



## TOWN OF COMOX

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### **REGULAR COUNCIL MEETING** **AGENDA FOR WEDNESDAY JUNE 17, 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 7(1) and 7(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. 2 M139, the Jun 17, 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. 2 M139, the public will not be permitted to be in attendance. The meeting will be live-streamed on the Town's Facebook page.**

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

Call to Order: 5:30 p.m.

Adoption of the Agenda

#### 1. DELEGATIONS: NIL

#### 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 June 3, 2020, be Approved.*

#### 3. COMMITTEE REPORTS: NIL

#### 4. UNFINISHED BUSINESS:

(15) a. [Management Report - June 17, 2020](#)

*That the June 17, 2020 Management Report be received and filed for information.*

(22) b. [National Pharmacare Program - Councillor McGowan](#)

*That the 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, as included in the June 17, 2020 Regular Council Meeting agenda, be forwarded to the Honourable Patty Hajdu, Minister of Health, and all BC Municipalities.*

(24) c. [Planning Report PR 20-4: Extension of Comox Downtown Vitalization Program](#)

1. *That Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946 be adopted.*
2. *That Comox Planning Procedures Amendment Bylaw 1947 be adopted.*
3. *That Comox Building Amendment Bylaw 1952 be adopted.*



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- (35) d. [Planning Report PR 19-16 Non-Medical Cannabis Licence Application Review Prime Cannabis Corp. 278 Anderton Road](#)

*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);*
  - 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;*



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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, with a limitation of the maximum hours of operation to 9 am to 9 pm, seven days a week, in accordance with consolidated Comox Business Regulation Bylaw 1882, 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 is located at least 250 metres from other existing cannabis retail stores.*

**5. SPECIAL REPORTS: NIL****6. BYLAWS: NIL****7. NEW BUSINESS AND NOTICES OF MOTION:**

b. [Performance Review Policy for the Chief Administrative Officer](#)

*THAT Appendix 'A' attached to the Chief Administrative Officer's June 9, 2020 Report to Council, titled "Performance Review Policy for the Chief Administrative Officer" be adopted as the performance review policy for the Chief Administrative Officer for the Town of Comox.*

c. [Municipal Police Funding and Detachment Strength](#)

*THAT the Town of Comox forward a preliminary request for funding for the 2021/2022 fiscal year to the RCMP for a municipal detachment strength at 2020/2021 levels of 11.6 Full Time Equivalents.*

d. [Committee of the Whole Meetings](#)

1. *THAT the Comox Council Procedure Bylaw, 2009 be updated to replace Committee of the Whole Meetings with Strategic Planning Meetings.*
2. *THAT the scheduled September 9th, 2020 Strategic Planning Meeting be designated for a review of Council's 2020 Strategic Plan, Management Report, and Action Items list.*



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**8. CORRESPONDENCE:**

- a. [Julian Benedict - Parking Lot at Community Centre](#)

**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:****ADJOURNMENT**

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Deputy Corporate Administrator



**TOWN OF COMOX**  
**Minutes of the Regular Council Meeting,**  
**held in Council Chambers on Wednesday June 3, 2020**

**Present:** Acting Mayor K. Grant

Councillors A. Bissinger (participated electronically), S. McGowan,  
P. McKenna (participated electronically), N. Minions, M. Swift

Staff J. Wall, Chief Administrative Officer  
S. Russwurm, Corporate Officer  
C. Freundlich, Director of Finance  
M. Kamenz, Director of Development Services

**Absent:** Mayor R. Arnott

**Call to Order:**

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

**Meeting Chair**

*That Councillor Grant be appointed chair for the June 3, 2020 Regular Council Meeting.*

*(2020.170) -- CARRIED*

The Agenda was Adopted.

There were 0 members of the public in attendance.

Pursuant to section 7(1) and 7(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. 2 M139, the June 3, 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. 2 M139, the public was not permitted to be in attendance.

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**1. DELEGATIONS:**

- a. **David Frisch, Alana Mallaly and Angela Holmes (CVRD): Integrated Regional Transportation Committee - Memorandum of Understanding**

**MOU on Regional Transportation Planning**

Mr. Frisch and Ms. Mallaly presented a draft Memorandum of Understanding on Regional Transportation Planning within the Comox Valley (the MOU), and explained that its vision arose out of the work of the former Integrated Regional Transportation Select Committee and the goals and policies of the Regional Growth Strategy. They discussed the needs for the region's continued work and identified that the MOU reaffirms the cooperation of the different partners in developing inter-jurisdictional strategies and plans, while maintaining local autonomy and requiring no additional financial commitment and little staff resources.

**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 May 20, 2020, be Approved.*

*(2020.171) -- CARRIED*

**3. COMMITTEE REPORTS: NIL**

## TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

### 4. UNFINISHED BUSINESS:

#### a. Management Report - June 3, 2020

##### Management Report

*That the June 3, 2020 Management Report be received and filed for information.*

(2020.172) -- CARRIED

#### b. UBCM Poverty Reduction Strategy Grant Application - Resolution Revision

##### Regional Poverty Reduction Strategy

*That the Town of Comox provides its support for the Comox Valley Regional District to apply for, receive and manage grant funding to develop a regional poverty reduction action plan on behalf of the Town of Comox.*

(2020.173) -- CARRIED

#### c. Planning Report PR 20-3 Patio Liquor Licence Application Review Land and Sea Brewing Company 2040 Guthrie Road

##### 2040 Guthrie Road

##### 1. Be it resolved that:

*The Town of Comox Council's comments on the prescribed considerations regarding the request for an amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, the Land and Sea Brewing Company facility (Lot 2, Section 70, Comox District, Plan VIP52533) are as follows:*

##### a) The location of the establishment:

- i) *The subject property is located on Guthrie Road, an arterial in the Town's northwest commercial node. Surrounding uses include abutting multi-family residential to the south, commercial development to the west, light industrial to the east and, across Guthrie Road to the north, a mixture of commercial, light industrial and residential uses.*

##### b) The person capacity and hours of liquor service of the establishment:

- i) *The subject property is zoned C3.2 Commercial Industrial. The development is proposed under the following C3.2 permitted uses:*
  - a. *restaurant-lounges;*
  - b. *processing or packaging of food or beverage products (e.g. brewery);*
  - c. *warehousing; and*
  - d. *as an accessory use, the retail sale of beverage products produced or packaged onsite.*

*The proposed amendment of an existing Lounge Endorsement liquor licence with an indoor capacity of 72 persons to permit a 38 person capacity outdoor patio for a total of 110 persons capacity is significantly less than the Zoning Bylaw 175 seat (indoor and outdoor) maximum for brew pubs which is also an allowed use in the C3.2 zone.*

- ii) *The proposed hours of patio liquor service from 12:00 noon to 10:00 PM daily are shorter than the 11:00 PM closing of liquor service of the existing Lounge on Thursdays, Fridays and Saturdays and are the same hours as for the existing Lounge on other days of the week.*

##### c) The impact of noise on nearby residents:

## TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

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- i) *The Land and Sea Brewery occupies the ground floor of a 2 storey, commercial building and extends from the front (north) to the rear (south) wall of the building. Indoor liquor serving areas are in the centre and northern part of this area. The proposed patio on the north side of the building is largely screened by the two stories of the commercial building from the multi-family development to the south.*
- ii) *The proposed patio is separated from the abutting Multi-Family parcel to the south by at least 30 m, including a 7.5 m building setback, and an approximately 1.8 m high fence.*
- iii) *Residents in a mixed use development to the west are separated from the subject property by a commercially developed parcel and the patio area will be screened at the subject property's west lot line by a proposed 1.8 m high solid fence.*
- iv) *Residents to the north across Guthrie Road are separated by a 2 to 4 lane arterial road and other commercial development.*
- v) *No concerns were raised by the RCMP regarding this new liquor licence application.*
- d) *The 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 support:*
    - a) *growth in tourism and offer a social venue on a section of an arterial road that is primarily focused on retail, services and light industrial development; and*
    - b) *local beverage manufacturing.*
- e) *The method the Town used to gather the views of the residents:*
  - i) *A notice, as contained in Attachment 5 of the June 3, 2020 report to Mayor and Council, Planning Report PR 20-3 Patio Liquor Licence Application Review, was:*
    - a) *posted on the Town's website and Town Hall notice board;*
    - b) *published in two consecutive editions of the Comox Valley Record newspaper (May 20, 2020 and May 27, 2020); and*
    - c) *mailed or otherwise delivered to owners and tenants within 75 metres of the subject property.*
  - ii) *A sign advertising the Liquor License application was installed on the subject property.*
  - iii) *Written submissions from the public were 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.*
- f) *The Town of Comox Council recommends that the existing Lounge Endorsement of a Manufacturer's Liquor Licence for the Land and Sea Brewing Company, located at 2040 Guthrie Road in Comox be amended to permit a 38 person capacity outdoor patio on the condition of the outdoor seating being limited to the area between the north building face and the north lot line of the subject property.*

(2020.174) -- CARRIED

## TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

- c. **Planning Report PR 20-3 Patio Liquor Licence Application Review Land and Sea Brewing Company 2040 Guthrie Road**

### 2040 Guthrie Road

2. *That the Town of Comox reach out to the Land and Sea Brewing Company to encourage them to examine alternate parking arrangements and establish harmonious relations with their neighbours.*

(2020.175) -- CARRIED  
[Opposed: Councillor ABissinger]

## 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 Valley Regional District Board held on Tuesday, April 28, 2020 and  
Tuesday, May 12, 2020.*

(2020.176) -- CARRIED

## 6. BYLAWS:

- a. **Comox Business Regulation Amendment Bylaw No. 1882.04, 2020**

### Business Regulation Amendment Bylaw

*That Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 be Adopted.*

(2020.177) -- CARRIED

## 7. NEW BUSINESS AND NOTICES OF MOTION:

- a. **Motion to Reopen the Comox Recreation Facilities**

### Reopening Comox Recreation Facilities

*WHEREAS the COVID-19 pandemic has had a significant impact on the Town of Comox's ability to effectively deliver programs and services and has resulted in the closure of many Town recreation facilities;*

*AND WHEREAS the Town of Comox is committed to the health and wellbeing of its employees and the general public;*

*THEREFORE BE IT RESOLVED THAT TOWN OF COMOX recreation facilities, which were closed as a result of the COVID-19 pandemic, be reopened in alignment with recommendations, advice, and guidelines that are issued by WorkSafeBC, Island Health, the BC Centre for Disease Control, the BC Recreation and Parks Association, and the BC Ministry of Health;*

*AND FURTHER THAT any reopenings be informed by safety plans, safe work procedures, signage, and internal and external communication to promote public safety and responsible operations;*

*AND FINALLY THAT the TOWN OF COMOX remain responsive to changing conditions associated with COVID-19 such that future closures occur where required.*

(2020.178) -- CARRIED

## TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

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### b. Appointment of Acting Mayor

#### Acting Mayor

1. *THAT Councillor Ken Grant be appointed as Acting Mayor during the absence of Mayor Arnott.*

(2020.179) -- CARRIED

2. *THAT Council approves a medical leave of absence for Mayor Arnott until such a time that he is able to return to his duties.*

(2020.180) -- CARRIED

### c. Stephanie's letter

## 8. CORRESPONDENCE: NIL

## 9. LATE ITEMS: NIL

## 10. DELEGATIONS: NIL

## 11. REPORTS FROM MEMBERS OF COUNCIL:

### a. Councillor Minions

Councillor Minions advised that she attended a Vancouver Island Regional Library Board meeting.

### b. Councillor McKenna

Councillor McKenna advised that he attended a Coalition to End Homelessness meeting and a Community Justice Centre meeting.

### c. Councillor Bissinger

Councillor Bissinger mentioned that she had a conversation with a City of Courtenay Councillor regarding urban agriculture.

### d. Councillor McGowan

Councillor McGowan advised that she attended a Comox Archives and Museum Society meeting, a Food Policy Council meeting and a Food Disruption Sub-Committee meeting.

### e. Councillor Swift

Councillor Swift advised that she:

- participated in a tour of the new regional water treatment plant,
- attended a Regional District board meeting,
- attended two Emergency Operations Centre update meetings, and
- attended a Filberg Heritage Lodge and Park Association meeting.

### f. Acting Mayor Grant

Acting Mayor Grant advised that he:

- attended a Regional District board meeting,
- met with the Church Street Taphouse,
- met with the Economic Development Society, and
- participated in a tour of the new regional water treatment plant.

## 14. EXCLUDE THE PUBLIC: NIL

**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 6:24 p.m.  
Certified correct pursuant to Section 97(1)(b) of the Community Charter.

*CARRIED*

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## TOWN OF COMOX – MANAGEMENT REPORT

June 17, 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.)	Regional organics composting site in Campbell River approved by RD and feedstock commitment approved by Council. New contract with Emterra approved April 15, 2020. Plan to implement bi-weekly garbage collection in Fall 2020, including weekly collection of organics and bi-weekly collection of recyclables.
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. Letters sent to property owners advising of council decision, noting open house once COVID-19 crisis is over.
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	<p>That the Town of Comox proceed with a boundary extension proposal in the Noel, Torrence and Lazo Roads area that includes the following:</p> <ul style="list-style-type: none"> <li>• 480 Torrence Rd</li> <li>• Vacant Land</li> <li>• 456 Torrence Rd</li> <li>• Vacant Land (Lot 10)</li> <li>• 274 Torrence</li> <li>• 1310 Lazo Rd</li> <li>• Vacant Land (Lot A)</li> <li>• 1250 Lazo Rd</li> <li>• Adjacent portions of Torrence and Lazo Roads plus undeveloped south end of King Road; and further,</li> </ul> <p>That Town of Comox staff be authorized to develop, sign and submit the proposal to the Ministry of Municipal Affairs and Housing.</p>	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 italic text*.

NOTE: Shaded items will be moved to the COMPLETED section.

## TOWN OF COMOX – MANAGEMENT REPORT

June 17, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
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. Project deferred to 2021.
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 <sup>2</sup> ;	Letter sent May 24, 2019 from Mayor to CVRD chair. No update received to date.
9.	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 July 2020. Proceeding with shortlist/interviews.
10.	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	<i>COVID-19 has meant a delay advertising the new, linked (Comox - CVRD) low income recreation pass. Roll out is tentatively planned for the fall pending the</i>

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

NOTE: Shaded items will be moved to the COMPLETED section.

## TOWN OF COMOX – MANAGEMENT REPORT

June 17, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
			to Council with the operational and policy implications.	<i>opening of recreation facilities and publication of the Fall Recreation Guide.</i>
11.	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 at 695 Aspen Road and undertake necessary tenant improvements; That the Town of Comox Council authorize the expenditure of Town funds for professional services necessary to complete applications; That staff be directed to negotiate an option to purchase a commercial unit in a proposed building at 695 Aspen Rd; 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.	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 agreement with option to purchase was sent to UBCM March 24.  Initiated.  Preliminary negotiations complete. Final negotiations awaiting grant approval and zoning.
12.	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.
13.	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.	
14.	18-Mar-2020	Building Capacity - Human Resources	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.	HR Coordinator and Parks Planner/Coordinator deferred to 2021 Financial Plan.

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

NOTE: Shaded items will be moved to the COMPLETED section.

## TOWN OF COMOX – MANAGEMENT REPORT

June 17, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
15.	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.
16.	15-Apr-2020	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.	Town staff have initiated discussion with Courtenay about the possibility of taking a coordinated approach to this matter.
17.	20-May-2020	Updated Town of Comox Council Priorities Summary 2020	That a Committee of the Whole meeting be scheduled in order to discuss Council priorities in light of the COVID-19 pandemic.	Scheduled for upcoming Committee of the Whole meeting
18.	20-May-2020	Extension of Comox Downtown Vitalization	Amendment of Downtown Revitalization Tax Exemption, Building and Planning Procedures Bylaws	Consideration of adoption scheduled for June 17, 2020 RCM.

