



# Alberni-Clayoquot Regional District

## BOARD OF DIRECTORS MEETING

WEDNESDAY, NOVEMBER 27, 2019, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

## AGENDA

- 
- |   | PAGE #      |
|---|-------------|
| <b>1. <u>CALL TO ORDER</u></b>  |             |
| Recognition of Territories.   |             |
| <b>2. <u>APPROVAL OF AGENDA</u></b>   |             |
| <i>(motion to approve, including late items requires ALL VOTE 2/3 majority vote)</i>  |             |
| <b>3. <u>DECLARATIONS</u></b>   |             |
| <i>(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)</i>  |             |
| <b>4. <u>ADOPTION OF MINUTES</u></b>  |             |
| (ALL VOTE/UNWEIGHTED)   |             |
| a. <b>Board of Directors Meeting – November 13, 2019</b>  | <b>7-19</b> |
| <i>THAT the minutes of the Board of Directors meeting held on November 13, 2019 be adopted.</i>   |             |
| <b>5. <u>PETITIONS, DELEGATIONS &amp; PRESENTATIONS (10 minute maximum)</u></b>   |             |
| a. <b>Retirement Presentation - Charles Starratt, Fire Chief, Beaver Creek Volunteer Fire Department – 36 years with the Department, 27 years as Fire Chief.</b>  |             |
| b. <b>Mike Pearson, District Manager, Stefan Yancey, Operations Manager, Peter Webber, Transportation Planner, Ministry of Transportation and Infrastructure Central Island Area – Transportation Update.</b> |             |
| c. <b>Marcie DeWitt, Maggie Hodge Kwann and Tanya Smyth – Final Report on the Child Care Needs Assessment for the ACRD, 2019</b>  |             |
| <b>6. <u>CORRESPONDENCE FOR ACTION</u></b>  |             |
| (ALL VOTE/UNWEIGHTED)   |             |
| a. <b>REQUEST FOR REPRESENTATIVE</b>  | <b>20</b>   |

Central Westcoast Forest Society, November 2019 requesting the Alberni-Clayoquot Regional District Board of Directors appoint a representative to the Westcoast Forest Society Board of Directors.

*(Board Direction Requested)*

- b. **REQUEST FOR CONSIDERATION OF NAME CHANGES** **21**  
School District 70 (Alberni), November 20, 2019 requesting a name change for the school district as well as for Ucluelet Secondary School and AW Neill Elementary School.

Possible Motion:

*THAT the ACRD Board of Directors provide feedback to School District No. 70 on the proposed name changes to SD70 (Alberni), Ucluelet Secondary School and AW Neill Elementary School such that the AW Neil name be removed (in favour of \_\_\_\_\_ if there is a preference; or just removed)*

*and that (list any other preferred names here for any or each of the schools and school district).*

**7. CORRESPONDENCE FOR INFORMATION**  
(ALL VOTE/UNWEIGHTED)

- a. **MINISTRY OF CITIZENS' SERVICES, INFORMATION COMMUNICATION TECHNOLOGIES DIVISION, TO NORTH ISLAND 9-1-1** **22-23**  
Concerns Surrounding Public Safety and Lack of Cellular Service Throughout the North Island Region.
- b. **MINISTRY OF MENTAL HEALTH AND ADDICTIONS** **24-27**  
Meeting at UBCM September 2019
- c. **CITY OF VICTORIA** **28-29**  
Request for consideration of resolutions regarding Safer Drug Supply and Observed Inhalation Sites.
- d. **NORTH ISLAND COLLEGE** **30-34**  
Port Alberni Campus and Regional Plan

*THAT the Board of Directors receive items a-d for information.*

**8. REQUEST FOR DECISIONS & BYLAWS**

- a. **REQUEST FOR DECISION** **35-36**  
**Child Care Needs Assessment for the ACRD**  
**(final report attached separately)**  
(ALL VOTE/UNWEIGHTED)

*THAT the Alberni-Clayoquot Regional District Board of Directors receive the final report on the “Collaborative Child Care Planning Across the Alberni-Clayoquot: A Child Care Needs Assessment for the ACRD, 2019” as presented.*

*THAT the Alberni-Clayoquot Regional District Board of Directors advocate/request that the provincial government expedite the \$10aDay Child Care Plan implementation universally and play an active role in advocating for provincial level changes.*

*THAT the Alberni-Clayoquot Regional District request the Alberni-Clayoquot Health Network to review the final report and make recommendations to ACRD Planning Department staff on options for a regional approach to addressing the actions identified in the Child Care Needs Assessment Plan for the region.*

*THAT the Alberni-Clayoquot Regional District Board of Directors instruct Planning Staff to investigate and report back to the ACRD Board on options to update and/or add child care supporting policies identified in the plan including:*

- *Zoning for group child care in all neighbourhoods;*
- *Offer zoning application assistance to new child care centres;*
- *Support childcare space creation through participation in collaborative spaces, land rental agreements with community centres, etc.;*
- *Promote, encourage, and support the inclusion of child care centres in capital projects and communities amenities;*
- *Revise and update parks plans to focus on walkability on active transportation policies to support easy access for centres;*
- *Enshrine requirements for large employer/new employers of a certain size to provide/support of child care services.*

## **9. PLANNING MATTERS**

### **9.1 ELECTORAL AREA DIRECTORS ONLY (ALL PARTICIPANTS/UNWEIGHTED)**

- a. **RA18007, CHAMBERS, 264 SEABIRD WAY (BAMFIELD)** **37-45**  
Rezoning Application – Public Hearing Report, Public Hearing Minutes  
and Bylaw P1379

*THAT the Board of Directors receive the public hearing report.*

*THAT the Board of Directors receive the public hearing minutes.*

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1379 be read a second time.*

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1379 be read a third time.*

- b. **RE19007, HILTUNEN/BURNETT, 7565 DAVENPORT ROAD (BEAVER CREEK)** 46-55  
Rezoning Application – Report and Bylaws P1401 and P1402

*THAT Beaver Creek Official Community Plan Amendment Bylaw P1401 be read a first time;*

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1402 be read a first time;*

*THAT the public hearing for Bylaws P1401 and P1402 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;*

*THAT the Board of Directors confirm that adoption of Bylaws P1401 and P1402 is subject to:*

*Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot is capable of accommodating on-site sewage disposal to a minimum 2 acre density;*

*Meeting technical referral agency requirements.*

- c. **RF19005, WILSON, LOT 1 MAEBELLE ROAD (CHERRY CREEK)** 56-60  
Rezoning Application – Memorandum and Bylaws P1396 and P1397

*THAT Cherry Creek Official Community Plan Amendment Bylaw P1396 be adopted;*

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1397 be adopted.*

**9.2 ELECTORAL AREA DIRECTORS AND TOFINO**  
(ALL PARTICIPANTS/UNWEIGHTED)

- a. **RT19009, CANNABIS REGULATION ZONING TEXT AMENDMENT (ALL ELECTORAL AREAS)** 61-318  
Public Hearing Report, Public Hearing Minutes and Bylaw P1399

*THAT the Board of Directors receive the public hearing report.*

*THAT the Board of Directors receive the public hearing minutes.*

*THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399 be read a third time.*

**9.3 ALL DIRECTORS**  
(ALL VOTE/UNWEIGHTED)

- a. **UBCM 2019 HOUSING NEEDS REPORT GRANT PROGRAM** **319-329**  
**(ALL AREAS)**  
Request for Decision

*THAT the Board of Directors direct staff to apply to the UBCM 2019 Housing Needs Report grant program to develop housing needs reports for the Alberni-Clayoquot Regional District.*

**10. REPORTS**

**10.1 STAFF REPORTS**  
(ALL VOTE/UNWEIGHTED)

- a. **Meeting Schedule – December 2019** **330**  
b. **Community Works Funds – Cherry Creek Waterworks District** **331-332**  
**(T. Fong)**  
c. **Building Inspector’s Report – October 2019** **333**

*THAT the Board of Directors receives the Staff Reports a-c.*

**10.2 COMMITTEE REPORTS**

**10.3 MEMBER REPORTS**  
(ALL VOTE/UNWEIGHTED)

- a. 9-1-1 Corporation – J. McNabb  
b. Vancouver Island Regional Library – P. Cote  
c. Alberni Valley Chamber of Commerce – S. Minions  
d. Air Quality Council, Port Alberni – D. Bodnar  
e. West Coast Aquatic Board – J. Osborne  
f. Association of Vancouver Island & Coastal Communities – P. Cote  
g. Beaver Creek Water Advisory Committee – J. McNabb  
h. Other Reports

*THAT the Board of Directors receives the Member Reports.*

**11. UNFINISHED BUSINESS**

**12. LATE BUSINESS**

**13. QUESTION PERIOD**

**14. IN CAMERA**

(ALL VOTE/UNWEIGHTED)

*Motion to close the meeting to the public as per the Community Charter, section(s):*

- i. 90 (1) (c): labour relations or other employee relations;*
- ii. 90 (1) (g): litigation or potential litigation affecting the regional district*
- iii. 90 (1) (i): the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- iv. 90 (1) (j): Information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 (1) (c) (i) & (iii) of the Freedom of Information and Protection of Privacy Act.;*
- iv. 90 (1) k): negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the board could reasonably be expected to harm the interests of the regional district if they were held in public.*

**15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA**

**16. ADJOURN**

(ALL VOTE/UNWEIGHTED)

**Next Board of Directors Meeting: Wednesday, December 11, 2019, 1:30 pm  
Regional District Board Room**



# Alberni-Clayoquot Regional District

## MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, NOVEMBER 13, 1:30 PM

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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### **DIRECTORS**

John Jack, Chairperson, Councillor, Huu-ay-aht First Nation

### **PRESENT:**

Josie Osborne, Vice-Chairperson, Mayor, District of Tofino

Bob Beckett, Director, Electoral Area "A" (Bamfield)

Tanya Shannon, Director, Electoral Area "B" (Beaufort)

Kel Roberts, Director, Electoral Area "C" (Long Beach)

Penny Cote, Director, Electoral Area "D" (Sproat Lake) (via teleconference)

John McNabb, Director, Electoral Area "E" (Beaver Creek)

Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)

Sharie Minions, Mayor, City of Port Alberni

Cindy Solda, Councillor, City of Port Alberni

Mayco Noël, Mayor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułuꞑiꞑath Government

Kirsten Johnsen, Member of Council, Toquaht Nation

### **REGRETS:**

Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

### **STAFF PRESENT:**

Douglas Holmes, Chief Administrative Officer

Teri Fong, Chief Financial Officer

Mike Irg, General Manager of Planning and Development

Rob Williams, General Manager of Environmental Services

Wendy Thomson, General Manager of Administrative Services

## **1. CALL TO ORDER**

The Chief Administrative Officer (CAO) called the meeting to order at 1:30 pm.

The CAO recognized the meeting this afternoon being held in the Tseshaht First Nation and the Hupacasath First Nation Territories.

## **2. ELECTIONS – CHAIR AND VICE-CHAIR**

### **a. ELECTION OF CHAIRPERSON – 2019/2020**

The Chief Administrative Officer conducted elections for Chairperson of the Alberni-Clayoquot Regional District and Vice-Chairperson of the Alberni-Clayoquot Regional Hospital District for 2019/2020.

The Chief Administrative Officer requested nominations three times. Director Roberts nominated Director Jack and Director McNabb nominated Director Solda. The Directors accepted their nominations.

The candidates each provided a speech on why they should be elected Chairperson.

The Chief Administrative Officer and General Manager of Administrative Services conducted the election.

The Chief Administrative Officer declared Director Jack to the position of Chairperson of the Alberni-Clayoquot Regional District and Vice-Chairperson of the Alberni-Clayoquot Regional Hospital District for 2019/2010.

**b. ELECTION OF VICE-CHAIRPERSON FOR 2019/2020**

The Chief Administrative Officer conducted elections for Vice-Chairperson of the Alberni-Clayoquot Regional District and Chairperson of the Alberni-Clayoquot Regional Hospital District for 2019/2020.

The Chief Administrative Officer requested nominations three times. Director Solda nominated Director McNabb and Director Jack nominated Director Osborne. The Directors accepted their nominations.

The candidates each provided a speech on why they should be elected Vice-Chairperson.

The Chief Administrative Officer and General Manager of Administrative Services conducted the election.

The Chief Administrative Officer declared Director Osborne elected to the positions of Vice-Chairperson of the Alberni-Clayoquot Regional District and Chairperson of the Alberni-Clayoquot Regional Hospital District for 2019/2020.

Director Jack assumed the Chair.

**3. APPROVAL OF AGENDA**

*MOVED: Director Beckett*

*SECONDED: Director Minions*

*THAT the agenda be approved as circulated with the addition of the following late items:*

*6 (b) Delegation withdrawn;*

*10.2 (a) Public correspondence regarding application DVD19001;*

*13. (3) (c) Report from Director Solda – Port Alberni Bus Depot;*

*17. Additional In-camera section 90 (2) (b).*

**CARRIED**

**4. DECLARATIONS**

**5. ADOPTION OF MINUTES**

**a. Board of Directors Meeting – October 23, 2019**

*MOVED: Director Solda*  
*SECONDED: Director McCarthy*

*THAT the minutes of the Board of Directors meeting held on October 23, 2019 be adopted.*

**CARRIED**

**b. Electoral Area Directors Committee Meeting – October 24, 2019**

*MOVED: Director McNabb*  
*SECONDED: Director Shannon*

*THAT the minutes of the Electoral Area Directors Committee meeting held on October 24, 2019 be adopted.*

**CARRIED**

**c. Salmon Beach Committee Meeting – October 28, 2019**

*MOVED: Director Roberts*  
*SECONDED: Director McNabb*

*THAT the minutes of the Salmon Beach Committee meeting held on October 28, 2019 be adopted.*

**CARRIED**

**d. Alberni Valley & Bamfield Services Committee Meeting – November 6, 2019**

*MOVED: Director Solda*  
*SECONDED: Director Johnsen*

*THAT the minutes of the Alberni Valley & Bamfield Services Committee meeting held on November 6, 2019 be adopted.*

**CARRIED**

**6. PETITIONS, DELEGATIONS & PRESENTATIONS**

**a. Domenico Iannidinardo, Vice President Forest & Sustainability and Chief Forester, Mosaic Forest Management – Update – Mosaic (TimberWest) 2018 Sustainability Report.**

Mr. Iannidinardo provided a power point presentation on Mosaic's 2018 Sustainability Report.

## **7. CORRESPONDENCE FOR ACTION**

- a. **Correspondence dated October 24, 2019 from British Columbia/Yukon Command Royal Canadian Legion requesting that the Alberni-Clayoquot Regional District once again advertise in the “Military Service Recognition Book” with a ¼ page colour advertisement at the rate of \$595.00 including GST.**

*MOVED: Director McNabb*

*SECONDED: Director Bodnar*

*THAT the Alberni-Clayoquot Regional District Board of Directors place a ¼ page colour advertisement in the British Columbia/Yukon Command Royal Canadian Legion “Military Service Recognition Book” for 2020 at a cost of \$595.00 including GST and staff be instructed to come back with options for local advertising in 2021.*

**CARRIED**

- b. **Correspondence dated October 30, 2019 from the Vancouver Island Regional Library Board requesting the appointment and alternate appointment of an Alberni-Clayoquot Regional District Director to the VIRL Board of Trustees for 2020.**

*MOVED: Director McNabb*

*SECONDED: Director Solda*

*THAT the Alberni-Clayoquot Regional District Board of Directors appoint Director Cote as appointee on the Vancouver Island Regional Library Board of Trustees for 2020; AND FURTHER Director Jack be appointed as the alternate on the Vancouver Island Regional Library Board of Trustees for 2020.*

**CARRIED**

- c. **Correspondence dated November 14, 2019 from the Port Alberni Friendship Center inviting Alberni-Clayoquot Regional District Directors to attend a Reconciliation scheduled for Thursday, November 14, 2019, 11 am to 2 pm.**

*MOVED: Director McNabb*

*SECONDED: Director Shannon*

*THAT the Alberni-Clayoquot Regional District Board of Directors authorize Directors to attend the Port Alberni Reconciliation Circle scheduled for Thursday, November 14, 2019 at 11 am in Port Alberni.*

**CARRIED**

## 8. CORRESPONDENCE FOR INFORMATION

- a. **MINISTRY OF ADVANCED EDUCATION, SKILLS AND TRAINING**  
Recent Meeting at UBCM
- b. **ISLAND COASTAL ECONOMIC TRUST**  
Multi-Use Trail will Bring New Tourism Opportunities to Nootka Region
- c. **REGIONAL DISTRICT OF KOOTENAY BOUNDARY**  
Reallocation of BC Rural Dividend Funds
- d. **MINISTRY OF AGRICULTURE**  
Recent Meeting at UBCM
- e. **OFFICE OF THE DEPUTY MINISTER OF AGRICULTURE**  
Recent Meeting at UBCM
- f. **PORT ALBERNI PORT AUTHORITY**  
Summary Update of PAPA Activities
- g. **TOQUAHT NATION GOVERNMENT**  
Toquaht Appointees to the Alberni-Clayoquot Regional District Board of Directors

*MOVED: Director Osborne*

*SECONDED: Director Johnsen*

*THAT the Board of Directors receive items a-g for information.*

**CARRIED**

## 9. REQUEST FOR DECISIONS & BYLAWS

- a. **Request for Decision regarding Alberni-Clayoquot Health Network Table of Partners Representative.**

*MOVED: Director Solda*

*SECONDED: Director McNabb*

*THAT the Alberni-Clayoquot Regional District Board of Directors nominate Director Cote to apply to the Alberni-Clayoquot Health Network (ACHN) Table of Partners (TOP) for a two (2) year term commencing January 1, 2020.*

**CARRIED**

- b. **Request for Decision regarding Resolution – Signing Authority for Banking Purposes.**

*MOVED: Director Osborne*

*SECONDED: Director Johnsen*

THAT the Board of Directors authorize the following signatories for banking purposes for the Alberni-Clayoquot Regional District and Alberni-Clayoquot Regional Hospital District:

a. The following Directors have signing authority:

- i. John Jack, Chairperson
- ii. Josie Osborne, Vice-Chairperson
- iii. Penny Cote, Director

b. The following Staff members have signing authority:

- i. Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer
- ii. Teri Fong, CPA, CGA, Chief Financial Officer
- iii. Wendy Thomson, General Manager of Administrative Services

c. One of the above Directors are authorized to sign all Regional District banking documents with one of the above Staff members.

**CARRIED**

**c. Request for Decision regarding Salmon Beach Road Maintenance and Repairs.**

MOVED: Director Roberts  
SECONDED: Director Beckett

THAT the ACRD Board of Directors direct staff to budget \$5,000 in the 2020 Financial Plan (Salmon Beach transportation services budget) for the creation and implementation of a road maintenance and repair plan.

**CARRIED**

**d. Request for Decision regarding Alberni Valley Custom Transit Fare Review.**

MOVED: Director Solda  
SECONDED: Director Shannon

THAT the ACRD Board of Directors adopt the BC Transit cash fare recommendation of \$2.00 per ride; effective April 1, 2020.

**CARRIED**

**e. Request for Decision regarding Recycling & Garbage Collection – Tla-o-qui-aht and Yuułu?if?atḥ First Nations.**

MOVED: Director McCarthy  
SECONDED: Director Roberts

*THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to send letters to the Tla-o-qui-aht First Nation & Yuułuꞵitꞵath Government inviting them to join the Alberni-Clayoquot Regional District's West Coast Garbage & Recycling Curbside collection program.*

**CARRIED**

**f. Request for Decision regarding Bylaw Notice Dispute Adjudication System.**

*MOVED: Director Osborne*

*SECONDED: Director Johnsen*

*THAT the Board of Directors direct staff to work with the Ministry of Attorney General to request the Lieutenant Governor in Council of the Province of British Columbia enact a Regulation under Section 29 of the Local Government Bylaw Notice Enforcement Act, applying the Act to the Alberni-Clayoquot Regional District.*

**CARRIED**

*MOVED: Director Osborne*

*SECONDED: Director Solda*

*THAT the Board of Directors direct staff to engage with the City of Nanaimo to prepare an agreement for cost sharing and joint administration of a Bylaw Notice Dispute Adjudication System.*

**CARRIED**

*MOVED: Director Osborne*

*SECONDED: Director Johnsen*

*THAT the Board of Directors direct staff to prepare bylaws and policies for the implementation of the Bylaw Notice Dispute Adjudication System provided for in the Local Government Bylaw Notice Enforcement Act, for the Board's approval.*

**CARRIED**

**g. Request for Decision regarding Association of Vancouver Island & Coastal Communities (AVICC)**

- Call for Nominations for the Executive
- Resolution Notice Request for Submissions

*MOVED: Director Osborne*

*SECONDED: Director Solda*

*THAT the ACRD Board of Directors bring forward possible resolutions to the December 11, 2019 or January 8, 2020 regular Board of Directors meeting for*

*consideration of submission to the 2020 Association of Vancouver Island and Coastal Communities Convention.*

**CARRIED**

**h. Request for Decision regarding First Responder and BC Emergency Health Services Collaboration Amendment Agreement.**

*MOVED: Director Beckett*

*SECONDED: Director Roberts*

*THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors enter into the amended First Responder and BC Emergency Health Services Collaboration Agreement with BC Emergency Health Services in order for the Bamfield Volunteer Fire Department to provide emergency medical response services within the Bamfield fire protection service area and a portion of the Huu-ay-aht First Nation community AND FURTHER the Chairperson and Chief Administrative Officer be authorized to enter into the amendment agreement on behalf of the ACRD.*

**CARRIED**

**10. PLANNING MATTERS**

**10.1 ELECTORAL AREA DIRECTORS ONLY**

**a. DVD19001, CISAROSKI & SHAK, 7463 HECTOR ROAD (SPROAT LAKE)**  
Development Variance Permit Application – Memorandum and Permit  
Public Correspondence regarding DVD19001

*MOVED: Director Cote*

*SECONDED: Director Beckett*

*THAT the Board of Directors issue development variance permit DVD19001.*

**CARRIED**

*MOVED: Director Cote*

*SECONDED: Director Beckett*

*THAT the public correspondence be received.*

**CARRIED**

**b. RE18010, COWLEY & GRANT, 5628 TOMSWOOD ROAD (BEAVER CREEK)**  
Rezoning Application – Memorandum, Bylaw P1381 and Report

*MOVED: Director McNabb*

*SECONDED: Director Bodnar*

*THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1381 be amended as presented.*

**CARRIED**

*MOVED: Director McNabb  
SECONDED: Director Shannon*

*THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1381 be read a second time as amended.*

**CARRIED**

- c. RF19002, SUTTON & ZANETTE, 6159 STRATHCONA STREET (CHERRY CREEK)**  
Rezoning Application – Memorandum and Bylaw P1390

*MOVED: Director Bodnar  
SECONDED: Director McNabb*

*THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1390 be adopted.*

**CARRIED**

## **10.2 ELECTORAL AREA DIRECTORS AND TOFINO**

- a. RURAL PLANNING PROJECTS (ALL AREAS)**  
Request for Decision

*MOVED: Director Cote  
SECONDED: Director Osborne*

*THAT the Board of Directors direct staff to add additional staff time for 2020 to complete the Board's rural planning projects initiated in 2019 in the amount of approximately \$42,000 for a 0.75 FTE Planner for six months beginning January 1, 2020.*

**CARRIED**

## **10.3 ALL DIRECTORS**

- a. AE19003, KRUK, 7545 BEAVER CREEK ROAD (BEAVER CREEK)**  
Report

*MOVED: Director McNabb  
SECONDED: Director Shannon*

*THAT the Board of Directors forward the application to the Agricultural Land Commission noting that the proposed second dwelling complies with the ACRD Zoning Bylaw.*

**CARRIED**

*MOVED: Director Shannon  
SECONDED: Director Minions*

*THAT the ACRD Board of Directors send a letter to the appropriate Minister regarding the importance of second multi-general dwellings for continued agricultural purposes.*

**CARRIED**

**b. ALBERNI VALLEY AGE-FRIENDLY PROJECT INTRODUCTION (ALL AREAS)**  
Request for Decision and Presentation

Ms. Amy Anaka, Planner for the ACRD introduced the Alberni Valley Age-Friendly Project.

*MOVED: Director Osborne  
SECONDED: Director Solda*

*THAT the Board of Directors receive the Alberni Valley Age-Friendly Project Introduction report.*

**CARRIED**

*MOVED: Director Osborne  
SECONDED: Director Solda*

*THAT the Board of Directors appoint Director Cote to the ACRD Age-Friendly Working Group.*

**CARRIED**

## **11. REPORTS**

### **11.1 STAFF REPORTS**

**a. Provincial Consultation – Private Managed Forest Land – Summary of Results** (report attached separately)

*MOVED: Director Solda  
SECONDED: Director Johnsen*

*THAT the Alberni-Clayoquot Regional District Board of Directors receive this report for information.*

**CARRIED**

## 11.2 COMMITTEE REPORTS

- a. **Directors Round Table Report**  
Union of British Columbia Municipalities Convention

Directors shared their experiences at the 2019 UBCM Convention.

*MOVED: Director Solda*  
*SECONDED: Director McNabb*

*THAT this verbal report be received.*

**CARRIED**

## 11.3 OTHER REPORTS

- a. **Late Report** - Director Solda reported Port Alberni bus depot is closing on November 30<sup>th</sup>. Following the closure, customers will be picked up and dropped off on the side of the road, location still to be announced. Tickets can only be ordered online. Director Solda expressed concerns with the closure and impact on the community.
- b. **Municipal Finance Authority of BC**  
Report from the Chair and Vice-Chair on Activities for the Period Ended September 2019.
- c. **Vancouver Island Regional Library Board**  
From the Board Table

*MOVED: Director Noël*  
*SECONDED: Director McNabb*

*THAT reports a-c be received.*

**CARRIED**

## 12. UNFINISHED BUSINESS

## 13. LATE BUSINESS

## 14. QUESTION PERIOD

## 15. RECESS

*MOVED: Director Noël*  
*SECONDED: Director McNabb*

*THAT the Regular Board of Directors meeting be recessed in order to conduct the Regional Hospital District meeting.*

**CARRIED**

The meeting was recessed at 4:16 pm

**16. RECONVENE**

The meeting was reconvened at 4:26 pm

**17. IN-CAMERA**

*MOVED: Director McNabb*

*SECONDED: Director Johnsen*

*THAT the meeting be closed to the public as per Community Charter section(s):*

- i. 90 (1) (a): Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the Regional District or another position appointed by the Regional District;*
- ii. 90 (1) (j): Information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 (1) (c) (i) & (iii) of the Freedom of Information and Protection of Privacy Act.;*
- iii. 90 (1) (f): Law enforcement, if the Board considers that disclosure could reasonably be expected to harm the conduct of an investigation under enforcement of an enactment;*
- iv. 90 (1) (g): Litigation or potential litigation affecting the Regional District;*
- v. 90 (1) (c): Labour relations or other employee relations;*
- vi. 90 (1) k): Negotiations and related discussions respecting the proposed provision of a Regional District service that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the Regional District if they were held in public, and;*
- vii. 90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the Regional District and a provincial government or the federal government or both;*

**CARRIED**

The meeting was closed to the public at 4:27 pm.

The meeting was re-opened to the public at 5:13 pm.

**18. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA**

The following decision from the in-camera portion of the Board of Directors meeting was reported out in open meeting:

*THAT the Alberni-Clayoquot Regional District appoint Mr. Jerry Gassner to the volunteer position of Bamfield Community Emergency Program Coordinator.*

**19. ADJOURN**

*MOVED: Director McNabb*

*SECONDED: Director Shannon*

*THAT this meeting be adjourned at 5:14 pm*

***CARRIED***

Certified Correct:

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John Jack,  
Chairperson

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Wendy Thomson,  
General Manager of Administrative Services



CENTRAL  
WESTCOAST  
FOREST  
SOCIETY

286 Main Street  
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info@clayoquot.org  
clayoquot.org

Alberni-Clayoquot Regional District  
3008 5th Ave  
Port Alberni, BC  
V9Y 2E3

Re: Appointment of a Representative to Central Westcoast Forest Society Board of Directors

Dear District Board Members,

Central Westcoast Forest Society (CWFS) is a registered charity based in Ucluelet and Tofino, BC. Our organization is dedicated to restoring ecosystems that are damaged or degraded by human activities in order to protect the long-term success of wildlife populations and the integrity of this region. CWFS has been a part of these communities for 24 years actively working to improve our watersheds, to provide meaningful employment and training opportunities and to educate locals, youth and visitors to our area about the importance of healthy ecosystems.

CWFS is governed by a board of directors representing diverse interests including the five Nations in the region. We respectfully request a representative from ACRD board to join the Central Westcoast Forest Society Board of Directors. Our next annual general meeting is scheduled for November 21, 2019 at 7:00 pm at the Ucluelet Community Centre. Directors can be chosen at anytime with a letter of appointment.

If you have any questions or would like additional information please feel free to contact us at your convenience.

Sincerely,

Jessica Hutchinson, M.Sc.  
Executive Director



## FOR IMMEDIATE RELEASE

November 20, 2019

The Board of Education for School District 70 (Alberni) is considering a name change for the school district as well as for Ucluelet Secondary School and AW Neill Elementary School.

At a district level, Trustees understand that following amalgamation with SD79 (Ucluelet-Tofino) in 1970 the name “Alberni” has failed to capture the geographic diversity served by the district. Instead, it now seeks to find a district name that better represents our region yet retains a name recognition that will resonate locally, provincially, nationally and internationally. To this end, Trustees propose that SD70 (Alberni) become either **SD70 (Pacific Rim)** or **SD70 (Alberni-Pacific Rim)**.

At a school level, Ucluelet Secondary School serves students all along the West Coast. Currently, USS is in the early stages of seismic renovations and upgrades that will essentially result in a new secondary school, suggesting the time is right to consider a new school name that reflects its entire catchment area. Trustees propose that Ucluelet Secondary become either **Pacific Rim Secondary School** or **West Coast Secondary School**.

Finally, in the Alberni Valley, much discussion has taken place about the values and actions of A. W. Neill and whether or not AW Neill Elementary School should continue to bear this individual's name. Trustees propose that AW Neill Elementary become either **Compton Elementary School** or **Kitsuksis Elementary School**.

The names suggested above are in keeping with School District 70 Administrative Procedure 3290 which outlines the criteria and process by which schools are named and/or renamed. Generally, individual's names are avoided, with preference given to street names, geographic features, or regions associated with a catchment area.

The Board of Education will decide in the Spring of 2020 whether or not to make a name change or to retain current district and school names. In the meantime, Trustees want to hear your thoughts on the issue and have created **namechange@sd70.bc.ca** to receive your feedback. Let us know if you support the name change(s), which names you prefer or if you have an alternate name for consideration.

Yours truly,

Pam Craig  
Board Chair  
Board of Education for School District 70 (Alberni)



November 14, 2019

Ref: 112178

John McNabb  
President, North Island 9-1-1 Corporation  
600 Comox Road  
Courtenay, B.C. V9N 3P6

Dear Mr. McNabb:

Thank you for your correspondence dated September 16, 2019, addressed to the Honourable Mike Farnworth expressing your concerns surrounding public safety and lack of cellular service throughout the North Island Region. Your letter has been referred to the Ministry of Citizen's Services and I am pleased to respond in my role as Assistant Deputy Minister responsible for initiatives to advance connectivity in B.C.

The Government of British Columbia recognizes the importance of cellular connectivity along provincial highways and in rural communities, especially for public safety. We know that cell service along highways ensures there is immediate access to emergency services when they are needed most.

In Canada, telecommunications companies are regulated by the Canadian Radio-television and Telecommunications Commission (CRTC). Recently, in a CRTC decision, it was acknowledged that all Canadians should have access to voice services and internet access services on both fixed and cellular wireless networks. At a national level, the solution is being studied by Innovation, Science and Economic Development Canada (ISED) including the cost of cellular services expansion.

In BC, there are an estimated 6,100 kilometers of primary and secondary highways in rural areas that do not have cellular services. The cost to address this lack of coverage is substantive and will require all levels of government to work together on a viable solution.

The Province is working closely with telecommunications companies and with the Government of Canada to lay the groundwork – through broadband infrastructure – to help internet service providers connect more B.C. communities to cellular coverage. We are looking forward to the next intake of the \$750-million Canadian Radio-television and Telecommunications Commission (CRTC) Broadband Fund in the upcoming months and the release of the details about how it will support the expansion of cellular along rural highways.

In addition to the Province working with the federal government through the CRTC broadband fund, we are also looking at other solutions along highway segments where cellular may not be feasible, such as highway call boxes.

As you might be aware, Rogers has built a tower in the Sprout Lake area which extends new cellular coverage along a portion of Highway 4 and the area surrounding Sprout Lake and Port Alberni. We would encourage you to continue to voice the need for expanded cellular coverage by contacting the providers directly. For Rogers, please contact Glenn Alsaker at [Glenn.Alsaker@rci.rogers.com](mailto:Glenn.Alsaker@rci.rogers.com), for Shaw, contact Kiersten Enemark at [Kiersten.Enemark@sjrb.ca](mailto:Kiersten.Enemark@sjrb.ca), and for TELUS, contact Aurora Sekela at [Aurora.Sekela@telus.ca](mailto:Aurora.Sekela@telus.ca).

Thank you again for writing to express your concerns. If you have any questions regarding connectivity programs, please contact Howard Randell at 250 415-6867, or by email at [NetworkBC@gov.bc.ca](mailto:NetworkBC@gov.bc.ca).

Sincerely,



Susan Stanford  
Assistant Deputy Minister

pc: CRTC  
Alberni-Clayoquot Regional District  
Comox Valley Regional District  
Qathet Regional District  
Regional District of Nanaimo  
Regional District of Mount Waddington  
Strathcona Regional District  
Claire Trevena, MLA, North Island  
Ronna-Rae Leonard, MLA, Courtenay-Comox  
Scott Fraser, MLA, Mid-Island Pacific Rim  
Rachel Blaney, MP, North Island-Powell River  
Gord Johns, MP, Courtenay-Alberni  
Honourable Mike Farnworth, Minister of Public Safety and Solicitor General  
Honourable Selena Robinson, Minister of Municipal Affairs and Citizens' Services  
Network BC, Ministry of Citizens' Services



**NOV 13 2019**

1146179

Board of Directors  
Regional District of Alberni-Clayoquot  
3008 5<sup>th</sup> Ave  
Port Alberni BC V9Y 2E3

Dear District Board Members:

I am writing to thank you for meeting with me at the Union of British Columbia Municipalities Convention, which took place September 23 to 27, 2019, at the Vancouver Convention Centre in Vancouver, British Columbia.

We are greatly encouraged by the success of this year’s convention, themed *Resiliency + Change*. With nearly 2,000 community leaders in attendance, local governments came together with a cohesive voice to discuss the needs and resources of communities, raised issues and ideas important to their communities, and learned about commonalities across the province.

In our meeting, we discussed the growth of the West Coast Wellness Action Working Group and the region’s interest in expanding mental health capacity and supports. We also discussed some of the challenges faced within your region, including difficulty accessing services and supports for rural and remote residents, gaps in mental health services, and insufficient hospital options in the area.

While there is a range of established rural and remote telehealth service options available, Ministry staff will certainly follow up with the Island Health Authority regarding work being done in the area and any potential staffing challenges they may be experiencing. As you noted in our meeting, Bamfield has one fly-in/fly-out nurse, and additional supports may be needed in the wake of this year’s tragic bus incident.

Further to our discussion about difficulties accessing services for rural and remote residents, I am attaching a document which lists a range of virtual services and resources which may be of assistance to residents throughout the Regional District.

Our government continues to be committed to making the mental health and addictions system work for all British Columbians by providing people with care when, where, and how they need it.

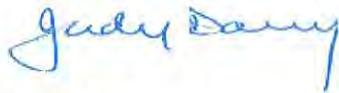
...2

As mentioned in our meeting, British Columbia's *A Pathway to Hope: A roadmap for making mental health and addictions care better for people in British Columbia* (the Roadmap) was released in June 2019. You can view the Roadmap here: [https://news.gov.bc.ca/files/BCMentalHealthRoadmap\\_2019.pdf](https://news.gov.bc.ca/files/BCMentalHealthRoadmap_2019.pdf). The Roadmap is designed to improve the mental health and wellness of all British Columbians by ensuring people get access to the services they need to tackle problems early on.

This targeted approach is the beginning of a much larger, more enhanced, and comprehensive way we view and deliver mental health and addictions care in BC. The Roadmap will allow all people living in BC to thrive in their communities, while equally valuing mental, physical, emotional, and spiritual health and well-being.

Thank you again for your input and participation. I look forward to continuing to work with you as we move forward to improve mental health and addictions services for all British Columbians.

Yours sincerely,



Judy Darcy  
Minister

Attachment



## Rural & Remote Mental Health and Substance Use Services

### Ensuring access through online and tele-health resources

We recognize British Columbians living in rural and remote areas are faced with unique challenges in accessing appropriate and culturally safe mental health and addictions services. Virtual care services have the potential to bridge existing gaps in service by providing timely access to appropriate interventions and helping people locate supports before they reach crisis.

To support this, the Ministry of Mental Health and Addictions, along with the Ministry of Health, is investing in innovative technology to provide individuals and physicians with free, user-friendly access to reliable information, screening tools, and psychological support. This includes providing mental health and substance use services to rural and remote communities through mobile clinical teams, e-Mental Health, tele-health, and travel assistance programs for both patients and physicians.

### e-Mental Health and Substance Use Resources

**HealthLink BC:** ([healthlinkbc.ca](http://healthlinkbc.ca) or 811) provides medically-approved information on more than 5,000 health topics, including mental health and substance use.

**Mental Health and Substance Use Service Map:** ([gov.bc.ca/gov/content/mental-health-support-in-bc/map](http://gov.bc.ca/gov/content/mental-health-support-in-bc/map)) a searchable listing of mental health and substance use resources and services, organized by community.

**Mental Health and Substance Use Hub:** ([gov.bc.ca/gov/content/mental-health-support-in-bc](http://gov.bc.ca/gov/content/mental-health-support-in-bc)) offers options for self-help, self-care, and links to resources.

**BC Mental Health and Substance Use:** ([bcmhsus.ca](http://bcmhsus.ca)) provides a network of services for BC residents across the province.

**HeretoHelp:** ([heretohelp.bc.ca](http://heretohelp.bc.ca)) is a project of the BC Partners for Mental Health and Addictions Information and offers resources to help people prevent and manage mental health and substance use problems.

**Bounce Back:** ([bouncebackbc.ca](http://bouncebackbc.ca) or 1 866 639-0522) is an evidence-based program for adults experiencing symptoms of mild to moderate depression and anxiety. Bounce Back offers self-directed Cognitive Behavioural Therapy with over-the-phone coaching.

#### Additional Useful Online Resources:

([interiorhealth.ca/YourCare/MentalHealthSubstanceUse/MentalHealth/Documents/Useful%20Online%20Resources.pdf](http://interiorhealth.ca/YourCare/MentalHealthSubstanceUse/MentalHealth/Documents/Useful%20Online%20Resources.pdf)) a substantive list of online resources created by Interior Health.



## Crisis Lines

**310-Mental Health:** call 310-MENTAL (310-6789 - no area code needed) toll-free anywhere in BC to access emotional support, information and resources specific to mental health and substance use issues.

**Crisis Intervention and Suicide Prevention Centre of BC:** ([crisiscentre.bc.ca](http://crisiscentre.bc.ca) or 1 800 SUICIDE – 1 800 784-2433) provides emotional support to youth, adults and seniors in distress, 24 hours a day, 7 days a week.

**Kuu-us Crisis Line Society:** (toll-free at 1 800 588-8717, local youth at 250-723-2040 or local adults at 250-723-4050) provides Indigenous, culturally safe 24/7 telephone crisis supports, with specific care for youth and elders.

**Youth in BC:** ([youthinbc.com](http://youthinbc.com) or 1 866 661-3311) is a 24/7 crisis line that connects youth with support, information and resources. It also has an online chat feature available from 12pm – 1am daily.

## Child and Youth Resources

**erase:** ([erase.gov.bc.ca](http://erase.gov.bc.ca)) Expect Respect & a Safe Education is a government website with a section on substance use with resources for educators, students, and parents.

**Compass Mental Health:** ([compassbc.ca](http://compassbc.ca) or 1 855 702-7272) a provincial phone and web-based consultation service for primary care and community providers to access evidence-based supports for children and youth living with mental health challenges and problematic substance use.

**Kelty Mental Health Resource Centre:** ([kellymentalhealth.ca](http://kellymentalhealth.ca) or 1 800 665-1822) is a free, provincial resource centre that provides information, resources, peer support and system navigation to children, youth and families across BC who are struggling with mental health and/or substance use challenges.

**Foundry Online:** ([foundrybc.ca](http://foundrybc.ca)) a youth and young adult-centric interactive website offering self-assessments and connections to early supports. This site aligns with brick and mortar Foundry sites across BC to better integrate care for youth and young adults with mental health and substance use challenges.

**Confident Parents: Thriving Kids:** ([cptka.inputhealth.com](http://cptka.inputhealth.com)) is a phone-based coaching service for parents to help reduce mild to moderate anxiety and behavioural problems in children aged 3 to 12.



November 12, 2019

Dear UBCM Member Local Governments,

I am writing on behalf of Victoria City Council, requesting favourable consideration of these resolutions and that you share this support with the Provincial Government for the following resolutions. Unfortunately, despite the fact that we have an opioid crisis across the Province, these resolutions did not make it onto the floor of the UBCM at this year's convention as the resolutions session ran out of time.

(B171) Safer Drug Supply to Save Lives

Whereas It has been two years since BC declared a public-health emergency due to increased overdoses, yet the death toll for those consuming substances continues to rise due to an unpredictable and highly-toxic drug supply;

And whereas people with opioid use disorder, a chronic relapsing medical condition, are at high risk of overdose- related harms including death and an estimated 42,200 people inject toxic substances in British Columbia, it is not possible for the treatment system to rapidly increase services fast enough to manage this number of people as "patients" within a medical treatment model given the many challenges in achieving and retaining the people on opioid use disorder treatment, people at risk of overdose in British Columbia do not have access to a safer alternative to the unpredictable, highly-toxic drug supply:

Therefore be it resolved that in an effort to save lives and reduce harm due to an unpredictable and highly-toxic drug supply, and as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery, that the Province of British Columbia work with local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions, and the Ministry of Health ensure that people at risk of overdose harm have access to safer alternatives.

(B172) Observed Inhalation Sites for Overdose Prevention

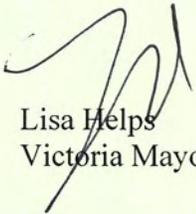
Whereas British Columbia is currently experiencing an unprecedented public health emergency due to an unpredictable and highly-toxic drug supply, and smoking or inhalation is the second most common mode of consumption among all people who have died from a suspected illicit drug overdose and the most common mode of consumption among men and those between the ages of 15 and 29;

And whereas observed consumption services (i.e. supervised consumption services and overdose prevention services) are evidence-based harm reduction approaches shown to reduce overdose-related harm, and there is not adequate access to observed consumption services that provide space for inhalation where communities are facing crisis:

Therefore be it resolved that to ensure that people at risk of overdose across BC have access to observed consumption services that provide space for inhalation, that the Province of British Columbia fund and work through local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions and the Ministry of Health to provide these services as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery.

We eagerly look forward to your support on this matter.

Sincerely,



Lisa Helps  
Victoria Mayor

**From:** Lorie Engstrom <[Lorie.Engstrom@nic.bc.ca](mailto:Lorie.Engstrom@nic.bc.ca)>  
**Sent:** November 20, 2019 1:23 PM  
**Subject:** PA Campus Regional Plan Launch

Hello AVLC Members,

*..... sending this message on behalf of Lynne MacFadgen (please contact Lorie Engstrom if you would like print copies)*

NIC is very pleased to present to you the official Port Alberni Campus and Regional Plan, laying the groundwork for our educational path forward. We would like to extend our sincere thanks to you for your engagement and support of this plan, specifically for making time at June and October AVLC meetings to receive and discuss its draft content and layout. I believe the suggestion for including a list of existing programs came from these collaborative conversations. In my experience, AVLC breathes life into and our commitment to 'relationships, relevance and responsiveness,' and it is by working together that we are able to meet the education and skills-training needs of our unique communities, as well as develop and test innovative programs and practices.

Please take a few moments to review the Plan, sending on any comments you may have for us.

With respect and appreciation,  
Lynne



Lynne MacFadgen, MHSc, EdD  
Regional Director, Continuing Education & Training  
Port Alberni Campus  
3699 Roger Street, BC, V9Y 8E3  
Tel: 250-724-8707  
C: 250-731-6844  
Email: [Lynne.MacFadgen@nic.bc.ca](mailto:Lynne.MacFadgen@nic.bc.ca)



# Port Alberni Campus Regional Plan

Education and Training  
Opportunities for the  
Alberni-Clayoquot Region

NORTH ISLAND COLLEGE



## Committed to Alberni-Clayoquot

North Island College has come a long way in the Alberni-Clayoquot region.

The Port Alberni campus is now NIC's third largest facility. It started from humble beginnings in converted school buses within remote logging camps, learning centres and leased schools and now serves students from the Roger Street campus and the trades-focused Tebo Vocational Centre.

NIC has also been steadfastly committed to regional access. In-community programs and courses are delivered across the region, as well as at the Ucluelet Centre, providing education opportunities for community members in Ucluelet, Tofino and West Coast communities.

## Community Partnerships

Relationships, relevance and responsiveness are at the heart of NIC's programs and services. Our programs and courses are designed with industry, business, community and Aboriginal partners, enabling us to meet the unique needs of the region and people we serve. These community partnerships include:

### ALBERNI VALLEY LEARNING COUNCIL

As a founding member and active participant of the Alberni Valley Learning Council, NIC works with more than 20 community organizations to identify regional education and training needs, set strategic directions and support educational programs. Council members have collaboratively established training priorities in key industry sectors, resulting in several innovative skills-training opportunities. New programs in 2019 include Cruise Line Service Training with the City of Port Alberni and the Port Authority and Market Gardener Training with the Port Alberni Shelter Society.

## Programs Offered at NIC Port Alberni

### ABORIGINAL EDUCATION

Nuu-chah-nulth language courses

### BUSINESS & OFFICE ADMINISTRATION (OFFERED ONLINE)

Business Administration Certificate

Office Assistant 1 – Office Administration Certificate

Administrative Assistant  
– Office Administration Certificate

Computing Accounting Assistant  
- Office Administration Certificate

Office Management  
– Office Administration Certificate

### CONTINUING EDUCATION & REGIONALLY BASED TRAINING

Activity Assistant Certificate

Career Pathway Programs (e.g., Trades Discovery  
and Land-based Field Skills Training)

Cruise Line Service Training

Emergency Response and Community  
Resilience Training

First Aid & CPR Training

Food Processing Fundamentals Training  
(in development)

Market Gardener Training

Wildfire Crew Training

### HEALTH & HUMAN SERVICES

Community Support Worker, Indigenous Focus

Early Childhood Care and Education Certificate

Early Childhood Care and Education Diploma

Health Care Assistant Certificate

Human Services Certificate – Educational Assistant/  
Community Support, Indigenous Focus

Practical Nursing Diploma

### TRADES & TECHNICAL

Automotive Service Technician Foundation  
Harmonized Certificate

Carpentry Foundation Harmonized Certificate

Electrician Apprenticeship Harmonized

Joinery/Cabinetmaking Foundation

Prep Cook

Professional Cook (Culinary Arts)

Welder Foundation Harmonized Certificate

Welding Levels B & A

Women in Construction Trades (in development)

### UNIVERSITY STUDIES

Associate of Arts Degree

Associate of Science Degree

Computer Information Systems Certificate  
(in development)

Engineering Foundations Certificate

Flexible Pre-Major

### UPGRADING & ACCESS

BC Adult Graduation Diploma

Employment Transition Certificate

Practical Academics for the Workplace

Workplace Professionalism:  
Skills for Employment Retention



## Local Success

NIC Early Childhood Care & Education student Taylor Stern knew she wanted to work with people, and was drawn to helping support and encourage children as they explore the world. She did her practicum at Mini Miracles Family Centre in Port Alberni.

“Being able to put the theory into practice was so rewarding,” she said.  
“There’s an incredible amount of theory and research into child development. Being in practice really helped to make the connection with what we learned in class.”

## WEST COAST REGIONAL ABORIGINAL ADVISORY COMMITTEE

The West Coast Regional Aboriginal Advisory Committee, inclusive of First Nations, Metis, Inuit and urban Aboriginal organizations, also identifies regional priority programs and advocates for supports and services to meet the unique needs of Aboriginal learners.

## SCHOOL DISTRICT 70

The College also enjoys a strong relationship with the Alberni District Secondary School and School District 70's Career Education Program. Students taking academic dual credit courses have steadily increased over the past 5 years to achieve credentials in areas, such as: Health Care Assistant, Human Services, Culinary Arts and Automotive Service Technician. This provides high school students with opportunities to explore their post-secondary options and start College programs and university-transfer courses before they graduate from high school.

## Planning and Trends



Photo: Students take the pathway to success from ADSS to NIC, as part of the annual high school open house.

### PATHWAYS TO SUCCESS

- Improve access to **university transfer** courses through Interactive Television, bringing additional courses, faculty and students to Port Alberni classrooms.
- Continue to grow **dual credit** partnership with Alberni District Secondary School (ADSS), offering more opportunities to earn a credential or take university transfer courses while students are still in high school.
- Enhance pathways to industry-approved **construction and trades apprenticeship training**, as well as **marine and tourism** training on campus and in community.
- Develop new opportunities for **health care assistants, nurses and early childcare educators** to learn in their community.
- Offer first-year **marine biology courses** and **certified field skills training** in community.
- Continue to provide and grow **student support services** including counselling, advising, financial aid and support for students with disabilities.
- Additional rotating credentialed programs and courses, based on community demand.



### ABORIGINAL EDUCATION

- Continue to work with the **West Coast Aboriginal Advisory Committee** and **Aboriginal Education Council** to establish programs and services that meet Aboriginal learners' needs.

The Council gives voice to Aboriginal people's educational goals and provides direction to NIC in the development of a culturally relevant Aboriginal Service Plan, including the following programs and services in the Alberni Clayoquot region:

- Expand **Nuu-chah-nulth Language** classes and develop NIC's first **Indigenous Language certificate** in support of Nuu-chah-nulth Nations and the Truth and Reconciliation Commission recommendations.
- Support student success, with a full-time **Aboriginal Advisor** and part-time **Elder in Residence**.
- Develop a regionally specific **Aboriginal Scholars program** to support, empower and engage Aboriginal students.

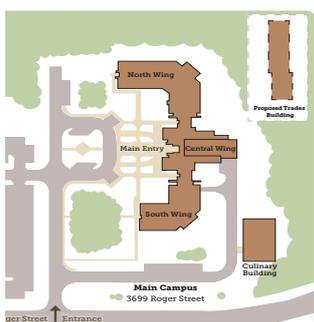
Photo: Jane Jones, Elder-in-Residence, NIC Port Alberni



### INTERNATIONAL EDUCATION

- Starting in January 2020, up to 20 International students will start a full-time, two-year **Early Childhood Care and Education diploma** in Port Alberni. Students will live in home stays and complete theory classes and a community practicum.

Photo: NIC's first cohort of international students will nearly triple Port Alberni's International student population in January 2020.



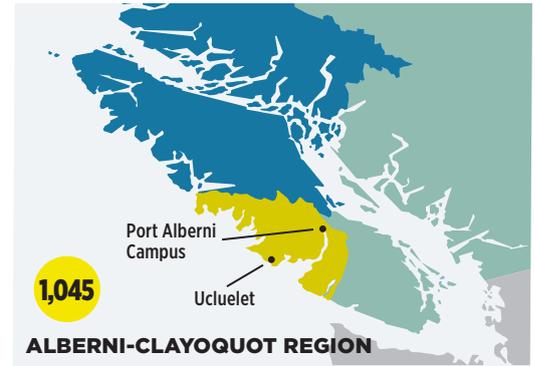
### CAMPUS CONSOLIDATION AND GROWTH

- Long-term goal to move trades programs from leased space at the Tebo Vocational Centre to a purpose-built facility at the Roger Street campus, bringing students on-site for academic supports, campus amenities and services.
- Represents the first major campus construction at the Port Alberni campus since NIC's Culinary building opened in 2012 and is similar to a recent project at the Campbell River campus.
- Will eventually require community and government support to move forward.

Photo: Future plans include a purpose-built trades facility at the Roger Street campus.

NIC acknowledges the traditional territories of the combined 35 First Nations of the Nuu-chah-nulth, Kwakwaka'wakw and Coast Salish traditions, upon whose traditional and unceded territories we are honoured to live and learn.

NIC is a publicly funded community college, serving 157,000 people on north-central Vancouver Island and the central BC mainland coast, including 31,000 people in the Alberni-Clayoquot Region. Programming is delivered onsite at the Port Alberni campus and the Ucluelet Learning Centre, online through technology-enabled distance learning and in many communities across the region in collaboration with industry, businesses and First Nations organizations.



## NIC STUDENTS SAY\*



they are satisfied with their education



NIC's quality of instruction is high

\*DASCO Appso and Trades survey of former NIC Diploma, Associate Degree and Certificate students

## STUDENT ORIGINS



Students from within the NIC region



Students from other regions

## STUDENT HEADCOUNT



Student total



Indigenous students (25% of students identify as indigenous)



Dual credit

## EMPLOYEE COMPOSITION

37 Faculty



2 Admin

15 Staff

## FINANCIAL SUPPORT

# \$105,315

NIC Foundation scholarships and bursaries distributed to Port Alberni students between 2015 and 2018.



Jennifer Huffman with Tom Hall, one of many community donors who contribute to Port Alberni student success.

“Knowing the community I live in supports my efforts to obtain a degree makes me feel valued and recognized; this means a great deal to me.”

**Jennifer Huffman** started her academic career as a single mother in NIC's Practical Nursing diploma program in Port Alberni and then commuted to the Comox Valley to complete her Bachelor of Science in Nursing degree.

Published November 2019

To learn how NIC can support educational needs and opportunities in your community, contact:



### Lynne MacFadgen

Regional Director, Cont. Education & Training  
Port Alberni Campus External Liaison  
North Island College, Port Alberni Campus  
lynne.macfadgen@nic.bc.ca | 250-724-8707



### Felicity Blaiklock

Director, Student Affairs  
Port Alberni Campus Administrator  
North Island College, Port Alberni Campus  
felicity.blaiklock@nic.bc.ca | 250-724-8704





## REQUEST FOR DECISION

**To:** ACRD Board of Directors

**From:** Wendy Thomson, General Manager of Administrative Services

**Meeting Date:** November 27, 2019

**Subject:** Child Care Needs Assessment for the ACRD

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### **Recommendations:**

THAT the Alberni-Clayoquot Regional District Board of Directors receive the final report on the "Collaborative Child Care Planning Across the Alberni-Clayoquot: A Child Care Needs Assessment for the ACRD, 2019" as presented.

THAT the Alberni-Clayoquot Regional District Board of Directors advocate/request that the provincial government expedite the \$10aDay Child Care Plan implementation universally and play an active role in advocating for provincial level changes.

THAT the Alberni-Clayoquot Regional District request the Alberni-Clayoquot Health Network to review the final report and make recommendations to ACRD Planning Department staff on options for a regional approach to addressing the actions identified in the Child Care Needs Assessment Plan for the region.

THAT the Alberni-Clayoquot Regional District Board of Directors instruct Planning Staff to investigate and report back to the ACRD Board on options to update and/or add child care supporting policies identified in the plan including:

- Zoning for group child care in all neighbourhoods
- Offer zoning application assistance to new child care centres
- Support child care space creation through participation in collaborative spaces, land rental agreements with community centres, etc.
- Promote, encourage, and support the inclusion of child care centres in capital projects and communities amenities;
- Revise and update parks plans to focus on walkability on active transportation policies to support easy access for centres;
- Enshrine requirements for large employer/new employers of a certain size to provide/support of child care services.

### **Desired Outcome:**

To receive the ACRD Child Care Needs Assessment final report and explore options to move forward with the actions identified in the Plan.

### **Background:**

In April 2019, the Alberni-Clayoquot Regional District (ACRD) was successful in receiving funding through UBCM to conduct a child care needs assessment in the region. The ACRD retained the services of three local consultants with backgrounds in supporting healthy child, family and community development in the region, Marcie DeWitt, Maggie Hodge Kwan and Tracy Smyth.

## Project Background

The provincial government recently announced a \$3 billion investment in the child care sector over the next three years. Funding for the creation of new child care spaces is underway and will continue until 22,000 new spaces have been created.

In order to ensure that community needs are met, the Community Child Care Planning Program is underway in tandem. The Planning Program supports local governments and child care stakeholders in understanding their current and upcoming child care needs.

Key project activities included:

- Inventory current child care spaces
- Develop methodology for data collection
- Define mechanisms for stakeholder engagement
- Synthesize data and community input
- Develop community child care space creation action plan

The information gathered through these plans will be shared with the BC Ministry of Children and Family Development, and may inform future provincial investments in child care space creation.

## Final Report

The consultants have completed the project and will present the final report to the ACRD Board on November 27<sup>th</sup>. A copy of the "Collaborative Child Care Planning Across the Alberni-Clayoquot: A Child Care Needs Assessment for the ACRD, 2019". The consultants will also be presenting the plan to the councils of Port Alberni, Tofino, Ucluelet and First Nations communities in the region.

