

TOWN OF COMOX

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REGULAR COUNCIL MEETING AGENDA FOR WEDNESDAY MAY 6, 2020

We respectfully acknowledge that we live, work and play on the traditional lands of the K'ómoks First Nation ... Gila'kasla ... Hay ch q' a'

NOTICE is hereby given that, pursuant to section 6(1) and 6(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the May 6, 2020 Regular Council Meeting will be conducted by electronic means with some or all members of Council participating electronically. Further, in accordance with section 3(1) of the Ministerial Order No. M083, the public will not be permitted to be in attendance. The meeting will be live-streamed on the Town's Facebook page.

PLEASE NOTE THAT THE MEETING STARTS AT 4:00 P.M.

Meeting Location: Council Chambers, 1801B Beaufort Avenue, Comox

Call to Order: 4:00 p.m.

Adoption of the Agenda

1. MEETING TIME:

a. [Meeting Time](#)

That, in accordance with section 7(1) of the Comox Council Procedure Bylaw, 2009, the May 6, 2020 Regular Meeting of Council begin at 4:00 p.m.

1.1. DELEGATIONS:

a. [Inspector Kurvers \(RCMP\) Annual Performance Plan Priorities](#)

b. [Jason Walker - Planning Report PR 20-3 Structural Change to Manufacturer Licence Patio Endorsement Application Review 2040 Guthrie Road](#)

2. MINUTES OF MEETINGS:

(9) a. [Regular Council Meeting Minutes](#)

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday April 15, 2020, be Approved.

3. COMMITTEE REPORTS: NIL

4. UNFINISHED BUSINESS:

(14) a. [Management Report - May 6, 2020](#)

That the May 6, 2020 Management Report be received and filed for information.

TOWN OF COMOX

REGULAR COUNCIL MEETING AGENDA OF WEDNESDAY MAY 6, 2020

- (21) b. [Town of Comox Council Priorities 2020](#)
That the Town of Comox Council Priorities 2020, as included in the May 6, 2020 Regular Council Meeting agenda, be received.
- (23) c. [Comox Bay Sailing Club Moorage Fees](#)
That Council provides no further assistance to the Comox Bay Sailing Club.
- (26) g. [Planning Report PR 19-16 Non-Medical Cannabis Licence Application Review Prime Cannabis Corp. 278 Anderton Road](#)
1. *That Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 be given First, Second and Third Readings.*
 2. *That, pursuant to section 59 of the Community Charter, Council give notice of its intention to adopt the Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 by publishing such notice in two consecutive issues of a newspaper and posting such notice at the Town's public notice posting place.*

5. SPECIAL REPORTS:

- (178) a. [Comox Valley Regional District Meeting Minutes](#)
That the following Comox Valley Regional District meeting minutes be received for information:
- Comox Valley Regional District Board held on Tuesday, April 7, 2020.

6. BYLAWS:

- (182) a. [Comox Water Parcel Tax Bylaw No. 1942, 2020](#)
That the Comox Water Parcel Tax Bylaw No. 1942, 2020 be Adopted.
- (184) b. [Comox Sanitary Sewer Parcel Tax Bylaw No. 1943, 2020](#)
That the Comox Sanitary Sewer Parcel Tax Bylaw No. 1943, 2020 be Adopted.
- (186) c. [Comox Refuse Collection Amendment Bylaw No. 1585.08, 2020](#)
That, in accordance with section 9 of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the Comox Refuse Collection Amendment Bylaw No. 1585.08, 2020 be given First, Second and Third Readings, and be Adopted concurrently.
- (186.1) d. [Comox Financial Plan Bylaw, Tax Rates, Alternative Tax Scheme and Revenue Anticipation Bylaws](#)
1. *That, in accordance with section 9 of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the Comox Revenue Anticipation Bylaw No. 1945, 2020 be given First, Second and Third Readings, and be Adopted concurrently.*
 2. *That property tax due dates and late payment penalties be in accordance with the General Tax Collection Scheme under section 234 of the Community Charter and section 3 of the Municipal Tax Regulation.*
 3. *That, in accordance with section 9 of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the Comox Financial Plan Bylaw No. 1948, 2020 be given First, Second and Third Readings, and be Adopted concurrently.*

- (186.1) d. [Comox Financial Plan Bylaw, Tax Rates, Alternative Tax Scheme and Revenue Anticipation Bylaws](#)
4. *That, in accordance with section 9 of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the Comox Tax Rates Bylaw No. 1949, 2020 be given First, Second and Third Readings, and be Adopted concurrently.*

7. NEW BUSINESS AND NOTICES OF MOTION:

- a. [National Pharmacare Program - Councillor McGowan \(Notice of Motion from April 15, 2020 meeting\)](#)
- That the Town of Comox write a letter calling on the Federal Government to work with the provinces and territories to develop and implement a universal public national Pharmacare program as part of the COVID-19 supports.*
- (189) b. [Organics Collection and Regional District Feedstock Commitment](#)
- That the Town of Comox commit to providing residential, comingled kitchen and yard waste to the regional organics transfer station located at the Comox Valley Waste Management Centre, in support of the Comox-Strathcona Waste Management's Regional Organics Compost Program.*
- (193) c. [Nautical Days' Festival – 2020 Cancellation and 2021 Festival](#)
1. *That, due to the Provincial Health Officer's Order in response to the COVID-19 pandemic prohibiting gatherings in excess of 50 people, the 2020 Nautical Days Festival be cancelled.*
2. *That the Service Agreement dated January 27, 2020 with Mr. David Stevenson, for the production of the 2020 Nautical Days Festival, be terminated effective April 30, 2020, due to the cancellation of the 2020 Nautical Days Festival.*
3. *That the draft Service Agreement with Mr. Dave Stevenson for the production of the 2021 Nautical Days Festival, as attached to the April 27, 2020 staff report from the Corporate Officer titled "Nautical Days Festival – 2020 Cancellation and 2021 Festival" be approved, and that the Mayor and Corporate Officer be authorized to execute the agreement.*
4. *That the Nautical Days Society be permitted to retain the \$25,000 grant provided in order to plan and implement the 2020 Nautical Days Festival, and that the funds be reallocated to the 2021 Nautical Days Festival.*
- (199) d. [Planning Report PR 20-3 Structural Change to Manufacturer Licence Patio Endorsement Application Review 2040 Guthrie Road](#)
- That staff be directed to gather the views of residents in the Town of Comox on a liquor Manufacturing Facility Structural Change Application to permit a maximum 38 person outdoor patio for 2040 Guthrie Road PR 20-3 as follows, in accordance with Comox Planning Procedures Bylaw 1780 section 10(d) :*
- a. *placement of a newspaper notice in two consecutive newspaper issues of an invitation to provide written comment on the application; and*
- b. *mail-out of an invitation to provide written comment to owners and tenants within 75 metres of the subject property.*

8. CORRESPONDENCE:

- (217) a. [Cliff Moors \(CCCharters\) Boat Moorage](#)
- (218) b. [Steve Orcherton \(Child Find BC\) Proclamation Request](#)
- (221) c. [Daniel Franklin \(Affordable Housing Project Canada\) Revolution](#)

9. LATE ITEMS: NIL

10. DELEGATIONS: NIL

11. REPORTS FROM MEMBERS OF COUNCIL:

12. MEDIA QUESTION PERIOD:

13. PUBLIC QUESTION PERIOD:

14. EXCLUDE THE PUBLIC:

- a. [Exclude the Public](#)

That the Public be Excluded from the In-Camera session of Council on Wednesday May 6, 2020 pursuant to the following sub-sections of section 90 of the Community Charter:

(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 municipality or another position appointed by the municipality.

ADJOURNMENT

CORPORATE OFFICER

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday April 15, 2020

Present: Mayor R. Arnott
Councillors A. Bissinger, K. Grant, S. McGowan, P. McKenna, N. Minions, M. Swift
(all participated electronically)
Staff A. Kenning, Chief Administrative Officer
S. Russwurm, Corporate Officer
C. Freundlich, Director of Finance
M. Kamenz, Director of Development Services
G. Schreiner, Fire Chief
T. Hagmeier, Recreation Director
S. Ashfield, Director of Operations

Absent: Nil

Call to Order:

The meeting was called to order at 5:30 p.m.

The Agenda was Adopted.

There were 0 members of the public in attendance.

Pursuant to section 6(1) and 6(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. M083, the April 15, 2020 Regular Council Meeting was conducted by electronic means with some or all members of Council participating electronically. Further, in accordance with section 3(1) of the Ministerial Order No. M083, the public was not permitted to be in attendance.

1. DELEGATIONS: NIL

2. MINUTES OF MEETINGS:

a. Regular Council Meeting Minutes

RCM Minutes

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday April 1, 2020, be Approved.

(2020.109) -- CARRIED

3. COMMITTEE REPORTS: NIL

4. UNFINISHED BUSINESS:

a. Management Report - April 15, 2020

Management Report

That the Management Report for April 15, 2020 be received and filed for information.

(2020.110) -- CARRIED

b. 2020-2024 Financial Plan: Tax Rate Options - COVID-19 Response

2020-2024 Financial Plan

1. *That the overall municipal tax revenue increase be set at 2.0% for 2020.*

That the main motion be amended to replace the text "2.0%" with the text "3.0%".

(2020.111) -- DEFEATED

[Opposed: Councillors KGrant NMinions SMcGowan PMcKenna MSwift]

TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

b. 2020-2024 Financial Plan: Tax Rate Options - COVID-19 Response

2020-2024 Financial Plan

2. That the overall municipal tax revenue increase be set at 2.0% for 2020.

(2020.112) -- CARRIED
[Opposed: Councillor KGrant]

3. That Council retain the existing tax payment date consistent with the CVRD, Courtenay, and Cumberland.

(2020.113) -- CARRIED

5. SPECIAL REPORTS:

a. Comox Valley Regional District Meeting Minutes

CVRD Meeting Minutes

That the following Comox Valley Regional District meeting minutes be received for information:

- Comox Strathcona Waste Management Board held on Thursday, March 12, 2020;
- Comox Valley Regional District Board held on Thursday, March 19, 2020 & Tuesday, March 31, 2020.

(2020.114) -- CARRIED

6. BYLAWS:

a. Downtown Comox Business Improvement Area Bylaw No. 1928, 2020

Downtown Comox BIA

That the Downtown Comox Business Improvement Area Bylaw No. 1928, 2020 be Adopted.

(2020.115) -- CARRIED

7. NEW BUSINESS AND NOTICES OF MOTION:

a. Garbage Collection and Recycling Services Agreement - Two-year Extension

Solid Waste Collection

1. That the Garbage Collection and Recycling Services Agreement with Halton Recycling Ltd. dba Emterra Environmental, dated April 1, 2015, be extended until April 30, 2022, with the following changes:

- a. Include a further option to extend the agreement for an additional six months, on the same terms and conditions, with the agreement of both parties.

- b. Total increase for all services, as follows:
- o beginning April 1, 2020 – 7.5%;
 - o beginning April 1, 2021 – 5.0%; and
 - o beginning April 1, 2022 – 4.0%.

- c. Free-of-charge collection of office paper at all Town facilities broadened to include free-of-charge collection of all garbage and recyclables at all Town facilities.

- d. Collection of garbage from residential customers with curbside service reduced from not less than once in each week to not less than once every second week, at a date to be determined by the Town, and with a corresponding decrease in collection fees. The Town will provide at least two months' notice of this change.

(2020.116) -- CARRIED
[Opposed: Councillors KGrant NMinions]

a. Garbage Collection and Recycling Services Agreement - Two-year Extension

Solid Waste Collection

2. *That the Mayor and Corporate Officer be authorized to execute the Garbage Collection and Recycling Services Agreement Extension with Emterra Environmental, effective April 1, 2020, and as attached to the Corporate Officer's April 6, 2020 Report to Mayor and Council.*

(2020.117) -- CARRIED

b. Chimo Gymnastics and Compass Adventure - Licence to Use

Town Fee Waivers

That Council approve the following:

1. *Waive 33% of the monthly rent of Surf S.U.P. Stand Up Paddle Boarding Inc. (DBA Compass Adventure) for three months, April – June, 2020; and*
2. *Waive 100% of the monthly rent of Chimo Gymnastics starting April 1, 2020. Rent resumes when the Community Centre reopens to the public for recreation business;*

and further, that Council revisit the rent waivers if provincial or federal aid is offered to help businesses pay rent and offset other fixed costs.

(2020.118) -- CARRIED

c. NOTICE OF MOTION: National Pharmacare Program - Councillor McGowan

National Pharmacare Program

Councillor McGowan provided a notice of motion as follows:

"That the Town of Comox write a letter calling on the Federal Government to work with the provinces and territories to develop and implement a universal public national Pharmacare program as part of the COVID-19 supports."

d. Urban Food Production

Urban Food Production

That Council support urban agricultural opportunities and increase food security by directing staff to receive and consider feed back from the Planning department, the Comox Valley Food Policy Council, community associations, and residents, and develop options in a report to Council to allow small-scale commercial urban food production, including but not limited to chickens (not roosters), bees and urban farmstands on all residential property within the town of Comox.

(2020.119) -- CARRIED

8. CORRESPONDENCE:

a. Frank Denton (Comox Bay Sailing Club): 2020 moorage fees

Comox Bay Sailing Moorage

1. *That the letter received March 30, 2020 from James Volkens of the Comox Bay Sailing Club, requesting that moorage fees for 2020 be reduced by 50%, be received and the request granted.*

That the main motion be amended to read "That the letter received March 30, 2020 from James Volkens of the Comox Bay Sailing Club, requesting that moorage fees for 2020 be reduced by 50%, be received and that Council waive 33% of the monthly moorage fees for April to June 2020."

(2020.120) -- DEFEATED

[Opposed: Mayor Arnott, Councillors ABissinger KGrant NMinions SMcGowan PMcKenna MSwift]

a. Frank Denton (Comox Bay Sailing Club): 2020 moorage fees

Comox Bay Sailing Moorage

2. *That the letter received March 30, 2020 from James Volkens of the Comox Bay Sailing Club, requesting that moorage fees for 2020 be reduced by 50%, be received and the request granted.*

That the main motion be amended to read "That the letter received March 30, 2020 from James Volkens of the Comox Bay Sailing Club, requesting that moorage fees for 2020 be reduced by 50%, be received; that moorage fees for April 2020 be waived; and that staff provide a report to Council on their request as well as other potential requests for relaxation of Town fees during COVID-19."

(2020.121) -- CARRIED

3. *Main motion as amended:*

That the letter received March 30, 2020 from James Volkens of the Comox Bay Sailing Club, requesting that moorage fees for 2020 be reduced by 50%, be received; that moorage fees for April 2020 be waived; and that staff provide a report to Council on their request as well as other potential requests for relaxation of Town fees during COVID-19.

(2020.122) -- CARRIED

b. Andrea Cupelli (Comox Valley Coalition to End Homelessness): Request for Funding for Habitat for Humanity

CV Coalition to End Homelessness

The letter from the Comox Valley Coalition to End Homelessness was tabled until the end of the meeting.

9. LATE ITEMS: NIL

10. DELEGATIONS: NIL

11. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor McKenna

Councillor McKenna advised that he was encouraged to see the social distancing rules being respected during his daily walks around Town.

b. Councillor McGowan

Councillor McGowan advised that she wanted to pass on the great work of the Food Policy Council, with food deliveries to those in need.

c. Councillor Minions

Councillor Minions advised that she attended a Vancouver Island Regional Board meeting, and acknowledged the efforts taken by the libraries to increase live-streamed storey-telling and help others learn how to go digital.

d. Councillor Swift

Councillor Swift advised that she has been attending the daily teleconference updates with the Emergency Operations Centre and gave a summary of today's update.

AT 6:47 P.M., COUNCILLOR MCKENNA LEFT THE MEETING, DECLARING A CONFLICT OF INTEREST WITH THE NEXT ITEM ON THE AGENDA, AS HE IS AN EMPLOYEE OF THE HABITAT FOR HUMANITY.

12. TABLED ITEM:

- b. Andrea Cupelli (Comox Valley Coalition to End Homelessness): Request for Funding for Habitat for Humanity**

CV Coalition to End Homelessness

That the April 8, 2020 letter from Andrea Cupelli of the Comox Valley Coalition to End Homelessness, requesting that the Town of Comox designate its 2020 homelessness grant of \$30,000, as well redirect its 2019 homelessness grant that was not provided, to the Habitat for Humanity in order to continue their Lake Trail project, be received and the request granted.

(2020.123) -- CARRIED

14. EXCLUDE THE PUBLIC: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:05 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.

MAYOR

CORPORATE OFFICER

TOWN OF COMOX – MANAGEMENT REPORT
May 6, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
1.	07-Mar-2007	Waste Collection Service	Investigate the provision of an Organic Waste Collection Service in Comox-Courtenay. (Council provided conditional support on Aug 1, 2018 for a regional organics program, subject to a detailed cost comparative analysis being completed by the CVRD on site location alternatives.)	<i>Regional organics composting site in Campbell River approved by RD. Feedstock commitment report on May 6 RCM. New contract with Emterra approved April 15, 2020. Plan to implement bi-weekly garbage collection in Fall 2020.</i>
2.	18-Jan-2017	Northeast Comox Storm Water Management Plan	Implementation of Northeast Comox Storm Water Management Plan	Summary of In-Camera motion from last meeting. <i>Letters sent to property owners advising of council decision, noting open house once COVID-19 crisis is over.</i>
3.	18-Jan-2017	Mack Laing Trust	That staff be directed to begin the process to modify, if necessary, the terms of the Trust.	Court hearing to be scheduled to determine terms of trust.
4.	17-Jan-2018	Boundary Extension Request - Torrence Road	That the Town of Comox proceed with a boundary extension proposal in the Noel, Torrence and Lazo Roads area that includes the following: <ul style="list-style-type: none"> • 480 Torrence Rd • Vacant Land • 456 Torrence Rd • Vacant Land (Lot 10) • 274 Torrence • 1310 Lazo Rd • Vacant Land (Lot A) • 1250 Lazo Rd • Adjacent portions of Torrence and Lazo Roads plus undeveloped south end of King Road; and further, 	Discussions held with Ministry staff regarding condition of Lazo Road and Town desire for grant funding or improvements to be made prior to bringing it into Town boundary. Ministry staff advised that it is not a priority for them for the next few years. Letter to be sent from Mayor to Ministers of Municipal Affairs and Transportation, asking for assistance in upgrades to Lazo Road if it is to be brought into Town boundary. Property owner of Northern three parcels asked to be removed from application.

** New items and updates shown in *blue bold italics text*.

NOTE: Shaded items will be removed from the Management Report unless otherwise directed by council.

TOWN OF COMOX – MANAGEMENT REPORT

May 6, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
			That Town of Comox staff be authorized to develop, sign and submit the proposal to the Ministry of Municipal Affairs and Housing.	
5.	16-Jan-2019	Dog Park Feasibility and Public Consultation Process	That a public consultation process regarding the feasibility of a dog park be undertaken, for an amount up to \$20,000.	Looking at two leash optional areas – fenced in area plus larger trailed area. Meeting with KFN requested in order to discuss use of a portion of Northeast Woods.
6.	20-Mar-2019	Planning Report PR 19-4: Affordable Housing, Town Initiatives	That staff be instructed to prepare a report on: a. Options for local government provision of affordable housing; b. Options for the use of rental zoning; and d. Impact of short term rentals on the supply of affordable housing, including an allowance for rental of primary units.	Complex issues that will require considerable staff time to complete. Current priority is working with developer at 695 Aspen to achieve some affordable housing in this project.
7.	03-Apr-2019	Notice of Motion from March 20, 2019 Meeting (Councillor McGowan) - Heritage Registry	That a staff report be provided on whether a Heritage Registry be created within the Town of Comox.	Staff investigating the requirements and consequences of developing a Community Heritage Register, however, Heritage Planning is not identified as a priority of Council.
8.	17-Apr-2019	Interim Report on Affordable Housing Initiatives	That the Town request that the Comox Valley Regional District amend its Development Cost Charge Bylaws (DCCs) to exempt from required DCCs payments the construction or alteration of self-contained dwelling units in buildings in which each unit is not larger than 45 m ² ;	Letter sent May 24, 2019 from Mayor to CVRD chair. No update received to date.
9.	17-Apr-2019	Electric Vehicle Charging Station - Grant Funding Opportunity	That the Town of Comox participate in the Mid-Island EV Network project and associated CleanBC Communities Fund application with the Regional District of Nanaimo as the lead applicant and dedicate a total of up to \$6,000 to be funded	As part 1700 Balmoral Avenue development, a \$25,000 amenity payment was obtained for providing public electrical vehicle charging stations within the Downtown area and/or making capital improvements at Anderton Park.