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

NOTE: Shaded items will be moved to the COMPLETED section.

## TOWN OF COMOX – MANAGEMENT REPORT

## June 17, 2020 – COMPLETED ITEMS

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	COMPLETE
1.	16-Oct-2019	Downtown Comox Business Improvement Area Bylaw	Renew the Downtown Comox Business Improvement Area	15-Apr-2020
2.	16-Oct-2019	CAO Executive Search / Strategic Planning	Hire Jerry Berry Consultants Inc. to recruit new CAO and update strategic plan	06-May-2020
3.	May-2020	Temporary Patio & Parklet Program	Create Temporary Patio & Parklet Program	20-May-2020
4.	17-Apr-2019	Electric Vehicle Charging Station - Grant Funding Opportunity	Participate in the Mid-Island EV Network project for one dual port public electric vehicle charging station.	27-May-2020
5.	18-Mar-2020	Building Capacity - Human Resources	Hire Communications/Legislative Coordinator and Land Use Planner to start June 2020. Planner 1 position filled; Communications position shortlisted.	May-2020
6.	15-Apr-2020	Chimo Gymnastics and Compass Adventure - Licences to Use	Waive 33% of the monthly Compass Adventure licence fee for April – June, 2020; waive 100% of the Chimo Gymnastics monthly licence fee April 1, 2020.	May-2020
7.	15-Apr-2020	Comox Valley Coalition to End Homelessness: 2019/2020 Funding	Provide 2019 and 2020 Town of Comox homelessness grants (\$60,000) to the Habitat for Humanity in order to continue their Lake Trail project.	May-2020

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

NOTE: Shaded items will be moved to the COMPLETED section.

**STRATEGIC PRIORITIES CHART** Updated: August 2019

**CORPORATE PRIORITIES (Council/CAO)**

<p><b>NOW</b></p> <ol style="list-style-type: none"> <li>1. <b>MACK LAING: Future</b></li> <li>2. <b>5-YEAR CAPITAL PLAN: Priorities</b></li> <li>3. <b>NE INDUSTRIAL LANDS STRATEGY: Terms of Reference</b></li> <li>4. <b>AFFORDABLE HOUSING: Current Town Actions</b></li> <li>5. <b>OFF LEASH DOG PARK: Public Consultation</b></li> </ol>	<p><b>TIMELINE</b></p> <p>May June July March [number of steps underway] March/April</p>
<p><b>NEXT</b></p> <ul style="list-style-type: none"> <li>• CLIMATE CHANGE ADAPTATION: Project</li> <li>• LONG TERM CAPITAL PLAN</li> <li>• DOWNTOWN REVITALIZATION: Zone Expansion</li> <li>• ORGANICS COLLECTION PROGRAM: Review</li> <li>• WATERFRONT WALKWAY: Options</li> <li>• CLIMATE CHANGE ADAPTATION STRATEGY</li> <li>• MARINA PARK: Phase II</li> <li>• SHORT TERM RENTAL: Policy Options</li> <li>• SHELF/SHOVEL-READY GRANT PROJECT</li> </ul>	<p><b>ADVOCACY / PARTNERSHIPS</b></p> <ul style="list-style-type: none"> <li>• Regional Organics Facility: Decision (RD)</li> <li>• NE Industrial Land Strategy (CVEDS)</li> <li>• Coalition to end Homelessness: Support</li> <li>• Climate Change Grant (FCM)</li> <li>• Regional Transit Review (RD)</li> <li>• Regional Connectivity System (RD)</li> </ul>

**OPERATIONAL STRATEGIES (CAO/Staff)**

<p><b>CHIEF ADMINISTRATIVE OFFICER</b></p> <ol style="list-style-type: none"> <li>1. MACK LAING: Future – August</li> <li>2. <b>NE INDUSTRIAL LAND STRATEGY: TOR</b> – Sept</li> <li>3. CLIMATE CHANGE ADAPTATION: Project – July</li> </ol>	<p><b>PLANNING SERVICES</b></p> <ol style="list-style-type: none"> <li>1. Subdivision Bylaw: Update - November</li> <li>2. NE Comox SWMP: Implementation - September</li> <li>3. Step Code - November</li> <li>4. Anderton Corridor Land Use: – Preliminary/Density concept Plan to consulting eng. March 2019</li> </ol>
<p><b>FINANCE</b></p> <ol style="list-style-type: none"> <li>1. Office Space: Relocations/renos - July/August</li> <li>2. <b>CAPITAL PLAN: Priorities</b> – Sept-Dec.</li> </ol> <ul style="list-style-type: none"> <li>• Payroll Software (replacement) – Aug - Dec</li> <li>• Fiber Optics - September</li> </ul>	<p><b>CORPORATE</b></p> <ol style="list-style-type: none"> <li>1. Policy Manual: October</li> <li>2. Procedure Bylaw: October</li> <li>3. Records Management - Administration: December</li> </ol>
<p><b>PARKS</b></p> <ol style="list-style-type: none"> <li>1. <b>DOG PARK: Options</b> – Public Consultation</li> <li>2. Wayfinding Project – April</li> </ol> <ul style="list-style-type: none"> <li>• Ellis Street Walkway: Replacement</li> <li>• Greenway Development: Detailed Design</li> </ul>	<p><b>PUBLIC WORKS &amp; ENGINEERING</b></p> <ol style="list-style-type: none"> <li>1. Anderton Servicing Plan – 75% complete [water/sanitary and storm]. Construction ready spring 2020</li> </ol> <ul style="list-style-type: none"> <li>• Foreshore Sanitary Replacement</li> <li>• Transportation Plan: Update</li> </ul>
<p><b>FIRE</b></p> <ol style="list-style-type: none"> <li>1. POC / Volunteer Retention: Review – FT Assistant hired – July</li> <li>2. Full Time Staff: Review - March</li> <li>3. Service Level Review – September</li> </ol>	<p><b>RECREATION</b></p> <ol style="list-style-type: none"> <li>1. Site Master Plan: 1st draft - June</li> <li>2. Programmer Hours: Review – add 5 hrs. approved</li> </ol> <ul style="list-style-type: none"> <li>• Fitness Studio: Capital Equipment - ongoing</li> <li>• Regional Recreation Initiative – discussions in progress</li> </ul>

<b>Date</b>	<b>Action Items</b>	<b>Status</b>
20-May-20	Strategic Plan & Management Report	June 17, 2020
20-May-20	Develop a communications plan for garbage pick up system change.	TBD
20-May-20	Confirm with Emterra options for weekly/bi-weekly recycling pick up when this switch happens (meeting scheduled with Emterra Friday May 29)	Report for Council July.
03-Jun-20	Forward Integrated Regional Transportation Committee Memorandum Of Understanding to future meeting	Waiting on CVRD to provide updated draft.
03-Jun-20	Proceed to open recreation facilities when safety plans are in place	Target June 24th.
<b>Date</b>	<b>Completed Items</b>	<b>Status</b>
20-May-20	Move forward with onsite dining and amendments to the Parklet program.	Complete: 20-May-2020
20-May-20	Change the Strategic Plan to reflect bullet points and not a numerical ordering.	Complete: 22-May-2020
20-May-20	National AccessAbility Week Proclamation (May 31 – Jun 6)	Complete: 01-Jun-2020
20-May-20	Administration to liaise with the Liquor and Cannabis Regulation Branch and Courtenay Staff on our program and to advocate for outdoor liquor approvals.	Complete
20-May-20	Inform CVEDS and CVRD of appointment of Mayor Arnott to CV Economic Task Force	Complete 05-Jun-2020
03-Jun-20	Publish press release regarding Mayor Arnott's approved medical leave and appointment of Acting Mayor Grant.	Complete 04-Jun-2020
03-Jun-20	Forward support for UBCM poverty reduction grant to CVRD	Complete 05-Jun-2020
03-Jun-20	Forward positive comments on Land and Sea liquor application to LCRB	Complete 09-Jun-2020
03-Jun-20	Send a letter to Land and Sea requesting they undertake further attempts to resolve their parking situation and build a harmonious relationship with their neighbours	Complete 10-Jun-2020



# TOWN OF COMOX

OFFICE OF THE MAYOR

June 2, 2020

With the economy in crisis because of COVID-19, now is the time for the federal government to fulfill its promise to implement a universal, public national pharmacare program. The need for pharmacare has never been starker.

Rapid implementation of a universal pharmacare system could support Canadian households, businesses, and municipalities and avoid needless suffering.

Prior to COVID-19, Canada's patchwork of private and public drug plans left [1 in 5 Canadians with little or no prescription drug coverage](#). Canadians were already three times more likely to [skip prescriptions because they could not afford them](#) than residents of comparable countries with universal pharmacare systems, like the United Kingdom. COVID-19 will make this worse.

[Over 3 million Canadians have lost their jobs](#) because of the COVID-19 pandemic and 2.5 million more are working less than half of their usual hours. All 5.5 million of these Canadians now have less income to pay for medicines that they or their family members need. Those who were fortunate enough to have had work-related health insurance may lose that too.

Even before COVID-19, [thousands of Canadians already ended up in hospital](#) and [hundreds of Canadians died](#) every year as a result of their inability to afford the medicines they need. More will do so as a result of their reduced incomes and loss of drug coverage – right at a time when we need Canadians to avoid hospitals as much as possible.

Canada's patchwork of private and public drug plans is not just letting patients down, it is also costing far more than a universal pharmacare system would. Canada spends at [least 50% more per person on pharmaceuticals](#) than countries with universal, single-payer pharmacare systems. Other countries spend less because they use their nation-wide purchasing power of to negotiate [lower prices for brand name and generic drugs](#).

The inefficiency in Canada's system is placing a heavy financial burden on Canadian households and employers. Local governments are among those bearing this burden. In 2015, Canada's local governments spent an [estimated \\$500 million](#) to provide private drug coverage for our public sector employees. The costs of these plans have increased dramatically since, driven by increased availability and use of [high-cost medicines](#), the costs of which are very difficult for individual employers to manage.

Having multiple drug plans operating in every province – including multiple private plans for public sector employees – needlessly duplicates administrative costs and reduces Canada's power to effectively manage prices. Wasteful spending on these drug plans has long diverted resources from services that Canadians need from local governments. Now, with reduced local government revenues

*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'*

stemming from the COVID-19 mitigation efforts, the cost of these plans are an even greater problem across the country.

It is therefore time for the federal government to implement the long-promised universal, comprehensive, public pharmacare plan. Since the 1960s, five separate national commissions have recommended that medically necessary prescription drugs be included in Canada's universal, public health insurance system. Just last year, Trudeau's [Advisory Council on the Implementation of National Pharmacare](#) produced an evidence-based and practical implementation plan that would begin this year.

The creation of a universal pharmacare plan was in the [Liberal platform](#), in mandate letters for the [minister of health](#) and [deputy prime minister](#), and a top of the priority of the [NDP](#), whose support is critical in this minority parliament.

COVID-19 has made the case for implementing universal even stronger.

The federal government has the opportunity right now to provide an immediate \$3.5 billion for universal, public coverage of between 100 and 200 medicines of greatest importance to the health of the Canadian population. This would [improve access to essential treatments](#) when Canadians most need it while, according to the governments' own estimates, save Canadian households and employers [billions of dollars more than it cost government to run](#).

We ask municipalities to join us in requesting that the federal government follow through with their Advisory Council's recommendations and move forward with implementing this program.

Yours truly,

Russ Arnott, Mayor  
Town of Comox

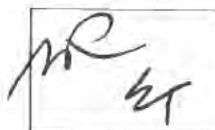
*Copies: Honourable Patty Hajdu, Minister of Health  
BC Municipalities*

Special thanks to:  
Professor Steve Morgan, UBC  
Melanie Benard, Canadian Health Coalition  
Oxana Genina, Canadian Federation of Nurses Unions



## TOWN OF COMOX PLANNING REPORT

TO:	JORDAN WALL, CHIEF ADMINISTRATIVE OFFICER
FROM:	MARVIN KAMENZ, DIRECTOR OF DEVELOPMENT SERVICES REGINA BOZEROCKA, PLANNER I ELLIOT TURNBULL, PLANNING TECHNICIAN
SUBJECT:	PLANNING REPORT PR 20-4 EXTENSION OF COMOX DOWNTOWN VITALIZATION PROGRAM
DATE:	RCM JUNE 17, 2020 ADOPTION REPORT

  
Submitted by

  
Concurrence

  
Approval

### Planner's recommendation:

1. That Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946 be adopted (**Attachment 1**);
2. That Comox Planning Procedures Amendment Bylaw 1947 be adopted (**Attachment 2**); and
3. That Comox Building Amendment Bylaw 1952 be adopted (**Attachment 3**).

### Proposal:

The proposal is to extend the Comox Downtown Vitalization Program, including the Downtown Revitalization Tax Exemption component for another year, up to July 1, 2021.

### Background:

The Program's intent is to provide incentives to encourage mixed-use commercial and residential development within Downtown, to support and increase the Town's economic, social and environmental vitality.

PR 20-4  
**EXTENSION OF COMOX DOWNTOWN VITALIZATION PROGRAM**

**JUNE 17, 2020**

In accordance with Section 227 Notice of permissive tax exemptions of *the Community Charter*, notification of Council's intent to consider the adoption of Bylaw 1946 at the June 17, 2020 Regular Council Meeting, was placed on the Town's website, bulletin board and published in the local newspaper on June 3 and 10, 2020.

Submissions received prior to 12:00 pm on June 16, 2020 will be distributed to Council.

MK/RB/ET

Attachments: 3

PR 20-4  
EXTENSION OF COMOX DOWNTOWN VITALIZATION PROGRAM

JUNE 17, 2020

ATTACHMENT 1

COMOX DOWNTOWN REVITALIZATION TAX EXEMPTION AMENDMENT BYLAW 1946

**TOWN OF COMOX**  
**BYLAW 1946**  
**A BYLAW TO AMEND A REVITALIZATION**  
**TAX EXEMPTION PROGRAM**

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**WHEREAS** Council may, by bylaw, amend a revitalization tax exemption program;

**AND WHEREAS** Council wishes to amend the revitalization tax exemption program for residential revitalization in the Comox Downtown lands;

**AND WHEREAS** Council has adopted a Financial Plan Bylaw and has the authority under the provisions of the *Community Charter* to amend the Financial Plan Bylaw;

**AND WHEREAS** Council has considered this Bylaw in conjunction with the objectives and policies set out in section 165(3.1)(c) of the *Community Charter* in the Town of Comox Financial Plan Bylaw, 2020;

**AND WHEREAS** the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and Council has given this notice;

**AND WHEREAS** the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after Council has considered the bylaw in conjunction with the objectives and policies of its financial plan under Section 165(3.1), and Council has considered this bylaw in that regard;

**NOW THEREFORE**, in open meeting assembled, Council of the Town of Comox **ENACTS AS FOLLOWS:**

**1. Title**

This Bylaw may be cited for all purposes as "Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946".

**2. Amendments**

Comox Downtown Revitalization Tax Exemption Bylaw 1784 is hereby amended as follows:

- (1) By deleting Section 10 in its entirety;
- (2) By adding the following text as Section 10:

After October 31, 2025 no further Tax Exemption Certificates will be issued under this bylaw.

- (3) By deleting Section 12 in its entirety;
- (4) By adding the following text as Section 12:

Each Agreement shall require that an Owner of a Project meet the following construction requirements:

- (a) The completed application for the rezoning or development permit for the Project, if required for the Project, must be submitted no later than July 1<sup>st</sup>, 2021.
- (b) Project construction must commence on or before the one-year anniversary of the earlier of the date of adoption of the rezoning bylaw, or development permit issuance for the Project; and
- (c) An occupancy permit for the Project and the Tax Exemption Certificate for the Project must be issued on the earliest of the fourth anniversary of the development approval, or before October 31, 2025.