## Action Plan

The final report includes a call to action. The above recommendations coming out of the report are put forward for consideration of endorsement by the ACRD Board of Directors.

## Time Requirements – Staff & Elected Officials:

Staff time will be required to explore and/or implement the recommended action items.

## Financial:

This project was funded by UBCM in the amount of \$74,635.

## Policy or Legislation:

n/a

Submitted by:   
Wendy Thomson, General Manager of Administrative Services

Approved by:   
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

## MEMORANDUM

TO: ACRD Board of Directors

FROM: Charity Hallberg Dodds, Planning Assistant

MEETING DATE: November 27, 2019

RE: Public Hearing Report for Bylaw P1379 (Chambers)

---

### Recommendation:

THAT the Board of Directors receive the public hearing report.

THAT the Board of Directors receive the public hearing minutes.

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1379 be read a second time.

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1379 be read a third time.

---

A public hearing for Bylaw P1379 was held on Monday, November 18, 2019 in the Bamfield Fire Hall. The hearing was chaired by Electoral Area 'A' Director Bob Beckett and attended by ACRD planning staff Alex Dyer and Charity Hallberg Dodds. The applicants, Fiona Chambers and Patrick Edmunson, attended the hearing along with one member of the public.

Referral agency responses were printed and copies made available at the public hearing. No written submissions were received. Referral comments are included in the public hearing minutes.

Prepared by:   
Charity Hallberg Dodds  
Planning Assistant

Reviewed by:   
Alex Dyer, MCIP, RPP  
Planner

**RA18007**



Approved by: \_\_\_\_\_

Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

**RA18007**

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?it?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation  
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



# REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 18, 2019 – ELECTORAL AREA 'A'

Minutes of a Public Hearing held on Monday, November 18, 2019 at 7:00 pm in the Bamfield Fire Hall, 352 Pachena Road, Bamfield BC.

Present: Bob Beckett, Director for Electoral Area 'A' Bamfield  
Staff: Alex Dyer, Planner and Charity Hallberg Dodds, Planning Assistant  
Applicant: Fiona Chambers and Patrick Edmunson  
Members of the Public: 1

1. The meeting was called to order at 5:30 pm. Director Beckett recognizes the public hearing is being held within the traditional territory of the Huu-ay-aht First Nation.
2. Director Beckett introduces himself and planning staff. He thanks staff for travelling out to Bamfield for the hearing. He explains that the hearing is for a bylaw that is necessary for a proposal to subdivide the subject property into two lots. He asks that anyone with questions or comments on an unrelated topic to speak with planning staff after the hearing has been terminated.
3. Director Beckett asks staff to read out Notice of Public Hearing.
4. The notice is read by A. Dyer as follows:

A Public Hearing for residents and property owners within Electoral Area 'A' will be held in the Bamfield Fire Hall, 352 Pachena Road, Bamfield BC, at 5:30 pm on Monday, November 18, 2019. The purpose of this hearing is to consider Bylaw P1379. The applicants are proposing to subdivide the subject property into two lots.

Bylaw P1379 to amend the Regional District of Alberni-Clayoquot Zoning Bylaw No. 15 by rezoning LOT B, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP56011 EXCEPT PART IN PLAN VIP72726 from Acreage Residential (RA2) District to Acreage Residential (RA3) District.  
Fiona Chambers, Property Owner  
264 Seabird Way, Bamfield BC

Anyone who feels their interest in property will be affected by the proposed bylaw will be given an opportunity to speak on matters contained in the bylaw.

The Public Hearing will be held by the Director for Electoral Area 'A', the Alternate Director or the Chairperson of the Regional Board, as a delegate of the Regional Board. A copy of the Board resolution making this delegation is available for public review.

If you would like more information on this proposal, the bylaw and relevant background documents are available for public review at the Regional District of Alberni-Clayoquot office during normal office hours, 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays, from November 6, 2019 to November 18, 2019 inclusive.

Any correspondence submitted prior to the Public Hearing should be addressed to the following:



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT  
PUBLIC HEARING MINUTES  
NOVEMBER 18, 2019 – ELECTORAL AREA 'A'

Mike Irg, MCIP, RPP

5. Director Beckett explains the purpose of the public hearing and that minutes are being taken. He asks staff if any correspondence has been received prior to the hearing.
6. A. Dyer says that no correspondence has been received and copies of the referral agency comments (Appendix 'A') are available.
7. Director Beckett invites the applicants to make a presentation.
8. F. Chambers explains their intention to subdivide the subject property into two lots. They want to keep one lot for themselves and sell one. They hope to be able to sell to a local person rather than an out of town resident.
9. P. Edmunson discusses some property history including the resurrection of an existing septic system on the property.
10. Director Beckett asks if staff has anything to add.
11. A. Dyer has nothing more to add.
12. Director Beckett explains that no new information can be received by the Board members prior to the November 27<sup>th</sup> Board of Directors meeting. He calls three times for further representations. Hearing none, the hearing is terminated at 5:40 pm.

Certified Correct:

Bob Beckett, Director for Electoral Area 'A' – Bamfield

Minutes Prepared by:

Charity Hallberg Dodds, Planning Assistant



**BYLAW RESPONSE SUMMARY**

**BYLAW NO.: P1379**

**ACRD FILE NO.: RA18007**

**APPLICANT NAME: Fiona Hamersley-Chambers and Patrick Edmunson**

**ACRD CONTACT: Peter Thicke**

**Date of Referral: July 4, 2018**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

Island Health will have an opportunity to review the subdivision application through the referral process with the Ministry of Transportation and Infrastructure to ensure the proposal meets the intent of Island Health's Subdivision Standards.

The purpose of the Island Health Subdivision Standards is to ensure that new lots created will support a primary and reserve sewerage system. The intent is to provide a viable long-term solution for onsite wastewater, thereby eliminating the need for costly extension of municipal sewer systems. These standards are designed to address concerns of detrimental cumulative impact associated with increased density using onsite sewerage systems. The intent is to prolong the expected life of sewerage systems and safeguard the environment and public health.

While a wastewater practitioner is able to evaluate the ability of the soils to support an onsite sewerage system, the Standard Practice Manual specifically states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area. It is recommended that in addition to the proposed new lot, any existing sewerage systems be assessed to ensure they are in working order and if repairs or upgrades are required, they must be completed in accordance with the Sewerage System Regulation.

Agency (please  
print):

Island Health

Name (please print):

Stephanie Bruvall

Title: Environmental Health Officer

Signature:

Date:

July 22, 2019



Your File #: RA18007  
eDAS File #: 2018-03924  
Date: Jul/12/2018

Alberni-Clayoquot Regional District  
3008 Fifth Avenue  
Port Alberni, BC V9Y 2E3

**Re: Proposed Bylaw P1379 for:**  
Lot B, Sec 20, Barclay, Plan 56011  
264 Seabird Way, Bamfield

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following conditions:

- Not to be construed as a subdivision approval. All review of the subject lot will be assessed at the time of subdivision application.

If you have any questions please feel free to call Peter Webber at (250) 751-3277.  
Yours truly,

Peter Webber  
Development Approvals Technician

Local District Address
Vancouver Island District Third Flr 2100 Labieux Road Nanaimo, BC V9T 6E9 Canada Phone: (250) 751-3246 Fax: (250) 751-3289



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO.: P1379**

**ACRD FILE NO.: RA18007**

**APPLICANT NAME: Fiona Hamersley-Chambers and Patrick Edmunson**

**ACRD CONTACT: Peter Thicke**

**Date of Referral: July 4, 2018**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

we have viewed this location and there are no issues with providing water to them

Agency (please  
print):

ACRD Bamfield Water System

Name (please print):

Randy Fraser

Title:

Signature:

Date: July 6th 2018

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1379**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 708**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE  
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1379.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT B, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP56011 EXCEPT PART IN PLAN VIP72726 from Acreage Residential (RA2) District to Acreage Residential (RA3) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 27<sup>th</sup> day of June, 2018  
Public hearing held this 18<sup>th</sup> day of November, 2019

Read a second time this        day of        ,

Read a third time this        day of        ,

Adopted this        day of        ,

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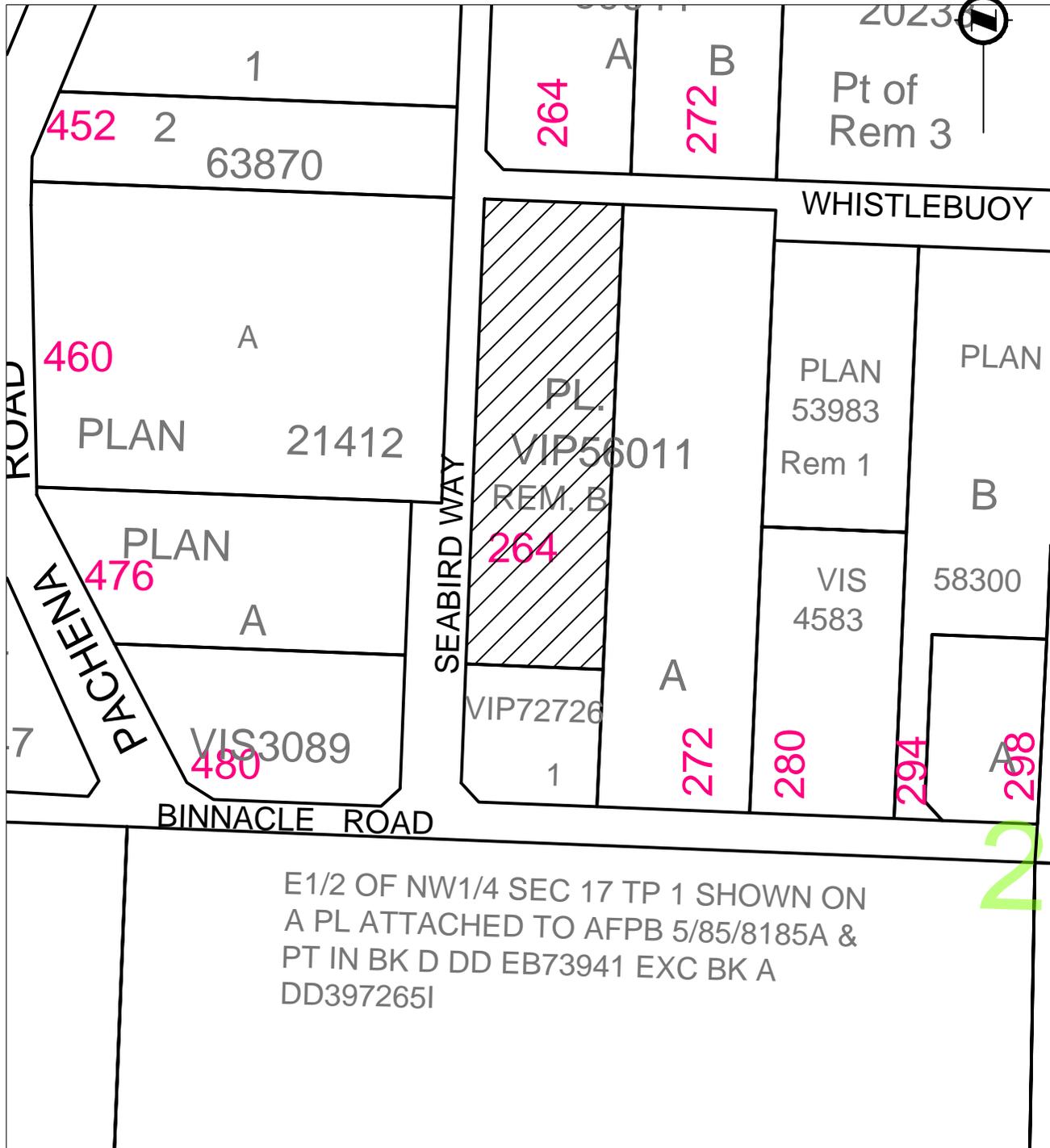
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1379



Legal Description: LOT B SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP56011 EXCEPT PART IN PLAN VIP72726



To be rezoned from Acreage Residential (RA2) District to Acreage Residential (RA3) District.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT





# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

## Rezoning Application

**MEETING DATE:** November 27, 2019

**ACRD FILE NO.:** RE19007

**APPLICANTS:** Pauli Hiltunen & Sheryl Burnett

### LEGAL

**DESCRIPTION:** LOT A, DISTRICT LOT 33, ALBERNI DISTRICT, PLAN 10711, EXCEPT THAT PART IN PLAN 19690

**LOCATION:** 7565 Davenport Rd

**ELECTORAL AREA:** "E" Beaver Creek

**Applicant's Intention:** The property owners have applied to rezone the 2.1 hectare (5.3 acre) parcel from Rural (A2) District to Small Holdings (A1) District to facilitate a 2 lot subdivision of the subject property.

---

### Recommendations:

- THAT Beaver Creek Official Community Plan Amendment Bylaw P1401 be read a first time;
- THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1402 be read a first time;
- THAT the public hearing for Bylaws P1401 and P1402 be delegated to the Director for Electoral Area 'E', the Alternate Director or the Chairperson of the Regional District;
- THAT the Board of Directors confirm that adoption of Bylaws P1401 and P1402 is subject to:
  - a. Confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot is capable of accommodating on-site sewage disposal to a minimum 2 acre density;
  - b. Meeting technical referral agency requirements.

---

**RE19007**

**Observations:**

- i) **Status of Property:** The 2.1 hectare (5.3 acre) slopes from east to west. The southwestern portion of the property slopes steeply towards McKenzie Road. The property is mostly treed apart for an approximately 1 acre section of the lot in the south west that has been cleared for a single family dwelling and a small clearing on the north eastern side for driveway access and a mobile home that has since been removed. Access to the existing single family dwelling is from Davenport Road. The neighbouring properties to the north, south, and across Davenport to the east are rural and the lot across McKenzie to the west is agricultural.

ii) **Services**

- a. **Sewage Disposal:** On-site sewage disposal. As a condition of rezoning, the property owner will need to seek confirmation from a Registered On-Site Wastewater Practitioner that the proposed lot is capable of accommodating on-site sewage.
- b. **Water Supply:** On-site water.
- c. **Fire Protection:** Beaver Creek Volunteer Fire Department.
- d. **Access:** Access for the property is off Davenport Road.

iii) **Existing Planning Policies Affecting the Site**

- a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.
- b. **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as "Rural Use". This designation permits a minimum parcel size of 2 hectares (4.9 acres). The proposed subdivision plan shows a 2 acre lot and a 3.3 acre remainder lot. An OCP amendment is needed to change the designation of the property from "Rural Use" to "Residential Use" in order to accommodate the proposed smaller lot size.

The subject property is not within a development permit area.

***The proposed development requires an OCP amendment to change the designation of the subject property from "Rural Use" to "Residential Use".***

- c. **Zoning:** The property is zoned Rural (A2) District and the property owner is applying to rezone to Small Holdings (A1) District.

	<b>A2 District (existing)</b>	<b>A1 District (proposed)</b>
Minimum Lot Area:	5 acres	2 acres
Minimum Lot Width:	330 feet	165 feet
Lot Coverage:	-	-
Minimum Setbacks		
Front:	50 feet	25 feet
Rear:	30 feet	30 feet
Side:	15 feet	5 feet

**RE19007**

The applicant intends to rezone the property to allow for a two lot subdivision of the 2.1 hectare (5.3 acre) parcel. Rezoning the property to Small Holdings (A1) District from Rural (A2) District would allow the property to be subdivided into 2 acre parcels and a remainder 3.3 acre parcel.

***The proposed development requires a rezoning of the subject property from Rural (A2) District to Small Holdings (A1) District.***

**Comments:**

- Confirmation from an On-Site Wastewater Practitioner to demonstrate soil capability for on-site sewage disposal to a minimum lot of 2 acres.
- The approving officer will determine access at the subdivision stage. There is potential for access to be gained from McKenzie or Davenport road. There is an existing driveway off of McKenzie Road that was used to access a mobile home that has since been removed.
- The ACRDs Environmental Services department will review the application to determine Beaver Creek Water System requirements prior to subdivision.

The proposed OCP and Zoning Bylaw amendments would facilitate the applicants proposed subdivision. ACRD Planning Staff are supportive of this rezoning application as it does not disturb the rural character of the area and provides an opportunity for infill development.

Submitted by:




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Sarah Holden, Junior Planner

Reviewed by:




---

Mike Irg, MCIP, RPP  
Manager of Planning & Development

Approved by:




---

Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

**RE19007**

RE19007 SITE VISIT - HILTUNEN & BURNETT



View south on Davenport Road from existing driveway.



Tree line demarcating southern property line looking west from Davenport Road.



View south on Davenport Road from northern property line.



Tree line demarcating northern property line looking west from Davenport Road.



View south on McKenzie Road near northern property line.



Tree line roughly demarcating northern property line looking east from McKenzie Road. Old driveway off McKenzie Road.



View north on McKenzie Road near southern property line.



Southern property line from McKenzie road looking east. Steep slope.



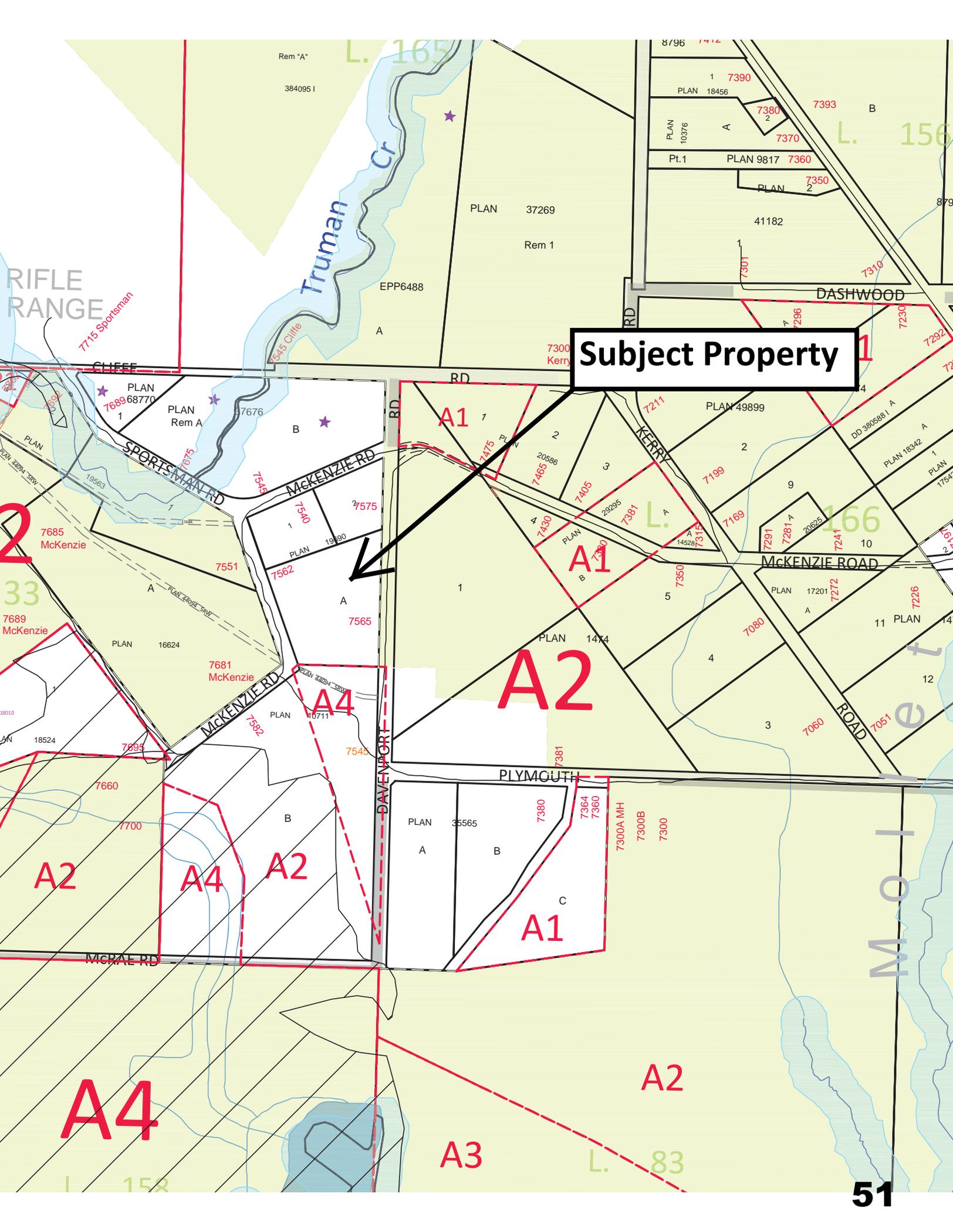
View of old mobile home site off McKenzie Road. Existing driveway access.



View of old mobile home site off McKenzie Road.



View of old mobile home site.



**Subject Property**



A1

A1

A2

A2

A4

A2

A1

A4

A3

A2

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1401**

**A BYLAW TO AMEND BYLAW NO. P1291  
BEAVER CREEK OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE  
This bylaw may be cited as the Beaver Creek Official Community Plan Amendment Bylaw No. P1401.
2. Schedule B, the plan map, is hereby amended by redesignating LOT A, DISTRICT LOT 33, ALBERNI DISTRICT, PLAN 10711, EXCEPT THAT PART IN PLAN 19690 from "Rural Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this        day of    ,  
Read a second time this        day of    ,  
Read a third time this        day of    ,

Adopted this        day of    ,

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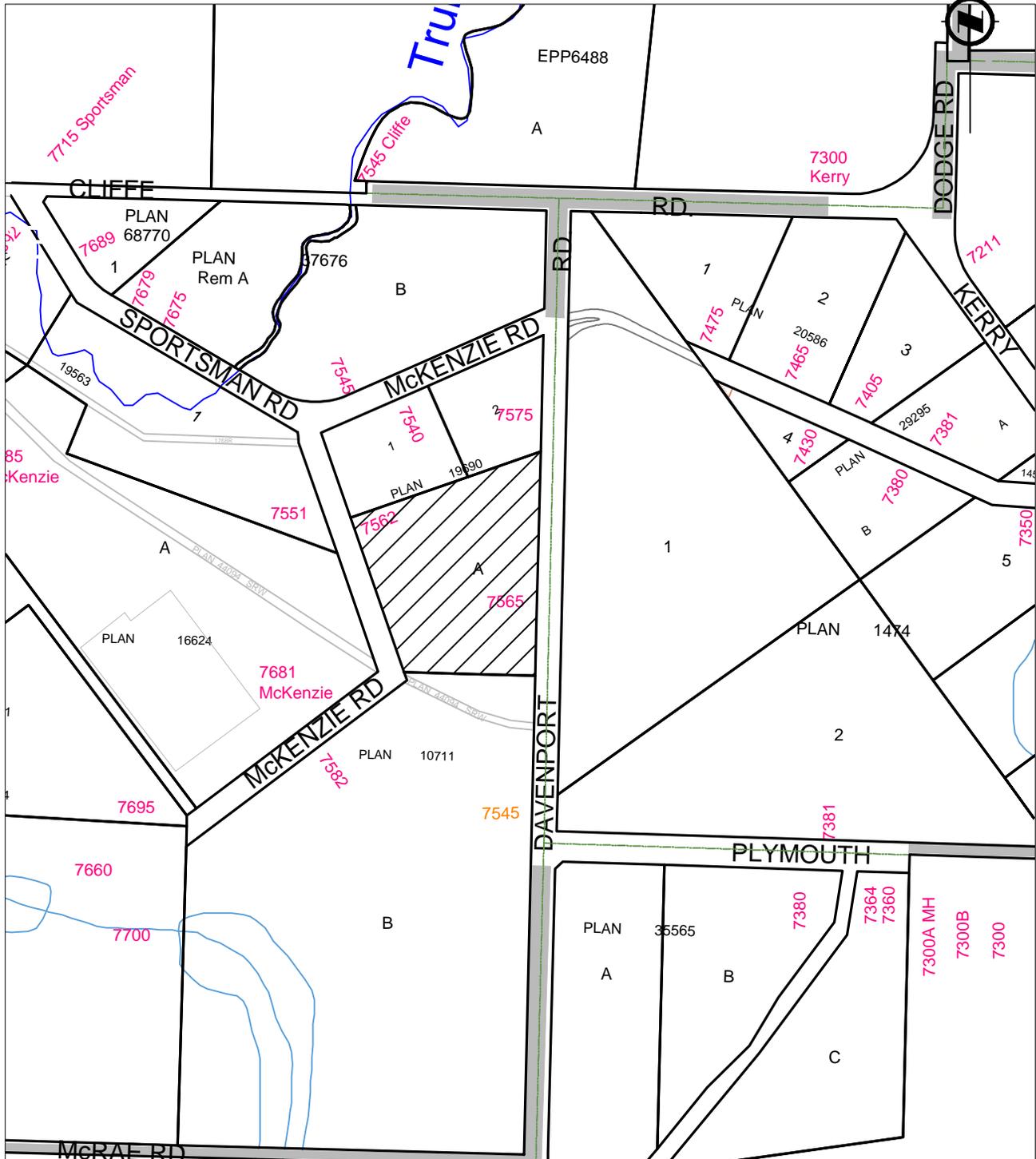
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1401



Legal Description: LOT A, DISTRICT LOT 33, ALBERNI DISTRICT, PLAN 10711, EXCEPT THAT PART IN PLAN 19690



To be redesignated from "Rural Use" to "Residential Use".



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1402**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 721**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE  
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1402.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A, DISTRICT LOT 33, ALBERNI DISTRICT, PLAN 10711, EXCEPT THAT PART IN PLAN 19690 from Rural (A2) District to Small Holdings (A1) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this        day of    ,  
Read a second time this        day of    ,  
Read a third time this        day of    ,

Adopted this        day of    ,

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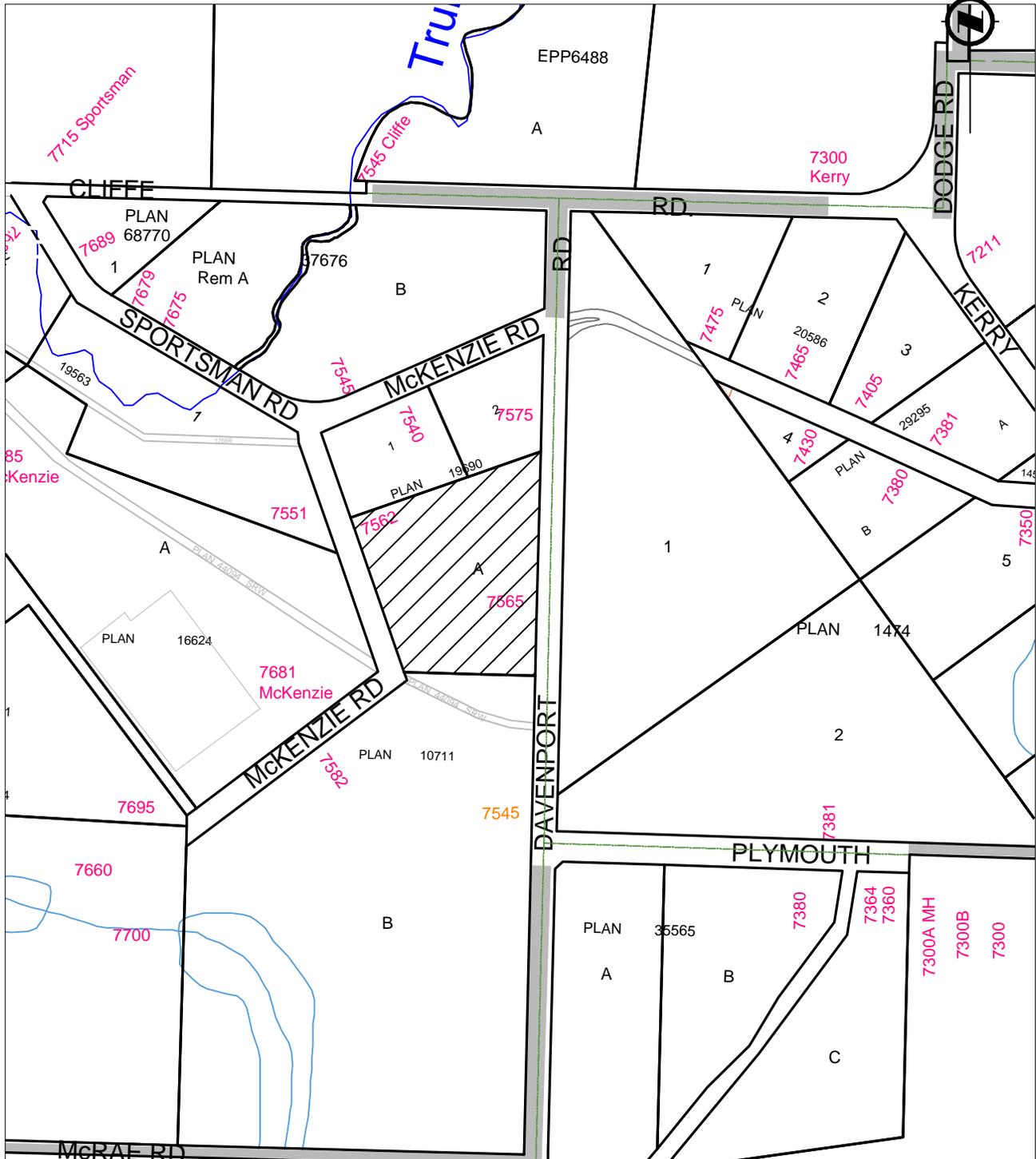
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1402



Legal Description: LOT A, DISTRICT LOT 33, ALBERNI DISTRICT, PLAN 10711, EXCEPT THAT PART IN PLAN 19690



To be rezoned from Rural (A2) District to Small Holdings (A1) District.



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT





# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

## MEMORANDUM

TO: ACRD Board of Directors

FROM: Sarah Holden, Junior Planner

MEETING DATE: November 27, 2019

RE: RF19005 – Lot 1, Maebelle Rd; PID: 002-843-439 (Wilson)

---

### Recommendation:

THAT Cherry Creek Official Community Plan Amendment Bylaw P1396 be adopted;

THAT Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw P1397 be adopted.

---

### Background:

Bylaws P1396 and P1397 were given second and third readings on October 23, 2019. All conditions for the rezoning have been satisfied and planning staff recommends that the bylaws be adopted.

As per Section 52 of the Transportation Act, a zoning bylaw relating to property located within an 800 metre radius of an intersection on a controlled access highway requires Ministry of Transportation and Infrastructure (MoTI) approval. Bylaws P1396 and P1397 have been approved by MoTI.

Prepared by:   
Sarah Holden, Junior Planner

Reviewed by:   
Alex Dyer, MCIP, RPP, Planner

Approved by:   
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

**RF19005**

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1396**

**A BYLAW TO AMEND BYLAW NO. P1278  
CHERRY CREEK OFFICIAL COMMUNITY PLAN**

WHEREAS by Section 478(2) of the *Local Government Act*, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Cherry Creek Official Community Plan Amendment Bylaw No. P1396.

2. Schedule B, the plan map, is hereby amended by redesignating LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 24882 from "Rural Use" to "Residential Use" as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 28<sup>th</sup> day of August, 2019  
Public Hearing held this 15<sup>th</sup> day of October, 2019  
Read a second time this 23<sup>rd</sup> day of October, 2019  
Read a third time this 23<sup>rd</sup> day of October, 2019

Adopted this xxx day of xxx, 2019

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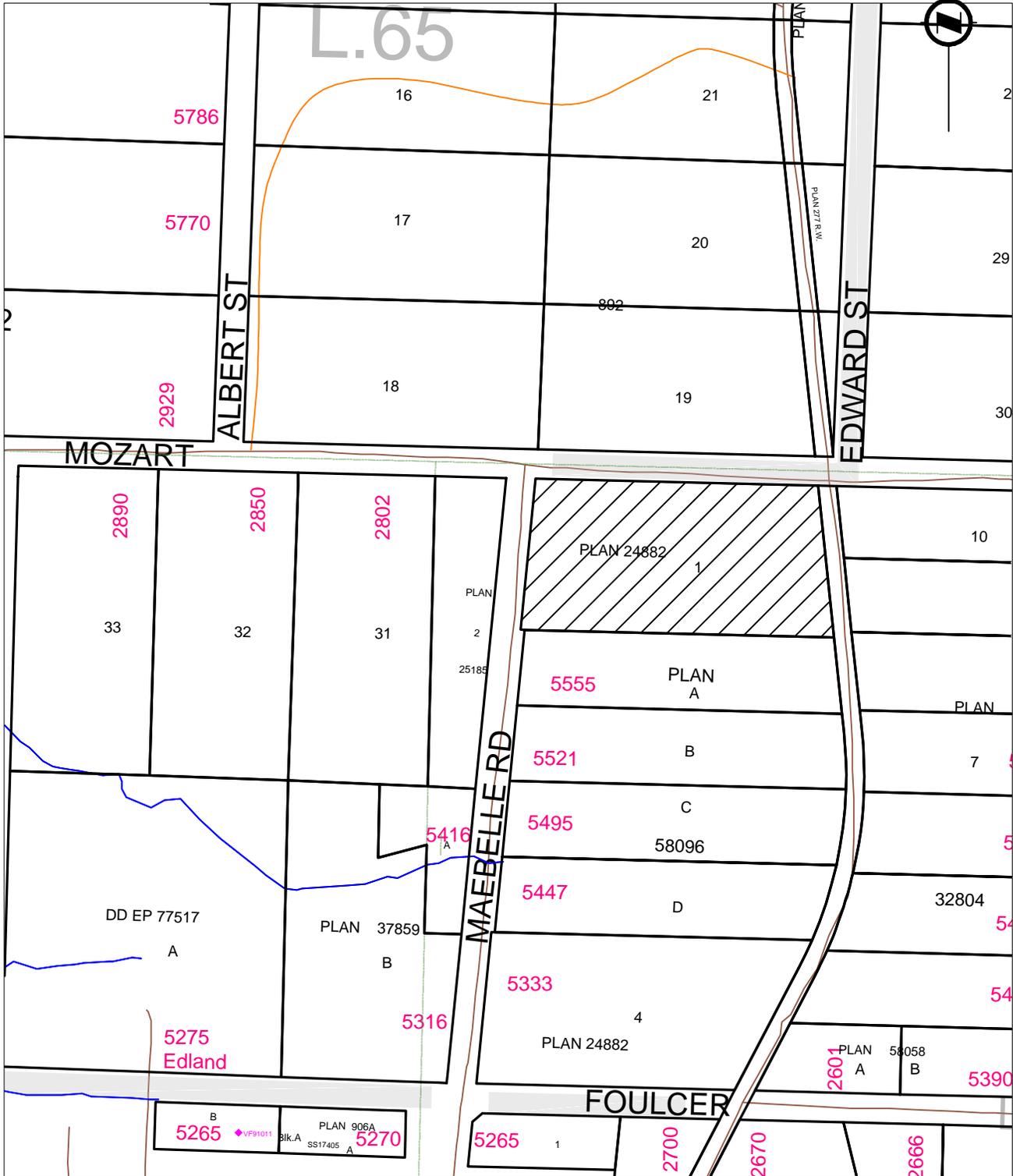
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1396



Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 24882



To be redesignated from "Rural Use" to "Residential Use"



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT**

**BYLAW NO. P1397**

**OFFICIAL ZONING ATLAS AMENDMENT NO. 718**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE  
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1397.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 24882 from Rural (A 2) District to Acreage Residential (RA 2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 28<sup>th</sup> day of August, 2019  
Public Hearing held this 15<sup>th</sup> day of October, 2019  
Read a second time this 23<sup>rd</sup> day of October, 2019  
Read a third time this 23<sup>rd</sup> day of October, 2019

Adopted this xxx day of xxx, 2019

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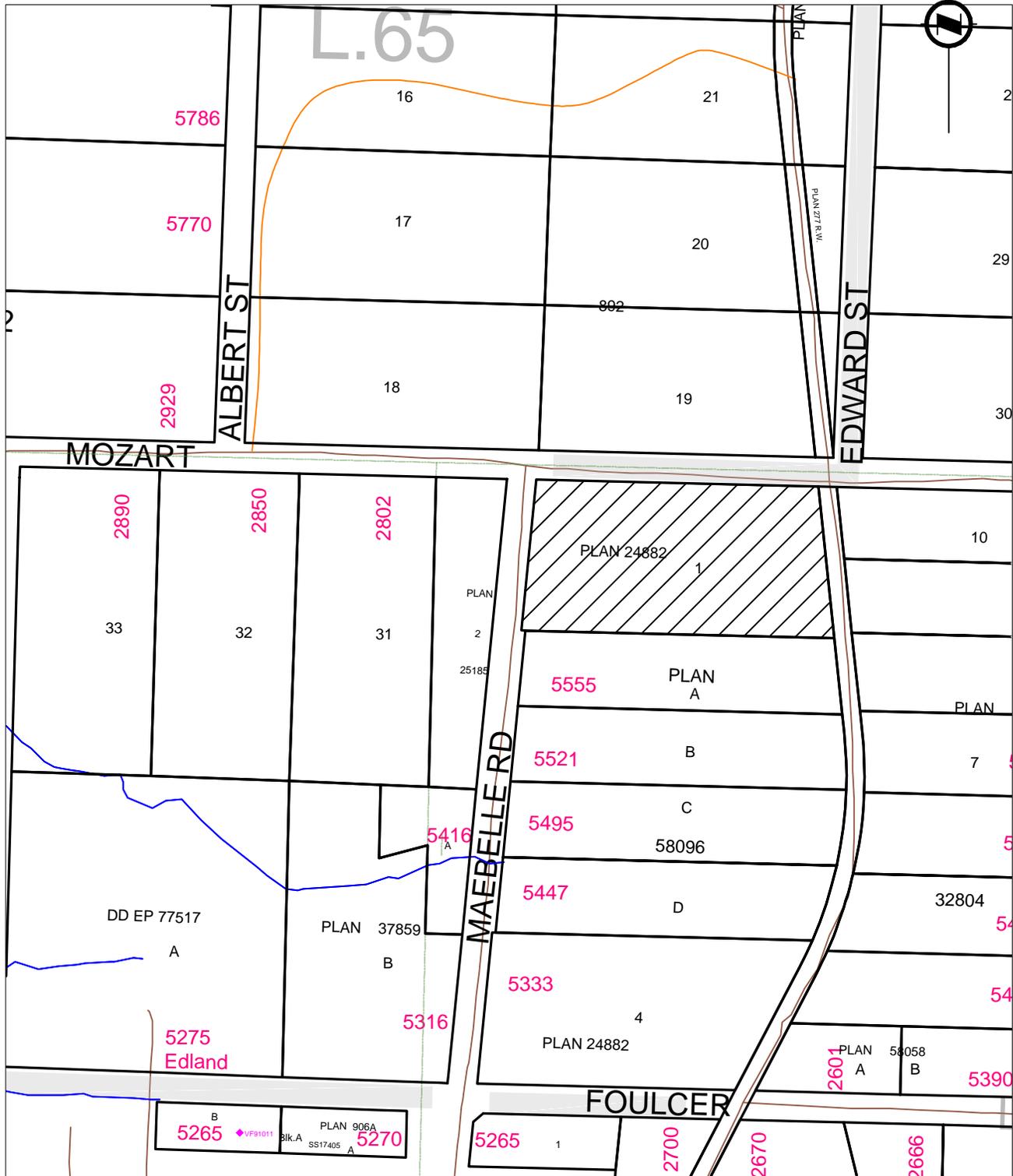
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

---

Chair of the Regional Board

# Schedule 'A'

This schedule is attached to and forms part of Bylaw P1397



Legal Description: LOT 1, DISTRICT LOT 135, ALBERNI DISTRICT, PLAN 24882



To be rezoned from Rural (A2) District to Residential (RA2) District



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT





# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

## MEMORANDUM

TO: ACRD Board of Directors

FROM: Alex Dyer, MCIP, RPP, Planner

MEETING DATE: November 27, 2019

RE: Public Hearing Report for Bylaw P1399 (Cannabis Production Regulations)

---

### Recommendation:

THAT the Board of Directors receive the public hearing report.

THAT the Board of Directors receive the public hearing minutes.

THAT Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399 be read a third time.

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**Background:** A public hearing for Bylaw P1399 was held on Tuesday, November 19, 2019 in the Cherry Creek Community Hall. The hearing was attended by Tanya Shannon, Director for Electoral Area "B" (Beaufort), John McNabb, Director for Electoral Area "E" (Beaver Creek) and Dianne Bodnar, Director for Electoral Area "F" (Cherry Creek). The hearing was chaired by John Jack, Chairperson of the Board of Directors. Also in attendance were staff members Douglas Holmes, Alex Dyer, Amy Anaka, Lori Wilson, Sarah Holden and Charity Hallberg Dodds. There were 147 members of the public in attendance at the public hearing.

The agency referral responses received provided comments and recommended approval subject to conditions outlined in the responses or noted their interests were unaffected. Copies of the agency referral responses were made available to the public and are attached to the minutes as Appendix 'C'.

There were 35 letters from the public received by 4:30 pm on November 19<sup>th</sup>. Copies of these letters were made available to the public and are attached to the minutes as Appendix 'D'. Any additional letters, submissions, written presentations or correspondence received from the public at the hearing are attached to the minutes as separate appendices.

Planning staff discussed the recommendations provided by the Electoral Area Advisory Planning Commissions (APCs) and the Agricultural Advisory Committee. The meeting minutes for a combined meeting of the four Alberni Valley Electoral Area APCs and the Agricultural Advisory Committee were made available to the public and are attached to the public hearing minutes as Appendix 'E'.

## RT19009

Planning staff provided a submission detailing the staff review of other jurisdictions relating to current and proposed regulation of cannabis production. The notes detail current and proposed policies within other local governments based on research and discussion with staff. The submission included links provided by the Ministry of Agriculture with technical information on the best practices for environmental concerns. The staff submission was made available to the public and is attached to the minutes as Appendix 'F'.

**Summary:** Concerns were raised by the public about the potential for cannabis production facilities to create a nuisance by producing noise, odour, lights and effluent discharge; create demand on groundwater resources and negatively impact aquifers; impact agricultural land and neighbouring agricultural uses; impact public health; impact neighbouring daycare and institutional uses. Concerns were raised about the level of public consultation, process, the impact of licensed personal and designated medical operations and discussion was held about the ACRD's ability to regulate personal and designated licenses.

There were concerns raised about restricting cannabis production discouraging new industry and jobs in the region. There were suggestions to focus cannabis production on industrial or forestry lands away from residential and agricultural areas, focus cannabis production within a municipality and suggestions to increase the minimum building setbacks.

Planning staff recommend that Bylaw P1399 be given third reading as presented.

Prepared by:   
 Alex Dyer, MCIP, RPP  
 Planner

Approved by:   
 Douglas Holmes, BBA, CPA, CA  
 Chief Administrative Officer

**RT19009**



# REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

## PUBLIC HEARING MINUTES

### NOVEMBER 19, 2019 – ALL AREAS

Minutes of a Public Hearing held on Tuesday, November 19, 2019 at 7:00 pm at the Cherry Creek Community Hall, 3720 Moore Road, Port Alberni BC.

Present: John Jack, Chair of the Board of Directors  
Staff: Alex Dyer (Planner), Amy Anaka (Planner), Lori Wilson (Mapping & Computer Technician), Sarah Holden (Jr Planner), Charity Hallberg Dodds (Planning Assistant) and Douglas Holmes (CAO)  
Directors: Dianne Bodnar (Cherry Creek), John McNabb (Beaver Creek) and Tanya Shannon (Beaufort)  
Members of the Public: 147

1. Chair Jack introduces himself and thanks everyone for coming. He thanks everyone for waiting 10 minutes as chairs were being brought in for people. He explains the microphone system is for recording only and not amplification. The hearing was called to order at 7:10 pm. Chair Jack recognizes that we are conducting our business on the territories of the Hupacasath and Tseshaht First Nation. Not just acknowledging it but appreciating it. He then introduces ACRD Directors and staff.
2. Chair Jack discusses the Speakers' List and how he will call a name and a following name for the purpose of saving time. He then explains that the hearing is for a bylaw related to increase regulations for cannabis production in all areas of the Regional District. He asks that anyone with questions or comments on an unrelated topic to speak with planning staff after the hearing has been terminated.
3. Chair Jack asks staff to read out the Notice of Public Hearing.
4. The notice is read by Alex Dyer as follows:  
A Public Hearing for residents and property owners within all Electoral Areas of the Regional District of Alberni-Clayoquot will be held in the Cherry Creek Community Hall, 3720 Moore Road, Port Alberni, BC, at 7:00 pm on Tuesday, November 19, 2019 to consider the following bylaw:  
Bylaw P1399 is a zoning text amendment to increase regulations related to cannabis production in all Electoral Areas of the Regional District.  
Anyone who feels their interest in property will be affected by the proposed bylaw will be given an opportunity to speak on matters contained in the bylaw.  
The Public Hearing will be held by the Chairperson of the Regional District or the Chairperson of the Electoral Area Directors Committee. A copy of the Board resolution making this delegation is available for public review.  
If you would like more information on this proposal, the bylaw and relevant background documents are available for public review at the Regional District of Alberni-Clayoquot office during normal office hours, 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays, from November 6, 2019 to November 19, 2019 inclusive.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

Any correspondence submitted prior to the Public Hearing should be addressed to the following:

Mike Irg, MCIP, RPP, Manager of Planning and Development

5. Chair Jack explains the purpose of the public hearing. He requests that if anyone has any written submissions, please provide them to Charity. When she has it, we have it. He explains that this is for anyone who believes that their interest in property is affected by the bylaw. The Board will receive full minutes and that it is being recorded to ensure accuracy of the minutes. He then asks A. Dyer to present the bylaw and the regulations.
6. Alex Dyer explains that he is going to provide some context between what our current bylaws are and detail what is proposed in Bylaw P1399. He then reads from his notes (Appendix 'A'). Within his dialogue, he notes the referral agency comments (Appendix 'B') that were received, the 35 letters from the public (Appendix 'C') that were received ahead of the public hearing, the minutes from the Alberni Valley Advisory Planning Commissions and Agricultural Advisory Committee group meeting (Appendix 'D'), and the staff submission (Appendix 'E').
7. Chair Jack thanks Alex and reminds the crowd that the hearing is for the specific updates to the regulations themselves. He asks people to speak to the regulations and not to any one property or project. He clarifies that this is an amendment to existing regulations and it does make it more restrictive. He wants everyone to have the chance to speak their piece. If you have something to say, please say it here. After today, the Board is not allowed to receive any new information including your opinions. Back and forth conversations are not permitted. We are here to listen to you. There will be a full debate at the Board meeting when we consider this bylaw for 3<sup>rd</sup> reading. He then invites members of the public to speak beginning with the names on the Speaker's List. He requests that people come to the podium one speaker at a time. He is going to check in with the amount of time that people are speaking in order to keep it moving. It is important that everyone gets an opportunity to speak.
8. Brad Reynolds, 7500 Bainbridge Road
  - A lot of information.
  - Don't have a chance of stopping what is going on.
  - We need the right bylaws in place.
  - Likes the Township of Langley bylaw - people should read that.
9. Sherry Lyons, 9401 Central Lake Road
  - Lived on Central Lake Road with her husband 20 years.
  - They have an organic farm.
  - Proposed facility at end of Central Lake Road would affect them.
  - Couldn't be organic.
  - Couldn't have good fresh food.
  - Couldn't have good water.
  - Water is a concern to them.
  - Unsustainable with a big factory using their water source.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- Reads valley air inversion details and characteristics from ACRD website (Appendix 'F') – air pollutants become trapped and can become concentrated. Health concern. Minimize air pollution. Water pollution. Valley poorest location in Canada for diluting and dispersing airborne pollutants.
10. Greg Steel, 10028A Lakeshore Road
- Withdraws.
11. Bryce Casavant, 4453 Lathom Road (takes Greg Steel's place)
- Although being a young person, he has owned property within the valley for 15 years.
  - Raised his family here.
  - We need to look at the water sustainability act.
  - Key change is including aquifers and ground water protection.
  - His view, any regulations that will allow structures for industrial activities should require the owner to produce a Provincial permit for their operations.
  - Not currently the situation.
12. Drew Robertson, 9898 Lakeshore Road
- Reads as per submission (Appendix 'G').
13. Chair Jack appreciates that people are engaged in the conversation, keep the outward displays to a minimum. He does not want people to be jeered. We are here for people to speak to us as the Board. He wants to make sure everyone is heard and make sure people are not afraid to speak. Everybody has the right to be included in this conversation regardless of their feelings. They have the right to speak. Keep that in mind.
14. Angie Harris Fernandes, 5133 Warble Avenue
- Thank you for the opportunity to speak tonight about the proposed amendments to Bylaw P1399.
  - My name is Angie Harris Fernandes and I am here on behalf of my family's company, Wild Coast Canna. We are the start-up that announced plans to build our business in the Regional District, in June of this year.
  - We plan to become a leader in the craft cannabis segment by developing iconic brands and by operating a series of purpose-built craft cannabis complexes. We've often referred to these as cannaparks or cannabis campuses. Our business model makes it possible for small independent growers, like us, to get into this recently legalized industry which is presently dominated by very large operations.
  - Our first location was planned for the Alberni Valley region on a property located adjacent to the airport. Regulated federally and provincially, the complex would be built to the highest standards using the best available technologies to minimize impact on the environment including air emissions, waste water and solid waste.
  - Some of the technologies we are evaluating include: integrated pest management systems, a closed loop water recapture and reuse system, carbon filters and ozone generators.
  - We know that mitigating impacts on the environment is crucial to the success and the world. But it is also crucial to our business.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- I am a director of the Company and have been involved in the industry for years. I was also part of a delegation from the City of Surrey that visited other jurisdictions like Seattle, Portland, Los Angeles and Denver to assess and report on the cannabis legalization.
- I am here today with my family members who are also in the business. We chose the Alberni Valley for this project. And I would like to say one of my family members is actually a resident of the region.
- We chose this place because of affordability, amenities, proximity to beautiful nature, available workforce, and compliant zoning
- We have found the community to be warm and welcoming and that we looked forward to becoming good friends with our neighbours.
- But today we are here because we are concerned about Bylaw P1399 which would prohibit the production of cannabis in all zones within the ACRD and make it almost impossible for us to move forward with our project as we envisaged it.
- We are opposed to the Bylaw for a number of reasons.
- Firstly, we believe it is not balanced, it's completely prohibitive and actually feels punitive to this industry. This is not a slight text amendment, this is a 180 degree shift from the existing zoning established by this Board a year ago.
- While the background on the bylaw reads that "*planning staff are presenting a mix of cannabis production uses..., (that) will balance options for rural cannabis production,*" we fail to see these options. Where are they? Where can you actually grow cannabis indoors?
- Should this Bylaw be approved, there would be no compliant indoor cultivations available and the only areas available for cannabis cultivation would be outdoors on ALR land, which you have no jurisdiction over. And we think its responsible to point out that outdoor cultivation is not subject to the same scrutiny of environmental protection, as indoor cultivation. So the changes that are being proposed do not make anything better.
- Indoor facilities, licensed by Health Canada, must comply with a lengthy list of requirements to ensure public health and safety. They must comply with environmental regulations as set by the Provincial Government to ensure sensitive environment areas (like riparian areas) are protected. Indoor facilities can control waste water and odor emissions using best available technologies I described earlier.
- The framing of the proposed bylaw seems to rule out all indoor cultivation anywhere within the ACRD.
- Secondly, we don't support this bylaw because we don't think it is fair and respectfully, the decision makers seem uninformed.
- This vote isn't fair because it *does not reflect the opinions of the entire Board* but rather only those who are allowed to vote which includes six Electoral Area Directors and the Mayor of Tofino. First Nations members are not allowed to vote. Neither is the City of Port Alberni, who bares the main responsibility for economic development for the area. How is that balanced?
- Furthermore, we believe the decision makers have not received enough information to make this decision. And I'm glad that a fellow speaker brought up evidence. Because I wish someone will present evidence as to why this bylaw is being changed. Governments have a duty to use evidence-based decision making when setting policy and we question what evidence has been presented to the Board that supports this extreme change. Why is it that the whole country has ended prohibition, and yet this Board is trying to work against it?



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- Has the Board consulted with industry experts? Have they visited a legal cannabis cultivation site? Has the Board reviewed the reports and analysis from Health Canada or the Provincial Government? Has the Board received environmental reports on the cannabis industry? Has the Board done an economic benefit analysis? Doesn't the Board need to be informed before zoning an industry away?
- Rather than making a decision based on evidence or having a meaningful public consultation with all residents in the region, we worry that the Board is responding to unsubstantiated opinions of a few, without learning all the facts.
- Thirdly, we oppose this bylaw because it is attempting to zone away an industry and all of its potential economic benefits.
- I can talk about our project where at completion we would be creating about 300 new jobs. And creating about 60 new cannabis businesses. I can talk about our planned capital expenditure of up to \$100 million by the end of this project. But there are other areas that have shown results of economic benefits. Such as Tilray in Nanaimo or Broken Coast in Duncan.
- Has the Board analyzed that data?
- The fourth reason we oppose this bylaw because it is perpetuates myths about cannabis.
- Myths like there isn't enough water to sustain growing cannabis ... or that runoff from cannabis cultivation could leach into the lake, damaging it and causing an algae bloom.
- When in fact, a study commissioned by the provincial government states that the "nutrients and water requirements for cannabis crop production are within a range commonly noted for other agricultural crops."
- So what if we were growing tomatoes, cucumbers, almonds or grapes for wine, would we be having this conversation?
- And finally, we oppose this bylaw because its personal and we will be negatively affected. We relied on zoning that was determined by this Board a year ago, to move forward with our business, enter into commercial agreements and raise capital. Investors hate uncertainty. By changing goal posts on us, we will be impacted. In fact, this process and the decisions made to date by the ARCD have already impacted our plan to finance the project.
- In closing, we believe this bylaw amendment is being rushed through in a panic without consultation or expert evidence. And I really want to highlight expert evidence. I encourage anyone to come forward with facts and science and expert evidence. Because I do not see it.
- We believe the Directors have a duty to demonstrate that they have been well informed on this topic because these decisions will not only negatively impact pending commercial projects, like ours, but could also curtail the potential for substantive economic benefit to the community.
- Rather than zoning the industry away without evidence, let's roll up our sleeves, let's work together for solutions for progressive and balanced way to grow this industry.
- Let's tap into the funds recently earmarked by the Provincial Government to support cannabis businesses and create jobs as recently seen in the Kootenays as presented in the package tonight (Appendix 'H').
- So, that is why we are asking the Directors to please, be more informed before zoning away an industry and vote against Bylaw P1399. Thank you.

15. Carolyn Thibodeau, 7833 Beaver Creek Road
- Reads as per submission (Appendix 'I')



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16. Alex Dyer provides clarification related to the Beaver Creek Road proposal:
- Based on provincial legislation and case law, the ACRD is limited in its ability to withhold a building permit for any structure that complies with current zoning and BC Building Code requirements. Section 463 of the Local Government Act, which allows a local government to withhold a building permit pending adoption of a new bylaw, does not apply in this case as the building permit application was received in February 2018. The Beaver Creek Road proposal is currently being considered by the Agricultural Land Commission as an application to deposit fill material in the ALR. We are waiting for further direction from the Land Commission on what to do with the building permit application that we have received.
17. Reg Cocks, 9351 Central Lake Road
- Many people know me. Lived here all my life. Lived out Great Central for 30 years.
  - Wants to touch on Kackaamin first.
  - That's a First Nations' family treatment centre.
  - I can't believe that its got to this point.
  - Is that how we deal with reconciliation? I don't get it.
  - That should have been a no go right from the start.
  - No body is consulted. We are the people.
  - We heard about our little plight in our backyard through the media.
  - Nobody came to us. West Coast Cannabis never talked to any of us. Nobody brought the information to us.
  - You the Board represent we the people. We the people come before these corporations. We have to be represented and looked after. For the good of us. Not for the good of them to take money back to Vancouver or wherever they come from.
18. Marc Lambiotte, 9866 Stirling Arm Crescent
- I'm the medical lead physician gastroenterologist here at West Coast General.
  - Came here 3 years ago.
  - Been around the world and Port Alberni is a spectacular place.
  - Definitely something changing.
  - I oppose cannabis growth outright.
  - Overarching vision of this town – Sharie Minions' thing about wellness in this community.
  - Port Alberni named as Maclean's "worst town" in Canada. Number one reason is because it stank.
  - Catalyst mill spent millions to rectify.
  - We are still today suffering the consequences of that in terms of recruiting people including nurses, doctors because of that bad advertisement of the town.
  - Hidden gem here.
  - Can't see how they are going to control emissions and the smell. Speaks to the cannabis industry as a whole and what it will look like here.
  - Against it because it is a new industry. Legislation is 2014. It was only passed 2 years. The short, medium and long-term effects of this industry are yet to be seen.
  - There are people for and against.
  - We cannot risk it. There are little buds of new growth in this town.
  - Wellness is the key.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- That is what I am reporting to the people I am trying to recruit.
  - Recent journal references nano particles causing cancer and illness because of pollution.
  - That speaks to pollution in big centres – they don't even mention the particles that come from cannabis because it is too early.
  - Wait and watch like many other communities in BC.
  - Go and see, in other communities, the good the bad and the ugly.
  - Port Alberni is a great place because of our beautiful water, ground etc.
19. Chair Jack notes that this is about the 5<sup>th</sup> time water has been mentioned.
- ACRD does not have jurisdiction.
  - If you're concerned about water usage in agricultural land or otherwise, you could send letters to Minister Donaldson in the legislature, as well as your MLA.
20. Lisa Robinson, 7830 Beaver Creek Road
- Executive Director of Kackaamin Family Development Centre located at 7830 Beaver Creek Road.
  - Proposed medical marijuana facility will be less than 200 m from our daycare.
  - Plead with someone to hear us that this is really not a good idea to put it right across from a facility that helps families.
  - We talk about reconciliation.
  - We take 10 families in from all over BC to get help. To rebuild their families after the destruction of residential schooling.
  - They heal their families. Up to 30 children in the centre.
  - Nobody asked us. We are so close.
  - We employ about 30 people from town.
  - This facility could be detrimental to our centre. People will not be able to be sent there.
  - People are recovering from addictions.
  - The idea that they are right across from our children that are being looked after is just really ridiculous.
  - We never had a chance to say that.
  - We don't want to see it go up.
  - We thank the community of Beaver Creek for accepting and welcoming us into the community.
  - That is an act of reconciliation. We have been treated so well out there. We have not caused any problems. We just help families to heal and bring them back together.
  - We don't have the time to fight this full time. We thank those who have.
21. Zoran Knezevic, 6135 Margot Road
- My opinion and the opinion of Wild Coast Canna, Central Lake Road location is the best location for something like that.
  - I own the Pine Dell Ranch. I met some of my neighbours at an ACRD meeting.
  - Working with Wild Coast Canna to develop a facility there.
  - I met with my neighbours and we talked about concerns and smell and water and fertilizers.
  - Looked into details around water and wells. Plenty of water. Well is only 20 feet deep. We may be on a different watershed.