** New items and updates shown in *blue bold italics text*.

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TOWN OF COMOX – MANAGEMENT REPORT
May 6, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
			from General Revenue, and representing the Town's portion of the cost of one (1) dual port public electric vehicle charging station at a Town owned site within the community and that the location of the charging station be referred to staff.	At this time, no park improvements are contemplated. Conversations ongoing with downtown property owners. Staff reviewing alternate sites and electrical services required. <i>Council approved an agreement between the Town and the Mall for two EV charging stations. New stations also planned at Town Hall and Fire Hall.</i> \$4000 <i>BC Hydro Grant</i> received for each of the three stations purchased by the Town. Report re: Comox Mall agreement and fees <i>approved by Council</i> April 1.
10.	17-Apr-2019	New Motion (Councillor McKenna): Communications Specialist	That staff include in the 2019 budget, the provision of salary to hire a communications specialist in the year 2019.	Job Description complete and posted. Anticipated start date June 2020. <i>On hold pending adoption of 2020 Financial Plan.</i>
11.	15-May-2019	Climate Emergency (April 17, 2019 Notice of Motion: Councillor Bissinger)	That the following motions be referred to Council's next strategic planning process: - "That staff prepare a report to Council within six months with tangible actions the Mayor/Council and Town staff can take to address the Climate Crisis", and - "That Council seek commitment and financial support from the Comox Valley Regional District and its member communities for a shared position of Sustainability and Long Range Planning Manager for the Comox Valley."	See Oct 2, 2019 resolution "Open House - Climate Crisis and Adaptation". New strategic priorities identified for 2020 financial plan.

** New items and updates shown in ***blue bold italics text.***

NOTE: Shaded items will be removed from the Management Report unless otherwise directed by council.

TOWN OF COMOX – MANAGEMENT REPORT

May 6, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
12.	03-Jul-2019	Susan Anderson - Safety concern regarding the vehicle traffic on Hillside Avenue	That the June 24, 2019 letter to Mayor Arnott from Susan Anderson, regarding the Hillside/Nimpkish neighbourhood's safety concerns with vehicle traffic on Hillside Avenue, be received and referred to staff for followup.	This intersection is also included in the 2020 transportation update for review, staff will report directly to Ms. Anderson following the completion of the report.
13.	02-Oct-2019	Open House - Climate Crisis and Adaptation	That an open house be held on the topic of Current Town of Comox Strategic Priorities and Climate Crisis and Adaptation at a future date to be determined by staff.	Initial draft of strategic plan presented to Council in-camera on Jan 22, 2020. <i>Council Priorities 2020 document included in May 6 RCM.</i>
14.	16-Oct-2019	Proposal for CAO Executive Search and Strategic Planning	That Jerry Berry Consultants Inc. be hired to provide facilitation services to assist Mayor and Council with the review of its 2020 Strategic Priorities, for a total cost not to exceed \$7,200 plus applicable taxes, disbursements and expenses.	Initial draft of strategic plan presented to Council Jan 22, 2020. New CAO, Jordan Wall, has been hired; start date May 11, 2020. <i>Council Priorities 2020 document included in May 6 RCM.</i>
15.	16-Oct-2019	Low Income Regional Recreation All Access Pass Program	That staff participate with the Regional District and other local municipalities to investigate options for a regional, low-income, all access pass and report to Council with the operational and policy implications.	Staff are meeting with regional recreation departments. Will work towards simplifying applications with the goal of implementing integrated Comox/Courtenay-to-RD low-income passes.
16.	16-Oct-2019	Bill Toews (Comox BIA) Downtown Comox Business in Action Association Bylaw	That the October 1, 2019 letter from Bill Toews, President of the Comox Business in Action, requesting that Council initiate the renewal of the business improvement area, be received and filed for information.	Draft bylaw received three readings on February 5. Letter to businesses on initiation of new BIA term/bylaw sent out Feb 18. Petition deadline March 30. <i>Bylaw adopted Apr 15.</i>
17.	06-Nov-2019	PR 19-18 Childcare Space Creation Funding Applications	That the Town of Comox Council endorse the creation of additional childcare spaces; That the Town of Comox Council instruct staff to apply for funding to: purchase a commercial unit	UBCM grant application submitted Nov. 21. Provincial grant application submitted Dec. 19, 2019. UBCM requested evidence of confirmation of purchase by March 26, 2020. Evidence of conformation of Daycare Society and Developer

** New items and updates shown in ***blue bold italics text.***

NOTE: Shaded items will be removed from the Management Report unless otherwise directed by council.

TOWN OF COMOX – MANAGEMENT REPORT				
May 6, 2020				
ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
			<p>at 695 Aspen Road and undertake necessary tenant improvements;</p> <p>That the Town of Comox Council authorize the expenditure of Town funds for professional services necessary to complete applications;</p> <p>That staff be directed to negotiate an option to purchase a commercial unit in a proposed building at 695 Aspen Rd;</p> <p>That staff be directed to negotiate a potential lease agreement with the Comox Valley Children's Day Care Society for the operation of a childcare facility.</p>	<p>agreement with option to purchase was sent to UBCM March 24.</p> <p>Initiated.</p> <p>Preliminary negotiations complete. Final negotiations awaiting grant approval and zoning.</p>
18.	22-Jan-2020	Review of Council Remuneration	That a Council Remuneration Advisory Group be established in order to determine fair and reasonable compensation levels for the Town of Comox Mayor and Councillors.	CAO to appoint Advisory Group members.
19.	22-Jan-2020	Conference Attendance Policy	That a staff report be provided on the effectiveness of providing individual annual spending limits for Council members' conference attendances.	
20.	18-Mar-2020	Building Capacity - Human Resources	That the positions of Communications/Legislative Coordinator and Land Use Planner be hired with an estimated start date of June 2020, and that the hiring of a Human Resources Coordinator and a Parks Planner/Coordinator wait until input can be obtained from the new CAO on the nature of the positions.	Planner 1 position has been posted and applications are being received. <i>On hold pending adoption of 2020 Financial Plan. HR Coordinator and Parks Planner/Coordinator deferred to 2021 Financial Plan.</i>

** New items and updates shown in *blue bold italics text*.

NOTE: Shaded items will be removed from the Management Report unless otherwise directed by council.

TOWN OF COMOX – MANAGEMENT REPORT
May 6, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
21.	18-Mar-2020	Budget - Early Approval of Capital Expenditures	That a staff report be provided on the need for the replacement of the mowing tractor and the purchase of a garbage truck for parks use.	<i>On hold pending finalization of 2020 Financial Plan.</i>
22.	18-Mar-2020	Electronic Council Meetings	That the March 25, 2020 Committee of the Whole meeting be cancelled pending receipt of information from the provincial government on electronic Council meetings.	All Committee of the Whole meetings cancelled until social distancing rules relaxed.
23.	15-Apr-2020	Andrea Cupelli (Comox Valley Coalition to End Homelessness): Request for Funding for Habitat for Humanity	That the April 8, 2020 letter from Andrea Cupelli of the Comox Valley Coalition to End Homelessness, requesting that the Town of Comox to designate its 2020 homelessness grant of \$30,000, as well redirect its 2019 homelessness grant that was not provided, to the Habitat for Humanity in order to continue their Lake Trail project, be received and the request granted.	<i>Motion adopted. Request letter from Habitat for Humanity received.</i>

** New items and updates shown in *blue bold italics text*.

NOTE: Shaded items will be removed from the Management Report unless otherwise directed by council.

STRATEGIC PRIORITIES CHART

Updated: August 2019

CORPORATE PRIORITIES (Council/CAO)	
<p>NOW</p> <ol style="list-style-type: none"> 1. MACK LAING: Future 2. 5-YEAR CAPITAL PLAN: Priorities 3. NE INDUSTRIAL LANDS STRATEGY: Terms of Reference 4. AFFORDABLE HOUSING: Current Town Actions 5. OFF LEASH DOG PARK: Public Consultation 	<p>TIMELINE</p> <p>May June July March [number of steps underway] March/April</p>
<p>NEXT</p> <ul style="list-style-type: none"> • CLIMATE CHANGE ADAPTATION: Project • LONG TERM CAPITAL PLAN • DOWNTOWN REVITALIZATION: Zone Expansion • ORGANICS COLLECTION PROGRAM: Review • WATERFRONT WALKWAY: Options • CLIMATE CHANGE ADAPTATION STRATEGY • MARINA PARK: Phase II • SHORT TERM RENTAL: Policy Options • SHELF/SHOVEL-READY GRANT PROJECT 	<p>ADVOCACY / PARTNERSHIPS</p> <ul style="list-style-type: none"> • <i>Regional Organics Facility: Decision (RD)</i> • <i>NE Industrial Land Strategy (CVEDS)</i> • <i>Coalition to end Homelessness: Support</i> • <i>Climate Change Grant (FCM)</i> • <i>Regional Transit Review (RD)</i> • <i>Regional Connectivity System (RD)</i>
OPERATIONAL STRATEGIES (CAO/Staff)	
<p>CHIEF ADMINISTRATIVE OFFICER</p> <ol style="list-style-type: none"> 1. MACK LAING: Future – August 2. NE INDUSTRIAL LAND STRATEGY: TOR – Sept 3. CLIMATE CHANGE ADAPTATION: Project – July 	<p>PLANNING SERVICES</p> <ol style="list-style-type: none"> 1. Subdivision Bylaw: Update - November 2. NE Comox SWMP: Implementation - September 3. Step Code - November 4. Anderton Corridor Land Use: – Preliminary/Density concept Plan to consulting eng. March 2019
<p>FINANCE</p> <ol style="list-style-type: none"> 1. Office Space: Relocations/renos - July/August 2. CAPITAL PLAN: Priorities – Sept-Dec. <ul style="list-style-type: none"> • Payroll Software (replacement) – Aug - Dec • Fiber Optics - September 	<p>CORPORATE</p> <ol style="list-style-type: none"> 1. Policy Manual: October 2. Procedure Bylaw: October 3. Records Management - Administration: December
<p>PARKS</p> <ol style="list-style-type: none"> 1. DOG PARK: Options – Public Consultation 2. Wayfinding Project – April <ul style="list-style-type: none"> • Ellis Street Walkway: Replacement • Greenway Development: Detailed Design 	<p>PUBLIC WORKS & ENGINEERING</p> <ol style="list-style-type: none"> 1. Anderton Servicing Plan – 75% complete [water/sanitary and storm]. Construction ready spring 2020 <ul style="list-style-type: none"> • Foreshore Sanitary Replacement • Transportation Plan: Update
<p>FIRE</p> <ol style="list-style-type: none"> 1. POC / Volunteer Retention: Review – FT Assistant hired – July 2. Full Time Staff: Review - March 3. Service Level Review – September 	<p>RECREATION</p> <ol style="list-style-type: none"> 1. Site Master Plan: 1st draft - June 2. Programmer Hours: Review – add 5 hrs. approved <ul style="list-style-type: none"> • Fitness Studio: Capital Equipment - ongoing • Regional Recreation Initiative – discussions in progress

TOWN OF COMOX COUNCIL PRIORITIES 2020

INFRASTRUCTURE AND TRANSPORTATION

ORGANIZATIONAL CAPACITY

PRIORITIES



Municipal infrastructure is our largest and most significant asset. Council will continue to work towards a financially sustainable plan for development, maintenance and replacement of new infrastructure. Council will also update development servicing standards and ensure new development meets the needs of the community.

Council recognises that its staff are one of its greatest assets, and that the ability of the Town to meet legislative requirements and strategic priorities is met through increased capacity and training. Council will ensure that a new Chief Administrative Officer is hired, and that both Council and staff are motivated to do their best.

INITIATIVES

1 Northeast Comox Development - storm drainage decision and implementation

2 Asset Replacement Financial Strategy - plan for bridging funding gap

3 Implement Capital Plan 2020

4 Regional Sewer Routing Through Comox

5 New Subdivision and Development Servicing Bylaw

1 Hire new staff per Financial Plan

2 Compensation reviews and implementation (exempt, fire fighters, Council)

3 Chief Administrative Officer hiring and start-up

4 Staff training: team building, management skills

TOWN OF COMOX COUNCIL PRIORITIES 2020

COMMUNITY LIVABILITY AND RELATIONSHIPS

CLIMATE CHANGE AND ENVIRONMENT

PRIORITIES



Council will undertake a number of projects this year to ensure that the community continues to be the wonderful place that it is. Relationships with external organizations are extremely important, and Council has an ambitious plan to increase recreational opportunities, as well as other community and development opportunities.

Climate change can have a significant impact on communities, and is an important focus of Council. This year, Council will undertake projects that help to reduce the community's reliance on fossil fuels. Diverting organic waste from entering the landfill not only reduces greenhouse gas emissions, but also saves space and provides valuable nutrients.

INITIATIVES

- 1** Social Housing and Daycare at 695 Aspen Road
- 2** Mack Laing Park – Resolve “Shakesides” Issue
- 3** Increase Recreation – Culture, Off-Leash Dog Park, Urban Agriculture, Marina Park 2, Community Centre Master Plan
- 4** Relationship Building with K’omoks First Nation / Support CVEDS
- 5** Progress on Planning – St. Joe’s, Ander-ton Corridor, Outstanding Applications

- 1** Install Electric Vehicle Charging Stations
- 2** Step Code Implementation
- 3** Solid Waste Reduction and Diversion: Reduce Garbage, Increase Composting

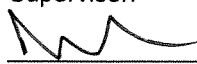
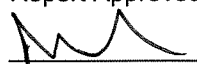


TOWN OF COMOX
Town Council

STAFF REPORT

Meeting Date:

TO: Mayor and Council	FILE:
FROM: Ted Hagmeier, Recreation Director	DATE:
SUBJECT: Comox Bay Sailing Club Moorage Fees	

Prepared by: T. HAGMEIER	Supervisor: 	Financial Approved: <i>Clive Freundlich, Fin. Director</i>	Report Approved:  <i>Al Kenning, CAO</i>
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Recommendation(s):

That Council approve the following staff recommendation: Council provides no further assistance to the Comox Bay Sailing Club.

Council can revisit this recommendation if:

1. The impact of Covid-19 continues into July.
2. Provincial or federal aid is offered to help businesses pay rent and offset other fixed costs.

Context:

At the April 15, 2020 Regular Council Meeting, Council resolved to reduce Compass Adventure's April – June, 2020 rent by 30%. At the same council meeting it resolved to waive Comox Bay Sailing Club's April moorage cost.

Even though the Comox Bay Sailing Club is a non-profit organization the issues and challenges it currently faces are similar to those of the for-profit Compass Adventure. If Council take no further steps to assist either organization from April to June it will essentially offer the same assistance to both.

Purpose:

To provide information for Council on:

1. Comox Bay Sailing Club's membership and moorage fees at the Comox Marina.
2. Information on Town property agreements

Background:

1. The Comox Bay Sailing Club:

The Comox Bay Sailing Club is a not for profit organization that promotes competitive and recreational sailing in dinghies and keelboats in the Comox Valley. These activities are supported by club owned dinghies, and dinghies and keelboats owned by members. There are 32 club members whose ages range from young children to seniors. Sources of income are memberships, the sailing school, race team fees, and their summer sailing regatta. The Club applies for grants where possible and applies annually for the Federal Government's summer student job grant⁰ which assists paying for three or four sailing instructors.

The Club rents Comox Marina slips E24, E25, Z09 and a "dry dock" (essentially their own floating dock) from the Town of Comox. Each rental period is April 1 to March 31 of the next year. The annual cost for 2020-21 is \$7139.96.

2. Town Property Agreements:

- Chimo Gymnastics

Chimo Gymnastics' licence to use is for the Community Centre gymnastics facility with an annual fee of \$49,358.91 + GST (2019) paid in equal quarterly installments.

- Comox Valley Lions Club

The Town rents the building commonly known as the "Lion's Den" to the Comox Valley Lions Club for the monthly amount of \$100 or 50% on their net monthly rentals, whichever is the greater during the term of the lease. The agreement acknowledges this is less than market value.

- Comox Valley Marine Rescue Society

Council granted the Society the following exemption in 2015, "That the Town provide offsetting grants for the annual moorage and hydro costs for the Marine rescue station and two berths (34' and 38') to the Comox Valley Marine Rescue Society until March 31, 2020." The Town is in the process of advising the Society they must request an extension of this arrangement for it to continue.

- Comox Valley Tennis Association

Comox Valley Tennis Association's licence to use is for the Anderton Park Clubhouse. The 2020 rent is proposed at \$286.30.

- Compass Adventure

Compass Adventure's licence to use includes the: Marina dry change/office area, use of storage building, use of dryland compound, berths Z07, Z10 and Z11, use of boat ramp. The annual fee is \$9,639.95 + GST paid in two equal annual installments by the last day of July and the last day of December.

- Dr. Thomas C. Woods Inc.

Dr. Thomas C. Woods Inc. has a five year lease of 1729B Comox Avenue: 1600 square feet of commercial space at \$16 per square foot per annum. The 2019-2020 rate is \$25,600 + GST.

Appendix A – Comox Bay Sailing Club Letter to Council, March 27, 2020



LOG: 20-129	REFER:	AGENDA: RCM 15Apr20
FILE: 0850-20	ACTION: MR	

RECEIVED

Mar. 30, 2020

TOWN OF COMOX

O - Cfile 0850-20 Marina
Copies - Council
- AK / CF / SA
- Lia

The Mayor and Council,
Town of Comox,
1809 Beaufort Ave,
Comox, BC V9M 1R9

Dear Sirs,

Comox Bay Sailing Club/Covid-19 - Marina Space Rental Relief

We currently rent space in the municipal marina with a total annual cost to our club (last year) of \$7,072.64. This, and our insurance, are our club's biggest *fixed* costs.

The club derives the bulk of its revenue from operating various training programs, directed, primarily, at young sailors. These programs include: kayak and sail training days for school classes in the spring; numerous different classes for small public groups operating through the spring and summer, and; an intensive dinghy race-training program for a small group of more dedicated youngsters (we call it the "Sailing Team"). We also get some revenue from club membership.

All these sources of revenue have been terminated, or severely impacted, in the short-term, by the Covid-19 situation. In the interest of safety, we have had to cancel all programs, including, in particular, the kayak and sail training and the spring classes (combined gross revenue of about \$20,000). We would note that the weather does not allow for these programs to be deferred to the fall. These, and our summer classes, are the programs that provide funds to cover our fixed costs.

Since our membership fees include the use of our club-owned dinghies, and we are currently prohibiting their use, our membership fees are also severely impacted. Further, we do not yet know if we will be able to operate our summer classes but, at this point it seems quite unlikely.

In summary, as are many other non-profits, we are experiencing a severe, and permanent, loss of revenue. We would ask that, on a one-time only basis, our moorage fees for the current year be discounted by 50%.

Thank you for your consideration.

Your truly,

COMOX BAY SAILING CLUB

James Volkers, Commodore



TOWN OF COMOX PLANNING REPORT

TO:	AL KENNING, CHIEF ADMINISTRATIVE OFFICER
FROM:	MARVIN KAMENZ, MUNICIPAL PLANNER GAIL ANDESTAD, PLANNER II
SUBJECT:	PLANNING REPORT PR 19-16 NON-MEDICAL CANNABIS LICENCE APPLICATION REVIEW PRIME CANNABIS CORP. 278 ANDERTON ROAD
DATE:	MAY 6, 2020 RCM


 Submitted by


 Concurrence


 Approval

Planner's Recommendation:

- 1) That Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 be given First, Second and Third Reading (**Attachment 7**);
- 2) That staff be instructed to publish notice of Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 in accordance with section 59 of the *Community Charter*.

Proposal

The provincial Liquor and Cannabis Regulation Branch (LCRB) has referred for Town comment a Non-Medical Cannabis Retail Store Licence Application from Prime Cannabis Corp. for Unit A of 278 Anderton Road, a commercial strata lot on the second storey of an existing building in a location within the strata lot that is not visible from the abutting streets.

An Application Summary is contained in **Attachment 1**. Information on the proposal provided by the LCRB is contained in **Attachment 2**. Information the Applicant has submitted to the Town is contained in **Attachment 3**.

Background

At the February 19, 2020 Regular Council Meeting, Council directed staff to gather the views of residents in the Town of Comox on the Non-Medical Cannabis Retail Store Licence application PR 19-16. In accordance with the Comox Planning Procedures Bylaw 1780, the public was notified of Council's consideration of this application by:

U:\Dev App\2019\PR\PR 19-16 Cannabis Retail Licence Review- 278 Anderton Rd\10-Report\2-RCM 6 May 2020-Cannabis Licence Issue Consideration.docx

- notices mailed or otherwise delivered to owners and tenants within 75 m of the subject property;
- advertisements in two editions of the local newspaper; and
- signs facing the street abutting the subject property.