An Agreement may include any additional terms and conditions deemed necessary by the Treasurer, in his or her sole discretion, acting reasonably.

- (5) Comox Downtown Revitalization Tax Exemption Bylaw 1784 is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering, and order of the sections of this bylaw.

### 3. Adoption

- (1) Read a First, Second and Third Time this 20<sup>th</sup> day of May, 2020
- (2) Notice of this Bylaw has been given in accordance with Section 227 of the *Community Charter* on these 3<sup>rd</sup> and 10<sup>th</sup> days of June, 2020
- (3) Finally Passed and Adopted this day of, 2020

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Mayor

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Corporate Officer

PR 20-4  
EXTENSION OF COMOX DOWNTOWN VITALIZATION PROGRAM

JUNE 17, 2020

ATTACHMENT 2

COMOX PLANNING PROCEDURES AMENDMENT BYLAW 1947

## TOWN OF COMOX

### BYLAW 1947

#### A BYLAW TO AMEND COMOX PLANNING PROCEDURES BYLAW 1780

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WHEREAS Council has adopted a Planning Procedures Bylaw; and

WHEREAS Council has the authority under the provisions of the *Local Government Act* to amend the Planning Procedures Bylaw;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

#### 1. Title

This bylaw may be cited as "Comox Planning Procedures Amendment Bylaw 1947".

#### 2. Interpretation

- (1) A reference in this bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised, consolidated or replaced from time to time; and
- (2) A reference in this bylaw to any bylaw, policy or form of the Town of Comox is a reference to the bylaw, policy or form as amended, revised, consolidated or replaced from time to time.

#### 3. Amendments

Comox Planning Procedures Bylaw 1780 is hereby amended by:

- (1) Deleting Section 7 Application Fees subsection (3) in its entirety;
- (2) Adding as Section 7 Application Fees subsection (3) the following text:

In the case of Applications for new buildings of 3 or more stories in height located within the area shown shaded on the map in Schedule "D" of this bylaw, 50% of an Application fee paid under this bylaw shall be refunded, subject to the issuance by the Town of a Building Occupancy Permit in relation to the Application on the earlier of the fourth anniversary of the development approval, or October 31, 2025.

- (3) Comox Planning Procedures Bylaw 1780 is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering, and order of the sections of the bylaw.

**4. Adoption**

GIVEN FIRST, SECOND AND THIRD readings this 20<sup>th</sup> day of May, 2020

ADOPTED by the Council this day of , 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

PR 20-4  
**EXTENSION OF COMOX DOWNTOWN VITALIZATION PROGRAM**

**JUNE 17, 2020**

**ATTACHMENT 3**

**COMOX BUILDING AMENDMENT BYLAW 1952**

## TOWN OF COMOX

### BYLAW 1952

#### A BYLAW TO AMEND TOWN OF COMOX BUILDING BYLAW 1472

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WHEREAS Council has adopted a Building Bylaw and has the authority under the provisions of the *Community Charter* to amend the Building Bylaw;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

#### 1. Title

This Bylaw may be cited for all purposes as "Comox Building Amendment Bylaw 1952".

#### 2. Amendments

Comox Building Bylaw 1472, Schedule 1, Scale of Fees, is hereby amended by replacing Section A.2. Permit Fee with the following text:

- |      |   |         |
|------|---|---------|
| (a)  | permit fee for accessory buildings <10 m <sup>2</sup>   | \$35.00 |
| (b)  | except for accessory buildings < 10m <sup>2</sup> and Private swimming pools the fee is   |         |
| i)   | a minimum of  | \$75.00 |
| ii)  | for each \$1,000 of value of construction, or fraction thereof, up to \$100,000   | \$7.50  |
| iii) | for each additional \$1,000 of value of construction, or fraction thereof, over \$100,000   | \$5.50  |
| (c)  | In the case of a factory built building certified by Canadian Standards Association the fee shall be 50% of that specified in Section A.2(b). |         |

(d) In the case of buildings located within the area shown shaded in Schedule 3 of this Bylaw, excluding alteration, reconstruction, demolition, removal, relocation or change of occupancy:

- i) 50% of that specified in Section A.2(b) for buildings of 4 storeys or more; and
- ii) 80% of that specified in Section A.2(b) for buildings of 3 storeys.

**3. Adoption**

(1) READ A FIRST, SECOND and THIRD time this 20<sup>th</sup> day of May, 2020

(2) ADOPTED this \_\_\_\_\_ day of , 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



# TOWN OF COMOX PLANNING REPORT

<b>TO:</b>	JORDAN WALL, CHIEF ADMINISTRATIVE OFFICER
<b>FROM:</b>	MARVIN KAMENZ, MUNICIPAL PLANNER GAIL ANDESTAD, PLANNER II
<b>SUBJECT:</b>	PLANNING REPORT PR 19-16 NON-MEDICAL CANNABIS LICENCE APPLICATION REVIEW PRIME CANNABIS CORP. 278 ANDERTON ROAD
<b>DATE:</b>	JUNE 17, 2020 RCM

Submitted by

Concurrence

Approval

**Council Resolution:**

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.

S:\00 Council Agenda Development\03 Final Reports For Agenda Inclusion\20200716 June 17th Regular Meeting\Prime Cannabis LCRB Comment\3-RCM 17 Jun 2020-Cannabis Licence Issue Consideration.docx U:\Dev App\2019\PR\PR 19-16 Cannabis Retail Licence Review - 278 Anderton Rd\10-Report\3-RCM 17 Jun 2020-Cannabis Licence Issue Consideration.docx

- 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);
      - 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, with a limitation of the maximum hours of operation to 9 am to 9 pm, seven days a week, in accordance with consolidated *Comox Business Regulation Bylaw 1882*, 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 is located at least 250 metres from other existing cannabis retail stores.<sup>1</sup>

### **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:

- 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 in response to the public notification.

At the June 3, 2020 Regular Council Meeting, Council adopted Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 which restricts recreational cannabis retail store hours of operation in relation to proximity to residential development.

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<sup>1</sup> This resolution is formatted to respond to the LCRB regulatory criteria for local government comment on a proposed Non-medical Cannabis Retail Store licence.

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 than minor modifications to an exterior door and additional signage<sup>2</sup>, neither of 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.

<sup>2</sup> Signage requires a Sign Permit which is processed separately from this Non-Medical Cannabis Retail Store Licence review application.

The intent of the business license regulations is to restrict the promotion of cannabis and address compatibility with surrounding commercial and residential uses. Key components of these regulations include:

**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.

**C. Hours Specific to Recreational Cannabis Retail Stores:**

- › for Recreational Cannabis Retail Stores where Residential Land is less than 50 metres from the outside of the perimeter walls of the Recreational Cannabis Retail Store, between the hours of 9:00 a.m. and 9:00 p.m. each day; and
- › for all other Recreational Cannabis Retail Stores, between the hours of 10:00 a.m. and 10:00 p.m. each day.

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 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.

	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

## GOVERNANCE CONSIDERATIONS

*Q: The proposed hours for Prime Cannabis are outside of our current bylaw permissions. If we recommend approval to the LCRB will Prime Cannabis be able to operate at their proposed times?*

A: No, they will be required to operate as per our bylaws unless we were to amend the regulations or provide a variance.

*Q: Will any other Cannabis shop locations be permitted if the Prime Cannabis application is approved by the LCRB?*

A: No, not unless Council were to amend Business Regulation Bylaw No. 1882, 2018. It was likely the intent of Council, with the geographical restrictions on 2 retailers in the downtown, to encourage the 3<sup>rd</sup> Cannabis store in the community to be located in a different section of town. Although not in the downtown, the proposed location is adjacent to it.

## MK/GA

### Attachments:

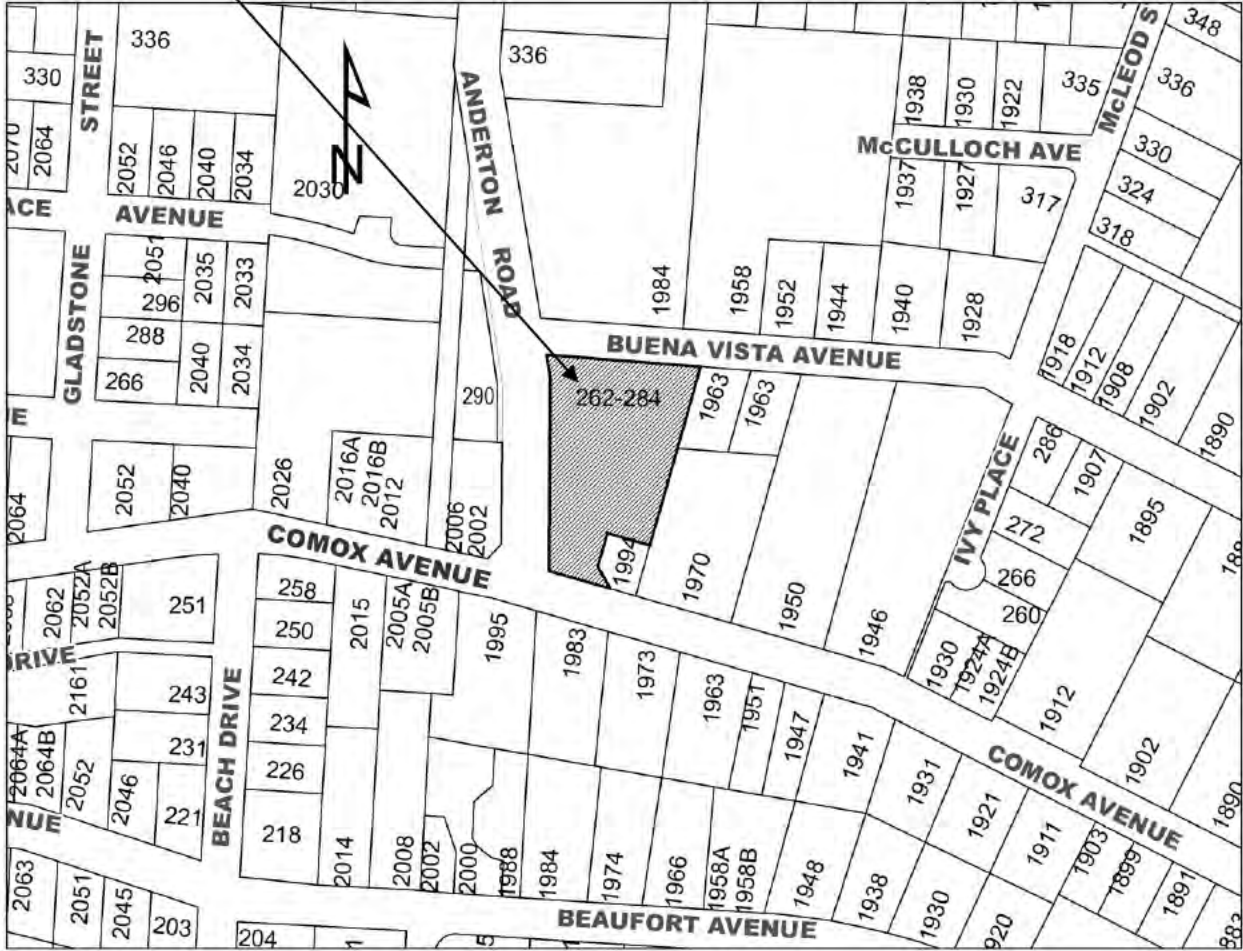
1. Application Summary
2. Information provided by LCRB on the proposed Non-Medical Cannabis Retail Store Licence application
3. Information submitted by the Applicant in regard to the Town's Cannabis License Review Application
4. Notice of Opportunity to Comment on the Non-Medical Cannabis Retail Store Licence Application
5. Application Process Steps
6. Copies of Written Submissions from the Public

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

**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](mailto: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 [moh786@gmail.com](mailto:moh786@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 Tye Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/cannabisregulationandlicensing](http://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](mailto: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

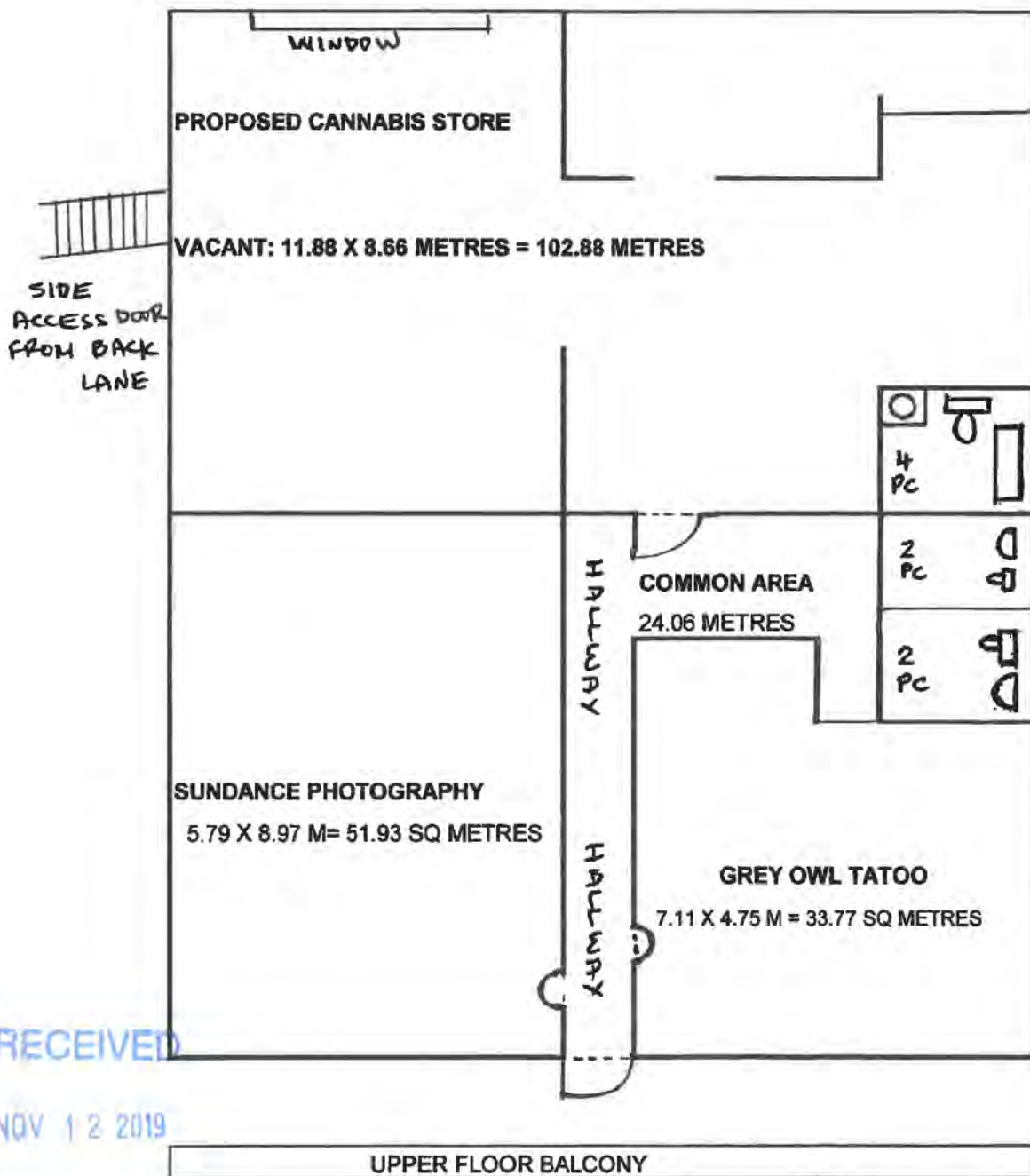
SITE PLAN 1 - CURRENT

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](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](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](mailto: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