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- We talked about fertilizer. My neighbor next door is using fertilizer on his hay field. Without any control. West Coast Canna is proposing a controlled facility.
- Fertilizer will only be used when needed and there won't be any runoff.
- We talked about smell. Within a kilometer of Pine Dell Ranch, there is only 2 residential houses of that facility.
- The Sproat Lake community, or Fish Duck Pub, is about 2.7 kms from the proposed facility. Til Ray in Nanaimo, is about 2.4 kms from the high school in Cedar.
- We have a bit of unrealistic concerns because the location is, in my opinion, a perfect location away from highly residential areas.
- Is there support, or lack of support for this project? Peak Radio posted article about Angie Fernandes' presentation. Within 6 hours, there was about 154 comments on that article. 53 likes. 55 people in support. Only 4 people opposed.
- Printed and read out 5 comments of support. Comments included employment and opportunities being missed.
- Wild Coast Canna are talking about employing upwards of 300 people. APD employs 170 people only. APD has been on strike for 6 months. This company is talking about investing \$100 million here and employing 300 people. And looking after the environment in every possible way.
- I think it is detrimental for us to push this away.
- Like the Stirling Arm doctor said, I have been around the block as well. Born and raised in eastern Europe, traveled all around the world, lived in Vancouver and Montreal, and here for 7 years. This is the best place on earth. I want my kids to have a job in here in the future. I don't want them or me to retire here. Or the gentleman from Burnaby to retire here. I want them here to work. And live here. Not go away, work somewhere else and buy a house at Sproat Lake.

### 22. Russell Dyson, 6670 Coleman Road

- Good evening Directors, staff and members of the public.
- Acknowledges Directors. I appreciate you stepping up to make these difficult decisions.
- I think no matter how we view this matter, we have to respect the fact that they are here to make difficult decisions for us and on our behalf.
- I really admire democracy. I really admire the opportunity, not to make these decisions on the internet through social media, but it is these meetings. Public hearings are the foundation of our democracy.
- It is important that we all come out. I respect you no matter what your opinions are on this matter. It is this opportunity that is most important.
- Thank goodness we are here today. We were promised the opportunity of dialogue with a cannabis producer, that has yet to happen.
- Here we are today, the first opportunity to meet with Wild Coast Canna. Yet they promised to work with their neighbours.
- Who am I? My name is Russell Dyson. I am one of the members of Coleman Meadows Farm. We are a wild buffalo dairy.
- And if you want to talk about regulation, let me tell you about milk regulation.
- I would be thrown in jail if I were to give you some of our unpasteurized milk we are so heavily regulated.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- But we value the industry. We have made a commitment to this valley. And we have made a commitment to our land. To continue to work. But that now is cracked.
- We are cracking. We are cracking because of the threats to the environment. The threats to that this industry poses upon us. And I implore you, please follow through with this zoning regulation that you are proposing tonight. Please give us some ability, not to say no to cannabis, nobody is saying not to the cannabis industry in the valley.
- We're saying we want to be part of it. We want discussions at open public hearings. We want the ability to ensure that it is done in the proper way.
- Because we don't want to make the mistakes of the past. We believe in the principle of ensuring that things are protected.
- For god sakes, we only have to look at vaping. What on earth were we thinking? Lets just proceed with vaping and allow kids to vape. And oh my god we are now realizing we should have regulated it.
- Should have done things differently.
- We have the opportunity today to make a difference. And yes, we have your investment. We want your investment. But you got the wrong property.
- You want the Directors to look into more information. I give you the opportunity to 5 minutes on the internet.
- Take a look at the Comox Valley. The Comox Valley said no. The Comox Valley said they will require a rezoning, even on ALR land. And lo and behold, the cannabis industry is investing in the Comox Valley. The million dollar investment is being made at the proper location within a municipality. Provided with proper services. Sewer, water and drainage. They have made the commitment, despite Comox saying it is okay to regulate, and we will require rezoning before these matters proceed.
- Why can't we do the same thing here in Port Alberni? We got it a little late, but I really commend you Directors for following through with this and going forward.
- Finally, I just want to talk a little bit about process. And I want to ensure that everybody's voices are heard.
- I'm not so sure that's the case with respect to this. And I sure hope that everyone who is a decision maker, or helps manage this file, is doing it appropriately to make sure we all have a voice.
- When I hear the decisions that were made out in Beaver Creek, and when I hear about Kackaamin, I almost weep.
- Here's the point. Last year, there was zoning proposals put forward. My wife and I took the time to write a letter to the Regional Board. And I'll give you copies of that letter. We presented it to the staff and all the Directors. And lo and behold, on the agenda, our letter wasn't there.
- So, we asked the staff why? We provided this in time. There's means to allow for late delegations. They said that was not proper. That is not the way we conduct business. We deny your opportunity.
- A couple of months later. In September, West Coast Canna presents a letter as a late item. Its accepted on the agenda. And I will provide you copies of the minutes. Copies of the correspondence. And I just want you to please be sure that you treat every citizen that has the will and desire to come out and express themselves, their day in court and to ensure they are considered fairly and reasonably.



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- These are big decisions. Please follow through with this bylaw and please take the next step to ensuring you have regulations, and let's work with West Coast Canna, let's work with the industry to ensure that it is appropriate.
- Like Til Ray and like innovative Comox. Within the municipality, where we get full advantage of the taxes paid rather than it going to the Province. Where we can supply them with the services that they need to operate. Like sewer and water.
- So rural residents aren't faced with oh my god. What's going to happen to my water supply, air quality. In a completely unregulated industry where the Regional District said, previous to today, we don't care.
- But you've stood up. You do care. Please continue. Please proceed. That's all I have to say.
- Submits correspondence (Appendix 'J').

### 23. Joann Bessler, 9421 Central Lake Road

- I am a geologist with about 35 years experience in the industry. Mostly in the mining industry.
- I can tell you as a scientist, we very highly regard the precautionary principle. I have been attending ACRD Board meetings as an observer, and when this first came up, I remember somebody said let's hit the pause button. Let's reconsider the bylaws we passed. Maybe there's new information.
- These new bylaws, which I hope you will pass, do exactly that. They're not saying no to cannabis. They're hitting the pause button.
- Let's consider where these things should be zoned.
- The integrity of the natural environment and protection of residents – from the Sproat Lake Community Plan. That's what it's all about.
- The residents within the entire ACRD have an expectation that the ACRD Board, and everybody who works there, will put the concerns of the residents at the forefront.
- We're the taxpayers, we are the voters. Not people from elsewhere in the province.
- The proponents are making promises. Oh, don't worry, everything will be fine. We promise we will build everything to the highest standards.
- I have not seen any environmental impact assessment, plans showing what would happen if there was a spill on the property. In case there is agricultural waste that escapes.
- They don't have to put forward an environmental bond. So if they go out of business, and there's leachate plumes, who is going to have to clean that up?
- We the taxpayers are going to have to clean that up. If there's no environmental bond in place.
- Lastly, I'm pretty sick and tired of hearing people call us ignorant. We've been called uninformed and ignorant. That rubs me the wrong way. We are not ignorant. There is plenty of good science saying that we should be concerned.
- We should be concerned. This is our environment, health, air quality.
- I haven't seen anything from the proponents showing good science saying that they have the plans in place to stop pollution problems.
- I commend the Board for taking a step back and looking into this further. I appreciate it. Thank you.

### 24. Phyllis Rossignol, 6491 Beaver Creek Road

- I've lived on my property for 47 years.
- Then a grow op moved in next door.



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- For 2 years we have had constant smell. Canadian health board says no smell from marihuana grow ops. Every day, especially bad today. Any time there is low pressure in the valley. The smell is unbelievable.
  - Today I went to my daughter's house and it was so strong. She lives within about 30 to 40 feet from where the marihuana grow op buildings are.
  - Seems to be now way to get help. We've asked through Health Canada, the Regional District. I appreciate all that they've done for us.
  - The animals we have get sick. The run off from the rain goes through where they dump the waste and it comes onto our property and our animals drink the water. And they've died.
  - The guard dog came over and killed my momma turkey in the middle of the night.
  - There's these kind of problems. Worst is the smell. Then there's the noise of the machines going constantly.
  - There's a bylaw that says there has to be 6 acres and a distance of 100' from the property line.
  - In our case, the grow op is on 2 acres. I asked if I can have a grow op on my 2 acres and they said no. I was refused. I don't want to have one.
  - The huge building was built so we went to the Regional District to ask about the building permit. The huge marihuana grow op building was built without a building permit.
  - Nothing was done when we went to Regional District about it. The building is there and its functioning. Later on they gave it a building permit. After I had asked about it.
  - It isn't fair.
  - We went to the BC Assessment board about our property value. The property value has decreased by 20% on that property that is adjacent to the grow op. That could happen to your property values too.
  - Mostly, it is the clean air and our health that we are concerned about.
  - Regional District has not enforced the bylaw that they had related to the 6 acres adjacent to us. I don't have full confidence that the bylaws that we are presenting tonight are going to be enforced.
  - What I would like to see is the whole cannabis thing presented to the voters. And let the voters of Regional District say we want cannabis in our area or we don't want it.
25. Chair Jack reminds everyone.
- We are not here to regulate whether or not cannabis should be legal or not.
  - Just to remind folks. That's not what this is about.
  - It is legal. It is law. And we're not here to discuss Provincial law.
  - With that in mind though, I would state that you should direct any of that kind of feedback to the Provincial and Federal Governments.
26. Alex Dyer provides clarification on what we can and cannot regulate:
- We can regulate licenced production facilities. That's non-medical or medical licences production facilities.
  - There are a number of personal medical licences as well as designated medical licences that we have no ability to regulate.
  - These are the people that applied under the previous access to cannabis for medical purposes regulation which has been upheld in a supreme court decision.
  - Those licences are allowed to remain in place.



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- The Regional District has no knowledge of where they are and we have no ability to regulate them.
- Its all done through Health Canada.
- We've been told that Health Canada will be updating their rules as new licences production facilities are constructed. But as of now, there are a number of personal and designated grow ops that are permitted in our area.

27. Christine Milligan, 6483 Beaver Creek Road

- I am Phyllis' daughter. I live right next door to the operation she is talking about. Between where I am now and her place, I have been there for 45 years.
- I raised my children there.
- I am concerned with the limited detail within the bylaw proposed tonight. I believe it is the responsibility of the Regional District to adopt regulations that aim to protect the lives and interests of the residents of the Regional District, and not support the development of policies that have the potential to inflict harm on residents and properties within the ACRD.
- This zoning amendment needs to be inclusive of all types of cannabis production including medical, personal and designated cannabis production.
- People need to be aware that our community is not protected from this type of development. Without specific regulations in place, every property within the ACRD is open to exploitation.
- I notice most concerns here tonight has been about licenced production. It is important that people are aware that there are other classifications of production.
- Medical marihuana and cannabis designated growers are not specifically addressed within this proposed bylaw but personal growers are.
- They are specifically excluded from the definition of medical cannabis production which means they are excluded from the regulation.
- This is alarming because of what my neighbours have done and because what has happened to me can happen to anyone.
- The way it is written, it allows for this type of production to continue.
- Can Alex explain what a personal or designated grower is?

28. Alex Dyer provides explanation:

- I can reiterate that the ACRD has no ability to regulate personal or designated licences.
- We're not referred on them.
- We don't have knowledge of where they're located.
- We don't have any ability through the federal legislation to control that with setbacks or minimum lot sizes.
- Bylaw P1399 focusses on licenced production of cannabis and non-medical cannabis.

29. Christine Milligan continues:

- Other districts have bylaws that regulate this type of production.
- You say that you can't regulate it. Why can other districts regulate it?

30. Alex Dyer explains:

- The ACRD has been made aware and has received a legal opinion and it has been well established that we have no ability to regulate personal and designated licences.



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- The bylaw we have put forward is to regulate licenced cannabis production.
31. Christine Milligan continues:
- I am curious, you have been made aware by who? Other districts are able to regulate it.
32. Director Jack provides explanation:
- I think what is happening here is there is a bit of a mix up in regards to the different types of cannabis production that are regulated by Canada and made legal.
  - There are differences here that we are talking about.
  - This specific regulation is restricting new, indoor production. Only that.
  - We're not talking about production that occurs in a barn that's already existing. We're not talking about production that's on a farm outside. And we're not talking about medical or personal use either.
  - Other jurisdictions that are local governments, do not have the ability to restrict medical or personal, or established agricultural growing. That's why we're only regulating new, indoor production.
  - It's the only major thing that we can regulate.
  - This is not about marihuana. This is not about cannabis production in general. This is only about new buildings, of a certain scale, and that's it.
  - Everyone has an opinion as to whether or not cannabis should be legal or not. Or the health affects that have been noted.
  - We are not debating whether or not cannabis is legal. We are debating whether or not this regulation is the way to regulate things now and in the future.
  - I am not brow-beating you. This is just one of these things that we need to be clear on. Local governments are severely restricted as to what they can do to regulate this.
  - Our job is to regulate the things that have been given to local governments.
  - Whether or not it is legal, safe, healthy, environmental impacts are subject to Provincial law and Provincial processes that may or may not exist, based on the fact that it is designated agricultural.
  - That is why I have mentioned Minister Donaldson. You should talk to your MLA, and the Ministers of Health and Environment.
  - A lot of these issues, in the media, not blaming the media, are downloaded onto local government. And it confuses people. We need to be clear.
  - We are here to do jobs of local government only. We are talking about this particular bylaw that regulates indoor facilities within electoral areas.
  - One thing I want to note for people who are speaking. You should not skip over things when you are speaking. The weight of how many times something is mentioned, actually matters.
33. Christine Milligan continues:
- Health Canada says that you do have some ability in this. They specifically state that these types of growers need to abide by local government bylaws.
  - Within their regulations, you are also expected to comply with all relevant Provincial, territorial, and municipal laws including local bylaws about zoning.
  - Electrical safety, fire safety, together with all related inspection and remediation requirements.



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- Within the Township of Esquimalt, there is some wording that reads “under the authority of one or more Health Canada issued designated producer licences, a setback of 10 metres from all property lines, located more than 15 m from any building that contains a residential use, and located more than 250 m from schools, daycares, parks, playgrounds, convenience stores and other public spaces frequented by persons under the age of 18 years of age”.
- I have shared this with you already, about a month ago. In Ontario, their bylaw has more specific regulations and wording. I want to make that very clear that are other communities that do regulate this. And you can and I’m not sure why you’re not.
- I have to live with this non stop. All day, every day for the last 2 years. It has been irritating, annoying, it makes me sick. It makes my mom sick. It makes me stressed out and it impacts my family and family life. And there is nothing I can do about it. Nobody will do anything about it.
- This is what our community is facing and it is important that people are aware of this.
- I understand I am taking up your time and I am sorry.

### 34. Kirsty Allen, 3190 Milligan Road

- I have more than 2 opinions on this. I fully support marihuana production, use, local production and employment.
- Some people may feel like it is a NIMBY attitude, although I empathize. I don’t feel people are being NIMBY’s. I grew up next to a pig farm that was very malodourous. They stopped producing pork, then it was a dairy, and now it is a beef farm.
- People come to my house and the wind is blowing the wrong way. And if they just put the manure on the fields, its pretty smelly. I personally don’t mind the smell, its better than the pulp mill smelled to me.
- We look at greenhouses that are on agricultural land and they have cement foundations, and they cover acres and acres. That’s a concern to me.
- So the concrete pours on agricultural soils is a distinct concern.
- I think the cultivation of marihuana at the scale that we’re talking about is more of an industrial grow. And is probably more appropriately sited on industrial lands with the appropriate services that were mentioned earlier.
- On the other hand, as a small scale farm owner on agricultural land, it is exciting to consider the possibility of generating revenue on our farm. Which is very hard to do with the small number of acres that we have.
- I know I’m all over the place but I just want to say that there are so many avenues and aspects and thoughts in my head about this, and I think a lot of people have those thoughts. It is important to look at the big picture and it is very challenging for the Directors and for people on the Regional District because there are layers.
- There’s municipal, Provincial, federal, health, environment, industry, there’s so many layers and interplays of government and policies. How do we tease it all apart?
- I have no idea. But I think it is important to acknowledge the importance of our healing spaces in our community. So, Kackaamin, absolutely, the idea of the siting production right next to them seems ludicrous.
- Great Central Lake, I don’t know enough about that.



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- With our current industries in town, we haven't had a great record in terms of environmental management. There have been great improvements. We don't have fly ash and the free car wash to wash it off your car. Things have improved.
  - I do hear rumours about the high scale agriculture that goes on in our valley, and I'm not casting stones or pointing fingers.
  - I think that our forestry system is still using a lot of chemicals to manage our forests. Like somebody said, the neighbor is applying fertilizer to his field.
  - I don't think we should scapegoat the marihuana industry. We should be more holistically looking at all of the inputs into our systems.
  - Those are my random thoughts, thank you for your time.
35. Lars Banke, 3539 Veldham Road
- I would love to see some employment here.
  - What are you trying to do with these regulations? I'm afraid that its not going to get what we want.
  - What is your intention with the regulation?
36. Alex Dyer provides clarification:
- Like I mentioned earlier, the intent of the regulation would be to increase restriction on licenced cannabis production within the ACRD.
37. Lars Banke continues:
- And that would be inside buildings only.
38. Alex Dyer continues:
- What we can't prohibit is the lawfully grown cannabis within the ALR, if it is outdoors in a field, or if its within a soil-based green house, or within an existing building that is converted for that use.
  - The bylaw will restrict the construction of any new building intended for cannabis production.
39. Lars Banke continues:
- I can't see these regulations actually affecting that.
  - I sure would like to see some jobs here. And I'd like to see more smaller scales than bigger scales.
  - Would this regulation actually make that counter productive of what you're intending.
  - If everyone grows a pot plant, none of this a problem, because all of us have pot plants. Its like a tomato plant.
  - And if we have mass farming, and mass farming is not necessarily good.
  - In this crowd, there are no kids here. There's no jobs for kids. None of the kids are speaking here. Because we're all retired. We need some youth back.
  - I think this has to be looked at all over again. Thank you.
40. Susan Roth, 6597 Walker Road
- I'd like to mirror what Russell Dyson said. And I am in favour of the bylaw as amended.
  - I also think that the smaller area for industrial use makes sense. Thank you.
41. Rebecca Terepocki, 8791 Bryson Road



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- I grew up in and love Canada. I had a great respect for Health Canada. I have lived in other countries of the world and I come back here, to this valley that I was raised in and loved, and I have no respect left for my country or for Health Canada.
- I see this Regional District dilly-dally for years, since 2014, over little technicalities. The people's voice is not being heard. You have a petition of 480 people from Beaver Creek. Why hasn't that been heard?
- A letter from the Farmer's Institute, that hasn't been heard. At your meeting in 2014, Bill Thompson, an iconic figure, very important representative of the farming community. They have spent thousands of dollars trying to get things up to snuff. At that meeting, they were 80% flat out against anything to do with marihuana production.
- Why doesn't the ACRD even factor that in? You're missing the point. You are missing the boat.
- You are caught with your nickers in a knot over little technicalities, setback this, setback that.
- This is BS in my mind. You are not listening to the Kackaamin. This should have been a no from the get go.
- You have children trying to heal. You have families trying to heal. We have a terrible drug problem in this valley.
- I work right near the overdose prevention site. It's a fricken nightmare.
- People live in their little bubbles, thinking this is la de da, lets have our little tomato plants, our basil, its just an herb.
- These health issues are serious. When these plants go into bloom, they emit stuff. Its toxic. This has not been studied enough.
- People are greedy. You want the money. You want Wild Coast to come in and pollute that area. You want to ruin our valley. This is serious stuff and I don't think there's enough looking at the real implications. You're not looking at the health issues.
- You say water, go to Provincial government.
- What about our people who already have water issues in Beaver Creek? We aren't addressing the elementary issues and we're going to this other nonsense. Of dilly dallying and making people live in anxiety because there are people like Phyllis Rossignol and other ones, who are subject to smelling this toxic shit.
- And that is not right. You are missing the boat. You are jumping the gun. You have not even addressed the elementary issues.
- People's health, safety and right to voice their opinion. Nobody asked me if I wanted marihuana in my back yard, in my front yard.
- That is not a democracy. And I don't have a lot of faith in this process because you're not addressing the fundamental issues.
- At that meeting, 80% were strongly against this. Bill Thompson presented a very good 10 to 20 point reasons why. What happened? They're stupid little bylaws that don't really mean anything.
- Why is this? This is what's missing here.
- I implore you on behalf of the ones imploring. This particular bylaw you are working on doesn't seem to be decisive enough to me. You are addressing part of the problem. There is not enough protection for everyone.
- What about our children and elderly? There's not enough protection for the Kackaamin.
- You do have clout. You say you don't but there are other communities who regulate all of these issues. Fire, zoning, everything else.



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- Why is Port Alberni just honing on a few little itty bitty things? You do have the clout.
- Hells Angels tried to build one in Cowichan, and they got kicked off because they didn't meet regulations. Fire, electrical and safety.
- Why is this missing? I think you're jumping the gun, as is Wild Coast Canna trying to get its big, greedy, corporate hands on our valley.
- It could ruin our valley. It is a gem. I'm telling you, I've lived around the world too and this place is a gem. It needs to be preserved. Our water, air quality and children, and for our future.
- I am going to speak on behalf of the First Nations. They have a history of abuse in the residential schools and with drugs and alcohol. And for our valley to be even considering entertaining the idea of this industry, is absolutely abominable. We need to heal our people.
- If you see what I see, near the overdose prevention site, you would probably cry.
- There are some very serious issues out there and why are we putting out more drugs?
- Til Ray is out there. There is plenty of medicinal marihuana for people to grow it. And this issue of the inversion is very real. That is all I have to say.
- Whatever you do with your bylaw, I hope that you do not allow, you find some technicality, lawyer, I don't know who's giving you advice, make it up. Do whatever. Maybe you need to do more research to prevent and stop Sadeghi from going ahead.
- You have brains and education, you can stop her. You have to give us a voice. You have not allowed us to vote. That is what is missing.
- That is the bottom line here and that is what's wrong with our country. Amen.

#### 42. Barry Lemon, 243 Goodyear Road

- I couldn't disagree more with the last person that spoke. For a couple of reasons.
- You speak about having problems with poverty and drug abuse. We all need to pay for that. How do you pay for that if you have no industry?
- That's one part of it. The other this is when people work, they give money to charities that support these people.
- We heard earlier from an engineer who makes his money in Alberta, in the oil sands, who has a holiday house that sounds like he rents out, and he's going to lose his income because he doesn't think its going to be as good. So, you have to take these things with a pinch of salt.
- What I can say is, I attended the AGM of the BC Institute of Agrologists last week along with some people. The problem with inversion, as I see it here in Port Alberni, is actually wildfire smoke and smoke from people's woodstoves. Which give off a large amount of particulate matter that then can cause major respiratory problems. Not the same as odour problems from a farm facility.
- What we can do, is we can actually approve the ground before any of these farms are built, in a way that any heavy metals or other toxins from actually leaching into the water source to begin with.
- Along with that, by using that method, another benefit is you don't actually have to use as much fertilizer. So you can mitigate against both the air quality issues, the fertilizer issues and the water quality issues.
- So I think we could actually debunk them as things that can be dealt with.
- And frankly, to look at turning your back at \$100 million investment for the sake of a daycare nursery that's got 30 kids in it, is laughable.



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- I have teenage kids here and there is nothing for them. What are they going to do when they leave school? I'll tell you what they're going to do. They're going to move elsewhere where there's a job for them.
- Unless, I'm old and I'm no great lover of the cannabis industry, but if you're wanting to take, from what I've heard, people in Alberta who work in the oil sands, if you're one to take them and transfer their skills to BC. There are roadblocks on every (?) along that road. How are you going to do it? How are you going to pay for these things? You need to have industry. Private sector industry to pay for everything else.
- They are the only people who actually generate income into any society.
- You have private investors wanting to bring something worthwhile to Port Alberni, and there's people who say no. And the tone of this conversation, I don't really like.
- Because you've got one people that say no, we don't want it, and other people say yes we do want it.
- The way around these solutions is you say what are the problems and we'll tackle them one by one. You say to them, we'll take ground samples, we take air quality samples. You'll keep within permissible limits, as soon as you deviate from that, there's going to be major penalties for you.
- Whether you shut down the facility or fine them. What you do is you make sure that they don't happen.
- These people are perfectly right to have their concerns about air and water quality. What I'm saying is you can actually tackle more than that.
- You can do methods that will control, not things against climate change, by doing things that I'm talking about.
- Someone else said something about there's a real spark around here. Where is it? I don't see it? I don't see very many people under the age of 30 here. You get people who have made their money in dirty industries saying no, we're not going to have any more of that. I'm already (?) and I'm going to say no to everything else.
- That's about it. Everybody's concerns are legitimate but we have to say I don't want that because of this. We have to say what is that problem, how are we going to solve that, how are we going to make sure that doesn't happen. If it does happen, what are going to do to limit the negative effects of it.
- But just saying no. Western Canada is the most restrained place I've ever been for bureaucracy and inability to actually provide anything of any substance apart from meeting where people say yes, that's a really good idea, we should do something. Thank you.

43. Roy Kleywegt, 6334 Cherry Creek Road

- I've been a resident there for almost 30 years.
- I understand that the ACRD does not have jurisdiction over federally licenced marihuana grow operations, but I would like to say, please be aware.
- I live right next door to a grow op. The last 7 years, our family, our back yard, has been compromised greatly.
- We cannot leave our windows open at night because of the smell next door.
- We've talked to provincial and federal people and they say we don't have the manpower to regulate and to inspect these operations.



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- I don't have anything against state of the art grow ops, but why not put it in the city, in the industrial park. Let the city make the rules and regulations because nobody else can outside.
- Please proceed with caution. Thank you.

#### 44. Fred Thompson, 8265 Meshers Road

- Listen to the people. We pay your wages. We can fire your bloody asses if we don't like it.
- Its time we stand up and say something. Put the damn thing out at Franklin River. Or the J Bar site.
- Don't be crying we can't do that because its private land. Go buy the private land.
- If we have to stand up and buy that piece of property back, then let's do it.
- You guys pay attention. Listen to the people. We the people have spoken. Listen to us. Do your due diligence. You understand what due diligence is and what C45 of the Canadian criminal code says? We're all responsible.
- Wake up.

#### 45. Brian Harris, 307-6160 London Road

- I am the chairman of Wild Coast.
- Thank you all for being able to sit in on this and kind of gauge the feelings.
- The only reason why I'm standing up is to give you information about a few misconception.
- I'm not saying you're wrong. I'm not saying your feelings aren't genuine.
- 6 years ago I was anti-cannabis.
- The project we have been working on for the last 18 months, and that we actually had a lot of support for, is very unique.
- It puts the small man in the business. Its not a large industrial opportunity, its an opportunity for the small man who's been precluded from this industry, which is legal.
- Our concept is very simple. We provide a home for people to grow legally and in compliance with the latest technology that basically solves all of these misconceptions and fears.
- We all want clean water. We don't want to pollute it.
- If there's technologies available for growing plants, that basically take and recycle, and keep anything, pesticides, commercial fertilizers, from leaching into the water, count us in.
- Our system does that. It is a recycling system. It doesn't drain all of the water. It conserves it and actually processes it, so that the waste materials go through an oxidation program that goes back.
- I wanted to provide some really good facts that are good to know. This is a good industry.
- The water problems that are being proposed, have been addressed by really good solutions. The best technological solutions that are available.
- Air quality is being addressed by the industry as a whole. As a matter of fact, they are spending hundreds of millions of dollars on how to take a look at how to remove organic materials out of the air.
- The cannabis industry is actually working on that. And they don't even know if it is a problem for cannabis, but they are actively involved in it.
- The ability of being able to take and grow cannabis in an indoor facility means you can actually take and filter the air before it goes out into the outside atmosphere.
- Each of these are grow chambers, are fundamentally closed loops. So again, no odours.
- And by the way, who wants to live next to a place that smells like hell? Not many people. But we agree with that.



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- So essentially, the proposal for small businesses, independent units, all completely compliant, and the deal with the water and air problems are not issues.
- What is an issue is something that starts with C. And a number of years ago, I got cancer and I had a scare. I was scared stiff about it. Well it almost seems like cannabis has got the same C around it in this audience.

46. Angie Harris Fernandes, 5133 Warbler Avenue

- We need to do a better job of explaining ourselves. Thank you.

47. Kris McInnis, 8885 Central Lake Road

- I am a neighbor of one of the proposals. I don't have anything prepared.
- I want to let the Board know how I would be negatively affected by this.
- We are not against the cannabis industry in any way. I think that there should be room for it in this valley.
- I am in full support of this bylaw change. There's been a lot of comments made about lets talk to experts, lets find out the facts. I think that is great but I think this bylaw needs to be put in place first. If it is not put in place, and we delay, some of these big operations will move forward and we could find out at a later date that it was a bad idea.
- I think we need to hit the pause button.
- I have a couple kids right next to this proposal. We don't know the health implications yet.
- I know you don't want me to talk about water but it was brought up specifically about my property by the owner of the property next door.
- Some context to the Central Lake Road water issues. I have bought a property there and will have spent close to a million dollars there by the time we are done. We are building a home and trying to develop a tourism business on our property.
- We had a 205' well drilled which produced half a gallon a minute, which is enough to barely get by. The house was  $\frac{3}{4}$  done by the time we put a pump into the well. We actually had about  $\frac{1}{5}$  of a gallon of water per minute at 205'.
- We have since brought a company in and drilled the well deeper and have found water and now have sufficient water now for our future business and our home. But it is a little tight it is on that street for certain properties.
- There are some good wells on that road.
- My property is arguably the closest to the proposal and the closer you get to it, the worse the wells get.
- Those are the facts on the water issue. If the water table drops at all, our million dollar investment is at risk of being worth zero essentially.
- Another thing I want to bring up is property values. Although cannabis is legal, there is a stigma attached to it.
- It takes a lot of years and effort to build equity in a property to own something like that. And for it to be devalued instantly, would have a huge impact on myself and my family's future. As well as the potential revenue we would make off of the business that we are trying to run.
- That's all I have to say. Thanks.

48. Bill Collette, Cameron Drive



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- I represent the Chamber of Commerce.
- I would like to remind us that we are looking at a major investment here.
- There are 2 sides to this argument. That is evident.
- I would like to encourage the Board to look at an alternate approval process.
- Bring it out to the wider community. Get more input.
- This is too big a decision for you to be making here, based on this tonight.
- That's my input. We are hearing from Zoran, who's got many indicators of people supporting this.
- I think we need to hear from the wider public on this issue. Thank you.

49. Drew Robertson, 9898 Lakeshore Road

- Zoran has mentioned that the nearest community is 2.7 km away at the Fish and Duck, but Lakeshore Road is a lot closer than that.
- You talk about 300 jobs, those aren't full time jobs. So let's put that in perspective too. You are comparing part time construction jobs, getting it going to full time jobs in the long run.
- You talk about surveys being done with all this support for this. You should have brought them out. I don't see them.
- And let's be honest, you want to sell your property. That's wonderful for you, I support your opportunity but the rest of us are going to watch our property values go down. So great for you.
- Two people flagged me because I work in the oil sands. I will tell you a little bit more. My expertise is actually water treatment. I do tailings and remediation. That's what I do in the recycling paper industry.
- I am hearing this pseudo science that we are going to magically recycle all this water. I can tell you as an expert in this field, it is BS.
- You are not going to recycle it.
- Angie, I know you had a complaint that the City of Port Alberni doesn't have a vote at the table. Well you should try to building it in Port Alberni and they would right. There's that thing we call the orange bridge, you go across it.
- What I heard from the supporters of this is we will work out the science. You don't have the science yet. This is just snake oil sales. If you had the science, it would be working elsewhere. It doesn't work elsewhere. You are just selling pipe dreams and the rest of us will have to suffer with it.
- The only thing I agree with Angie on is we do have to revise the bylaw. We need to completely eliminate cannabis production facilities, until the science works. Let somebody else be the guinea pigs.

50. Chair Jack asks people to refrain from speaking directly to individuals in the crowd. You are supposed to be speaking to me.

51. Angie Harris Fernandes, 5133 Warbler Avenue

- I am speaking to the Board. The Board has heard from me before. And I don't need to remind the Board of this, but I will use this opportunity to remind the community that there has been studies.
- It was done by Health Canada. This is a legal industry. We are not debating that.
- We're debating whether there's going to be space to provide indoor growing facilities in this Regional District.
- These bylaws are completely prohibitive and are biased against the cannabis industry.



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- And they are not going to solve the perceived problems.
  - I implore you to please use evidence based decision making. Our evidence is from Health Canada. Where is the science saying that this is such an evil thing to do?
  - I have not heard one scientific thing presented here today.
  - It is legal. Health Canada has approved it. That's all I want to say.
52. Chair Jack asks to keep the conversation down.
53. Lars Banke, 3539 Veldham Road
- I'm hoping you can have a little more communication to solve some problems, outside of regulation.
  - I don't know if that's in your mandate but I believe it would go a long way.
  - Can we get email or website information? It seems to be generally lacking. Not just here but everywhere. Increase communication.
54. Chair Jack provides information:
- I can add to that. Health Canada has a report that talks about the effects of cannabis production as well as some other things.
  - They're not all combined into one easy location. And they are all quite dense.
  - The things that we have put together in our materials are available on the agendas. Includes the materials, the briefing notes, and reports that we refer to before we have a conversation about it.
  - If you were to send an email or letter.
55. Lars Banke continues:
- I found out about this meeting 10 minutes before it happened.
  - I think that generally people don't get to participate very much because it is poor communication.
  - Every Board does not communicate very well with the people.
  - What I'm saying website or email or something to. It is beyond this.
  - I'm just not informed and I'd like to be.
56. Chair Jack offers to provide easier links on the website for access to reports and items that are reviewed at the Board meetings.
57. Dale Mowatt, 9270 Central Lake Road
- I'm just over the hill from the proposed development.
  - From one of the stories that I have been told, one of the property owners, who lives in Edmonton right now, wants to move back, he lives across from us.
  - He works 3 kms from Aurora Cannabis. He says it stinks every day. It smells. I'm not against the stuff but I don't want to smell it 24 hours a day and have my property values go to hell.
  - That is my retirement. That is my lifestyle. That is everything I have worked for. And it is in jeopardy.
  - It is up to you folks to do something about it. Talk to some of the people. He sent you a letter.
  - Its not going to be nice. They will promise you anything to get their way.
  - After its in. Its too late.
  - Talk to the people out in Edmonton and it is year round.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- That's a huge outfit. Its indoor. It is state of the art and it stinks. And people don't like it. And we're going to pay for it. Thank you for your time.

58. Cheryl Vanderhook, 10087 Blower Road

- There's been a lot said. I have a summer cabin on the lake since 1991 which is now our retirement home and I live next door to a skunk weed pot smoker for 30 years. I usually comes up right when we sit down to dinner or having morning coffee.
- I have had to live with this already. I'd hate to see this on a permanent basis and I feel sorry for the people that have to live next door to it. Thank you.

59. Fred Thompson, 8265 Meshers Road

- I'm not against progress. I'm 76. I've seen the boom of this town.
- We're a sad mess. If we can get some opportunity, yes. But at what cost?
- Our water? Our whole lifestyle.
- And that just isn't the spot to do it guys. Not in our back yard. Many reasons.
- I don't know what the issues are at Great Central Lake way.
- It isn't fair to our First Nations centre. They are helping their people and doing a good job.
- It isn't fair to the environment.
- I don't know the answers. But I said Franklin River. Old Camp A would be a heck of a good site. Its huge, it has lots of gravel to soak up anything that goes haywire, and its so darn far away, we aren't going to smell it. Security wouldn't be a problem, there's 3-phase power there.
- By all means, put people to work. Put the 300 jobs in writing and put people to work. Not just at minimum wage with layoffs and bringing in somebody else in.
- We need something here but at what cost people? We have spoken.
- The valley have spoken here. The residents of the area that are going to be affected have spoken.
- We want you to represent us in a way that is true. By the people, for the people, of the people.
- I'm not against it or other business but don't wreck our pristine valley.
- People are choked over us loggers. Trees grow back. If you make a hell of a mess in a big aquifer, come on. This can be a lifetime mess for generations.
- Do it right. Right from the get go. Don't legislate common sense out of the equation.
- I'm a heavy duty mechanic. I was taught to think out of the box. You need to fix it and not leave it haywire.
- Lets start using common sense.
- I encourage industry here but don't bring a mess in here that we will have to deal with later. That's happened too many times.
- I worked in that stink of a pulp mill. I hated it. I was offered a job after vocational school and I wanted to get my grade 12. But I couldn't do it. I went back to school. I was told to go to work and I went down there and I was working by 10:00 the next day. Hired immediately. That isn't happening anymore.
- We need stuff brought in here but we need it done right. I wouldn't go back to that pulp mill. I went back to the woods.
- We need to be good stewards of what we've been blessed with whatever it is.
- Don't let the big corporations run all over us. And don't sell out.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- Don't sell us out. Listen to us. Try to make it a win win. Good night.
60. Phyllis Rossignol, 6491 Beaver Creek Road
- I wonder why, when there is so much opposition, having a facility across from Kackaamin, and there's a petition, why can't there be a vote.
  - See how many people in Beaver Creek are in favour of it being there. I can't understand why we can't do that.
  - And the same for the people out at Sproat Lake. How many are in favour and how many are not.
  - There seems to be a lot of people opposed. There are good reasons. Seems like it could be so simple.
  - Thank you.
61. Chair Jack notes that we are winding down and invites people to speak. He calls two times for more input. He reminds people that once this meeting is over, the Board does not receive any new information.
- No new information after this public hearing. Now is the time.
  - If you just want to say you want to support this or not for this reason for 30 seconds, the weighting of things matter in regards to how many times something has been mentioned.
  - Now is the time for your voice to be heard.
  - Once again, going once, going twice.
62. Amy Littlewood, 9321 Central Lake Road
- I am completely opposed to this cannabis factory.
  - It will completely change the quality of life and the reason we choose to live rurally.
  - I believe this belongs in industrial land where there will be a higher tax base paid.
  - I believe if a corporation comes in with promises, that they should have some way to back it up and enforce it. The promises should be followed through.
  - There needs to be better regulations related to all the things mentioned today. Water, air pollution, protection for the neighbourhood. For the people and our quality of life.
  - The idea that any of our lakes, whether it be Great Central or Sproat, is changed in any way is unacceptable.
  - There should not be any type of facility around a drug rehabilitation place. Especially where there is children. It is mind boggling to me.
  - What we have here is a precious gem. It is a jewel and we need to protect it.
  - If we don't slow down, I fear we will have to be reactive instead of proactive. I don't want to be a guinea pig for an industrial area in a rural setting.
  - I want to enjoy picking organic vegetables from my garden for my family. I want to turn my water on and get a glass of water. I want to be able to go outside for a BBQ and be able to breathe clearly without fear of what might happen to my lungs.
  - We need to slow down and see what other communities have done.
  - Make sure we are making the right choices.
  - Make sure we are protecting the environment and the people in the area. Thank you.
63. Kirk McGiffin, 7671 Beaver Creek Road



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- Is this the only public place to make a decision on the bylaw. Is this the only time we are going to talk?
64. Alex Dyer responds:
- Yes it is. There is statutory requirement that a public hearing be held for any zoning bylaw amendment and this the last opportunity.
65. Kirk McGiffin continues:
- When was our other opportunities?
66. Alex Dyer responds:
- The notice was posted on November 6<sup>th</sup>.
67. Kirk McGiffin continues:
- I am from Beaver Creek and I have to come to Cherry Creek. Maybe we could have more from Beaver Creek if we had a meeting out there.
  - Beaufort, you guys are making the decisions here. Yet you're not talking to your constituents.
68. Chair Jack responds:
- You are correct. This is the only zoning bylaw public hearing.
  - We are supposed to treat these zoning bylaw public hearings as if they are any other bylaw amendment public hearing.
  - Unless we have in the past, and we have not, had multiple meetings on a zoning bylaw amendment, I don't think it is necessary to do that.
  - What I want to caution people against though, we are not having a discussion about the project. We are not.
69. Kirk McGiffin continues:
- Obviously, you're not having one about the one across from Kackaamin. Because we haven't had one about that.
70. Chair Jack continues:
- And we won't. Because that doesn't happen here.
  - But, we can have conversations with the public as politicians, as per the job of the politicians and how they conduct that themselves.
  - One thing we can also do is receive your information and presentations at Board meetings. You can put your name in at least a week before the meeting.
  - You're right, from the perspective of how local governments in general, have a conversation with their constituents, there are multiple sides, but we can do better.
  - We have to manage our resources correctly and a lot of this work should be conducted by the Directors or members of the Board as per them representing their communities.
  - There are things we can do to ensure the public are better informed than they have been. But, we have to treat this as any other amendment. That is the process we are going through here.



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

71. Kirk McGiffin continues:
- So any other amendment, you only have the one meeting?
72. Chair Jack continues:
- Yes. And we do advertise well in advance and things do move through the process.
  - Whether and to what degree that's enough, in this day and age.
73. Kirk McGiffin continues:
- I don't think it is. I think John should have had a meeting in Beaver Creek. I think Tanya should have had one with Beaufort.
74. Chair Jack continues:
- I forgot to mention the APC's. APC's also have their own meeting as well where they can have people have conversations.
  - I do understand that many of our citizens want us to have better interactions with their Directors and their members of the Board. There are way to go about doing that. And there are ways we can improve.
  - We have to manage our resources and staff time and there are things we can do to ensure that happens.
  - I suggest we have that conversation a different time. Your point is well made.
75. Sheila Hertel, 8740 Bland Road
- People matter and I support these people at Great Central.
  - They have lives there and they have built their organic farms
  - Their lives will have to change. Or may change if the project goes through.
  - That is their life. If the people that bring industry in can't build it here, they will go on to somewhere else.
  - They already have their lives. It is not fair that they should have to pay the price. That their life will have to change. That they can't have their organic farms anymore.
  - Its their life. They are there now. They have to change.
  - The cannabis people can find another place. They haven't done anything that they would have to undo.
  - These people would have to undo their lives.
76. Chair Jack notes the time is 9:32 pm.
77. Steve Emmonds, 10096 Blower Road
- I looked and this and okay, the offsets are great. More offsets.
  - Then I look at cement and it seems like the thing would be better inside and contained.
  - There was a comment about cement covering soil. Shouldn't the bylaw be that, pour the cement where it is a rocky area. Try and save the soil.
  - Doesn't the construction of barns, you're going to need footings, doesn't that affect other farmers doing normal stuff?



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT PUBLIC HEARING MINUTES NOVEMBER 19, 2019 – ALL AREAS

- There needs to be a little more technical stuff in there. That's it.
78. Christine Milligan, 6483 Beaver Creek Road
- Why are you allowing other operations to go ahead when you know what the impacts have been to us? Without having things in place to protect the residents and environment.
  - The setbacks are not enough.
79. Chair Jack asks if that is an actual or rhetorical question.
80. Christine Milligan continues:
- Yes. I asked why you would.
81. Chair Jack continues:
- I can cover that one and you might not like the answer.
  - We don't have a will, so to speak on this.
  - The reason why we are doing this, is because we have to operate under both Canadian and Provincial law. And therefore, they established certain processes that we don't have any say over.
  - So when it comes to environmental assessment or safety regulations outside of building codes, or how various resources are managed, like water.
  - Those fall under the jurisdiction of the Province and the Province alone.
  - In fact, we don't, and shouldn't, consider those things when making decisions about a zoning bylaw amendment.
  - We are restricted and should be restricted based on what our job is as local government.
  - Now this is the part that you're not going to like. I understand that you do not like these things. I understand that you have opinions over whether and to what degree those things should or should not occur.
  - Part of it is not our jurisdiction. The other part of it is we have to measure it against an individual right or person to use their property in a way they see fit.
  - We have to measure that against the will of the people.
  - When you have rights, and I'm a First Nations person so this matters quite a lot to me, mashing up against something that is popular, the rights should always win.
  - Now, whether and to what degree this is an issue of rights, its probably not. We're not going that far. But, hidden under a lot of these conversations is one thing. That only popularity matters.
  - And that's not the case. We are a jurisdiction of laws, and those come first before popularity. That's why we have elections for people to decide whether or not the laws should be changed.
  - The law is what rules here. Not the council, not the Board, not the legislature, not the Prime Minister or parliament. The laws do.
  - It is those groups that determine what the laws are. And that's how we create something called certainty. For people to actually take a risk and build something economically or socially or whatever.
  - And that's the delicate balance that we have to take. We have to balance and measure out when we are accorded that right or ability to say, is this permissible or not given the rules that exist now.
  - So we're talking about the rules. Not whether or not a project goes forward or not is based on those rules.



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- And that is why it is so important to have these discussions. Are these the right rules for this location. This being the Regional District.
  - Not whether or not we like a project or where that project was financed. Because Canadian law, and BC law is very specific that its okay. That's why I keep saying, if you don't like something, its not just us you have to speak to because we're not going to make a decision based on something that is outside of our jurisdiction.
  - That actually puts our decision at risk in court.
  - With that in mind, a lot of you have a lot of ideas and feedback on things that are specifically Provincial and specifically federal. And they are very important things that you should engage with your representatives and your political candidates about.
  - Because those are the places where they matter to.
  - With that in mind, there is someone else behind you. Do you have anything else to say?
82. Christine Milligan continues:
- Thank you.
83. Joann Bessler, 9421 Central Lake Road
- I would like to address something you just said. The ALC has said that you are allowed to regulate cement based buildings in the ALR.
  - We are only asking, we're not asking you to make new law, we are asking you consider what the ALC has said local districts can do. Thank you.
84. Chair Jack invites anyone else that would like to speak. He calls three times and thanks everyone for coming.
- I would like to emphasize that the Board of Directors cannot receive any new information between the end of this hearing and the Board Meeting scheduled for November 27th. If any Board member does so, the hearing would be invalidated and will have to be held again.
  - With that in mind, is there anyone else who would like to speak?
85. Chair Jack again calls three times. Hearing none, he terminates the meeting at 9:40 pm.

Certified Correct:

John Jack, Chair of the Board of Directors

Minutes Prepared by:

Charity Hallberg Dodds, Planning Assistant

### Alex Dyer Notes – Bylaw P1399 – Cannabis Production

- The agency referral responses received provided comments and recommended approval subject to conditions outlined in the responses or noted their interests were unaffected. There were no clear objections to Bylaw P1399. Copies of the referral responses are available for the public.
- 35 letters from the public were received by 4:30pm today. Copies of the letters received are available for the public. Any additional letters received at the public hearing will be part of the record and all correspondence will be included with the public hearing minutes.

#### Background

- I am going to provide some context on our current zoning regulations and those proposed in Bylaw P1399. I will address the advisory committee recommendations and I will outline a review of other jurisdictions.
- This public hearing is being held to gather input on Bylaw P1399, which is a text amendment that applies to the entire ACRD Zoning Bylaw. This hearing is not specific to any proposal or any one property, it is to provide the opportunity for the public to comment on the bylaw.

#### Current Zoning Regulations

- The zoning amendment has been initiated by the ACRD.
- The ACRD adopted a bylaw in July 2014, which introduced regulations for the production of medical marijuana. The ACRD then adopted Bylaw P1380 in October 2018 to introduce regulations for the production of licensed non-medical cannabis under the federal *Cannabis Act*.
- The zoning provisions for non-medical cannabis and medical marijuana production are mirrored in the current Zoning Bylaw:
  - Permitted in the A1, A2, A3 and M1 Districts with a minimum lot size of 6 acres in the A zones and 4 acres in the M zones. The required setbacks are 30m (100 feet) from all lot lines.

#### Proposed Zoning Regulations

- Upon direction from the ACRD Board, planning staff drafted Bylaw P1399 which would increase restrictions on cannabis production in the ACRD. This was drafted in response to direction from the Board, the current provincial legislation regulating cannabis production on agricultural land, feedback received from our agricultural committees and initial feedback received from the public.

- Bylaw P1399 has now been given second reading by the Board. The bylaw would apply the following regulations to cannabis production:
  - Provide updated definitions for non-medical and medical cannabis production.
  - Restrict the construction of any non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019.
  - Within the ALR, maintain the 30m setback and implement an additional 60m setback from residential and institutional zoning districts.
  - Outside the ALR, implement a 60m setback from all lot lines.
  - Implement a 300m setback from schools and parks.
  - Increase the minimum lot size within the M1 District from 4 acres to 6 acres.
  - Remove the minimum lot size from properties within the ALR to provide consistency with the *Agricultural Land Commission Act*. Cannabis production is considered a designated farm use and cannot be prohibited in the ALR except under specific circumstances. The 6 acre minimum lot size in effect prohibits the use on smaller lots which we is inconsistent with provincial law and could invalidate our bylaw.

#### **Advisory Planning Commissions and Agricultural Advisory Committee**

- The six Electoral Area Advisory Planning Commissions and the Agricultural Advisory Committee have considered Bylaw P1399.
- The four Alberni Valley APCs and the Agricultural Advisory Committee met for a combined meeting on November 12<sup>th</sup> and then passed individual recommendations.
  - Beaufort APC – Support concrete-based structures in industrial, remove 300m setback while supporting the other proposed setbacks, remove 6 acre minimum lot size outside ALR and allow prefabricated structures and containers.
  - Sproat Lake APC – Support changes to A1, A2 and A3 zones, leaving M1 zones as is and continued research into the implementation of cannabis regulation.
  - Beaver Creek APC – Concurred with the bylaw as presented with the following comments: that the bylaw wording by clear to allow for consideration on site-specific basis and that consideration be given to the long term acquisition and development of further M1 District properties within the region, including the City.
  - Cherry Creek APC – Concurred with the bylaw as presented for second reading.
  - Agricultural Advisory Committee – First discussed at their meeting on 5<sup>th</sup> and then again on November 12<sup>th</sup>. No recommendation was provided.
- The Bamfield APC considered the bylaw on November 18<sup>th</sup> and passed a recommendation to concur with the bylaw as presented for second reading.
- The bylaw was referred to the Long Beach APC on October 7<sup>th</sup>, discussion was held about odour and noise and no recommendation was provided.

- The minutes from the combine APC meeting are provided as a package which will be included with the public hearing minutes. Copies are available for the public.

**Review of other jurisdictions and technical expertise**

- A package has been prepared by staff detailing the staff review of other jurisdictions relating to current and proposed regulation of cannabis production. The notes detail current and proposed policies within other local governments based on research and discussion with staff.
- The package also includes links provided by the Ministry of Agriculture with technical information on the best practices for environmental concerns.
- The staff submission is provided as a package which will be included with the public hearing minutes. Copies of this package are available for the public.



**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

[Large empty rectangular box for response details]

Agency (please print): Alberni-Clayoquot Regional District

Name (please print): Luc Stefani

Title: Building Inspector

Signature: \_\_\_\_\_

Date: September 17th, 2019

**From:** [Olynyk, Ted](#)  
**To:** [Alex Dyer](#)  
**Subject:** RE: [External] Bylaw P1399 Referral Request - Cannabis Production in the ACRD  
**Date:** November 14, 2019 2:47:21 PM

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I have been advised that all those restrictions apply to the customer and shouldn't affect BC Hydro

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Ted Olynyk | Mgr., Community Relations  
Vancouver Island – Sunshine Coast

T 250 755 7180  
M 250 618 6267

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**From:** Alex Dyer [mailto:[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)]  
**Sent:** 2019, November 12 5:26 PM  
**To:** Olynyk, Ted  
**Subject:** RE: [External] Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Hi Ted,

Thank you for your comments on ACRD Bylaw P1399, which introduces additional regulations for the production of medical and non-medical cannabis in the ACRD.

The ACRD Board has now amended Bylaw P1399 and given the bylaw second reading as amended. The amended Bylaw P1399 would:

- Update the definitions to restrict the production of cannabis within any non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;
- Remove the minimum lot size for cannabis production on any property within the Agricultural Land Reserve; and
- Implement a 60m setback from any lot line for cannabis production on any property outside the Agricultural Land Reserve;

If you feel these amendments impact your initial comments to the bylaw referral, I wanted to give you an opportunity to provide updated comments on the bylaw as presented. I have attached the bylaw and staff report as well as a bylaw referral form if you are interested.

If you wish to submit any further comments, please do so by **Tuesday, November 19<sup>th</sup>**. Please let me know if you have any questions at all. Thank you,

**Alex Dyer MCIP, RPP**

*Planner*

**Alberni-Clayoquot Regional District**

3008 Fifth Avenue Port Alberni, BC V9Y 2E3

250-720-2708 (direct) | 250-723-1327 (fax) | [adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)

*This e-mail is confidential and may be privileged. Any use of this e-mail by an unintended recipient is prohibited. If you receive this e-mail in error please notify me immediately and delete it.*

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**From:** Olynyk, Ted <Ted.Olynyk@bchydro.com>  
**Sent:** September 19, 2019 9:06 AM  
**To:** Alex Dyer <adyer@acrd.bc.ca>  
**Subject:** RE: [External] Bylaw P1399 Referral Request - Cannabis Production in the ACRD

No issues from us

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Ted Olynyk | Mgr., Community Relations  
Vancouver Island – Sunshine Coast

T 250 755 7180  
M 250 618 6267

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**From:** Alex Dyer [<mailto:adyer@acrd.bc.ca>]  
**Sent:** 2019, September 17 3:07 PM  
**To:** Alex Dyer  
**Cc:** Mike Irg; Charity Hallberg Dodds; Amy Anaka; Sarah Holden  
**Subject:** [External] Bylaw P1399 Referral Request - Cannabis Production in the ACRD

**\*\*\*Caution:** This is an **external** email. Do not open attachments or click on links from unknown senders.\*\*\*

Good afternoon,

Please find attached the referral package and response form for Bylaw P1399. This zoning amendment bylaw will regulate the construction of new cement-based structures used for the production of medical and non-medical cannabis in the ACRD. The bylaw would also provide updated definitions for medical and non-medical cannabis production and introduce additional setbacks from residential and institutional zones as well as existing schools and parks.

Please review at your convenience and we would be grateful if you could provide a response by October 15<sup>th</sup>. If you have any questions or need any additional information, please do not hesitate to contact me directly at 250-720-2708 or [adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca).

Thank you,

**Alex Dyer MCIP, RPP**

*Planner*

**Alberni-Clayoquot Regional District**

3008 Fifth Avenue Port Alberni, BC V9Y 2E3

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**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

[Large empty rectangular box for comments or additional information]

Agency (please print): Cherry Creek Fire Department  
Name (please print): Lucas Banton Title: Fire Chief  
Signature: Lucas Banton Date: 19 Sept 2019

**From:** [Katelyn McDougall](#)  
**To:** [Alex Dyer](#)  
**Subject:** RE: Bylaw P1399 Referral Request - Cannabis Production in the ACRD  
**Date:** October 18, 2019 5:36:13 PM

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Hey Alex,

Thanks for sending us the referral package and allowing us the opportunity to comment. Our comments are below. Please let me know if you need any additional information from us.

City of Port Alberni Planning Staff have reviewed the ACRD's zoning text amendment referral package to:

- prohibit the construction of new cement-based structures used for cannabis productions (removing it from A1, A2, A3 and M1 Districts)
- and where cannabis production is a permitted use (under provincial legislation) the zoning amendment would introduce 60 meter setbacks from residential and institutional zoning districts and a 300 meter setback from existing schools and parks.

City of Port Alberni Planning Staff have the following comments to share regarding the ACRD's proposed zoning text amendments:

- 1) Identifying zones for cannabis production (with additional regulations and policies) would strengthen the ACRD's ability to regulate the industry, as compared to taking a case-by-base approach.
- 2) Large scale facilities, specifically outdoor facilities used for standard cultivation and processing, belong in a more rural setting that the regional district provides. At minimum zoning considerations should be made by the ACRD to identify regulations for these types of facilities.
- 3) The City is currently in the process of reviewing land use regulations for cannabis cultivation and processing. Staff's recommendations are outlined below, but are currently pending review by the Advisory Planning Commission and Council, and are thus subject to change.

