

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Wednesday, November 20, 2019 at 8:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Donna Monteith, Chief Financial Officer
 Bruce Greig, Manager of Community Planning
 John Towgood, Planner 1
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk

Regrets:

1. CALL TO ORDER

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?ıř?ath First Nations on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Council advised District of Ucluelet Staff and members of the public that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.

4. ADDITIONS TO AGENDA

4.1 There were no additions to the Agenda.

5. APPROVAL OF AGENDA

5.1 November 20, 2019 Special Council Agenda

2019.001.SPECIAL **It was moved by Councillor McEwen and seconded by Councillor Cole**

That Council approve the November 20, 2019 Special Agenda as presented.

CARRIED.

6. LEGISLATION

6.1 District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019 - 3rd Reading and Council Comment on provincial Cannabis Retail Sales Licence: 1786 Peninsula Road - "Ucluelet Cannabis Co."

Mayor Noël, noted that this is one of the first rezoning applications of

this kind that Council has considered and there may be other retail models that better serve the community. He further noted that there must be a true fit and benefit to the community and he does not see the fit or benefit in this application.

Councillor Cole, stood by the statements she made at the September 18, 2019 Special Council Meeting. She stated that many residents have recommended that Council slow-down, ensure maximum community benefits is obtained, learn from other communities, and do it right the first time. She concluded that she is not comfortable with the application at this time.

Councillor Kemps, stated that she supports cannabis retail sales in Ucluelet but her priority is to ensure that the community receives the appropriate benefit. Councillor Kemps indicated that applications for retail cannabis zoning should address social procurement, living wages and employee benefits.

Councillor McEwen, supported the application. She noted that the Applicant's Liquor and Cannabis Control Board license application is further along than the other Applicants. She also indicated that the proposed location is off of the main drag and relatively private.

Councillor Hoar, noted public concerns regarding Ucluelet's readiness for retail cannabis sales. She noted the lack of local substance abuse counselors and cited concerns heard about the disproportionate effect that increasing access to cannabis will have on the most vulnerable members of Ucluelet's community. She cited community concerns regarding the subject property's location on Larch Road and in particular, youth and senior pedestrian traffic along Larch Road.

2019.002.SPECIAL **It was moved by Councillor McEwen and seconded by Councillor Hoar**

That Council approves recommendation 1 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1254, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1786 Peninsula Road - "Ucluelet Cannabis Co." which states:

1. *THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019" be given third reading.*

DEFEATED.

2019.003.SPECIAL **It was moved by Councillor Hoar and seconded by Councillor McEwen**

That Council approves recommendation 3 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1254, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1786 Peninsula Road - "Ucluelet Cannabis Co." which states:

3. THAT the Council of the District of Ucluelet, having gathered residents' views in a public hearing, indicate that it would be prepared to pass a resolution of support for the Province to issue a Cannabis Retail Sales licence to the applicant, Andrew Hanson of 1181569 B.C. LTD, dba "Ucluelet Cannabis Co.", with the requested hours of 9am to 11pm seven days per week, subject to adoption of a zoning amendment bylaw to permit cannabis retail sales on the property at 1786 Peninsula Road.

DEFEATED.

6.2 District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019 - 3rd Reading and Council comment on provincial Cannabis Retail Sales licence: 1685 Peninsula Road - "Green Leaves Cannabis"

Councillor Kemps, noted that she supports cannabis retail sales but does not support this rezoning application at this time. She noted that she supports the location but Council needs to consider a social procurement aspects which are not addressed in this application.

Councillor McEwen, stated that she is willing to support third reading of this bylaw. She indicated that this is the best of the proposed cannabis retail location because of its centrality and siting off of the main drag. Councillor McEwen also noted that the applicant is a pharmacist and therefore has experience distributing controlled substances.

Councillor Cole, stated that she will not be supporting this rezoning application given the community input she has heard. She noted that the proposed site is her preferred cannabis retail locations.