Website:  
[www.gov.bc.ca/cannabisregulationandlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

Phone: 250 952-5787  
Facsimile: 250 952-7066

**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 m<sup>2</sup> in gross floor area
- (h) The proposed store is **111.87 m<sup>2</sup>** 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 = 1.24m<sup>2</sup>)

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)**

16/09/2019

Frontage of 278 Anderton Road - (Strata Lot 9)

12.09 metres

2.43m x 0.51m =

(1.24m<sup>2</sup>)

seadance PHOTOGRAPHY

PRIME CANNABIS

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

PRIME CANNABIS CORP.- Non Medical Retail Cannabis Store

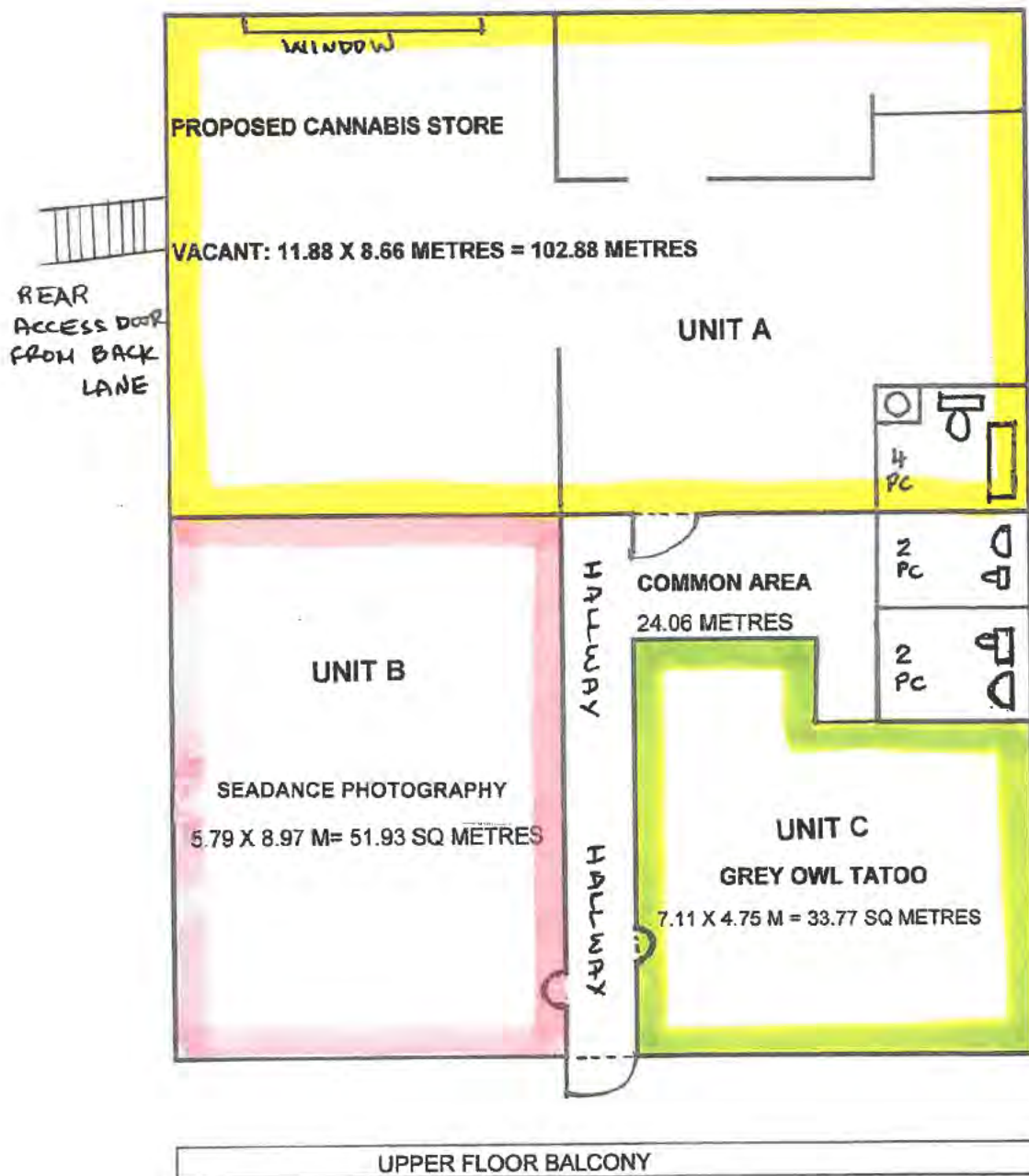
SITE PLAN 1 - CURRENT

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

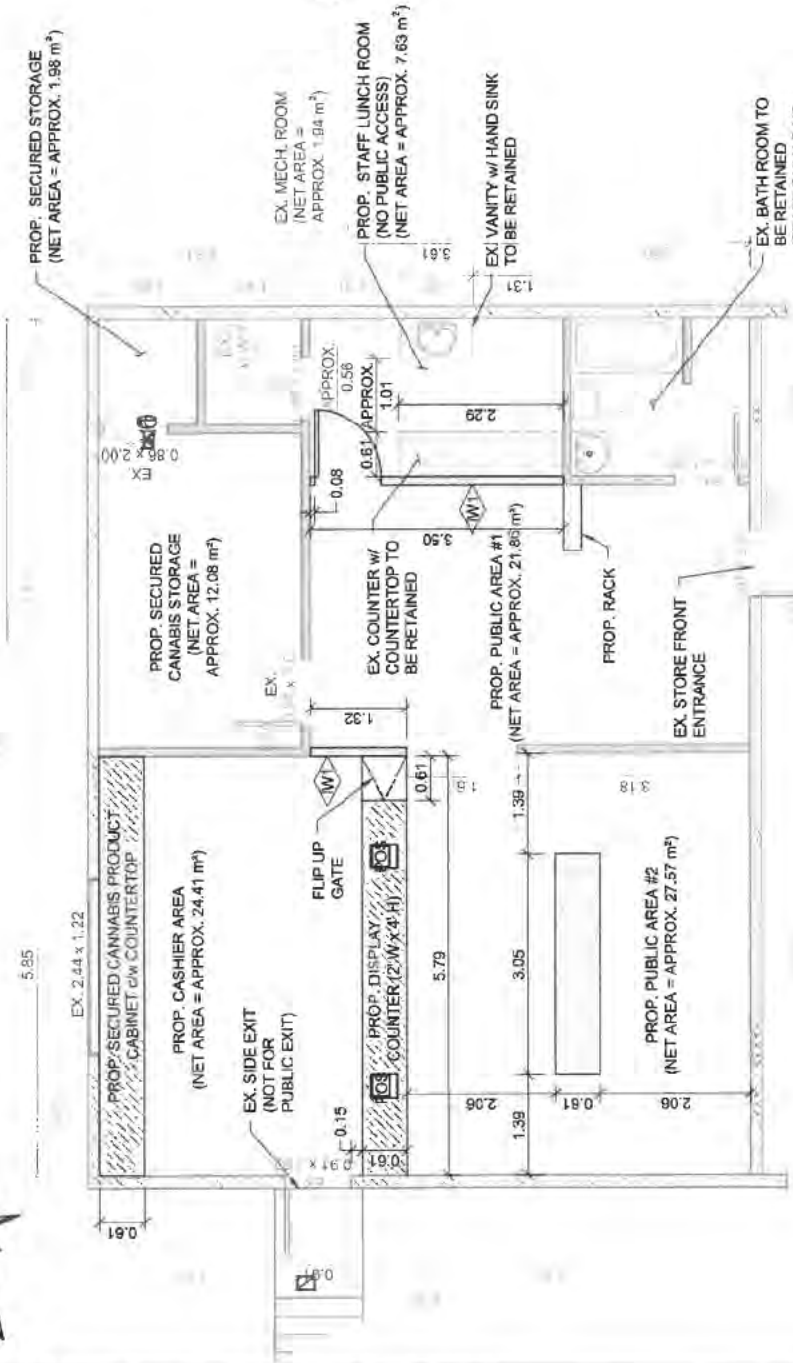
**BUILDING:**  
 TWO STOREY WOOD FRAMED BUILDING

**NOTES:**

- 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.
- 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.
- 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. 2x4 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 INTERIOR PARTITION WALL ASSEMBLY DETAILS**

MARK	DESCRIPTION OF REVISIONS	DATE
Δ		
Δ		
Δ	ISSUED FOR PERMIT	NOV. 17, 2019

**LIANG ENGINEERING LTD.**  
 ARCHITECTURAL & STRUCTURAL COMMERCIAL & RESIDENTIAL  
 Tel: 778-895-0948 / 804-700-3880  
 Email: liang.engineering.ablg@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	SL	CHECKED BY	FX
DRAWING NO.	A02	DATE	NOVEMBER 17, 2019
UNIT	M	SCALE	1:100
		SHEET	2 OF 2
		SIZE	8.5" X 11"
		REV	0

LIANG ENGINEERING LTD. has obtained all courses necessary to be eligible to be a professional engineer in the province of British Columbia. However, in view of the potential for human error, the firm does not warrant the accuracy of the information contained in this drawing. The information contained in this drawing is for the use of the client only and is not intended to be used for any other purpose. The firm is not responsible for any errors or omissions in this drawing. The client is responsible for obtaining all necessary permits and approvals for the project. The firm is not responsible for any errors or omissions in this drawing. The client is responsible for obtaining all necessary permits and approvals for the project.

**PROPOSED CANNABIS STORE FLOOR PLAN (ON 2ND FLOOR)**  
 (PROPOSED FLOOR GROSS AREA = APPROX. 111.87 m²)  
 SCALE: 1 = 100

**RECEIVED**

NOV 18 2019

TOWN OF COMOX

**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 ANDERSON 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  
Hosburger  
Land Surveyors
- 10. 264 ANDERTON RD  
Comox Physiotherapy
- 11. S. Photo
- 12. Gray Tattoo
- 13. 278 ANDERTON RD  
PROPOSED  
CANNABIS STORE
- 14. 282 ANDERTON RD  
John R Gordon; Chiro  
Chiropractor
- 15. 278 ANDERTON RD  
Green Party Office
- 16. 1994 Comox Ave  
Eby's Business  
Services Ltd.

**MEASUREMENTS**  
 \*Distance between stalls\* In Meters  
 <Lane in front of Plaza>  
 Parking Stalls = 2.74 x 5.48  
 (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


**More information**  
The February 19, 2020 Planning Report PR 19-16 on this Non-Medical Cannabis Retail Store Licence application is available for viewing online at <https://comox.ca/modx/assets/pdfs/minutes%20and%20agendas/2020Agendas/2020-02Feb19-RCM%20Agenda.pdf> . Email [planning@comox.ca](mailto:planning@comox.ca) for more information.

**We're listening**  
**Please submit your written comments by 12:00 pm (noon)**  
**April 30, 2020**

M. Kamenz, Director of Development Services

**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. Bring forward a Planning Report seeking Council's resolution providing recommendation on Licence Application Review PR 19-16 addressing LCRB regulatory criteria.
2. Submission of Council Resolution to the LCRB General Manager.

**ATTACHMENT 6**

**WRITTEN SUBMISSIONS**

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

**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

**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.

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

**TOWN OF COMOX**

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

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

**Town of Comox – Administration**

**RECEIVED**

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

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 live right 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 only 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 affect 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

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

**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**

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

Apr. 22, 2020

PLEASE REJECT IT !!

**TOWN OF COMOX**

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

O - Cfile 4350-20 / PR 19-16  
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**Town of Comox – Administration**

**Subject:**

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

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

**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

O - Cfile 4350-20 / PR 191-16  
Copies - Council  
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**Town of Comox – Administration**

**Subject:** FW: Licence Application # PR19 -16

**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	

**RECEIVED**  
Apr. 23, 2020  
**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  
☎

O - Cfile 4350-20 / PR 19-16  
 Copies - Council  
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**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

O - Cfile 4350-20 / PR 19-16  
Copies - Council  
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**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 06May20
FILE: 4350-20/P	ACTION: MR	

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  
 Copies - Council  
 - AK / MK / Lia

**RECEIVED**

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

O - Cfile 4350-20 / PR 19-16  
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**Town of Comox – Administration**

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

**RECEIVED**

Apr. 23, 2020

**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

**TOWN OF COMOX**

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

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](mailto:council@comox.ca) before NOON, THURSDAY, APRIL 30th.

Yours for a safe neighbourhood.

RECEIVED

APR 27 2020

TOWN OF COMOX

4/28/2020

Fw: Ref. Retail cannabis store

Send Attach Discard ...



To

Cc

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Copies - Council  
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Fw: Ref. Retail cannabis store

**RECEIVED**

Apr. 27, 2020

**TOWN OF COMOX**

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

**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



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**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:
FILE: 4350-20	ACTION: MR	RCM 6May20

**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

4/28/2020

Fw: Drugs

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To

Cc

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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

Send

Discard



4/28/2020

Fw: RE- Application for Cannabis store Prime Cannabis

Send Attach Discard ...



To

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RECEIVED

Apr. 27, 2020

Fw: RE- Application for Cannabis store Prime Cannabis

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

Send

Discard



4/28/2020

Fw: Cannabis shop number Three!

Send Attach Discard ...

X

O - Cfile 4350-20 / PR 19-16  
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To

Cc

**RECEIVED**

Apr. 27, 2020

**TOWN OF COMOX**

Fw: Cannabis shop number Three!

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

From: Janet Bond [mailto:[jbond@telus.net](mailto:jbond@telus.net)]  
 Sent: April 27, 2020 12:36 PM  
 To: council <[council@comox.ca](mailto: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 vibrant 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



Discard



4/28/2020

Fw: opinion regarding new cannabis store to open

Send Attach Discard ...



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Cc

Fw: opinion regarding new cannabis store to open

RECEIVED

Apr. 27, 2020

TOWN OF COMOX

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

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

To Whom it May Concern:

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



Discard



4/28/2020

Fw: Cannabis store

Send Attach Discard ...



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RECEIVED

Apr. 27, 2020

Fw: Cannabis store

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



Discard



4/28/2020

Fw: Prime Cannabis application

Send Attach Discard ...



To

Cc

O - Cfile 4350-20 / PR 19-16  
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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: RCM 06May20
FILE: 4350-20	ACTION: MR	

**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

Reply

Discard



4/28/2020

Fw: Cannabis Store

Send Attach Discard ...



To

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Fw: Cannabis Store

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

From: Christina Copland <cacopland@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	

**RECEIVED**

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



Discard



4/28/2020

Fw: Town Council - Cannabis store application

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To

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**RECEIVED**

Apr. 27, 2020

Fw: Town Council - Cannabis store application

**TOWN OF COMOX**

-----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

LOG: <b>20-169</b>	REFER:	AGENDA: <b>RCM</b>
FILE: <b>4350-20</b>	ACTION: <b>MR</b>	<b>06May20</b>

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



Discard



Draft saved at 11:00 PM

**Town of Comox – Administration**

---

**Subject:** FW: cannabis store  
 O - Cfile 4350-20 / PR 19-16  
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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 O - Cfile 4350-20 / PR 19-16  
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**RECEIVED**

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: RCM 06May20
FILE: 4350-20	ACTION: MR	

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

4/28/2020

Fw: Prime Canada

Send Attach Discard ...