### **Cannabis Cultivation in the City**

In May 2019, City of Port Alberni Planning Staff were directed by Council to identify appropriate zones (based on research and public consultation) for Cannabis Cultivation.

Throughout the City's consultation process members of the public raised concerns about odor, noise, air quality, and environmental impact. As such, Staff are proposing the use of setbacks, buffer zones, develop permit areas, and other regulations to help mitigate these concerns.

The overall proposed approach is permit cannabis cultivation in industrial zones, agricultural zones, and limited commercial zones based on the scale and type (indoor or outdoor) of facility. Large outdoor facilities (standard cultivation) have been excluded from staff's recommendations as it is

our belief that those types operations are most appropriate for a rural agricultural or industrial setting, outside city limits, and are not suitable for urbanized areas.

Recommended Approach to Zoning for Cannabis Cultivation

1. Those regarding indoor facilities (greenhouse or warehouse):
  - a. That Standard Cultivation Facilities (anything more than 200m<sup>2</sup> in size) be allowed in the Light Industry (M1), Medium Industry (M2), and Heavy Industry (M3) zones.
  - b. That Micro-Cultivation Facilities (anything up to 200m<sup>2</sup> in size) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), and High Commercial (C4) zones.
  - c. That Cannabis Nursery Facilities (limited to 50m<sup>2</sup> in size, and only the production of seeds, seedlings, and clones – no dried flower) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), Highway Commercial (C4), and Agriculture (A1) zones.
2. Those regarding outdoor facilities (farmed):
  - a. That outdoor micro-cultivation facilities be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.
  - b. That outdoor Cannabis Nursery Facilities be allowed in Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.
3. Those regarding other zoning bylaw regulations:
  - a. That staff propose definitions for the types of Cannabis Facilities that are consistent with Health Canada’s definitions.
  - b. That staff include recommendations for building setbacks, buffer zones, and regulations to help mitigate noise and odor concerns.
  - c. That any Cannabis Production Facility be required to obtain a Development Permit (regarding building form and character) to ensure a high-quality development and mitigate impacts to the visual landscape.

Best,



**Katelyn McDougall**

Manager of Planning

**A** City Hall, 4850 Argyle Street, Port Alberni, BC V9Y 1V8

**O** 250.720.2808 **M** 250.206.3333 **W** [portalberni.ca](http://portalberni.ca)

---

**From:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>

**Sent:** October 16, 2019 11:09 AM

**To:** Katelyn McDougall <[katelyn\\_mcdougall@portalberni.ca](mailto:katelyn_mcdougall@portalberni.ca)>

**Subject:** FW: Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Hi Katelyn,

Thanks I got your message. The Board is still looking at making some amendments to this bylaw and we are working through that in the coming weeks. It would be great if you could provide a comment on behalf of the City.

Thanks again, all the best!

Alex

---

**From:** Alex Dyer

**Sent:** September 17, 2019 3:07 PM

**To:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>

**Cc:** Mike Irg <[mirg@acrd.bc.ca](mailto:mirg@acrd.bc.ca)>; Charity Hallberg Dodds <[chdodds@acrd.bc.ca](mailto:chdodds@acrd.bc.ca)>; Amy Anaka <[aanaka@acrd.bc.ca](mailto:aanaka@acrd.bc.ca)>; Sarah Holden <[sholden@acrd.bc.ca](mailto:sholden@acrd.bc.ca)>

**Subject:** Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Good afternoon,

Please find attached the referral package and response form for Bylaw P1399. This zoning amendment bylaw will regulate the construction of new cement-based structures used for the production of medical and non-medical cannabis in the ACRD. The bylaw would also provide updated definitions for medical and non-medical cannabis production and introduce additional setbacks from residential and institutional zones as well as existing schools and parks.

Please review at your convenience and we would be grateful if you could provide a response by October 15<sup>th</sup>. If you have any questions or need any additional information, please do not hesitate to contact me directly at 250-720-2708 or [adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca).

Thank you,

**Alex Dyer MCIP, RPP**

*Planner*

**From:** [Cannabis Licensing / Licences cannabis \(HC/SC\)](#)  
**To:** [Alex Dyer](#)  
**Cc:** [Mike Irg](#); [Charity Hallberg Dodds](#); [Amy Anaka](#); [Sarah Holden](#)  
**Subject:** RE: Bylaw P1399 Referral Request - Cannabis Production in the ACRD  
**Date:** September 25, 2019 6:56:09 AM

---

Hello,

Thank you for your message.

At this time, an applicant is not required to provide zoning to Health Canada. Applicants and licence holders are responsible for compliance with the Cannabis Act and its Regulations as well as compliance with federal, provincial, municipal, and environmental legislation, including zoning, building and fire codes.

If you have any additional questions, please contact us at [HC.licensing-cannabis-licences.SC@canada.ca](mailto:HC.licensing-cannabis-licences.SC@canada.ca).

Sincerely,

Licensing and Security Division  
Controlled Substances and Cannabis Branch  
Health Canada / Government of Canada 3  
[HC.licensing-cannabis-licences.SC@canada.ca](mailto:HC.licensing-cannabis-licences.SC@canada.ca)

Division des licences et de la sécurité  
Direction générale des substances contrôlées et du cannabis  
Santé Canada / Gouvernement du Canada 3  
[HC.licensing-cannabis-licences.SC@canada.ca](mailto:HC.licensing-cannabis-licences.SC@canada.ca)



Government  
of Canada

Gouvernement  
du Canada

Canada

---

**From:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>  
**Sent:** 2019-09-17 6:07 PM  
**To:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>  
**Cc:** Mike Irg <[mirg@acrd.bc.ca](mailto:mirg@acrd.bc.ca)>; Charity Hallberg Dodds <[chdodds@acrd.bc.ca](mailto:chdodds@acrd.bc.ca)>; Amy Anaka <[aanaka@acrd.bc.ca](mailto:aanaka@acrd.bc.ca)>; Sarah Holden <[sholden@acrd.bc.ca](mailto:sholden@acrd.bc.ca)>  
**Subject:** Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Good afternoon,

Please find attached the referral package and response form for Bylaw P1399. This zoning amendment bylaw will regulate the construction of new cement-based structures used for the production of medical and non-medical cannabis in the ACRD. The bylaw would also provide updated definitions for medical and non-medical cannabis production and introduce additional setbacks from residential and institutional zones as well as existing schools and parks.



## Hupacasath First Nation Natural Resource Department

Ph. (250) 724-4041  
Fx. (250) 724-1232  
brandy@hupacasath.ca  
[www.hupacasath.ca](http://www.hupacasath.ca)

5500 Ahahswinis Dr.  
Box 211  
Port Alberni, BC V9Y 7M7

---

Doug Holmes, Mike Irg, Alex Dyer  
ACRD  
3008 Fifth Avenue,  
Port Alberni, BC, V9Y 2E3

November 19, 2019

Dear Doug, Mike and Alex

**RE:** ACRD Bylaw P1399

The Hupacasath First Nation is in receipt of your email. It is my understanding that this bylaw amendment is going into its third reading.

I find it concerning that with creating an amendment to the bylaw that there is no mention of contamination monitoring (water, soil, and air). Having protections of the surrounding environment in several bylaws with clean up, fines stated is more likely to prevent it from happening in the first place.

The Commenced to be constructed after September 1, 2019 is extremely vague, at what percent is "Commenced to be constructed"; area was cleared? 2X4 placed in the ground? Pillars constructed? Foundation and walls placed?

Any facility in the future or "commended to be constructed" will still need to fully consult with the Hupacasath First Nation before building, operating or growing starts. Failure to consult may lead to court actions against the ACRD and the proponent.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandy Lauder".

Brandy Lauder  
Natural Resource/ Councilor  
Hupacasath First Nations



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

[Large empty rectangular box for comments or additional information]

Agency (please print): Hwuy-ay-ahk First Nations  
Name (please print): Rita Johnson Title: Director; Lands & Natural Resources  
Signature: Rita Johnson Date: Sep. 19, 2019

**From:** [LCRB Cannabis Licensing LCRB:EX](#)  
**To:** [Alex Dyer](#)  
**Cc:** [LCRB Liquor Policy LCRB:EX](#)  
**Subject:** RE: Bylaw P1399 Referral Request - Cannabis Production in the ACRD  
**Date:** September 18, 2019 10:05:18 AM

---

Good morning,

Thank you for your email. Please note that the Production of Cannabis is regulated by Health Canada. At the Liquor and Cannabis Regulation Branch, we issue and regulate the Non-Medical Cannabis Retail Stores in the Province of British Columbia.

Thank you,

**Application Intake/db**

Liquor and Cannabis Regulation Branch

**Please Note:** Due to security concerns, and to keep your financial information private, the Liquor and Cannabis Regulation Branch will not accept electronically transmitted applications containing credit card information

---

**From:** LCRB Liquor Policy LCRB:EX  
**Sent:** September 18, 2019 9:38 AM  
**To:** LCRB Cannabis Licensing LCRB:EX <[Cannabis.Licensing@gov.bc.ca](mailto:Cannabis.Licensing@gov.bc.ca)>  
**Subject:** FW: Bylaw P1399 Referral Request - Cannabis Production in the ACRD

---

**From:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>  
**Sent:** September 17, 2019 3:07 PM  
**To:** Alex Dyer <[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)>  
**Cc:** XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN <[mirg@acrd.bc.ca](mailto:mirg@acrd.bc.ca)>; Charity Hallberg Dodds <[chdodds@acrd.bc.ca](mailto:chdodds@acrd.bc.ca)>; Amy Anaka <[aanaka@acrd.bc.ca](mailto:aanaka@acrd.bc.ca)>; Sarah Holden <[sholden@acrd.bc.ca](mailto:sholden@acrd.bc.ca)>  
**Subject:** Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Good afternoon,

Please find attached the referral package and response form for Bylaw P1399. This zoning amendment bylaw will regulate the construction of new cement-based structures used for the production of medical and non-medical cannabis in the ACRD. The bylaw would also provide updated definitions for medical and non-medical cannabis production and introduce additional setbacks from residential and institutional zones as well as existing schools and parks.

Please review at your convenience and we would be grateful if you could provide a response by October 15<sup>th</sup>. If you have any questions or need any additional information, please do not hesitate to contact me directly at 250-720-2708 or [adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca).

**From:** [Bailey, Annette FLNR:EX](#)  
**To:** [Alex Dyer](#)  
**Subject:** RE: Bylaw P1399 Referral Request - Cannabis Production in the ACRD  
**Date:** October 8, 2019 8:55:32 AM  
**Attachments:** [Policy Directive - Cannabis Feb 2019.pdf](#)

---

Hi Alex

Thank you for the referral package for Bylaw 1399.

I have attached the Cannabis Policy directive from the Province. The directive section 3.0 does include a comment about local governments.

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

Annette Bailey, RPBio  
Authorizations Specialist  
South Island Natural Resource District  
4885 Cherry Creek Road  
Port Alberni, BC V9Y 8E9  
[250-731-3028](tel:250-731-3028)

---

**From:** Alex Dyer [mailto:[adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca)]  
**Sent:** Tuesday, September 17, 2019 3:07 PM  
**To:** Alex Dyer  
**Cc:** XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN; Charity Hallberg Dodds; Amy Anaka; Sarah Holden  
**Subject:** Bylaw P1399 Referral Request - Cannabis Production in the ACRD

Good afternoon,

Please find attached the referral package and response form for Bylaw P1399. This zoning amendment bylaw will regulate the construction of new cement-based structures used for the production of medical and non-medical cannabis in the ACRD. The bylaw would also provide updated definitions for medical and non-medical cannabis production and introduce additional setbacks from residential and institutional zones as well as existing schools and parks.

Please review at your convenience and we would be grateful if you could provide a response by October 15<sup>th</sup>. If you have any questions or need any additional information, please do not hesitate to contact me directly at 250-720-2708 or [adyer@acrd.bc.ca](mailto:adyer@acrd.bc.ca).

Thank you,

**Alex Dyer MCIP, RPP**

DIRECTIVE

**Cannabis Cultivation**

**1.0 PURPOSE**

This Directive provides direction for applications to use Crown land for cannabis cultivation projects.

This directive does not apply to industrial hemp which falls under existing Agriculture policies.

**2.0 BACKGROUND**

On October 17, 2018 the federal [Cannabis Act](#) and [Regulations](#) came into effect legalizing the purchase and possession of cannabis for personal use.

Under the *Cannabis Act* the federal government regulates the production and possession of cannabis while the provinces are responsible for creating and overseeing retail and distribution systems.

The provincial Deputy Ministers Working Group on Cannabis Legalization and Regulation (DMWG) has provided strategic direction that cannabis cultivation should be eligible for Crown land disposition subject to FLNRORD policy.

Initially, a *Land Act* section 10.1 order was established imposing a temporary moratorium on cannabis applications for Crown land. The moratorium provided time for: DMWG to provide direction; discussions with Health Canada to take place; and initial demand and market conditions to be assessed. The moratorium was effective from November 17, 2018 to February 17, 2019.

Cannabis production and processing is regulated and licenced by Health Canada. The Health Canada licencing process is significant and focuses on ensuring the safety of the product, security of the site, and that persons in control of the company or with access to the product do not have criminal histories. Details on application requirements and processes can be found in the Health Canada [Application Guidebook](#).

Health Canada requires applicants to have an interest in the land for their proposed site prior to submitting their application for federal licencing. Provincial land authorization must precede the client submitting their federal application,

eliminating the possibility for a *Land Act* application to include Health Canada licensing as an eligibility requirement.

At the date of this directive, Health Canada is experiencing significant wait times for applications. With the exception of “micro” scale applications that have a fast track, current wait times for applications to be reviewed are 18-24 months. The Health Canada licencing process is substantial involving multiple steps and inspections before an applicant is licenced to sell cannabis.

Lands Branch is collaborating with Health Canada to identify opportunities for the overlap of processes or otherwise minimizing delays for clients, when possible.

### **3.0 PROCEDURES**

Cannabis can be grown within and outside of the Agricultural Land Reserve (ALR). Local governments may prohibit non-soil based “bunker” facilities in the ALR within their jurisdictions but cannot prohibit soil based cultivation of cannabis in the ALR. For additional information on the cultivation of cannabis in the ALR please see [Cannabis Production in the ALR](#).

Cannabis cultivation applications will follow the Land Use Operational Policy Agriculture – Intensive. A section 17 *Land Act* conditional withdrawal is not required for cannabis applications.

#### **3.1 APPLICATION FEES**

Applications for cannabis cultivation will be charged the same application fees as applications under the Land Use Operational Policy Agriculture – Intensive.

#### **3.2 APPLICATION REQUIREMENTS**

The application package must include:

- a) the application form;
- b) a draft management plan
- c) maps of the proposed site; and,
- d) current photos of the proposed site.

#### **3.3 LAND STATUS**

The application for a tenure will require a status of the Crown land as per the standard application process.

#### **3.4 PROJECT REVIEW**

Applications will follow the normal referral and consultation processes.

#### **3.5 ADVERTISING**

Advertising is required.

**3.6 FIELD INSPECTIONS**

Field inspections will be undertaken where deemed necessary.

**4.0 DISPOSITION PROCEDURES**

**4.1 FORM OF LAND ALLOCATION**

Disposition will be by lease with a maximum term of 30 years.

Applications for overlapping land uses, similar or different purposes, will not be accepted.

**4.2 ALLOCATION PROCESS**

Crown land for cannabis cultivation is available by direct application. Identified high potential sites may be disposed of by competitive process based on documented rationale.

**4.3 FINANCIAL SECURITY**

Security may be required in an amount deemed appropriate. The need for a security deposit, and the amount required, will depend on the nature of the proposed project.

**4.4 RENTS**

Rents for cannabis cultivation will be the same as specified for Agriculture - Intensive purposes in the Land Policy – Pricing - 5% of land value.

**4.5 DILIGENT USE**

Proponents who have acquired a Crown land lease for cannabis cultivation must demonstrate diligent use of the tenured area and obtain a Health Canada cultivation licence within five years of the issuance of the tenure and maintain the Health Canada cultivation licence or equivalent for the term of the tenure.

**4.0 VARIANCE PROCEDURES**

Variances to this policy must be completed in accordance with the Policy Variance Procedure.



---

Michelle Porter  
Director, lands Branch  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development

February 17, 2019

---

Date

BYLAW RESPONSE SUMMARY

BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)

Approval Recommended for Reasons Outlined Below	Interests Unaffected by Bylaw
 Approval Recommended Subject to Conditions Below	Approval NOT Recommended Due to Reasons Outlined Below

- Section 3 Definitions “medical cannabis production” and “non-medical cannabis production”. Separate definitions and permitted uses for medical and non-medical cannabis are not recommended. The Ministry of Agriculture recommends that only one definition for cannabis be used. The BC Cannabis Control and Licensing Act uses the following: "cannabis" *has the same meaning as in the Cannabis Act (Canada), subject to any prescribed modifications*. This definition would take into consideration any future changes to both federal and provincial legislation related to cannabis policy.
- Section 8 of the Agricultural Land Reserve Use Regulation (the ‘Regulation’) lists a series of cannabis production methods that if produced lawfully, may not be prohibited by local governments. Local governments do however, have the ability to prohibit cannabis production methods not listed in Section 8 of the Regulation (i.e. concrete bottomed cannabis production facilities or converting existing structures that do not grow crops, such as livestock buildings or hay storage sheds). Currently, the Bylaw prohibits cannabis production in purpose-built, cement-based structures but does not prohibit other cannabis production methods not listed in Section 8 of the Regulation such as converting a livestock building. If it is the desire for ACRD to prohibit all forms of cannabis production on properties in the ALR that are not listed in Section 8 of the Regulation, the Ministry suggests amending the definition of Medical Cannabis Production and Non-Medical Cannabis Production by explicitly stating that on properties within the ALR, cannabis production may only occur in accordance with Section 8 of the Regulation.
- Sections 101 – 103. If a property is located in the ALR, the recommended setback distances for Medical Marijuana Production Facilities as described in the Ministry of Agriculture’s Guide to Bylaw Development in Farming Areas (the ‘Guide’) are 15 – 30 metres from all lot lines, 150 metres from Parks and Schools and a 30 metre maximum setback from non-ALR Residential Uses with a buffer, or 60 metre maximum setback if a buffer is not employed. Given that the proposed 300 metre setback from existing schools and parks in the Bylaw is in excess of the 150 metre setback as recommended in the Guide, this is considered restrictive to agriculture. For your information, the guidelines for cannabis production are currently being updated by the Ministry.
- Be advised that as per ALC Information Bulletin 04: Cannabis Production in the ALR, a landowner/applicant is required to submit a Notice of Intent and/or a Use Application for the

construction of a cannabis production facility if the total area from which the soil is removed or on which fill is placed exceeds 1,000 square metres.

- Effective May 8, 2019, Health Canada requires new applicants for licences to cultivate, process, or sell cannabis to have a fully constructed facility that meets all the requirements of the Cannabis Regulations at the time of their application, as well as satisfying other application criteria. The proposed “cannabis production” zone as described in the Bylaw could provide clarity around both federal and provincial requirements.
- A statement within the Bylaw clarifying that cannabis production will not be considered under the home based business allowance in the ALR is also a consideration.

Date: October 17, 2019



Jill Hatfield, P.Ag., Regional Agrologist  
B.C. Ministry of Agriculture – Courtenay  
Office: (250) 897-7518  
E-mail: [jill.hatfield@gov.bc.ca](mailto:jill.hatfield@gov.bc.ca)



Reed Bailey, Land Use Planner  
B.C. Ministry of Agriculture  
Phone: (778) 698-3455  
Email: [reed.bailey@gov.bc.ca](mailto:reed.bailey@gov.bc.ca)



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

Agency (please print): Ministry of Municipal Affairs and Housing  
Name (please print): Yaheli Klein Title: Policy Analyst  
Signature: \_\_\_\_\_ Date: October 16, 2019



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**

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Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

[Large empty rectangular box for response details]

Agency (please print): Ministry of Transportation and Infrastructure

Name (please print): A. Smirnova Title: DS Tech

Signature:  Date: October 9-2019

**From:** [Aaron Rodgers](#)  
**To:** [Alex Dyer](#)  
**Subject:** RE: Referral Response - Bylaw 1399  
**Date:** November 13, 2019 7:51:24 AM

---

Thanks Alex. No additional comments.

---

**From:** Alex Dyer [mailto:adyer@acrd.bc.ca]  
**Sent:** November 12, 2019 5:43 PM  
**To:** Aaron Rodgers <aaron@tofino.ca>  
**Subject:** FW: Referral Response - Bylaw 1399

Hi Aaron,

Please see below email if you wish to provide any additional comments on behalf of Tofino.

Thanks, all the best.  
Alex

---

**From:** Alex Dyer  
**Sent:** November 12, 2019 5:28 PM  
**To:** 'Peter Thicke' <[pthicke@tofino.ca](mailto:pthicke@tofino.ca)>  
**Subject:** RE: Referral Response - Bylaw 1399

Hey Pete,

Thank you for your comments on ACRD Bylaw P1399, which introduces additional regulations for the production of medical and non-medical cannabis in the ACRD.

The ACRD Board has now amended Bylaw P1399 and given the bylaw second reading as amended. The amended Bylaw P1399 would:

- Update the definitions to restrict the production of cannabis within any non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;
- Remove the minimum lot size for cannabis production on any property within the Agricultural Land Reserve; and
- Implement a 60m setback from any lot line for cannabis production on any property outside the Agricultural Land Reserve;

If you feel these amendments impact your initial comments to the bylaw referral, I wanted to give you an opportunity to provide updated comments on the bylaw as presented. I have attached the bylaw and staff report as well as a bylaw referral form if you are interested.

If you wish to submit any further comments, please do so by **Tuesday, November 19<sup>th</sup>**. Please let me know if you have any questions at all. Thank you,



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO: P1399 ACRD FILE NO.: RT19009 (Cannabis Production)**



Approval Recommended for Reasons  
Outlined Below



Interests Unaffected by Bylaw



Approval Recommended Subject to  
Conditions Below



Approval NOT Recommended Due to  
Reasons Outlined Below

District of Tofino interests are largely unaffected, but DoT staff request that any information related to cannabis production operations proposed for properties within the ACRD that share a boundary with the DoT or are within the Clayoquot Sound Area be referred to the District of Tofino.

Agency (please print): District of Tofino

Name (please print): Peter Thicke

Title: Planner 1

Signature: *Peter Thicke*

Date: September 30, 2019

**From:** [Tanya Shannon](#)  
**To:** [Douglas Holmes](#)  
**Cc:** [Alex Dyer](#); [Mike Irg](#)  
**Subject:** Fwd: Water quality ;Beaufort OCP  
**Date:** November 19, 2019 7:22:06 AM

---

Good Morning,

I received this e-mail from John Adams - passing his concerns and comments regarding P1399 to you guys!

Thanks,

Tanya

Get [Outlook for iOS](#)

---

**From:** j-sadams@telus.net  
**Sent:** Tuesday, November 19, 2019 6:15 AM  
**To:** mjcurtis@gmx.com  
**Cc:** tshannon  
**Subject:** Water quality ;Beaufort OCP

Hello Megan. My name is John Adams; I am chair of the Beaufort APC. In response to your email ; I am replying to you on my own behalf. The knowledge , that I have , about pot growing and effect on water is limited. Your concerns indicate we should take a serious look at this perspective. I concur with you fully! The goals and policies of the OCP (which you brought up) must be addressed. If we find that the ACRD has no legal avenue to enforce our wishes, as a majority, then our elected official or employed ACRD should reach out to proper authorities. What chemicals or contaminants are of concern in pot operations? Is it possible the waste water should be treated? What are the septic requirements in relation to employees at large grow operations? What Gov't agencies will enforce regulations? If the Beaufort OCP is not recognized at this point (considering the parts you have brought to the table) then there is a big problem. If we are to ignore the Beaufort OCP I would expect , at some time, others could ( rightfully-so ) ignore our efforts to build for the future. My wife and I have experienced directly the negative effects of water quality in the Beaufort.

John Adams

.

**From:** [Mike Irg](#)  
**To:** [Alex Dyer](#); [Charity Hallberg Dodds](#)  
**Subject:** FW: Cannabis in the Alberni Valley.  
**Date:** November 8, 2019 1:16:53 PM  
**Attachments:** [image1.PNG](#)  
[ATT00001.htm](#)  
[Cannabis Production Farm Bylaw \(No. 5496\).pdf](#)  
[ATT00002.htm](#)

---

For the public hearing file.

Mike

---

**From:** Amie <amiemo@shaw.ca>  
**Sent:** November 8, 2019 12:54 PM  
**To:** Mike Irg <mirg@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>; John Jack <jjack@acrd.bc.ca>; Josie Osborne <osborne@tofino.ca>; Mayco Noël <mnoel@ucluelet.ca>; Bob Beckett <bbeckett@acrd.bc.ca>; Tanya Shannon <tshannon@acrd.bc.ca>; Kel Roberts <kroberts@acrd.bc.ca>; Penny Cote <pcote@acrd.bc.ca>; John McNabb <pard54@hotmail.ca>; Dianne Bodnar <dbodnar@acrd.bc.ca>; Alan McCarthy <amccarthy@acrd.bc.ca>; Wilfred Cootes <Wilfred.Cootes@uchucklesaht.ca>; Kirsten Johnsen <kirstenj@toquaht.ca>; Sharie Minions <sharie\_minions@portalberni.ca>; Cindy Solda <cindy\_solda@portalberni.ca>  
**Cc:** Amie Littlewood <amiemo@shaw.ca>  
**Subject:** Cannabis in the Alberni Valley.

To the ACRD Board Members,

It is our opinion that there is a place for cannabis to be grown in the community, just not where it can harm others and change the quality of their lives they cherish and challenge the environment we so cherish.

This new industry of cannabis growing, production, cultivation, research and development needs new bylaws to reflect the new challenges arising from this newly legal crop.

Below are a few news articles stating that cannabis growing too close in proximity to residential properties can cause misery to the residents nearby, the odour problems from both indoor and outdoor growing plus many other complaints like light and noise pollution, security for their homes and neighbourhoods and dropping property values people in BC currently living around cannabis facilities endure. These are all problems we can expect to face if we rush into allowing facilities anywhere.

- 1) <https://www.thegrowthop.com/cannabis-news/gatineau-residents-complain-about-the-constant-smell-of-weed-coming-from-hexos-facility>
- 2) <https://www.rcinet.ca/en/2019/06/05/pot-stinks-and-residents-starting-to-complain/>
- 3) <https://www.surreynowleader.com/news/smell-that-langley-residents-complain-about-marijuana-greenhouse/>
- 4) <https://www.langleyadvancetimes.com/news/aldergrove-marijuana-cultivation-impacts-quality-of-life-for-neighbours/>

- 5) <https://business.financialpost.com/cannabis/pot-producers-face-pushback-over-odour-smell-in-ontario-farming-town>
- 6) <https://www.delta-optimist.com/news/liberal-mlas-lobby-feds-to-address-stench-from-marijuana-greenhouses-1.23812945>
- 7) <https://www.registerguard.com/rg/opinion/36109717-78/living-near-marijuana-grow-can-be-unhealthy-experience.html.csp>
- 8) <https://420intel.com/articles/2019/01/02/living-next-cannabis-farm-literally-stinks>
- 9) <https://www.cbc.ca/news/canada/windsor/greenhouses-growing-personal-medical-marijuana-popping-up-1.4862596>

For the proposed Wildcoast Canna Park on “Pine Dell property”, there are severe concerns we have on the health aspects of living near a 377,000 square foot facility and close to 50 acres of outdoor plants that can be plagued by mould, strong smells and pesticides that Health Canada allow, but should not ever be sprayed near any organically growing food.

Most of us out here on Great Central Lake Road have organic vegetable gardens that I certainly do not want the transfers of pesticides from a cannabis grow ‘spewing’ on any of our growing food. Health Canada states pesticides can travel upwards of 5km's! This will destroy my organic garden as I am within the 5km limit. The thought of this crushes my spirit in so many ways. We are the stewards of our land. We simply cannot allow pesticides to freely travel like this. Land, food, wildlife, birds, anything growing. The implications are heart breaking.

I rely on my garden so myself and my family can eat fresh food year round, I share my harvest to friends and family. To have pesticides suddenly on my food is just unacceptable and something that could impact many of our current ability to obtain clean food to eat.

Below is a link to Health Canada list of approved pesticides for cannabis growing.

<https://www.canada.ca/en/health-canada/services/cannabis-regulations-licensed-producers/pest-control-products.html>

I also have concerns for a few local and vital businesses to our Valley. I speak of Avalon Blueberry Farm and the Water Buffalo Farm, plus the three Christmas tree farms located in the area. I believe all of these are within the possible 5km circle of 'floating pesticides spew', as I call it.

I also have personal concerns about the waste water plans of a cannabis facility where contaminants from the outdoor grow or unmanaged wastewater from an indoor grow could leach directly into where the Water Buffalo live. Seems to be water runs downhill, and these buffalo live downhill from this proposed facility. Who protects them before any damage is done to their land?

Here is yet another grave concern about waste water containment and soil contamination. We have geologists that live in the area that have done the testing for this particular site (Pine Dell Ranch) and have calculated that in 3 years time Sproat Lake would have nitrogen levels create an irreversible algae bloom.

### **Irreversible. Irreversible.**

This is an extremely powerful word that makes me so very crushingly sad for the future of our lakes we all cherish so very much.

#### Irreversible algae bloom.

This would impact residents who get their drinking water from Sproat Lake, impact swimming, fishing, all water sports in general I would assume. Tourism could be impacted between the Lake algae problems and the ability to camp in the outdoors less than a couple of meters from a cannabis growing facility. The Upper Campground of Sproat Lake Provincial Park is located just off Great Central Lake Road where there are fully booked campsites during the camping season.

Now I move onto air quality concerns.

People who live near indoor and outdoor cannabis growing facilities are unable to enjoy their yards for bbq's, have kids play like before the facility moved close and even sleep with a window open anymore.

Can you imagine this? I can't. I spend as much possible times outdoor. If this is suddenly not possible, my quality of life would drop considerably. I am disabled and unable to do much outdoors except enjoy a bit of raised gardening and sitting in the outdoors. The idea of this enjoyment I still have of the outdoors being stolen from me leaves me feeling extremely depressed.

VOC's (Volatile Organic Compounds) are high on the list of pollutants. VOC's are created by growing cannabis.

<https://www.sciencefriday.com/segments/cannabis-air-pollution/>

It can be life threatening to asthma sufferers that live or visit public places nearby if they can't breathe safely.

My Mother who is an asthma sufferer, would be unable to visit my home and enjoy quality family time if the outdoor environment is destroyed by an outdoor grow operation of acres and acres of cannabis and pesticides.

I don't believe any outdoor grow can be fully contained to ensure safety of the public and contain the VOC's.

Some indoor facilities have been proven they are not following 'suggested' protocol and are emitting VOC's through open vents to the outdoors. There is no current law to enforce 'state of the art' air cleaners and purifies are used. These are mere suggestions and are not being

followed by some facilities.

We encourage you to visit any cannabis growing website to verify that mould is a frequent obstacle for growers especially in outdoor plants, and then visit [asthma.ca](http://asthma.ca).

Other residents who are effected by cannabis facilities near them complain the noises are so loud all day and night long from fans, generators and whatever else these facilities use, their sleep is regularly disturbed which greatly effects their lives negatively. Examples of this are shown in the links above.

This hazard to people can be greatly lessened by placing large setbacks, as far set back as possible on cannabis growing from residential areas, schools, parks and provincial campgrounds.

Here is a recent article about the energy use and carbon footprint of a cannabis growing operation; cannabis is one of the most energy-intensive crops out there.  
<https://oilprice.com/Energy/General/The-Marijuana-Industrys-Dirty-Little-Secret.html>

The negative effects on property values and property enjoyment should be mitigated if the cannabis bylaw is altered so that everyone can coexist.

We believe this industry is best suited for **Industrial Zones** located far from residential zones.

We want to protect everyone in the Valley by having the bylaws changed to reflect this brand new industry of growing cannabis. We need brand new and stringent laws to ensure all people and new business can co-exist.

Another concern I have is who exactly is in charge to help residents when people find their quality of life is changed forever in a negative way? Federal Government? Provincial Government? Or the ACRD. ?

<https://www.theglobeandmail.com/news/british-columbia/who-is-in-charge-of-pot-bc-farms/article24473080/>

**Only the ACRD can protect all by implementing new bylaws that protect us, the environment and property values.**



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**CANNABIS PRODUCTION FARM BYLAW**

**2019 NO. 5496**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**CANNABIS PRODUCTION FARM BYLAW**  
**2019 NO. 5496**

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

**Title**

1. This Bylaw may be cited for all purposes as "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496".

**Severability**

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

**Definitions**

3. In this Bylaw, unless the context otherwise requires:

**"Accessory Cannabis Processing"** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

**"Agricultural Land Reserve"** means land designated as the Agricultural Land Reserve by the Government of British Columbia.

**"Buffer"** means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

**"Building"** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Cannabis Retail and Dispensary”** means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

**“Cannabis Production”** means the growing and cultivation of cannabis.

**“Cannabis Research and Development”** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

**“Dwelling Unit”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Local Contact Person”** means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

**“Site”** means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

**“Stormwater”** is any precipitation converted to surface runoff water.

**“Structure”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Wastewater”** is any water emanating from the cannabis production process, including process water and sanitary sewage.

## **Application**

### 4. For clarity:

- a) This Bylaw applies only to areas where “Agricultural Use” is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.
- b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.
- c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

**Conditions for Cannabis Production**

5. *Cannabis Production* must comply with the following requirements:

- a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site*, issued by the Government of Canada;
- b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;
- c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
- d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;
- e) *Cannabis Production* must be conducted in a zone where “Agricultural Use” is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;
- f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and
- g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:
  - o ensuring that the air quality management system is operated according to the design specifications; and
  - o responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

- a) has a base consisting entirely of soil, or
- b) that was, before July 13, 2018,
  - i) constructed for the purposes of growing crops inside it, or
  - ii) under construction for the purpose referred to in Section 6(b)(i), if that construction
    - 1) was being carried out in accordance with all applicable authorizations and enactments, and
    - 2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

## **Cannabis Farm Standards**

7. *Cannabis Production and Accessory Cannabis Processing* must meet the following farm standards:
- a) *Buildings or Structures* in which *Cannabis Production and Accessory Cannabis Processing* activities take place must be setback a minimum of:
    - i) 100 metres from the *Agricultural Land Reserve* boundary;
    - ii) 30 metres from top of bank of all watercourses identified in Map 11 – *Watercourse Classification* in the Township of Langley Official Community Plan (Bylaw 2013 No. 5000), as amended;
    - iii) 30 metres from all domestic water supply intakes;
    - iv) 30 metres from all property lines; and
    - v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;
  - b) Where a parcel adjacent to the *Site of Cannabis Production* has a *Dwelling Unit*, a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:
    - i) a minimum width of 6 metres;
    - ii) a minimum height of 6 metres at maturity;
    - iii) a vegetative *Buffer* may be:
      - i. a double row of evergreen conifers with staggered planting;
      - ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or
      - iii. a berm with hedging/screening shrubs.
    - iv) crown density of vegetative *Buffers* must be 50-75% at maturity.
  - c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and
  - d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

### **Accessory Cannabis Processing**

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements:
- a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site*, issued by the Government of Canada;
  - b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
  - c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and
  - d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:
    - i. 20% of the floor area used for *Cannabis Production*;
    - ii. 2,000 square metres; or
    - iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

### **Management Plans**

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:
- a) a description of the *Site*, including:
    - i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and
    - ii) the full name of the *Local Contact Person* and contact phone number;
  - b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:
    - i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;
    - ii) to meet a standard prescribed by the British Columbia Farm Industry Review Board or Metro Vancouver Regional District, whichever is greater; and
    - iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District; and

- c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in sections 9(b)(i) through 9(b)(iii) of this Farm Bylaw.
10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;
  - b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and
  - c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.
11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*,
  - b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and
  - c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.
12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.
13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from *Cannabis Production* and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

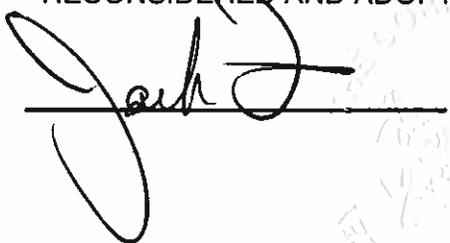
#### **Bylaw Contraventions and Enforcement**

14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

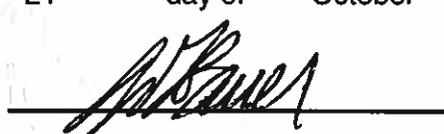
**Offence and Penalty**

- 15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.
- 16. Each day that a violation continues or exists under this Bylaw is a separate offence.
- 17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than \$10,000.00, or to imprisonment for not more than six months, or to both.

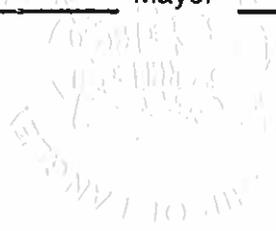
READ A FIRST TIME the	22	day of	July	, 2019.
READ A SECOND TIME the	22	day of	July	, 2019.
READ A THIRD TIME the	22	day of	July	, 2019.
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the	19	day of	August	, 2019.
RECONSIDERED AND ADOPTED the	21	day of	October	, 2019.

  
\_\_\_\_\_

Mayor

  
\_\_\_\_\_

Township Clerk



**From:** [Tracy Bond](#) on behalf of [Administration Shared](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Subject:** FW: Grow ops  
**Date:** October 10, 2019 9:43:09 AM

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-----Original Message-----

From: Steven Bugden <[sbugden60@outlook.com](mailto:sbugden60@outlook.com)>  
Sent: October 10, 2019 9:18 AM  
To: Administration Shared <[administration@acrd.bc.ca](mailto:administration@acrd.bc.ca)>  
Subject: Grow ops

I have lived in the ACRD for over 26 years and I for one think you the board members need to wake up and get with the future, growing pot is legal so stop driving away all the new jobs that this will create and act on what is best for the community not on your personal feelings.

Steve Bugden  
Sent from my iPhone



Friday, September 13, 2019

District Board Members  
Alberni Clayoquot Regional District  
3008 – 5<sup>th</sup> Avenue  
Port Alberni, BC  
V9Y 2E3

**President**  
Sarah Jones

**Vice President**  
Carol-Anne Phillips

**2<sup>nd</sup> Vice President**  
Terry Deakin

**Secretary**  
Peter Wienold

**Treasurer**  
Jan Lavertu

**Directors**  
Gail Horvath  
Michael Moore  
Teresa Bird  
Dave Heinrichs  
Krista McKittrick  
Daniel Savard  
Carley Bowyer  
Lori Kerr

**Past President**  
Taurean Seib

**CEO**  
Bill Collette

Dear Board Members:

Over the past few months we have engaged in several meetings and discussions with two separate investors who are keen to develop major cannabis facilities in the Alberni Valley. These investors have made it very clear to us that their developments would be designed with state of the art technology aimed at mitigating odour concerns while also ensuring that the highest level of security is in place. They have committed to extensive operational studies such that other concerns (IE: water use) are understood and managed in a satisfactory way.

In both cases the investors did their homework looking at current bylaws and zoning parameters before proceeding to the next steps. Along the way the Chamber of Commerce recognized the importance of welcoming these investors to our community as other communities have already done, or are in the process of doing. We've looked at their build-out and employment projections and we are very excited about the possibilities that these investments can demonstrate for our local economy.

We are concerned with what appears to be a commitment of the Regional District to prohibit legal business ventures because of misinformation or stigma. We disagree with the apparent decision to alter previously approved zoning bylaws in order to ensure that these operations cannot proceed. And we ask has the Regional District surveyed others? Have you consulted with the Business Community? We think not as we have not been asked for opinion. It is vitally important for us as a community to demonstrate to Investors that they can rely on our zoning parameters.

The end result of this is not good for Port Alberni. Our community is essentially saying that we don't want X neighbours and in order to ensure that they don't come we're changing the rules along the way. We're also saying that we're closed for business and by default we're telling our current business community that we're not interested in supporting them with new residents, more disposable income, and a general sense of well-being.

We urge the ACRD Board to go back to the drawing board with a commitment to opening our doors to investors for legitimate and desired businesses. At the same time we recognize the need for the ACRD to ensure that large scale projects follow strict guidelines so that the concerns of nearby residents are considered. Shutting the door is not the solution.

We also suggest that the ACRD invite ourselves and possibly the CEO of the Nanaimo Chamber of Commerce to a meeting where he can update you on the progress and value of Tilray to the Nanaimo economy. He is well-connected to Tilray and to the business community at large. Additionally we recommend that you make the effort to visit Tantalus Labs in the Lower Mainland while you are at the UBCM later this month.

Finally, we implore the ACRD to recognize that these organizations **have projected hundreds of local jobs and millions of dollars to the economy for Port Alberni**. Because of that we suggest that the ACRD Board might wish to consider the 'Alternate Approval Process' as a means of understanding and gauging what the wider, and often silent, populace really desires.

Let's reopen the door and find a way to give this another shot.

Yours truly,



Bill Collette  
CEO

cc: AVCOC Board of Directors  
Pat Deakin – Economic Development Manager – City of Port Alberni

**From:** [Susan Chapelle](#)  
**To:** [Mike Irg](#); [Douglas Holmes](#); [Josie Osborne](#); [Sharie Minions](#)  
**Cc:** [Alex Dyer](#); [Amy Anaka](#); [Penny Cote](#)  
**Subject:** Cannabis Production in ACRD  
**Date:** September 17, 2019 1:52:41 PM  
**Attachments:** [Understanding Cannabis Micro-cultivation .pdf](#)

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Hello,

My name is Susan Chapelle and I am the Director of Government Relations for Pasha Brands. We are helping Micro-cultivators work with municipalities and regional districts to support transition to the new regulatory framework developed by the Federal government.

I understand that the ACRD is going to be updating their policy regarding cannabis production in the near future, and I would like the opportunity to speak to staff and council to pass on our knowledge regarding the emergent micro-cultivation sector of the cannabis industry. As a former city councillor in Squamish, I was involved in drafting evidence informed policy regarding the emerging cannabis industry that was presented to the UBCM in 2018.

Patrick Mulholland, our Government Relations Strategist and myself would like to spend time helping your staff understand the economic benefits and impacts to municipal services of supporting the micro-cultivation sector of the cannabis industry, and how the ACRD can help by enabling zoning and bylaws that support the purposes laid out in the Federal Cannabis Act, chief amongst these is to provide for a licit production of cannabis and deterring illicit activities associated with cannabis. Small growers that already exist within your community are looking for a way to move into the legal framework established by the Cannabis Act. Without appropriate zoning in place these growers will have no way to enter the legal market.

Good policy needs to be well informed and we would like the opportunity to help your staff and council understand the societal and economic benefits that can come from participating in this emerging economy on a manageable scale for the public.

We have included our “Understanding Cannabis for Municipal Councillors” document, as it lays out the differences in licences and the scale of operations.

General language in zoning bylaws that only specifies cannabis production facilities does not acknowledge the differences in scale between standard and micro cultivation licences.

We are hoping that micro-cultivation can be separated out and defined as a separate use in your up and coming bylaws. Micro-cultivation already exists, we are hoping that this important and poorly understood new regulatory economy can continue thrive in your community. These small growers are your friends and neighbours who want to contribute to the community by entering the new legal framework of the Cannabis Act.

We look forward to hearing from you, and appreciate your attention to this new land use issue.  
Sincerely,

**SUSAN CHAPELLE, MBA**  
Director of Government Relations and Affairs

T 604.815.1462  
E [susan@pashabrand.com](mailto:susan@pashabrand.com)

S [@SquamishSusan](#)

1066 West Hastings Street, Suite 1790  
Vancouver, BC V6E 3X1, Canada

[pashabrands.com](http://pashabrands.com)

CSE:CRFT



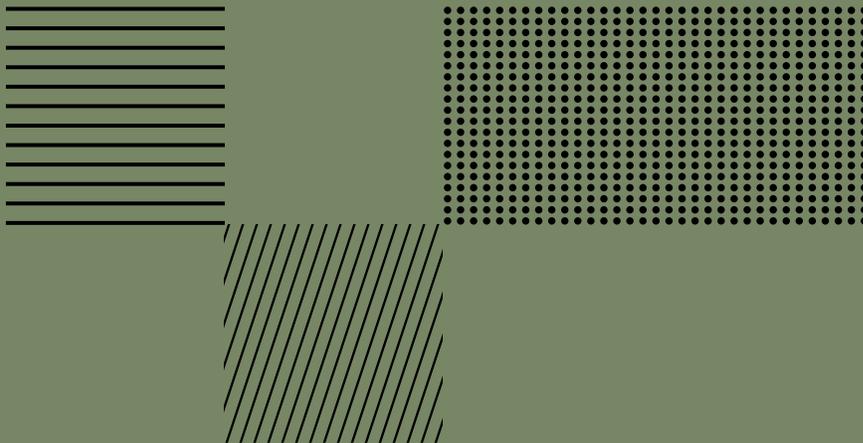
# Understanding Cannabis Micro-cultivation for Municipalities

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Susan Chapelle, MBA *Director Government Relations and Affairs*  
Patrick Mulholland, R.P. Bio. *Government Relations Strategist*

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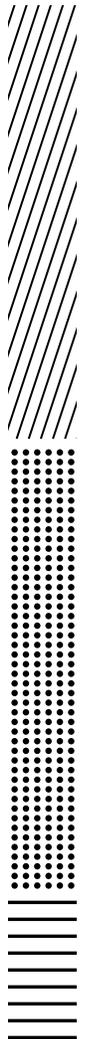
2019



# Introduction

With the passing of the Cannabis Act in October 2018, Canada became the second country in the world to legalize the production and use of cannabis for the recreational market. The introduction of this legislation comes with the growing pains of understanding, enabling and regulating this new industry, and building the institutional infrastructure. Much of this work will fall to the municipalities who are responsible for land-use zoning, bylaw and law enforcement.

Understanding the impacts and benefits of cannabis micro-cultivation for municipalities opens new doors for tax revenue, local economic development and land use planning. The benefits of a vertically integrated economy and the many ancillary businesses that are being created can be a powerful economic driver for small communities. ■



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# Existing Small Cannabis Growers are an Integral Part of the BC Economy

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03

**Cannabis cultivation in British Columbia is not new. Cannabis has been important to communities in British Columbia. In the Kootenays, it is estimated that up to 30% of the local economy has been driven by cannabis cultivation (Paris, 2018). Small communities in B.C. that have had downturns in the resource sector have quietly relied on the craft cannabis industry.**

Craft growers have been operating in our communities for many years and have built an industry with a global reputation. Generally, people are unaware of the micro-cultivation facilities that exist all around them. These small growers are your friends and neighbours who care about their communities and want to contribute by entering the new, legal framework.

It wasn't the large corporations that built the cannabis industry in BC, it was craft growers and advocates for access to medicinal cannabis. It is time to recognize their achievements and allow these craft producers to enter this burgeoning market. Failing to acknowledge these craft growers with appropriate land use could lead to rural BC communities taking a financial hit. ■



# Purposes of the Cannabis Act



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**The Cannabis Act was established by the Government of Canada with several purposes in mind.**

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1. Protecting young persons by restricting access to cannabis
2. Protecting young persons from inducements to use cannabis
3. Provide for the licit production of cannabis to reduce illicit activities
4. Deter illicit activities in relation to cannabis
5. Reduce the burden on the criminal justice system
6. Provide access to a quality-controlled supply of cannabis
7. Enhance public awareness of the health risks associated with cannabis use

## Safety & Awareness Are Key



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Quality-controlled  
& Regulated

# Health Canada Regulatory Compliance is Different Under the Cannabis Act

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**Prior to the establishment of the Cannabis Act, there was little regulatory oversight into how cannabis growers operated. In order to achieve the goal of providing access to a safe, quality-controlled supply of cannabis, Health Canada has established a stringent regulatory compliance program which includes:**

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- Security clearances and site-specific security requirements
- Facility inspections
- Good Production Practices (GPP)
- Odour control and mitigation requirements
- Record keeping audits, Seed to Sale tracking, and inventory verification to prevent diversion
- Product sampling and analysis to ensure product safety
- Product recall and complaint procedures

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# Classes of Licences Established in the Cannabis Act

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## Cultivation Licences

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### Standard Cultivation Licence

- There is no limit on the size of the growing area
- Facilities range in size from 2000m<sup>2</sup> (20000 ft<sup>2</sup>) to 200000m<sup>2</sup> (2,000,000 ft<sup>2</sup>)

### Nursery Licence

- No limit on the size of the growing area for vegetative growth
- Limited to 50m<sup>2</sup> (~500 ft<sup>2</sup>) of growing area for flowering growth

### Micro-Cultivation Licence

- Limited to 200 m<sup>2</sup> (2100 ft<sup>2</sup>) of growing area

## Processing Licences

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### Standard Processing Licence

- No limit on the amount of cannabis that can be processed

### Micro Processing Licences

- Limited to possession of 600kg of cannabis in a year

### Analytical Testing Licence

### Research Licence

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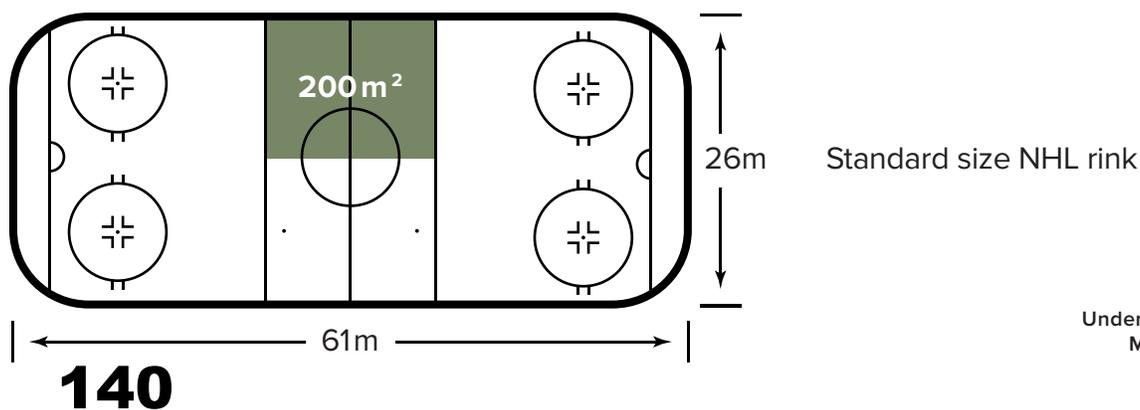
# Micro-cultivation Licences are Different

**Micro-cultivation licences were created by Health Canada at the request of the B.C. government as a way of allowing the EXISTING craft cannabis growers a route to join the legal framework of the Cannabis Act.**

The goals of the Micro-cultivation licence are:

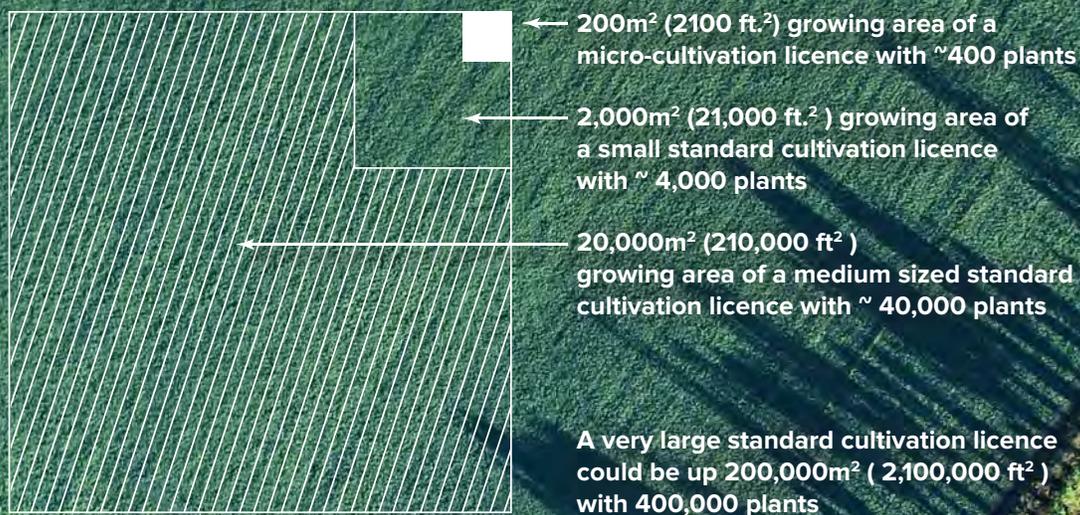
- **Prevent monopolization of the cannabis industry by large corporations by allowing individuals and small businesses who built the cannabis industry into the regulated framework**
- **Provide for the licit production of cannabis to reduce illicit activities by allowing existing small growers to join the legal framework**

A Micro-cultivation licence is very different than a standard cultivation licence. Growers utilize a very small footprint. The canopy area of a micro-cultivation is only 200m<sup>2</sup> which is about the size illustrated below. ■



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In contrast a Standard Cultivation licence could have a growing area up to 200,000 m<sup>2</sup> or 20 Ha. An entire micro-cultivation facility including fencing and parking will only be about 1000 m<sup>2</sup> or 0.1 Ha.



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# Economic Benefits of Micro-cultivation

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**Every community has dozens and, in some cases hundreds of micro-cultivators operating within their community. These growers want to move out of the shadows and become part of the new legal framework and be accepted as local small businesses that contribute to the social fabric of their communities.**

As these facilities upgrade to meet the standards required by the Cannabis Act, they will have to engage with a large number of local contractors such as:

- Building contractors
- Electricians, HVAC Specialists, Plumbers
- Computer programmers
- Security companies
- Laboratory testing companies

# Economic Benefits of Micro-cultivation

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Continued —

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In B.C. it is estimated that there are as many as 6000 of these micro-cultivators operating under the Federal program (Shore, 2019). If we look at the cumulative effects of licensing, just 10% or 600 of these existing micro-cultivators, we can see how small rural communities that are suffering from a downturn in the resource sector can benefit:

	Each Micro-cultivator	600 Micro-cultivators
<b>Amount of land used</b>	0.1 Ha	60 Ha
<b>Direct Full Time Jobs</b>	4	2400
<b>Local Wages <sup>1</sup></b>	\$200,000	\$120M
<b>Gross Revenue to Growers <sup>2</sup></b>	\$2.4M	\$1.4B

1. Assuming a \$25/hr. wage

2. Assumes 400kg/yr./micro of production and a retail price of \$12/g which is the mid-price for premium flower as listed on the BCLDB website for premium cannabis. Wholesale price to growers is assumed to be 50% of retail

Municipalities will also benefit from:

- Increased municipal revenue to communities through permits and fees
- Reduced bylaw enforcement and policing costs
- Reduced fire and life safety risks

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# Cannabis Micro-cultivation in the ALR

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**On Feb.22, 2019, the Agricultural Land Commission clarified that all forms of cannabis production are a ‘farm-use’, and that application to the ALC was not required for growing cannabis. The ALC does allow local governments to limit cannabis production in certain forms through local zoning bylaws.**

The ALC specified that local government **may not** prohibit cannabis production if it is produced:

- Outdoors in a field
- Inside a structure that has a base entirely consisting of soil
- Inside a structure built before July 13, 2018 for the purpose of growing crops

Due to concerns that large cannabis companies are accessing farmland to build huge industrial scale greenhouses for cannabis production, some municipalities have taken the path of prohibiting all forms of cannabis production in the ALR except for that which the ALC allows. ■

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# Cannabis Micro-cultivation in the ALR

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Continued —

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## **This does not acknowledge the difference in scale of operations between Micro-cultivation licences and Standard cultivation licences**

Limiting cannabis production to soil based within the ALR effectively prohibits micro-cultivation for the following reasons:

- Micro-cultivators are craft growers who tend to each plant by hand to grow the high-quality flower that B.C. has become world famous for.
- Most cannabis grown outdoors or in greenhouses with a soil base is only suitable for extraction
- Health Canada has strict limits for microbial and pesticide contamination for flower, which are difficult to achieve with a soil base
- Outdoor cannabis may be subject to contamination from neighbouring crops
- Health Canada requires licencees to use Good Production Practices (GPP) which include stringent sanitation practices that are extremely difficult to achieve with a soil base

# Micro-cultivation can Help Support B.C. Farmers



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**Municipalities are rightfully concerned about the use of agricultural land for large scale cannabis production. The conversion of large-scale greenhouses that were built for food production on ALR land into cannabis production facilities has caused municipalities to be concerned. Some believe that cannabis production on ALR land is really just about getting cheaper agricultural land for industrial use. (Kwan, 2019)**

Not all farmland is created equal and not all farmland is used for food production. The ALR represents about 5% of the land area in B.C., but only about 50% of the ALR is suitable for a range of crops. ALR land is used for growing many different crops including; flowers, ornamental plants, shrubs, trees, hops and grape vines. Farming is a complicated business with huge capital expenditures and many variables. Farmers should have the right to grow the crops that they choose in the way that they choose to grow.

ALR land is used for a variety of other activities including the Oil and Gas industries, without disrupting its use for agricultural purposes.