Notices were also posted on the Town's website and bulletin board outside Town Hall per **Attachment 4**).

See **Attachment 5** for proposed Processing Steps.

Attachment 6 contains public submissions received prior to the closing of this Planning Report on PR 19-16; additional submissions will be distributed to Council.

The LCRB cannot issue a cannabis retail licence unless the local government provides a referral response that recommends the licence be issued.

Zoning Implications

In 2018 the Town undertook a planning process to develop a zoning and business licensing regulatory framework for legalization of recreational cannabis retail stores. This included several opportunities for public input and culminated in the adoption of Zoning and Business Regulation Amendment Bylaws.

The Zoning Bylaw definition of a Recreational Cannabis Retail Store is as follows:

Recreational Cannabis Retail Store

A building or part thereof, licensed under Part 4 of the *Cannabis Control and Licensing Act* and holding a valid business licence issued by the Town of Comox, where cannabis is offered or kept for sale at retail; does not include retail stores or liquor stores. Recreational cannabis retail store shall be limited to the sale or provision of the following:

- (1) cannabis;
- (2) cannabis accessory;
- (3) cannabis product information for cannabis sold on site;
- (4) Federal or provincial government health information on cannabis or cannabis use; and
- (5) contact information for the recreational cannabis retail store.

The C3.1 zone sets out a number of regulations specific to recreational cannabis retail stores which are summarized in **Attachment 1**.

The subject Non-Medical Cannabis Retail Sales Licence application is in conformance with applicable zoning regulations.

Development Permit Area Implications

The subject property is located within Development Permit Area #5 Commercial: Neighbourhood and Tourist. The applicant has not proposed any changes to the form and

character of the exterior of the existing commercial building other minor modifications to an exterior door and additional signage¹, neither or which require a development permit application.

Business Regulation Bylaw 1882 Implications

The Business Regulation Bylaw limits the maximum number of recreational cannabis stores to a total of three (two being possible in the Downtown and one being possible outside of Downtown but still within a commercial area). At present, two existing cannabis retail stores are located within Downtown Comox.

The intent of the business license regulations are to restrict the promotion of cannabis and address compatibility with surrounding commercial uses. The goal of these regulations are to minimize the prominence of cannabis storefronts through the following:

A. Restrict Promotion of Cannabis:

- › Signs may only refer to cannabis using the word “Cannabis”.
- › No externally visible display, advertisement or promotion of cannabis or related paraphernalia.
- › Cannabis stores may only sell cannabis and cannabis accessories, defined as a thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of cannabis or a thing that is commonly used in the consumption of cannabis.

B. Keep Storefronts Clear:

- › No shutters on windows or doors.
- › No bars within one metre of windows or doors.

A glass door on the second floor, rear, non-public access of the subject property (Strata Lot 9) has a heavy gauge wire mesh screen barring the exterior of the door which will need to be removed to comply with these regulations.

Should the licence be approved these requirements will have to be met prior to issuance of a Town of Comox Business License.

The LCRB has changed its policy in regard to local government recommendations of approval subject to a reduction in operating hours. They no longer reduce the hours of operation in the LCRB licence on the basis that if a local government wants to reduced hours they have the power to do so through their business regulation powers.

The proposed hours of operation of Prime Cannabis are shown in the table below compared to the permitted hours of operation of Coast Range Cannabis (221C Church Street) and City Cannabis (215 Port Augusta – Comox Mall) as approved by Council in consideration of their respective LCRB application referrals.

¹ Signage requires a Sign Permit which is processed separately from this Non-Medical Cannabis Retail Store Licence review application.

	Mon	Tues	Wed	Thu	Fri	Sat	Sun
Prime Cannabis Proposed Hours	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 11 PM	10 AM to 11 PM	10 AM to 10 PM
Coast Range Cannabis Permitted Hours	9 AM to 9 PM	9 AM to 9 PM	9 AM to 9 PM	9 AM to 9 PM	9 AM to 9 PM	9 AM to 9 PM	9 AM to 9 PM
City Cannabis Permitted Hours	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM	10 AM to 10 PM

In the LCRB referral for Coast Range Cannabis, the hours of operation were 9 AM to 10 PM, seven days a week. In response to public concerns as to the impact on adjacent residential development, Council, in its recommendation to the LCRB to approve the application, specified reduced hours of operation: 9 AM to 9 PM for Coast Range Cannabis. Similar to the Coast Range Cannabis location, the Prime Cannabis location is in close proximity to residential development and public submissions have raised similar concerns.

Proposed Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 as contained in **Attachment 7** would restrict the hours of operation for a recreational cannabis retail store based on proximity to residential development. The proposed bylaw limits hours of operation of recreational cannabis retail stores with:

- a Residential or Multi-family Residential zoned parcel less than 50 metres from the outside of the perimeter walls of the cannabis store to operation from 9 AM to 9 PM each day; and
- a Residential or Multi-family Residential zoned parcel equal to or greater than 50 metres from the outside perimeter walls of the cannabis store to operation from 10 AM to 10 PM each day.

Unless, directed otherwise by Council, the consideration of the Non-Medical Cannabis Retail Store licence for 278 Anderton Road would be reintroduced to Council upon adoption or defeat of proposed Comox Business Regulation Amendment Bylaw No. 1882.04, 2020.

Alternate Resolution:

The following alternative resolution is provided, should Council wish to consider the Prime Cannabis application in advance of the proposed Comox Business Regulation Amendment Bylaw No. 1882.04, 2020. If Council is not concerned to regulate Recreational Cannabis Store operational hours differently to what may be permitted by a Non-Medical Cannabis Retail Store License issued by LCRB for the proposed cannabis store at 278 Anderton Road, Council may wish to consider the following alternate resolution now. This alternate resolution would be submitted to the LCRB General Manager in support of this licence application enabling the

operational hours of 10:00 AM to 10:00 PM Sunday to Thursday and 10:00 AM to 11:00 PM on Friday and Saturday².

1. The Town of Comox Council's comments on the prescribed considerations regarding the request for a Non-Medical Cannabis Retail Sales Licence for Prime Cannabis at 278 Anderton Rd., Comox (Strata Lot 9, Section 53, Comox District, Strata Plan 715) are as follows:

a) The location of the proposed store:

- i) The subject property is located outside the Downtown area within a commercial strata building on the northeast corner of the intersection of two arterial roads, Anderton Road and Comox Avenue, in Comox and is zoned C3.1 Arterial Commercial. Permitted uses in the C3.1 zone include recreational cannabis retail sales. Surrounding uses include single-family residential uses to the north and south, commercial and multi-family residential uses to the west, and multi-family residential use to the east.

b) The general impact on the community if the application is approved:

- i) If the application is approved, the impact is expected to be generally positive in that it will:
 1. diversify services available to Comox residents, particularly as a walkable destination for surrounding residential development; and
 2. strengthen Comox's commercial base.

c) The method the Town used to gather the views of the residents:

- i) In advance of the federal legalization of the sale of cannabis, the Town of Comox amended its Zoning Bylaw and Business Regulation Bylaws to address recreational cannabis retail sales, including permitted locations. This process included the following public consultation:
 1. Open House on June 14, 2018 on draft land use and business licensing regulatory framework in respect of recreational cannabis retail sales;
 2. Zoning and Business Regulation Bylaw Amendments were given First & Second reading on September 5, 2018;
 3. Public Hearing on the Zoning Amendment Bylaw and notice of the Business Regulation Bylaw Amendment were advertised in the local newspaper;
 4. September 19, 2018 a Public Hearing was held and the Zoning Amendment Bylaw was adopted which included the following:
 - a. limiting the maximum number of cannabis retail stores to a total of three (two being possible in the Downtown and one being possible outside of Downtown but still within a commercial area);

² This resolution is formatted to respond to the LCRB regulatory criteria for local government comment on a proposed Non-medical Cannabis Retail Store licence.

- b. minimum 250 m separation between cannabis retail stores; and
 - c. limiting the proximity of cannabis retail stores to retail liquor stores or gas stations.
5. September 19, 2018 the Business Regulation Amendment Bylaw was adopted which includes a regulation to keep cannabis retail store frontages clear of cannabis promotion and limit the use of “cannabis” in signage to the company’s name;
- ii) A notice of Council’s consideration of a Non-Medical Cannabis Retail Sales Licence, as contained in **Attachment 4** of the May 6, 2020 Planning Report PR 19-16 for 278 Anderton Road was:
 - 1. posted on the Town’s website and Town Hall notice board;
 - 2. published in two consecutive editions of the Comox Valley Record newspaper (April 22, 2020 and April 29, 2020); and
 - 3. mailed or otherwise delivered to owners and tenants within 75 metres of the subject property.
 - iii) Two signs, one at each street corner, advertising the Non-Medical Cannabis Retail Store Licence application were installed at the Anderton Road frontage of the subject property.
 - iv) Written submissions from the public, have been provided to Council for Council’s consideration of this application, copies of which will be forwarded to the General Manager of the Liquor and Cannabis Regulation Branch with this resolution.
- d) The Town of Comox Council recommends that a Non-Medical Cannabis Retail Store Licence be issued for Prime Cannabis Corp., located at Unit A 278 Anderton Road in Comox on the limitation of the maximum hours operation to 9 am to 9 pm, seven days a week given:
- i) its proximity to residential development and
 - ii) as the proposed retail store is in compliance with the Town’s recreational cannabis retail store zoning and business licensing regulation framework, including that the subject property is zoned to permit a recreational cannabis retail store and the proposed store is located outside the Downtown commercial area, and located at least 250 metres from other existing cannabis retail stores.

MK/GA

Attachments:

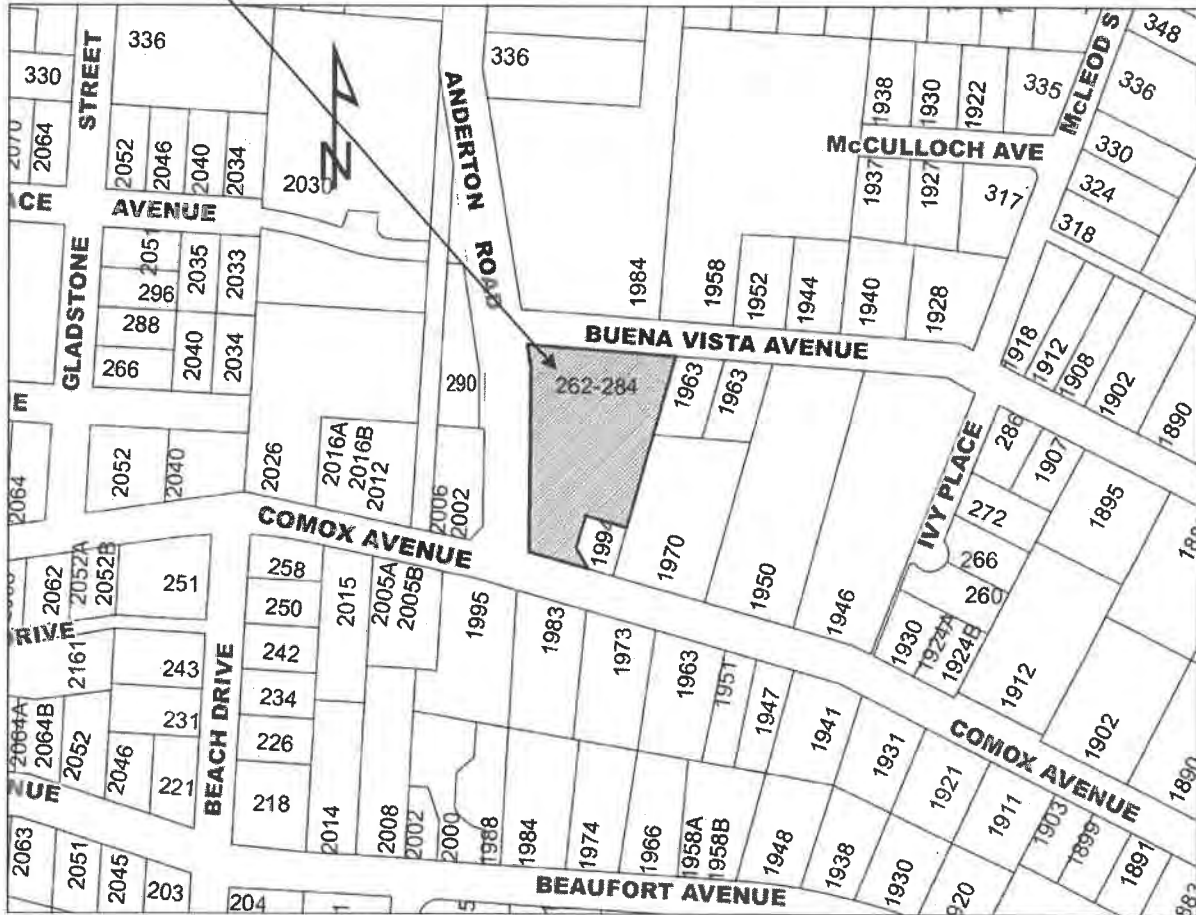
- 1. Application Summary
- 2. Information provided by LCRB on the proposed Non-Medical Cannabis Retail Store Licence application
- 3. Information submitted by the Applicant in regard to the Town’s Cannabis License Review Application
- 4. Notice of Opportunity to Comment on the Non-Medical Cannabis Retail Store Licence Application
- 5. Application Process Steps
- 6. Copies of Written Submissions from the Public
- 7. DRAFT Comox Business Regulation Amendment Bylaw No. 1882.04, 2020

Applicant: Mohammed Janief, Prime Cannabis Corp.
1101 – 740 Hamilton Street, New Westminster, BC V3M 5T7

Subject Property Map

ATTACHMENT 1

278 Anderton Road
Strata Lot 9, Section 53, Comox District, Strata Plan 715 (Phase 1)



Proposal: The provincial Liquor and Cannabis Regulation Branch (LCRB) has referred for Town comment a Non-Medical Cannabis Retail Store Licence Application for Unit A of 278 Anderton Road.

Applicant: Prime Cannabis Corp.

Legal Description: Strata Lot 9, Section 53, Comox District, Strata Plan 715 (Phase 1)

Civic Addresses: 278 Anderton Road

OCP:

Land Use Designation: Commercial: Neighbourhood

Dev. Permit Area DPA #5 Commercial: Neighbourhood and Tourist

Zoning: C3.1 Arterial Commercial

Permitted Uses Include: A range of commercial uses including retail, liquor stores, pubs, processing and packaging of food and beverage products, restaurants, restaurant-lounges, retail stores and recreational cannabis retail stores.

Recreational Cannabis Retail Store:

	Required	Proposed
Location	Within shaded area of Zoning Bylaw Appendix “V”	Within shaded area of Zoning Bylaw Appendix “V”
Max Gross Floor Area	Not exceed 500m ² in gross floor area	111.87 m ²
Min separation from any other recreational cannabis retail store	250 m	no other recreational cannabis store is within 250 m

Surrounding Uses: Commercial, Multi-Family Residential, and Single-Family Residential uses

Proposed Hours of Operation: 10:00 AM to 10:00 PM from Sunday to Thursday³
 10:00 AM to 11:00 PM Friday and Saturday

³ This was mistakenly published as “10:00 AM to 10:00 PM Monday to Thursday” in this location in the February 19, 2020 Planning Report on PR 19-16.

ATTACHMENT 2

Information submitted by the Liquor and Cannabis Regulation Branch
advising of an application for a
Non-Medical Cannabis Retail Store License

RECEIVED

NOV 05 2019

TOWN OF COMOX



Job #002763

November 5, 2019

via email: andestad@comox.ca

Gail Andestad
Planner
Town of Comox
1809 Beaufort Ave., Comox BC V9M 1R9

Dear Gail Andestad,

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Prime Cannabis Corp.
Proposed Establishment Name: Prime Cannabis Store
Proposed Establishment Location: 278 Anderton Rd, Comox BC V9M 1Y2

The Applicant, Prime Cannabis Corp., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant contact is Mohammed Janief, 604-612-0850 or moh786a@gmail.com

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

The LCRB is requesting Town of Comox to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

[Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#)
OR

[Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a "fit and proper" assessment, which is comprised of eligibility and suitability requirements of the applicant and persons associated with the applicant. Once the assessment is

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tyee Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/cannabisregulationandlicensing

complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at 778-698-9359
Alexandra.Sutherland-Barta@gov.bc.ca

Sincerely,



Alexandra Sutherland-Barta
Senior Licensing Analyst

Attachment

copy: Mohammed Janief

RECEIVED

NOV 05 2019

TOWN OF COMOX

PRIME CANNABIS CORP.- Non Medical Retail Cannabis Store

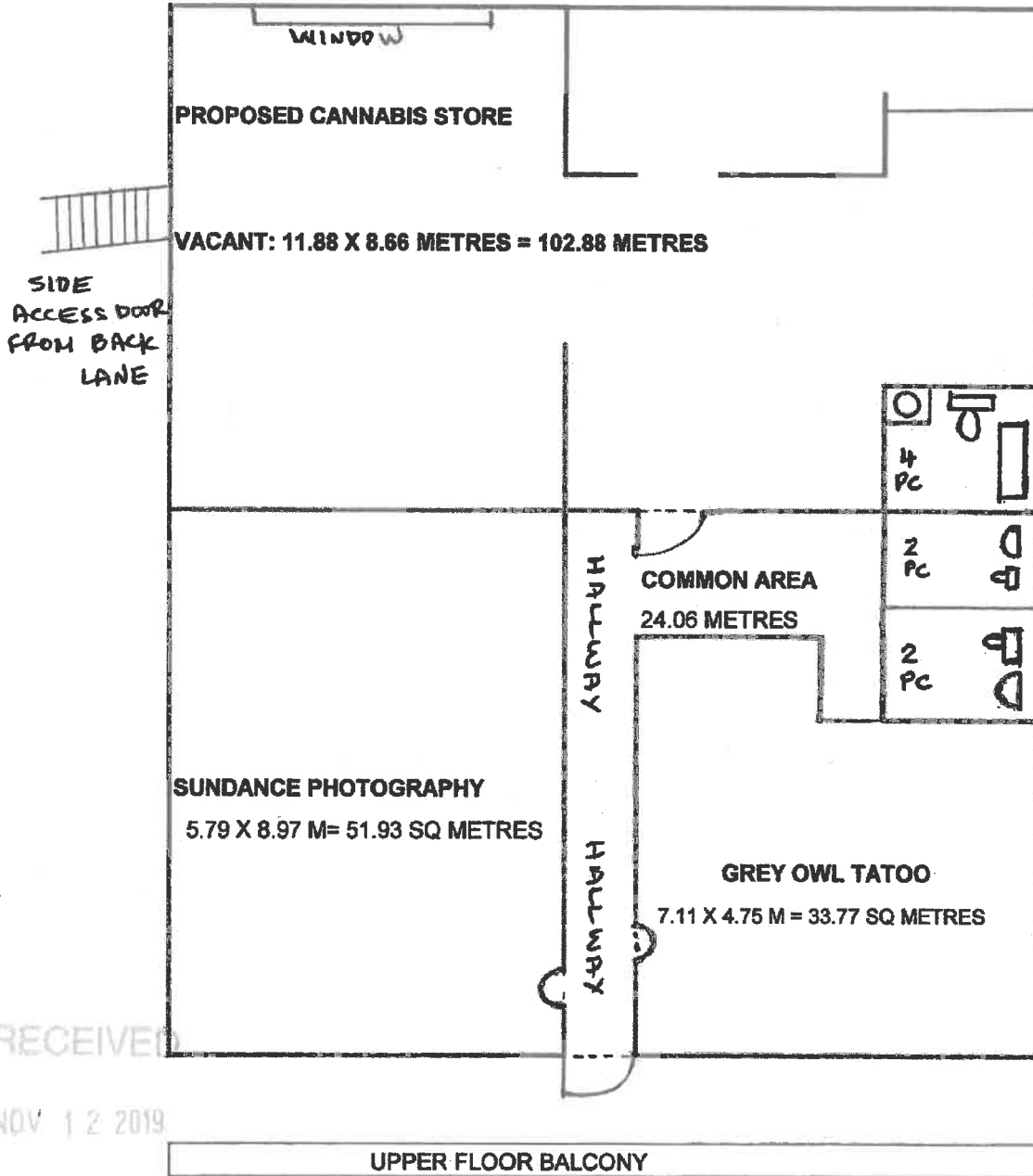
SITE PLAN 1 - CURRENT

278 Anderton Road, Current Floor Layout

TOTAL INTERIOR SQ FOOTAGE: = 210.89 SQ METRES

EXTERIOR SQUARE FOOTAGE: = 222.69 SQ METRES

(Rear) Exterior Wall (inside length): = 11.88 Metres



RECEIVED

NOV 12 2019

TOWN OF COMOX

- NOTES:
- (1) SIDE ACCESS DOOR - CLOSED NO PUBLIC ACCESS
 - (2) WASHROOMS WILL BE LOCKED IN COMMON AREAS, KEYS PROVIDED TO PHOTOGRAPHY AND TATOO PLACE
 - (3) WINDOW TINTED - NOTHING VISIBLE FROM OUTSIDE



January 22, 2020

Gail Andestad
Planner, Town of Comox

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: PRIME CANNABIS CORP.
Proposed Establishment Name: PRIME CANNABIS
Proposed Establishment Location: 278 ANDERTON ROAD, COMOX, BC V9M 1Y2

The Liquor and Cannabis Regulation Branch (LCRB) has completed the eligibility and suitability requirements of the *Cannabis Control and Licensing Act* (the Act) for PRIME CANNABIS CORP., and persons associated with PRIME CANNABIS CORP.