To

Cc

O - Cfile 4350-20 / PR 19-16  
Copies - Council  
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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: RCM
FILE: 4350-20	ACTION: MR	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

Send

Discard



4/28/2020

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

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

To

Cc

**RECEIVED**

Apr. 28, 2020

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

**TOWN OF COMOX**

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

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

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



Discard



O - Cfile 4350-20 / PR 19-16  
 Copies - council  
 - AK / MK / Lia

**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*

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

**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](mailto:galbraithkrista1@gmail.com)>

**Sent:** April 28, 2020 11:05 PM

**To:** Planning Dept <[Planning@comox.ca](mailto: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

4/28/2020

FW: May 6th meeting comment Re; Prime Cannabis

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

O - Cfile 4350-20 / PR 19-16  
 Copies - Council  
 -Ak / MK / Lia

**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

**RECEIVED**

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:
FILE: 4350-20	ACTION: MR	RCM 06May20

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.

4/28/2020

Fw: Cannabis store new

Send Attach Discard ...



To

Cc

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

Fw: Cannabis store new

RECEIVED

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

Send

Discard



4/28/2020

Fw: Cannabis retail outlet

Send Attach Discard ...

X

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

Cc

RECEIVED

Apr. 27, 2020

Fw: Cannabis retail outlet

TOWN OF COMOX

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

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

Reply

Discard



4/28/2020

Fw: Prime Cannabis

Send Attach Discard ...



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

Cc

RECEIVED

Apr. 27, 2020

Fw: Prime Cannabis

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

Send Discard Attach [dropdown] [refresh]

0 CF file 4350-20/PR 19-16  
 Copies - Council  
 A/R MK/Lia Comat April 28 - 2020

RECEIVED

APR 28 2020

TOWN OF COMOX

To Comat Council  
 We do not want any more  
 Cannabis here in Comat.

Saltney Nichol & Sarah Nichol  
 76 Orchard Park Dr

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

O - Cfile 4350-20 / PR-16-16  
 Copies - council  
 - AK/MK/Lia

**Town of Comox – Administration**

**Subject:** FW: Prime Cannabis application

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

**RECEIVED**

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

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**Subject:** FW: Prime Cannabis

**From:** Denis Benard <[denis.benard@hotmail.com](mailto:denis.benard@hotmail.com)>

**Sent:** April 29, 2020 10:10 AM

**To:** council <[council@comox.ca](mailto: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**

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

**From:** Grace Boyle <[gboylecomox@gmail.com](mailto:gboylecomox@gmail.com)>

**Sent:** April 29, 2020 10:32 AM

**To:** council <[council@comox.ca](mailto: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**

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

**From:** susan brugger <[sbrugger@shaw.ca](mailto:sbrugger@shaw.ca)>

**Sent:** April 29, 2020 3:06 PM

**To:** council <[council@comox.ca](mailto: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**

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**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

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

**From:** Richard Clarke <[137clarke@gmail.com](mailto:137clarke@gmail.com)>

**Sent:** April 29, 2020 11:34 AM

**To:** council <[council@comox.ca](mailto: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

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**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

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**Subject:** FW: Opening application of another cannabis store

**From:** frank fox <[rffox@shaw.ca](mailto:rffox@shaw.ca)>

**Sent:** April 29, 2020 1:41 PM

**To:** council <[council@comox.ca](mailto: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**

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**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

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**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

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

**From:** Shannon Lawrence <[Shannon@comoxphysio.com](mailto:Shannon@comoxphysio.com)>  
**Sent:** April 29, 2020 12:57 PM  
**To:** council <[council@comox.ca](mailto: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](http://www.comoxphysio.com)  
[shannon@comoxphysio.com](mailto:shannon@comoxphysio.com)



## COMOX PHYSIOTHERAPY CLINIC

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.

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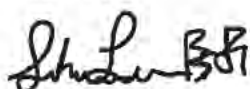
Secondly, I am concerned about the possibility of cannabis consumption in the alley behind the building. The proposed cannabis retail store has a side exit down a stairway to the back lane. We have experienced in the past – employees of other strata units standing in the back lane and smoking tobacco 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](http://www.comoxphysio.com)

## Town of Comox – Administration

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

**From:** Shirely Linton <[curlyshirley7@shaw.ca](mailto:curlyshirley7@shaw.ca)>

**Sent:** April 29, 2020 11:36 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Cc:** Patty & Gil Goudreau <[pggoudreau1@telus.net](mailto: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**

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**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

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

**From:** Linda Magnuson <[linmag@telus.net](mailto:linmag@telus.net)>

**Sent:** April 29, 2020 3:03 PM

**To:** council <[council@comox.ca](mailto: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**

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

**From:** Margaret <[lar-mar@shaw.ca](mailto:lar-mar@shaw.ca)>

**Sent:** April 29, 2020 12:31 PM

**To:** council <[council@comox.ca](mailto: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

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

**From:** Corey McAstocker <[corevmcastocker@hotmail.ca](mailto:corevmcastocker@hotmail.ca)>

**Sent:** April 29, 2020 3:51 PM

**To:** council <[council@comox.ca](mailto: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**

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**Subject:** FW: Another Cannabis Store in Comox?

**From:** Tom Mitchell <[exlabdriver@shaw.ca](mailto:exlabdriver@shaw.ca)>

**Sent:** April 29, 2020 1:07 PM

**To:** council <[council@comox.ca](mailto: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

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**Subject:** FW: Cannabis Store

**From:** Judi Pedder <[judipedder@shaw.ca](mailto:judipedder@shaw.ca)>

**Sent:** April 29, 2020 2:25 PM

**To:** council <[council@comox.ca](mailto: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](http://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

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

**From:** Sheila Rivers <[sheila@coastrangecannabis.com](mailto:sheila@coastrangecannabis.com)>  
**Sent:** April 29, 2020 3:57 PM  
**To:** council <[council@comox.ca](mailto: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  
[coastrangecannabis.com](http://coastrangecannabis.com)  
221C Church Street, Comox

## **Town of Comox – Administration**

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**Subject:** FW: proposed cannabis store

**From:** Brian Sellstedt <[sells795@telus.net](mailto:sells795@telus.net)>

**Sent:** April 29, 2020 4:04 PM

**To:** council <[council@comox.ca](mailto: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

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**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 Council|Re: 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**

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**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

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

**From:** Jill White <[thewhites205@gmail.com](mailto:thewhites205@gmail.com)>

**Sent:** April 29, 2020 11:45 AM

**To:** council <[council@comox.ca](mailto: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](mailto: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

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**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 29<sup>th</sup>) 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](mailto:lpesklevits@comox.ca)

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

O - Cfile 4350-20 / PR 18-16  
copies - Council  
- AK/MK/Lia

**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	



**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

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

**From:** Rossella <[theseadream@gmail.com](mailto:theseadream@gmail.com)>

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

**To:** council <[council@comox.ca](mailto: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

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

**From:** Brigitte Clarke <[brigitteclarke3@gmail.com](mailto:brigitteclarke3@gmail.com)>

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

**To:** council <[council@comox.ca](mailto: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**

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**Subject:** FW: New cannabis store

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

**Sent:** April 30, 2020 10:50 AM

**To:** council <[council@comox.ca](mailto: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

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**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

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**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

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**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

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

**From:** Eric Chesterley <[echesterley@aol.com](mailto:echesterley@aol.com)>  
**Reply-To:** Eric Chesterley <[echesterley@aol.com](mailto:echesterley@aol.com)>  
**Date:** Thursday, April 30, 2020 at 8:18 AM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Cc:** "[jameseby@me.com](mailto:jameseby@me.com)" <[jameseby@me.com](mailto: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.

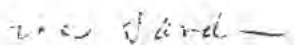
Security: The product is one that, like tobacco, is small and relatively high value, and it is easily resold. It tends to attract more thefts, and requires that the exiting tenants install more security. The "after hours" nature of the proposed business hours for a part of the day may also lend itself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

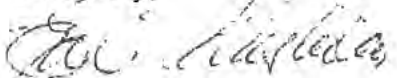
It does not appear that this proposal will benefit the public generally. The proposed location is in an existing building. Property tax revenue will show little change. Since the proposal is an expanded product line in an existing store, it would not seem to add much, if anything, to employment.

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

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**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](mailto:town@comox.ca)

Website: [www.comox.ca](http://www.comox.ca)

## Town of Comox – Administration

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**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](mailto: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](mailto: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](mailto: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

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**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](mailto:christineski888@gmail.com)>

**Sent:** April 29, 2020 7:50 PM

**To:** Planning Dept <[Planning@comox.ca](mailto: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

## Town of Comox – Administration

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**Subject:** FW: 278 Anderton Rd. Non medical cannabis retail store licence

**From:** dahlworld [<mailto:dahlworld@yahoo.ca>]

**Sent:** April 30, 2020 11:12 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** 278 Anderton Rd. Non medical cannabis retail store licence

Hi,

I would like to add a bit of input to the discussion regarding the licensing of the above mentioned store. To be clear I am not against the sale and responsible use of cannabis but i do question the need for a third dispensary in the heart of a town of about 15000 people. I encourage council members to carefully assess if there is a real NEED for yet another dispensary in Comox, isn't 2 enough? Should you decide to licence such a facility I would strongly encourage you limit its operating hours to ensure they align with the other dispensaries in the area.

Sincerely,

Mark Dahl  
2045 Noel Ave,  
Comox, BC  
V9M 1Z1  
204 255 7681

April 29, 2020

to Mayor and Council, Town of Comox  
concerning 278 Anderton Rd Non Medical  
Cannabis Retail Store Licence

An anonymous letter appeared in my mailbox, containing what I consider as frivolous and unsubstantiated objections, invited me to comment.

I have no objections to this application.

Young people do not congregate nearby. Ample off street parking is available. Similar stores seem to be an innocuous presence without becoming social centres. Anderton Rd. and Comox Ave. are busy now, so I wouldn't expect a noticeable increase in traffic. With stores in nearby communities, I wouldn't expect "outside" traffic.

Thank you for considering my comments

Alec Deas

Alec Deas

1963 Comox Ave.

RECEIVED

APR 29 2020

TOWN OF COMOX

## Town of Comox – Administration

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

**From:** Judy Demaine [<mailto:judydemaine40@gmail.com>]

**Sent:** April 30, 2020 11:51 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

Mayor and Council

Please be advised that we are not in favour of another Cannabis store in Comox. There are enough stores to cover this area.

Yours Sincerely

Judy Demaine and Allan Cox  
2-1876 Comox Ave  
Comox BC  
V9M 3M7

## Town of Comox – Administration

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

**From:** Peter Dobbs [<mailto:peterbc507c@gmail.com>]

**Sent:** April 30, 2020 10:07 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

**To:** 30April 2020

Mayor and council. Comox, B.C.

Re 278 Anderton Rd. Comox

Non medical Cannabis retail store licence

**From.**

Peter & Diana Dobbs

1817 Buena Vista Ave

Comox. B.C.

As a family in residence at the above address for the past 50+ years we strongly object to the issuance of a retail licence for yet another Cannabis store in Comox, namely 278 Anderton Rd.

Last August we surveyed the residents surrounding the Church St. Cannabis retail location and found 90.5% of the residents were against the issuance of such licence for the Church St location.(survey available upon request) Despite the residents overwhelmingly voting against such licence the council; in their 'wisdom'; decided to vote against the wishes of the Comox residents. Since the issuance of such a licence we have had to live with the consequences, traffic, smell, vandalism etc . Increasing such consequences by granting application for the Anderton Rd retail location would only make local residents even more resentful of such outlets. I hardly think that Liquor stores would be granted 3 locations within such close quarters??

Comox is a wonderful place to live but we strongly feel some of our present Councillors wish to turn this Town into something the local residents do not want, Cannabis stores on every street corner?

We understand there is a price for living in this area but to see our life style deteriorating at the rate it is is something we will not stand by and accept without very strong protest. House values decreasing, vandalism, noise, smell, traffic etc increasing, we doubt if any council member would tolerate such as the above in their neighbourhood.

Enough is enough and this is just too much.

Sincerely,

Peter & Diana Dobbs. BSc (Hons). B Ed. PC (Met).



Thursday, April 30, 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,

I oppose this Cannabis store for two reasons.

The first reason is the parking at this location simply will not support a business of this type. Parking has always been an issue for the thirty years I have been here.

Second why would Comox have 3 cannabis stores within three blocks? Adding a third could cause the other 2 to struggle, not to mention what are we telling our children. This makes no sense.

Thank you,



James Eby  
President, Eby's Business Services (1995) Ltd.

## Town of Comox – Administration

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

**From:** Charbel Louis El-Mais <[c\\_65@hotmail.com](mailto:c_65@hotmail.com)>

**Date:** Wednesday, April 29, 2020 at 10:36 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

Attention: Mayor And Council

Last week I was approached by a city official regarding the application for a Non-Medical Cannabis Retail Store License, to be located at 278 Anderton Road, Comox.

The Proposed hours Of operation are 10 a.m. to 10 p.m. Sunday through Thursday and 10 am through 11p.m. Friday and Saturday. Written comments were Solicited, to be submitted before 12.00 noon on April 30 2020.

I welcome and am very supportive of the establishment of new business ventures in our town of Comox. it is my understanding that the proposed business will be co-located with an existing tattoo parlor.

My concerns are solely focused on the safety issues of Comox and specifically the safety of the other co-located businesses of Strathcona Plaza.

I believe that the patrons of the proposed Cannabis Business combined with the Tattoo parlor's present issues that need careful consideration.

1) The parking lot is already congested During the day with the current tenants that occupy the building. the additional cannabis business to the tattoo parlor Tenant will only add to this already exacerbating issue.

2) The Fact is that the request is for, in essence, recreational cannabis (Non-Medical Cannabis Retail Store). I suspect that this will dictate an expanded / different clientele for the complex. my concern is to avoid the resurgence of the homeless and the drug users that prevailed at this property not long ago.

3) With night hours of operation, until 10 p.m. Sunday thru Thursday and 11 p.m. Friday & Saturday , the concern is that it may lead to loitering / Vagrant on the property during these late hours. This could impact the safety on the premises as well as increased littering of the property grounds. An associated concern is that of the safety of the co-occupant businesses of the property, many of whom have very expensive equipment to run their operations. They are closed during the evening and night hours and with the expected number of evening/night customers, the concern arises of vandalism and other property issues.

A remedy to these concerns may be the alteration of the operating hours of the Non-Medical Cannabis Retail Store. The hours of operation of 10 a.m. to 6 p.m. may be more in line.

I believe this will not only address the noted concerns, but also provide a sense of comfort for all other businesses co-mingling in the business environment location.

Any and all consideration give to the outlined concerns will be greatly appreciated .

Sincerely,

Charbel El Mais  
276 Anderton Rd.  
Comox, BC. V9M 1Y2

## Town of Comox – Administration

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**Subject:** FW: Prime Cannabis

**From:** Sandra Felgenhauer [<mailto:sandyhome65@gmail.com>]

**Sent:** April 30, 2020 9:37 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Prime Cannabis

Dear Town Council,

I am contacting you in response to a notification I recently received of an application for a retail cannabis store within the Town of Comox. My concerns regarding the application are:

1. Location: The corner of Anderton Rd. & Comox Rd.

This is a high traffic intersection already and as such would definitely be further taxed by an increase in use. This safety concern is exacerbated by the increase likelihood of impaired driving commonly associated with cannabis use. The correlation of traffic accidents & cannabis has been extensively studied & well proven.

(Reference: [https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en\\_1.pdf](https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en_1.pdf))

Another concern is the proposed site's proximity to residential areas. In this case being close to & surrounded by residential areas. Studies of similar retail outlets have shown that there is a significant increase in the incidence of non-violent crimes & have proven they have a detrimental impact on vulnerable residents. In an effort to curtail such negative impacts the City of Vancouver has restricted cannabis retail outlets to commercial zones.