Micro-cultivators are getting caught in the crossfire of the ALR debate. In reality, micro-cultivators are already in many outbuildings on ALR land. Allowing micro-cultivators to operate legally will have no effect on the availability of farmland for agricultural use. The additional income that this year-round crop provides to traditional food farmers enhances the viability of these farmers and allows them to continue to produce other crops that are becoming economically marginal due to cheaper production internationally. ■



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# Cannabis Production and Infrastructure

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**Municipalities have expressed concern regarding the burden that cannabis production places on local infrastructure. Micro-cultivators, due to their small size, do not place the same burden on municipal infrastructure that large corporate standard cultivators do. Micro-cultivators are focused on sustainable cannabis cultivation.**



## Water

Cannabis plants need 15-20 litres of water per day for each plant. For a micro-cultivator with 500 plants, this amounts to 7500-10000 litres per day. This is a fraction of what standard cultivators are using. Micro-cultivation facilities are developing effective water conservation strategies such as rain water collection, and reusing water from fertigation systems and dehumidifiers.



## Electricity

This is the number one input for micro-cultivation facilities. A micro-cultivation facility will use only 1% of the energy used by a medium sized 20,000 m<sup>2</sup> facility. New developments in LED technology and the use of hybrid greenhouse facilities that still utilize sunlight are all helping to reduce this cost.

# Cannabis Production and Infrastructure



Continued —

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## Wastewater

Micro-cultivation facilities are striving to reduce the discharge of waste water through the use of recirculating hydroponic systems, which recycle fertigation water.



## Organic Waste

Composting is the preferred method of disposal for the organic waste that is produced by cultivation operations. Almost all communities in B.C. have access to a commercial composting operation. It does not need to be disposed of in landfills.

**Micro-cultivators are focused on sustainable cannabis cultivation**



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# Cannabis Production and Odours

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**Some municipalities have been having problems with odour complaints due to large standard cultivation operations. Cannabis odours are created by the plant's essential oils (terpenes) that are produced during the flowering phase. There are over 200 compounds that have been identified as terpenes that can create smells ranging from pine and citrus to earthy and skunky.**

The problem is many large cultivators with 100's of thousands of plants ignored this problem. Micro-cultivators may only have a few hundred plants, and the reality is that they are already controlling their odours, because no one realizes they already exist in neighbourhoods, or industrial areas.

Public Health Ontario completed a literature search that found no studies associating health effects with these odours. However, odours can still be perceived as unpleasant even if they don't have any health effects associated with them, and this can be a source of irritation to nearby residents.

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**As per The Cannabis Act *SOR 2018-144 s.85***  
**The building or part of the building where cannabis is produced, packaged, labeled and stored must be equipped with a system that filters air to prevent the escape of odours**

**Under the Cannabis Act, Health Canada has mandated that producers control their odour.**

**Many industries have to control odours, so this is not something new. There are a variety of effective odour mitigation systems including: Carbon Filters, Biofilters, and Non-thermal plasma technology. Municipalities can require via their bylaws that an effective odour management plan be in place in order to prevent this from being a problem.**

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# The Municipal Role in Implementing the Cannabis Act

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**Municipalities have a shared responsibility in the implementation of the institutional infrastructure that supports the implementation of the Cannabis Act. Municipalities, Provincial and Federal governments all have the same desire; to reduce crime and the costs associated with illegal cannabis activities. It is only through enabling micro-cultivation licences that we can reduce illegal activities associated with cannabis production. Municipalities need to work with the Federal government to help achieve the goals of:**

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**Reducing and deterring Illicit activities in relation to cannabis.**

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**Reducing the burden on the criminal justice system.**

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# The Municipal Role in Implementing the Cannabis Act

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Continued —

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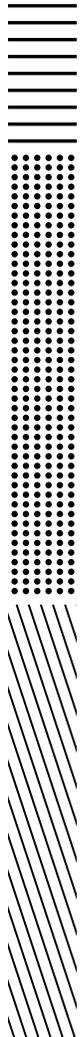
Prohibition has not worked in reducing the illegal activities associated with cannabis. If the response is; “we don’t want production in any form in our communities”, then the underground economy will continue unabated. Municipalities can affect a positive change without the negative side effects by:

- Allowing indoor Micro-cultivation licences on ALR land up to 1000m<sup>2</sup> total facility size which aligns with ALC regulations regarding fill. This will allow Micro-cultivators to operate, while still protecting agricultural land and food production
- Specifying micro-cultivation and processing as an allowed use in current commercial (C) and industrial (I) zones
- Allowing micro-cultivation in Rural Residential (RR) areas with lot sizes greater than 2 Ha
- Developing Comprehensive Development (CD) zones that would allow for technology hubs to be created. This would allow for micro-cultivation, processing, extraction, packaging and lab services to support the entire vertical cannabis economy.

# Conclusion

Canada's cannabis industry exists because of the hard work of local craft cannabis cultivators. B.C. has a history of supporting local agriculture and 'craft' culture, through its support of local wineries and beer producers.

If you do not allow local micro-cultivators to enter the legal framework, then you are encouraging the consolidation of the cannabis industry in the hands of a few large corporations, not unlike the alcohol industry after prohibition ended. There will be few benefits to small communities across B.C. in this scenario, and the craft growers will be marginalized and pushed to the sidelines or choose to remain in the illicit market. By supporting your local growers through policy and regulations, you are building a safe and sustainable new industry. ■



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Presented by



CSE: CRFT



**From:** [Tracy Bond](#) on behalf of [Administration Shared](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Cc:** [Wendy Thomson](#); [Janice Hill](#)  
**Subject:** FW: cannabis bylaw  
**Date:** November 18, 2019 7:58:43 AM

---

**From:** reg dink <regdink@hotmail.com>  
**Sent:** November 17, 2019 5:57 PM  
**To:** Administration Shared <administration@acrd.bc.ca>  
**Subject:** RE: cannabis bylaw

To: ACRD Directors

hi..It's Reg Cocks..some of you know me ...for those that don't..I was born here in Port Alberni over 67 yrs. ago...I have been a resident on Great Central Lake Road aka lil Germany for over 30...our lil group has been working hard to get your attention to stop this nonsense of the Wild Coast Cannabis Pot Factory...we all know it is the wrong location for many reasons...reasons of which you are well aware of.....there are suitable locations for these industries..Mayor Minions wants them so badly let her have them...the regional district should not be involved in such enterprises...I know Zoran and Patrick will be disappointed they don't get there way...too bad, so sad...industry should be in industrial zoned areas...Nanaimo seen to that...we can as well....you the Board Members do have the Power to make it so and stop these wrong doings....the Pine Dell location as well as the Beaver Creek Location are outright wrong...across the street from Kackaamin Drug Rehab Center...really now....whose minding the store here?

The Directors do have the power to do the right thing.....

May I remind once again.....

under the OCP .Zoning Bylaw

# 1 first and foremost says

THE PROMOTION OF HEALTH,SAFETY,CONVENIENCE, AND WELFARE OF THE PEOPLE.....

you ..The Directors...represent us...we the people...not the likes of Wild Coast Cannabis and others promising pie in the sky fairy tales..

this is also to inform you that our laker group has joined up with Carolyn Thibodeau and her Beaver Creek Group....

we have formed a society called CHOKES ( Community Health Over Killing Environment ) as well we have been accepted by West Coast Environmental Law for legal representation..our lawyer is Patrick C. Canning....

for the most part we support the new bylaw...perhaps there could be a lil adjustment to wording..

we do appreciate your realization of the facts that there must be guidelines in place for this new industry to ensure that they be placed in proper locations....

sincerely  
Reg Cocks

**From:** [Mike Irg](#)  
**To:** [Alex Dyer](#)  
**Subject:** FW: Cannabis Resource Environmental Health  
**Date:** September 18, 2019 10:40:58 AM

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For the file

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**From:** Angie <angie@wildcoastcanna.com>  
**Sent:** August 20, 2019 6:08 AM  
**To:** Penny Cote <pcote@acrd.bc.ca>; Mike Irg <mirg@acrd.bc.ca>  
**Cc:** brian <brian@wildcoastcanna.com>  
**Subject:** Cannabis Resource Environmental Health

Hello Director Cote:

I hope you're enjoying this summer.

I'm sorry it's taken me so long, but further our meeting in July, here is some reading material about cannabis particularly in the context of environmental health.

### **Cannabis Resource Environmental Health**

The following link is a resource a resource page that been developed to help environmental health practitioners understand the guiding principles and public health objectives being used to develop cannabis policy in Canada.

<http://www.ncceh.ca/environmental-health-in-canada/health-agency-projects/cannabis-resources-environmental-health>

### **Cannabis Production Odour**

This *evidence review* assesses the literature on potential health effects related to odour producing emissions associated with cannabis production facilities. Findings suggested that no studies on health effects associated with exposure to cannabis odour were identified, that odours can result in annoyance and complaints, and that a system to report and track odour could help local authorities remedy potential problems.

<https://www.publichealthontario.ca/-/media/documents/eb-cannabis-production-odours.pdf?la=en>

Please don't hesitate to let me know if you have any questions.

Kindly,

Angie Fernandes  
Wild Coast Canna  
M: 778.846.2331  
wildcoastcanna.com

**From:** [Meagan Curtis](#)  
**To:** [Planning Shared](#)  
**Cc:** ["Jamie McKinnon"](#); ["Lisa Aylard"](#); [Penny Cote](#); ["Robert Haynes"](#); ["Ron Emblem"](#); ["Wayne Smith"](#); ["George Haack"](#); [Mike Irg](#); [Sarah Holden](#); [Tanya Shannon](#); [hms14@shaw.ca](#); [amirakoel@yahoo.ca](#); [Alex Dyer](#)  
**Subject:** cannabis bylaw comments for meeting  
**Date:** November 19, 2019 10:17:19 AM

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Hi,

Our councillor suggested we contact this email in order to have our comments read/considered by council in relation to the cannabis bylaws. I have CC:ed the Beaufort APC for transparency (but I think I definitely missed people so it can be forwarded to them). This is my contribution:

1. There are at least 6 clauses in the Beaufort OCP related to water protection (see my previous email). One is specifically related to the agricultural water protection.
2. The Supreme Court of BC has established in *Weston v. Belcarra* that Councils cannot enact bylaws or undertake works that are contrary to the OCP without amending the OCP.
3. The Supreme Court of BC has established in *48 Fr Hwy Land Ltd. v. Langley (Township)*, that in exercising a discretionary power to grant or refuse a permit or licence, municipal council is exercising a quasi-judicial function.
4. The court held in the same case that Council had acted outside its statutory authority by not considering the guidelines in its official community plan.
5. The court held in the same case that Council should exercise its discretion to properly consider the petitioner's development permit application by applying the guidelines in the OCP. In its decision related to the permit, the court stated that Council must articulate its reasons for its refusal, by reference to the guidelines.

Consequently, I believe the ACRD is opening itself up to litigation but not considering the OCP - which is a legal document. This is concerning for me as a taxpayer and as a resident who knows people spent most likely a lot of time writing our OCP. These documents are not irrelevant and, as case law shows, decisions need to be justified in light of them.

The most obvious conclusion from this is that proponents need to submit information/proof that their actions will not result in effects contrary to the OCPs. They additionally need to be held accountable if that documentation does not mirror their actions or on the ground effects afterwards. There are regulatory precedents for these type of requirements.

In terms of 'making this work' for the numbered companies etc. who plan to attempt to cash in on a boom which is right now busting, the answer has been talked about in many meetings – they should be encouraged to start on M-zoned land that includes less to none of the concerns raised by residents. On this industrial land, their multi-million dollar buildings have also a better potential for re-use by other businesses the ACRD can welcome to town in the event that they want to flip their buildings if/when the market crashes even further. This offers the best financial protection to all sides.

I hope the meeting tonight is useful for everyone,

Meagan

### **Weston v. Belcarra (Village), 1999 CanLII 5178 (BC SC)**

The requirements or legislated content of an Official Community Plan are set out in Section 945 of the Municipal Act. The Act outlines a broad framework with which the OCP must comply, essentially a statement of goals, objectives and policies. In stating the goals, objectives and policies, the OCP is intended to guide future growth, not to regulate. The Zoning Bylaw will be the primary tool to regulate development, not the OCP.

An Official Community Plan's major purpose is to provide some degree of certainty to both the residents of Belcarra and the building industry. The OCP can only encourage senior levels of government to take action, it cannot force or require senior governments to act. **Furthermore, although the OCP cannot commit Council to specific expenditures, Council cannot enact bylaws or undertake works that are contrary to it without amending the OCP.**

<https://www.canlii.org/en/bc/bcsc/doc/1999/1999canlii5178/1999canlii5178.html?searchUrlHash=AAAAAQajYXV0aG9yaXR5ICJPZmZpY2lhbCBDb21tdW5pdHkgUGxhbilAAAAAQ&resultIndex=4>

## **48 Fr Hwy Land Ltd. v. Langley (Township), 1999 CanLII 6476 (BC SC)**

**Supreme Court of British Columbia — British Columbia**

**1999-08-10 | 15 pages**

... it is clear from *Prince George (City) v. Payne*, supra, [(1977), 1977 CanLII 161 (SCC), [1978] 1 S.C.R. 458] that in exercising a discretionary power to grant or refuse a permit or licence, municipal council is exercising a quasi-judicial function ("the discretion...must be exercised judicially"). Passing, or refusing to pass, a resolution to grant a permit or licence is not a "policy" decision. It is a decision to be made applying objective standards set out in previously adopted zoning by-laws, official community plans, or other legislative acts representing the policy decisions of Council. When Council applies those standards to any particular application for a licence or permit it is not exercising a policy or legislative function, but rather one of a quasi-judicial nature.

The cases in the law of negligence drawing the distinction between the legislative or policy function of a public body, and operational conduct which may give rise to a private law duty of care, are not relevant to proceedings in judicial review, where the question is simply whether Council acted within, or beyond, the scope of the authority granted by the legislature.

In *Westfair*, the council refused to issue a development permit to an owner of land to operate a wholesale business on property zoned for that purpose on the basis of the belief of a number of councillors that the applicant did not in fact intend to operate a wholesale business, but rather a retail business. The Court held that the council had acted outside its statutory authority by considering irrelevant or improper matters ("the perceived use of the land") and not considering the guidelines in its official community plan in refusing to issue the permit. *Cohen J.*, who was upheld by the Court of Appeal, ordered the municipality to issue the permit.

In this case, while the planning staff advised Council that the proposed development permit complied with the designation in the Official Community Plan and recommended that it be issued, there were traffic issues raised by adjacent owners that Council did not, but could, properly consider. In the circumstances of this case, I am of the opinion that Council should exercise its discretion to properly consider the petitioner's development permit application by applying the guidelines in the Official Community Plan. If it decides again to refuse to issue the development permit, it must articulate its reasons for its refusal, by reference to the guidelines.

<https://www.canlii.org/en/bc/bcsc/doc/1999/1999canlii6476/1999canlii6476.html?searchUrlHash=AAAAAQajYXV0aG9yaXR5ICJPZmZpY2lhbCBDb21tdW5pdHkgUGxhbilAAAAAQ&resultIndex=2>

**From:** [Mike Irg](#)  
**To:** [Alex Dyer](#)  
**Subject:** FW: Report from Upland Consulting regarding Cannabis  
**Date:** October 8, 2019 11:37:25 AM

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Please review.

Should this be part of the PH record?

Thanks,  
Mike

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**From:** Angie <[angie@wildcoastcanna.com](mailto:angie@wildcoastcanna.com)>  
**Sent:** October 4, 2019 10:52 AM  
**To:** Douglas Holmes <[dholmes@acrd.bc.ca](mailto:dholmes@acrd.bc.ca)>  
**Cc:** brian <[brian@wildcoastcanna.com](mailto:brian@wildcoastcanna.com)>; Mike Irg <[mirg@acrd.bc.ca](mailto:mirg@acrd.bc.ca)>  
**Subject:** Re: Report from Upland Consulting regarding Cannabis

Thank you.

.....  
Angie Fernandes  
Wild Coast Canna  
M: 778.846.2331  
[www.wildcoastcanna.com](http://www.wildcoastcanna.com)

---- On Fri, 04 Oct 2019 10:24:34 -0700 Douglas Holmes<[dholmes@acrd.bc.ca](mailto:dholmes@acrd.bc.ca)> wrote ----

Good morning, Angie.

Mike Irg will reply to you early next week.

Thanks and regards,  
Doug.

Get [Outlook for iOS](#)

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**From:** Angie <[angie@wildcoastcanna.com](mailto:angie@wildcoastcanna.com)>  
**Sent:** Thursday, October 3, 2019 2:04 PM  
**To:** Douglas Holmes  
**Cc:** brian  
**Subject:** Fwd: Re: Report from Upland Consulting regarding Cannabis

Hello Mr. Holmes:

As you know, on September 11, The Alberni-Clayoquot Regional District gave the first reading to a bylaw that could limit cannabis production in the district.

We are very concerned about this bylaw and would like to learn more about the process to engage and inform the decision-makers.

Could you provide us an update on which experts have been scheduled to present for the board?

Also how is the board planning to engage with the public? Is the November 6 public hearing the only opportunity to hear from the public? Are you also planning to do a survey or any other engagement tactic?

Also what is the format for the public hearing planned for November 6? Will there be a staff report /recommendation following the hearing?

Can we request to present more information on our company / project to the decision-makers prior to the November 6 public hearing? If so what are those opportunities?

Feel free to give me call if it's easier to have this conversation over the phone.

Kindly,

.....  
Angie Fernandes  
Wild Coast Canna  
M: 778.846.2331  
[www.wildcoastcanna.com](http://www.wildcoastcanna.com)

=====  
From : Angie<[angie@wildcoastcanna.com](mailto:angie@wildcoastcanna.com)>  
To : "dholmes" <[dholmes@acrd.bc.ca](mailto:dholmes@acrd.bc.ca)>  
Date : Wed, 11 Sep 2019 15:38:20 -0700  
Subject : Re: Report from Upland Consulting regarding Cannabis  
===== Forwarded message =====

Hello Mr. Holmes,

Thank you for your email.

Here is the report I was referring to in my presentation today.

<https://uplandconsulting.ca/>

Commercial Cannabis Production in British Columbia: Best Available Control Technologies and Regulatory Oversight of Environmental Considerations  
May 2019

[https://www2.gov.bc.ca/assets/gov/environment/waste-management/industrial-waste/industrial-waste/cannabis-production/cannabis\\_bacts\\_report.pdf](https://www2.gov.bc.ca/assets/gov/environment/waste-management/industrial-waste/industrial-waste/cannabis-production/cannabis_bacts_report.pdf)

<http://www.bccancer.bc.ca/health-info/coping-with-cancer/medical-cannabis>

Here are another two helpful references:

GOOD PRODUCTION PRACTICES GUIDE FOR CANNABIS

Requirements under Part 5 of the Cannabis Regulations

July 5, 2019

<https://www.canada.ca/content/dam/hc-sc/documents/services/cannabis-regulations-licensed-producers/good-production-practices-guide/guidance-document/GPP-EN-July-5.pdf>

ECONOMIC IMPACTS OF TILRAY IN NANAIMO

March 2015

<https://static1.squarespace.com/static/57ab61a51b631bb0ce757ca9/t/58793b009de4bb30cf851e04/1484339981584/PUB+-+TILRAY+ECONOMIC+IMPACT+2015.pdf>

Kindly,

.....

Angie Fernandes

Wild Coast Canna

M: 778.846.2331

[www.wildcoastcanna.com](http://www.wildcoastcanna.com)

---- On Wed, 11 Sep 2019 14:24:35 -0700 Douglas Holmes<[dholmes@acrd.bc.ca](mailto:dholmes@acrd.bc.ca)> wrote ----

Good afternoon, Angie.

During your presentation today to the ACRD Board of Directors, you referenced a report prepared by Upland Consulting.

I have looked on their website for this report but did not locate it. Can you please send me a link to this report?

Thanks in advance.

Regards,  
Douglas Holmes.

Get [Outlook for iOS](#)

**From:** [Tracy Bond](#) on behalf of [Administration Shared](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Cc:** [Wendy Thomson](#); [Janice Hill](#)  
**Subject:** FW: Wild Coast Canna Inc Proposal  
**Date:** November 19, 2019 8:10:06 AM  
**Attachments:** [Wild Coast Canna - ACRD .doc](#)

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**From:** Findlay, Scott <Scott.Findlay@scotiabank.com>  
**Sent:** November 19, 2019 8:00 AM  
**To:** Administration Shared <administration@acrd.bc.ca>  
**Cc:** John Jack <jjack@acrd.bc.ca>; Josie Osborne <osborne@tofino.ca>; Mayco Noël <mnoel@ucluelet.ca>; Tanya Shannon <tshannon@acrd.bc.ca>; Kel Roberts <kroberts@acrd.bc.ca>; Penny Cote <pcote@acrd.bc.ca>; John McNabb <pard54@hotmail.ca>; Dianne Bodnar <dbodnar@acrd.bc.ca>; Alan McCarthy <amccarthy@acrd.bc.ca>; Wilfred Cootes <Wilfred.Cootes@uchucklesaht.ca>; Kirsten Johnsen <kirstenj@toquaht.ca>; Sharie Minions <sharie\_minions@portalberni.ca>; Cindy Solda <cindy\_solda@portalberni.ca>; Mike Irg <mirg@acrd.bc.ca>  
**Subject:** Wild Coast Canna Inc Proposal

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)  
Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal  
Attn: District Board Members

Dear Board Members:

I am writing to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility at Sproat Lake will generate unpleasant odours for nearby residents.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.

c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.

d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.

e) Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.

f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.

g) Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.

h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?

i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?

j) Legal action: There are many court cases ongoing in U.S. and eastern Canada currently trying to determine loss of property values or recreational use related to newer nearby cannabis growing facilities. Proving the added cultivation with pungent odour and negative effects to water supply or water quality are proving difficult. The industry is new and more and more case are going forward and with time and growing body of data, one day the first case will fall in favour of the home owner. When that happens, the flood gates of new cases will open. This does not occur when the production site is within commercially zoned areas. The property values at Sproat Lake are the highest they have ever been and are increasing year over year. The area is becoming a summer home and retirement destination to many outside B.C. If the facility does go through to operations and has any negative effect on the current land use and property values, there is sure to be class action suites brought forward in the area both to the company and the Regional District. This seems to me an avoidable cost to local families and the regional governing bodies. The benefits to Tourism and existing area residence should be observed and if real property values have dropped in other area's of Canada and U.S. where cultivation is legal it will happen here too. The district should be more concerned with they negative reaction and inevitable legal actions of many residence than one company that has not yet broken ground. Re-locating this proposal is still within the land use options

of the District as had occurred in other communities.

ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. This new direction was never part of the planning process when hundreds of families purchased and developed summer homes or full time residences. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

Signed,

Scott Findlay and Kim Basso

9570 Winters Road –Sproat Lake

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Haga [clic aquí](#) para ver la traducción al español.

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal

Attn: District Board Members

Dear Board Members:

I am writing to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility at Sproat Lake will generate unpleasant odours for nearby residents.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.
- c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
- d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.
- e) Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.
- f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.

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- h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
- i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?
- j) Legal action: There are many court cases ongoing in U.S. and eastern Canada currently trying to determine loss of property values or recreational use related to newer nearby cannabis growing facilities. Proving the added cultivation with pungent odour and negative effects to water supply or water quality are proving difficult. The industry is new and more and more case are going forward and with time and growing body of data, one day the first case will fall in favour of the home owner. When that happens, the flood gates of new cases will open. This does not occur when the production site is within commercially zoned areas. The property values at Sproat Lake are the highest they have ever been and are increasing year over year. The area is becoming a summer home and retirement destination to many outside B.C. If the facility does go through to operations and has any negative effect on the current land use and property values, there is sure to be class action suites brought forward in the area both to the company and the Regional District. This seems to me an avoidable cost to local families and the regional governing bodies. The benefits to Tourism and existing area residence should be observed and if real property values have dropped in other area's of Canada and U.S. where cultivation is legal it will happen here too. The district should be more concerned with they negative reaction and inevitable legal actions of many residence than one company that has not yet broken ground. Re-locating this proposal is still within the land use options of the District as had occurred in other communities.

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Signed,

Scott Findlay and Kim Basso

9570 Winters Road –Sproat Lake

**From:** [George Rose](#) on behalf of [Mike Irg](#)  
**To:** [Lori Wilson](#)  
**Subject:** Fw: Wild Coast Canna Proposal  
**Date:** November 19, 2019 2:45:05 PM

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**From:** Katherine Robertson <katherine-drew@shaw.ca>  
**Sent:** Monday, November 18, 2019 9:17 PM  
**To:** John Jack; Josie Osborne; Mayco Noël; Tanya Shannon; Kel Roberts; Penny Cote; John McNabb; Dianne Bodnar; Alan McCarthy; Wilfred Cootes; Kirsten Johnsen; Sharie Minions; Cindy Solda  
**Cc:** Mike Irg  
**Subject:** Wild Coast Canna Proposal

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Re: Wild Coast Canna Inc. Proposal

Attn: ACRD Board Members

Dear Board Members:

I am writing as a homeowner at Sproat Lake and the owner of a business that has provided jobs in Port Alberni to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a. Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility will generate unpleasant odours for nearby residents.

- b. Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.
  
- c. Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
  
- d. Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.
  
- e. Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.
  
- f. Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty

of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.

- g. Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.
  
- h. Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
  
- i. Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?

The ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

Sincerely,

Katherine Robertson  
9898 Lakeshore Road  
778-886-2024

To: The Board of Directors of the ACRD  
Re: Bylaw Amendment RT19009

Ladies and gentlemen,

My name is Mike Gerigk, and I am part of the Central Lake Rd and Sproat Lake community that is lobbying to have the current laws changed with regards to the current cannabis bylaws in the region. At the last board meeting, the planning department was instructed to revise these bylaws to better manage and control the placement of cannabis grow facilities and to protect the constituents of the regional district from the negative air quality issues growing commercial cannabis presents.

The amendment proposal does somewhat address building and facility placement with the creation of a special 'cannabis zone' giving the regional district an opportunity to somewhat regulate and control where in the district a cannabis growing facility can operate. However, the document does not properly, sufficiently, or responsibly address the necessary setback limits that are realistically required for all zones including the ALR. The current proposed setbacks are as follows:

Table: Proposed zoning regulating Medical and Non-Medical Cannabis Production

Zoning Districts	Min. Lot Area	Min. Building Setback
Small Holdings (A1) District	Lot Size Greater Than 2.43 hectares (6 acres)	➤ 30 metres from all lot lines. ➤ 60 metres from residential and institutional districts. ➤ 300 metres from existing schools and parks.
Rural (A2) District		
Forest Rural (A3) District		
Industrial Park (M1) District	Lot Size Greater Than 1.619 hectares (4 acres)	

Imagine for a moment standing 300m from a landfill... or even 6 solid acres of fish compost... the smell would still make you sick. 6 or more acres of outdoor cannabis would be the same. 30m, 60m or 300m is woefully inadequate, irresponsible, and laughable at best. The setback limits need to be at minimum 3000m from any residential or public places for any indoor and especially for outdoor facilities.

Tomorrow, September 11th at the regularly scheduled board meeting, you will be asked to vote on this amendment. I would like to urge you to vote no to passing it, and kick it back to the planning dept. to correct this issue. This proposal cannot pass as it is written as it does not protect the public.

It is imperative that the citizens of the district be protected (which is the mandate of the board) from the air quality hazards, financial hardships, and loss of property enjoyment that cannabis growers cause.

Thank you for your time.

Respectfully,  
Mike Gerigk  
Central Lake Road

From: Sheri Gerigk  
To: Josie Osborne, Marco Nosi, Bob Beckel, Tanya Shannon, Kel Roberts, Penny Cole, John McNamee, Dianne Bodnar, Alan McCarthy, Wilfred Coates, Kirsten Johnson, Mike Ing, Alex Dyer  
Subject: Impartial information sources on the cannabis issue  
Date: October 15, 2019 9:11:52 AM  
Attachments: [image001.png](#)  
[image003.png](#)  
[image007.png](#)  
[image009.png](#)  
[image011.png](#)  
[image013.png](#)  
[image015.png](#)

Good Morning.  
Please read the impartial information gathered (sources are included) below to aid in making your research easier in the cannabis in the ACRD issue easier.

<https://www7.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/farm-practices-protection>

#### The Right to Farm:

Farm practice protection involves the creation of fair and balanced processes to consider concerns about nuisances associated with farm operations. Local governments, First Nations, ministry staff and industry peer advisors continue to participate in efforts to resolve concerns.

The protection provided by the Farm Practices Protection Act specifically relates to nuisances such as odour, noise, dust or other disturbances. The right to farm is, however, not automatic. It requires that:

A farm operation use 'normal farm practices' (as defined by the Farm Practices Protection Act) or practices as may be prescribed by Cabinet regulation; and

**The operation does not contravene other legislation (Environmental Management Act, Integrated Pest Management Act, and Public Health Act.) or any land use regulation**  
[http://www.bclaws.ca/Bccln/document/ID/freeside/00\\_08028\\_01#section15](http://www.bclaws.ca/Bccln/document/ID/freeside/00_08028_01#section15)

Part 3 — Preventing Disease and Other Health

Hazards

Division 1 — Preventing Disease and Other Health Hazards

#### Must not cause health

##### hazard

15 A person must not willingly cause a health hazard, or act in a manner that the person knows, or ought to know, will cause a health hazard.

[http://www.bclaws.ca/civix/document/id/complete/statreg/r15001\\_09#section304](http://www.bclaws.ca/civix/document/id/complete/statreg/r15001_09#section304)

Health protection authority

304 (1) Subject to the Public Health Act, a board may, by bylaw,

**(a) regulate and prohibit for the purposes of maintaining, promoting or preserving public health or maintaining sanitary conditions, and**

(b) undertake any other measures it considers necessary for those purposes.

#### Air Quality/Health Impacts:

Metrovancouver.org (Ester Berube, Division Mgr. Air Quality Bylaw Development, and Colorado.gov:

Growing commercial cannabis is estimated to be a bigger source of Volatile Organic Compound (VOC's) than the rest of agricultural sector together.

**Cannabis VOCs are considerably more photo reactive and create Ground Level Ozone which is a powerful oxidizer and is quite harmful to plants, humans, animals and even buildings. (causes harm to respiratory and cardiac systems)**

Ground level ozone can significantly impact vegetation, decrease crop productivity, and may contribute to forest decline in some parts of Canada.

Ground level ozone can damage synthetic materials, rubber, paints and coatings, cotton, acetate, nylon, polyester, and other textiles.

##### ACRD website:

**They are now seeing that air pollution effects both asthmatic and non-asthmatic children causing a continuum of injuries ranging from reduction in the ability to breath normally to death.**

**Prolonged exposure can damage lung tissue, cause premature aging of the lungs, and contribute to chronic lung disease.**

**In summary, the variable and light winds inhibit the horizontal movement of airborne pollutants out of the Alberta area, and inversions decrease the vertical dilution of contaminants, while precipitation influences water quality.**

**As a result, Port Alberni is one of the poorest locations in Canada for diluting and dispersing airborne pollutants.**

#### Odour:

Odour complaints are time consuming and non-productive. Local municipalities are forced to request Health Canada "actively enforce" its own rules around odour control at these greenhouses. Metro Vancouver has hundreds of complaints per year about the four greenhouses in its jurisdiction. Meanwhile the persons subjected to these odours are suffering with no resolution. It is easier and cheaper for the cannabis facilities to not comply with regulations since there are no or few repercussions being enforced currently.

Some Cannabis operations try, but cannot mitigate the smells they emit. **There is no proposed solution to the odour concerns with respect to outdoor growing.**

Example: Since it's completion, the Aurora facility near Edmonton has added two new exhaust units for deodorization, 800 HVAC filters throughout processing areas and added 1360 pocket filters throughout the grow bays and still cannot control the odours up to 5 kms away. (Global news Apr 24, 2019)

The chart (left) for Tantalus complaints shows only a small percentage of the problem as few citizens are aware of the complaint procedures for MVRD.

#### Property Values:

The loss of property values of nearby residents will be a devastating financial loss for many families in the Great Central Lake, Sproat Lake and Beaver Creek areas.

#### Light Pollution:

These facilities have regulations in place to prevent 24 hour light use but the facilities repeatedly do not comply.

#### Pesticide Concerns:

Worksafe BC:

**If workers are required to wear respirators and full body protective clothing to apply chemicals to the outdoor field crops what will the kids living right next door use?**  
**Health Canada - pesticides used in an outdoor setting can travel up to 5000 m.**

#### Waste and Water Concerns:

Waste water and its contamination of nearby water (Sproat Lake, nearby rivers, and ground water) or nearby land has not been addressed.

**The proponent has not provided ANY plans so far for how they plan to deal with the water demands and waste water issues they would create. (contamination from outdoor growing cannot be contained and the flow of waste water will be straight into Sproat Lake causing irreparable damage to the ecosystem).**

**We need setbacks of at least 5000.m (preferably more) to help prevent health risks and to protect the quality of life of residents nearby. Outdoor growing hazards cannot be mitigated and large setbacks is the only protection that can be provided to residents near ALR land.**

Thank you for your time,  
Sheri Gerigk

**From:** [mikeg@niskuford.ca](mailto:mikeg@niskuford.ca)  
**To:** [Mike Irg](#)  
**Cc:** [Alex Dyer](#); [Amy Anaka](#); [Sarah Holden](#); [Charity Hallberg Dodds](#)  
**Subject:** bylaw clarification  
**Date:** October 30, 2019 12:12:12 PM  
**Attachments:** [Questions.pdf](#)

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Hello. I have a couple of questions in the attached .pdf (there is a picture hence the format). If someone could answer them (and provide proof if possible) and return my email, it would be appreciated.

Thank you  
Mike Gerigk

Hello. I am a resident in the ACRD I would like to ask for some clarification, please, with respect to the proposed amendment to the cannabis bylaws. I have two questions.

First:

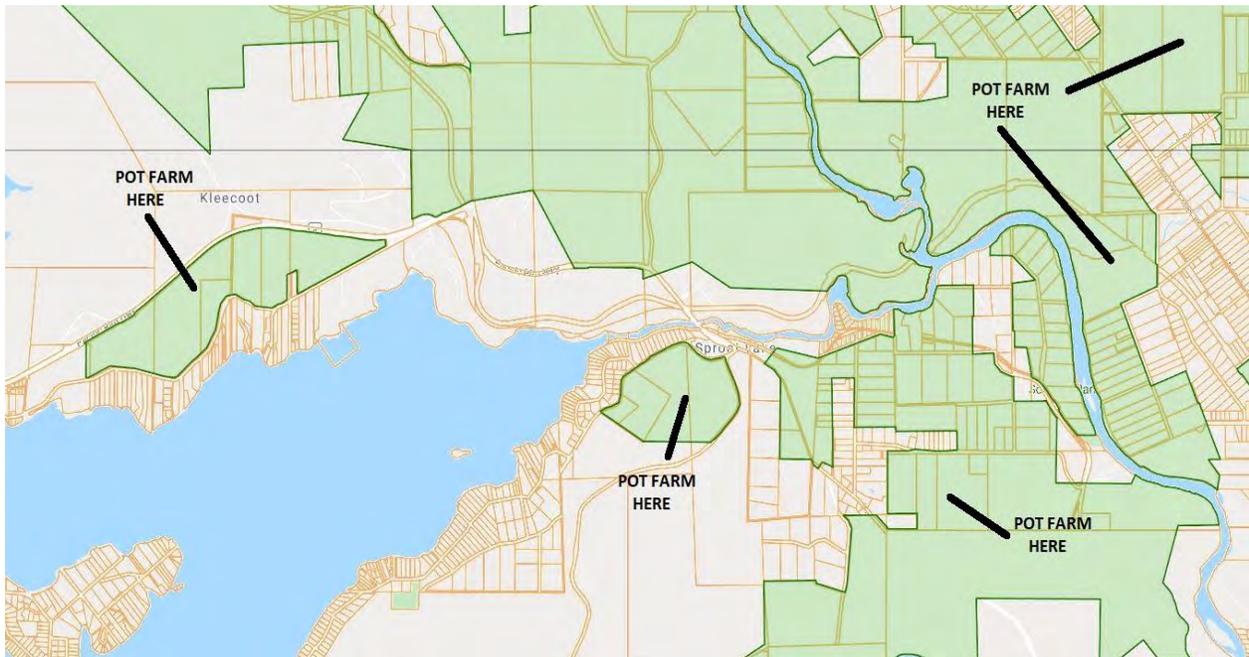
The following is one of the questions the City of Port Alberni asked in its online questionnaire regarding cannabis production and processing within the city limits.

*4. The City of Port Alberni might want to propose a 1000 meter separation distance to ensure that cannabis retail stores and production facilities aren't clustered too close together. Do you support this idea?*

My question is... if the city can implement a 1000 meter separation between a production facility and a retail store, why can't the ACRD implement a 1000 meter separation between a production facility and sensitive properties... ie.. residential properties, schools, parks, lakes etc?

Second:

This is a map from the ALC website.. the ALR zoned land is in green. I am aware that in your newly proposed bylaw amendment it has been suggested an implementation of 'cannabis zones', and that the ACRD has no jurisdiction when it comes to what is grown on ALR land. My question is.. Is there some type of legal mechanism in the new amendment to prevent a scenario like this from happening?



Respectfully, your response is appreciated.

Thank you

**From:** [Sheri Gerigk](#)  
**To:** ["Osborne@tofino.ca"](#); ["mnoel@ucluelet.ca"](#); ["bbeckett@acrd.bc.ca"](#); ["tshannon@acrd.bc.ca"](#); ["kroberts@acrd.bc.ca"](#); ["pcote@acrd.bc.ca"](#); ["pard54@hotmail.ca"](#); ["dbodnar@acrd.bc.ca"](#); ["amccarthy@acrd.bc.ca"](#); ["wilfred.cootes@uchucklesaht.ca"](#); ["kirsteni@toquaht.ca"](#); [Mike Irg](#); [Alex Dyer](#)  
**Subject:** Cannabis Bylaw  
**Date:** November 4, 2019 8:59:41 AM  
**Attachments:** [Cannabis Production Farm Bylaw \(No. 5496\).pdf](#)

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To: ACRD Board and Staff,

I believe it is imperative that the board put in a bylaw that governs the places and way that cannabis can be grown in our valley. It has proven a mistake of other municipalities to not mandate enough and now their citizens are the ones to suffer for these mistakes. We must put in place a set of bylaws that can ensure the responsible growing next to our children. Many cannabis companies have made promises of no odors, light restrictions and adherence to the regulations and that they will be good neighbors only to break them time and time again. These companies know there are very few repercussions or extremely slow enforcement for not abiding the federal or provincial regulations and have in many cases across Canada been making people's lives a living hell. We cannot trust the federal or provincial governments to enforce their regulations. So far in Port Alberni, it has been a propaganda war where the proponent conveniently does not mention the outdoor growing portion of their business plan to the media to make them seem like the concerns and viewpoints of the nearby residents are unfounded when they are anything but. The proponent has not to my knowledge, supplied any plan or data to the public to answer any of the resident's concerns. This behavior does not instill confidence that the proponent or other future cannabis company will ensure their facility does not harm the citizens or the environment. Passing strong bylaws to ensure compliance is imperative.

I have previously submitted to the ACRD Board, the Greater Vancouver Regional District data that is very alarming in regards to harmful ground level ozone being a byproduct of cannabis growing and production. The Alberni Valley has frequent weather inversions which would cause the ozone to not disperse and hover in the valley causing lung and cardiac damage to all. It is very concerning that the proponent has been made aware of this data at the October 23 ACRD Board meeting and still has a business plan to grow 50 acres of outdoor cannabis on their website. Are they just uncaring of the effects on the local air quality and the health impacts?

I have also seen data from a professional that states the chemicals used on the Pine Dell Ranch will contaminate Sproat Lake within 3 years. Some residents of Sproat Lake still use the lake for drinking water. Is this the legacy we want to leave our children? Do we want to lose this beautiful lake to the shareholders profit payments?

I have researched other municipalities 'best practices' and have found the Township of Langley bylaws (which I am attaching for your review) to be the most comprehensive on following their mandate of protecting health, environment and property values. **The Township of Langley has had their bylaw preapproved by the province to ensure that it is enforceable.** A few key points of the Langley bylaw are:

1. The requirement to hold a valid license issued by the Government of Canada and comply with all applicable legislation (which includes that there be no odor).
2. The site must have a valid water license

3. Must have a valid municipal license (I know the ACRD does not current issue business licenses but it could institute a cannabis producer license to ensure compliance to regulations as it could be not renewed if the holder has had more than 5 infractions/yr as an example) This is the way the ACRD can prohibit poor producers from continuously tormenting the citizens without being shut down. A license would also cover some of the cost of administering the following and pay for enforcement.

4. Must have a designated person responsible for ensuring all compliance on the site

5. Have an acceptable and adhere to a:

- a. air quality management plan
- b. storm water management plan
- c. wastewater management plan
- d. noise mitigation plan

\*\*\*All of these plans must be prepared by a professional engineer

6. a segregation statement of each portion of the bylaw states that if any one portion is unenforceable each section stands on its own so it can still function – see attached for the wording.

A fine of \$10,000 per offence and / or 6 month imprisonment (each day the violation continues would be a separate offence)

Cannabis producers cannot argue the fines and imprisonment as they are good neighbors and will not cause any issues right? I feel that the fines are imperative. Without the fines/imprisonment there is no way to ongoing enforcement of the bylaw.

A few other best practices of other municipalities are:

1. A security and public safety plan
2. Landscaping plans for a buffer zone along the edge of the property
3. Parking and traffic study
4. Temporary enclosure and air purification of all outdoor fields during flowering phase – this one is highly import for air quality!
5. Mitigation of any impact to sensitive areas (lakes, watersheds, nearby organic farms) – this one is highly important for prevention of Sproat Lake contamination
6. Plan to ensure wastewater or storm water does not enter surrounding properties or watersheds
7. All processing must be indoors with air purification
8. Hours of operation for grow lights
9. Noise cannot be more than the ambient noise at the property line

If Langley can protect their citizens so can our Regional Board. I repeat that **The Township of Langley has had their bylaw preapproved by the province to ensure that it is enforceable** so the planning department's burden of provincial restrictions and the problems attached has been averted. We have a great start to a comprehensive cannabis production bylaw with the ban on cement based and instant buildings in combination with the cannabis zoning requirement. I believe we need to add the above to make this bylaw as strong as possible to protect its citizens while making strong responsible growing parameters. We cannot count on the other governmental

agencies to enforce their regulations. We must protect ourselves.

I encourage the board and planning department to review and confirm the Township of Langley bylaw and make the necessary additions to the current ACRD proposed bylaw. We do not want to look back at this time and wish we had been more diligent in protecting the citizens, environment, and property values by instituting a more stringent bylaw to ensure responsible growing in our district. I implore you to act now before it is too late.

Respectfully,

Sheri Gerigk – Land owner on Central Lake Rd.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**CANNABIS PRODUCTION FARM BYLAW**

**2019 NO. 5496**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**CANNABIS PRODUCTION FARM BYLAW**  
**2019 NO. 5496**

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

**Title**

1. This Bylaw may be cited for all purposes as "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496".

**Severability**

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

**Definitions**

3. In this Bylaw, unless the context otherwise requires:

**"Accessory Cannabis Processing"** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

**"Agricultural Land Reserve"** means land designated as the Agricultural Land Reserve by the Government of British Columbia.

**"Buffer"** means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

**"Building"** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Cannabis Retail and Dispensary”** means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

**“Cannabis Production”** means the growing and cultivation of cannabis.

**“Cannabis Research and Development”** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

**“Dwelling Unit”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Local Contact Person”** means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

**“Site”** means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

**“Stormwater”** is any precipitation converted to surface runoff water.

**“Structure”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Wastewater”** is any water emanating from the cannabis production process, including process water and sanitary sewage.

## **Application**

### 4. For clarity:

- a) This Bylaw applies only to areas where “Agricultural Use” is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.
- b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.
- c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

**Conditions for Cannabis Production**

5. *Cannabis Production* must comply with the following requirements:

- a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site*, issued by the Government of Canada;
- b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;
- c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
- d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;
- e) *Cannabis Production* must be conducted in a zone where “Agricultural Use” is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;
- f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and
- g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:
  - o ensuring that the air quality management system is operated according to the design specifications; and
  - o responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

- a) has a base consisting entirely of soil, or
- b) that was, before July 13, 2018,
  - i) constructed for the purposes of growing crops inside it, or
  - ii) under construction for the purpose referred to in Section 6(b)(i), if that construction
    - 1) was being carried out in accordance with all applicable authorizations and enactments, and
    - 2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

## **Cannabis Farm Standards**

7. *Cannabis Production and Accessory Cannabis Processing* must meet the following farm standards:
- a) *Buildings or Structures in which Cannabis Production and Accessory Cannabis Processing* activities take place must be setback a minimum of:
    - i) 100 metres from the *Agricultural Land Reserve* boundary;
    - ii) 30 metres from top of bank of all watercourses identified in Map 11 – *Watercourse Classification in the Township of Langley Official Community Plan (Bylaw 2013 No. 5000)*, as amended;
    - iii) 30 metres from all domestic water supply intakes;
    - iv) 30 metres from all property lines; and
    - v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;
  - b) Where a parcel adjacent to the *Site of Cannabis Production* has a *Dwelling Unit*, a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:
    - i) a minimum width of 6 metres;
    - ii) a minimum height of 6 metres at maturity;
    - iii) a vegetative *Buffer* may be:
      - i. a double row of evergreen conifers with staggered planting;
      - ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or
      - iii. a berm with hedging/screening shrubs.
    - iv) crown density of vegetative *Buffers* must be 50-75% at maturity.
  - c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and
  - d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

### **Accessory Cannabis Processing**

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements:
- a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site*, issued by the Government of Canada;
  - b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
  - c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and
  - d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:
    - i. 20% of the floor area used for *Cannabis Production*;
    - ii. 2,000 square metres; or
    - iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

### **Management Plans**

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:
- a) a description of the *Site*, including:
    - i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and
    - ii) the full name of the *Local Contact Person* and contact phone number;
  - b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:
    - i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;
    - ii) to meet a standard prescribed by the British Columbia Farm Industry Review Board or Metro Vancouver Regional District, whichever is greater; and
    - iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District; and

- c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in sections 9(b)(i) through 9(b)(iii) of this Farm Bylaw.
10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
    - a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;
    - b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and
    - c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.
  11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
    - a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*;
    - b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and
    - c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.
  12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.
  13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from *Cannabis Production* and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

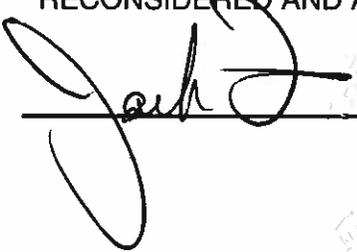
#### **Bylaw Contraventions and Enforcement**

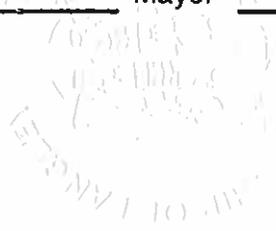
14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

**Offence and Penalty**

- 15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.
- 16. Each day that a violation continues or exists under this Bylaw is a separate offence.
- 17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than \$10,000.00, or to imprisonment for not more than six months, or to both.

READ A FIRST TIME the	22	day of	July	, 2019.
READ A SECOND TIME the	22	day of	July	, 2019.
READ A THIRD TIME the	22	day of	July	, 2019.
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the	19	day of	August	, 2019.
RECONSIDERED AND ADOPTED the	21	day of	October	, 2019.

 \_\_\_\_\_ Mayor  \_\_\_\_\_ Township Clerk



**From:** [mikeg@niskuford.ca](mailto:mikeg@niskuford.ca)  
**To:** [Josie Osborne](#); [Mayco Noël](#); [Bob Beckett](#); [Tanya Shannon](#); [Kel Roberts](#); [Penny Cote](#); [John McNabb](#); [Dianne Bodnar](#); [Alan McCarthy](#); [Wilfred Cootes](#); [Kirsten Johnsen](#); [Alex Dyer](#); [Douglas Holmes](#)  
**Subject:** FW: CANNABIS ADMENDMENT RESEARCH  
**Date:** November 13, 2019 10:12:56 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image002.png](#)  
[Cannabis Production Farm Bylaw \(No. 5496\).pdf](#)

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To: ACRD Board and the Planning & Research Team

Re: Research for altering the current cannabis bylaw

From: Mike Gerigk (Property Owner on Central Lake Rd)

Here are links to news articles documenting hardships people are enduring due to bad planning, zoning, and lack of appropriate setbacks in relation to cannabis growing.

<https://www.thegrowthop.com/cannabis-news/gatineau-residents-complain-about-the-constant-smell-of-weed-coming-from-hexos-facility>

<https://www.rcinet.ca/en/2019/06/05/pot-stinks-and-residents-starting-to-complain/>

<https://www.surreynowleader.com/news/smell-that-langley-residents-complain-about-marijuana-greenhouse/>

<https://www.langleyadvancetimes.com/news/aldergrove-marijuana-cultivation-impacts-quality-of-life-for-neighbours/>

<https://business.financialpost.com/cannabis/pot-producers-face-pushback-over-odour-smell-in-ontario-farming-town>

<https://www.delta-optimist.com/news/liberal-mlas-lobby-feds-to-address-stench-from-marijuana-greenhouses-1.23812945>

<https://www.registerguard.com/rg/opinion/36109717-78/living-near-marijuana-grow-can-be-unhealthy-experience.html.csp>

<https://420intel.com/articles/2019/01/02/living-next-cannabis-farm-literally-stinks>

<https://www.cbc.ca/news/canada/windsor/greenhouses-growing-personal-medical-marijuana-popping-up-1.4862596>

There are some concerns on the health aspect of living next to acres of outdoor plants that are plagued by mould, strong smells and such large amounts of pollen. It can be life threatening to asthma sufferers (like myself) that live or visit public places nearby. We encourage you to visit any cannabis growing website to verify that mould is a frequent obstacle for growers especially in outdoor plants and then visit [asthma.ca](http://asthma.ca). This hazard to people can be greatly lessened by placing large setbacks on commercial cannabis growing.

Asthma Info:

Minimum common sense setbacks from property lines or from residential zones, public places (e.g. Sproat Lake) of at least 1500 meters would drastically reduce the impacts of smell and pollen. The negative effects on property values and property enjoyment should be mitigated if the cannabis bylaw is altered so that everyone can coexist. We believe this industry is best suited for industrial zones with no watersheds that will be affected located far from residential zones as long as air quality measures are followed closely. *If the size of the setbacks doesn't allow for cannabis growing on certain properties then I say it never should be proposed to go there in the first place as it will cause serious issues for its neighbouring properties.* Cannabis needs to be grown responsibly away from its neighbours which it will cause harm. The link below is for a community that is proposing 1500 m setbacks.

<https://www.niagarathisweek.com/news-story/9678289--we-are-on-the-front-lines-of-a-very-unique-war-notl-solicits-feedback-for-cannabis-bylaw/>

The GVRD has data that shows growing cannabis, if not done properly, is a health hazard but as you can see from the articles above that not all cannabis growers abide by the federal or provincial regulations.

<http://www.metrovancouver.org/services/air-quality/AirQualityPublications/CannabisProductionRegulationDiscussionPaper.pdf>

Growing commercial cannabis is estimated to be a bigger source of Volatile Organic Compound (VOC's) than the rest of agricultural sector together.

Cannabis VOCs are considerably more photo reactive and create Ground Level Ozone which is a powerful oxidizer and is quite harmful to plants, humans, animals and even buildings. (causes harm to respiratory and cardiac systems)

Ground level ozone can significantly impact vegetation, decrease crop productivity, and may contribute to forest decline in some parts of Canada.

Ground level ozone can damage synthetic materials, rubber, paints and coatings, cotton, acetate, nylon, polyester, and other textiles.

Since its completion, the Aurora facility near Edmonton has added two new exhaust units for deodorization, 800 HVAC filters throughout processing areas and added 1360 pocket filters throughout the grow bays and still cannot control the odours up to 5 kms away. (Global news Apr 24, 2019) If you can smell cannabis, the facility is creating ground level ozone and creating a health hazard for its neighbours.

**Excerpts from the ACRD website:**

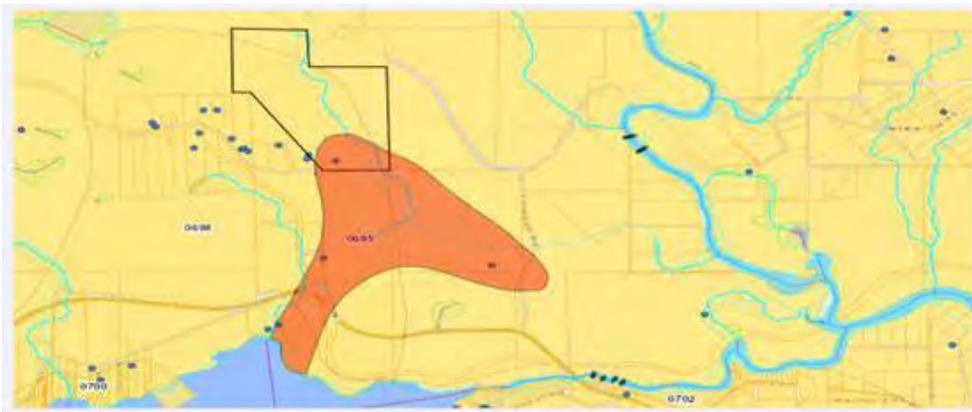
"They are now seeing that air pollution effects both asthmatic and non-asthmatic children causing a continuum of injuries ranging from reduction in the ability to breath normally to death".

In summary, the variable and light winds inhibit the horizontal movement of airborne pollutants out of the Alberni area, and inversions decrease the vertical dilution of contaminants, while precipitation influences water quality.

**"As a result, Port Alberni is one of the poorest locations in Canada for diluting and dispersing airborne pollutants."**

**Ground Water Concerns:**

Experts have stated that the chemicals used on the proposed property will cause an irreversible algae bloom on Sprout Lake in as little as 3 years. Many residents rely on the lake for drinking water and the enjoyment of this beautiful lake will be forever lost.



Chemical use in high production farming may include fungicides, pesticides and fertilizers. With the humidity in the area very large amounts of fungicides will be needed to battle the mould.

Health Canada states that pesticide spray can travel 5 kms. The contamination from this will be far reaching and effect all of the neighbours and farms trying to grow organic food for their families or businesses.

Work Safe BC:

**Pesticide and fumigant poisoning can result from both short- and long-term exposure. Sometimes the full impact of poisoning does not happen right away. When chemicals are absorbed through the skin it can take up to 24 hours for the worker to develop symptoms. These include:**

<b>Mild poisoning (short term)</b> Nausea Headache Tightness in chest Loss of appetite Stomach Cramps	<b>Severe poisoning (short term)</b> Vomiting and diarrhea Excessive sweating Difficulty breathing Collapse, convulsions, and coma	<b>Long-term exposure</b> Allergies, skin or lung sensitization Nerve, liver or kidney problems Cancer, reproductive problems, or other effects
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I have found in my research that the mind set of high production cannabis farming is all about the profits with no or little concern for the neighbours, environment, or adhering to regulations.

The cannabis market is at the beginnings of a crash. Stock prices are going down. Less than anticipated sales do not match the massive amount of inventory being produced and will cause a serious down trend of prices driving producers either out of business or to cut corners on health, safety and environmental safeguards to try to make a profit.

<https://business.financialpost.com/cannabis/too-much-weed-canadian-cannabis-producers-are-sitting-on-a-mountain-of-inventory-and-its-making-some-industry-watchers-nervous>

<https://business.financialpost.com/cannabis/cannabis-business/cannabis-investing/feeling-burned-the-first-year-of-legal-cannabis-has-been-a-complete-disaster-for-investors>

<https://business.financialpost.com/cannabis/cannabis-business/hexo-posts-loss-of-56-million-driven-by-17-million-write-down-on-cannabis-inventory>

<https://business.financialpost.com/cannabis/cannabis-business/cannabis-investing/pot-company-cronos-group-misses-revenue-estimates-hit-by-over-supply>

<https://business.financialpost.com/cannabis/cannabis-business/cannabis-investing/pot-company-earnings-unlikely-to-stop-the-rot-cannabis-weekly>

The market cannot support more growers. New facilities are coming into an already saturated market. This business may never provide the jobs or revenue promised.

**Changing the regulations should err on the side of caution. The mistakes of other municipalities that have realized too late the harm that was to be inflicted on its own citizens.** One way to protect adjacent and nearby properties is to ensure they are well enough away to not cause a problem. The bylaws should reflect the wellbeing of residents above all else. I keep hearing statements that the federal and provincial governments are the ones responsible for regulating the environmental and health issues but as stated on the ACRD website so is the ACRD board.

**Zoning Bylaw**  
Home > Planning & Development > Planning > Zoning Bylaw

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**Zoning Bylaw**

Albemarle-Clayoquot Zoning Bylaw regulates the development and use of land and the location and use of buildings and structures erected thereon, having due regard to:

1. The promotion of health, safety, convenience, and welfare of the public;
2. The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone;
3. The securing of adequate light, air and access;
4. The value of the land and the nature of its present and prospective use and occupancy;
5. The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses;
6. The conservation of property values: and in addition, where development areas are declared and land use contracts entered into, having due regard to:
  - a. The development of areas to promote greater efficiency and quality;
  - b. The impact of development on present and future public costs;
  - c. The betterment of the environment;
  - d. The fulfilment of community goals;
  - e. The provision of necessary public space.

Nowhere in your zoning mandate does it say this is a popularity contest. Whether it one citizen or a group, your job to uphold your mandate is the same. The community has provided proof of harm to health, safety, and environment. It is your responsibility to verify these sources of information and follow your own mandate to protect your citizens and fulfill your duty to us, and base your decisions on facts... not just "opinions".