One of the requirements that must be met before the issuance of a Non-Medical Cannabis Retail Store Licence (CRS) under the *Cannabis Control and Licensing Act* is a positive recommendation from the local government and/or Indigenous nation of the area in which the proposed retail store is located. The General Manager must take the recommendation into account in deciding whether to issue the CRS to the applicant.

If the local government or Indigenous nation chooses not to make a recommendation regarding this application, please contact the LCRB at the earliest convenience.
For more information on the local government and Indigenous nation role please see the following links:

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local_government_role_in_licensing_cannabis_retail_stores.pdf

OR

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf

If you have any questions, please feel free to contact me at Alexandra.Sutherland-Barta@gov.bc.ca or 778-698-9359.

Sincerely,

Alexandra Sutherland-Barta
Senior Licensing Analyst

copy: Mohammed Janief, applicant
Rupi Gill, Provincial Director Compliance

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tyee Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/cannabisregulationandlicensing

ATTACHMENT 3

Information submitted by the Applicant in regard to the Town's
Cannabis License Review Application

PRIME CANNABIS CORP.

278 Anderton Road, Comox BC V9M 1Y2

COMOX, BC - Non-Medical Cannabis Retail Store Application

Nov 15, 2019

7. Written Application Rationale

Prime Cannabis Corp., is proposing a Non-Medical Cannabis Retail Store, located at 278 Anderton Road, Comox, B.C. The subject property is designated Commercial: Neighbourhood and is outside the Downtown Comox and is zoned C3.1 Arterial Commercial. This zone includes Recreational Cannabis Retail Store as permitted with applicable zoning regulations, plus:

- (a) 278 Anderton Road is on second floor of a two-storey commercial strata building
- (b) 278 Anderton Road is divided into three commercial units
- (c) the front units are occupied by two businesses namely **Seadance Photography** and **Grey Owl Tattoo**, and **PRIME CANNABIS** will occupy the back unit (labelled **Unit A** on the attached floor plans)
- (d) the subject property is reached by an external stairway on the Anderton Road frontage (see photo of west elevation)
- (e) Unit A has a large east facing window, this will be tinted so nothing will be visible from outside
- (f) The rear reinforced glass door (covered in mesh) will be tinted. This will not be accessible to the public, plus nothing is visible from outside
- (g) the store does not exceed 500 m2 in gross floor area
- (h) The proposed store is **111.87 m2** floor area
- (i) Is located more than 250 metres from any other recreational cannabis retail stores.

The Town of Comox has approved two stores located at:

City Cannabis Co, located at 215 Port August St (about 900 metres away)

Coast Range Cannabis located at 221C Church Street (about 700 metres away)

- (a) if approved, we would be the third location and this would be in compliance with the Town policy of three stores.

Location:

278 Anderton Road, Comox, BC, based on our research, it is not adjacent to:

- parks
- community centre
- school(s)
- shelter/transition houses
- child or day care centre

Proposed Hours of Operation:

Sunday to Thursday: 10.00 AM to 10.00 PM

Friday and Saturday: 10.00 AM to 11.00 pm

Regulatory Requirements:

Prime Cannabis Corp., will comply with all location and business requirements set out by the Liquor and Cannabis Regulation Branch (LCRB) and the Town of Comox. The business will operate with a Good Neighbour Policy, that will cater to a diverse clientele for all of ages (19+) and focus on education and benefits of responsible cannabis use.

(i) **Products:** we will purchase the cannabis products from LCRB. The products from LRB are sealed and sold to customers without opening or tempering the sealed packages and given to customers in an environmentally friendly brown bag(s).

(ii) **Signage:** The sign in front of the building will be **PRIME CANNABIS (facia)**, in front of the store unit: **PRIME CANNABIS.**

We will comply with the Sign bylaws.

(iii) No products will be visible from outside

(iv) There will be video surveillance 24/7

(v) The store will have a monitored alarm system

(vi) The products will be locked in a secure storage over night

Applicant's Other Non-Medical Cannabis Retail Sales Licences:

Cainan Cannabis Corp.

Establishment Name: **Cainan Cannabis**

Address: **3030A 3 rd Avenue, Port Alberni, BC V9Y 2A5**

PRIME CANNABIS CORP.

Non-Medical Retail Cannabis Store Application

ESTABLISHMENT NAME:

PRIME CANNABIS

SINAGE OUTSIDE:

The proposed fascia sign will be:

PRIME CANNABIS (2.43m x 0.51m = 1.24m²)

MAIN ENTRANCE DOOR SIGN:

We are proposing a sign on the main entrance door:

PRIME CANNABIS

Licensed Cannabis Store

278 Anderton Road, Comox, B.C.

Hours

Sun - Thu 10.00 am to 10.00 pm

Fri & Sat 10.00 am to 11.00pm

Follow signs to Store

And a Camera Sign for (Video Surveillance)

SIGN ON STORE DOOR:

PRIME CANNABIS

Licensed Cannabis Store

278 Anderton Road, Comox, B.C.

Hours

Sun - Thu 10.00 am to 10.00 pm

Fri & Sat 10.00 am to 11.00pm

RESTRICTED TO 19+ ONLY

Photo I.D. Required

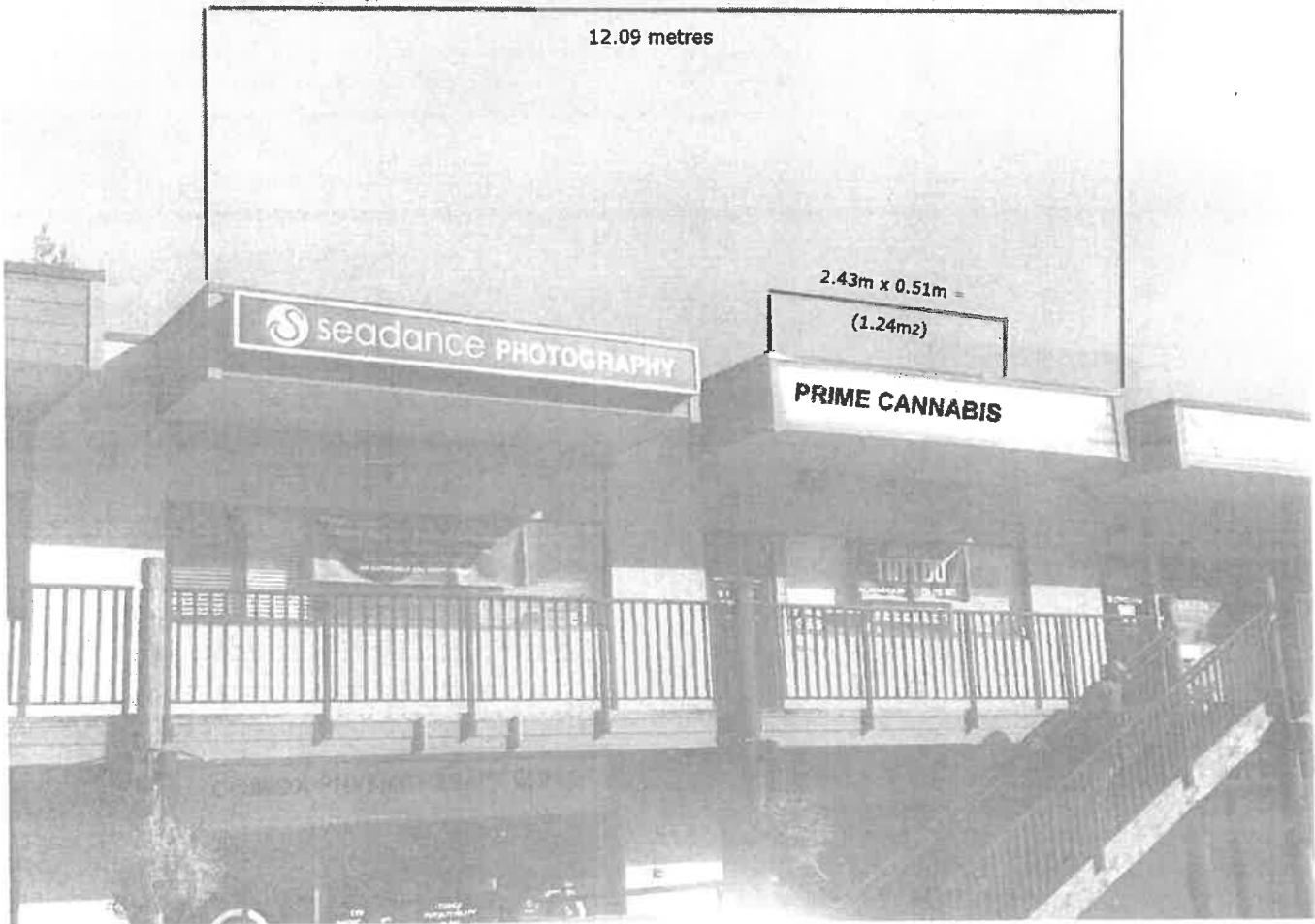
No Consumption of cannabis on site

Or within Six metres of this building

No intoxicated Person Permitted

And a Camera Sign for (Video Surveillance)

Frontage of 278 Arderton Road - (Strata Lot 9)



PROPOSED SIGNAGE OUTSIDE
WESTSIDE ELEVATION - 278 ARDERTON ROAD, COMOX BC

PRIME CANNABIS CORP.- Non Medical Retail Cannabis Store

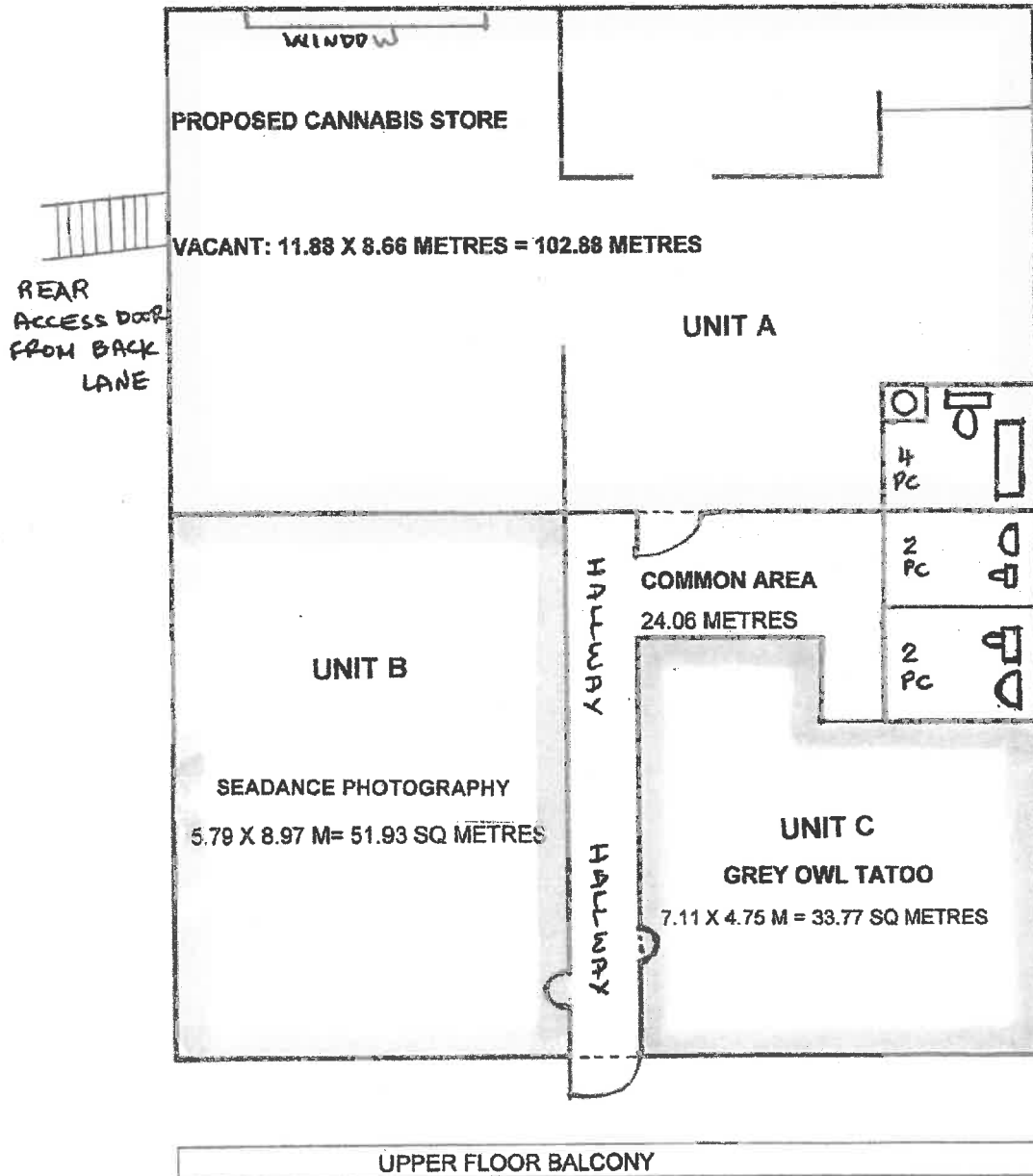
SITE PLAN 1 - CURRENT

278 Anderton Road, Current Floor Layout

TOTAL INTERIOR SQ FOOTAGE: = 210.89 SQ METRES

EXTERIOR SQUARE FOOTAGE: = 222.69 SQ METRES

(Rear) Exterior Wall (inside length): = 11.88 Metres



NOTES:

1. Side access door – closed with NO Public Access
2. Washrooms will be locked in the common area, and keys provided to **Seadance Photography** and **Grey Own Tattoo**
3. Window tinted – so nothing is visible from outside.

LEGAL DESCRIPTION:

STRATA LOT 9, SECTION 53, COMOX DISTRICT, STRATA PLAN 715 (PHASE 1)
PID: 000-739-201

CIVIC ADDRESS:

278 ANDERTON ROAD, COMOX B.C. V8M 1Y2








BUILDING:

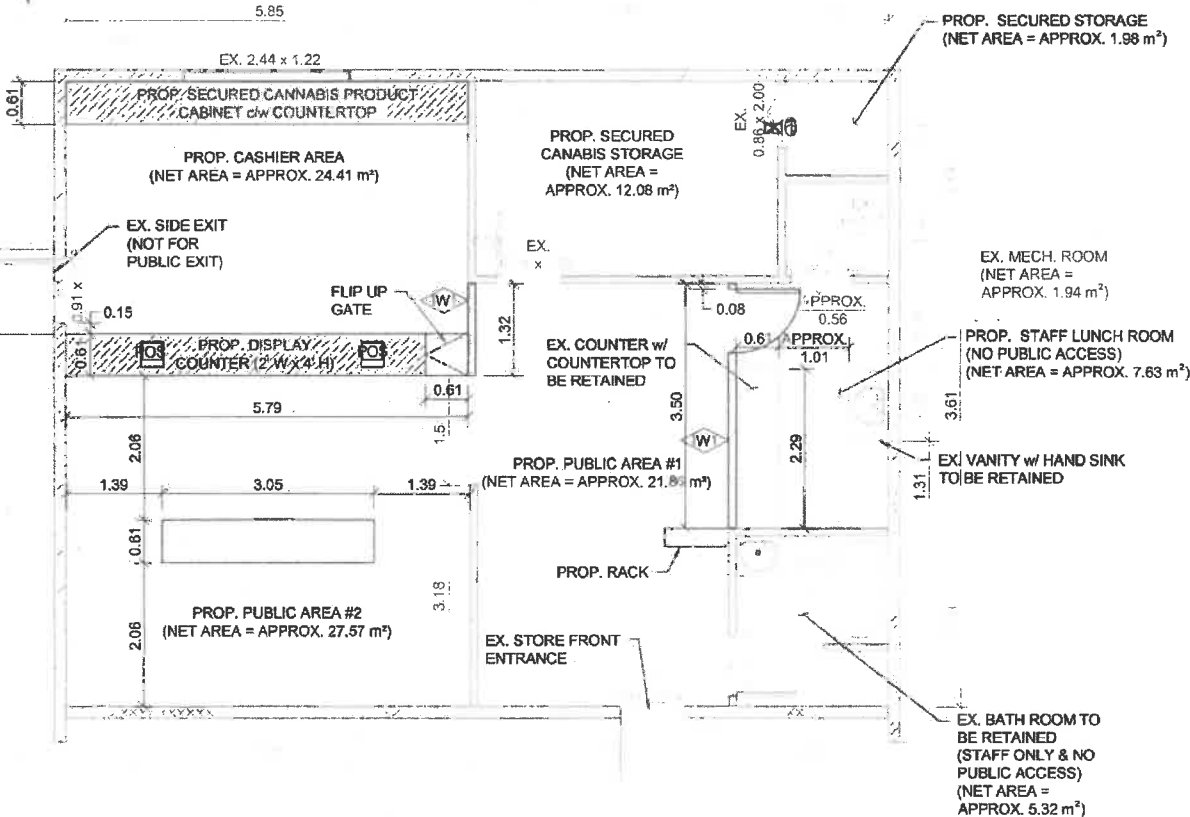
TWO STOREY WOOD FRAMED BUILDING

NOTES:

1. ALL EXISTING & PROPOSED DIMENSIONS INCLUDING SIZES OF STRUCTURAL COMPONENTS ARE APPROXIMATE AND NEED TO BE VERIFIED ON SITE OR REFER TO THE AS-BUILT DRAWINGS OR BLUE PRINT.
2. THIS DRAWING IS PREPARED SOLELY FOR THE GOVERNMENT PERMIT APPLICATION ONLY AND VIEWERS SHALL NOT RELY ON THE INFORMATION IN THIS DRAWING FOR ANY OTHER PURPOSES.
3. BY DEFINITION, NET AREA USUALLY REFERS TO INTERIOR NET SPACE/AREA WITH THE WALL THICKNESS BEING EXCLUDED. GROSS AREA USUALLY REFERS TO PERIMETER AREA WITH THE THICKNESS OF THE EXTERIOR WALLS AND HALF THICKNESS OF THE DEMISING WALLS BEING INCLUDED.

LEGEND:

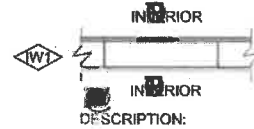
-  EX 2x6 EXTERNAL WALL
-  EX 2x6 INTERNAL WALL (FIRE RATED)
-  EX 2x4 PARTITION WALL
-  PROP. 2x4 PARTITION WALL (SEE WALL ASSEMBLY DETAILS)
-  EX. DOOR
-  PROP. DOOR
-  EX. WINDOW




PROPOSED CANNABIS STORE FLOOR PLAN (ON 2ND FLOOR)

(PROPOSED FLOOR GROSS AREA = APPROX. 111.87 m²)
SCALE: 1 = 100

PROPOSED INTERIOR PARTITION WALL ASSEMBLY DETAILS



- 1/2" THK. TYPE X GWB
- MIN. 25 GAUGE THK. 2x4 STEEL STUDS OR 2x4 WOODEN STUDS @ 16" c/c
- 1/2" THK. TYPE X GWB

MARK	DESCRIPTION OF REVISIONS	DATE		
②				
①				
①	ISSUED FOR PERMIT	NOV. 17, 2019		
 LIANG ENGINEERING LTD. ARCHITECTURAL & STRUCTURAL COMMERCIAL & RESIDENTIAL Tel: 778-896-0848 / 604-700-3880 Email: lieng.engineering.abi@outlook.com				
PROJECT LOCATION				
#278 ANDERTON ROAD, COMOX B.C.				
CLIENT				
PRIME CANNABIS CORP.				
PROJECT				
FLOOR PLAN DESIGN FOR PROPOSED CANNABIS STORE				
TITLE				
PROPOSED FLOOR PLAN & WALL ASSEMBLY DETAILS				
DRAWN BY		CHECKED BY		
SL		FX		
DRAWING No.		DATE		
A02		NOVEMBER 17, 2019		
UNIT	SCALE	SHEET	SIZE	REV
M	1:100	2 OF 2	8.5" x 11"	0

RECEIVED

NOV 18 2019

TOWN OF COMOX

LIANG ENGINEERING LTD. has checked with sources believed to be reliable in their efforts to provide information that is complete and generally in accordance with the standards accepted at the time of publication. However, in view of the possibility of human error, neither nor any other party who has been involved in the preparation or publication of this work warrants that the information contained herein is in every respect accurate or complete, and therefore Liang Engineering is not responsible for any errors or omissions or for the results obtained from the use of such information. Readers are encouraged to confirm the information contained herein with other sources.