(Reference: [https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en\\_1.pdf](https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en_1.pdf))

(Reference: <https://www.sciencedaily.com/releases/2017/04/170427130750.htm>)

2. Hours of Operation: The extended hours of operation (10am - 10pm Sunday - Thursday & 10am - 11pm Fridays & Saturdays) are excessive, especially in comparison to similar local businesses (Coast Range Cannabis 9am - 9pm & City Cannabis 10am - 8pm 7days/wk) Additionally extended hours have been shown to have a negative impact upon neighbourhoods; specifically noise & incidents of non-violent crime.

(Reference: [https://healthunit.org/wp-content/uploads/Cannabis\\_Retail\\_Outlet\\_Considerations\\_for\\_Municipalities.pdf](https://healthunit.org/wp-content/uploads/Cannabis_Retail_Outlet_Considerations_for_Municipalities.pdf))

Thank you for your time & consideration of these concerns.

Regards,  
Sandra Felgenhauer

## Town of Comox – Administration

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**Subject:** FW: Cannabis Store

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

**From:** Carol Galway [mailto:carolmit@shaw.ca]

**Sent:** April 30, 2020 11:19 AM

**To:** council <council@comox.ca>

**Subject:** Cannabis Store

Hello there,

We have never written to council before but felt that we wanted to send a short message about the latest request for another cannabis store for Comox.

We are very surprised that yet another cannabis store is being considered for Comox. We already have two that are within a 5 minute walk of each other.

We can't see what benefit to the community there would be to have another store again about 5 minute walk away from the other two establishments. We can't image that there would be the same options available to liquor stores to be in such close proximity.

Is there that much demand that the two stores we currently have are unable to meet the needs of the community?

We have a beautiful community of unique landscape and cultural significance, we would be saddened if the plethora of cannabis stores became what we were known for.

Please reconsider this proposal.

Thank you,

Carol and Tim Galway

## Town of Comox – Administration

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

**From:** MARTHA J GEROW <[marthagerow@gmail.com](mailto:marthagerow@gmail.com)>  
**Date:** Wednesday, April 29, 2020 at 9:44 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** 278 Anderton Road,non-medical cannabis retail store licence

April 29, 2020

Mayor Russ Arnot and Town Council  
Zoning Committee  
Town Hall  
1809 Beaufort Ave.  
Comox V9M 1R9

Dear Mayor Russ Arnot and Town Council:

**Re: 278 Anderton Road, non-medical cannabis retail store licence**

I am writing to you as a resident of Buena Vista Avenue. I am concerned about the changes being considered by Town Council to grant Prime Cannabis Corp's request to open a retail non-medical cannabis store at the mall on the corner of Comox Road and Anderton Road. I am opposed to this request.

The mall is primarily a service business centre. The parking lot is already busy during the day with traffic from the real estate agents, mortgage brokers, surveyors, chiropractor, physiotherapist, business centre, accountants, bakery and florist. All of these businesses close around 5:30 at the latest during the weekday and are not all open on Saturday and Sunday. The proposed hours of operation would have a negative affect on this quiet neighbourhood.

It will bring about an increase of noise, traffic, parking issues and possibly attract more of a gathering in a quiet neighbourhood area. Buena Vista has become more of a raceway for people turning left at Comox Ave off of Anderton to avoid the traffic light. In addition the neighbourhood has seen an increase of traffic and parking issues that have come as a result of the two new businesses at the other end of Buena Vista and Church St.. We do not have sidewalks and the speed with which some of the cars and large trucks go at is dangerous enough without the addition of more cars being added to the neighbourhood through a business that wishes to operate until 10pm weekdays and 11 pm on the weekends. *This is a real concern.*

It is for the above concerns that I respectfully request that the application for a retail cannabis store be denied.

Yours sincerely

Martha Gerow  
1907 Buena Vista Avenue  
Comox, V9M 1X8

250-941-1940/250-888-8673 (cell)  
[marthagerow@gmail.com](mailto:marthagerow@gmail.com)



## **Town of Comox – Administration**

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**Subject:** FW: 278 Anderton Rd. non-medicaql cannabis retail store Licence.

**From:** Allan Good [<mailto:allangood@shaw.ca>]

**Sent:** April 30, 2020 11:22 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** 278 Anderton Rd. non-medicaql cannabis retail store Licence.

Mayor and Council

This would make 3 outlets in 1 KM radius. Aside from the mall there are not that many places to buy a quart of milk. The location suffers traffic congestion at times as is.

I think that this is an irresponsible activity on the part of the business person.

**My Vote is NO!!**

Allan Good  
302 1860 Comox Ave.  
Comox BC

## Town of Comox – Administration

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**Subject:** FW: Mayor and Council

**From:** Deanne Hegg [<mailto:deannelightfull@gmail.com>]

**Sent:** April 30, 2020 9:30 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Mayor and Council

Hello Mayor Russ Arnott and Council Members:

It has come to my attention that a Marijuana shop is to open at the corner of Anderton and Comox Avenue. I have no problem with a shop there, its good to have some tax money from one more source at this time. I havent seen problems at the other 2, so I see no reason why this one wiuld be any different. I do however have a problem with the hours. I think 9 is late enough. I worry about any young females working alone until 11. I also think that corner would offer an increased risk of robberies, especially late at night with nobody around.

Thank you so much for your time and consideration.

Deanne Hegg, 377 Anderton Rd. Comox, B.C. V9M 1Y7

John W. Heintz & Carol Sheehan  
67 Orchard Park Drive  
Comox, British Columbia V9M 2S5  
Canada

Town of Comox  
1809 Beaufort Ave.  
Comox BC V9M 1R9  
Attention: Mayor Russ Arnott and Council

30 April 2020

**RE: 278 Anderton Rd. non-medical cannabis retail store Licence**

Dear Mayor Arnott and Councillors,

As concerned taxpayers, we are writing to express our objection to the opening of a third recreational cannabis outlet in our town as proposed by the Prime Cannabis Corporation for a commercial strata lot on the second story of 278 Anderton Road.

While we recognize that there are legitimate users of medicinal marijuana, many of them in our valley who are seniors, we do not believe that a third and non-medical cannabis retail store is warranted given our population, the fact that there are other cannabis outlets within the Comox Valley and surrounding towns/cities, and that there is a school in the vicinity. Furthermore, the access to this shopping center is not always optimum as it is on the corner of an extremely busy T-intersection at the bottom of a hill. Getting in and out of the sometimes crowded parking lot may be problematic at the best of times—and for those under the influence of drugs, it may be hazardous to themselves and innocent citizens. We note that during the school year, and even in the summer months, children as well as mobility impaired seniors frequent this intersection. These and other pedestrians would clearly be at risk. There may also be an increased risk to property owners and renters from drug users accessing this proposed site.

Cannabis customers to this proposed site would have access 7 days a week, with extended hours on Friday and Saturday. The proposed opening of the store from 12–13 hours daily seems excessive, especially given the proximity of 2 other cannabis stores. Does our beautiful town really *need* another cannabis outlet?

And in closing, we note that The Town of Comox chose to solicit written comments for this proposal by the Prime Cannabis Corporation buried in a brief article in yesterday's *Comox Valley Record*. Concerned citizens had a mere 24 hours or less to make a submission regarding this important issue that affects all Comox citizens. This was totally unreasonable and a manipulation designed to minimize public consultation and responses. We wonder if this was a simple oversight, or if Council has already rubberstamped their approval for this outrageous endeavour.

Sincerely,

John W. Heintz  
Carol Sheehan

## Town of Comox – Administration

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**Subject:** FW: 278 Anderson Road non-medical cannabis store licence

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

From: Lia Pesklevits <LPesklevits@comox.ca>

Sent: April 30, 2020 9:05 AM

To: Town of Comox – Administration <town@comox.ca>

Subject: FW: 278 Anderson Road non-medical cannabis store licence

On 2020-04-30, 9:04 AM, "Dianne Hentschel" <djhentschel@gmail.com> wrote:

Dear Mayor and Members of Council'

We are writing to voice our opposition to the proposal for a third cannabis store opening in Comox for three reasons. First, availability—Comox already has two cannabis stores less than a kilometre from each other and the site proposed for this one. Second, parking—the mall at the corner of Anderson and 'Comox avenue and Buena Vista street already have a parking problem. Third, assessment of the impact of the two stores already operating. With Covid 19, the town is unable to assess the impact of the two stores already operating in residential areas.

We ask that common sense prevail and that this application be turned down. Thank you.

Jim and Dianne Hentschel, 74 Orchard Park Drive, Comox

## Town of Comox – Administration

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**Subject:** FW: More cannabis?!!

**From:** Beth Hopkins <[winn.road@gmail.com](mailto:winn.road@gmail.com)>

**Date:** Wednesday, April 29, 2020 at 7:17 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** More cannabis?!!

1588 Arbutus Ave.  
Comox, B.C.  
V9M 2T6

Dear Sir/Madam,

It has come to our attention that an application has been made to the Town of Comox to open a retail cannabis store at the corner of Comox Rd. and Anderton Rd.

We feel that the addition of yet another cannabis store in Comox is excessive and not in line with the interests of families and senior tax paying residents. We already have two retail cannabis stores and to add a third with the extended hours of operation on weekends to 11 PM seems ridiculous at best. How much pot does one need?? We love the flavour of this seaside village and do not feel that the energy created by a swell of cannabis seekers will positively impact our community.

We strongly urge the Comox council to say nay.

Sincerely, Beth and David Hopkins

senior homeowners on Arbutus Ave.

## **Town of Comox – Administration**

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**Subject:** FW: 278 Anderton Rd. Non medical cannabis retail store license

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

**From:** Paula Horky [mailto:pjhorky@icloud.com]

**Sent:** April 30, 2020 11:54 AM

**To:** council <council@comox.ca>

**Subject:** 278 Anderton Rd. Non medical cannabis retail store license

To mayor and council

I do not support the proposed licence application for the 278 Anderton Rd. Non medical cannabis retail store licence.

Regards

Paula Horky

#309 - 1537 Noel Ave.

Comox, BC

V9M 3H8

Sent from my iPhone

## Town of Comox – Administration

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**Subject:** FW: Cannabis retail application

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

From: David Jarman <david@thejarmans.ca>

Sent: April 29, 2020 4:17 PM

To: council <council@comox.ca>

Subject: Cannabis retail application

I understand that Comox council is considering an application for a cannabis retail outlet at the corner of Anderton and Comox Rd.

We know that cannabis causes harm to a significant proportion of regular users.

We know that cannabis intoxication disinhibits the user, slows reaction times, and reduces attention, thus significantly increasing the risks associated with the operation of a motor vehicle. We know that the majority of pedestrian injuries and fatalities occur at intersections.

With respect to alcohol, we know that increased availability leads to increased consumption, particularly for problem users. It would be reasonable to assume that the same applies to cannabis users.

A cannabis retailer open late in the evening would likely attract clients who have low resistance to overconsumption, and who potentially have used prior to driving to the retailer to replenish their supply during late evening hours. The presence of a cannabis retailer, open late, at the Comox Rd/Anderton Rd intersection will increase the risks to pedestrians crossing the road (I have already experienced a near-miss involving a vehicle turning right when the pedestrian walk light was in my favour).

Retail cannabis is already readily available in Comox. Permitting another retailer, at an intersection, open late, would create risks unacceptable to Comox residents, to the advantage of no-one but the retailer.

David Jarman B. Sc., MD (retired)

2205 McKenzie Ave

Comox

## **Town of Comox – Administration**

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**Subject:** FW: 278 Anderton Rd , Non-Medical Cannabis Retail Store License application

**From:** Mike Joss <[mjoss@shaw.ca](mailto:mjoss@shaw.ca)>

**Sent:** April 29, 2020 4:23 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** 278 Anderton Rd , Non-Medical Cannabis Retail Store License application

To the mayor and council

I would like to raise an objection to the proposed development at the above address

The location is close to a residential area, the late opening hours are also inappropriate to the area. None of the other businesses have opening hours like their intended ones.

Why we need three establishments within 1 Km of each other beats me although it is likely to put one of two out of business.

Sincerely

Mike Joss  
2010 Cooke Ave  
Comox

250-339-7545

## Town of Comox – Administration

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

**From:** Connie Law [<mailto:c.law@shaw.ca>]

**Sent:** April 30, 2020 9:40 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

To Mayor and Council,

As Comox Zoning Bylaw 1850 allows a recreational cannabis retail store at 278 Anderton Road, my only objection to the proposed non-medical cannabis retail store at this location are the late hours of operation.

The area surrounding the proposed site is largely residential with a few established businesses, including two restaurants with their latest hours of operation being 9:30 p.m. on Friday & Saturday, 8:30 p.m. on Sunday and 9 p.m. Tuesday thru Thursday.

Currently there is pedestrian and vehicular noise in the evenings from the streets, but it is only occasionally that is excessive or disagreeable beyond the open hours of these existing businesses. My concern is that the later evening hours proposed for the cannabis retail store would increase the existing pedestrian and vehicular traffic late into the evenings with an associated increase in objectionable noise.

I was also a bit surprised to see that proposed site is zoned and approved for a recreational cannabis retail store despite being less than 225m from School District 71's property at 2085 Wallace Avenue.

Sincerely, Connie Law  
2018 Cooke Avenue  
Comox, BC  
V9M 1Y6

## Town of Comox – Administration

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

**From:** SHARON MALONE [<mailto:sharonmalone@shaw.ca>]

**Sent:** April 30, 2020 9:59 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

To Mayor and Council:

I am writing to register my objection to the subject application.

With two other similar stores (Coast Range Cannabis and City Cannabis) within easy walking distance, the proposed Anderton Rd. licence is unnecessary and superfluous in an area of this size. At least the two existing stores are in a combined commercial/residential area. The Anderton Rd. location is primarily residential, including a number of family residences with both seniors and young children, thus making it even less appropriate for a store of this nature. This is not a moral judgement on the product - rather, it is a concern around the exposure of residents to the possible negative impacts of such a store, including increased traffic, noise and odours when patrons choose to use the product in the immediate vicinity, plus exposure of children to the existence of products that are still contentious.

The proposed hours of operation are unacceptable. This is a quiet and peaceful neighbourhood at night; the houses directly or diagonally across the street (mine is one of several) would be directly affected by any noise or activity resulting from a late-night retail operation. According to their websites, Coast Range Cannabis and City Cannabis are open until 9 pm and 8 pm respectively. How is an 11 pm closing time in a quieter residential area appropriate? With an empty parking lot available on site at this hour, it's reasonable to predict increased unwanted activity.

I ask that you do not approve this application.

Sharon Malone  
9-2030 Wallace Ave.  
Comox, B.C.  
V9M 1X3

## Town of Comox – Administration

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

**From:** Lesley & Neil McKay [<mailto:lnmckay@shaw.ca>]

**Sent:** April 30, 2020 9:20 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** RE: 278 Anderton Rd non-medical cannabis retail store license

Dear Mayor and Council:

I wholeheartedly say **NO** to opening yet another Cannabis store within the town of Comox. Surely, there are sufficient cannabis stores in the town that meet the requirements of the population, or is it now within the OCP to ultimately have a cannabis store within every four block radius? At what point will council say enough is enough?

I would like to ask council to publically release the data that supports the need for an additional store; I cannot beleive that the demand is so great within Comox that it is truly necessary for a third store to be opened within our small town.

Sincerely

Lesley McKay

760 Highwood Drive

Comox

BC V9M 1A9

Tel: 250 339 7211

## Town of Comox – Administration

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

**From:** Michael Clarke [<mailto:mikeclarke1946@gmail.com>]

**Sent:** April 30, 2020 9:30 AM

**To:** council <[council@comox.ca](mailto: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.

Michael Clarke

[mikeclarke1946@gmail.com](mailto:mikeclarke1946@gmail.com)

2064 Beaufort Avenue

Comox, BC V9M1V9

250.890.9147

## Town of Comox – Administration

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**Subject:** FW: new cannabis store

**From:** Janet Miller-Fox [<mailto:janfox6@hotmail.com>]

**Sent:** April 30, 2020 11:28 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** new cannabis store

Good morning,

I am definitely not in favor of opening a new cannabis store in Comox. We already have two cannabis stores in Comox and for a town this size I think that is sufficient.