In my research I have found the Township of Langley has put in a provincially pre-approved comprehensive bylaw and I ask that you create similar protections for your citizens. I will attach it for your reference.

\*\*\*It is important to make sure the facility provider is the responsible entity for compliance to the bylaws the

ACRD puts in place. The facility provider must ensure through leases, agreements, etc. compliance of its renters/leasees as it will be impossible for the ACRD to determine a single grower's infractions in a large group. Fines and imprisonments as described in the Township of Langley's bylaws must be enforceable on the facility provider to ensure compliance.\*\*\*

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**CANNABIS PRODUCTION FARM BYLAW**

**2019 NO. 5496**

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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**CANNABIS PRODUCTION FARM BYLAW**  
**2019 NO. 5496**

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

**Title**

1. This Bylaw may be cited for all purposes as "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496".

**Severability**

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

**Definitions**

3. In this Bylaw, unless the context otherwise requires:

**"Accessory Cannabis Processing"** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

**"Agricultural Land Reserve"** means land designated as the Agricultural Land Reserve by the Government of British Columbia.

**"Buffer"** means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

**"Building"** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Cannabis Retail and Dispensary”** means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

**“Cannabis Production”** means the growing and cultivation of cannabis.

**“Cannabis Research and Development”** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

**“Dwelling Unit”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Local Contact Person”** means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

**“Site”** means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

**“Stormwater”** is any precipitation converted to surface runoff water.

**“Structure”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Wastewater”** is any water emanating from the cannabis production process, including process water and sanitary sewage.

## **Application**

### 4. For clarity:

- a) This Bylaw applies only to areas where “Agricultural Use” is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.
- b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.
- c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

### Conditions for Cannabis Production

5. *Cannabis Production* must comply with the following requirements:

- a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site*, issued by the Government of Canada;
- b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;
- c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
- d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;
- e) *Cannabis Production* must be conducted in a zone where "Agricultural Use" is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;
- f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and
- g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:
  - o ensuring that the air quality management system is operated according to the design specifications; and
  - o responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

- a) has a base consisting entirely of soil, or
- b) that was, before July 13, 2018,
  - i) constructed for the purposes of growing crops inside it, or
  - ii) under construction for the purpose referred to in Section 6(b)(i), if that construction
    - 1) was being carried out in accordance with all applicable authorizations and enactments, and
    - 2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

### **Cannabis Farm Standards**

7. *Cannabis Production and Accessory Cannabis Processing* must meet the following farm standards:
- a) *Buildings or Structures* in which *Cannabis Production and Accessory Cannabis Processing* activities take place must be setback a minimum of:
    - i) 100 metres from the *Agricultural Land Reserve* boundary;
    - ii) 30 metres from top of bank of all watercourses identified in Map 11 – *Watercourse Classification* in the Township of Langley Official Community Plan (Bylaw 2013 No. 5000), as amended;
    - iii) 30 metres from all domestic water supply intakes;
    - iv) 30 metres from all property lines; and
    - v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;
  - b) Where a parcel adjacent to the *Site of Cannabis Production* has a *Dwelling Unit*, a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:
    - i) a minimum width of 6 metres;
    - ii) a minimum height of 6 metres at maturity;
    - iii) a vegetative *Buffer* may be:
      - i. a double row of evergreen conifers with staggered planting;
      - ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or
      - iii. a berm with hedging/screening shrubs.
    - iv) crown density of vegetative *Buffers* must be 50-75% at maturity.
  - c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and
  - d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

### **Accessory Cannabis Processing**

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements:
- a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site*, issued by the Government of Canada;
  - b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
  - c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and
  - d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:
    - i. 20% of the floor area used for *Cannabis Production*;
    - ii. 2,000 square metres; or
    - iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

### **Management Plans**

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:
- a) a description of the *Site*, including:
    - i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and
    - ii) the full name of the *Local Contact Person* and contact phone number;
  - b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:
    - i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;
    - ii) to meet a standard prescribed by the British Columbia Farm Industry Review Board or Metro Vancouver Regional District, whichever is greater; and
    - iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District; and

- c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in sections 9(b)(i) through 9(b)(iii) of this Farm Bylaw.
10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;
  - b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and
  - c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.
11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*;
  - b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and
  - c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.
12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.
13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from *Cannabis Production* and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

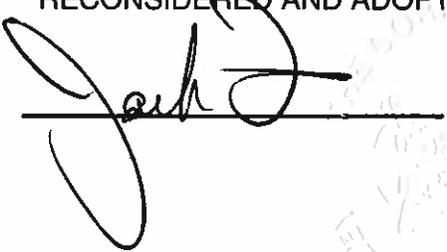
#### **Bylaw Contraventions and Enforcement**

14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

**Offence and Penalty**

- 15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.
- 16. Each day that a violation continues or exists under this Bylaw is a separate offence.
- 17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than \$10,000.00, or to imprisonment for not more than six months, or to both.

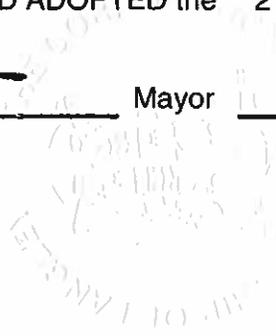
READ A FIRST TIME the 22 day of July , 2019.  
READ A SECOND TIME the 22 day of July , 2019.  
READ A THIRD TIME the 22 day of July , 2019.  
RECEIVED THE APPROVAL OF THE 19 day of August , 2019.  
MINISTRY OF AGRICULTURE the  
RECONSIDERED AND ADOPTED the 21 day of October , 2019.



Mayor



Township Clerk



November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal

Attn: District Board Members

Dear Board Members:

I am writing to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility at Sproat Lake will generate unpleasant odours for nearby residents.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.
- c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
- d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.
- e) Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.
- f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.

- g) Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.
- h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
- i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?

The ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

Signed,



Karan M. Shilcutt

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

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Signed,

A handwritten signature in black ink, appearing to be 'A. L. ...', written over a horizontal line.

**From:** [Tracy Bond](#) on behalf of [Administration Shared](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Cc:** [Wendy Thomson](#); [Janice Hill](#)  
**Subject:** FW: Wild Coast Canna  
**Date:** November 19, 2019 7:56:52 AM  
**Attachments:** [attachment 1.doc](#)

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-----Original Message-----

From: [liz.hansen6@gmail.com](mailto:liz.hansen6@gmail.com) <[liz.hansen6@gmail.com](mailto:liz.hansen6@gmail.com)>  
Sent: November 18, 2019 5:13 PM  
To: Administration Shared <[administration@acrd.bc.ca](mailto:administration@acrd.bc.ca)>  
Subject: Wild Coast Canna

Liz Hansen  
Sproat Lake property owner

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

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Signed,

---

**From:** [Amie](#)  
**To:** [Mike Irg](#); [Alex Dyer](#); [John Jack](#); [Josie Osborne](#); [Mayco Noël](#); [Bob Beckett](#); [Tanya Shannon](#); [Kel Roberts](#); [Penny Cote](#); [John McNabb](#); [Dianne Bodnar](#); [Alan McCarthy](#); [Wilfred Cootes](#); [Kirsten Johnsen](#); [Sharie Minions](#); [Cindy Solda](#)  
**Cc:** [Amie Littlewood](#)  
**Subject:** Cannabis in the Alberni Valley.  
**Date:** November 8, 2019 12:54:06 PM  
**Attachments:** [image1.PNG](#)  
[ATT00001.htm](#)  
[Cannabis Production Farm Bylaw \(No. 5496\).pdf](#)  
[ATT00002.htm](#)

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To the ACRD Board Members,

It is our opinion that there is a place for cannabis to be grown in the community, just not where it can harm others and change the quality of the lives they cherish and challenge the environment we so cherish.

This new industry of cannabis growing, production, cultivation, research and development needs new bylaws to reflect the new challenges arising from this newly legal crop.

Below are a few news articles stating that cannabis growing too close in proximity to residential properties can cause misery to the residents nearby, the odour problems from both indoor and outdoor growing plus many other complaints like light and noise pollution, security for their homes and neighbourhoods and dropping property values people in BC currently living around cannabis facilities endure. These are all problems we can expect to face if we rush into allowing facilities anywhere.

- 1) <https://www.thegrowthop.com/cannabis-news/gatineau-residents-complain-about-the-constant-smell-of-weed-coming-from-hexos-facility>
- 2) <https://www.rcinet.ca/en/2019/06/05/pot-stinks-and-residents-starting-to-complain/>
- 3) <https://www.surreynowleader.com/news/smell-that-langley-residents-complain-about-marijuana-greenhouse/>
- 4) <https://www.langleyadvancetimes.com/news/aldergrove-marijuana-cultivation-impacts-quality-of-life-for-neighbours/>
- 5) <https://business.financialpost.com/cannabis/pot-producers-face-pushback-over-odour-smell-in-ontario-farming-town>
- 6) <https://www.delta-optimist.com/news/liberal-mlas-lobby-feds-to-address-stench-from-marijuana-greenhouses-1.23812945>
- 7) <https://www.registerguard.com/rg/opinion/36109717-78/living-near-marijuana-grow-can-be-unhealthy-experience.html.csp>
- 8) <https://420intel.com/articles/2019/01/02/living-next-cannabis-farm-literally-stinks>
- 9) <https://www.cbc.ca/news/canada/windsor/greenhouses-growing-personal-medical-marijuana-popping-up-1.4862596>

For the proposed Wildcoast Canna Park on “Pine Dell property”, there are severe concerns we have on the health aspects of living near a 377,000 square foot facility and close to 50 acres of outdoor plants that can be plagued by mould, strong smells and pesticides that Health Canada allow, but should not ever be sprayed near any organically growing food.

Most of us out here on Great Central Lake Road have organic vegetable gardens that I certainly do not want the transfers of pesticides from a cannabis grow ‘spewing’ on any of our growing food. Health Canada states pesticides can travel upwards of 5km's! This will destroy my organic garden as I am within the 5km limit. The thought of this crushes my spirit in so many ways. We are the stewards of our land. We simply cannot allow pesticides to freely travel like this. Land, food, wildlife, birds, anything growing. The implications are heart breaking.

I rely on my garden so myself and my family can eat fresh food year round, I share my harvest to friends and family. To have pesticides suddenly on my food is just unacceptable and something that could impact many of our current ability to obtain clean food to eat.

Below is a link to Health Canada list of approved pesticides for cannabis growing.  
<https://www.canada.ca/en/health-canada/services/cannabis-regulations-licensed-producers/pest-control-products.html>

I also have concerns for a few local and vital businesses to our Valley. I speak of Avalon Blueberry Farm and the Water Buffalo Farm, plus the three Christmas tree farms located in the area. I believe all of these are within the possible 5km circle of 'floating pesticides spew', as I call it.

I also have personal concerns about the waste water plans of a cannabis facility where contaminants from the outdoor grow or unmanaged wastewater from an indoor grow could leach directly into where the Water Buffalo live. Seems to be water runs downhill, and these buffalo live downhill from this proposed facility. Who protects them before any damage is done to their land?

Here is yet another grave concern about waste water containment and soil contamination. We have geologists that live in the area that have done the testing for this particular site (Pine Dell Ranch) and have calculated that in 3 years time Sproat Lake would have nitrogen levels create an irreversible algae bloom.

### **Irreversible. Irreversible.**

This is an extremely powerful word that makes me so very crushingly sad for the future of our lakes we all cherish so very much.

Irreversible algae bloom.

This would impact residents who get their drinking water from Sproat Lake, impact swimming, fishing, all water sports in general I would assume. Tourism could be impacted between the Lake algae problems and the ability to camp in the outdoors less than a couple of meters from a cannabis growing facility. The Upper Campground of Sproat Lake Provincial Park is located just off Great Central Lake Road where there are fully booked campsites

during the camping season.

Now I move onto air quality concerns.

People who live near indoor and outdoor cannabis growing facilities are unable to enjoy their yards for bbq's, have kids play like before the facility moved close and even sleep with a window open anymore.

Can you imagine this? I can't. I spend as much possible times outdoor. If this is suddenly not possible, my quality of life would drop considerably. I am disabled and unable to do much outdoors except enjoy a bit of raised gardening and sitting in the outdoors. The idea of this enjoyment I still have of the outdoors being stolen from me leaves me feeling extremely depressed.

VOC's (Volatile Organic Compounds) are high on the list of pollutants. VOC's are created by growing cannabis.

<https://www.sciencefriday.com/segments/cannabis-air-pollution/>

It can be life threatening to asthma sufferers that live or visit public places nearby if they can't breathe safely.

My Mother who is an asthma sufferer, would be unable to visit my home and enjoy quality family time if the outdoor environment is destroyed by an outdoor grow operation of acres and acres of cannabis and pesticides.

I don't believe any outdoor grow can be fully contained to ensure safety of the public and contain the VOC's.

Some indoor facilities have been proven they are not following 'suggested' protocol and are emitting VOC's through open vents to the outdoors. There is no current law to enforce 'state of the art' air cleaners and purifies are used. These are mere suggestions and are not being followed by some facilities.

We encourage you to visit any cannabis growing website to verify that mould is a frequent obstacle for growers especially in outdoor plants, and then visit [asthma.ca](http://asthma.ca).

Other residents who are effected by cannabis facilities near them complain the noises are so loud all day and night long from fans, generators and whatever else these facilities use, their sleep is regularly disturbed which greatly effects their lives negatively. Examples of this are shown in the links above.

This hazard to people can be greatly lessened by placing large setbacks, as far set back as possible on cannabis growing from residential areas, schools, parks and provincial campgrounds.

Here is a recent article about the energy use and carbon footprint of a cannabis growing

operation; cannabis is one of the most energy-intensive crops out there.

<https://oilprice.com/Energy/Energy-General/The-Marijuana-Industrys-Dirty-Little-Secret.html>

The negative effects on property values and property enjoyment should be mitigated if the cannabis bylaw is altered so that everyone can coexist.

We believe this industry is best suited for **Industrial Zones** located far from residential zones.

We want to protect everyone in the Valley by having the bylaws changed to reflect this brand new industry of growing cannabis. We need brand new and stringent laws to ensure all people and new business can co-exist.

Another concern I have is who exactly is in charge to help residents when people find their quality of life is changed forever in a negative way? Federal Government? Provincial Government? Or the ACRD. ?

<https://www.theglobeandmail.com/news/british-columbia/who-is-in-charge-of-pot-bc-farms/article24473080/>

**Only the ACRD can protect all by implementing new bylaws that protect us, the environment and property values.**





**Alberni-Clayoquot Health Network 2019 Call for Members**  
 Closes 4:00 pm December 11, 2019  
 NEXT



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- Cannabis
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- Cycling Network Plan
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- CTOBER 2019
- W T F S

## Zoning Bylaw

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### Zoning Bylaw

Alberni-Clayoquot Zoning Bylaw regulates the development and use of land and the location and use of buildings and structures erected thereon, having due regard to:

1. The promotion of health, safety, convenience, and welfare of the public;
2. The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone;
3. The securing of adequate light, air and access;
4. The value of the land and the nature of its present and prospective use and occupancy;
5. The character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses;
6. The conservation of property values: and in addition, where development areas are declared and land use contracts entered into, having due regard to:
  - a. The development of areas to promote greater efficiency and quality;
  - b. The impact of development on present and future public costs;
  - c. The betterment of the environment;
  - d. The fulfilment of community goals;
  - e. The provision of necessary public space.

[Zoning Bylaw in pdf](#)

[Accessory Dwelling Unit Information Sheet](#)

[Salmon Beach Zoning Summary and Map](#)

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**CANNABIS PRODUCTION FARM BYLAW**

**2019 NO. 5496**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**CANNABIS PRODUCTION FARM BYLAW**  
**2019 NO. 5496**

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

**Title**

1. This Bylaw may be cited for all purposes as "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496".

**Severability**

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

**Definitions**

3. In this Bylaw, unless the context otherwise requires:

**"Accessory Cannabis Processing"** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

**"Agricultural Land Reserve"** means land designated as the Agricultural Land Reserve by the Government of British Columbia.

**"Buffer"** means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

**"Building"** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Cannabis Retail and Dispensary”** means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

**“Cannabis Production”** means the growing and cultivation of cannabis.

**“Cannabis Research and Development”** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

**“Dwelling Unit”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Local Contact Person”** means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

**“Site”** means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

**“Stormwater”** is any precipitation converted to surface runoff water.

**“Structure”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Wastewater”** is any water emanating from the cannabis production process, including process water and sanitary sewage.

## **Application**

### 4. For clarity:

- a) This Bylaw applies only to areas where “Agricultural Use” is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.
- b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.
- c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

**Conditions for Cannabis Production**

5. *Cannabis Production* must comply with the following requirements:

- a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site*, issued by the Government of Canada;
- b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;
- c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
- d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;
- e) *Cannabis Production* must be conducted in a zone where “Agricultural Use” is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;
- f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and
- g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:
  - o ensuring that the air quality management system is operated according to the design specifications; and
  - o responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

- a) has a base consisting entirely of soil, or
- b) that was, before July 13, 2018,
  - i) constructed for the purposes of growing crops inside it, or
  - ii) under construction for the purpose referred to in Section 6(b)(i), if that construction
    - 1) was being carried out in accordance with all applicable authorizations and enactments, and
    - 2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

### **Cannabis Farm Standards**

7. *Cannabis Production and Accessory Cannabis Processing* must meet the following farm standards:
- a) *Buildings or Structures* in which *Cannabis Production and Accessory Cannabis Processing* activities take place must be setback a minimum of:
    - i) 100 metres from the *Agricultural Land Reserve* boundary;
    - ii) 30 metres from top of bank of all watercourses identified in Map 11 – *Watercourse Classification* in the Township of Langley Official Community Plan (Bylaw 2013 No. 5000), as amended;
    - iii) 30 metres from all domestic water supply intakes;
    - iv) 30 metres from all property lines; and
    - v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;
  - b) Where a parcel adjacent to the *Site of Cannabis Production* has a *Dwelling Unit*, a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:
    - i) a minimum width of 6 metres;
    - ii) a minimum height of 6 metres at maturity;
    - iii) a vegetative *Buffer* may be:
      - i. a double row of evergreen conifers with staggered planting;
      - ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or
      - iii. a berm with hedging/screening shrubs.
    - iv) crown density of vegetative *Buffers* must be 50-75% at maturity.
  - c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and
  - d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

### **Accessory Cannabis Processing**

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements:
- a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site*, issued by the Government of Canada;
  - b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
  - c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and
  - d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:
    - i. 20% of the floor area used for *Cannabis Production*;
    - ii. 2,000 square metres; or
    - iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

### **Management Plans**

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:
- a) a description of the *Site*, including:
    - i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and
    - ii) the full name of the *Local Contact Person* and contact phone number;
  - b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:
    - i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;
    - ii) to meet a standard prescribed by the British Columbia Farm Industry Review Board or Metro Vancouver Regional District, whichever is greater; and
    - iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District; and

- c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in sections 9(b)(i) through 9(b)(iii) of this Farm Bylaw.
10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
    - a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;
    - b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and
    - c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.
  11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
    - a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*;
    - b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and
    - c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.
  12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.
  13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from *Cannabis Production* and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

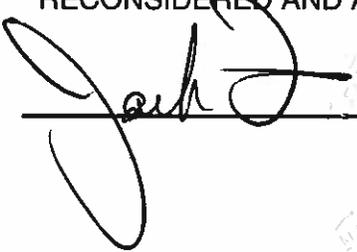
#### **Bylaw Contraventions and Enforcement**

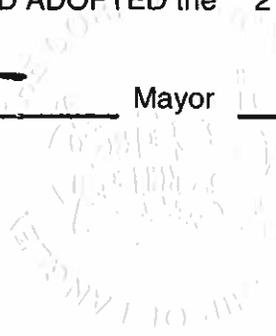
14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

**Offence and Penalty**

- 15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.
- 16. Each day that a violation continues or exists under this Bylaw is a separate offence.
- 17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than \$10,000.00, or to imprisonment for not more than six months, or to both.

READ A FIRST TIME the 22 day of July , 2019.  
READ A SECOND TIME the 22 day of July , 2019.  
READ A THIRD TIME the 22 day of July , 2019.  
RECEIVED THE APPROVAL OF THE 19 day of August , 2019.  
MINISTRY OF AGRICULTURE the  
RECONSIDERED AND ADOPTED the 21 day of October , 2019.

 \_\_\_\_\_ Mayor  \_\_\_\_\_ Township Clerk



**From:** [Mark Marley](#)  
**To:** [Alex Dyer](#)  
**Subject:** Bylaw P1399  
**Date:** November 19, 2019 3:37:12 PM

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Good afternoon Alex,

Thank you for the information provided by your office today regarding the proposed By Law P1399 Official Zoning Text Amendment. After reading the bylaw provided, it reads to us as follows. The only zones mentioned in the table are: (Zoning Districts) A1,A2,A3 and M1 Although the paragraph above mentions all zones. (Min. Lot Area) Within the ALR no Minimum lot size, outside the ALR Greater than 2.43 HA. (Min. Building Setback) 30M from all lot lines. 60M from residential and institutional districts. 300M from existing schools and Parks. Therefore, it appears that the new proposed setbacks are 30M from all lot lines that are not adjacent to a residential zone, institutions, school or Park.

It would be our interpretation that the properties outside the ALR that are greater than 2.43 HA and adjacent to lands such as A4 (Forest Reserve) would be subject to the 30 Meter setback.

If our interpretation of the proposed Text Amendment is incorrect, then please accept this as our opposition to the Text Amendment Zoning change from 30M to 60M for non ALR lands. We ask that staff and the Board of Directors consider changing the text in bylaw P1399 to reference non residential zones allowing these lands to remain at 30M setbacks.

Respectfully,  
Mark Marley  
Great Central Holdings.

**From:** [Douglas Holmes](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Cc:** [Janice Hill](#)  
**Subject:** FW: Cannabis growing  
**Date:** October 16, 2019 8:45:55 AM

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FYI.

d.

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**From:** Dianne Bodnar <[dbodnar@acrd.bc.ca](mailto:dbodnar@acrd.bc.ca)>  
**Sent:** October 16, 2019 8:44 AM  
**To:** ACRD Directors <[directors@acrd.bc.ca](mailto:directors@acrd.bc.ca)>; Douglas Holmes <[dholmes@acrd.bc.ca](mailto:dholmes@acrd.bc.ca)>; Cindy Solda <[cindy\\_solda@portalberni.ca](mailto:cindy_solda@portalberni.ca)>  
**Subject:** Fwd: Cannabis growing

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----- Forwarded message -----

From: "JeanMcIntosh" <[jean-pat@shaw.ca](mailto:jean-pat@shaw.ca)>  
Date: Tue, Oct 15, 2019 at 11:38 AM -0700  
Subject: Re: Cannabis growing  
To: "Dianne Bodnar" <[dbodnar@acrd.bc.ca](mailto:dbodnar@acrd.bc.ca)>

Thanks Dianne. Please pass on my concerns to  
The board. Best, Jean

Sent from my iPhone  
Jean McIntosh  
Port Alberni BC

On Oct 15, 2019, at 10:54 AM, Dianne Bodnar <[dbodnar@acrd.bc.ca](mailto:dbodnar@acrd.bc.ca)> wrote:

Thank you for sharing your concerns. We ( the board) are working diligently to find a  
solution.  
Dianne

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On Tue, Oct 15, 2019 at 9:47 AM -0700, "Jean McIntosh" <[jean-pat@shaw.ca](mailto:jean-pat@shaw.ca)> wrote:

Good morning, Dianne,. I can't find your phone number but wanted  
to remind you how opposed we are to cannabis growing operations

in the ALR in the Alberni Valley. We feel strongly that these operations compromise the quality of resources for food production and that food production is what needs to be the priority for ALR lands. News has reported that the Chamber of Commerce is supporting these operations because of the jobs they create. Well of course those jobs will still be available if the operations are established on industrial lands !!!  
I urge you to vote against this proposal and to encourage the Board to also vote against it !  
Sincerely, Jean McIntosh

Jean McIntosh / Pat Price  
[Jean-pat@shaw.ca](mailto:Jean-pat@shaw.ca)  
250 724-5136

Port Alberni BC  
Sent from my iPad

**From:** [Christine Milligan](#)  
**To:** [John Jack](#); [Josie Osborne](#); [Alan McCarthy](#); [Wilfred Cootes](#); [Kirsten Johnsen](#); [Sharie Minions](#); [Cindy Solda](#); [Douglas Holmes](#); [Mike Irg](#); [Alex Dyer](#); [Amy Anaka](#); [Sarah Holden](#)  
**Cc:** [Mayco Noël](#); [Bob Beckett](#); [Tanya Shannon](#); [Kel Roberts](#); [Penny Cote](#); [John McNabb](#); [Dianne Bodnar](#)  
**Subject:** Zoning Text Amendment Bylaw P 1399 letters, bylaws, photos for awareness and consideration  
**Date:** November 19, 2019 4:37:47 PM  
**Attachments:** [esquimalt bylaw.pdf](#)  
[Norfolk \(Ontario\) bylaw.pdf](#)  
[Seshelt bylaw.pdf](#)  
[PastedGraphic-5.pdf](#)  
[PastedGraphic-23.pdf](#)  
[PastedGraphic-24.pdf](#)  
[PastedGraphic-12.pdf](#)  
[PastedGraphic-13.pdf](#)  
[PastedGraphic-17.pdf](#)  
[PastedGraphic-9.pdf](#)  
[PastedGraphic-10.pdf](#)  
[PastedGraphic-11.pdf](#)

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To Alberni Clayoquot Regional District Board of Directors and Planning Staff.

November 19, 2019

Re: Zoning Text Amendment Bylaw P 1399

I am writing to share some of my thoughts in regards to the proposed bylaw amendments, and to share some of my experience, research, and wishes for the development of Bylaw P1399. As there are many new ACRD Board of Directors since the current cannabis regulations were developed, I think it is important that new board members are aware of some of the facts surrounding my family's experience with cannabis production within the ACRD, and why I so firmly believe there needs to be increased regulations, and more specific definitions of what exactly is permitted, and what is exactly prohibited. I believe it is the responsibility of the ACRD to adopt regulations that aim to protect the lives and interests of the residents of the ACRD, and to not support the development of policies that have the potential to inflict harm on residents and properties within the ACRD.

I have heard ACRD planners speak to the importance of their bylaws being consistent with ALC regulations and the ALC act. ACRD can prohibit the construction of the permanent cement-based building proposed on Beaver Creek Road across from Kackaamin Development Centre because construction had not been started at the time the ALC regulations were updated.

September 11, 2019 is the date this zoning amendment was introduced for first reading to the board at a meeting. I am curious why this date needs to be included in the proposed amended definition of both medical and non-medical cannabis production, and how specifically excluding “ i. production, growing and associated processing, storage or distribution of cannabis for medical purposes within a purpose-built, cement-based structure or building constructed, or commenced to be constructed, after September 1, 2019” benefits the residents of the ACRD. I have read other amended cannabis bylaws

recently created in other communities, and have not noticed dates written within. It's usually just the year included in the title, so there should be no reason for ACRD to keep the date.

I am also curious as to why the proposed amended definition includes the word "commercial" in its definition of non-medical cannabis production, by specifically including the word "commercial" to the definition, but the word "commercial" is specifically excluded from the proposed definition of medical cannabis production. Is the ACRD not planning to regulate commercial medical cannabis production? How does this benefit residents of the ACRD?

I also noticed because of changes to the ALC regulations, local governments cannot prohibit cannabis production on lands within the ALR. If ACRD can't regulate lot size in the ALC, then why not increase setbacks? If ACRD increased setbacks, there would be less need for regulating nuisances. Any time I have been at a meeting and increasing setbacks are discussed, planning staff continue to refer to the "Regulating Medical Marijuana Production Facilities in the Agricultural Land Reserve Bylaw Standard" ALC created for local governments to develop medical marijuana production bylaws back in 2015, but in written communication by a representative from ALC provided at the last public hearing in September 2018, the representative referred to the 2015 guidelines as being "outdated", which they are. A lot has changed since 2015, and a lot has changed since last year. The District of Sechelt imposes 100-meter setbacks within the ALR. ACRD only proposes 30-60 meter setbacks in the ALR, so greater setbacks are definitely a possibility that needs to be considered going forward with the development of this bylaw.

I have also heard planning staff say that if a use, such as cannabis production, is permitted within a zone, the nuisances typical to the use permitted are also permitted within the zones the specific use is permitted. Why would ACRD planners continue to permit conditions that subject residents and properties within the ACRD to the negative impacts of cannabis production if they don't have to? There are areas within the ACRD that the ACRD can prohibit cannabis production, but they don't.

I have reviewed other bylaws recently created in other communities that appear to be much stricter with regulating many aspects and types of cannabis production, nuisances, greater setbacks, mandatory buffers, etc. The ACRD do not seem to be interested in going this route, which I think is irresponsible, yet not surprising, considering my family's experience with them as a result of our neighbour's actions.

I think this zoning bylaw amendment needs to be inclusive to all types of cannabis production, including medical personal and designated cannabis production. I hope that by sharing my story, it will increase awareness of this specific category of cannabis production already occurring within the ACRD, and of some of the impacts this has on my family. I also think it is important that people are aware that our community is not

protected from this type of development, and that without specific regulations in place, every property within the ACRD is open to exploitation. Every neighbourhood is rendered vulnerable to the impacts.

Medical marijuana/medical cannabis designated growers aren't specifically addressed within this proposed bylaw, but personal medical growers are, and they are specifically excluded from the definition of medical cannabis production, which means they are specifically excluded from regulation. This is alarming because of what my neighbours have done, and because what has happened to me could happen to anyone living within the ACRD the way this bylaw amendment is currently written:

**“Medical Cannabis Production** means the production, **growing**, processing, storage or distribution of cannabis for medical purposes as **permitted by federal legislation**, but **specifically excluding the:**

i. production, growing and associated processing, storage or distribution of

cannabis for medical purposes within a purpose-built, cement-based structure

or building constructed, or commenced to be constructed, after September 1,

2019;

ii. storefront or retail outlet distribution of cannabis; and

iii. **growing of cannabis by an individual for their personal use.”**

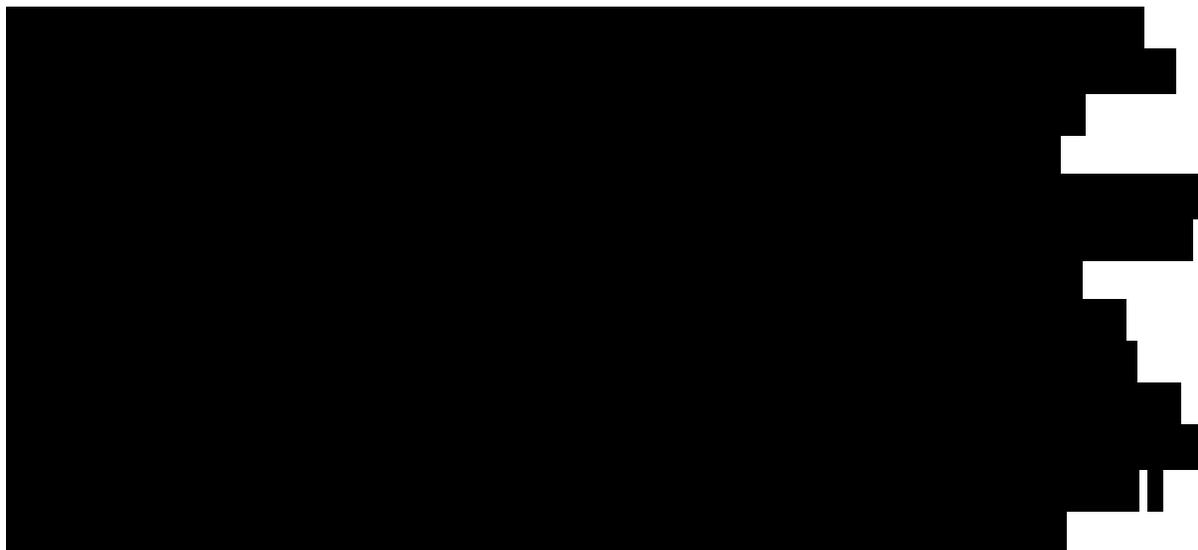
For anyone who isn't already aware, the way it works is, any person who claims to need cannabis as medicine gets a doctor to fill out an authorization, it is like a prescription. Apparently cannabis doctors can be easily accessed through Google and a Skype interview. With this authorization, patients can either purchase their authorized amount from a “licensed” producer, or register with Health Canada to grow it themselves, or designate someone to grow it for them. Health Canada permits up to 4 personal “registrations” to be grown at one address. Doctors decide the allotted use per day, and Health Canada has an online gram/plant calculator that people can use to figure out how many plants they can grow from how many grams their doctor authorizes them to use per day. One “registration” can permit a person to grow up to and in excess of 400 plants. With Health Canada permitting 4 “registrations” worth of cannabis to be grown at one address, either by 2 designated growers each growing for two patient’s “registrations”, by a person growing for themselves with their “registration” and as a designated grower for another patient with a “registration”, or by **4 people with “registrations”, each growing medical cannabis for themselves at the same address.** There could be close

to, or even more than 2000 plants grown legally on any size property, at any location on any property, anywhere within the ACRD, and without any regulations.

<https://www.cbc.ca/news/canada/toronto/york-regional-police-grow-operation-cannabis-plants-three-charged-1.4997432>

<http://health.canada.ca/en/health-canada/services/drug-health-products/buying-using-drug-health-products-safely/cannabis-medical-purposes/accessing-cannabis-medical-purposes/production-cannabis-medical-purposes/calculator.html>

Health Canada, also does not have the same regulations for these types of growers as they do for “licensed” producers. In fact, Health Canada does not set any regulations in regard to nuisances, noise, smell, chemical usage, waste disposal, property size, location, etc. They just allow it, and let the lower levels of government decide the rest, which is also incredibly irresponsible.



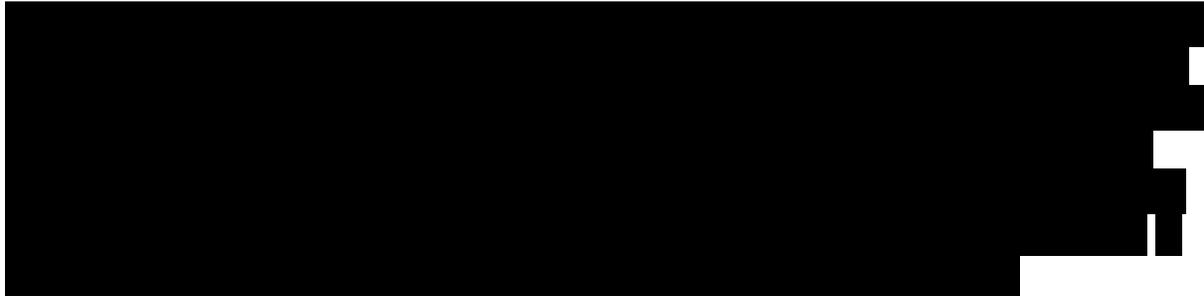
ACRD planning staff have stated that they cannot regulate personal and designated production of medical cannabis, yet Health Canada specifically states that these types of growers need to abide by local government bylaws, “You are also expected to comply with all relevant provincial/territorial and municipal laws including local bylaws about zoning, electrical safety, fire safety, together with all related inspection and remediation requirements.” <https://www.canada.ca/en/health-canada/services/information-bulletin-safety-security-considerations-producing-cannabis-for-own-medical-purposes.html>

Other communities have created zoning bylaws that specifically address these types of growers. I know ACRD planning staff are aware of this because I have specifically given paper copies of these bylaws to them.

<https://esquimalt.ca.legistar.com/LegislationDetail.aspx?ID=11984&GUID=3EE0C229-F079-4377-A6F6-36B9563702FD&FullText=1>

<https://www.norfolkbusiness.ca/wp-content/uploads/2018/05/Cannabis-byLaw-25-Z-2018.pdf>

If ACRD doesn't have bylaws in place, then there is no responsibility for them to regulate. At a board meeting, I heard a planning staff specifically state that this bylaw will not address medical personal and designated growers. I know they can include these types of growers in this bylaw because other communities have and do.



The ACRD needs specific regulations in place to prevent others living within the ACRD from having to go through what we have, without any way to prevent or stop the problems, which is why the specific classification of medical marijuana/cannabis personal and designated growers need to be included with restrictions in the amended bylaw. With your positioning as staff and board of directors of the Alberni Clayoquot Regional District, you are privileged with certain powers to make decisions in the creation of specific bylaws. I think it is important that you are aware of the facts surrounding the decisions you make and the regulations you agree to approve, because what is specifically included or excluded in this bylaw will either help or harm individuals and properties you are responsible for as a result of your positioning. It is your responsibility to use your power in responsible ways. The way this zoning bylaw text amendment, and the ones regulating marijuana/cannabis production before this one have been crafted and approved enables, and in many ways encourages the exploitation of properties located within the ACRD.

Thank you for taking the time to read this and consider my concerns.

Christine Milligan

Christine Milligan

6483 Beaver Creek Rd

Port Alberni, BC

V9Y 8L5

February 26, 2019

To: Alberni Clayoquot Regional District Board; Martin Collins, Agriculture Land Commission; Ministry of Agriculture; Ministry of Environment; Todd Cain, Health Canada; Gord Johns, MP; Scott Fraser, MLA.

Re: 7827 Beaver Creek Road, Medical Cannabis Production Facility

6467 Beaver Creek Road, Medical Marijuana Designated Production Facility

I am opposed to the development of a cannabis production site located in a residential area on agricultural land and across the street from Kackaamin Family Development Centre at 7827 Beaver Creek Road in Port Alberni that will use Beaver Creek water supply, and that is close to riparian zones. I am opposed to the ALC granting the owners of this property a non-farm use permit to construct a massive cement building on ALR land to house an industrial grow op that will be operational 24 hours a day. I am opposed to this operation exposing neighbors to constant light, noise, odor, and environmental pollution. I am opposed to this type of development forever changing the landscape of the property and the enjoyment and use of neighboring properties. I am also opposed to designated production of medical marijuana/cannabis that enables mass production on land incompatible with this use.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am forty-four years old. I have lived most of my life between this two-acre section of land I live on and the two-acre section next door where I was raised. I have also raised my children on this property for over twenty years. I grow and raise most of the food my family eats here. My life has been created here, and all aspects of how I live my life are based around where I live. This is my home.

I also attended Beaver Creek School, I have worked at Kackaamin Family Development Centre, and I currently work for health and social service organizations in Port Alberni. The setting of Kackaamin is very peaceful. Staff is highly qualified and the program is highly respected within the community. Families attend Kackaamin for healing and recovery from addictions, reclaiming their lives and transforming relationships with self and others. The development of an industrial cannabis production site across the street will negatively impact the programming and purpose of Kackaamin and the families it serves. I also know people who live on neighboring properties to the proposed site. I am aware animals are raised for food and people grow gardens and live peaceful lives on these nearby properties. A three-leveled 27,000 square foot footprint cannabis production facility built in their neighborhood will negatively impact their lives and how they are currently able to use their land.

I know this because of what my experience has and continues to be. The problems my family and I are experiencing are multi-faceted, and are seemingly impossible to stop. My family and I have reached out to a variety of individuals at all levels of government, and nobody seems to have answers. Legislation is not set to protect neighbors. Legislation allows these problems to continue. Legislation at all levels of government needs to be updated to prevent these problems we are experiencing. The fact is that there were no problems prior to this development. My new neighbor created this setting so incredibly intolerable, yet it appears that all he has to do is make a few adjustments to how he operates and he's "good to go" After all, what can ACRD do if they can't regulate this use? Once a person or group is empowered with a bunch of registrations to produce marijuana/cannabis and they have access to property, it seems as though pretty much anything goes. Courts have decided that it is a patient's right to produce/process their own marijuana. Health Canada has decided patients can designate people to produce/process it for them. Where are my rights in all of this?

Countless news articles show that designated producers operating on this level are caught growing more than they are permitted. An article posted online by CBC on January 29, 2019 shares a story of a designated production site growing far in excess of the permitted registrations. At this specific site, 3 registrations were authorized to grow 1752 plants. <https://www.cbc.ca/news/canada/toronto/york-regional-police-grow-operation-cannabis-plants-three-charged-1.4997432>. These operations are getting too big to be operating without any rules. The online plant/authorized daily gram ratio converter through the Health Canada site converts indoor production of 1752 plants to an authorized usage of 360 grams per day. <http://health.canada.ca/en/health-canada/services/drug-health-products/buying-using-drug-health-products-safely/cannabis-medical-purposes/accessing-cannabis-medical-purposes/production-cannabis-medical-purposes/calculator.html>. If this total authorized daily usage were to be divided equally by the three registrations, it would mean each person would be authorized to use 120 grams per day. Who needs this much marijuana? Who are the doctors authorizing this level of use? Is this level of use even safe? Health Canada permits 4 registrations to produce/process at one site. If three registrations permit 1752 plants to be grown at one site, there is a possibility that with four registrations, 2236 plants could be grown at one site. My neighbors could be permitted to be growing 2236 or more plants. Is that not considered commercial scale?

Completely unregulated?

Another document, Information for Health Care Professionals: Cannabis (marihuana, marijuana) and the cannabinoids, prepared by Health Canada in the spring of 2018 states, "Taken together, data from patient surveys and clinical studies suggests that most patients use up to 3 g of dried cannabis per day for medical purposes, although much less (< 1 g/day) can be used with apparent efficacy and decreased incidence of side-effects." <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/information-medical-practitioners/information-health-care-professionals-cannabis-cannabinoids.html>. Using the Health Canada online indoor plant/ authorized gram per day converter as noted above, a registration certificate permitting 3 grams of dried cannabis per day grown indoors converts to an authorized production of 15 plants. Even if one site were producing for four registration certificates permitting 15 plants each, there would still be 60 plants growing at one site. How much cannabis growing at one site is acceptable and safe? Completely unregulated?

Policy makers at all levels of government and the courts need to know the impacts of this type of development on neighbors, although I am highly aware that we are not alone in our experience, and these problems we are experiencing are not new. This is not fair to the ones living next to these operations or to the ones trying to clean up the mess.

I am very aware that licensing and regulations are different between the type of operation that is next to my home and of what is proposed at 7827 Beaver Creek Road, but I strongly believe that if this development is approved, there will be a lot more similarities than differences between the two. There is no guarantee that this development will be environmentally safe. Countless articles show that even licensed producers who supposedly must adhere to strict regulations are getting caught with unauthorized toxic chemicals on their product <https://nowtoronto.com/news/class-actions-launched-med-pot-patients-sold-pot-tainted/> <https://www.ctvnews.ca/business/management-shakeup-at-manitoba-based-pot-producer-after-health-canada-recalls-1.423>, and neighbors are regularly going public with a variety of nuisance complaints from these licensed production facilities. Have policy makers even looked into the ingredients of the long lists of insecticides, herbicides, fungicides, fertilizers, etc. that producers are using? Have policy makers even considered what the impacts are to both people and animals exposed to these chemical products? Or what happens as a result of these chemicals making their way into the food chain? How much of the waste piled at the top corner of my field is trucked in from other grow ops around town? Are there even any environmental or agricultural laws in place to deter such specific, yet ambiguous practices? Or do we promote such practices as a result of not having anything specific in place?

What about the dispensaries that continue to operate selling this completely unregulated product to the public? Would this not be considered a public health concern? Has anyone asked the neighbors to the dispensary located at 6287 Beaver Creek Road if they want a dispensary located across the street or next door to their home? Does it even matter to policy makers what their response might be?

I am in no way opposed to the use of cannabis/marijuana for medical or recreational purposes, and I am aware that Port Alberni needs the income from these types of operations, but I am opposed to industrial commercial level production on farmland where people and animals are living nearby. I am also opposed to this level of development located across the street from Kackaamin Family Development Centre. There needs to be transparency and accountability with this level of operation. The problems my family is experiencing could have been prevented. The problems that neighbors to 7827 Beaver Creek Road are facing can be prevented. I don't want the neighbors to this property to suffer in the way we have been. Our community needs Kackaamin to be able to continue the valuable work they do. My family needs the problems we are experiencing to stop.

Perhaps we all might want to consider shifting the focus to cleaning up the messes we already have here instead of adding a new one to the Alberni Valley.

Sincerely,

Christine Milligan

Spring 2018 (View from my Back Porch)

View at top corner of field at 6483 Winter 2019

View from front of property at 6491 Winter 2019

Spring 2018 (View from 6491 Beaver Creek Rd)

Spring 2018 (View from 6491 Beaver Creek Rd)

Winter 2018/2019 (View from 6491 Beaver Creek Rd)

Winter 2018/2019 (View from 6491 Beaver Creek Rd)

Spring 2018 (Growing Waste Spread Along 6467/6483 Fenceline)

Spring 2018 (Growing Waste in Back Field of 6483 Beaver Creek Rd)

Spring 2018 (Growing Waste in Back Field of 6483 Beaver Creek Rd)

DISTRICT OF SEHELTT

**Bylaw No. 25-288-2, 2019 (Cannabis)**

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 regarding Cannabis Cultivation, Production and Retail Sales.

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**WHEREAS** Council of the District of Sechelt has indicated it wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987;

**AND WHEREAS** the proposed amendment is consistent with the Official Community Plan Bylaw 492, 2010;

**NOW THEREFORE** the Council of the District of Sechelt in open meeting assembled enacts as follows:

**1. Title**

This bylaw may be cited as the "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-288-2, 2019 (Cannabis)".

**2. Amendments**

***Deleted Definitions***

2.1 District of Sechelt Zoning Bylaw No. 25, 1987 is amended by ***deleting*** the following definitions from *Section 102. Definitions*:

**"CANNABIS"** means a cannabis plant as defined in the Federal Government's *Cannabis Act*, as amended from time to time.

**"HORTICULTURE"** means the growing of flowers, fruits, vegetables, plants, shrubs and trees, indoors or outdoors, for personal enjoyment and consumption, and includes "Personal Non-Medical Marihuana" but excludes Non-Medical Marihuana cultivation, processing, production, distribution, research, and retail sale; and Medical Marihuana cultivation, processing, production, distribution, research, and retail sale.

**"MEDICAL MARIHUANA"** means cannabis, pursuant to the federal Access to Cannabis for Medical Purposes Regulations, as amended from time to time, but does not include "Personal Non-Medical Marihuana" or "Non-Medical Marihuana".

**“NON-MEDICAL MARIHUANA”** means cannabis that is for-profit, commercial purposes or is used for non-profit personal use cannabis of more than one household, but does not include “Personal Cannabis” or “Medical Marihuana”.

**“NON-MEDICAL MARIHUANA CULTIVATION”** means the use of land, buildings or structures, licenced under federal regulations for the commercial growing, with accessory drying, packaging, or storage of “Non-Medical Marihuana” but does not include the retail sale of “Non-Medical Marihuana”.

**“NON-MEDICAL AND MEDICAL MARIHUANA CONSUMPTION LOUNGE”** means an establishment where “Cannabis” products of any type are consumed.

**“NON-MEDICAL MARIHUANA PRODUCTION”** means the use of land, buildings or structures, licenced under federal regulations, for the growing, drying, processing, processing into derivative products, packaging, storage, or distribution of “Non-Medical Marihuana” but does not include “Non-Medical Marihuana Retail” uses.

**“NON-MEDICAL MARIHUANA RETAIL”** means the use of land, buildings or structures, licenced under provincial regulations, for the retail sale of Cannabis products.

**“NON-MEDICAL MARIHUANA RESEARCH”** means the use of land, buildings or structures for the systematic research, testing, data collection and manipulation, or technical or scientific development of “Cannabis”, and may include a research laboratory.

**“PERSONAL NON-MEDICAL MARIHUANA”** means the use of land, buildings or structures on a lot, for the cultivation of no more than 4 cannabis plants per dwelling situated on the same lot, for consumption by the dwelling’s residents, and no other persons.

**New Definitions**

- 2.2 District of Sechelt Zoning Bylaw No. 25, 1987 is amended by **adding** and **replacing** the following definitions in appropriate alphabetical order to *Section 102. Definitions*:

**“CANNABIS”** means cannabis as defined in the *Cannabis Act* of Canada.

**“CANNABIS, CULTIVATION”** means the authorized large-scale growing of cannabis plants and harvesting material from those plants as well as those ancillary activities authorized under the *Cannabis Act* of Canada.

**“CANNABIS, MICRO CULTIVATION”** means the authorized small-scale growing of cannabis plants and harvesting material from those plants, as well as those ancillary activities authorized under the *Cannabis Act* of Canada.

**“CANNABIS PRODUCTION”** means the large-scale manufacturing of cannabis or cannabis products as permitted by the *Cannabis Act* of Canada. For clarity, this definition includes a facility used for the cultivation, processing, packaging, storage, distribution, or analytical testing and research of cannabis and cannabis products, but does not include the retail sale of cannabis.

**“CANNABIS, MICRO-PRODUCTION”** means the small-scale manufacturing of cannabis or cannabis products as permitted by the *Cannabis Act* of Canada. For clarity, this definition includes a facility used for the cultivation, processing, packaging, storage, distribution, or analytical testing and research of cannabis and cannabis products, but does not include the retail sale of cannabis.

**“CANNABIS RETAIL STORE”** means a retail establishment that is licensed by the Liquor and Cannabis Regulation Branch (LCRB) of British Columbia for the sale of cannabis for non-medical purposes.

**“HORTICULTURE”** means the growing of flowers, fruits, vegetables, plants, shrubs and trees, indoors or outdoors, for personal enjoyment and consumption, and includes Personal Cannabis use (four plants or less), but excludes all other cannabis-related plants and products, including, but not limited to, Cannabis Cultivation and Cannabis Micro Cultivation, Cannabis Production, Cannabis Micro-Production and Cannabis Retail Stores.

**“PERSONAL CANNABIS”** means the use of land, buildings or structures on a lot, for the cultivation of no more than 4 cannabis plants per dwelling situated on the same lot, for consumption by the dwelling’s residents, and no other persons.

**PART THREE-GENERAL PROVISIONS**

- 2.3 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following new Section 303(1)(h) to *Section 303 Uses Permitted in All Zones*:

303(1)(h) Personal Cannabis

- 2.4 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following *Section 326. Uses Prohibited in Residential Zones* as follows:

**“326: Uses Prohibited in All Residential Zones**

1. With the exception of the Personal Cannabis use, no person shall use residential premises for the cultivation or production of cannabis, except a person who is authorized to do so under Part 14 of the Cannabis Regulations under the *Cannabis Act*. Those persons authorized under the Cannabis Regulations and *Cannabis Act* may not cultivate or produce cannabis in a multi-unit development or in any structure that does not have a District of Sechelt Building Permit for a Cannabis Production facility.”

- 2.5 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following *Section 327. Cannabis Specific Uses Regulations* as follows:

**327. CANNABIS SPECIFIC USE REGULATIONS**

**327.1 CANNABIS RETAIL STORES**

Cannabis Retail establishments are permitted in select C-2-Commercial zones which are also designated in the Official Community Plan as either *Downtown Centre* (in schedule C1 of the OCP) or *Regional Commercial* (in Schedule C3 of the OCP)

- (a) No primary public entry to a cannabis retail store shall be located within 150 m of a parcel boundary of a public elementary or secondary school, including
  - i. Chatelech Secondary School located at 5904 Cowrie Street;
  - ii. Kinnikinnick Elementary School located 6030 Lighthouse Avenue;
  - iii. West Sechelt Elementary School located at 5609 Mason Road;
  - iv. Davis Bay Elementary School located at 5078 Davis Bay Road.
- (b) Notwithstanding 327.1(a), no primary public entry to a cannabis retail store shall be located within 50 m of a parcel boundary of the Sunshine Coast Alternative School located on 5545-5549 Inlet Road; AND
- (c) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis retail establishment is located.”

### **327.2 CANNABIS PRODUCTION AND CULTIVATION-INDUSTRIAL AREAS**

Cannabis Production and Cultivation facilities are permitted in designated Industrial zones and are subject to the following conditions:

- (a) All production activities must occur within an enclosed facility;
- (b) No outdoor cultivation, production or storage is permitted;
- (c) No building or structure is located within 50 m of any lot line abutting a residential area zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any Comprehensive Development Zone;
- (d) No facility may be located within 300 m of an elementary or secondary school;
- (e) The minimum lot area for a standard production facility is 3,000 m<sup>2</sup>; AND,
- (f) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis production facility is located.

### **327.3. CANNABIS, MICRO-PRODUCTION AND MICRO-CULTIVATION-INDUSTRIAL AREAS**

Cannabis Micro-Production and Micro-Cultivation is permitted in designated Industrial zones subject to the following conditions:

- (a) All production activities must occur within an enclosed facility;
- (b) No outdoor cultivation, production or storage is permitted;
- (c) No building or structure is located within 50 m of any lot line abutting a residential area zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any Comprehensive Development Zone;
- (d) No facility may be located within 300 m of an elementary or secondary school;
- (e) The minimum lot area for a micro-production facility is 3,000 m<sup>2</sup>; AND,
- (f) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis production facility is located.

### **327.4 CANNABIS CULTIVATION-AGRICULTURAL AREAS**

Cannabis uses on agricultural lands are limited to the RR-2 zone and are limited to authorized standard cultivation, and nursery licensed operations only and are subject to the following conditions:

- (a) The use must comply with the provincial *Agricultural Land Reserve Use Regulation* (BC Reg 30/2019) as amended from time to time.
- (b) The cannabis cultivation use is entirely within the BC Agriculture Land Reserve;
- (c) A maximum of 1 Health Canada Cannabis Cultivation Licence (of any type) is permitted on a lot.

- (d) The maximum combined gross floor area of all the building(s) associated with a Health Canada Cannabis Standard Cultivation Licence is 1,000 m<sup>2</sup>.
- (e) No building or structure is located within 100 m of any lot line;
- (g) No security fencing greater than 1.2 m in height is located within 30 m of any lot line;
- (h) Cannabis cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil;
- (i) No building height exceeds 10.5 m; AND
- (j) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 2 m, or more, in width and 1.5 m, or more in height.

**327.5 CANNABIS, MICRO CULTIVATION- AGRICULTURAL AREAS**

Cannabis Micro-Cultivation is limited to the RR-2 zone and are limited to authorized micro cultivation and nursery licenced operations only, and are subject to the following conditions:

- (a) The use must comply with the provincial *Agricultural Land Reserve Use Regulation* (BC Reg 30/2019) as amended from time to time.
- (b) The cannabis micro-cultivation use is entirely within the BC Agriculture Land Reserve;
- (c) A maximum of 1 Health Canada Cannabis Cultivation Licence (of any type) is allowed on a lot.
- (d) The maximum combined gross floor area of the building(s) associated with a Health Canada Cannabis Micro-Cultivation Licence on a lot is 500 m<sup>2</sup>.
- (e) No building or structure is located within 100 m of any lot line;
- (f) No security fencing greater than 1.2 m in height is located within 30 m of any lot line;
- (g) Cannabis Micro-Cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil;
- (h) No building height exceeds 10.5 m; AND
- (i) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 3 m, or more, in width and 1.5 m, or more in height.”

## PART NINE –RURAL ZONES

### Zone RR-2, Rural 2

2.6 District of Sechelt Zoning Bylaw No. 25, 1987 - Zone RR-2, Rural 2 Zone - is amended by deleting the paragraphs (m) and (n) to *Section 910 Permitted Uses*, as follows:

“(m) “Medical Marihuana Cultivation” is permitted on a lot provided that:

- i. The lot is entirely within the BC Agriculture Land Reserve;
- ii. The lot is 5.0 hectares or more in area;
- iii. No school is located within one thousand (1,000) metres of the lot;
- iv. No “Developed Park” is located within five hundred (500) metres of the lot;
- v. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- vi. No building or structure is located within fifty (50) metres of any lot line;
- vii. No security fencing greater than 1.2 metres in height is located within thirty (30) metres of any lot line;
- viii. The combined gross footprint of all buildings and structures does not exceed one thousand (1,000) square metres on the lot;
- ix. No building height exceeds two storeys or ten point five (10.5) metres; AND,
- x. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs two (2) metres, or more, in width and one point five (1.5) metres, or more in height.

“(n) Non-Medical Marihuana Cultivation” is permitted on a lot provided that:

- i. The lot is entirely within the BC Agriculture Land Reserve;
- ii. The lot is 5.0 hectares or more in area;
- iii. No school is located within one thousand (1,000) metres of the lot;
- iv. No “Developed Park” is located within five hundred (500) metres of the lot;

- v. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- vi. No building or structure is located within fifty (50) metres of any lot line;
- vii. No security fencing greater than 1.2 metres in height is located within thirty (30) metres of any lot line;
- viii. The combined gross footprint of all buildings and structures does not exceed one thousand (1,000) square metres on the lot;
- ix. No building height exceeds two storeys or ten point five (10.5) metres; AND,
- x. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs two (2) metres, or more, in width and one point five (1.5) metres, or more in height."

2.7 District of Sechelt Zoning Bylaw No. 25, 1987 - Zone RR-2, Rural 2 Zone - is amended by adding paragraphs (m) and (n) to *Section 910 Permitted Uses*, as follows:

"(m) Cannabis Cultivation (*subject to S. 327*)

(n) Cannabis, Micro Cultivation (*subject to S. 327*)"

## **PART SEVEN- INDUSTRIAL ZONES**

### ***Zone I-3 Industrial 3***

2.8 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-3 Industrial 3 - is amended by **deleting** the following paragraphs **p)** and **q)** to *Section 718 Permitted Uses*, as follows:

"(p) "Medical Marihuana Production" and/or "Medical Marihuana Research" are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No "Developed Park" is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred

- (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
  - vi. No security fencing greater than 1.2 metres in height is located within two (2) metres of any lot line;
  - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
  - viii. No building height exceeds two storeys or ten point five (10.5) metres;
  - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
  - x. "Medical Marihuana Production" and/or "Medical Marihuana Research" are the only uses on the lot.