PRIME CANNABIS CORP.
278 Anderton Road, Comox BC V9M 1Y2

COMOX, BC - Non-Medical Cannabis Retail Store Application
Sep 20, 2019

PARKING STALLS

Prime Cannabis Corp., is proposing a Non-Medical Cannabis Retail Store, located at 278 Anderton Road, Comox, B.C. The onsite parking for the subject property serves all the commercial strata businesses and the business located at 1994 Comox Avenue. Based on the floor area calculations and the number of restaurant seats, 52 motor vehicle spaces are required.

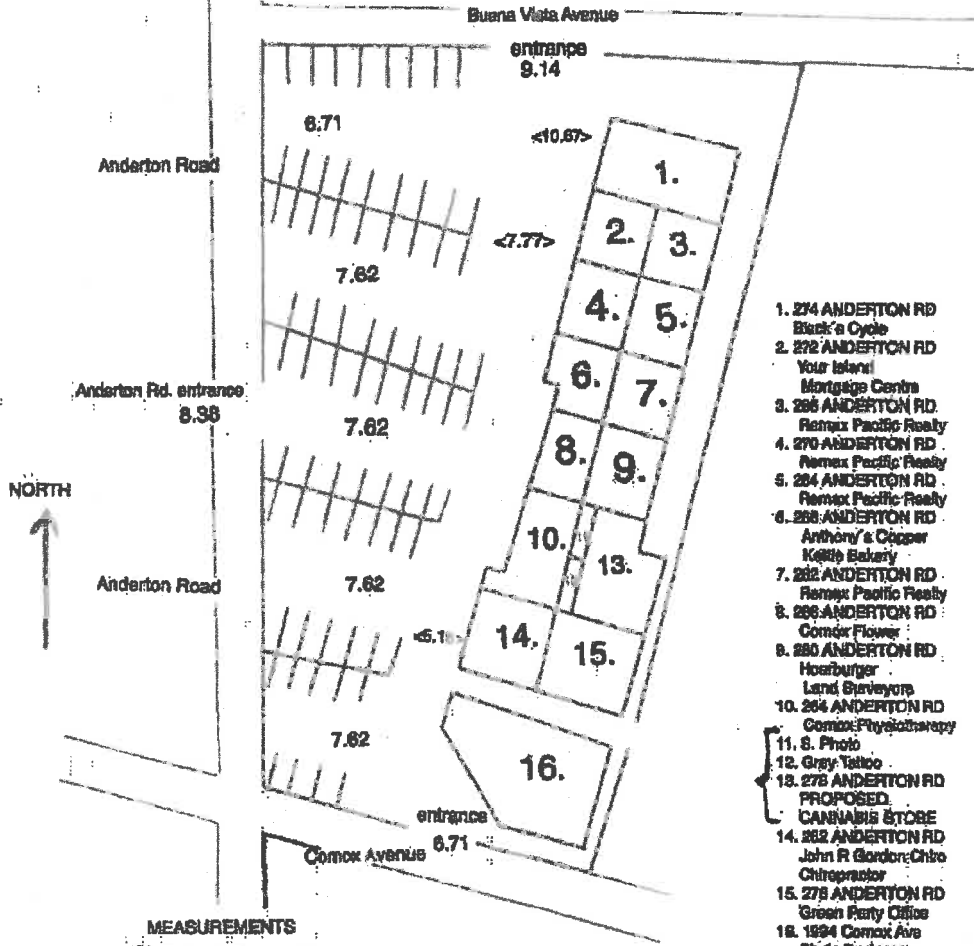
TOTAL STALLS REQUIRED 52 (PER CALCULATION)

TOTAL STALLS AVAILABLE AS PER PARKING LAYOUT 65

The computation also allows 13 of the required parking spaces are permitted to be small car parking spaces.

Based on the above we believe we meet or exceed the parking requirements.

**PRIME CANNABIS CORP.
278 ANDERTON ROAD, COMOX BC V9M1Y2
BUILDING & PARKING LAYOUT**




- 1. 274 ANDERTON RD
Black's Cycle
- 2. 272 ANDERTON RD
Your Island
Mortgage Centre
- 3. 266 ANDERTON RD
Remax Pacific Realty
- 4. 270 ANDERTON RD
Remax Pacific Realty
- 5. 264 ANDERTON RD
Remax Pacific Realty
- 6. 268 ANDERTON RD
Anthony's & Copper
Kettle Bakery
- 7. 262 ANDERTON RD
Remax Pacific Realty
- 8. 266 ANDERTON RD
Comox Flower
- 9. 280 ANDERTON RD
Hoorburger
Land Surveyors
- 10. 264 ANDERTON RD
Comox Physiotherapy
- 11. S. Photo
- 12. Gray Tattoo
- 13. 278 ANDERTON RD
PROPOSED
CANNABIS STORE
- 14. 262 ANDERTON RD
John R Gordon Chiro
Chiropractor
- 15. 278 ANDERTON RD
Green Party Office
- 16. 1924 Comox Ave
Eby's Business
Services Ltd.

MEASUREMENTS
 Distance between stalls in Meters
 <Lane in front of Plaza>
 Parking Stalls = 2,74 x 5,49
 (total parking stalls = 65)


PLAN NOT TO SCALE


ATTACHMENT 4

Copy of Notice of Cannabis Licence Review Application



WE WANT TO HEAR FROM YOU

 1809 Beaufort Ave.
Comox, BC V9M 1R9

 council@comox.ca

Invitation to Provide Written Comments on Non-Medical Cannabis Retail Store Licence Application No. PR 19-16

278 Anderton Rd, Comox


In accordance with sec. 33(3) of the Cannabis Control and Licensing Act, the Town of Comox wishes to gather, by way of written submission, the views of Town residents on an application for a Non-Medical Cannabis Retail Store Licence located at 278 Anderton Road shown shaded on the map. Hours of operation are proposed to be between 10:00 am and 10:00 pm Sunday to Thursday and 10:00 am to 11:00 pm Friday to Saturday.

Subject Property:

278 Anderton Rd, Comox
Strata Lot 9, Section 53, Comox District
Strata Plan 715 (Phase 1)
shown shaded on Map

Council Meeting to consider the application and public comments on May 6, 2020 5:30 pm

In accordance with section 3(1) of the Ministerial Order No. M083, the public will not be permitted to be in attendance at the Council Meeting. The meeting will be live-streamed on the Town's Facebook page.



Written Submissions

Send by mail to 1809 Beaufort Ave Comox V9M 1R9 or e-mail council@comox.ca, as long as the submission:

1. is received before 12:00 noon on April 30, 2020;
2. is addressed to *Mayor and Council*;
3. identifies "278 Anderton Rd. Non-Medical Cannabis Retail Store Licence" application in the subject line, and;
4. includes the name and address of the person making the submission.

Each such person is solely responsible to ensure that their submission is received on time. The Town will not issue any acknowledgement of receipt of such submissions.

ATTACHMENT 5

Application Process Steps

1. First, Second and Third Reading of DRAFT Comox Business Regulation Amendment Bylaw No. 1882.04, 2020.
2. Advertisement of DRAFT Comox Business Regulation Amendment Bylaw No. 1882.04, 2020.
3. Adoption or defeat of DRAFT Comox Business Regulation Amendment Bylaw No. 1882.04, 2020.
4. Bring forward a Planning Report seeking Council's resolution providing recommendation on Licence Application Review PR 19-16 addressing LCRB regulatory criteria.
5. Submission of Council Resolution to the LCRB General Manager.

ATTACHMENT 6

WRITTEN SUBMISSIONS

Town of Comox – Administration

Subject: FW: Cannabis Retail Store Licence Application PR 19-16 278 Anderton Road non-medical cannabis retail store license.

RECEIVED

Apr. 22, 2020

TOWN OF COMOX

LOG: 20-146	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

From: Patty Goudreau <pggoudreau1@icloud.com>

Sent: April 21, 2020 7:52 PM

To: council <council@comox.ca>

Subject: Cannabis Retail Store Licence Application PR 19-16 278 Anderton Road non-medical cannabis retail store license.

Hello Mayor and Council,

- >
- > I would like to voice some concerns about the cannabis retail store planned for 278 Anderton Road non-medical cannabis retail store license.
- >
- > Currently this strip mall closes down by 6 pm. Having this new store, there will be increased traffic until 10 pm in an area that now feels safe to walk after supper. Having a cannabis store will increase traffic and when they miss the turn into the store they will use our condo parking lot as a turn around area.
- >
- > In previous years, we had a gym in that mall and it caused us so much grief it was unimaginable. The location of the shop that they are looking at looks right into my condo and that would be all day until 10pm that I would have to have all my curtains drawn. I don't think this is a good place for this type of establishment and there are many empty buildings in Comox that would suit this better if there is a need for another store. I would worry about the crime that this type of shop would bring to our neighbourhood.
- >
- > I feel that there are enough cannabis stores in Comox for the number of residents and considering the age demographic I don't think it's necessary to have one on Church Street, one at the mall and now another one a few blocks away??
- >
- > With the Covid pandemic, we walk our dog and the only store open between Anderton and church street is the cannabis shop. The windows are all shaded so no one can see what goes on behind closed doors?? The liquor stores windows aren't shaded. We see so many people smoking pot in their vehicles and then driving away from the ferry parking lot it's scary. I would like to see the cannabis store application denied.
- >



>
> Thanks,
>
> Patty Goudreau
> Cambria Gardens Resident
> 203, 1970 Comox Avenue
>
> Sent from my iPad

Town of Comox – Administration

Subject: FW: 278 Anderson Rd. non-Medical Cannabis Retail Store Licence
Attachments: 278 Anderson Rd. Non-Medical Cannabis Retail Store Licence

RECEIVED

Apr. 21, 2020

TOWN OF COMOX

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

From: Patricia graham [mailto:zgraham4@shaw.ca]

Sent: April 21, 2020 9:13 AM

To: Planning Dept <Planning@comox.ca>

Subject: 278 Anderson Rd. non-Medical Cannabis Retail Store Licence

LOG: 20-147	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

Writing with regard to this new licence for a non-cannabis store. I wrote a long letter last night but didn't sign it. Please do not disregard that letter.

I had 8 points . I will see if I can recall them all again.

1. I don't feel we need this non-medical Cannabis store in a residential area period!
2. The hours of operation are ridiculous especially on weekends. Why would you have a store like this open so late where potential drug deals, fights, and people who have had too much to drink could all collect at the same place and time,
3. We have 2 other cannabis store only blocks away. Granted they maybe medical but I still feel this store here on the corner will become a hang out for who knows what.
4. Since the open bar pub was opened last year the amount of racing in cars and trucks along Comox Ave. Late at night rose very quickly. Not sure if you are even aware of this fact.
- 5, I feel the amount of noise, racing, drunken behaviour and now drug availability late at night will become a nightmare.
6. I'm disappointed in the amount of time you gave the residents to respond. I got your letter on the 20th. I'm able to type on my iPad but what about all the seniors who live on Comox Ave who don't have access to a computer etc.
7. Covid19 ... these seniors who don't have access to a computer and who can't have family or friends help them are totally left out of the decision. This is wrong!

I liveright beside this proposed location and I am definitely against it because I see the potential dangers, and late night activities that would potentially happen.

I would like a response to my question and concerns... especially Covid19 and the seniors ability to properly have their say, why we on,y have 10 days to respond, and why such any idea as allowing a potentially dangerous late night drug business in a residential area.

Thank you

Pat Graham
308 1970 Comox Ave.
Comox BC

Sent from my iPad

Town of Comox – Administration

From: Patricia graham <zgraham4@shaw.ca>
Sent: April 20, 2020 5:24 PM
To: Planning Dept
Subject: 278 Anderson Rd. Non-Medical Cannabis Retail Store Licence

To: Mayor and Council

I am writing in regards to this application. I am strongly against this proposal for the following reasons.

1. I do not feel we need a 3rd cannabis store in this area. There is already one on Church St. only a few blocks away and a 2nd such store in the mall.
2. This proposal to be open until 11:00 pm on a Friday and Saturday night is totally unacceptable. There is a condo that I live in right beside the proposed store. I do not want that noise and activity going on in what is now a secure and quiet area of Comox.
3. Since the new pub on Church Street opened up the traffic and noise has also increased with racing on the street at late hours of which I'm sure you are not aware of. I feel especially with a non-medical Cannabis store opening up, this level of activity will only increase and become more irritating and out of control. I live here. I have seen the changes and I'm just saying the combination of alcohol and cannabis and potential drug deals and activities this is definitely not a good idea especially in a residential area.
4. I want to know why it would be open so late.
5. I am also concerned how little time you as a council have given us to respond. This condo and many others on Comox Ave. have elderly or older residents some of whom do not have a computer to respond quickly to your request.
6. This is again totally unacceptable especially with Covid19 where friends or family cannot come to help the resident with responding by email or getting their letter to the Post Office in time.
7. I want to know why this proposal seems so rushed, with no prior knowledge or input from the people who will be most affected by it.
8. Please consider all of my objections. I live here you don't. If there must be this type of business it should be in a commercial type area not residential!!

Sent from my iPad

Town of Comox – Administration

Subject: FW: "278 Anderton Road Non-medical Cannabis Retail Store Licence"

From: Annemarie Pletscher <pletscher@shaw.ca>

Sent: April 22, 2020 3:49 PM

To: council <council@comox.ca>

Subject: "278 Anderton Road Non-medical Cannabis Retail Store Licence"

LOG: 20-149	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

RECEIVED

Apr. 22, 2020

TOWN OF COMOX

Thank you for the information on this non-medical cannabis retail store application.

PLEASE REJECT IT !!

We already have 2 non-medical cannabis stores downtown of Comox. One of them is in the Comox Mall and the other is one block away, on Church Street.

I really don't think we need 3 of these stores within 2 blocks in our town.

As well there is presently a lot of traffic on Buena Vista Avenue and not enough parking in the strip mall lot and along our street.

Again, please reject this application. There simply cannot be a reason for an additional cannabis store in the downtown area of Comox.

Annemarie Pletscher
1984 Buena Vista Avenue
Comox
(250) 339-0556

Town of Comox – Administration

Subject:

FW: 278 Anderton Rd. Non-Medical Cannabis Retail Licence

LOG: 20-150	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

RECEIVED

Apr. 23, 2020

TOWN OF COMOX

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

From: MaryAnn Street [mailto:mestreet7@yahoo.ca]

Sent: April 23, 2020 9:56 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. Non-Medical Cannabis Retail Licence

Mayor and Council

I have 3 concerns for your consideration

1. We have 2 Cannabis stores in Comox. There does not seem to be any need for a third Store.
2. The other 2 cannabis stores operate on shorter hours. The Comox mall store closes at 8:00 pm and the other store on Church St. closes at 9:00 pm, according to their websites. I feel if this store goes ahead, then the hours should be to no later than 9:00 pm. Most stores in the area close early and this mall on Anderton, where the cannabis stores will be located, does not have any businesses open late. Also the government operated cannabis store in Courtenay closes at 6:00 pm.
3. This store is directly across from the Art Studio. Art Classes and events are going on different days and during the day and evening. The classes are for children of all ages.

MaryAnn Street
303 1970 Comox Ave
Comox, BC V9M 3M7

Sent from my iPad

Town of Comox – Administration

Subject: FW: Licence Application # PR19 -16

RECEIVED

Apr. 23, 2020

Sent: April 23, 2020 10:02 AM

To: Planning Dept <Planning@comox.ca>

Subject: Licence Application # PR19 -16

LOG: 20-151	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

TOWN OF COMOX

Dear mayor and council,

I strongly reject a cannabis retail store license for the area 278 Anderton Road in Comox.

Don't forget; "*be good to your neighbours*"

Best Regards

Klaus Sebök



Town of Comox – Administration

Subject: FW: 278 Anderton Rd. Non Medical Cannabis Retail Store Licence

RECEIVED

Apr. 23, 2020

From: Bennett Zoo [mailto:bennettzoo@hotmail.com]

Sent: April 23, 2020 9:58 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. Non Medical Cannabis Retail Store Licence

TOWN OF COMOX

LOG: 20-154	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

Dear Mayor and Council,

Thank you for the information regarding the above mentioned application. As neighbours to the subject property, we would like to offer our feedback regarding the business hours proposed for the store. With the suggestion of the store being open 7 days a week, we have concern regarding the late closing hours at 10 and 11 pm on all nights. The beauty of living in a small town is the comfort of anticipating quiet and calm nights – with a business open so late every night, the concern is that of increased car and people activity. Almost all businesses in the Comox town are closed by early evening (of course with the exception of the bars or restaurants) and of note, all cannabis stores in the Comox Valley have closing hours no later than 9 pm:

- Coast Range: 9 pm
- City Cannabis: 8 pm
- BC Cannabis: 6 pm
- Urban Smoke: 4 pm
- La Pachi: 7 pm

We feel that this store should not be an exception, especially since residential homes border the property.

Thank you for letting us offer some feedback and for your consideration!

Most sincerely,

Mark and Sandy Bennett
1973 Comox Ave.
Comox, B.C.

Sent from Mail for Windows 10

Town of Comox – Administration

Subject: FW: New Store.

RECEIVED

Apr. 24, 2020

TOWN OF COMOX

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

From: cindyarmstrong1264@gmail.com [mailto:cindyarmstrong1264@gmail.com]

Sent: April 23, 2020 4:38 PM

To: council <council@comox.ca>

Subject: New Store.

LOG: 20-155	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

I would welcome a third cannabis store in Comox. It is a great idea.

Just a suggestion to the retailer. The second floor may be an accessibility issue for clients with pain issues. So being able to change location to a lower level would be beneficial.

Thanks in advance.

Sent from my iPhone

1958 Buena Vista Avenue
Comox, V9M 2A7
sadumas@shaw.ca
(250) 339 4663

O - Cfile 4350-20 / PR 19-16
copies - Council
- AK / MK / Lia

RECEIVED

APR 23 2020

TOWN OF COMOX

April 20, 2020

Comox Mayor and Council
1809 Beaufort Avenue
Comox V9M 1R9

LOG: 20-156	REFER:	AGENDA: RCM
FILE: 4350-20/P	ACTION: MR	06May20

Hello:

Re: "278 Anderton Road, Non-Medical Cannabis Retail Store Licence"

Thank you for the opportunity to respond to this non-medical cannabis retail store application. Likely you anticipate my rejection.

Since we already have a medical cannabis clinic on the Dyke Road and two non-medical store fronts in our neighbourhood, that seems more than adequate. And as you know, there are two more in Courtenay and the two in Cumberland operating under a temporary permit.

You are also aware of the traffic and parking challenges on Church Street and Buena Vista with the popularity of the Church Street pub, the Church Street Bakery and Coast Range Cannabis. Thank you for installing the "no parking" signs at that end of our street and along the golf course. That has improved safety.

The strip mall that includes "278 Anderton", already has inadequate parking. Pre-pandemic customer parking spills onto Buena Vista. And our street is already a favourite vehicle alternative to Comox Avenue.

There have been some quiet evenings in that mall parking since most of the business activity is during the day. Although I am not against the access to cannabis, I do not approve of even more traffic or more late evening noise at this end of the street. Again, pre-pandemic we heard groups leaving the pub fun—I use the word "fun" because they are mostly loud and jolly sounds.

Please reject this most recent cannabis application. There are already two cannabis store fronts within easy walking distance between each.

Sincerely,



Shirley Dumas

Town of Comox – Administration

Subject: FW: '278 Anderton Rd. non-medical cannabis retail store licence
O - Cfile 4350-20 / PR 19-16
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Apr. 24, 2020

TOWN OF COMOX

From: kevin broughton [mailto:krbroughton2012@outlook.com]

Sent: April 24, 2020 3:57 PM

To: council <council@comox.ca>

Subject: '278 Anderton Rd. non-medical cannabis retail store licence

LOG: 20-158	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

Mayor and council;

I would like to voice my opposition to the proposal for a third cannabis store in Comox. One of reasons against is an already over-abundance of said stores in the valley all selling the same product, not to mention the array of online shops available if one includes the medical cannabis store and the provincial non-medical store and the furthest stretch of Cumberland the number of stores servicing the valley is around seven stores. That should be sufficient stores to service the needs of the few who use this substance.