I support the citizens who feel that it is a detriment to housing prices and safety for children and youth. I have lived in Comox for over 25 years and I am beginning to see changes to our peaceful community. I do not think we need another store that will encourage a negative lifestyle such as the one that exists in Port Alberni.

Sincerely,

Janet miller-Fox

Sent from [Mail](#) for Windows 10

## Town of Comox – Administration

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**Subject:** FW: marihuana

**From:** George Novak <[gznovak58@gmail.com](mailto:gznovak58@gmail.com)>

**Date:** Wednesday, April 29, 2020 at 7:31 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** marihuana

We oppose another marihuana outlet in Comox. Unless the town is full of "druggies" I would believe that one store should be enough, two are one too many.

Since the new one on the Church was created we now do not frequent our favorite bakery and use the one in Courtenay. Thank you Trudeau, for ruining more lives.

George Novak, 2106 Robb ave, Comox

## Town of Comox – Administration

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**Subject:** FW: application for license for 278 Anderton Road  
**Attachments:** submission to to Mayor and Council re 278 Anderton Rd.pdf

**From:** Zella Osberg <[zella\\_osberg@hotmail.com](mailto:zella_osberg@hotmail.com)>

**Date:** Wednesday, April 29, 2020 at 8:34 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Cc:** Chris Chance <[chris.chance@bell.net](mailto:chris.chance@bell.net)>, duncan <[duncan.hazell@gmail.com](mailto:duncan.hazell@gmail.com)>, Zella Osberg <[zella\\_osberg@hotmail.com](mailto:zella_osberg@hotmail.com)>

**Subject:** application for license for 278 Anderton Road

Good Day

Please find attached a submission from three Comox residents concerning the application for a non-medical cannabis retail store license at 278 Anderton Road.

Thank you

Zella Osberg

250-941-4534

April 29, 2020

To the Mayor and Council of the Town of Comox

Re.: Application for Non-medical cannabis retail store license at 278 Anderton Road, Comox

This letter represents a submission from three adult residents of the Town of Comox who live within one block of the proposed application. We represent a broad demographic (from late twenties to sixties) who share an appreciation of a community that presents a safe, home environment and a place for investment by growing, young families. We question how the approval of yet another outlet for the sale of non-medicinal cannabis supports the "friendly village atmosphere" that the Town seeks to preserve (as stated on the Town website). In short, we do not support the application for the non-medical cannabis store at 278 Anderton Road.


We are particularly concerned about the proposed hours of business for this license, as these are beyond regular business practice. With these exceptional hours, the proposed retailer will draw new pedestrian and vehicular traffic into this neighbourhood, and, very possibly, activities incompatible with peaceful homes. For an example of the negative impacts on residents close to a retail outlet of this type, consider the recent (2019) experience of a neighbourhood similar in composition and structure (that is, a residential area bordered by commercial enterprises). The attached link provides details:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fottawa%2Fwellington-west-neighbours-upset-cannabis-store-problems-1.5201593&amp;data=02%7C01%7C%7Cd8d9ad577a354169967408d7ec9004eb%7C84d19e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637237975605682662&amp;sdata=kYIXrkBSX%2BXLxvJED3u0eY8wzeR1Y1XdaDFSu1lKE%3D&amp;reserved=0> )

Further, we ask if the demand for this third retail outlet has been demonstrated. All these outlets would be essentially on Comox Avenue, within 1 kilometer of each other, from Anderton Road to Port Augusta Street and Church Street (in addition to the outlet on the road leading into Comox). Does the Council really intend to undermine the prospects for its two new businesses (Coast Range Cannabis and City Cannabis Co.) by approving a third of the same type with extended hours? If there is such a demand, why locate a new place so close to those existing?

Through this license review, your broader responsibilities to the community are also implicated: approving this license carries with it reasonably foreseeable increased hazards at the intersection of Comox Avenue and Anderton Road. Consumption of cannabis (which tends to follow purchase thereof) is not compatible with safe driving. This intersection already sees high volumes of traffic, and routine use by pedestrians, many of whom have limited mobility.

We trust that you will continue to foster the Town's "friendly village atmosphere" and safeguard its future for young, as well as aging families.

Sincerely,  
  
Zella Osberg, Christopher Chance and Duncan Hazell  
2026 Comox Avenue, Comox

## Town of Comox – Administration

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

**From:** Mae Pagdin [<mailto:tmpagdin@telus.net>]

**Sent:** April 30, 2020 10:07 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

To: Mayor and Council  
Town of Comox.

Dear Council,

I am concerned regarding the proposed non-medical cannabis retail store licence that is being requested for 278 Anderton Rd. in Comox.

I think it is unnecessary since there are already two cannabis outlets in Comox with business hours well into the evening.

This location is also too close to neighbourhoods who stand to be affected negatively.

I hope that you will deny this proposed licence.

Sincerely,

Mae Pagdin

103 Stewart St.,

Comox

## Town of Comox – Administration

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

**From:** LARRY PEDERSEN <[lkpedersen@shaw.ca](mailto:lkpedersen@shaw.ca)>

**Sent:** April 29, 2020 4:46 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

This is a re-submission of an e-mail previously sent, correcting the Subject line and salutation.

Dear Mayor Arnott and Members of Council.

We are writing to express our concerns regarding the opening of a third Cannabis retail store in Comox.

Our concerns are as follows:

1. Marijuana is an narcotic which, if taken in excess, can impair the judgement of people, including while driving a vehicle. Our laws recognize the danger in impairment due to the consumption of alcohol, with relevant penalties for violation of allowable limits set out in law. Ottawa legalized the use of marijuana without first putting into place a legal framework to govern its use, particularly as it relates to the impaired use of an automobile, handcuffing the police charged with our protection from taking appropriate measures to get these impaired drivers off the road. Are we putting the safe use of our roads more at risk here?
2. You are only requesting feedback from people within 75 metres of the new location. That barely gets you across the street to the other side of Anderton Ave. You are charged with meeting the needs of all the people living in Comox, why have you not cast a wider net in seeking feedback on the opening of this store? Are you afraid of the response you would get?
3. Apparently this store will be under absentee ownership from people living in Port Alberni. Talking to people who live in Port Alberni, apparently there have been compliance issues there. Have you screened the ownership of this potential store to ensure these people have not had compliance issues in stores they have opened elsewhere? What have you found?
4. Why is this store going to be allowed to be open past the opening hours approved for other cannabis stores? The other businesses in that Mall are closed after regular business hours, with a huge parking lot accessible from 3 sides. Can you not see the potential for this to become a user lot and even a market place for illegal marijuana sales from cars parked in the lot, and can you see the damage that would do to the neighborhood? It is common knowledge that illegal marijuana is cheaper than that sold through retail outlets. Does Comox need to create a potential drive-thru outlet for the sale of illegal drugs and all that goes along with that? Is that what you want for Comox?
5. The retail sale of cannabis is still in its infancy and at best an untested market. There are those who say that medical marijuana will never pay all the bills and create a living for the owners of retail cannabis stores. Maybe a good choice to make would be to let the other 2 stores you have approved season their market before allowing another outlet to sell a substance that impairs the judgement of those who use it
6. Our last point is to ask if you have bothered to ask the other merchants of the mall how they feel about this store locating there. You could be putting retailers who have been in that mall for a number of years and dutifully paid their taxes and obeyed the law at risk of losing their customer base because of the location of a store in their midst that sells marijuana. Surely you owe those existing businesses a loyalty that is deeper than to people coming from out of town.
7. Were some of the existing businesses in that Mall to close due to the location of a cannabis store there, have you measured the potential revenue loss to the Town of Comox from the closing of those stores? Without penalizing the existing taxpayers of Comox, how would you recover that lost revenue?

Those are our feelings..

Thank you

Larry and Janet Pedersen  
Comox, BC  
Dear Mayor Arnott and Members of Council.

We are writing to express our concerns regarding the opening of a third Cannabis retail store in Comox.

Our concerns are as follows:

1. Marijuana is an narcotic which, if taken in excess, can impair the judgement of people, including while driving a vehicle. Our laws recognize the danger in impairment due to the consumption of alcohol, with relevant penalties for violation of allowable limits set out in law. Ottawa legalized the use of marijuana without first putting into place a legal framework to govern its use, particularly as it relates to the impaired use of an automobile, handcuffing the police charged with our protection from taking appropriate measures to get these impaired drivers off the road. Are we putting the safe use of our roads more at risk here?
2. You are only requesting feedback from people within 75 metres of the new location. That barely gets you across the street to the other side of Anderton Ave. You are charged with meeting the needs of all the people living in Comox, why have you not cast a wider net in seeking feedback on the opening of this store? Are you afraid of the response you would get?
3. Apparently this store will be under absentee ownership from people living in Port Alberni. Talking to people who live in Port Alberni, apparently there have been compliance issues there. Have you screened the ownership of this potential store to ensure these people have not had compliance issues in stores they have opened elsewhere? What have you found?
4. Why is this store going to be allowed to be open past the opening hours approved for other cannabis stores? The other businesses in that Mall are closed after regular business hours, with a huge parking lot accessible from 3 sides. Can you not see the potential for this to become a user lot and even a market place for illegal marijuana sales from cars parked in the lot, and can you see the damage that would do to the neighborhood? It is common knowledge that illegal marijuana is cheaper than that sold through retail outlets. Does Comox need to create a potential drive-thru outlet for the sale of illegal drugs and all that goes along with that? Is that what you want for Comox?
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7. Were some of the existing businesses in that Mall to close due to the location of a cannabis store there, have you measured the potential revenue loss to the Town of Comox from the closing of those stores? Without penalizing the existing taxpayers of Comox, how would you recover that lost revenue?

Those are our feelings..

Thank you

Larry and Janet Pedersen  
103-1902 Comox Ave.  
Comox, BC. V9M 3M7

## Town of Comox – Administration

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**Subject:** FW: Non-Medical Cannabis Retail Store Licence Application for 278 Anderton Road

**From:** Richard Dobbs [<mailto:rdobbs.a@gmail.com>]

**Sent:** April 30, 2020 10:36 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Non-Medical Cannabis Retail Store Licence Application for 278 Anderton Road

To: Mayor and council of Comox,

I would like to voice my opposition to the location of the proposed non-Medical cannabis retail store licence application for 278 Anderton Road.

The location for this shop simply does not make sense. There are 2 shops within easy walking distance of this proposed location. If business is requesting to set up a third cannabis shop it would be much better served setting up closer to Quality Foods or Shoppers Drug-mart.

I am not opposed to a 3rd cannabis shop in Comox but the proposed location is too close to the other cannabis stores.

Thank you for your consideration,  
Richard Dobbs  
553 Spitfire dr  
Comox

## Town of Comox – Administration

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**Subject:** FW: 278 Anderton Road Non-Medical Cannabis Retail Store Licence

**From:** Charles Romain <[chuckromain@hotmail.com](mailto:chuckromain@hotmail.com)>  
**Sent:** April 29, 2020 4:48 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** 278 Anderton Road Non-Medical Cannabis Retail Store Licence

Dear Mayor and Council,

This Mayor and Council have approved a number of controversial establishments in and too close to condominium/residential housing without fully measuring the impact on residents.

As a result the quality of enjoying a home on Church and Buena Vista has been degraded, by Yobs and non-residents frequenting the so called "Local" Pub on Church and to a lesser extent the small cannabis shop. Now the same type of behaviour will impact the Anderton road and residential streets in that vicinity.

The Mayor and Council have also been ineffective in ensuring the town departments responsible for traffic control, parking, vandalism, noise, enforcement of bylaws during silent hours do their jobs. Is the council willing to spend more tax dollars to return our quality of living on Buena Vista, Church and now Anderton road vicinity? I think not.

So, if I lived on Anderton Road vicinity and based on what has happened to my/our quality of "enjoyment of life" as a result of the "Local" Pub and increased hooliganism, noise, and traffic on Buena Vista and Church, I would not be in favour of this application.

Best Regards

Mr. Charles Romain, MMM, CD.  
1812 Buena Vista Avenue  
Comox, British Columbia  
V9M 2B7  
Canada

[chuckromain@hotmail.com](mailto:chuckromain@hotmail.com)  
+1 250-890-2022 (Home)  
+1 403-932-9086 (Mobile)  
+1 407-580-5698 (USA Mobile)

## Town of Comox – Administration

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

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

From: Christopher MacKenzie [mailto:smacknz4@yahoo.ca]

Sent: April 30, 2020 10:11 AM

To: council <council@comox.ca>

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

Greetings Mayor and Council,

In a legal, fair and open market, an entrepreneur must be allowed the chance to stand or fall based on their business' own accomplishment's.

If it were a liquor retailer or wine boutique, would there be a campaign to oppose? I think not.

In my experience, while living in The Netherlands, one cannabis retailer was located only 60 metres from a kindergarten with know concern and has been in business for almost twenty years.

The stigma of cannabis users should not continue because of Comox's obvious age majority rule.

Times have changed....water bottlers are the new villain, but cannabis is not.

I support this application and any other application that competes directly against other existing and legal enterprise.

Christopher(Scott) MacKenzie

Merville

## **Town of Comox – Administration**

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**Subject:** FW: Mayor & Council: 278 Anderton Rd. No-medical cannabis retail store licence PR19-16;

**From:** Cathy Snyder [<mailto:me@snyderlink.ca>]

**Sent:** April 30, 2020 10:51 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Mayor & Council: 278 Anderton Rd. No-medical cannabis retail store licence PR19-16;

Mayor & Council: 278 Anderton Rd. No-medical cannabis retail store licence PR19-16;

I would like vote AGAINST a third retail cannabis store opening in Comox. I think that two is enough for a town the size of Comox.

Cathy Snyder  
1777 Mallard Drive  
Courtenay

I realize my address is Courtenay but I live very close to the boundry and wanted to have my opinion heard. Thank you.

## **Town of Comox – Administration**

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**Subject:** FW: Prime Cannabis Application

On 2020-04-30, 8:41 AM, "colin tinga" <colintinga@yahoo.ca> wrote:

Regarding the Prime Cannabis retail store application at the corner of Comox Ave and Anderson Rd.

For the following reasons council should reject the application and strongly consider rejecting all further applications of this type in the Town of Comox.

Current Medical research plainly demonstrates that the detrimental affects of Cannabis hugely outweigh any positives for humans. This on its own should be enough to reject the application.

Social considerations should also be weighed. Given the ongoing experience of the current Covid pandemic it is plainly obvious that most people, at some point, will disregard the rules/orders/bylaws in place that govern public usage of Cannabis. The obvious consequence is more negative public social interactions because of public usage.

This application could put a third Cannabis store within approximately a kilometre of each other. Consider people looking to move into Comox and as they get a feel of the community they see 3 cannabis stores that close to each other. I would guess a majority of people would see that as a negative.

As in the beginning of this email I suggest that the Town reject the application of Prime Cannabis.

Regards,

Colin Tinga

Sent from my iPhone

## Town of Comox – Administration

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**Subject:** FW: Licence application for non-medical cannabis store at A- 278 Anderson Rd. Comox

**From:** Thomas Tully [<mailto:sstully@yahoo.ca>]

**Sent:** April 30, 2020 10:04 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Licence application for non-medical cannabis store at A- 278 Anderson Rd. Comox

Mayor and Council  
Town of Comox

This letter is in response to your request for community input regarding the subject licensing application for a proposed cannabis retail store.

We are nearby residents of this location, and see the operation of such business as having a negative effect on the quality of life in in our neighbourhood, while offering little in the way of social benefit. The harmful effects of cannabis use are well known, and we are particularly concerned about the probable increase in intoxicated drivers on our roads, increased traffic congestion on Comox Ave. and environmental degradation due to increased noise, odour and vehicle exhaust emissions.