"q) "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No "Developed Park" is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No security fencing greater than 1.2 metres in height is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,

- x. "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are the only uses on the lot."

2.9 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-3 Industrial 3 - is amended by **adding** the following paragraphs (p), (q), (r) and (s) to *Section 718 Permitted Uses*, as follows:

- “(p) Cannabis Production (*subject to S. 327*)
- (q) Cannabis, Micro Production (*subject to S. 327*)
- (r) Cannabis Cultivation (*subject to S. 327*)
- (s) Cannabis, Micro Cultivation (*subject to S. 327*)”

**Zone I-5 Industrial 5**

2.10 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-5 Industrial 5 - is amended by **deleting** the following paragraphs (s) and (t) to *Section 734 Permitted Uses*, as follows:

“(s) “Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No fencing is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only uses on the lot.

- t) "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are permitted on a lot provided that:
- i. The lot is four thousand (4,000) square metres or more in area;
  - ii. No school is located within one thousand (1,000) metres of the lot;
  - iii. No "Developed Park" is located within five hundred (500) metres of the lot;
  - iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
  - v. No building or structure is located within five (5) metres of any rear or side lot lines;
  - vi. No fencing is located within two (2) metres of any lot line;
  - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
  - viii. No building height exceeds two storeys or ten point five (10.5) metres;
  - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
  - x. "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are the only uses on the lot."

- 2.11 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-5 Industrial 5 - is amended by **adding** the following paragraphs (s), (t), (u) and (v) to *Section 734 Permitted Uses*, as follows:

- "(s) Cannabis Production (*subject to S. 327*)
- (t) Cannabis, Micro Production (*subject to S.327*)
- (u) Cannabis Cultivation (*subject to S. 327*)
- (v) Cannabis, Micro Cultivation (*subject to S. 327*)"

**Zone I-6 Industrial 6**

2.12 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-6 Industrial 6 - is amended by **deleting** the following paragraphs o) and p) to *Section 742 Permitted Uses*, as follows:

“(o) Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No fencing is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only uses on the lot.

(p) “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential

- Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
  - vi. No fencing is located within two (2) metres of any lot line;
  - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
  - viii. No building height exceeds two storeys or ten point five (10.5) metres;
  - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
  - x. "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are the only uses on the lot."

- 2.13 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-6 Industrial 6 - is amended by **adding** the following paragraphs (o), (p), (q) and (r) to *Section 742 Permitted Uses*, as follows:

- "(o) Cannabis Production (*subject to S.327*)
- (p) Cannabis, Micro Production (*subject to S. 327*)
- (q) Cannabis Cultivation (*subject to S.327*)
- (r) Cannabis, Micro cultivation (*subject to S. 327*)"

#### **Zone I-7 Industrial 7**

- 2.14 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-7 Industrial 7 - is amended by **deleting** the following paragraphs (o) and (p) to *Section 751 Permitted Uses*, as follows:

"(o) Medical Marihuana Production" and/or "Medical Marihuana Research" are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No "Developed Park" is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;

- v. No building or structure is located within five (5) metres of any rear or side lot lines;
  - vi. No fencing is located within two (2) metres of any lot line;
  - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
  - viii. No building height exceeds two storeys or ten point five (10.5) metres;
  - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND
  - xi. "Medical Marihuana Production" and/or "Medical Marihuana Research" are the only permitted uses on the lot.
- p) "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are permitted on a lot provided that:
- i. The lot is four thousand (4,000) square metres or more in area;
  - ii. No school is located within one thousand (1,000) metres of the lot;
  - iii. No "Developed Park" is located within five hundred (500) metres of the lot;
  - iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
  - v. No building or structure is located within five (5) metres of any rear or side lot lines;
  - vi. No fencing is located within two (2) metres of any lot line;
  - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
  - viii. No building height exceeds two storeys or ten point five (10.5) metres;
  - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND
  - x. "Non-Medical Marihuana Production" and/or "Non-Medical Marihuana Research" are the only permitted uses on the lot."

2.15 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-7 Industrial 7 – is amended by adding the following paragraphs (o), (p), (q) and (r) to *Section 751 Permitted Uses*, as follows:

- “(o) Cannabis Production (*subject to S. 327*)
- “(p) Cannabis, Micro Production (*subject to S. 327*)
- “(q) Cannabis Cultivation (*subject to S. 327*)
- “(r) Cannabis, Micro Cultivation (*subject to S. 327*)”

**PART SIX – COMMERCIAL ZONES**

**Zone C-2 Commercial 2 Zone**

2.16 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone C-2 Commercial 2 - is amended by adding the following paragraphs (p) to *Section 610 Permitted Uses*, as follows:

- “(p) Cannabis Retail Store (*subject to S. 327*)”

READ A FIRST TIME THIS	17 <sup>th</sup>	DAY OF	April	2019
PUBLIC HEARING HELD THIS	15 <sup>th</sup>	DAY OF	May	2019
FIRST READING RESCINDED	19 <sup>th</sup>	DAY OF	June	2019
READ A FIRST TIME THIS	3 <sup>rd</sup>	DAY OF	July	2019
SECOND PUBLIC HEARING HELD THIS	24 <sup>th</sup>	DAY OF	July	2019
READ A SECOND TIME THIS	18 <sup>th</sup>	DAY OF	September	2019
READ A THIRD TIME THIS	18 <sup>th</sup>	DAY OF	September	2019
ADOPTED THIS	18 <sup>th</sup>	DAY OF	September	2019

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer



## The Corporation of Norfolk County

### By-Law 25-Z-2018

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for all lands within Norfolk County.

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Section 2 – Definitions is hereby amended by adding the following, Subsection 2.28 “CANNABIS” and renumbering the balance of the Section accordingly:

2.28 “**CANNABIS**” shall mean a genus of flowering plants in the family *Cannabaceae*. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels).

2. That Section 2 – Definitions is hereby amended by adding the following and renumbering the balance of the Section accordingly:

**2.29 “CANNABIS PRODUCTION AND PROCESSING”** means lands, *buildings or structures* used for producing, processing, testing, destroying, packaging and/or shipping of *cannabis* authorized by an issued license or registration by the federal Minister of Health, pursuant to the *Access to Cannabis for Medical Purposes Regulations, SOR/2016-230*, to the *Controlled Drugs and Substances Act, SC 1996, c 19*, as amended from time to time, or any successors thereto.”

3. That Section 2 – Definitions is hereby further amended by adding the following to the end of existing Subsection 2.53 “FARM”:

, but does not include *Cannabis Production and Processing*.

4. That Section 2 – Definitions is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in the existing Subsection 2.67 “GARDEN CENTRE”

5. That Section 2 – Definitions is here by amended by deleting the existing Subsection 2.91 “Medical Marihuana Production Facility” and renumbering the balance of the Section accordingly:
6. That Section 2 – Definitions is hereby amended by adding the following, Subsection 2.98 “AIR TREATMENT CONTROL” and renumbering the balance of the Section accordingly:

2.98 “**AIR TREATMENT CONTROL**” shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.

7. That Section 2 – Definitions is hereby amended by replacing the words “Medical Marihuana Production Facility” with “Cannabis Production and Processing” in the existing Subsection 2.170 “WHOLESALE OUTLET”
8. That Section 3 – General Provisions is hereby amended by deleting Subsection 3.21 “Medical Marihuana Production Facility” and replacing with the following:

**3.21 Cannabis Production and Processing**

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:

- a) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.
- b) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.
- c) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 150 metres.
- d) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in

the Agricultural Zone (A) may be located closer to any *dwelling*, public school, private school, *place of worship*, or *day care nursery* than 150 metres.

- e) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is not equipped with *air treatment control* situated in the Agricultural Zone (A), General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any *dwelling*, public school, private school, *place of worship*, or *day care nursery* than 300 metres.
  - f) A *building* or *structure* used for security purposes for *Cannabis Production and Processing* may be located in the *required front yard* and does not have to comply with the required minimum *front yard*, *side yard*, and *rear yard* setbacks.
  - g) *Outdoor storage* is prohibited on the property in which the *Cannabis Production and Processing* is located.
  - h) *Cannabis Production and Processing* shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
  - i) All development in relation to the establishment of or expansion to a *Cannabis Production and Processing* shall be subject to Site Plan Control.
9. That Section 3.8.1 – Site Plan Control is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*”.
10. That Section 4 – Off Street Parking Provisions is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 4.9 (y).
11. That Section 7.1 – General Industrial Zone is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 7.1.1 (o) “Permitted Uses”.
12. That Section 7.2 – Light Industrial Zone is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 7.2.1 (o) “Permitted Uses”.
13. That Section 7.5 – Rural Industrial Zone is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 7.5.1 (z) “Permitted Uses”.

14. That Section 12.1 – *Agricultural Zone* is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 12.1.1 (m) “Permitted Uses”.
15. That Section 14 – Special Provisions is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 14.647.
16. That Section 14 – Special Provisions is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 14.856.
17. That Section 14 – Special Provisions is hereby amended by replacing the words “*Medical Marihuana Production Facility*” with “*Cannabis Production and Processing*” in existing Subsection 14.902.

**ENACTED AND PASSED** this 27th day of March, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
County Clerk

**Explanation of the Purpose and Effect of  
By-Law 25-Z-2018**

This By-Law affects lands located throughout Norfolk County, with the purposes of addressing matters identified through application of the By-Law, providing streamlining improvements and clearer interpretation of provisions in regards to cannabis production and processing.

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**BYLAW NO. 2929**

A Bylaw to amend Bylaw No. 2050, cited as the  
"Zoning Bylaw, 1992, No. 2050"

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF  
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW, 2018, NO. 2929."
2. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended as follows:

(1) By adding the following to **PART 1 – INTERPRETATION Section 2. DEFINITIONS:**

- (a) "Cannabis" means the same meaning as the Cannabis Act (Canada).
- (b) "Cannabis Lounge" means a building or part thereof including decks, patios and balconies used for medicinal or recreational consumption (smoking or oral consumption) of marijuana or cannabis and related products or derivatives.
- (c) "Cannabis Plant" means the same meaning as the Cannabis Act (Canada).
- (d) "Medical Marijuana Production Facility" means a building used for the commercial production of marijuana for medical purposes by a person, including a corporation or other form of business, who holds a valid and sustaining licence for such production from the Government of Canada.
- (e) "Store, Cannabis Sales" means the use of land, building or a structure for the retail sale of cannabis by a person, including a corporation or other form of business, who holds a valid and sustaining provincial licence to sell cannabis through the retail market in British Columbia.

(2) By amending the following definitions to **PART 1 – INTERPRETATION Section 2. DEFINITIONS:**

- (a) "Business and Professional Offices" is amended by revising the concluding exclusion to read: "but excludes all retailing stores (e.g. Retail Store, Convenience Store, Cannabis Sales Store, Liquor Store) and Personal Service Establishments."
- (b) "Store, Retail" is amended by adding the following exclusion at the end of the definition: "but does not include Cannabis Sales Store or Liquor Store."

(3) By adding the following after Subsection (4) to **PART 4 – GENERAL REGULATIONS Section 11. PERMITTED USES:**

- (5) Notwithstanding any other provision in this bylaw, the retail sale of Cannabis is prohibited in all zones and public road ways, unless the location is specifically rezoned to allow a Cannabis Sales Store.
- (6) Notwithstanding any other provision in this bylaw, Cannabis Lounges, and similar facilities are prohibited in all zones unless the location is specifically rezoned to allow such uses.
- (7) Notwithstanding any other provision in this bylaw, the growing or production of marijuana, cannabis and similar plants, products or derivatives is prohibited, except:
- (a) as a farm use on lands in the Agricultural Land Reserve, subject however to such production being in a building that is:
    - (i) Setback a minimum of 25 metres from all property lines; and
    - (ii) located more than 150 metres from schools, day cares, parks, playgrounds, club houses, convenience stores, or other public places frequented mainly by persons under 18 years of age;
  - (b) on land specifically rezoned to permit a Health Canada licensed Medical Marihuana Production Facility use;
  - (c) as an Accessory Use under the authority of a Health Canada issued personal use licence, subject however to such production being in a building that is:
    - (i) located in the Rear Yard and Setback a minimum of 5 metres from all property lines; and
    - (ii) located more than 250 metres from schools, day cares, parks, playgrounds, convenience stores, or other public places frequented mainly by persons under 18 years of age;
  - (d) under the authority of one or more Health Canada issued designated producer licence(s), subject however to such production operating with a valid and current Business License issued by the Township and being in a building that is:
    - (i) Setback a minimum of 10 metres from all property lines;
    - (ii) located more than 50m from any building that contains a residential Use; and
    - (iii) located more than 250 metres from schools, day cares, parks, playgrounds, convenience stores, or other public places frequented mainly by persons under 18 years of age.
- (4) By adding the word "liquor" before the word "lounge" to **PART 5 – ZONING DISTRICTS Section 60 (1) (e)**
- (5) By adding the word "liquor" before the word "lounge" to **PART 5 – ZONING DISTRICTS Section 67.71 (1) (a)**

READ a first time by the Municipal Council on the ---- day of -----, 2018.

READ a second time by the Municipal Council on the ---- day of -----, 2018.

A Public Hearing was held pursuant to the *Local Government Act* on the ---- day of -----, 2018.

READ a third time by the Municipal Council on the ---- day of -----, 2018.

**ADOPTED** by the Municipal Council on the ---- day of -----, 2018.

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BARBARA DESJARDINS  
MAYOR

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ANJA NURVO  
CORPORATE OFFICER

**From:** [Tracy Bond](#) on behalf of [Administration Shared](#)  
**To:** [Mike Irg](#); [Alex Dyer](#)  
**Subject:** FW: Cannabis production feedback  
**Date:** October 11, 2019 1:34:38 PM

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**From:** Jonathan Neufeld <jonny18@hotmail.com>  
**Sent:** October 11, 2019 1:15 PM  
**To:** Administration Shared <administration@acrd.bc.ca>; John McNabb <pard54@hotmail.ca>  
**Subject:** Cannabis production feedback

Hi,

I am not sure who specifically is involved with this decision on the board, but I live in Beaver Creek, so I thought it best to e-mail you and the general e-mail.

I heard on the radio that the ACRD board is still resisting the construction of a cannabis production plant, and that you have been called ignorant by those trying to push the project. I wanted to take a moment to encourage you and thank you for standing up in the face of opposition. I agree that something must be done and putting forth the bylaw change seems to be the best way to do this.

Thank you for making this a priority, and for taking the time to protect our valley!

Sincerely,  
Jonathan Neufeld

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrdb.bc.ca](mailto:mailbox@acrdb.bc.ca)

Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal

Attn: District Board Members

Dear Board Members:

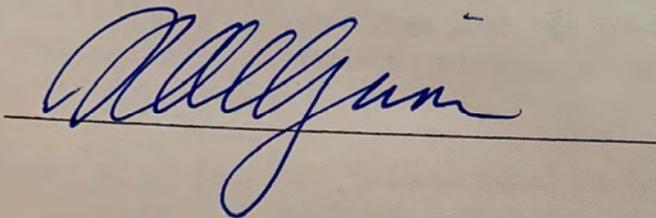
I am writing to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility at Sproat Lake will generate unpleasant odours for nearby residents.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.
- c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
- d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.
- e) Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.
- f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.

- g) Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.
- h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
- i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?

The ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

Signed,



Lilian I. OLLJUM

10290 Bishop Drive

PA BC V9Y 9A6

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal

Attn: District Board Members

Dear Board Members:

We are writing to voice our opposition to the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). We feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. This indicates they lack capital. What guarantees do we have that they will not pollute the site and make the surrounding areas uninhabitable. Part of their plan is for a large outdoor grow which will for sure make the Provincial Park and some of Lakeshore Drive uninhabitable for the growing season which coincides with the tourist season. What a great way to ruin a good thing for the ACRD and all of Port Alberni. Forget about the tourist dollars from Sproat Lake tourism. Goodbye to that.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions increasing the probability of lingering smell.
- c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
- d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as CBD and THC from the cannabis plant. Is this considered a toxin? The run-off from the cannabis operation will find its way into nearby creeks, rivers, and perhaps SproatLake. The size of the planned production has that potential. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water. If this is the result get ready for a class action law suite against the company and the ACRD. A full environmental study should be completed before any application is even considered. Consider the mess Shawinigan lake got into.
- e) Agricultural Zoning. The provincial/federal government made a mistake determining that cannabis should be permitted on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province.

It is up to the ACRD Board to remedy this mistake through proper by-law and zoning requirements and regulations.

- f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment and not beside a Provincial Park, valuable tourist attraction, and residential neighbourhood.
- g) Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.
- h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. This is the future of the Valley and especially Sproat lake. Do not ruin a good thing. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
- i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create a few minimum wage jobs? What real benefit is there to the community?

The ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

**Lastly I understand that Tofino and Ucluelet have managed through regulation and the use of temporary permits to put a lid on the production facilities. The ACRD has the power to create a very unfriendly impossible environment for Wild Coast Canna to operate in and that is what they should do before these people invest their money.**

Sincerely ,

***Penny Paul***

***Jack Andersen***

9296 Stirling Arm Drive

**From:** [Joanne Kleywegt](#)  
**To:** [Planning Shared](#)  
**Subject:** Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399  
**Date:** November 19, 2019 9:24:20 AM

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Hello Mike Irg:

We have a few questions regarding Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw P1399.

On reading through the proposed bylaw being read tonight, it appears it's focusing on districts **zoned A1, A2, A3, M1.**

Why are **zoning districts RA2** not included in the proposed amendments?

What can be done to eliminate **existing** medicinal/commercial cannabis growing operations that are "**negatively affecting**" surrounding residential properties?

If the federal government previously issued permits to medicinal/commercial growers over the past years (including on residential properties), **is there a plan to phase them out?**

If so, is there a **timeline** attached to this process of phasing out?

Thank you

Roy & Joanne Kleywegt

Drew Robertson  
9898 Lakeshore Road  
Port Alberni, BC  
V9Y 8Z3

November 18, 2019

Alberni-Clayoquot Regional District  
3008 - 5th Avenue  
Port Alberni, BC  
V9Y 2E3

Email: [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca)

Re: Wild Coast Canna Inc. – Sproat Lake Area Proposal

Attn: District Board Members

Dear Board Members:

I am writing to voice my concerns about the proposed cannabis operation in the area between Great Central Lake Road and Airport Road (Parcel Identifier 023-636-271). I feel that there are numerous issues that have not been addressed and likely far outweigh any potential benefits.

- a) Odour. Even the most state-of-the-art indoor cannabis facilities have failed to control odours. Wild Coast Canna is presenting a business plan that is based on renting the facility to small scale suppliers. If a state-of-the-art company, such as Aurora Cannabis with eight production facilities and operations in 24 countries cannot control odours, it is clear that the proposed facility at Sproat Lake will generate unpleasant odours for nearby residents.
- b) Thermal Inversions. The Alberni Valley is known to experience thermal inversions. Cannabis facilities in open areas with high winds still solicit constant complaints about odours. Port Alberni, with thermal inversions and notoriously low winds, will certainly experience far greater odour issues.
- c) Water supply. Wild Coast Canna has yet to produce a report indicating the source of irrigation water, including evidence that the operation will not destroy the water supply utilized by the residents along Great Central Lake Road.
- d) Run-off. Run-off will include nutrient runoff (nitrogen and phosphorus) as well as soil erosion. The run-off from the cannabis operation will find its way into nearby creeks, rivers, and lakes. This could destroy salmon habitats, create algae blooms, and make the water within the area's wells and Sproat Lake undrinkable. The residents of Sproat Lake depend on the lake for their drinking water.

- e) Agricultural Zoning. The BC provincial government made a mistake determining that cannabis should be grown on agricultural land. Utilizing agricultural land for cannabis production does not make sense. Cannabis on its own is not a food product. Cannabis production is better suited to industrial zoning; a position advocated by municipalities around the province. It is up to the ACRD Board to remedy this mistake through proper by-law amendments.
- f) Industrial Zoning. Other regions in British Columbia have determined that cannabis operations are better suited to industrial zones. We have plenty of industrial zoned land in the Alberni Valley, including land with ready access to water supply and effluent treatment.
- g) Loss of property values. Sproat Lake is the jewel of the Alberni Valley. If Sproat Lake is ruined through pollution and cannabis odours, the value of Sproat Lake real estate will plummet, along with the numerous jobs arising from these investments (home construction, maintenance, restaurants, etc.). Declining property values will cause the loss of far more in local investment than the Wild Coast Canna operation could ever contribute.
- h) Loss of Tourism. New tourism businesses are being created to promote the beauty of Sproat Lake and the surrounding region. For example, have you heard of the Big Island Adventure Company and their Turn Left Strategy? If we can preserve the beauty of Sproat Lake, we can build on the success of Tofino and Ucluelet to create a year-round attraction to tourists, with many positive overflow benefits to Port Alberni. Do we want to jeopardize this opportunity for the sake of some minimum wage jobs tending to cannabis crops?
- i) Low Paying Jobs. The management team of Wild Coast Canna is entirely based outside the Alberni Valley. Are we going to lose the beauty of the Alberni Valley to create some minimum wage jobs, while the high end salaries remain elsewhere?

The ACRD has been entrusted with the decision-making authority to chart a course that benefits and protects the current residents of the region, our children, and future generations. Please do not make a decision that will destroy our most important asset, the spectacular environment that is the Alberni-Clayoquot Regional District.

Sincerely,



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Drew Robertson

I attended the ACRD meeting on Oct 16 & am aware of the difficult decisions you are needed to make regarding <sup>new</sup> Cannabidiol laws & regulations in the ACRD, & ALC



<sup>Marking</sup> Please take into ~~serious~~ consideration news rules that will apply to people not in the ALC lands but in ruraly zoned properties, I feel this is a separate group of peoples needs that have to be addressed <sup>has</sup> separately. When we bought <sup>has</sup> rural property on Beaver Creek Road over 26 years ago, raise our we bought because we wanted to live family away from town in an area with clean air, quietness, and close to nature on a spacious property suitable for farming - growing our own fruit & vegetables and farm animals.

After the cannabidiol grow-up arrived next door on 2 acres with the <sup>noisy</sup> buildings continually emitted ~~stinky~~ sticky skunk-like smells, constant/humming of the fans day and night, <sup>noisy</sup> bright lights on during the nights and <sup>strangers</sup> coming onto our property at night, <sup>people</sup> dogs barking my livestock, buildings without adequate distance from my property line (approximately only 20 feet), flooding from the <sup>waste</sup> water used in production of the cannabidiol and from that collected on the huge grow-up rooftops that ends up flooding <sup>my</sup> barnyard

4 driveway

(2)

Please consider people like us as a separate category requiring special rules & bylaws. We are not ALC so, ALC rules should not apply to us!

There has to be <sup>the same</sup> adequate ~~feed~~ <sup>set</sup> backs to ensure us as a group, quiet, clear air, and safety of our animals & ourselves.

This addition category of ~~rules~~ regulations & bylaws would be for Rural Properties in the ACR that are outside of the ALC. <sup>rural</sup>

Cannabis grow ops do not fit in areas close to neighbors & out of the ALC lands.

It would be better to limit cannabis <sup>production</sup> to ALC lands <sup>& individually zoned areas</sup> and restrict them in Rural Non-ALC lands.

Thanking you for all your hard work in this challenging area.

Yours truly & respectfully

PMR

Also, our BC Assessment Appeal this year reduced our property value by 20% on 6487 Beaver Creek and 10% on 6491 Beaver Creek. So the grow-op has affected <sup>our</sup> property values of the decided to sell or build a new home. FOXINS

**From:** [Mike Irg](#)  
**To:** [Alex Dyer](#); [Charity Hallberg Dodds](#)  
**Subject:** FW: Cannabis Bylaw  
**Date:** November 8, 2019 1:31:33 PM  
**Attachments:** [Cannabis Production Farm Bylaw \(No. 5496\).pdf](#)

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For PH file  
Mike

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**From:** Sheri Gerigk <sgerigk@thevectorgroup.com>  
**Sent:** November 4, 2019 9:00 AM  
**To:** 'Osborne@tofino.ca'; 'mnoel@ucluelet.ca'; 'bbeckett@acrd.bc.ca'; 'tshannon@acrd.bc.ca'; 'kroberts@acrd.bc.ca'; 'pcote@acrd.bc.ca'; 'pard54@hotmail.ca'; 'dbodnar@acrd.bc.ca'; 'amccarthy@acrd.bc.ca'; 'wilfred.cootes@uchucklesaht.ca'; 'kirstenj@toquaht.ca'; Mike Irg <mirg@acrd.bc.ca>; Alex Dyer <adyer@acrd.bc.ca>  
**Subject:** Cannabis Bylaw

To: ACRD Board and Staff,

I believe it is imperative that the board put in a bylaw that governs the places and way that cannabis can be grown in our valley. It has proven a mistake of other municipalities to not mandate enough and now their citizens are the ones to suffer for these mistakes. We must put in place a set of bylaws that can ensure the responsible growing next to our children. Many cannabis companies have made promises of no odors, light restrictions and adherence to the regulations and that they will be good neighbors only to break them time and time again. These companies know there are very few repercussions or extremely slow enforcement for not abiding the federal or provincial regulations and have in many cases across Canada been making people's lives a living hell. We cannot trust the federal or provincial governments to enforce their regulations. So far in Port Alberni, it has been a propaganda war where the proponent conveniently does not mention the outdoor growing portion of their business plan to the media to make them seem like the concerns and viewpoints of the nearby residents are unfounded when they are anything but. The proponent has not to my knowledge, supplied any plan or data to the public to answer any of the resident's concerns. This behavior does not instill confidence that the proponent or other future cannabis company will ensure their facility does not harm the citizens or the environment. Passing strong bylaws to ensure compliance is imperative.

I have previously submitted to the ACRD Board, the Greater Vancouver Regional District data that is very alarming in regards to harmful ground level ozone being a byproduct of cannabis growing and production. The Alberni Valley has frequent weather inversions which would cause the ozone to not disperse and hover in the valley causing lung and cardiac damage to all. It is very concerning that the proponent has been made aware of this data at the October 23 ACRD Board meeting and still has a business plan to grow 50 acres of outdoor cannabis on their website. Are they just uncaring of the effects on the local air quality and the health impacts?

I have also seen data from a professional that states the chemicals used on the Pine Dell Ranch will contaminate Sproat Lake within 3 years. Some residents of Sproat Lake still use the lake for drinking water. Is this the legacy we want to leave our children? Do we want to lose this beautiful lake to the shareholders profit payments?

I have researched other municipalities 'best practices' and have found the Township of Langley bylaws (which I am attaching for your review) to be the most comprehensive on following their mandate of protecting health, environment and property values. **The Township of Langley has had their bylaw preapproved by the province to ensure that it is enforceable.** A few key points of the Langley bylaw are:

1. The requirement to hold a valid license issued by the Government of Canada and comply with all applicable legislation (which includes that there be no odor).
  2. The site must have a valid water license
  3. Must have a valid municipal license (I know the ACRD does not current issue business licenses but it could institute a cannabis producer license to ensure compliance to regulations as it could be not renewed if the holder has had more than 5 infractions/yr as an example) This is the way the ACRD can prohibit poor producers from continuously tormenting the citizens without being shut down. A license would also cover some of the cost of administering the following and pay for enforcement.
  4. Must have a designated person responsible for ensuring all compliance on the site
  5. Have an acceptable and adhere to a:
    - a. air quality management plan
    - b. storm water management plan
    - c. wastewater management plan
    - d. noise mitigation plan
- \*\*\*All of these plans must be prepared by a professional engineer
6. a segregation statement of each portion of the bylaw states that if any one portion is unenforceable each section stands on its own so it can still function – see attached for the wording.

A fine of \$10,000 per offence and / or 6 month imprisonment (each day the violation continues would be a separate offence)

Cannabis producers cannot argue the fines and imprisonment as they are good neighbors and will not cause any issues right? I feel that the fines are imperative. Without the fines/imprisonment there is no way to ongoing enforcement of the bylaw.

A few other best practices of other municipalities are:

1. A security and public safety plan
2. Landscaping plans for a buffer zone along the edge of the property
3. Parking and traffic study
4. Temporary enclosure and air purification of all outdoor fields during flowering phase – this one is highly import for air quality!
5. Mitigation of any impact to sensitive areas (lakes, watersheds, nearby organic farms) – this one is highly important for prevention of Sproat Lake contamination
6. Plan to ensure wastewater or storm water does not enter surrounding properties or watersheds
7. All processing must be indoors with air purification
8. Hours of operation for grow lights

## 9. Noise cannot be more than the ambient noise at the property line

If Langley can protect their citizens so can our Regional Board. I repeat that **The Township of Langley has had their bylaw preapproved by the province to ensure that it is enforceable** so the planning department's burden of provincial restrictions and the problems attached has been averted. We have a great start to a comprehensive cannabis production bylaw with the ban on cement based and instant buildings in combination with the cannabis zoning requirement. I believe we need to add the above to make this bylaw as strong as possible to protect its citizens while making strong responsible growing parameters. We cannot count on the other governmental agencies to enforce their regulations. We must protect ourselves.

I encourage the board and planning department to review and confirm the Township of Langley bylaw and make the necessary additions to the current ACRD proposed bylaw. We do not want to look back at this time and wish we had been more diligent in protecting the citizens, environment, and property values by instituting a more stringent bylaw to ensure responsible growing in our district. I implore you to act now before it is too late.

Respectfully,

Sheri Gerigk – Land owner on Central Lake Rd.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**CANNABIS PRODUCTION FARM BYLAW**

**2019 NO. 5496**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**CANNABIS PRODUCTION FARM BYLAW**  
**2019 NO. 5496**

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

**Title**

1. This Bylaw may be cited for all purposes as "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496".

**Severability**

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

**Definitions**

3. In this Bylaw, unless the context otherwise requires:

**"Accessory Cannabis Processing"** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

**"Agricultural Land Reserve"** means land designated as the Agricultural Land Reserve by the Government of British Columbia.

**"Buffer"** means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

**"Building"** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Cannabis Retail and Dispensary”** means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

**“Cannabis Production”** means the growing and cultivation of cannabis.

**“Cannabis Research and Development”** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

**“Dwelling Unit”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Local Contact Person”** means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

**“Site”** means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

**“Stormwater”** is any precipitation converted to surface runoff water.

**“Structure”** has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

**“Wastewater”** is any water emanating from the cannabis production process, including process water and sanitary sewage.

## **Application**

### 4. For clarity:

- a) This Bylaw applies only to areas where “Agricultural Use” is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.
- b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.
- c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

**Conditions for Cannabis Production**

5. *Cannabis Production* must comply with the following requirements:

- a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site*, issued by the Government of Canada;
- b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;
- c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
- d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;
- e) *Cannabis Production* must be conducted in a zone where “Agricultural Use” is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;
- f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and
- g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:
  - o ensuring that the air quality management system is operated according to the design specifications; and
  - o responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

- a) has a base consisting entirely of soil, or
- b) that was, before July 13, 2018,
  - i) constructed for the purposes of growing crops inside it, or
  - ii) under construction for the purpose referred to in Section 6(b)(i), if that construction
    - 1) was being carried out in accordance with all applicable authorizations and enactments, and
    - 2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

## **Cannabis Farm Standards**

7. *Cannabis Production and Accessory Cannabis Processing* must meet the following farm standards:
- a) *Buildings or Structures* in which *Cannabis Production and Accessory Cannabis Processing* activities take place must be setback a minimum of:
    - i) 100 metres from the *Agricultural Land Reserve* boundary;
    - ii) 30 metres from top of bank of all watercourses identified in Map 11 – *Watercourse Classification* in the Township of Langley Official Community Plan (Bylaw 2013 No. 5000), as amended;
    - iii) 30 metres from all domestic water supply intakes;
    - iv) 30 metres from all property lines; and
    - v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;
  - b) Where a parcel adjacent to the *Site of Cannabis Production* has a *Dwelling Unit*, a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:
    - i) a minimum width of 6 metres;
    - ii) a minimum height of 6 metres at maturity;
    - iii) a vegetative *Buffer* may be:
      - i. a double row of evergreen conifers with staggered planting;
      - ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or
      - iii. a berm with hedging/screening shrubs.
    - iv) crown density of vegetative *Buffers* must be 50-75% at maturity.
  - c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and
  - d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

### **Accessory Cannabis Processing**

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements:
- a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site*, issued by the Government of Canada;
  - b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;
  - c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and
  - d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:
    - i. 20% of the floor area used for *Cannabis Production*;
    - ii. 2,000 square metres; or
    - iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

### **Management Plans**

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:
- a) a description of the *Site*, including:
    - i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and
    - ii) the full name of the *Local Contact Person* and contact phone number;
  - b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:
    - i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;
    - ii) to meet a standard prescribed by the British Columbia Farm Industry Review Board or Metro Vancouver Regional District, whichever is greater; and
    - iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District; and

- c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in sections 9(b)(i) through 9(b)(iii) of this Farm Bylaw.
10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;
  - b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and
  - c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.
11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:
  - a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*;
  - b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and
  - c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.
12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.
13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from *Cannabis Production* and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

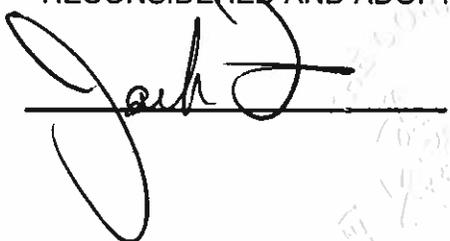
#### **Bylaw Contraventions and Enforcement**

14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

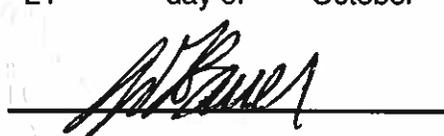
**Offence and Penalty**

- 15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.
- 16. Each day that a violation continues or exists under this Bylaw is a separate offence.
- 17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than \$10,000.00, or to imprisonment for not more than six months, or to both.

READ A FIRST TIME the	22	day of	July	, 2019.
READ A SECOND TIME the	22	day of	July	, 2019.
READ A THIRD TIME the	22	day of	July	, 2019.
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the	19	day of	August	, 2019.
RECONSIDERED AND ADOPTED the	21	day of	October	, 2019.



Mayor



Township Clerk

My name is Wendy Zurbrigg. My husband and myself are residents at Sproat Lake.

I am writing in regards to the proposed cannabis operation adjacent to the lake.

This operation could have potentially devastating impacts on the water quality and overall environment at Sproat Lake.

I respectfully urge you to exercise whatever influence you might have towards the placement of a moratorium on this operation until full consideration and community support has been met.

Residents are supportive of the economic potential, but not supportive of the proposed location in a non-industrial zone.

We are extremely concerned that emissions will negatively impact air and water quality. Even with the latest technologies how do you filter the air and ground runoff from an outdoor grow field?

Similar facilities elsewhere have reported a foul smell at quite some distance from the source. As you know we are located in a valley and often blanketed in fog which will only increase the air pollution.

I understand that a local group of concerned citizens, comprised of professional geologists, recently evaluated the proposal and concluded that runoff from the facility would irreversibly damage the lake's water quality within three years. Specifically, it notes that nitrogen levels would cause an algae bloom. Sproat Lake also supplies drinking/bathing water to all around it.

What are the health risks to us all? Where would our water come from when it becomes unsafe for consumption?

What will be the effects on the fish and wildlife in the area?

Sproat Lake is home to hundreds of families who are deeply invested in the conservation of its natural character. The area is visited by thousands more every year. This is a new industry and a lot more research needs to be done.

The Alberni Valley offers various industrial zones and alternative site options. I ask that you investigate this proposal and move towards limiting this new industry to an appropriate area.

Let's work to keep our community safe, healthy and our beautiful lake clean.

thankyou,

Wendy Zurbrigg

**From:** [Sabrina](#)  
**To:** [Douglas Holmes](#); [Penny Cote](#); [John McNabb](#); [Dianne Bodnar](#); [Kel Roberts](#); [Tanya Shannon](#); [Bob Beckett](#); [Josie Osborne](#); [ALCBurnaby@victoria1.gov.bc.ca](mailto:ALCBurnaby@victoria1.gov.bc.ca); [Edwards, Patty](#); [Scott Fraser](#); [Mike Irg](#); [Alex Dyer](#)  
**Subject:** Fwd: Commercial and medical cannabis production  
**Date:** November 19, 2019 12:37:19 PM

---

Dear Staff and Electoral Directors,

Please include this email and letter from Winnipeg City Councillor as part of the public record for the public hearing on commercial cannabis.

I am not against the cannabis industry but I now have a very strong belief that commercial cannabis and outdoor grows should be designated to industrial zones. I first heard about the Great Central lake proposal in July 2019 at the Sproat Lake Community meeting (record breaking public attendance for the SLCA). I had no opinion on commercial cannabis grow ops at that time and started to make my own decision with extensive research. I have contacted other Regional Districts that are similar to our area as a valley and spoken with residents who live near existing facilities. I also reached out to Winnipeg after the City began promoting "Pot Alberni" from their recent trip to Delta 9 a cannabis facility.

My opinion today is that there is a place for cannabis but that this place it is no where near residential. It should also not be near any areas that can impact the water and already poor air quality in the valley. Placing cannabis on agricultural land only truly benefits the company as the taxes are minimal compared to that of industrial land. Throughout the past few months the residents of the ACRD have been called NIMBY. Has anyone considered that the companies that are planning setting up their cannabis businesses are not placing it on their own communities. I feel like the draw to the ACRD is cheap land and so far relaxed rules towards cannabis compared to other communities.

Since the July meeting many of the lake residents have started groups and began researching what other communities are doing to protect their residents and environment. As you are aware there are a large number of doctors who live at the lake. They do not want to see this type of business near residential either because of the health risks. Many conversations have brought up other issues of medically licensed facilities on the lake already polluting the water, people using chemicals on lawns, leaking septic tanks and many other issues that impact our water. With all the feedback I have had I feel that this community is very open and would be welcoming to stricter laws and regulations that protect our quality of life and environment. Currently, the smaller scale issues with medical cannabis grow ops are not able to be resolved so how will the ACRD stop a commercial cannabis production of a larger scale?

I do not believe that this is farming. We have organic farmers that work tirelessly to make sure they are farming sustainably. Cannabis in my opinion should be removed from farming and placed into light industrial and manufacturing of consumables. For years people were illegally growing cannabis off the highway in the bushes because of the smell. Now that it is legal this crop isn't any less unhealthy for VOC's and air quality. There isn't really anything that the industry can do to control the smell from outdoor grow. I think that we can all agree that the

process to change laws takes time and that this entire legalization was not properly executed. Which is exactly the reason we should not be rushed into accommodating this industry to set up in our community.

I am grateful that the directors have been so far making changes to bylaws and listening to the residents. After the first public meeting in August hosted by the Sproat Lake Community Association we have been contacted by so many residents and people from other communities for help. "Help" that is the main point - community members all across Canada are seeking help to protect them from this industry. Having spoken at the Sproat Lake meetings has opened the door of communication between the public and myself. To be honest at times it has been overwhelming as I am not in a position to help other than to be the messenger and a voice for the residents. As previously mentioned at the October meeting we have contacted all levels of Government for help to which all have said that the ACRD is the only organization that can protect us from commercial cannabis. I realize that water and air quality are Provincial but it only becomes a provincial issue once the damage is done. We need to be proactive instead of reactive if we want to preserve the quality of life and environment we have.

The Sproat Lake OCP PDF online shows this photo of Sproat Lake. Residents of Sproat Lake chose to live here because of the recreational and pristine waters. This does not look like farming or industrial land yet with cannabis residents will be exposed to this industry because of the nature of this crop.



Taken from the OCP: The goals of the Sproat Lake community are to: 1) provide for continued social and economic growth in the area; 2) protect water quality and areas adjacent to streams, water features and environmentally-sensitive areas; 3) advance, support, promote and encourage a successful, viable agricultural industry in the Alberni Valley; 4) offer residents a healthy lifestyle, a good quality of life and affordable housing options; 5) preserve the rural character of the area while minimizing conflict between different land uses; and 6) provide a diverse economy based on environmental and cultural tourism as well as more traditional resource activities

Recently the cannabis industry is dropping drastically in market value and layoffs have started to happen. Artificial Intelligence is preferred and is being used instead of humans. AI is better for the product being protected from contamination and far more efficient than a single employee. We need to consider what the future will look like for this area. I understand that the City of Port Alberni has been suffering economically with mill shut downs and that jobs are desired. I just do not think that this is the solution. One solution would be to place it on industrial land so that the tax dollars would help the City. This brings about another concern that the City of Port Alberni is actively seeking for this type of industry investment yet are wanting it placed in the ACRD. Our agricultural land which is limited should be used for

food and we should be protecting our farmers.

Morally we are all responsible for the future of the community. Beaver Creek has a proposal for a commercial cannabis facility right next door to a First Nations recovery center. To me this is very sad and concerning that this is the message we are sending that we just do not care about the residents and their lives. This does not match the OCP for the ACRD at all. As new information comes in we need to be able to adjust and make rules that protect everyone and the environment.

I feel that given the sensitivity of this issue the ACRD should be conducting a public input process where every resident is able to give their opinion in confidentiality. That is the only way the ACRD will hear from everyone as people are very afraid. Literally people are fearful to say publicly how they are concerned with what is being proposed because of this industry being illegal just a few years ago. With Winnipeg they place these facilities away from residential and in highly confidential locations with security because of the nature of this industry. Vancouver Island has a lot of space where a Cannabis Zone could be created away from the public and with security. People didn't select to live in the ACRD to have a high security massive building destroy their view of the country and environment.

We have been looking at other examples of communities that have placed bylaws to protect the residents for example the Township of Langley. These rules make setting up cannabis in the ACRD undesirable and I completely support the ACRD directors in leading the way in making more bylaws and rules to protect our quality of lives. I am confident that the directors have heard the residents concerns over the past few months. As the messenger for many concerned community members who are not able to give their opinion publicly because of their profession or some other kind of conflict of interest, I would like the directors to know that we are all behind you completely in taking whatever steps are necessary to protect us and our environment that we share. It is our hope that together with community input the Valley will be able to come up with a solution that preserves our quality of life and environment.

Sincerely,

Sabrina Zimmermann

Below letter from Councillor Eadie Ross - Winnipeg

----- Forwarded message -----

From: **Eadie, Ross** <[readie@winnipeg.ca](mailto:readie@winnipeg.ca)>

Date: Thu, Oct 17, 2019 at 3:32 PM

Subject: Commercial and medical cannabis production

To: [tourismsabrina@gmail.com](mailto:tourismsabrina@gmail.com) <[tourismsabrina@gmail.com](mailto:tourismsabrina@gmail.com)>

Dear MS. Sabrina Zimmerman,

I am writing this message to you in regard to our telephone conversation about the topic in the subject line today, October 17, 2019. It is troubling to hear cannabis production is being considered to be located adjacent to residential property. In Winnipeg, we have had neighbourhood problems with medical cannabis production that gets into larger number of plants. However, we have not had problems with commercial cannabis production facilities located in industrial zones.

I like to remind people that at a certain level of cannabis grow operations, it becomes a production / manufacturing undertaking, not growing four plants for personal usage. With your current situation MS. Zimmerman, it is definitely light manufacturing just like a large cheese plant or mushroom greenhouse. Land use in Winnipeg indicates that these facilities need to be in a manufacturing zone such as an M1 or M2. Even though there is a commercial cannabis grow operation a block or two away from residential, property in my ward, it is actually in an established industrial zone that has existed for a hundred years. The cannabis facility I speak of is in the centre of Winnipeg near the railway tracks. It does not produce any smell that a person could tell outside of the plant, but nevertheless, it is in a properly zoned place unlike the stinky 200 and 300 medical cannabis plant houses which can also bring criminals around once identified.

I'm sure there are manufacturing/industrial zoned areas on Vancouver Island in or near cities and small towns that could handle a commercial cannabis production operation. The City of Winnipeg more than likely would not let a production plant open on residentially zoned land. I can't say for sure as commercial grow operations have not tried to pull that kind of a trick in Winnipeg. It is interesting MS Zimmerman that there are broken down unused lumber mills that could be used to create jobs by converting into cannabis production plants while not bothering residents in your part of the world. You can tell whomever you want that this city councillor does not support offending residential land use designated properties rights. There are strong reasons for proper land use laws. In the prairies there are enough sizable farms to grow fifty acres of cannabis that would not be anywhere near the next farm house. On the Island, there must be much smaller farms that could bring problems if located near cannabis growing fields. Good luck in steering the commercial cannabis operations to properly zoned land.

Respectfully,

Ross Eadie

City Councillor, Mynarski Ward, Winnipeg

Member, SPC On Protection, Community Services and Parks

Member, Lord Selkirk West Kildonan Community Committee

Chairperson/President, Selkirk Avenue BIZ

Telephone: 204-986-5188

Cell phone: 204-391-6259

E-mail: [ReadIE@winnipeg.ca](mailto:ReadIE@winnipeg.ca)

Ross listens!

*This communication is intended only for the person to whom it is addressed, and may contain information that is confidential. Any other use, distribution, copying or disclosure is strictly prohibited. If you have received this communication in error, please notify the sender immediately by phone (204.986.5188) or reply to the message and then delete and destroy any copies of it.*

My name is Wendy Zurbrigg. My husband and myself are residents at Sproat Lake.

I am writing in regards to the proposed cannabis operation adjacent to the lake.

This operation could have potentially devastating impacts on the water quality and overall environment at Sproat Lake.

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I understand that a local group of concerned citizens, comprised of professional geologists, recently evaluated the proposal and concluded that runoff from the facility would irreversibly damage the lake's water quality within three years. Specifically, it notes that nitrogen levels would cause an algae bloom. Sproat Lake also supplies drinking/bathing water to all around it.

What are the health risks to us all? Where would our water come from when it becomes unsafe for consumption?

What will be the effects on the fish and wildlife in the area?

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The Alberni Valley offers various industrial zones and alternative site options. I ask that you investigate this proposal and move towards limiting this new industry to an appropriate area.

Let's work to keep our community safe, healthy and our beautiful lake clean.

thankyou,

Wendy Zurbrigg

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Minutes of the Combined Alberni Valley Advisory Planning Commissions (APC) and Agricultural Advisory Committee (AAC) meeting held November 12, 2019 at 7:00 pm at the ACRD Board Room, 3008 Fifth Avenue, Port Alberni, BC.

Beaufort APC: John Adams, George Haack, Stephen King, Ted McGill, Meagan Curtis, Pete Dekens, Sarah Rymer (Alternate Director for Electoral Area "B"), Tanya Shannon (Director for Electoral Area "B")

Sproat Lake APC: Geo Monrufet, Roberta Jensen, Steve Gray, Joe Van Bergen, Walter Conkin, Dean Sept

Beaver Creek APC: Gord Blakey, Shelley Chrest, Nick Clarke, Pam Craig (Alternate Director for Electoral Area "E"), John McNabb (Director for Electoral Area "E")

Cherry Creek APC: Anton Haffner, Johnny Versteeg, Carrie Smith, Diane Bodnar (Director for Electoral Area "F")

Ag. Advisory Cmtee: Lisa Aylard, Wayne Smith

Long Beach: Kel Roberts (Director for Electoral Area "C")

Staff: Mike Irg, General Manager of Planning & Development; Alex Dyer, Planner

Public: 0

1. Meeting called to order at 7:00pm.
2. M. Irg chaired the meeting and introduced the agenda.
3. A. Dyer – Introduced cannabis production regulations and Bylaw P1399.
4. J. Adams – 300m setback restrictive to farming. Can you regulate farming in this way?
5. M. Irg – Can regulate cannabis production in this way. Ministry of Agriculture provides a Bylaw Standard.
6. J. Adams – Concerns about impact on right to farm.
7. T. McGill – Asked clarification on removing minimum lot size in ALR.
8. A. Dyer – 6 acre minimum lot size would be removed in the ALR to be consistent with provincial legislation.
9. S. Rymer – Why not setbacks from playgrounds?
10. A. Dyer – Intent with setbacks is to provide a land use interface between cannabis production and other uses and to limit the nuisances.
11. G. Monrufet – Have you reviewed other jurisdictions? A. Dyer responded yes.

12. L. Aylard – Referral to Ministry of Agriculture? Should require consultation with the Ministry. A. Dyer responded we have received a response from Jill Hatfield, Agrologist.
13. M. Curtis – Regulate other things that the Ministry of Agriculture would regulate?
14. M. Irg – Discussed cannabis production as a designated farm use and compared with other farm uses.
15. M. Curtis – Referenced Beaufort OCP Objective 4.1.3: Encourage the protection of clean groundwater for agricultural operations. Need to protect groundwater.
16. A. Dyer – The Ministry of Environment regulates groundwater in the province and the Health Canada regulates through the licensing process.
17. S. Rymer – Why restrict shipping containers? Seems like a good way to control environment.
18. M. Irg – This was direction from the Board.
19. S. Chrest – Why September 1<sup>st</sup> as an effective date for new construction? This would apply some retroactivity to anything currently proposed.
20. M. Irg – Anything applied for prior to zoning being introduced may be considered legal non-conforming.
21. G. Blakey – Any control over medical production? Many issues for neighbours with medical growing.
22. M. Irg – Bylaw would regulate licensed medical production. Currently no ability to regulate personal and designated production, waiting on updated regulations from Health Canada.
23. L. Aylard – Question about Health Canada enforcing number of plants? Planning staff do not know.
24. J. Adams – Discussed issues with Mclean Mill and impact on farming. Should not have to give up farm capability next to a park. Need to drop 300m setback, too restrictive for farming.
25. S. Chrest – Definition for non-soil based? Concerned about lots of greenhouses.
26. A. Dyer – Not defined. It is anticipated to be the opposite of soil based. The regulations allow for greenhouses.
27. M. Irg – Legal advice was provided on the definitions.
28. S. King – Hydroponics?
29. M. Irg – The regulation is about the structure and not the growing medium.
30. A. Dyer – The ALC must consider any greenhouses with concrete footing structures.
31. L. Aylard – Concerned about definition language.
32. G. Monrufet – Concerns about restricting shipping containers. Seems like a good option.
33. S. Rymer – The provincial regulation talks about discriminating against types of farming.
34. M. Curtis – Why make it harder to located on M1 land. The use is better suited to industrial land.
35. M. Irg – Direction from the Board.

36. S. Chrest – How many properties are zoned M1?
37. M. Irg – Less than 100 and most are smaller than 6 acres.
38. S. Chrest – Reasoning for limiting use on M1 lands?
39. A. Dyer – To limit the construction of any new facility.
40. M. Curtis – This would in effect encourage more construction in the ALR.
41. J. Adams – Should be located on industrial land.
42. S. Rymer – 60m setback too restricting for this size of parcel anyways.
43. W. Smith – Should focus development on privately owned forest lands.
44. T. McGill – This zoning amendment would limit industry and job creation. Turning jobs away from the community.
45. W. Smith – Should have site-specific zone on land that everyone supports. Concerns about cannabis production near farm lands.
46. G. Monrufet – Investment in cannabis has not been strong. Fewer jobs than anticipated.
47. M. Curtis – Concerns about abandoned infrastructure if it doesn't work out.
48. G. Haack – Buildings would be able to be used to grow food crops as well.
49. S. Chrest – Big impact from major greenhouse operations. Suggest wording to match federal and provincial legislation and refer to lawfully-grown cannabis.
50. S. King – Concrete-based bunker style building best opportunity to control odour, lights, etc. Best way to regulate. Can be on smaller land and it wouldn't be as impactful. Limiting it in this way seems counter-productive.
51. T. McGill – Detrimental having a 6 acre minimum lot size for industrial land. Outside the ALR on industrial land is the best spot.
52. M. Curtis – Concrete-based could be allowed on M1 land as well.
53. S. Chrest – ACRD and City of Port Alberni need to get together and create industrial zone. Regressive to increase lot size on M1.
54. K. Roberts – Discussion about food crops converting to cannabis.
55. Meeting split into individual APC groups at 8:30pm.

Cherry Creek APC

56. Motion made by A. Haffner, seconded by C. Smith, to concur with the staff recommendation.  
"CARRIED"

Beaver Creek APC

57. Motion made by S. Chrest, seconded by G. Blakey, to:

- Recommend acceptance of the bylaw as drafted, with the following comments:
- That the bylaw wording be clear to allow for consideration of site specific basis.
- That consideration be given to the long term acquisition and development of further M1 District properties within the region, including the City.

“CARRIED”

Sproat Lake APC

58. Motion made by R. Jensen, seconded by J. Van Bergen, to support changes to A1, A2, A3 zones, leaving M1 zone as is. “CARRIED”

59. Motion made by W. Conkin, seconded by G. Monrufet, to encourage the ACRD to continue researching the implementation of cannabis production. “CARRIED”

Beaufort APC

60. Motion made by T. McGill, seconded by G. Haack. To:

- Support concrete-based structures in industrial.
- Remove 300m setback and support other proposed setbacks.
- Remove 6 acre minimum lot size outside ALR.
- Allow prefabricated structures and containers.

“CARRIED”

61. Meeting terminated at 9:30pm.

Minutes taken by:



Alex Dyer, MCIP, RPP, Planner



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**Technical Information**

Upon request for technical expertise about cannabis production, the Ministry of Agriculture provided a link to a technical report on the technologies available for regulatory oversight and environmental considerations and a link to sector-specific tools for pesticide use.

1. Upland Agriculture Consulting: Best Available Control Technologies and Regulatory Oversight of Environmental Considerations:  
[https://www2.gov.bc.ca/assets/gov/environment/waste-management/industrial-waste/industrial-waste/cannabis-production/cannabis\\_bacts\\_report.pdf](https://www2.gov.bc.ca/assets/gov/environment/waste-management/industrial-waste/industrial-waste/cannabis-production/cannabis_bacts_report.pdf)
  
2. Sector-Specific Tools & Guide for Pesticide Use:  
<https://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/business-industry/sector-specific-tools-guides>

**Jurisdictional Review**

The notes provided are a summary of planning staff’s review of cannabis production in neighbouring jurisdictions and our discussions with other staff in those areas.

The notes are intended to provide a summary of the current status of cannabis production in similar jurisdictions. The staff submission is provided at the public hearing and will be included with the public hearing minutes.

**City of Port Alberni**

- Report considered by council on November 12<sup>th</sup> following a cannabis production public survey to gather input. Council to decide on options at future meeting.
- Proposed regulations for indoor facilities in industrial zones, commercial zones and agricultural zones based on the size and scale of cultivation. Micro and nursery cultivation outdoors in industrial and agricultural zones.
- Staff have recommended that building setbacks, buffer zones and nuisance mitigation regulations be included.

**Regional District of Nanaimo**

- One (1) licensed production facility currently located within electoral areas.
- Neighbourhood discussions about proposed facilities not yet operating. Concerns with odour, fencing and water use.

- Permitted on land within the ALR and within Industrial zones in Area F.
- 30m setback from lot lines, 60m setback from lot lines adjacent to non-ALR residential uses, 150m from park or school.
- Regulations for setbacks, height and stormwater management for large facilities.

#### Cowichan Valley Regional District

- A few licensed production facilities.
- Permitted on land within the ALR and pre-identified industrial zones.
- 300m setback from schools, playground, daycare, community centre, sports field or other area where youth frequent.
- 300m setback from residential, rural residential, park, institutional, water or comprehensive development zones.
- If within the ALR, 30m setbacks from all lot lines and watercourses.

#### Comox Valley Regional District

- Prohibits production and requires site-specific rezoning application.
- Draft OCP policies for cultivation and processing. Would permit as an agricultural or industrial use provided the size and configuration do not detract from the rural character of the area and measures are in place to mitigate nuisances. Consistency with relevant ALR regulations.

#### Town of Comox

- Within the ALR, cannabis production is permitted. Outside the ALR, cannabis production only permitted in industrial zone.
- Staff have noted that council is generally supportive of cannabis production.

#### City of Nanaimo

- Production facilities only permitted in industrial zones. Large scale facilities only permitted in heavy industrial.
- Large scale licensed production facility located in Duke Point area.

## Inversions

The Port Alberni Airshed, as with many others in British Columbia, is characterized by frequent thermal inversions during the winter months. These are often marked by low-lying fog, which literally caps the valley and can be seen as such when viewed from higher up the mountain slopes.



In a normal atmospheric profile, the temperature decreases with height. However, the mountains that ring the valley bowl can lose heat energy at a rate greater than the overlying atmosphere. The resultant heavy, colder air drains like fluid down the slopes and accumulates in the valley bottom. Air pollutants become trapped under the inversion 'lid' and, if weather conditions persist, can become very concentrated. From a health perspective, then, it is especially important during the winter months to minimize air pollution.

### Famous Cautionary Quote:

“In summary, the variable and light winds inhibit the horizontal movement of airborne pollutants out of the Alberni area, and inversions decrease the vertical dilution of contaminants, while precipitation influences water quality.

**As a result, Port Alberni is one of the poorest locations in Canada for diluting and dispersing airborne pollutants.”**

Source: <https://www.acrd.bc.ca/244>

Other useful links:

<https://www.acrd.bc.ca/zoning-bylaw>

<https://www.acrd.bc.ca/cms/wpattachments/wpID534atID2839.pdf>



Good evening to Board + everyone attending

My name is Drew Robertson.