All we are going to see will be stores not being able to maintain enough profit to continue, especially if one looks at the dismal failure of Cannabis Stocks on the TSX and other exchanges.

Kevin Broughton, BA (Justice Studies)
2630 Comox Road
Courtenay, British Columbia V9N3P6
Home: 250-339-1207 cell: 250 334-6771
Sent from [Mail](#) for Windows 10

Town of Comox – Administration

Subject: FW: "278 Anderton Rd., Non-Medical Cannabis Retail Store Licence" application

From: Cathy <ccharlesworth1970@gmail.com>
Sent: Wednesday, April 22, 2020 6:42 PM
To: council <council@comox.ca>
Subject: "278 Anderton Rd., Non-Medical Cannabis Retail Store Licence" application

RECEIVED

Apr. 23, 2020

TOWN OF COMOX

LOG: 20-159	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

Mayor and Council,

My name is Catharine Charlesworth and I live at # 101 – 1970 Comox Avenue, Comox, right next door to the property being considered for this business.

I would like to say that I am opposed to this application. I believe this business will affect the property value of our Strata building being right next door and will bring less desirable people to the area.

Thank You for letting me have my say on this matter.

Respectfully,
Catharine Charlesworth

Sent from Mail for Windows 10



WE ARE GETTING NEW NEIGHBOURS

Dear Neighbour,

We're not sure if everyone in the neighbourhood is aware, but a Port Alberni company has made an application to the Town of Comox to open a retail cannabis store at the corner of Comox Rd and Anderson Rd.

The proposed hours of operation for this business (Prime Cannabis) are between 10:00 am, and 10:00 pm Sundays thru Thursdays and 10:00 am to 11:00 pm Fridays and Saturdays.

Notwithstanding the proven negative impact of having a Cannabis store in the neighbourhood: detrimental effect on our house prices, increased noise, increased traffic, undesirable elements in the community, increased theft, and let's not even mention the smell; I am sure the majority of homeowners in our area will find these hours of operation completely unacceptable.

How can we be expected to get our children to sleep on school nights with such an unwarranted and unwelcome increase in traffic and noise?

There is another retail Cannabis store (Coast Range Cannabis) just a couple of blocks away - I understand they are only allowed to be open until 9:00 pm every night. Additionally, there is yet another cannabis store (City Cannabis) at the Comox Mall open until 10:00 pm every night. Why then, when there are far more family homes and seniors residences in our neighbourhood, should this new store be able to operate until 11:00?

The opening of this new store would see three Cannabis retailers within 900 metres of each other in downtown Comox. Is this what Comox is becoming? With the other cannabis stores so close, what need can possibly be filled with the opening of the new store?

Comox Council will be considering this application and comments from the public at their May 6 meeting. (Due to the pandemic, the meeting is closed to the public) If you wish to make a comment on this matter, we encourage you to submit your comments to council@comox.ca before NOON, THURSDAY, APRIL 30th.

Yours for a safe neighbourhood.

RECEIVED

APR 27 2020

TOWN OF COMOX

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Fw: Ref. Retail cannabis store

RECEIVED

Apr. 27, 2020

From: Derek Amos [mailto:scouteramos@gmail.com]

TOWN OF COMOX

Sent: April 27, 2020 12:31 PM

To: council <council@comox.ca>

Subject: Ref. Retail cannabis store

LOG: 20-160	REFER:	AGENDA: RCM 06May20
FILE: 4350-20/P	ACTION: MR	

My name Derek Amos

I would not support any other business start ups in Comox, to sell cannabis.

There are two stores now that meet the need of community.

I hope your common sense plays a major factor in the process to which the groups decision on the application put forth.

My vote is no

27th April 2020

Send

Discard



Town of Comox – Administration

Subject: FW: Cannabis store on Anderton & Comox Ave

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

From: Robert Bartsch <tellbar3@gmail.com>
Sent: April 28, 2020 7:56 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Cannabis store on Anderton & Comox Ave

LOG: 20-161	REFER:	AGENDA: RCM 6May20
FILE: 4350-20	ACTION: MR	

RECEIVED

Apr. 29, 2020

TOWN OF COMOX

We are not in favour of the application for a retail cannabis store in the strip mall at Anderton and Comox. We feel that it is too close to the two already existing stores plus it is a residential area. We don't feel there is a need for a third store in a town of 14,000 people.

Respectfully

Gail Tellett and Robert Bartsch

Sent from my iPad

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Fw: Drugs

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

From: NattanyaAshala Birkhaven <allcreative@hotmail.com>

Sent: April 28, 2020 8:44 AM

To: council <council@comox.ca>

Subject: Drugs

LOG: 20-162	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

RECEIVED

Apr. 28, 2020

TOWN OF COMOX

What is our population?

Why do we need 3 cannabis shops?

We already have 2 that can't get our supply, And Us old old people are already stoned

90 year olds driving around stoned

Yup

Hail THC

Duh

COMOX FAME

Sent from my iPhone

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Fw: RE- Application for Cannabis store Prime Cannabis

Apr. 27, 2020

TOWN OF COMOX

From: Gerry Bolda <gjbolda@gmail.com>
Reply-To: "gjbolda@gmail.com" <gjbolda@gmail.com>
Date: Monday, April 27, 2020 at 2:34 PM
To: council <council@comox.ca>
Subject: RE- Application for Cannabis store Prime Cannabis

LOG: 20-163	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

Dear Council,
Gerry Bolda, of 170 Carthew street, Comox BC. V9M 1T3 ph. 250-941-1370

I am opposed to this application. Our gentle town already has enough of these businesses in operation, we don't need another.

Spillover into residential neighbourhoods is a concern, as I back onto Port Augusta park, have witnessed vandalism, destruction of tree's, littering, parties. All due to the ease of access to liquor and cannabis. Having these type of stores close by and open late only serves to add to the problem.

It's not the Comox I wish to be part of.

Please deny this application permanently.

Thank you,

Gerry J Bolda

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Apr. 27, 2020

TOWN OF COMOX

Fw: Cannabis shop number Three!

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

From: Janet Bond [mailto:jbond@telus.net]
Sent: April 27, 2020 12:36 PM
To: council <council@comox.ca>
Subject: Cannabis shop number Three!

LOG: 20-164	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

Hello Council,

Do we really need another Cannabis store ?

What is the Vision for our Main Street areas of Comox ?

Fifth avenue in Courtenay are doing a great job what are we doing besides attracting more medical related business ?

We have a jewel on our doorsteps it could be an exciting vibrate area to come and spend the day year round with a bit of vision and creative thinking .

Now is the time to lead and make a great plan for Comox.

No more drug parlours !

Janet and Brett Bond
Comox, BC

Sent from my iPhone

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Fw: opinion regarding new cannabis store to open

RECEIVED

Apr. 27, 2020

From: Rossella <theseadream@gmail.com>

Date: Monday, April 27, 2020 at 1:41 PM

To: council <council@comox.ca>

Subject: opinion regarding new cannabis store to open

TOWN OF COMOX

To Whom it May Concern:

LOG: 20-165	REFER:	AGENDA: RCM
FILE: 4350-20	ACTION: MR	06May20

I have received a notice from a person obviously against this proposed cannabis store.

I support the opening of this store at Comox Road/Anderton

My reasons are:

It will not increase traffic as was threatened in the mail-out mentioned above and nor will it invite 'undesirable elements' in the community, have a 'detrimental effect' on our house prices, or cause 'unwarranted and unwelcome' noise that will prevent children from going to sleep on school nights.

From my daily observations both current cannabis stores operate a very respectable manner of business; I have never seen or heard of unruly activity in the vicinities of these businesses. I have not noticed any traffic increase (not like the Church Street pub) and the patrons entering and exiting the current cannabis stores here are few, and quiet. I would expect the proposed store to keep up with the standards of the other two stores and I am sure they have done their homework and market analysis to ensure that opening their cannabis store will not be for naught.

Thank you.

Rossella Bradly
1825 Fir Avenue
Comox
250.898.4629

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Fw: Cannabis store

Apr. 27, 2020

TOWN OF COMOX

From: susan brugger [mailto:sbrugger@shaw.ca]
Sent: April 27, 2020 1:16 PM
To: council <council@comox.ca>
Subject: Cannabis store

LOG: 20-166	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

I am a new resident here in Comox and just found out about an application for another cannabis store opening. There are already 2 stores that I could walk to and the new one would be only a few blocks from our home. As far as I'm concerned two stores are already two to many. If people can't walk or drive to the other two stores they don't need any cannabis.
Thank you, Susan

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Fw: Prime Cannabis application

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

From: Don Campbell <dcam@shaw.ca>
Sent: April 28, 2020 11:50 AM
To: council <council@comox.ca>
Subject: Prime Cannabis application

LOG: 20-167	REFER:	AGENDA:
FILE: 4350-20	ACTION: MR	RCM 06May20

RECEIVED

Apr. 28, 2020

TOWN OF COMOX

Honourable Council,

I would like to express my opposition to the Prime Cannabis application for a retail store at the corner of Comox Road and Anderton Road.

There is already one Cannabis store on Church Street and another in the Comox Mall.

I am not opposed to marijuana use but I am opposed to Comox licencing a third retail cannabis store.

Respectfully,

Don Campbell
1938 McCulloch Ave.
Comox

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Fw: Cannabis Store

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

From: Christina Copland <cacoplant@shaw.ca>
Sent: April 28, 2020 11:19 AM
To: council <council@comox.ca>
Subject: Cannabis Store

LOG: 20-168	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

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Apr. 28, 2020

TOWN OF COMOX

Regarding the application for a new cannabis store at the corner of Comox Avenue and Anderton, I would like to register my concern with the stores hours of service. Please consider earlier closing hours for all days of the week. It is my understanding that the other 2 cannabis stores close at 9:00. Why should this new business be open later, especially considering that the new stores is in an area surround by homes, not businesses, as are the other 2?

Thank you, from a local home owner.

Sent from my iPhone

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Fw: Town Council - Cannabis store application

Apr. 27, 2020

<p>-----Original Message----- From: Lia Pesklevits <LPesklevits@comox.ca> Sent: April 27, 2020 11:27 AM To: Shelly Russwurm: Town of Comox <russwurm@comox.ca> Subject: FW: Town Council - Cannabis store application</p>	LOG: 20-169	REFER:	AGENDA: RCM 06May20	TOWN OF COMOX
	FILE: 4350-20	ACTION: MR		

On 2020-04-27, 11:25 AM, "mikecouture" <couture.mike.r@gmail.com> wrote:

Dear mayor and council,

Today, 27 April 2020, I received with my mail an information note entitled "We are getting new neighbours" regarding the application to the town of Comox from a Port Alberni company to open a retail cannabis store at the corner of Comox Road and Anderton Road. The note states that if we wish to comment on this matter we should submit our views to Town Council in time for its meeting on 6 May.

As a citizen of Comox I do not object to this application and feel that Town Council and Administration should deal with this issue in accordance with current, established policies and procedures.

There are and will always be objections to any such applications. In this case, as in most cases, I trust our elected representatives and municipal administrators to make the right decisions based on objective reflection.

Sincerely,
 Mike Couture
 1506 Juniper Place
 Comox

Send Discard Attach Down Arrow Draft saved at 3:33 PM

Town of Comox – Administration

Subject:

FW: cannabis store

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From: Dreamer77dd <dreamer77dd@gmail.com>

Sent: April 28, 2020 4:44 PM

To: council <council@comox.ca>

Subject: cannabis store

LOG: 20-170	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

RECEIVED

Apr. 29, 2020

TOWN OF COMOX

Feedback:

proposed third non-medical cannabis store .

I do not mind a cannabis store.

The market will determine who stays open and who closes.

I would not want to see one company own several stores in the town.

I like to see a mixture of different business that bring choice to the people.

Competition is a good thing and choice.

Thank you.

From Comox Valley residence.

Town of Comox – Administration

Subject: FW: Cannabis store

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Apr. 29, 2020

TOWN OF COMOX

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

From: carolyn ellis <karolynellis@hotmail.com>

Sent: April 29, 2020 9:36 AM

To: council <council@comox.ca>

Subject: Cannabis store

LOG: 20-171	REFER:	AGENDA:
FILE: 4350-20	ACTION: MR	RCM 06May20

On Anderton.

Coast Range Cannabis store wants to open til 11 on weekends. Why?

Where does this stop. How many more shops will the Town let in? We dont have a NEED. Lots of seniors here in Comox and we are NOT happy about them being here or LATE hours.

I oppose both.

Carolyn Ellis
2073 Noel Ave. Comox.

Please submit to your council meeting on the 30th.

Sent from my iPhone

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To

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Fw: Prime Canada

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

From: DEE FONTAINE <deefontaine@shaw.ca>
Sent: April 28, 2020 1:15 PM
To: council <council@comox.ca>
Subject: Prime Canada

LOG: 20-172	REFER:	AGENDA:
FILE: 4350-20	ACTION: MR	RCM 06May20

RECEIVED

Apr. 28, 2020

TOWN OF COMOX

To Comox Council:

I'd like to express my opinion regarding opening a third cannabis store in the small town of Comox. I have no problem with the two in existence but opening a third will perhaps saturate the market resulting in the existing stores going out of business.

Also, I am not sure I want Comox to be known as the cannabis capital of the Valley. Tourist and residents in Comox are looking for variety not three stores serving the same thing.

Thank you for your time.
deefontaine@shaw.ca
Sent from my iPhone

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Fw: STOP Cannabis Store Stop - Anderton Road and Comox Ave

Apr. 28, 2020

TOWN OF COMOX

From: margaretjgagnon@gmail.com <margaretjgagnon@gmail.com>
Sent: April 28, 2020 11:32 AM
To: council <council@comox.ca>
Subject: STOP Cannabis Store Stop - Anderton Road and Comox Ave

LOG: 20-173	REFER:	AGENDA:
FILE: 4350-20	ACTION: MR	RCM 06May20

As a resident living 200' from the latest location Town of Comox is considering a approving a Cannabis Store I feel this is a detriment to the community for the reasons listed below

- . I have grandchildren that visit frequently and some of the unsavory clientele that a Cannabis Store attracts is not good for family community.
- . Residents like to shop and eat next to the location being considered and the smell of the Clientele of the Cannabis Store lighting up outside the store as they will is a detriment to the other businesses.
- . The close proximity of this location to two other existing locations within 900 meters makes no sense what so ever, especially considering this location on Anderton is right in a family community.
- . increased traffic and noise some of which will be unsavory due to the clientele this outlet will draw

In conclusion . WHY is Town of Comox not taking advantage of the jewel in the rough that they have with Comox Ave and strive for businesses that contribute to a positive family/ tourist atmosphere.

Margaret Gagnon
290 A – Anderton Road

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Discard



Town of Comox – Administration

Subject: FW: 278 Anderton Rd. non-medical cannabis retail store licence

RECEIVED

Apr. 28, 2020

From: Gail & Ray <rgchall74@gmail.com>

Sent: April 28, 2020 7:51 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. non-medical cannabis retail store licence

TOWN OF COMOX

LOG: 20-174	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

Dear Mayor and Council,

As residents of the immediate area of the subject application, we are against granting a licence for yet another cannabis store close to the central core of Comox. The fact that there are already two non-medical cannabis stores in the downtown area, one of which is on Church Street, only a 680 metres walk away from the proposed location, is probably more than required to service the local population. One store downtown would probably be plenty for the local population.

*Gail & Ray Challoner
2082 Beaufort Ave
Comox BC V9M 1V9*

Town of Comox – Administration

Subject: FW: "278 Anderton Rd. Non-medical Cannabis Retail Store License "

RECEIVED

Apr. 28, 2020

From: NKrista Galbraith <galbraithkrista1@gmail.com>

Sent: April 28, 2020 11:05 PM

To: Planning Dept <Planning@comox.ca>

Subject: "278 Anderton Rd. Non-medical Cannabis Retail Store License "

TOWN OF COMOX

LOG: 20-175	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

To Mayor and Council,

I do not want this application to move forward " 278 Anderton Rd. Non-medical cannabis store license "

Krista Galbraith
290 B Anderton Rd
Comox, BC
V9M1Y3

Reply all | Delete | Junk | ...



FW: May 6th meeting comment Re; Prime Cannabis



Lia Pesklevits

Today, 2:34 PM

Town of Comox - Administration

Reply all |

Inbox

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From: Lia Pesklevits
Sent: April 28, 2020 9:37 AM
To: Shelly Russwurm: Town of Comox <russwurm@comox.ca>
Subject: FW: May 6th meeting comment Re; Prime Cannabis

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Apr. 27, 2020

TOWN OF COMOX

From: gdybdal . <gdybdal@gmail.com>
Sent: April 27, 2020 10:02 PM
To: council <council@comox.ca>
Subject: May 6th meeting comment Re; Prime Cannabis

LOG: 20-176	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

Though I don't use cannabis, I have no problem with this business operating under the proposed hours. I'm actually more concerned with the 'ne'er do ill' dropping anti cannabis literature on my doorstep full of unproven facts and hearsay about the dooms of marijuana use.

As a father of a young family here in Comox, the one thing I didn't enjoy about the town when we moved here 6 years ago was how sleepy it got after 8pm and seemed to shut down. There was severe limits on spaces for my wife to get out and meet people in a casual setting. As a result I made most of my friends outside of Comox in surrounding communities and it took a lot longer to feel established here.

With the opening of the new brewery and tap house over the last year and a bit, we have been able to connect with several other parents outside of school, soccer, etc; and develop friends in our own community. Comox isn't a huge place and most places are easily accessible by foot or bicycle. If anything I would say more opportunities should be brought in to revitalize the downtown community at night and help fortify some of the other smaller businesses. If that means a cannabis shop open until 11pm I'm not really sure. But I feel it's a move in the right direction.

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Fw: Cannabis store new

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Apr. 27, 2020

TOWN OF COMOX

From: Lee German <lee@bcfood.com>

Date: Monday, April 27, 2020 at 2:22 PM

To: council <council@comox.ca>

Subject: Cannabis store new

LOG: 20-177	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

I have received your notification I would prefer not to have that business come in when we already have two stores as I feel this would spread sales to thin for current operators.I am not worried about impacts on my kids sleeping habits and find that comment hilarious.

I just feel we should support current business instead of spreading it too thin like for instance the foodservice in Comox or the amount of bike shops let's make sure the business we have thrives in our community.Thank you.

Lee German B&C Foodservice

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Fw: Cannabis retail outlet

Apr. 27, 2020

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

TOWN OF COMOX

From: Daniel Greene [mailto:seasneaker@shaw.ca]
Sent: April 27, 2020 12:37 PM
To: council <council@comox.ca>
Subject: Cannabis retail outlet

LOG: 20-178	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

We understand from a flyer in our mailbox that application for retail cannabis outlet has been made for Comox Ave and Anderton.

The flyer makes several unfounded assumptions about safety, property values, noise, undesirable elements and general "proven negative impact". It cites no evidence and there is no indication who responsible for the flyer.

We have no concern about this request. It is in a business location with another business across the street. There are multiple businesses in this immediate area. The hours of operation may raise a few eyebrows and may be of concern. In general, this is a reasonable request to be considered.

We think the market will determine how many of these stores will succeed. From our observation of the store next to the Church Street bakery, the clientele is not "undesirable" unless you don't like seniors, this is Comox after all.

Congratulations on your decision about the residential development on Aspen by Quality Foods. The community needs this housing and the location is particularly appropriate. Nice to have a Council with the future in mind.

Respectfully,

Ele Clarke

Dan Greene

473 Holly Pl
Comox

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Fw: Prime Cannabis

Apr. 27, 2020

TOWN OF COMOX

From: Greg H <greghenk@gmail.com>

Sent: April 27, 2020 6:39 PM

To: council <council@comox.ca>

Subject: Prime Cannabis

LOG: 20-179	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

In opposition to the petition " We are getting new Neighbors" circulating in the neighborhood I would like to lend my support to the new business (Prime Cannabis). Market conditions and competition and not fear mongering should determine the validity of this new business. I live at 1941 Comox Ave and have no issues with this business setting up in the neighborhood. This business will also create much needed employment in the community and provide relief to many others.

Thanks

--

Greg. Henke

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Comat April 28 - 2020

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APR 28 2020

TOWN OF COMOX

To Comat Council

We do not want any more
Cannabis here in Comat.

Soldier Nicholas & Saint Nicholas
76 Orchard Park Dr

LOG: 20-200	REFER:	AGENDA: RCM
FILE: 4350-20	ACTION: MK	06 May 20

Town of Comox – Administration

Subject: FW: Prime Cannabis application

LOG: 20-202	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

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Apr. 29, 2020

TOWN OF COMOX

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

From: palbabin@telus.net <palbabin@telus.net>

Sent: April 29, 2020 10:48 AM

To: council <council@comox.ca>

Subject: Prime Cannabis application

To the Comox Council.

