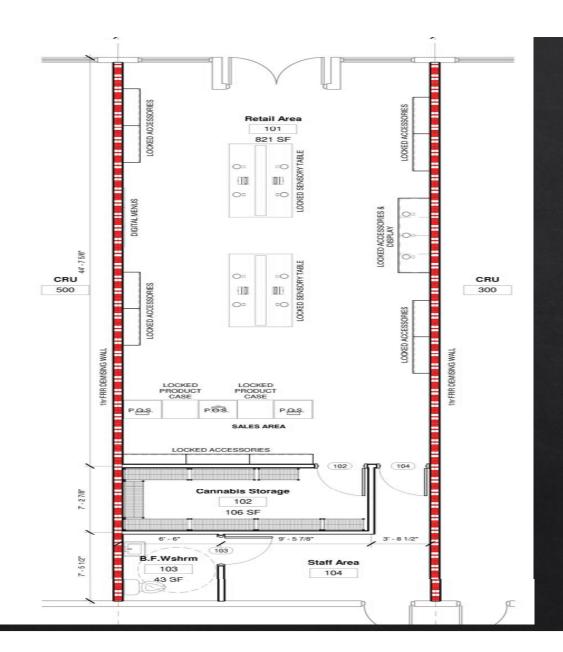
Open Plan

Small Footprint

Legal product showcased to community



Floor Plan





COMMENTS?

QUESTIONS?

THIS IS AN OPEN FORUM, WE WANT TO HEAR FROM YOU!

Thank You!

Please provide your feedback, no later than 1pm Thursday September 8th, 2022.

Via Email: rebecca@thriveadvisors.ca

Phone: 604.314.0176

Text: 604.314.0176



CORRESPONDENCE



February 25, 2021 By Email

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

Re: Non - Medical Cannabis Retail ZB000153

Proposed address: 3288 Cowichan Lake Road, Duncan BC - Berkey's Corner

Proposed Tenant: Honeycomb Cannabis

Please accept this letter Honeycomb's written overview of the letter of rational for the proposal to place a non-medical cannabis retail store.

Intent

The applicant has carefully selected the commercial shopping center, Berkey's Corner for their proposed store due to its proximity to community, safe shopping, land use of retail along with distancing from the City's outlined policies pertaining to non-medical cannabis retailing.

Additionally, the applicant wishes to supply additional details within this submission. Based upon the applicant's extensive experience, many common questions come up both from community and municipality. Honeycomb has taken the liberty to address some of those details within.

Applicant Background

Honeycomb Cannabis aims to educate the industry through the implementation of sound business practices and time-tested marketing techniques. Combined with a focus on consumer education and guest service.

Honeycomb Cannabis is led by two pharmacist and pharmacy owners with over 40 years of combined experience. Michael Forbes and Kuljeet Thira have attached their background details within this application. Michael and Kuljeet will ensure a fist class retail experience is achieved while educating the community to the benefits of safe, legal cannabis.

The mission of Honeycomb is threefold –

- 1. To provide an educational cannabis retail experience by two pharmacist and Pharmacy owners with over 40 years combined experience.
- 2. To have stringent drug diversion systems in place to protect children, and those who are vulnerable from accessing cannabis.
- 3. To provide a safe and legal venue for customers to obtain cannabis.

Berkey's Corner

Berkey's Corner is a new commercial development located in the heart of Duncan at the corner of Cowichan Lake Road and Skinner Road. The site is slated to have a 50,000 sqft grocery tenant, liquor store tenant as well as other mixed business uses. There is ample surface parking on site with easy vehicle access. Honeycomb has selected this site as it promotes one stop community convenience shopping. The site is away from any youth activities including schools and promotes a safe and community standard for shopping.

Good Neighbor Agreement: Honeycomb Cannabis would be happy to enter a "Good Neighbor Agreement" with the municipality if required. They intend to operate their business with a focus on consumer education, open concept plan and with a concentration on supporting the surrounding community.

Strategies for mitigating Potential Negative Impacts

Line-ups / Queuing: Honeycomb does not anticipate line-ups for is store. Customers may gain access to the retail store by way of one point of access. The store is large enough to allow for interior social distancing and it would not be anticipated that a line would need to occur outside the business.

Nuisance Behavior / Loitering The applicant has a zero-tolerance policy for consumption on property. Team members will be trained to continually monitor the area engage with consumers to educate them with respect to local community smoking bylaws. The purpose of the store is to provide retail product that guests purchase and immediately take home and consume. Consumers will be expected to immediately leave the property once a purchase is made. Honeycomb has implemented standard operating procedures to monitor both the interior and exterior of their busines to ensure consumers are educated on the zero tolerance policy for onsite consumption.

Impairment All owners and team members are required by Provincial law to take a program called <u>"Selling it Right"</u> this program educates workers on recognizing intoxicated patrons and recognizing the importance of public safety. No licensee is every permitted to sell to an intoxicated patron. Honeycomb has standard operating procedures in place including policy manuals and team training tools to ensure the

ongoing commitment to deterring impairment and recognizing what to do when its discovered.

Minors All owners and team members are required by Provincial law to take a program called <u>"Selling it Right"</u> this program educates workers on identifying minors, how to check for ID and ensuring a minor is never served / sold cannabis. Minors are never permitted to be within the store. The province also mandates that no cannabis and their associated accessories are permitted to be seen from the exterior of the store. Honeycomb cannabis has a zero-tolerance policy and team member who fails to identify a minor, will no longer be permitted to continue their work with Honeycomb.

Operating Overview: Honeycomb intends to operate within the provincial permitted hours of 9am – 11pm Monday thru Sunday. They expect to have 2 full time team member and 10 part time team members on staff. All staff will have had and passed the worker qualification program as well as their responsible service program "selling it Right".

PUBLIC COMMENTS

From: Steven MCPHEE <steven@forumproperties.com>

Sent: Wednesday, September 7, 2022 12:13 PM

To: Public Meetings

Subject: Letter of Support re: Zoning Amendment Bylaw (Cannabis Sales - 3288 Cowichan Lake

Road), No. 3872, 2022

To Whom it May Concern:

I fully support the above noted zoning bylaw amendment to allow for retail cannabis sales on the property located at 3288 Cowichan Lake Road.



Steven McPhee

Partner T 780-641-2526

steven@forumproperties.com

2910, 10104 – 103 Avenue NW Edmonton, AB, T5J 0H8 www.forumproperties.com

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