I live at 9898 Lakeshore Road.

I grew up in Port Alberni and had hoped to make a career here, but with the sagging economy in the 1980s I decided to settle in Vancouver. I am the principal shareholder of Temec Engineering in Burnaby, a consulting engineering firm and module fabricator. Our clients include Paper Excellence, which as you know includes Catalyst. Also, through my contacts in the oil and gas industry, we helped bring the fabrication of workboats to CME in Port Alberni, contracts that could be worth \$100 million dollars over the next ten years.

My wife and I live in Burnaby, with our three children. We have been vacationing in the Valley for years, staying on Sproat Lake or at our family floathouse on Great Central Lake. Over the past few years we have witnessed a positive change in the Valley; there is a new energy.

People are moving to the area, seeing what we have all known for years; Port Alberni is a wonderful place to raise a family, housing is still affordable, and the lifestyle is second to none. Last year we bought our dream property on Lakeshore Road, where we hope to retire.

We plan to use the house in summers until the day we retire and move here permanently. In the meantime, we rent the house from September to May. Interestingly, our tenants this winter are a couple who moved here from North Vancouver.

(1)

I am a professional engineer with 33 years' experience managing projects in the pulp and paper industry, including several on the paper machines right here in Port Alberni, the oil and gas industry, paper recycling, and even two coffee decaffeination plants. Being an engineer, I am drawn to science and facts, so that is what I had planned to talk to you about.

But I am going to cut that topic short. In a nutshell, the almost complete absence of proven science around the impacts of cannabis production is nothing short of appalling. With large scale operations, even the most advanced indoor operations on earth have not been able to control odours. Once these facilities are built, the investors take their money and run, while the neighbours have to live with the problems ~~for~~ forever.

The Alberni Valley is known for thermal inversions and dead calm air. The odour problems will be unbearable, perhaps spreading throughout the entire Valley, just as the kraft mill odours in the 1950s and 60s permeated everything in our home town. Do we want to go back to that?

To be blunt, as a professional engineer I would never stamp drawings for cannabis facilities within the Alberni Valley. I would, and will, question any engineer willing to sign off on a facility here.

(2)

But, as I said, I am going to cut short my planned speech on why there is no good science supporting environmentally sound cannabis production in the Alberni Valley.

Since we have tenants at our lakehouse at the moment, we decided to book a room at the HI for tonight. When I went into my room the first thing I noticed was this brochure, prepared by the Alberni Valley Chamber of Commerce.

Take a look; the map of the Alberni Valley shows Sproat Lake, Great Central, and the surrounding rivers that were the early lifeblood of the region.

And what is at the center of this map. Wait for it ...

The very location where Wild Coast Canna wants to build a cannabis facility on a 177 acre parcel.

Seriously, what the hell are we doing!

On one hand everyone in the Valley knows that our lakes, rivers and mountains are a jewel unmatched anywhere in Canada. Even the Alberni Valley Chamber of Commerce prepared this pamphlet to tell the world.

3

But, on the other hand we want to risk ruining it all by allowing cannabis production.

This town is turning a corner, there is a new energy. Are we willing to lose it all for the sake of growing cannabis?

There is a famous expression that your right to swing your arms ends where my nose begins. Well, I think that this expression is applicable to these discussions. The debatable rights of others to grow cannabis ends when the odour reaches my nose.

The buck stops with this Board. What legacy are you going to leave for future generations?

I urge the Board to follow the lead of many other communities in BC; create and pass the necessary bylaws to prevent the construction of cannabis facilities in the Alberni Valley.

Thank you.

4

British Columbia News

## **Kootenay initiative to create jobs, support cannabis businesses**

<https://news.gov.bc.ca/20999>

Thursday, November 14, 2019 2:40 PM

**Nelson** - A new initiative to support cannabis businesses in the Kootenays will soon lead to better access to employment opportunities in the industry and create sustainable cannabis operations in the region.

The Cannabis Business Transition Initiative, delivered by Community Futures Central Kootenay with over \$675,000 from the Province, will help startup and existing cannabis businesses overcome the barriers to operating in the legal economy.

“This program recognizes the potential for the Kootenay region to support people with local and sustainable employment opportunities,” said Shane Simpson, Minister of Social Development and Poverty Reduction. “It will help cannabis businesses get off to a good start with a solid and sustainable plan to create jobs that support local families.”

Community Futures Central Kootenay has hired a new team of cannabis business transition advisors to run the project. They will work with individuals interested in testing tools and resources that would support licensing applications and help businesses transition to the legal cannabis economy.

“Cannabis production has been a significant economic driver in many of B.C.’s rural communities and it is our goal to help cannabis producers, who are not connected to organized crime, transition to the legal market,” said Mike Farnworth, Minister of Public Safety and Solicitor General. “A failure to transition these producers would not only jeopardize our goal to reduce the illegal market, it would also be a lost opportunity to create stable jobs that support families and communities.”

The underground cannabis market in the Kootenays was well established prior to Canada legalizing non-medical cannabis in October 2018. There are an estimated 2,500 small-scale cannabis producers in the region that hope to expand into the non-medical market, including some authorized to grow medical cannabis. The cannabis business transition advisors will help them identify existing issues, strategies and opportunities in the current legalization process.

“With the legalization of cannabis, our region has an opportunity to transition its underground cannabis economy to a successful legal industry,” said Andrea Wilkey, executive director, Community Futures Central Kootenay. “This provincial funding will help ensure that local entrepreneurs have the support they need to navigate the complex regulatory system and create a sustainable cannabis business.”

Community Futures Central Kootenay’s Cannabis Business Transition Initiative is the first of its kind in Canada. Over the next two years, it is expected to support over 100 clients in their transition to licensed and sustainable cannabis businesses.

“I look forward to the results from this project,” said Michelle Mungall, MLA for Nelson-Creston. “I believe we have the opportunity to grow the craft cannabis industry in our region and support people and their families through increased employment.”

**Quick Facts:**

- The Ministry of Social Development and Poverty Reduction is providing \$676,289 through the Labour Market Partnership stream of the Community and Employer Partnerships (CEP) program. CEP’s goal is to increase employment and work experience opportunities in communities throughout B.C.
- Approximately \$15 million will be invested in CEP projects around B.C. in 2019-20.

**Learn More:**

Learn how CEPs are helping local communities: [www.workbc.ca/Employment-Services/Community-and-Employer-Partnerships.aspx](http://www.workbc.ca/Employment-Services/Community-and-Employer-Partnerships.aspx)

For information on cannabis laws and regulations, visit: <https://GetCannabisClarity.ca>

Find out more about Community Futures’ Cannabis Business Transition Initiative: <http://www.futures.bc.ca/cannabis/>

**Media Contacts**

**Ministry of Social Development and Poverty Reduction**  
Media Relations  
778 677-0870

**Andrea Wilkey**  
Executive Director  
Community Futures Central Kootenay  
[awilkey@futures.bc.ca](mailto:awilkey@futures.bc.ca)  
250 509-0942

My name is Carolyn Thibodeau. My family's home is located 107m from the proposed site of the Premium Cannabis Meds BC industrial facility on Beaver Creek Road. Myself, my neighbourhood and Kackaamin have been fighting against the imposition of this facility into our neighbourhood for over two years. We are grateful that the ACRD has decided that a new bylaw is needed to ensure the needs of this new industry are balanced properly with the needs of our community and our environment. In fact, we have believed that this step has been necessary for the past two years, and we have urged the ACRD to strengthen the protections citizens have against the harms and dangers this industry presents. We have come here today to urge the ACRD to remove the line from the bylaw that exempts any medicinal cannabis production that was "commenced to be constructed, after September 1 2019." Instead it should say "under construction." This is the wording in the *Local Government Act*. However, the current wording seems to expand the ambit of a non-conforming use, or "grandfathering" – in order to allow this project under the new Bylaw. The Bylaw cannot and should not go beyond the definition of "grandfathering" in the *Local Government Act, which is "under construction."* The Beaver Creek site is not under construction.

We believe that our district is deserving of the same protections that the other districts are being offered through this bylaw. We have formed a non-profit society called CHOKES and retained a lawyer through use of the West Coast Environment Law's Environmental Dispute Resolution Fund, and he has reviewed the wording of the bylaw for us. We are concerned that this line is explicitly intended to ensure that this facility gets built despite the years long vocal opposition that our community has brought to the ACRD regarding this facility. We request the support of the greater community within the ACRD to support us in urging that all districts receive equal treatment and consideration in this new bylaw. However, as it stands, this does not seem to be the case.

We have tried hard to work within the parameters set out by the ACRD regarding how to present our opposition in ways that are informed, organized, respectful, and effective. Back in the beginning of this year we collected over 500 signatures on a petition urging that this facility not be built so close to homes, fish bearing streams, and an addictions treatment centre. The ACRD Board of Directors accepted our petition, but made no comment on it. I myself brought a delegation before the board back in February, during which I highlighted community concerns ranging from the well established risks to our air quality, high water table, fire hazards and many other concerns. I repeatedly referenced an environmental assessment that was commissioned by the developer and presented to the ACRD that recommended placing the facility elsewhere due to the environmental sensitivity of the area, as well as its effect on our high water table and risks of flooding neighbouring properties. I also mentioned that this industry has no place in our official community plan, and in fact seems to go against the ACRD's stated commitments to increase local food production and the principle of reconciliation. There was little to no discussion of my concerns, and the board went on to forward the decision to the ALC without comment. That ALC decision is expected to be delivered sometime this week. The mandate of the ALC is with respect to soil concerns only. The ALC has been very clear in their communications with me that the concerns I presented in my delegation are the responsibilities of the ACRD. In addition, we have presented the ACRD with an extensive research binder containing clear scientific evidence of the risks related to our environment and the health and safety of our community. This too was accepted without comment.

We remain confused and dismayed by the ACRD's refusal to engage in a productive dialogue with us regarding this proposed facility. So we have come here today in hopes that you will add your voices to ours in requesting this one line from the bylaw that exempts facilities that were "commenced to be constructed, after September 1 2019" be removed in order for all citizens of the district to be treated fairly as equals under this proposed regulation change. Thank you.

Coleman Meadows Farm Water Buffalo Dairy  
6670 Coleman Road, Port Alberni, B.C.  
Email: awpb@island.net  
Phone : 250-724-0876

January 22, 2019

ACRD Area Directors

Dear Directors,

The agenda for the **January 23, 2019 ACRD Board meeting** includes two development proposals within the **Sproat Lake Electoral area that have a substantial impact on surrounding agricultural lands within the ALR**. They include converting designated rural lands for tourist commercial and increased residential use. Both proposals are on properties adjacent to agriculture boundaries. The ACRD reports provide no critical assessment of the impacts and recommend that you proceed.

As Area Directors you have the opportunity to consider rural objectives and the greater good. Both proposals, one on Great Central Lake Road and the proposed subdivision on Tyler Road do not meet ALL of your rural objectives. The concept of the rural plan is not to isolate a few objectives and cite that it indeed meets of the OCP or, to continually amend an OCP to meet a proposal, but to balance the pros and cons. This is planning in isolation of all the objectives. Increased development adjacent to ALR is at the core of our concern. Ultimately the areas of concern are drainage, wild fire, potable water supply caused by increased density on rural designations. The rural property size objectives laid out in the Sproat Lake Official Community Plan is for 2 ha (or 5 acres). The proposed subdivision on Tyler Road for 1 to 2 acres and the Great Central proposal for commercial, in our assessment are problematic due to increased density in rural designations adjacent to ALR.

What is the point of a plan that is amended each time development options are put forward?

Both applications are for enhanced development within the rural designations and do not preserve the rural character and result in conflict between land uses. One of the issues of concern is stormwater or extreme weather events. In a natural environment, rainfall events are usually absorbed by soil or vegetation. Some of the rainfall absorbed by the soil eventually makes its way to the groundwater table, providing nearby water channels with base flow. Then part of the precipitation absorbed by vegetation is evaporated and and/or transpired back into the air. Climate is changing, rainfall intensity has increased. In these storm or rainfall events vegetation and soil becomes saturated and no longer absorbs all of the stormwater which causes surface water runoff and overland flow. As land is developed, impervious areas are increased by compacted soils, pavement, rooftops, and buildings, etc. Precipitation that previously was taken up by soil or vegetation becomes runoff, which increases the amount of stormwater. Managing stormwater is really about managing rainwater. Agricultural lowlands are often the dumping grounds of increased stormwater flows caused by upstream urban developments. Further, stormwater runoff from higher density or urban development can contain

pollutants such as oil, grease, metals, salt, nitrogen, phosphorus, etc. Additional concerns are around increased development which ultimately requires potable water (wells) and septic systems and more concern about wild fire in drought periods. More development, spread out rather than planned, attempting to draw more water, and each lot or commercial development with their own septic? In rainfall events where does all the run-off go? Nook Creek? ALR?

In drought periods these areas are both surrounded by forest, vegetation dries out creating more fuel, we see more intense fires that spread quickly from rural areas, climate and fire experts also look to regions that are expanding more intense development into previously undeveloped areas and asking why?

As infill occurs, conflicts arise and ultimately the public looks to local government for answers. This cautionary tale exists everywhere. If the proposals are not defeated by you, at the very least you may insist on further analysis. The issues include and are not limited to:

- Development of mitigation measures for climate change, increased extreme weather events, both rainfall and drought management plans
- Increased land use conflicts with agricultural operations
- Impacts of drainage on account of new buildings and paved surfaces (impervious surfaces), septic systems
- Depletion of ground water sources within aquifers already having limited supply
- Wild Fire events and suppression mitigation
- Integrated stormwater management plan or bylaws are required within the ACRD for development proposals. These would include strategies for proper operation and maintenance, as well as providing sound advice, of planning and design. Stormwater drainage projects have all too often been neglected in the past – frequently it has been done only in response to emergency situations: this is both costly and inefficient
- Buffers to adjacent ALR

Agricultural lands have the ability to control the delivery of most natural flows of water onto their lands. However, when water flows are amplified by upland development, farmers have difficulty managing these excess flows. Increased capacity in a regional municipal drainage system is then required.

Sproat Lake and the Alberni Valley provides plenty of opportunity for the proposed land-uses on properties that do not impact agricultural lands. Expansion of transportation corridors, industrial development, retail sales, schools, airports, community centres and other developments adjacent to the ALR are driving land out of farming. This is not sustainable. Agriculture is an economic driver within this region. Please consider the greater good and defeat these proposals.

Regards,

Russell and Jennifer Dyson



# Alberni-Clayoquot Regional District

## BOARD OF DIRECTORS MEETING

WEDNESDAY, JANUARY 9, 2019, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

### AGENDA

	PAGE #
<b>1. <u>CALL TO ORDER</u></b>	
Recognition of Traditional Territories.	
<b>2. <u>APPROVAL OF AGENDA</u></b>	
<i>(motion to approve, including late items required ALL VOTE 2/3 majority vote)</i>	
<b>3. <u>DECLARATIONS</u></b>	
<i>(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)</i>	
<b>4. <u>ADOPTION OF MINUTES</u></b>	
(ALL VOTE/UNWEIGHTED)	
a. <b>Board of Directors Meeting – December 12, 2018</b>	7-17
<i>THAT the minutes of the Board of Directors meeting held on December 12, 2018 be adopted.</i>	
b. <b>Committee-of-the-Whole Meeting – December 12, 2018</b>	18-19
<i>THAT the minutes of the Committee-of-the-Whole meeting held on December 12, 2018 be adopted.</i>	
<b>5. <u>PETITIONS, DELEGATIONS &amp; PRESENTATIONS (10 minute maximum)</u></b>	
a. <b>Carol Greaves, Steelhead LNG, regarding updates on the Kwispaa LNG project.</b>	
b. <b>Ken McRae and Larry Stevenson, Island Corridor Foundation, regarding updates on the Island Corridor Foundation.</b>	
c. <b>John Swift and Lisa Robinson, Kackaamin Family Development Centre, requesting that the ACRD agree to an informal partnership for the proposed daycare project and request that permit fees associated with the project be waived or reduced.</b>	20-22
<b>6. <u>CORRESPONDENCE FOR ACTION</u></b>	



## Alberni-Clayoquot Regional District

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
HELD ON WEDNESDAY, SEPTEMBER 11, 2019, 1:30 PM**  
Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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- DIRECTORS PRESENT:** John Jack, Chairperson, Councillor, Huu-ay-aht First Nation  
Josie Osborne, Vice-Chair, Mayor, District of Tofino (via telecon)  
Bob Beckett, Director, Electoral Area "A" (Bamfield)  
Tanya Shannon, Director, Electoral Area "B" (Beaufort)  
Kel Roberts, Director, Electoral Area "C" (Long Beach)  
Penny Cote, Director, Electoral Area "D" (Sproat Lake)  
John McNabb, Director, Electoral Area "E" (Beaver Creek)  
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)  
Sharie Minions, Mayor, City of Port Alberni  
Cindy Solda, Councillor, City of Port Alberni  
Mayco Noël, Mayor, District of Ucluelet  
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government  
Kirsten Johnsen, Member of Council, Toquaht Nation
- REGRETS:** Alan McCarthy, Member of Legislature, Yuułu?if?ath Government
- STAFF PRESENT:** Douglas Holmes, Chief Administrative Officer  
Teri Fong, Manager of Finance  
Mike Irg, Manager of Planning and Development  
Rob Williams, General Manager of Environmental Services  
Wendy Thomson, Manager of Administrative Services  
Janice Hill, Executive Assistant  
Alex Dyer, Planner

**1. CALL TO ORDER**

The Chairperson called the meeting to order at 1:30 pm.

The Chairperson recognized the meeting this afternoon is being held in the Tseshaht First Nation and the Hupacasath First Nation Territories.

**2. APPROVAL OF AGENDA**

*MOVED: Director Shannon*

*SECONDED: Director McNabb*

*THAT the agenda be approved as circulated with the addition of the following late items:*

- 8(b) *Request for Decision – West Coast Multi Use Path – Funding – revised resolution.*
- 9.2(a) *Correspondence regarding Zoning Text Amendment RT19009.*
- 12(a) *Request for a letter of support from the Agricultural Development Committee.*

**CARRIED**

**3. DECLARATIONS**

**4. ADOPTION OF MINUTES**

**a. Board of Directors Meeting – August 28, 2019**

*MOVED: Director McNabb*

*SECONDED: Director Johnsen*

*THAT the minutes of the Board of Directors meeting held on August 28, 2019 be adopted.*

**CARRIED**

**b. Bamfield Water Committee Meeting – August 26, 2019**

*MOVED: Director Beckett*

*SECONDED: Director Roberts*

*THAT the minutes of the Bamfield Water Committee meeting held on August 26, 2019 be adopted.*

**CARRIED**

**c. Committee-of-the-Whole Meeting – September 4, 2019**

*MOVED: Director Solda*

*SECONDED: Director McNabb*

*THAT the minutes of the Committee-of-the-Whole meeting held on September 4, 2019 be adopted.*

**CARRIED**

**d. AV & Bamfield Services Committee Meeting – September 4, 2019**

*MOVED: Director McNabb*

*SECONDED: Director Johnsen*

*THAT the minutes of the AV & Bamfield Services Committee meeting held on September 4, 2019 be adopted.*



January 24, 2019

Jennifer and Russell Dyson  
6670 Coleman Road  
Port Alberni, B.C.

Via email

**Re: Your January 22, 2019 Letter Referencing ACRD Files RD18016 and RD18017**

Dear Mrs. and Mr. Dyson,

I am writing in response to your January 22, 2019 letter emailed to the ACRD Chair John Jack, Electoral Area Directors, Wendy Thomson, and myself; and to explain the process for the two rezoning applications that you reference.

As your letter was received the day before the Board meeting and after the agenda was published, it was not included in the January 23, 2019 ACRD Board agenda. Your letter will be provided to the applicants, and included in public correspondence as part of the public hearing or hearings as you reference two separate applications.

Before OCP amendments can be adopted, the local government must hold a public hearing. At the January 23, 2019 regular Board Meeting, Bylaws P1384, P1385, P1387, P1388, and P1389 all received first reading. Planning staff will now prepare a referral package, including the bylaws, and send the referral to affected technical agencies and schedule a date for the public hearing or hearings.

The ACRD process for rezoning applications that involve an OCP amendment is as follows:

1. The property owner makes an application;
2. Staff review the application, prepare a staff report and, where appropriate, draft OCP and zoning amendment bylaws;
3. The application package, including staff report and bylaws, is forwarded to the Electoral Area Advisory Planning Commission (APC);
4. The Board reviews the application package and APC recommendation and considers first reading of the bylaws;
5. If first reading is given, the application is referred to technical referral agencies for input and the a public hearing is scheduled;
6. Public hearing is held. Referral agency comments and any public correspondence received prior to the public hearing are made available at the public hearing;
7. The public hearing minutes and a staff report are presented to the ACRD Board. Planning staff provide a recommendation for the Board to consider the bylaws for second and third reading;

8. Following third reading, any applicable requirements and/or conditions of zoning must be fulfilled by the applicant prior to the bylaws being presented to the Board for adoption.

Please contact planning staff if you have any questions.

Regards,



Mike Irg, MCIP, RPP, Manager of Planning and Development

Cc Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



# WILD COAST

September 10, 2019

Regional District Chair and Directors  
Alberni-Clayoquot Regional District  
3008 Fifth Avenue  
Port Alberni BC V9Y 2E3

Dear Chair Jack and Directors,

**Re: Evidence-based decision making for cannabis production zoning**

We are writing to respectfully request that the Board of Directors receive information from industry experts and have a meaningful consultation with residents, before voting on drastically amending existing zoning bylaws that would completely prohibit cannabis production within the ACRD (with the exception of on the ALR).

We believe the Directors have a duty to demonstrate that they have been well informed on this topic beyond the opinions expressed by a community group. This is important because their decision could not only negatively impact pending commercial projects but could also curtail the potential for substantive economic benefit to the community. For this reason, we strongly believe that more consultation is needed prior to implementing extreme zoning amendments.

We attended the Board of Directors Meeting on August 28, 2019 and were confused by the Board's motion to request Staff to draft a bylaw prohibiting any new cement-based cannabis facilities on A1, A2, A3 and industrial zones as this option was never outlined as one of the six options/recommendations in the June 19, 2019 staff report. Instead, we believe this motion was rushed through as a reaction to the compelling but unsubstantiated opinions presented during the petition of a concerned community group.

While we understand that it is imperative to consider and address the concerns of community members, we also believe decisions need to be balanced and also based on evidence from experts and fulsome consultation with all residents.

That is why we are encouraged to learn that the Board is planning to visit a Licensed Producer to learn more about the industry. We ask that the Board hold off on voting on cannabis



# WILD COAST

production zoning amendments until after that visit and encourage the Board to seek even more information from industry experts.

We would also respectfully request that the ACRD consider engaging in a meaningful public consultation process about cannabis with residents before making any changes to the zoning. In fact, the City of Port Alberni is currently conducting this type of consultation and could likely provide guidance and advice on how best to execute.

We recognize that this is a nascent industry and it is incumbent on us to go beyond the compliance of all relevant and applicable laws. That is why we are committing to adhere to the corporate social responsibility of the *Responsible Cannabis Framework*, established by the Global Cannabis Partnership, to promote the safe and responsible production, distribution and consumption of legal cannabis. Driving this initiative is a shared commitment to keep cannabis out of the hands of youth, keep profits out of the hands of criminals, and protect public health and safety by allowing adults access to legal cannabis.

The guiding principles of the Responsible Cannabis Framework include:

## **Responsibility**

We believe in the responsible development, production, distribution and consumption of cannabis where it is legally sanctioned. We support the prohibition of all illicit sales to youth; public education and responsible advertising and marketing; research into health and social impacts of cannabis; policies and practices that minimize our environmental footprint; ethical conduct and good corporate governance; and social justice (addressing adverse impacts of prohibition among disadvantaged communities).

## **Transparency**

We are committed setting clear, long-term objectives, developing and monitoring a set of Key Performance Indicators, subscribing to international standards as appropriate, sharing information and best practices with others in the industry, and regularly disclosing accurate and balanced reports of results to the public.

## **Collaboration**

We recognize the value of collaborating with the full range of stakeholders who have an interest in, and are impacted by, the legal cannabis industry, and we will consider their views in the development, implementation and improvement of our daily operations.



# WILD COAST

## **Continuous Improvement**

We will seek out and apply best practices appropriate to our business developed by organizations both inside and outside the cannabis sector.

The impact areas of the Responsible Cannabis Framework include environmental, social and governance.

### **Environmental element:**

We recognize our role in minimizing negative environmental impacts and shall identify material environmental risks, impacts and opportunities for our operations, and develop goals, policies, programs and metrics to continually improve results in the following impact areas:

1. Greenhouse Gas Emissions (GHG) management systems that measure and minimize volume and intensity of emissions.
2. Water management, including improvements in consumption, recycling and quality.
3. Packaging materials and/or waste reduction strategies to reduce consumption of raw materials and related environmental impacts.
4. Agricultural practices to reduce human and environmental health impacts, including soil and pest management.

### **Social element:**

We recognize the important role we play in society and commit to continually improve results in the following impact areas:

1. Responsible use education that is shared with the public (within regulatory limits), consumers, customers/suppliers or internally, using evidence-based information on products' properties, effects and risks, and responsible marketing practices.
2. Community engagement/investment, including stakeholder outreach and provision of financial and in-kind support (e.g. volunteering) – within regulatory limits – that aligns the needs of local communities with the corporate mission.
3. Product safety and quality assurance protocols to build consumer and other stakeholder confidence, to ensure quick response to manufacturing and other issues (e.g. recalls), as well as traceability systems to control the supply chain from “seed to sale.”
4. Research supported and/or disseminated to build a body of peer-reviewed scientific research into health-related effects and social impacts of cannabis consumption.



# WILD COAST

**Governance element:**

We recognize the importance of good corporate governance in protecting our legal and social licence to operate, improving financial results and enhancing our reputation. We commit to continually improving results in the following impact areas:

1. Ethics guidelines that define and reinforce acceptable conduct, guard against corruption and conflicts of interests, and promote good corporate citizenship.
2. Compliance to ensure we follow applicable laws and regulations in our jurisdiction in which they operate, including platforms for monitoring, measurement and remediation.
3. Diversity/inclusion to promote equal opportunity and non-discrimination on the basis of recognized standards, such as the UN Declaration on Human Rights.

We thank you for your consideration and look forward to working with the ACRD and other community partners to find a balanced approach to growing the craft cannabis industry in the region.

Kindly,

Angie (Harris) Fernandes  
Director, Wild Coast Canna  
M: 778.846.2331  
[angie@wildcoastcanna.com](mailto:angie@wildcoastcanna.com)



# Alberni-Clayoquot Regional District

## BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 11, 2019, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

### REVISED - AGENDA

	PAGE #
<b>1. <u>CALL TO ORDER</u></b>	
Recognition of Territories.	
<b>2. <u>APPROVAL OF AGENDA</u></b>	
<i>(motion to approve, including late items required ALL VOTE 2/3 majority vote)</i>	
<b>Late Items:</b>	
8 (b) Request for Decision – West Coast Multi Use Path – Funding – Revised resolution	
9.2 (a) Correspondence regarding Zoning Text Amendment RT19009	
<b>3. <u>DECLARATIONS</u></b>	
<i>(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)</i>	
<b>4. <u>ADOPTION OF MINUTES</u></b>	
<b>(ALL VOTE/UNWEIGHTED)</b>	
a. <b>Board of Directors Meeting – August 28, 2019</b>	8-23
<i>THAT the minutes of the Board of Directors meeting held on August 28, 2019 be adopted.</i>	
b. <b>Bamfield Water Committee Meeting – August 26, 2019</b>	24-25
<i>THAT the minutes of the Bamfield Water Committee meeting held on August 26, 2019 be adopted.</i>	
c. <b>Committee-of-the-Whole Meeting – September 4, 2019</b>	26-27
<i>THAT the minutes of the Committee-of-the-Whole meeting held on September 4, 2019 be adopted.</i>	
d. <b>AV &amp; Bamfield Services Committee Meeting – September 4, 2019</b>	28-30
<i>THAT the minutes of the AV &amp; Bamfield Services Committee meeting held on September 4, 2019 be adopted.</i>	



## Alberni-Clayoquot Regional District

### MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, JANUARY 9, 2019, 1:30 PM

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

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#### **DIRECTORS**

#### **PRESENT:**

John Jack, Chairperson, Councillor, Huu-ay-aht First Nation  
Josie Osborne, Vice-Chair, Mayor, District of Tofino  
Bob Beckett, Director, Electoral Area "A" (Bamfield)  
Kel Roberts, Director, Electoral Area "C" (Long Beach)  
Penny Cote, Director, Electoral Area "D" (Sproat Lake)  
John McNabb, Director, Electoral Area "E" (Beaver Creek)  
Sharie Minions, Mayor, City of Port Alberni  
Cindy Solda, Councillor, City of Port Alberni  
Marilyn McEwen, Councillor, District of Ucluelet (Alternate)  
Wilfred Cootes, Councillor, Uchucklesaht Tribe Gov. (via teleconference)  
Kirsten Johnsen, Member of Council, Toquaht Nation

#### **REGRETS:**

Mayco Noel, Mayor, District of Ucluelet  
Tanya Shannon, Director, Electoral Area "B" (Beaufort)  
Dianne Bodnar, Director, Electoral Area "F" (Cherry Creek)  
Alan McCarthy, Member of Legislature, Yuułu?if?ath Government

#### **STAFF PRESENT:**

Douglas Holmes, Chief Administrative Officer  
Teri Fong, Manager of Finance  
Rob Williams, General Manager of Environmental Services  
Wendy Thomson, Manager of Administrative Services

#### **1. CALL TO ORDER**

The Chairperson called the meeting to order at 1:30 pm.

The Chairperson recognized the meeting this afternoon is being held in the Tseshaht First Nation and the Hupacasath First Nation territories.

#### **2. APPROVAL OF AGENDA**

*MOVED: Director McNabb*

*SECONDED: Director Johnsen*

*THAT the agenda be approved as circulated with the addition of the following late items:*

*12 (a) Late Business - Report from Director Cote – AV Heritage & Museum Commission.*

*7 (a) Update on Supreme Court ruling with respect to the validity of the 2018 election in Cherry Creek & Beaufort.*

**CARRIED**

**3. DECLARATIONS**

The Chairperson declared a conflict of interest with respect to item 5 (a) Steelhead LNG, updates on the Kwispaa LNG project.

**4. ADOPTION OF MINUTES**

**a. Board of Directors Meeting – December 12, 2018**

*MOVED: Director Solda*

*SECONDED: Director McNabb*

*THAT the minutes of the Board of Directors meeting held on December 12, 2018 be adopted.*

**CARRIED**

**b. Committee-of-the-Whole Meeting – December 12, 2018**

*MOVED: Director McNabb*

*SECONDED: Director Cote*

*THAT the minutes of the Committee-of-the-Whole Meeting held on December 12, 2018 be adopted.*

**CARRIED**

**5. PETITIONS, DELEGATIONS & PRESENTATIONS**

The Chairperson left the meeting at 1:35 pm due to a declared conflict of interest.

The Vice-Chairperson assumed the Chair.

**a. Steelhead LNG, regarding updates on the Kwispaa LNG Project**

The delegation provided an overview of the Kwispaa LNG project.

The Chairperson re-assumed the Chair at 1:55 pm.

**b. Ken McRae and Larry Stevenson, Island Corridor Foundation, regarding updates on the Island Corridor Foundation.**

The delegation provided a presentation on the Island Corridor Foundation and the current status on restoring rail service to the Island.

## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

### BYLAW NO. P1399

#### OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 464, 465, 470 and 479 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1399.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended as follows:

a. Section 3 is hereby amended by removing the following definition:

*“Medical Marihuana Facility means a building or structure, approved and licensed by Health Canada, for the production, growing and incidental processing of medical marihuana, but specifically excluding storefront or retail outlet distribution of medical marihuana.”*

b. Section 3 is hereby amended by adding the following definition:

*“Medical Cannabis Production means the production, growing, processing, storage or distribution of cannabis for medical purposes as permitted by federal legislation, but specifically excluding the:*

- i. *production, growing and associated processing, storage or distribution of cannabis for medical purposes within a non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;*
- ii. *storefront or retail outlet distribution of cannabis; and*
- iii. *growing of cannabis by an individual for their personal use.”*

c. Section 3 is hereby amended by amending the following definition:

*“Non-Medical Cannabis Production means the production, growing, processing, storage or distribution of commercial non-medical cannabis as permitted by federal legislation, but specifically excluding the:*

- i. *production, growing and associated processing, storage or distribution of commercial non-medical cannabis within a non-soil based structure, building, prefabricated structure or container that is placed, sited, constructed, or commenced to be constructed, after September 1, 2019;*
- ii. *storefront or retail outlet distribution of cannabis; and*
- iii. *growing of cannabis by an individual for their personal use.”*

d. Section 101 Small Holdings (A1) District is hereby amended by amending subsection 101.1(10) to read as follows:

*“(10) Medical Cannabis Production provided that the use in any building, structure or area used for the production of cannabis for medical purposes is sited:*

- i. *If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.*
- ii. *If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and*
- iii. *If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”*

e. Section 101 Small Holdings (A1) District is hereby amended by amending subsection 101.1(11) to read as follows:

*“(11) Non-Medical Cannabis Production provided that the use in any building, structure or area used for the production of non-medical cannabis is sited:*

- i. *If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.*
- ii. *If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and*
- iii. *If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”*

f. Section 102 Rural (A2) District is hereby amended by amending subsection 102.1(14) to read as follows:

*“(14) Medical Cannabis Production provided that the use in any building, structure or area used for the production of cannabis for medical purposes is sited:*

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.
- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

g. Section 102 Rural (A2) District is hereby amended by amending subsection 102.1(15) to read as follows:

“(15) Non-Medical Cannabis Production provided that the use in any building, structure or area used for the production of non-medical cannabis is sited:

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.
- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

h. Section 103 Forest Rural (A3) District is hereby amended by amending subsection 103.1(15) to read as follows:

“(15) Medical Cannabis Production provided that the use in any building, structure or area used for the production of cannabis for medical purposes is sited:

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.
- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

i. Section 103 Forest Rural (A3) District is hereby amended by amending subsection 103.1(16) to read as follows:

“(16) Non-Medical Cannabis Production provided that the use in any building, structure or area used for the production of non-medical cannabis is sited:

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.

- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

j. Section 131 Industrial Park (M1) District is hereby amended by amending subsection 131.1(12) to read as follows:

“(12) Medical Cannabis Production provided that the use in any building, structure or area used for the production of cannabis for medical purposes is sited:

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.
- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

k. Section 131 Industrial Park (M1) District is hereby amended by amending subsection 131.1(13) to read as follows:

“(13) Non-Medical Cannabis Production provided that the use in any building, structure or area used for the production of non-medical cannabis is sited:

- i. If located outside of the Agricultural Land Reserve, a minimum of 60 metres from all lot lines and 300 metres from existing schools and parks.
- ii. If located within the Agricultural Land Reserve, a minimum of 30 metres from all lot lines, 60 metres from residential and institutional zoning districts and 300 metres from existing schools and parks; and
- iii. If located outside of the Agricultural Land Reserve, on a lot with a minimum lot size of 2.43 hectares (6 acres). If located within the Agricultural Land Reserve, no minimum lot size applies.”

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 11<sup>th</sup> day of September, 2019  
 Amended this 23<sup>rd</sup> day of October, 2019  
 Read a second time as amended this 23<sup>rd</sup> day of October, 2019  
 Public Hearing held this 19<sup>th</sup> day of November, 2019  
 Read a third time this    day of    , 2019

Adopted this    day of    , 2019

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Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

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Chair of the Regional Board



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

## REQUEST FOR DECISION

**TO:** ACRD Board of Directors

**FROM:** Amy Anaka, MCIP, RPP, Planner

**MEETING DATE:** November 27, 2019

**RE:** UBCM 2019 Housing Needs Report Grant Program

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### Recommendation:

THAT the Board of Directors direct staff to apply to the UBCM 2019 Housing Needs Report grant program to develop housing needs reports for the Alberni-Clayoquot Regional District.

### Summary:

The UBCM Housing Needs Report program supports local governments in undertaking housing needs reports in order to meet provincial requirements that took effect in April 2019 (refer to Appendix A). Grant funding maximums are based on the population of the planning area, and each Alberni-Clayoquot Regional District (ACRD) Electoral Area (EA) is eligible to apply for \$15,000 in grant funding for a total of \$90,000 for all six EAs. The Districts of Tofino and Ucluelet are also eligible to apply for \$15,000 each in grant funding. The City of Port Alberni has already applied, and in August 2019, was approved to receive \$30,000 in Housing Needs Report grant funding.

First Nations, including Treaty, are not eligible to apply for this grant funding as they are not legislatively required to complete housing needs reports. If the Board desires, there is an opportunity to work collaboratively and undertake a coordinated approach to completing housing needs reports for each ACRD EA, member municipalities, and First Nations, as long as required community-specific information and reporting is provided for each individual electoral area and participating municipality. UBCM has indicated that regional projects are expected to demonstrate cost-efficiencies in the total grant request. The grant is 100% funded for eligible projects with no matching funds required by the local government. The application deadline is November 29, 2019.

### Background:

On April 16, 2019 legislative requirements took effect that municipalities and regional districts in BC are required to complete housing needs reports by April 2022 and every five years thereafter. These reports will help local and BC governments better understand and respond to housing needs in communities throughout BC. Local governments are required to collect approximately 50 distinct kinds of data about: current and projected population; household income; significant economic sectors; and currently available and anticipated housing units. The BC government is providing nearly all the required data free of charge.

When a housing needs report is complete, a local government is required to receive the report at a Council or Board meeting that is open to the public. They are also required to publish the report to make it available to the public, First Nations, and stakeholders such as non-profit organizations, private developers, and other government agencies to provide access to better information when making housing investment decisions.

The ACRD has policies in the Official Community Plans (OCPs) regarding housing, and in 2014 work was undertaken to establish regulation for Accessory Dwelling Units. To-date no work has been undertaken for any exercises similar to a housing needs report. These reports could assist the ACRD to better understand current and future housing needs. They can also help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. A housing needs report is critical to developing a housing strategy or action plan. The assessment can also help inform comprehensive OCP reviews in each EA.

Regional Districts can submit one application per grant funding intake to undertake separate housing needs reports for different EAs. The application deadline is November 29, 2019, with funding announcements made within 60 days of the deadline. Project completion is required within one year from the date of funding approval. The total funding request of regional projects can't exceed \$150,000.

#### **Time Requirements – Staff & Elected Officials:**

Staff time would be required to prepare and submit the grant application. If successful, the project would likely be led by a contractor with support from ACRD planning staff.

#### **Financial:**

The Housing Needs Report Program grant is 100% funded with no capital cost to the ACRD.

#### **Policy or Legislation:**

Housing needs reports would support policy development for regional and rural planning initiatives such as Official Community Plans, the Zoning Bylaw, and the Age-Friendly Plan.

#### **Next Steps:**

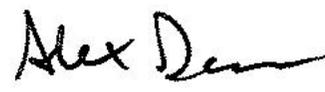
If Board direction is provided for staff to apply to the UBCM 2019 Housing Needs Report grant program, and grant funding is approved, staff will report back to the Board with a proposed work plan. This will outline details such as how the housing needs reports will be undertaken, opportunities for collaboration with member municipalities and First Nations, and a public consultation strategy.

#### **Options Considered:**

1. Not apply to the UBCM 2019 Housing Needs Report grant program. It is a legislative requirement that local governments complete housing needs reports by 2022, and every five years thereafter. The ACRD could skip this grant opportunity and wait for any potential future grant, otherwise taxpayer funds may be required to fulfill the reporting obligation.
2. Apply to the UBCM 2019 Housing Needs Report grant program to complete housing needs reports focused on the six ACRD Electoral Areas (Area A, B, C, D, E, and F).
3. Apply to the UBCM 2019 Housing Needs Report grant program to complete housing needs reports for all six ACRD Electoral Areas (Area A, B, C, D, E, and F), and partner with ACRD member

municipalities (City of Port Alberni, District of Tofino, and District of Ucluelet) and First Nations, to work collaboratively on housing needs reports for all areas of the ACRD.

Prepared by:   
\_\_\_\_\_  
Amy Anaka, MCIP, RPP  
Planner

Reviewed by:   
\_\_\_\_\_  
for Mike Irg, MCIP, RPP  
General Manager of Planning and Development

Approved by:   
\_\_\_\_\_  
Douglas Holmes, BBA, CPA, CA  
Chief Administrative Officer

# Housing Needs Reports Program

## 2019 Program & Application Guide

REVISED AUGUST 2019

### 1. Introduction

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Starting in April 2019, local governments are required to develop housing needs reports on a regular basis. The reports will strengthen the ability of local governments to understand what kinds of housing are most needed in their communities, and help inform local plans, policies, and development decisions.

#### Housing Needs Reports Program

The Housing Needs Reports program supports local governments in undertaking housing needs reports in order to meet the provincial requirements. The Ministry of Municipal Affairs & Housing (MMAH) has confirmed \$5 million over three years for this program.

The program is structured to reflect the planning areas for which local governments are required to complete housing needs reports: municipalities, electoral areas, and local trust areas (within the Islands Trust). Funding is scaled based on the net population of each planning area.

Refer to Section 6 and Appendix 1 for eligible funding amounts.

### 2. Eligible Applicants

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All local governments in BC (municipalities, regional districts, and the Islands Trust) are eligible to apply. Local Trust Committees must apply through the Islands Trust.

Each planning area (municipality, electoral area, and local trust area) can only be funded once over the full span of the program.

**Updated August 2019** - Funding permitting, the Islands Trust and regional districts can submit one application per intake to undertake separate housing needs reports for different trust areas/electoral areas, including regional applications and participation as a partnering applicant in a regional application.

Planning areas that were funded in the May 2019 intake are not eligible for subsequent intakes. Refer to Appendix 1 for eligible planning areas.

### 3. Eligible Projects

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To qualify for funding, a project must:

- Be a new project or an update to an existing, eligible housing needs report. Retroactive funding is not available.



- Result in a housing needs report for at least one entire planning area: municipality, electoral area, or local trust area.
- Be capable of completion by the applicant within one year from the date of funding approval.

## Regional Projects

Funding requests for a combination of planning areas (municipalities, electoral areas, and/or local trust areas) may be submitted as a single application for eligible, collaborative projects. In this case, the maximum funding available would be based on the number of eligible planning areas included in the application and the funding maximums for each as identified in Appendix 1. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

The primary applicant submitting the application for a regional project is required to submit a Council, Board, or Local Trust Committee resolution as outlined in Section 7 of this guide. If the additional planning areas are outside of the primary applicant's jurisdiction, each partnering local government is required to submit a Council, Board, or Local Trust Committee resolution that clearly states their approval for the primary applicant to apply for, receive, and manage the funding on their behalf.

The total funding request for regional projects cannot exceed \$150,000.

## 4. Requirements for Funding

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To qualify for funding, housing needs reports must:

- Meet the requirements of the *Local Government Act* (or *Vancouver Charter*) in relation to the development of a new or updated housing needs report;
- Result in a housing needs report for at least one entire planning area: municipality, electoral area, or local trust area;
- Be received by the local government Council, Board, or Local Trust Committee in a meeting open to the public. In the case of regional projects, the report must be received by the Council, Board, or Local Trust Committee responsible for each planning area that is included in the project; and
- Be published online for free public access.

## 5. Eligible & Ineligible Costs & Activities

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### Eligible Costs & Activities

Eligible costs are direct costs that are approved by the Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted (unless specified below).

Under the Housing Needs Reports program, eligible costs and activities must be cost-effective and include:

- Development of new or updated housing needs reports (as required by the *Local Government Act* and *Vancouver Charter*), including:

- Project management and coordination;
  - **Updated August 2019** - Data collection (from public agencies and/or other data sources), compilation and analysis, not including the collection and compilation of [data made available at no cost via the Ministry of Municipal Affairs & Housing](#) for the purpose of developing housing needs reports;
  - Research specific to the development of housing needs reports;
  - Community engagement, such as collaboration with neighbouring local governments and partner organizations, community surveys, and engagement activities.
- Publication of housing needs reports including editing, proofing, graphic design, etc.
  - Presentation of housing needs reports to Council, Board, or Local Trust Committee.

The following expenditures are also eligible, provided they relate directly to the eligible activities identified above:

- Consultant costs;
- Incremental staff and administration costs;
- Public information costs;
- Training and capacity building for local government staff specific to developing housing needs reports.

### **Ineligible Costs & Activities**

Any activity that is not outlined above or is not directly connected to activities approved in the application by the Evaluation Committee is not eligible for funding. This includes:

- Collection of data similar to that made available at no cost [via the Ministry of Municipal Affairs & Housing](#) for the purpose of housing needs reports;
- Routine or ongoing operating and/or planning costs or activities (e.g. tracking and reporting of development and building permits);
- Capital costs;
- Purchase of software, software licences, or service subscriptions;
- Preparation of maps and spatial data.

## **6. Grant Maximum**

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Funding maximums are based on the population of the planning area (using the 2016 Census data).

The Program can contribute a maximum of 100% of the cost of eligible activities – to a maximum of the amounts identified in Table 1. For certainty, Appendix 1 outlines the net population and eligible funding for each planning area (municipality, electoral area, and local trust area) in BC.

Table 1: Funding Maximums

Population	Funding Maximum
Under 5,000	\$15,000
5,000 to 14,999	\$20,000
15,000 to 49,999	\$30,000
50,000 to 99,999	\$50,000
100,000 or greater	\$70,000

As noted in Section 3, the funding maximum for all regional projects is \$150,000.

In order to ensure transparency and accountability in the expenditure of public funds, all other contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the funding.

## 7. Application Requirements & Process

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### Application Deadline

Applicants will be advised of the status of their application within 60 days of the following application deadline: November 29, 2019.

Funding permitting, program information for 2020 intakes will be available following this deadline.

### Required Application Contents

- Completed Application Form;
- Detailed project budget;
- Council, Board, or Local Trust Committee resolution, indicating support for the current proposed activities and willingness to provide overall grant management;
- *For regional projects only.* Each partnering local government must submit a Council, Board, or Local Trust Committee resolution indicating support for the primary applicant to apply for, receive, and manage the grant funding on their behalf;

<p><b>Resolutions from partnering applicants must include the language above.</b></p>
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- Optional: Up to five letters of support as evidence of partnership or collaboration with community organizations and/or other local stakeholders.

### Submission of Applications

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

## Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application contents have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, all eligible applications will be reviewed and scored by the Evaluation Committee. Higher application review scores will be given to projects that:

- Are for planning areas that are required under the *Local Government Statutes (Housing Needs Reports) Amendment Act* to complete a housing needs report;
- Are from communities that do not currently have a housing needs report, or have a report that is more than five (5) years old;
- Demonstrate community consultation and public engagement, including:
  - Neighbouring local governments
  - First Nations and local Indigenous organizations
  - Non-profit service providers, health authorities, and/or post-secondary institutions
  - Non-profit and for-profit development sector
  - Vulnerable populations (e.g. individuals experiencing homelessness, those at risk of experiencing homelessness, youth, seniors, new immigrants or refugees, etc.)
- Include strategies for training and capacity building for local government staff to undertake housing needs reports and subsequent updates;
- Are cost-effective;
- Include in-kind or cash contributions to the project from the eligible applicant, regional partners, or other grant funding.

Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

The Evaluation Committee will consider the population and provincial, regional, and urban/rural distribution of proposed projects. Funding decisions will be made on a provincial priority basis.

## 8. Grant Management & Applicant Responsibilities

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The applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

### Notice of Funding Decision

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants under the Housing Needs Report program will be awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM and 50% when the project is complete and the final reporting requirements have been met.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

### **Progress Payments**

In exceptional circumstances, to request a progress payment, approved applicants are required to submit:

- Written rationale for receiving a progress payment;
- Description of activities completed to date; and
- Description of funds expended to date.

### **Changes to Approved Projects**

Approved funds are specific to the project as identified in the application, and not transferable to other projects. Approval from the Evaluation Committee will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Revised application package, including updated, signed application form, revised budget, and updated Council, Board, or Local Trust Committee resolution(s); and
- Written rationale for proposed changes to activities and/or expenditures.

The revised application package will then be reviewed by the Evaluation Committee.

Applicants are responsible for any costs above the approved funds unless a revised application is submitted and approved prior to work being undertaken.

### **Extensions to Project End Date**

All approved activities are required to be completed within one year of approval and all extensions beyond this date must be requested in writing and be approved by UBCM. Extensions will not exceed one year.

## **9. Final Report Requirements & Process**

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Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form;
- Financial summary;
- Completed Housing Needs Report(s).

### **Submission of Final Reports**

All final reports should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: [lqps@ubcm.ca](mailto:lqps@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

All final reports will be shared with the Province of BC

## 10. Additional Information

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For enquiries about the application process or program, please contact:

Union of BC Municipalities  
525 Government Street  
Victoria, BC, V8V 0A8

Email: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)  
Phone: (250) 952-9177

For more on the Housing Needs Reports requirements, supporting data, and guidance, please visit the Ministry of Municipal Affairs & Housing [website](#).

## Appendix 1: Funding Maximums by Planning Areas

As outlined in Section 6, funding maximums are based on net population of the planning area (using the 2016 Census data).

The following tables outline the net population and eligible funding for each municipality, electoral area, and Local Trust Area in BC, and is organized by Regional District and Islands Trust.

Please note that, where applicable, the populations of Local Trust Areas have been removed from the electoral area in which the island(s) are located. In these cases, funding maximums for the electoral areas are based on net populations.

### Alberni-Clayoquot Regional District

Planning Area	Net Population	Funding Maximum
Alberni-Clayoquot A	243	\$15,000
Alberni-Clayoquot B	443	\$15,000
Alberni-Clayoquot C	677	\$15,000
Alberni-Clayoquot D	1,616	\$15,000
Alberni-Clayoquot E	2,754	\$15,000
Alberni-Clayoquot F	1,935	\$15,000
Port Alberni, City of	17,678	Funded
Tofino, District of	1,932	\$15,000
Ucluelet, District of	1,717	\$15,000

### Regional District of Bulkley-Nechako

Planning Area	Net Population	Funding Maximum
Bulkley-Nechako A	5,256	\$20,000
Bulkley-Nechako B	1,938	\$15,000
Bulkley-Nechako C	1,415	\$15,000
Bulkley-Nechako D	1,472	\$15,000
Bulkley-Nechako E	1,593	\$15,000
Bulkley-Nechako F	3,665	\$15,000
Bulkley-Nechako G	903	\$15,000
Burns Lake, Village of	1,779	\$15,000
Fort St. James, District of	1,598	\$15,000
Fraser Lake, Village of	988	\$15,000
Granisle, Village of	303	\$15,000
Houston, District of	2,993	\$15,000
Smithers, Town of	5,401	Funded
Telkwa, Village of	1,327	Funded
Vanderhoof, District of	4,439	\$15,000

### Capital Regional District

Planning Area	Net Population	Funding Maximum
Juan de Fuca EA	4,860	\$15,000



Alberni-Clayoquot Regional District

## Board of Directors Meeting Schedule DECEMBER 2019

DATE	MEETING	TIME & LOCATION	ATTENDEES
Monday, December 2 <sup>nd</sup>	Beaver Creek Public Hearing	7:00 pm – Regional District Board Room	Director McNabb, Staff, Public
Wednesday, December 4 <sup>th</sup>	Committee-of-the-Whole – Alberni Valley Aquatics (Lunch Provided)	9:00 am – 3:00 pm	Committee, Staff
	Long Beach Public Hearing	7:00 pm – Tofino District Office Council Chambers	Director Roberts, Staff, Public
Tuesday, December 10 <sup>th</sup>	Somass Watershed Stakeholders Meeting	1:00 pm – Regional District Board Room	Directors Cote, McNabb, Solda, Staff, Stakeholders
Wednesday, December 11 <sup>th</sup>	Committee-of-the Whole Meeting – Regional Parks (Lunch Provided)	10:00 am – Regional District Board Room	Committee, Staff
	Board of Directors Meeting	1:30 pm – Regional District Board Room	Board, Staff

November 22, 2019



The Alberni-Clayoquot Regional District Office will be closed  
Wednesday, December 25, 2019  
and re-opening on  
Thursday, January 2, 2020



## INFORMATION REPORT

**To:** Board of Directors  
**From:** Teri Fong, CPA, CGA, Chief Financial Officer  
**Meeting Date:** November 27, 2019  
**Subject:** Community Works Funds – Cherry Creek Waterworks District

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### Summary:

In 2018 the Alberni-Clayoquot Regional District (ACRD) allocated \$625,000 of Community Works Funding to the Cherry Creek Waterworks District (CCWW) for a water main replacement project. The project was delayed until 2019 as prices came in high when originally tendered in 2018. The CCWW revised the scope of the project and were able to proceed after the 2019 tender process.

The CCWW has provided the attached letter to advise that the project has now been successfully completed. The construction costs of the project totaled \$612,546.04 and an additional \$12,453.96 was provided towards engineering costs associated with the project for a total Community Works Fund grant of \$625,000.

Submitted by:   
Teri Fong, CPA, CGA, Chief Financial Officer

Approved by:   
Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer



McGILL & ASSOCIATES ENGINEERING LTD.  
Consulting Engineers

4610 Elizabeth Street, Port Alberni, BC V9Y 6L7 Phone 250-724-3400

Our Ref. 3083

Date: November 15, 2019

Alberni Clayoquot Regional District  
3008 5th Avenue  
Port Alberni, B.C.  
V9Y 2E3

Attention: Teri Fong

Re: Cherry Creek Watermain Replacement

Dear Mrs. Fong:

This letter is to confirm that the watermain replacement project on Cherry Creek Road between Etone Road and Horne Lake Road for the Cherry Creek Water District received Substantial Completion as of August 7, 2019.

This project consisted of the supply and installation of:

- approximately 1,200 meters of polyvinyl chloride (PVC) watermain and associated valves;
- tie-in of 29 existing water services;
- 7 fire hydrants;
- Approximately 600 square meters of asphalt restoration.

This work was completed to replace existing asbestos cement watermain that was at the end of its life expectancy and undersized.

Yours truly,

For **McGill & Associates Engineering Ltd.**

Mike Lange, P. Eng.

ML/cm

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT  
OCTOBER, 2019**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family			1	176,370			1	349,672					2	526,042
Mobile Homes			1	6,358									1	6,358
Multi-Family													0	0
Adds&Rens											1	5,102	1	5,102
Commercial											1	35,000	1	35,000
Institutional													0	0
Industrial					2	2,117,346							2	2,117,346
Miscellenaous	1	6,000					1	1,000	3	127,095			5	134,095
<b>Totals</b>	<b>1</b>	<b>6,000</b>	<b>2</b>	<b>182,728</b>	<b>2</b>	<b>2,117,346</b>	<b>2</b>	<b>350,672</b>	<b>3</b>	<b>127,095</b>	<b>2</b>	<b>40,102</b>	<b>12</b>	<b>2,823,943</b>

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT  
OCTOBER, 2019 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	4	637,915	2	568,108	1	0	9	3,826,708	4	1,238,529	3	1,383,620	23	7,654,880
Mobile Homes	0	0	1	6,358	0	0	2	98,436	3	40,444	0	0	6	145,238
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	1	12,543	1	1,514	2	262,941	2	192,136	0	0	5	80,835	11	549,969
Commercial	0	0	0	0	2	879,563	0	0	0	0	1	35,000	3	914,563
Institutional	0	0	0	0	0	0	0	0	0	0	1	20,117	1	20,117
Industrial	0	0	0	0	3	2,157,346	0	0	0	0	1	57,476	4	2,214,822
Miscellenaous	3	8,000	1	1,000	1	1,000	19	733,908	13	700,772	4	108,293	41	1,552,973
<b>Totals</b>	<b>8</b>	<b>658,458</b>	<b>5</b>	<b>576,980</b>	<b>9</b>	<b>3,300,850</b>	<b>32</b>	<b>4,851,188</b>	<b>20</b>	<b>1,979,745</b>	<b>15</b>	<b>1,685,341</b>	<b>89</b>	<b>13,242,015</b>

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
<b>WOODSTOVE INSPECTIONS</b>		4		2		6	21

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2018	95	10,796,653	104	12,305,797					
2017	95	12,285,134	103	12,826,449					
2016	72	10,035,462	82	10,545,063					
2015	76	6,368,780	89	8,577,170					
2014	65	6,085,200	73	7,121,200					
2013	71	7,476,551	81	8,208,948					
2012	81	7,852,682	92	9,011,700					
2011	111	8,678,998	120	9,221,498					
2010	137	20,809,024	149	21,524,170					
2009	63	6,581,912	123	11,302,380	1999	37	1,805,788	80	3,348,092
2008	73	9,556,826	147	22,682,130	1998	41	1,650,426	75	3,320,890
2007	73	7,016,424	163	15,007,877	1997	48	2,779,466	104	10,025,166
2006	84	7,663,595	161	15,909,705	1996	69	5,542,700	128	9,050,554
2005	74	8,278,645	138	12,962,379	1995	61	5,910,000	116	9,641,300
2004	77	6,842,554	133	11,036,854	1994	92	6,327,000	151	7,915,500
2003	37	3,671,688	97	6,925,356	1993	82	5,774,000	167	10,864,000
2002	42	1,754,970	76	2,986,134	1992	87	5,660,000	173	11,192,500
2001	40	3,734,396	89	5,790,126	1991	57	3,115,520	126	7,155,120
2000	43	2,009,157	88	4,095,339	1990	53	5,240,500	118	6,323,900