As homeowners and long time residents of Comox, my husband and I would like to voice our opinion on the upcoming application to open another cannabis store in our town.

We feel it is totally unnecessary to open yet another cannabis outlet here. When is enough actually enough. Coast Range Cannabis and City Cannabis are more that sufficient to service our community. We feel it does not encourage other retail facilities to move into these locations.

Please consider this proposal with great care and think about the impact on local businesses and residents of these areas. We should be trying to attract businesses that will have a more positive effect on the larger population of our community, Thank you.

Patricia and J.L. Babin
1621 Comox Ave.
Comox.

Town of Comox – Administration

Subject: FW: Prime Cannabis

From: Denis Benard <denis.benard@hotmail.com>

Sent: April 29, 2020 10:10 AM

To: council <council@comox.ca>

Subject: Prime Cannabis

Dear Mayor and Council,

We write to you to express dissatisfaction with the proposed Cannabis retail store at the corner of Comox Ave and Anderton Rd. There are already two other Cannabis retail outlets in Comox in close proximity of this proposed operation. Since the opening of the existing shops we have noticed an appreciable increase in the scent of cannabis smoke in our neighbourhood, close to the old Comox Elementary School. In a community our size we feel that two such operations are more than enough to satisfy the needs of our community needs. Further, we believe that these operations should be restricted to medicinal purposes only and would be better controlled through a pharmacy shop under the direction of a pharmacist.

The increase in the number of these shops and neighbourhood pubs, most with inadequate parking are changing the nature of our community and appear more an attempt to increase the tax base and town revenues, than to really satisfy a growing need. We have lived in Comox for some 40+ years and find Comox to be a community of retirement age people and young families and children. Certainly not a population requiring these services.

Regards,

Helen and Denis Benard
2064 Wallace Ave.
Comox BC
V9M 1W9

Town of Comox – Administration

Subject: FW: Mayor and council re 278 Anderton Rd non medical cannabis retail store license

From: Grace Boyle <gboylecomox@gmail.com>

Sent: April 29, 2020 10:32 AM

To: council <council@comox.ca>

Subject: Mayor and council re 278 Anderton Rd non medical cannabis retail store license

I object to the proposed cannabis outlet on this property.

I live in the condo adjacent to this. You know the problems increased traffic will bring and with it the noise and questionable activity.

We have already experienced break-ins to our building. Do we need more?

Please keep us safe, say no to this cannabis outlet.

Thankyou. Grace L. Boyle

604 - 1970 Comox Ave. Comox B.C. V9M3M7

Town of Comox – Administration

Subject: FW: 278 Anderton Rd.non-medical cannabis retail store licence

From: susan brugger <sbrugger@shaw.ca>

Sent: April 29, 2020 3:06 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd.non-medical cannabis retail store licence

To the Mayer and city council,

I Walter Brugger at 2123 Cooke Ave am against another cannabis store opening in Comox.

Thank you' Walter Brugger

Town of Comox – Administration

Subject: FW: 278 Anderson Rd. non-medical cannabis retail store license

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

From: Clair Daniel <dhclair@gmail.com>

Sent: April 29, 2020 1:32 PM

To: council <council@comox.ca>

Subject: 278 Anderson Rd. non-medical cannabis retail store license

Good Day Mayor & Council

Danny Clair

288 Gladstone St. Comox

I have lived on Gladstone St. for 44 years. I have not seen any change in Comox since the cannabis shops have opened. I don't think one more will cause any concerns. I support the application.

Danny Clair

Town of Comox – Administration

Subject: FW: 278 Anderton Rd. Non-Medical Cannabis Retail Store licence

From: Richard Clarke <137clarke@gmail.com>

Sent: April 29, 2020 11:34 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. Non-Medical Cannabis Retail Store licence

Dear Mayor Arnott and Council,

I am writing in support of the licence application. The strip mall at 278 Anderton Rd is a perfect spot for most any retail or personal service business. It is at a major crossroads in Downtown Comox and so easily accessed by folks be in on foot, bike, vehicle or transit. The mall has ample parking, especially in the evening.

I would expect that there will not likely be a discernable difference in the traffic that passes through that intersection each and every day.

Richard Clarke

Unit 202- 137 Port Augusta St
Comox, BC V9M 3N8
250-941-4595

Town of Comox – Administration

Subject: FW: 278 Anderton Rd. non-medical cannabis retail store

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

From: Joy Dawson <jdawson135@hotmail.com>

Sent: April 29, 2020 12:17 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. non-medical cannabis retail store

To the mayor and council,

I am strongly opposed to one more cannabis shop being imposed upon the populace of Comox. Already the one on Church Street next to the beer place has brought us a distressing amount of traffic - usually of the big truck type - along with the distress of parking problems on Church Street and super-fast moving trucks up and down Church Street and Comox Avenue. The previous near-calm (except for the current COVID slow-down) has never been the same since those companion businesses opened last August. You would know what I mean if you lived on Comox Ave.

And now this: really? Please urge them to relocate to a less residential area. Is there nowhere more industrial they can find that could take the noise, traffic, and possible concomitantly distressing, hard-impact issues that would be ruinous to peace and order than the Anderton site so close to the Comox core?

I appreciate the chance to express this opinion, but better yet, would like for it to be seriously considered.

Yours truly,

Joy Dawson
1902 Comox Avenue
Comox, BC

Town of Comox – Administration

Subject: FW: Opening application of another cannabis store

From: frank fox <rfox@shaw.ca>

Sent: April 29, 2020 1:41 PM

To: council <council@comox.ca>

Subject: Opening application of another cannabis store

ABSOLUTLY NOT!

In your request for input concurring opening of another Cannabis store in Comox.

We, Frank & Jackie Fox, of 172 Beach drive, are absolutely against this application made by a Port Alberni company.

Please include this email at your meeting on May 6

Sent from [Mail](#) for Windows 10

Town of Comox – Administration

Subject: FW: Prime Cannabis Application

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

From: John Glover <jglover@telus.net>

Sent: April 29, 2020 3:29 PM

To: council <council@comox.ca>

Subject: Prime Cannabis Application

This is to ask Council not approve the the subject request, at the suggested location, unless a closing hour of 6:00 PM is imposed.

Allegations in the flyer circulating on this issue falsely claim proven negative impacts. This is an attempt at rabble rousing and demonizing a product they find objectionable.

As proposed above an early closing hour should address the issues raised.

I supported the the legalization of Cannabis which has less vices than alcohol. Perhaps the town needs a third Cannabis retailer. Very much doubt that we do.

Perhaps another liquor outlet would better serve our needs. Have indulged myself with with Cannabis and liquor. Have had no pot since it was legalized. I still have the odd beer, before dinner Martini and wine with the meal.

For me another retail liquor outlet makes more business sense. I can grow my own Cannabis. But cannot distill my own spirits.

John Glover

Town of Comox – Administration

Subject: FW: Non-medical Cannabis Retail Store Licence

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

From: Trudy Lamothe <trudylam36@gmail.com>

Sent: April 29, 2020 2:45 PM

To: council <council@comox.ca>

Subject: Non-medical Cannabis Retail Store Licence

Mayor & Council of Comox

We live kitty-corner to the small mall on the corner of Anderson & Comox Avenue & consider “our new housing development” to be unique and quiet. It houses many senior citizens & families.

Anderson Road & Comox Avenue are very busy during the week but traffic quiets down in the evenings..usually 7 to 8 PM. However if this shop is allowed to remain open until 11 PM Thursday, Friday & Saturday’s we will lose much of our quiet time.

Furthermore there are plenty of stores selling these products in the area in very close proximity..ie downtown & the Comox Mall.

We are of the belief that having our little piece of heaven inundated with users of these products will lead to unwanted traffic (late hours), more local crimes such as B&E’s of homes & vehicles & people wandering around the area trespassing, etc., will degrade our Community. AND we MUST NOT FORGET THE SMELL....we thought cigarette smoking was bad!

With all these concerns we are hoping you will not approve this Licence!

Respectfully.

Leo & Trudy Lamothe

10 2030 Wallace Ave

Comox, BC V9M 1X3

Sent from my iPad

Town of Comox – Administration

Subject: FW: 278 Anderton Rd. Non-medical Cannabis Retail Store Licence
Attachments: Letter re Cannabis Planning application.docx

From: Shannon Lawrence <Shannon@comoxphysio.com>
Sent: April 29, 2020 12:57 PM
To: council <council@comox.ca>
Subject: 278 Anderton Rd. Non-medical Cannabis Retail Store Licence

Dear Mayor and Council,

Please find attached to this email a letter which voices my concerns regarding the application for a licence for a cannabis retail store which is to be located directly above my physiotherapy clinic.
Thank you for considering my input.

Sincerely,

Shannon Lawrence, BscPT
Registered Physiotherapist
Comox Physiotherapy Clinic Physiotherapist Corporation
www.comoxphysio.com
shannon@comoxphysio.com



COMOX PHYSIOTHERAPY CLINIC

PHYSIOTHERAPIST CORPORATION

April 24, 2020

Attention: Comox Mayor and Council

Re: Non-Medical Cannabis Retail Store Licence Application No. PR 19-16

Planned Location at 278 Anderton Road, Comox

I am writing this letter in response to your notice regarding the licence application for non-medical cannabis retail store to be located directly upstairs from Comox Physiotherapy Clinic. I do have several concerns that I would like to bring to the attention of council and the mayor.

Firstly, I am particularly concerned regarding the availability of parking for my clients who are often mobility challenged. I have read the licence application for the Cannabis business and in their report, they have performed the calculation for parking requirements for the building at 52 and state that there are 65 stalls available for the entire strata complex – which should seem like an adequate amount. However, the calculation is limited in its ability to assess the actual use of the parking lot by the businesses that are present. For example, based on the square meters of my clinic space I would be required to have a minimum of 5.3 spaces. However, in my practice at any given time – I have 4 health professionals working with their patients plus 3 support staff – easily using 11 stalls. Fortunately, being health-focused group, we encourage our staff to bike to work as much as possible but that still doesn't lower the number of parking stalls required for the clinic. And at this time there are no stalls in the parking lot which are designated for disabled individuals. With the proposed cannabis retailer upstairs from my clinic – with cannabis customers coming and going this will limit parking spots that are close enough to my clinic for my patients who are disabled, elderly or using mobility aids. Other offices in the strata use many more stalls than their square footage would indicate. Remax also has a large number of realtors who are in and out of the office with their clients throughout the day.

Secondly, I am concerned about the possibility of cannabis consumption in the alley behind the building. The proposed cannabis retail store has a side exit down a stairway to the back lane. We have experienced in the past – employees of other strata units standing in the back lane and smoking tobacco products. The smoke has drifted upwards and been drawn into our ventilation system. Or if we have our back door open to allow for cross ventilation from front to back the smoke has drifted in. This has been limiting in our options for air flow in the physiotherapy clinic and has impacted our air quality for our patients. Consumption of cannabis products near the building, especially in the relatively confined area of our back lane would be very impactful on my health and wellness focused physiotherapy practice and patients. I do understand that there are bylaws which prevent such use within 6 meters of the building but it is reasonable to suspect that given that tobacco users are not following this guideline and it is impacting my business that the same could occur with employees or patrons of the proposed cannabis retail store.

Lastly, I am aware that the rules around the location of a cannabis retailer do not allow for the store to be near public facilities such as recreation centers, schools, and transition houses, etc. I feel it is important to mention that Comox Physiotherapy Clinic treats a diverse cross section of patients. Given our high level of specialization in persistent pain, pelvic health and cancer recovery we are seeing children and youth in the clinic as well as people who are in process of weaning off opiate pain medications. We also treat trauma and abuse survivors. I would ask council to consider whether placing a cannabis outlet in this strata would be appropriate and that perhaps a more retail oriented position would be more favourable.

Thank you very much for considering my concerns. Comox Physiotherapy Clinic has been well recognized as a consistent leader in the rehabilitation community in the Comox Valley. We opened our doors in Comox in 1992. It is very important to me that our professional reputation and excellent location are not negatively affected by one of our neighbours.

Sincerely,



Shannon Lawrence, BscPT
Registered Physiotherapist
Comox Physiotherapy Clinic
264 Anderton Road,
Comox, BC V9M 1Y2
250-339-6221
www.comoxphysio.com

Town of Comox – Administration

Subject: FW: "278 Anderton Rd. Non-Medical Cannabis Retail Store Licence"

From: Shirely Linton <curlyshirley7@shaw.ca>

Sent: April 29, 2020 11:36 AM

To: council <council@comox.ca>

Cc: Patty & Gil Goudreau <pggoudreau1@telus.net>

Subject: "278 Anderton Rd. Non-Medical Cannabis Retail Store Licence"

To Mayor and Council:

I am apposed to the licensing and location of this proposed Recreational Cannabis Store on the following grounds:

Location:

Over age 55+ Condominium building (Cambria Gardens) located as close neighbors, the hours of planned operation late into the night would become a late night disturbance with possible projected increase in traffic overflowing into the Condominium parking areas because the current location doesn't support the projected increase in traffic, additional noise of folks coming and going, the possibility of fights and arguments between shoppers. There is easy access onto the balconies of the ground units should a body be so inclined. The grounds would also provide a convenient space for bathroom use.

Property Values:

Property values decreased because of the presence of this kind of business and the implied problems it brings with it. eg. Increase in local crime. Additionally there is an underground parking and residents fear of being accosted when the garage doors are raised and lowered. Regardless of the reality, perception trumps reality when it comes time to buy and sell Real Estate.

Safety:

Many of our residents frequently access the bakery and flower shops and post their letters and the access could become hazardous for elderly folk who often need the use of canes and walkers and often times because they are hard of hearing, approaching vehicles. Of course there is the obvious hazard of having to pass through air being polluted by the fumes of those smoking Cannabis. The additional presence of noise and often vagrants, loiterers whom seem to be attracted by this kind of outlet will be intimidating and they will feel threatened.

I am also disappointed that this approval process has, and is being conducted under cover of the Covid-19 restrictions and social distancing guidelines. Residents should be allowed the opportunity to address this application at a time when more normal conversations can be had, and a consensus of opinion can be arrived at by those most affected by this application and its location. Any potential opposition will obviously be poorly organized giving the appearance of public acquiescence to this attempt. The timing of this application and the speed with which it is being processed seems pre-calculated for approval without significant due diligence being done, hurting the majority. At minimum I urge a delay in the final decision on this application until all parties have had the time to consider alternatives,

Submitted by:

Shirley A Linton
306-1970 Comox Avenue
Comox BC
Canada V9M 3M7
Telephone: 250-339-2465

Town of Comox – Administration

Subject: FW: 278 Anderton Rd non-medical cannabis retail store licence

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

From: jam088@telus.net <jam088@telus.net>

Sent: April 29, 2020 2:28 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd non-medical cannabis retail store licence

To Mayor and Council

I would like to register my concerns about the addition of a third recreational drug outlet for Comox, and especially at this location on Anderton Ave..

First: Considering the population of Comox, it seems excessive to have 3 outlets of this type.

Second: I am aware that the second-hand smoke odours of cannabis tend to be very lingering and can be irritating to those who do not use the substance, and this can cause would-be customers to shop elsewhere, a cause for concern for all the businesses in that mall.

Therefore, I oppose the addition of this outlet at this time.

M.McKenzie
360 Fairway Court
Comox BC V9M 2V9
250-702-4084

Town of Comox – Administration

Subject: FW: 278 Anderton Rd.. Non-Medical Cannabis Retail Store Licence

From: Linda Magnuson <linmag@telus.net>

Sent: April 29, 2020 3:03 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd.. Non-Medical Cannabis Retail Store Licence

To: Mayor and Council, Town of Comox

I do **not** support the application for yet another non-medical cannabis store in Comox. There are already two non-medical cannabis stores in close proximity. We do not need a third.

Linda Magnuson
1955 Richardson Avenue

Town of Comox – Administration

Subject: FW: 278 Anderton Rd; Non-Medical Cannabis Retail Store Licence application

From: Margaret <lar-mar@shaw.ca>

Sent: April 29, 2020 12:31 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd; Non-Medical Cannabis Retail Store Licence application

To the Mayor and Council of Comox, BC

I do not wish to have another retail cannabis store in the Town of Comox. We already have two outlets in the business areas of Comox, both of which are also near a variety of residential units including houses with children and condominium which especially house seniors. There are also playgrounds and sports fields throughout this area.

It should be noted that the two existing retail stores are not overly busy which would indicate that this is not a necessary use of our retail space, and just as a side note – many people in the area cannot understand why these two stores were considered to be a necessary service during our self –isolation that has closed many more necessary businesses such as hair salons, bookstores, etc. which would provide more comfort to our citizens.

Many of our resident/owners agree that we do not need another cannabis store anywhere in Comox.

To the Mayor and all Council members – please do not give approval to this application PD 19-16.

Margaret Szafron
209-1686 Balmoral
Comox, BC
Fairway Place.

Town of Comox – Administration

Subject: FW: Proposed Proposed retail Cannabis store Comox rd. / Anderton rd.

From: Corey McAstocker <coreymcastocker@hotmail.ca>

Sent: April 29, 2020 3:51 PM

To: council <council@comox.ca>

Subject: Proposed Proposed retail Cannabis store Comox rd. / Anderton rd.

For the record, please know we are adamantly opposed to this proposal. The overall character of Comox appears to be deteriorating due to continued high density housing. The saturation of retail Cannabis stores in Comox is not in the best interest of the mainly mature residents.

We are firmly opposed to this proposed application and would strongly encourage Council to reject it!

Thank you.

Corey & Mia McAstocker
909 Acacia Road

Town of Comox – Administration

Subject: FW: Another Cannabis Store in Comox?

From: Tom Mitchell <exlabdriver@shaw.ca>

Sent: April 29, 2020 1:07 PM

To: council <council@comox.ca>

Subject: Another Cannabis Store in Comox?

Do we really need another pot store in the downtown area of Comox? Is this the kind of community that we want to live in?

We say emphatically NO!...

Tom & Sylvia Mitchell
Jane Place
Comox, BC

Town of Comox – Administration

Subject: FW: Cannabis Store

From: Judi Pedder <judipedder@shaw.ca>

Sent: April 29, 2020 2:25 PM

To: council <council@comox.ca>

Subject: Cannabis Store

I am NOT in favour of a third cannabis store in Comox.

*When came to Comox 14 yeas ago it had a delightful shopping area,
pleasing to residents and attractive to visitors.*

*It has lost much of that charm with the closing of the shoe store, kitchen store, a décor,
at least 2 gifts shops on the main street and these have sadly been replaced with service
instead: nails , teeth and dog grooming,*

NOTHING for a tourist to browse or buy.

Tourists and visitors rarely need services so Comox has lost the revenue.

Thankfully we still have 2 bookstores and a jewelery store.....

The Comox Mall, after four years of construction is a dismal place, though Dollarama is a blessing.

*And not much more.....pizza instead of a family restaurant and m
ore services.*

What was promised to be a quality family restaurant? Cannabis

*And to add to all this disappointment you ask our opinion regarding another cannabis
store to drop the attraction of Comox by the sea to an even lower level.*

We'll have to drive to Nanaimo

AND NO! MY HUSBAND AND I DO NOT WANT ANOTHER CANNABIS STORE!!!!!!

Judi Pedder

250-339-7081

See my Art Work here: www.judipedder.com

Your mind is a garden, your thoughts are the seeds

You can grow flowers, or you can grow weeds.

Town of Comox – Administration

Subject: FW: 278 Anderton Road non-medical cannabis licence

From: Sheila Rivers <sheila@coastrangecannabis.com>
Sent: April 29, 2020 3:57 PM
To: council <council@comox.ca>
Subject: 278 Anderton Road non-medical cannabis licence

Mayor and Council;

I write to respectfully oppose the proposed retail cannabis store at 278 Anderton Road.

I commend the Town for its foresight and early efforts towards building a solid foundation that supports a sustainable cannabis industry in Comox, however, to zone the corner of Anderton Road and Comox Avenue as "Outside of Downtown" is counter to those efforts. The addition of a third store bordering Comox Avenue will not provide any benefit to the residents or businesses in the area; there is not the market share in Comox to support it. The two operating cannabis stores currently meet the needs of downtown residents.

The current and future residential growth of the Northwest area of Comox holds more opportunity for a cannabis business looking to build a new customer base without eroding current market share - allowing all three businesses to prosper. Restricting the third licence to the Northwest commercial area will also give Comox residents an equal opportunity to shop for safe, legal cannabis within each neighbourhood.

Thank you for your time and consideration.