Councillor Hoar, noted that if she had to choose one location, this would be her preferred location. She noted that the community is not ready for a cannabis retail outlet.

Mayor Noël, noted that the applications did not commit to social procurement.

2019.004.SPECIAL It was moved by Councillor Cole and seconded by Councillor Hoar

That Council approves recommendation 1 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1257, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1685 Peninsula Road - "Green Leaves Cannabis Co." which states:

1. THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019" be given third reading.

DEFEATED.

2019.005.SPECIAL **It was moved by Councillor Kempes and seconded by Councillor Hoar**
That Council approves recommendation 3 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1257, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1685 Peninsula Road - "Green Leaves Cannabis Co." which states:

3. THAT the Council of the District of Ucluelet, having gathered residents' views in a public hearing, indicate that it would be prepared to pass a resolution of support for the Province to issue a Cannabis Retail Sales licence to the applicant, Deepthi Sajja of 1193126 B.C. LTD, dba "Green Leaves Cannabis", with the requested hours of 9am to 11pm seven days per week, subject to:

- a. confirmation that the Province has issued "fit and proper" approval in principle for a Cannabis Retail Sales licence; and,*
- b. adoption of a zoning amendment bylaw to permit cannabis retail sales on the property at 1685 Peninsula Road.*

DEFEATED.

6.3 District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019 - 3rd Reading and Council comment on provincial Cannabis Retail Sales license: 1972 Peninsula Road - "Platinum Cannabis LTD"

Mayor Noël declared a conflict of interest arising from his Brother-In-Law's ownership of the subject property. He recused himself and left the Main Hall at 8:55 P.M.

Councillor Hoar, took issue with the subject property's proximity to the entrance of Ucluelet.

Councillor McEwen, noted that of all of the applications this one had the most letters of support. She further noted that she will not be supporting this particular application.

Councillor Cole, also took issue with the subject property's proximity to the entrance of Ucluelet.

2019.006.SPECIAL **It was moved by Councillor McEwen and seconded by Councillor Hoar**
That Council approves recommendation 1 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1255, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1972 Peninsula Road - "Platinum Cannabis Ltd." which states:

- 1. THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019" be given third reading.*

DEFEATED.

2019.007.SPECIAL **It was moved by Councillor Hoar and seconded by Councillor McEwen**

That Council approves recommendation 3 of the report item "District of Ucluelet Zoning Amendment Bylaw No, 1255, 2019 - 3rd Reading and Council comment on provincial Retail Sales Licence: 1972 Peninsula Road - "Platinum Cannabis Ltd." which states:

3. THAT the Council of the District of Ucluelet, having gathered residents' views in a public hearing, indicate that it would be prepared to pass a resolution of support for the Province to issue a Cannabis Retail Sales licence to the applicant, Charles Philp of Platinum Cannabis Ltd., subject to:

- a. confirmation that the Province has issued "fit and proper" approval in principle for a Cannabis Retail Sales licence; and,*
- b. adoption of a zoning amendment bylaw to permit cannabis retail sales on the property at 1972 Peninsula Road.*

DEFEATED.

7. QUESTION PERIOD

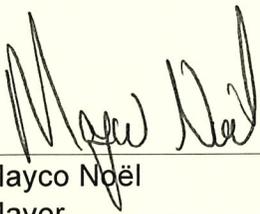
7.1 Mayor Noël returned to the Special Council Meeting after Council dealt with item 6.3.

There were no questions from the public.

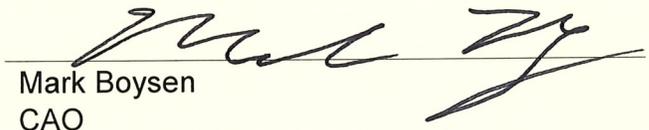
8. ADJOURNMENT

8.1 Mayor Noël adjourned the Special Council meeting at 9:00 PM.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Wednesday, November 20, 2019 at 8:30 pm in the Main Hall, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Mayco Noël
Mayor



Mark Boysen
CAO