Kind regards,

Sheila Rivers



Sheila Rivers
Owner | Coast Range Cannabis
Phone: [250-218-9701](tel:250-218-9701)
coastrangecannabis.com
221C Church Street, Comox

Town of Comox – Administration

Subject: FW: proposed cannabis store

From: Brian Sellstedt <sells795@telus.net>

Sent: April 29, 2020 4:04 PM

To: council <council@comox.ca>

Subject: proposed cannabis store

I am NOT in favor of another cannabis store opening at Comox Rd and Anderton Road. Comox has two such stores already and I doubt that our aging market requires more.

Please do not allow this. There are many other retail opportunities that have yet to be addressed in Comox.

Brian Sellstedt
7- 2200 Manor Drive
Comox, BC V9M 1C4

Town of Comox – Administration

Subject: FW: proposed cannabis retailer

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

From: surfers@uniserve.com <surfers@uniserve.com>

Sent: April 29, 2020 9:37 AM

To: council <council@comox.ca>

Subject: re: proposed cannabis retailer

Dear Comox CouncilRe: application for Prime Cannabis retail store at Anderton & Comox Rd

I understand a cannabis retailer has applied to open a store on the corner of Anderton and Comox Rd

As a Comox resident, I strongly oppose this application. While I don't object to the operation of a legal and legitimate business, I question the need for yet another cannabis store when there are already two cannabis retailers in the immediate area. What will another cannabis storefront bring to our downtown that isn't already being offered by Coast Range Cannabis and City Cannabis?

Downtown Comox is quaint, family friendly and fun to explore. Many diverse and long-time store owners have worked hard to provide an array of businesses for all to enjoy — from macarons to sushi, to women's fashion, art, jewelry—and so much more. Another cannabis retailer would do nothing to enhance these wonderful offerings.

There is plenty of research about the harmful effects of cannabis on young, developing brains. The Anderton/Comox Avenue intersection is a popular route for school children. Cannabis stores popping up all around does not help parents wanting to shield their children from the proliferation of various cannabis products, especially those that seem to target young users, i.e. gummies.

Comox is a small town. To have three cannabis stores within blocks of each other is unnecessary. Let's reserve our remaining retail spaces for family-friendly amenities, shops and restaurants. Let's preserve our vibrant town brand that encourages locals and visitors alike to get out and explore the beautiful assets Comox has to offer.

addendum: I was a resident of Whistler, BC for 10 years and Squamish, BC for 15 years. I don't purport to be an expert—I'm just a

person who has seen both the benefits of careful and considered development, and the sad side-effects of rampant permits being issued for the sake of tax revenue.

Comox is a special place — please keep it special. The negative long-term effects of an additional cannabis retailer will far outweigh the short-term gain of tax money. In fact, allowing another cannabis retailer to take up residence in our downtown area may well deter present and future businesses from considering the viability of operating in such an environment.

Thank you for taking the time to consider my opinion on this matter,

Susan Butler
2088 Park Drive, Comox
604-938-3622

Town of Comox – Administration

Subject: FW: Proposed additional Cannabis retail Store in Comox

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

From: Roger & Isabel Thomas <rogersclassic7@gmail.com>
Sent: April 29, 2020 2:04 PM
To: council <council@comox.ca>
Subject: Proposed additional Cannabis retail Store in Comox

To Members of Comox Council,

Neither of us support the proposal for an additional Cannabis Retail store in Comox for the following reasons:

There are two existing Cannabis retailers in the Town.....surely this enough to support local demands.

Both of the existing stores are within, or close to, the Town centre. This should facilitate both convenient product sales and, more importantly, enable better policing.

The proposed location (namely at the intersection of Comox Avenue and Anderton Road) is a busy and potentially dangerous intersection at all times.

A historical fact shows a Convenience Store (in the 1990's) situated at that intersection as being a 'hang-out' for undesirable youth activity.

Time has moved on; the area has grown considerably and is now home to many more families.

Therefore, we believe the potential for unpopular behaviour in the area has increased significantly.

Thank you, in advance, for allowing us to voice our concern on matters that affect the livability of the Town of Comox.

Regards

Roger and Isabel Thomas

Town of Comox – Administration

Subject: FW: 278 Anderton Rd., non-medical Cannabis retail store licence.

From: Jill White <thewhites205@gmail.com>

Sent: April 29, 2020 11:45 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd., non-medical Cannabis retail store licence.

Sent from my

Date: April 27, 2020 at 7:45:30 PM PDT

To: council@comox.ca

To Comox Council;

As retirees, my wife & I moved to B.C., two years ago, to get away from the congestion of the big cities.

During the past 24 months we have certainly come to enjoyed small-town living. But we have noticed a change lately; and we Do Not Want Or See the need for another Cannabis store!!

We live a 1/2 block, from the corners of Comox & Anderton Rds. We find we can hardly walk across this intersection, before the light changes; and if this store opens, there will definitely be more traffic; which will eventually cause a possible increase of accidents. I don't care what hours they plan on opening & closing; we don't require an additional cannabis store!!!

In our small, peaceful community, we have 1 grocery store; 1 pharmacy; 1 Liquor store; "2" existing Cannabis Stores.... and several banks, doctors etc., we find that these establishments more than serve the various needs of the community.

Please... please... tell me "WHY DO WE NEED A 3RD. CANNABIS STORE.???"

I don't see the need for an additional store.....

I'm a local tax payer and resident, and request that you reconsider this application for an addition, unwanted and unneeded cannabis store; in our area!!

This decision will be closely monitored come election time.

Thanking you, in advance, for making the right decision to this matter, and reject this application.

F. White, 1912 Comox Ave., Comox. B.C.

Sent from my iPad

Town of Comox – Administration

From: Lia Pesklevits
Sent: April 30, 2020 1:11 PM
To: Town of Comox – Administration
Subject: 278 Anderton

Hi Suzanne,

Received a phone call yesterday (April 29th) from a gentleman with no access to email and limited mobility who wished to give his feedback in response to the public notice for submissions re: 278 Anderton Rd.

Mr. Bud Mooney (30 year resident of Comox) wishes to “object to the third cannabis store” (**Bud Mooney 250-339-3445**)

Thank you,

Lia Pesklevits
Executive Coordinator
Office of the Mayor and CAO

Town of Comox
1809 Beaufort Avenue
Comox, BC V9M 1R9
Telephone: 1.250.339.2202 ext. 238
Direct Line: 1.250.890.1224
Facsimile: 1.250.339.7110
Email: lpesklevits@comox.ca

We respectfully acknowledge that we live, work and play on the traditional lands of the K'omoks First Nation Gila 'kasla...Hay ch q' a'.

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

Town of Comox – Administration

Subject:

FW: 278 Anderton Rd. non-medical cannabis retail store licence

LOG: 20-203	REFER:	AGENDA: RCM 06May20
FILE: 4350-20	ACTION: MR	

RECEIVED

Apr. 30, 30

TOWN OF COMOX

From: Dave Barlow [<mailto:barlowdvd@gmail.com>]

Sent: April 30, 2020 11:09 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. non-medical cannabis retail store licence

Dear Mayor Arnott and Comox Council Members,

I am writing to voice my concern with the proposed cannabis retail store on Anderton Road.

My concern is threefold:

- Two retail outlets for non-medicinal cannabis is more than adequate for our community.
- The proposed store's potentially high visibility and long hours into the night could make it a center for gatherings when the neighbourhood would like to be sleeping.
- Most importantly, we do not need the lure of one more pot shop to draw in those most vulnerable: young people who are most susceptible to life long addictions starting with cannabis.

I realize that this is a tough choice for you. In these days of COVID restrictions, the Town is facing unprecedented fiscal challenges. I can imagine that any business that contributes to the tax base is hard to turn down. However, life will go on after COVID. The choices we make today will define and shape our Town.

Do we want to be known as the place to go for pot, especially for the after-hours partying crowd?

Thank you for your thoughtful consideration of my position.

Sincerely,
Dave Barlow
2297 McKenzie Ave
Comox

Town of Comox – Administration

Subject: FW: "278 Anderton Rd. Non-Medical Cannabis Retail Store Licence" application

From: Rossella <theseadream@gmail.com>

Date: Wednesday, April 29, 2020 at 5:10 PM

To: council <council@comox.ca>

Subject: "278 Anderton Rd. Non-Medical Cannabis Retail Store Licence" application

please note this is a duplicate message but with the required inclusions and address to Council that were omitted in my first email

Dear Mayor and Council,

I support the opening of this store at Comox Road/Anderton

My reasons are:

It will not increase traffic as was threatened in the mail-out mentioned above and nor will it invite 'undesirable elements' in the community, have a 'detrimental effect' on our house prices, or cause 'unwarranted and unwelcome' noise that will prevent children from going to sleep on school nights.

From my daily observations both current cannabis stores operate a very respectable manner of business; I have never seen or heard of unruly activity in the vicinities of these businesses. I have not noticed any traffic increase (not like the Church Street pub) and the patrons entering and exiting the current cannabis stores here are few, and quiet. I would expect the proposed store to keep up with the standards of the other two stores and I am sure they have done their homework and market analysis to ensure that opening their cannabis store will not be for naught.

Thank you.

Rossella Bradly
1825 Fir Avenue
Comox
250.898.4629

Town of Comox – Administration

Subject: FW: 278 Anderton Road non-medical cannabis retail store licence

From: Brigitte Clarke <brigitteclarke3@gmail.com>

Date: Thursday, April 30, 2020 at 8:17 AM

To: council <council@comox.ca>

Subject: 278 Anderton Road non-medical cannabis retail store licence

Dear Mayor and council,

I have read about the application for a 3rd. Retail cannabis store on Anderton Rd.

I am very concerned about the negative impact this will have on our neighborhood. I am already noticing a negative impact on noise late at night and during walks on the beach find more and more fire pits, beer cans and traces of drug use from previous night. I used to pick up the garbage, but during virus have been reluctant.

Also found stolen purse in bushes which I returned to owner. She said only cash was stolen. We all know what they need cash for.

I understand that times have changed and agree with legalized marijuana, but I am concerned about the late hours of operation proposed and the need for a 3rd. Location. Who needs to purchase drugs after 8 pm anyway?

Thank you for listening and the great job you do during these crazy times.

Sincerely,

Brigitte Clarke

2064 Beaufort Ave

Comox Bc

Town of Comox – Administration

Subject: FW: New cannabis store

From: Tony [<mailto:abullock@shaw.ca>]

Sent: April 30, 2020 10:50 AM

To: council <council@comox.ca>

Subject: New cannabis store

Council:

Please add my name to your list of people opposing yet another cannabis store in Comox. Thank you for the opportunity to have some input.

N.L. Bullock
Comox Resident

Town of Comox – Administration

Subject: FW: 278 Anderton Rd. Non-Medical Cannabis Retail Store Licence

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

From: Chuck Burdick [mailto:crbimages@gmail.com]

Sent: April 30, 2020 11:19 AM

To: council <council@comox.ca>

Subject: 278 Anderton Rd. Non-Medical Cannabis Retail Store Licence

Dear Mayor and Council,

My wife and I do not approve of the Non-Medical Cannabis Retail Store at Comox Avenue and Anderton Road. There is already a large non-medical cannabis retail store located at the downtown mall, which is just a few blocks away.

Chuck and Mary Burdick
6 - 1876 Comox Avenue
Comox, BC V9M 3M7

Regards,

Chuck and Mary Burdick

Town of Comox – Administration

Subject: FW: Cannabis Retailers in our Community - 2020

On 2020-04-30, 8:28 AM, "Dale & Jocelyn Bystrom" <djbystrom@shaw.ca> wrote:

Dear Comox Council,

In a time when we're facing unexpected and unprecedented times, a global health crisis and emotional and mental health trauma this is not the time to be adding layers of challenge in our community by adding more cannabis retailers to our community and to our neighbourhoods. We already have two close proximity with ready availability of medical cannabis for those who require it.

We would strongly urge you at this time during the global crisis and pandemic to rethink and not further the crisis by adding layers of mental health issues and layers of uncertainty in our community by considering and approving yet another retail location in our Comox community.

We strongly urge you on our behalf as our elected officials to vote NO to any further cannabis retailers in our Town of Comox.

Sincerely,
Mrs. Jocelyn Bystrom

Town of Comox – Administration

Subject: FW: Prime Cannabis

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

From: Lia Pesklevits <LPesklevits@comox.ca>
Sent: April 30, 2020 10:10 AM
To: Town of Comox – Administration <town@comox.ca>
Subject: FW: Prime Cannabis

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

From: Cara van Tol [mailto:caravantol@gmail.com]
Sent: April 30, 2020 10:09 AM
To: council <council@comox.ca>
Subject: Prime Cannabis

Hello,

I was just made aware that today you will be considering a proposal for another retail cannabis store in comox. I wanted to put my voice into those of the objections. I think that only recently being legal, 2 stores in our small town is enough. Would be nice to see what the societal impact of having these shops in our neighbourhood is longer term before opening yet another. Maybe the company could consider another location that doesn't put them in such close proximity to 2 other stores.

Hopefully You will consider these thoughts.

Thanks

Cara

Town of Comox – Administration

Subject: FW: 278 Anderton Rd non-medical cannabis retail store licence
Attachments: Comox29Apr20.pdf

From: Eric Chesterley <echesterley@aol.com>
Reply-To: Eric Chesterley <echesterley@aol.com>
Date: Thursday, April 30, 2020 at 8:18 AM
To: council <council@comox.ca>
Cc: "jameseby@me.com" <jameseby@me.com>
Subject: 278 Anderton Rd non-medical cannabis retail store licence


Mayor and council,

Please find attached a scanned copy of our submissions respecting this application, scheduled for hearing on 06 May 2020 at 5:30 P.M. Please consider this submission at the hearing.

I have also dropped off the original copy at the municipal office this morning (30 April), depositing it through the mail slot.

Eric Chesterley

ERIC K. CHESTERLEY

 P. O. Box 3698

 Courtenay, British Columbia V9N 7P1

Telephone: (250) 465.1082

Email: echesterley@aol.com

28 April 2020

Mayor and Council
Town of Comox
1809 Beaufort Avenue
Comox, British Columbia
V9M 1R9

Re: 278 Anderton Road, Non-Medical Cannabis Retail Store Licence Application

The Honourable Mayor and Council,

Through limited companies, my wife and I own an interest in two units adjacent to the Applicant's proposed site. One shares a common wall. We are opposed to this application for practical reasons:

Parking: This site has limited parking, which is already at a premium. The retail cannabis business requires high volume - a lot of small sales, with a modest margin on each sale (this store will compete against illicit sellers, who will deliver at any time, and provide doorstep delivery, and also provide a competitive price ceiling). This means a lot of people coming for short periods. We can expect more complaints from the present customers attending the existing businesses, and more "fender benders" in the parking lot.

Public Road Access: The parking lot no longer allows for exit onto Comox Avenue. There is one entry and access directly onto Anderton Road from the parking area. Both Comox Avenue and Anderton are busy roads, with a stop light at the nearby intersection defining the parking lot perimeter. Entering back onto Anderton from the parking lot can be difficult, with the back up of vehicles waiting for the light to change, and then when those vehicles have made their turn onto Comox Avenue, maneuvering between the accelerating vehicles turning onto Anderton from Comox Avenue. There is only a short distance from the parking lot entrance to the intersection. This is likely to cause future problems and

accidents, with an even greater build up of vehicles attempting to enter onto the public road and more drivers taking chances.

Sound: The steps to the second floor and the upstairs deck affording access to the upper floor are wooden. They telegraph sound as people walk up the stairs and walk by other units, to gain access to the Applicant's unit. A lot of people and continuing foot traffic becomes distracting and annoying to other occupants, and perhaps more importantly, to their customers.

Security: The product is one that, like tobacco, is small and relatively high value, and it is easily resold. It tends to attract more thefts, and requires that the exiting tenants install more security. The "after hours" nature of the proposed business hours for a part of the day may also lend itself to more vandalism, graffiti, and garbage.

Smell: If selling a "loose" product, there may be smell associated, which many people find strong and objectionable. This requires special ventilation. Perhaps the intention of the Applicant is to only sell pre-packaged, government approved product. However, this has a smaller margin, and requires even more customers, given its relatively high (comparable) price. There would be even more concern, if the customers feel that they are entitled to "light up" having purchased a product, as they walk out of the store, since they will be outside.

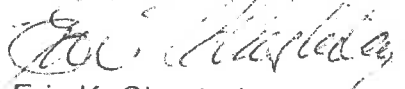
It does not appear that this proposal will benefit the public generally. The proposed location is in an existing building. Property tax revenue will show little change. Since the proposal is an expanded product line in an existing store, it would not seem to add much, if anything, to employment.

In sum, this retail Cannabis store will come at the inconvenience and expense of other existing owners and customers in the plaza, and it will fail to benefit the community. We oppose it.

Sincerely,


Lorna Sanderson

Sincerely,


Eric K. Chesterley

Town of Comox – Administration

Subject: Phone Call comments for 278 Anderton / PR 19-16

Council

I received a phone call from Eileen Collins
1927 Mcculloch Ave
250-339-3576

Mrs. Collins was unable to make it to Town hall with a letter and does not own a computer.
Her comments are that she is against the Cannabis store.
She has lived in this home for 52 years and she does not want and sort of bad ruckus happening

SUZANNE CASANOVA

TOWN OF COMOX

Clerk II, Administration Department

1809 Beaufort Avenue, Comox BC V9M 1R9

Phone: 250-339-2202 Fax: 250-339-7110

Email: town@comox.ca

Website: www.comox.ca

Town of Comox – Administration

Subject: FW: Proposed Cannabis Shop at 278 Anderton, Comox BC
Attachments: Letter to Mayor & Council Re 278 Anderton, Comox BC.pdf

From: David Coon [<mailto:dcoon3mc@gmail.com>]
Sent: April 30, 2020 10:18 AM
To: council <council@comox.ca>
Subject: Proposed Cannabis Shop at 278 Anderton, Comox BC

Good Morning,

Re: Proposed Cannabis Shop at 278 Anderton, Comox BC

Attached please find a copy of our letter regarding the above noted matter.

Regards

David

David Coon
Comox City Centre Retail Ltd.
402-1001 W Broadway
Vancouver, BC V6H 4B1
Cell: 778-847-8689
dcoon3mc@gmail.com

Comox Centre Mall Ltd.

April 29, 2020

Mayor and Council
Town of Comox
1809 Beaufort Avenue
Comox BC V9M 1R9

Via E-mail: council@comox.ca

Subject: Proposed Prime Cannabis Shop Location at 278 Anderton Road, Comox BC

On behalf of the ownership group of the Comox Centre, please accept this letter as confirmation that we have concerns supporting the application for a Cannabis Shop to be located at the above referenced location.

Firstly, we are not opposed to a third Cannabis Shop in the Comox market, however based on our retail experience, a location for example in the northwest quadrant of the market would be viable and lessen the cannibalization on the two existing cannabis shops.

Meeting all the requirements and boxes checked on the application, should only be one consideration.

The proposed location is on the peripheral of the downtown area, within a 5-10-minute drive to the two existing Cannabis Shops located on Church Street and Comox Centre. Both shops are experiencing strong sales and draw potential customers for other retailers in the core area. As well both are professionally designed and operated, reflecting the direction we want for retailers in Comox.

Our objective is to have a balanced tenant mix for the overall downtown, whether at Comox Centre or street locations. Adding a third Cannabis Shop will saturate this category.

We have all made great strides to create a new image and vibrancy with quality tenants and businesses for the Town of Comox.

Thank you for your consideration.

Sincerely,
Per: Comox Centre Mall Ltd.



David Coon, Partner

Suite 25D, 215 Port Augusta Street, Comox BC V9M 3M9

Town of Comox – Administration

Subject: FW: 278 Anderton Rd. Non-Medicinal Cannabis Retail Store Licence

From: Regina Bozerocka <rbozerocka@comox.ca>

Sent: April 30, 2020 9:33 AM

To: Shelly Russwurm: Town of Comox <russwurm@comox.ca>; Lia Pesklevits <LPesklevits@comox.ca>

Cc: Town of Comox – Administration <town@comox.ca>; Gail Andestad <andestad@comox.ca>

Subject: 278 Anderton Rd. Non-Medicinal Cannabis Retail Store Licence

From: Christine Cybulski <christineski888@gmail.com>

Sent: April 29, 2020 7:50 PM

To: Planning Dept <Planning@comox.ca>

Subject: 278 Anderton Rd. Non-Medicinal Cannabis Retail Store Licence

Dear Mayor and Council,

I am NOT in favor of having a 3rd cannabis retail outlet in downtown Comox. It would be close to residential homes/neighbourhoods and there are already 2 other cannabis retail outlets downtown. If a third outlet is desired then it should be located away from the downtown core.

Thank you for taking into consideration my opinion.

Christine Cybulski

7-2030 Wallace Ave. Comox