We note that Comox is already well served by two cannabis stores as well as a surfeit of liquor outlets. The town is noted as an ideal location for retirees and as a good place for young families to raise their children. A cannabis store in our neighbourhood would tarnish that reputation.

We trust council will do the needful to reject this application and keep our town safe and prosperous.

Submitted by- Tom and Sheila Tully  
177 Carthew St.  
Comox, BC, V9M-1T4

## Town of Comox – Administration

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**Subject:** FW: Cannabis retail application

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

From: Alfredo Tura [mailto:dr.tura@hotmail.com]

Sent: April 30, 2020 9:33 AM

To: council <council@comox.ca>

Cc: Alfredo Tura <dr.tura@hotmail.com>

Subject: Cannabis retail application

> Dear Council

> I understand that Comox council is considering an application for a cannabis retail outlet at the corner of Anderton and Comox Rd.

> Medical evidence supports that that cannabis intoxication slows reaction time and reduces attention and may result in a significant increase of risks of operating a motor vehicle.

> In addition, intersections are at particular highway risk for pedestrian accidents and fatalities.

> The presence of a cannabis retailer, especially if open late, at the Comox Rd/Anderton Rd intersection will increase the risks to pedestrians crossing the road.

> Retail cannabis is already available in Comox at multiple locations. Permitting another retailer at an intersection such as Comox Rd/Anderton Rd would create undue risks to pedestrians with no obvious benefits to Comox residents.

Best Regards

Alfredo Dr. Tura MD

Comox Resident



April 30, 2020

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

Via E-mail: [council@comox.ca](mailto:council@comox.ca)

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

We are writing to Council from City Cannabis Co. located in the Comox Centre Mall, please accept this letter as confirmation that we are not in support of the application for a Cannabis Shop to be located at the above referenced location.

We would like to express opposition of the above-mentioned application to a third Cannabis Shop being located along Comox Avenue. City Cannabis Co. is immensely proud to be a retailer in the Comox market, however by adding an additional Cannabis Retailer with-in 900 meters of 2 existing Cannabis locations would be detrimental to our operations.

The proposed location will again dilute immediate market share which in turn will have repercussions on our businesses. City Cannabis Co. has an amazing customer experience and prides itself on being able to meet and exceed the expectation for Comox Valley residents.

We thoroughly enjoy developing strong community ties with business and residents in Comox and would really appreciate consideration be given to the existing locations to thrive in this new retail industry. The two existing cannabis retailers already have limited market share and by adding a third would negatively impact hinder sales further.

City Cannabis Co. strongly objects the proposed application and wishes the Council would reject this location.

Thank you for your consideration.

Regards,

The logo for City Cannabis Co. features the word "CITY" in large, bold, white capital letters above the words "CANNABIS CO." in smaller, white capital letters. The text is centered within a white rectangular border, which is itself set against a dark grey background.

**Myron Van Snick**

President | City Cannabis Co.

604.306.5077

[citycannabis.co](http://citycannabis.co)

**#16 A&B - 215 Port Augusta Street, Comox, BC. V9M 3M9**

## Town of Comox – Administration

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**Subject:** FW: Cannabis Crisis

**From:** Mal Walsh <[kminc@shaw.ca](mailto:kminc@shaw.ca)>  
**Date:** Thursday, April 30, 2020 at 8:39 AM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Cannabis Crisis

Sent from my iPad

**From:** Mal Walsh <[kminc@shaw.ca](mailto:kminc@shaw.ca)>  
**Date:** April 28, 2020 at 11:22:51 AM PDT  
**To:** Mal Walsh <[kminc@shaw.ca](mailto:kminc@shaw.ca)>  
**Subject:** Cannabis Crisis

Dear Mayor and Council members.  
Reference Subject;

Application for another Cannabis store in Comox Town (278 Anderson Rd, Non medical Cannabis Retail Store Licence)

Whereas I am hopeful that Council will firmly reject this application by using their own common sense I would like to add my objection to it based on the following.

- We already have two such outlets for our small geographic area.
- As there are no lineups in these stores why add additional unwanted capacity which can only result in the failure of one of the current stores and the loss of that tax base
- Beyond Comox - a short distance are other outlets.
- Additional traffic on the dyke road is not "highly " required.
- Do we really need more Pot stores than Pubs...we lasted long enough with only one of the latter.

Other considerations

- Can we not look to attracting some actually needed commercial outlet to the area.
- Given current Covid-19 crisis we face and the resulting financial crisis all of us will face, another pot store will not solve the financial deficit we will have to deal with in the years ahead. Maybe working out how the Town will deal with falling property tax income (yep! you will have to reduce them) would be a better use of your time.

Respectfully yours,

Mal Walsh

201-137 Port Augusta Street

Comox. V9M 3V7

Sent from my iPad

## Town of Comox – Administration

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

**From:** Angela Zumbo <[angela@yourislandmortgage.ca](mailto:angela@yourislandmortgage.ca)>

**Date:** Wednesday, April 29, 2020 at 5:32 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

Dear Mayor and Council,

Thank you for the opportunity to provide feedback on the above noted business licence application. I am the owner of The Mortgage Centre – Your Island Mortgage Team, located at 272 Anderton Rd, Comox. I have owned this strata unit since March 2017, and my business opened at this location in June 2017.

I wish to express my concern about the proposed hours of operation of this Cannabis store, and my personal safety in the parking lot outside of my workplace should this business be approved to open in Strathcona Plaza.

As a Mortgage Broker, I often work alone late into the evening (I finish work between 8pm and 11pm most nights). I am cautious as I walk to my car at night, but since there are no businesses in Strathcona Plaza open past 6pm, the parking lot is generally deserted and I have not experienced any problems in the three years I have had my business at this location.

This proposed Cannabis store wishes to remain open until 10pm Sunday to Thursday, and 11pm on Friday and Saturday. This will attract customers to the building late at night, and I am concerned that some may choose to spend time in the plaza after visiting the Cannabis store. This parking lot is fairly secluded at night with little street traffic and no open businesses or residences directly facing it. There is a balcony and two staircases in the front of the building that are the perfect places for people to hang out at night without being easily noticed.

This prospect worries me greatly, and I would no longer feel safe working late alone at my business. If this Cannabis store application is approved, please do so with a restriction on the business hours to close daily at 6pm. This should ensure the parking lot is clear before I leave my office at night.

Thank you for your time and consideration.

**Angela Zumbo, BBA, AMP**

Accredited Mortgage Professional

**The Mortgage Centre – Your Island Mortgage Team**

272 Anderton Road, Comox, BC V9M 1Y2

Office: 250.898.8821 / T.F.: 1.866.898.8821

Fax: 250.898.8831 / T.F.: 1.866.898.8831

Cell: 250-702-2045

[angela@yourislandmortgage.ca](mailto:angela@yourislandmortgage.ca)

[www.YourIslandMortgage.ca](http://www.YourIslandMortgage.ca)

Apply Online: [www.angelazumbo.ca](http://www.angelazumbo.ca)

LOG: 20-204	REFER:	AGENDA: RCM
FILE: 4350-20	ACTION: MR	6 May 20

Jack and Mary McLeod  
164 Manor Drive  
Comox BC V9M 1C7

0- 4350-20 PR19-16  
Copies Council  
- AK/mk/Lia

RECEIVED

APR 30 2020

TOWN OF COMOX

29 April 2020

RE: 278 Anderton Rd. non-medical cannabis retail store Licence

Dear Mr. Mayor and Town of Comox Council,


We are writing to inform you of our strong objections to the Prime Cannabis Corporation for a commercial strata lot on the second story of 278 Anderton Road.

Our objection is that the town of Comox already has two non-medical cannabis retail stores in prominent locations within our town. We do not need a third to provide yet another non-essential distributor of cannabis in our small community. Courtenay and other surrounding towns have their own retail stores.

The proposed location is next to a busy intersection and has limited access and parking. Clients having access to this site 7 days a week, with extended openings on Fridays and Saturdays, could potentially put the public and nearby property owners at risk through careless access to and egress from the site by recreational cannabis users. Moreover, we frequently see children walking in the area during the proposed 12-11 hours of daily operation.

Finally, we are dismayed that The Town of Comox chose to publish the request for written comments in the April 29<sup>th</sup> Comox Valley Record less than 24 hours before requiring submissions to be in the municipal office by noon April 30<sup>th</sup>. The Town's timeline seeking written comments did not allow for wide distribution of this proposal or reasonable time for Comox citizens to respond to the proposal and was totally unreasonable. It is unlikely, therefore, that The Town of Comox will receive objective and responsible responses to their oblique call for submissions regarding this proposal. As long-time residents and taxpayers, we find this questionable behaviour.

Sincerely,  
Jack and Mary McLeod



0-4350-20 PR19-16  
Copies Council  
AK/MK/LIA


LOG: 20-205	REFER:	AGENDA: RCM
FILE: 4350-20	ACTION: MR	06 May 20


1

RECEIVED

**ERIC K. CHESTERLEY**

APR 30 2020

 P. O. Box 3698

 Courtenay, British Columbia V9N 7P1

TOWN OF COMOX

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

30 April 2020

Mayor & Council  
Town of Comox

RECEIVED

APR 30 2020

RE: CANNABIS OUTLET – 278 ANDERTON ROAD  
NON-MEDICAL CANNABIS RETAIL STORE LICENCE NO PR19-16

TOWN OF COMOX

We have to ask WHY is another outlet for a hallucinogenic drug needed in Comox? Is life in the most beautiful place in Canada so unbearable that we encourage people to partake of this drug to cope with life here by ensuring easy access? With one on Church Street and in the Comox Mall, we really do not feel that another supply outlet is necessary. We feel that the need for a medicinal dispensary 'might' make far more sense than another recreational outlet.

If you watch the roller coaster 'boom to bust' affects in this province and Ontario, it makes us wonder why the Town might approve a facility that is "here today and gone tomorrow".

The proposed long hours of operation, particularly on weekends, is ridiculous. It could increase traffic through our area where there is such a fine mixture of families with young children and senior citizens.

We don't want our Town to be known for its easy access to cannabis – a drug that could affect all of us homeowners peace and tranquility now and in the future if we were to decide to sell our properties.

Let it be known we strongly object to you considering third reading of this ludicrous request. It would be more reasonable to consider a reading when people can meet safely and have their voices heard.

*Bruce Walls*

*Reta Walls*

Bruce & Reta Walls, 2184 Downey Ave. Comox

*Cathy Olshaski*

Cathy Olshaski, 2194 Downey Ave., Comox

*Lorraine Dalton* *Pete Dalton*  
Lorraine Dalton, 2197 Downey Ave., Comox

LOG: <i>20-206</i>	REFER:	AGENDA: <i>RCM 06May20</i>
FILE: <i>4350-20</i>	ACTION: <i>MR</i>	

Bob Gardner, 2109 Cooke Ave., Comox – see attached written remarks

*I FEEL WE DO NOT NEED ANOTHER CANNABIS OUTLET IN COMOX. WE ALREADY HAVE 2. IT WOULD CUT DOWN THE VIABILITY OF THE OTHER 2 STORES. I WOULD LIKE TO SEE ~~ANOTHER~~ A PRODUCE STORE, WHICH WOULD SELL ORGANIC VEGETABLES, WHICH WOULD BE HEALTHIER THAN RECREATION CANNABIS WE HAVE ENOUGH LIQUOR STORES & CANNABIS OUTLETS*

April 30 2020  
1923 Bolt Ave  
Comox B.C

RECEIVED

APR 30 2020

The Town of Comox  
Comox B.C

TOWN OF COMOX

The Mayor and all Councillor's

Re: Non-medical Cannabis  
Retail Store application No. PR 19-16  
278 Arderton Rd. Comox B.C.  
Atrata Lot 9, Section 53, Comox District  
Atrata Plan 715 ( Phases )

I frequent this mall and support  
the merchants and the parking  
since the past year is mostly nil  
on many occasions.

I hope your council members will  
object this Cannabis store as the  
Two doing business within 2 Blocks  
is plenty.

Maybe this retail store would be  
more appropriate in the Crown Isle Mall  
Lots of parking.

Thank you  
Susan Boutilier  
SUSAN BOUTILIER

April 30, 2020

RECEIVED

APR 30 2020

TOWN OF COMOX

To: Mayor and Council

Town of Comox

1809 Beaufort Avenue

Comox, BC

**RE: 278 Anderson Road non-medical cannabis retail store licence**

I do not feel we need third non-medical cannabis store within the municipality. And most certainly we do not need a non-medical cannabis store to be open until 22:00 or 23:00, especially in a mostly residential area.

The other two non-medical cannabis stores are relatively close to an establishment that serves food and/or alcohol. The proposed third store on 278 Anderson Road has neither establishments close by.

Please take serious consideration in issuing this third retail cannabis store on 278 Anderton Road.

Thank you,

*M. Bippes*

Marietta Bippes

2194 Noel Avenue

Comox, BC V9M 1J4

RECEIVED

APR 23 2020

TOWN OF COMOX

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

April 20, 2020

Comox Mayor and Council  
1809 Beaufort Avenue  
Comox V9M 1R9

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.

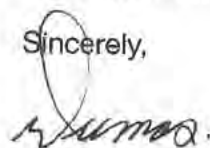
You are also aware of the traffic and parking challenges on Church Street and Buena Vista with the popularity of the Church Street pub, the Church Street Bakery and Coast Range Cannabis. Thank you for installing the "no parking" signs at that end of our street and along the golf course. That has improved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

> On Apr 30, 2020, at 4:57 PM, Éanna Anwell <cerianwell@gmail.com> wrote:

>

> Dear mayor and city Council

>

> I'm 100% in support of another cannabis store opening in Comox. I would like to see you open one 24 hours a day but the hours at this location being 10 AM to 10 PM seem pretty good. The more of the stores that we can get open the more that it will limit methamphetamine addiction and carfentanyl addiction and alcohol addiction and cigarette addiction which are four of the biggest killers right now. If we're going to have people self medicate they need to be self-medicating on one of two of the least dangerous drugs out there and that's cannabis or psilocybin. I would be in support of either drug place opening up and I'd be happy to have another cannabis store in my community especially on the street where I already own a home. I would also like to see cannabis consumption places open in our community.

Can you work on that next?

>

> Ceridwen Éanna Anwell

> 457 Anderton Road

> Comox BC

>

> thx/cu, ceri.é.a

> dubs@massiveroots.org

> cerianwell@gmail.com

## Town of Comox – Administration

---

**From:** Éanna Anwell <cerianwell@gmail.com>  
**Sent:** April 30, 2020 4:59 PM  
**To:** council  
**Subject:** Re: 278 Anderson Rd. non-medical cannabis retail store license

this should  
read drug not deug. Please read the corrected spelling instead.

thx/cu, ceri.é.a  
dubs@massiveroots.org  
cerianwell@gmail.com

> On Apr 30, 2020, at 4:57 PM, Éanna Anwell <cerianwell@gmail.com> wrote:

>

> Dear mayor and city Council

>

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>

> Ceridwen Éanna Anwell

> 457 Anderton Road

> Comox BC

>

> thx/cu, ceri.é.a

> dubs@massiveroots.org

> cerianwell@gmail.com

## Town of Comox – Administration

---

**Subject:** FW: CAVES (Citizens Against Virtually Everything) and NIMBIES

**From:** Kate Clark [<mailto:clarkkate989@gmail.com>]

**Sent:** May 1, 2020 11:09 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** CAVES (Citizens Against Virtually Everything) and NIMBIES

First off, congratulations on not bowing to the angry folks up near QF and continuing to support the beleaguered development company in their plans to provide some more housing for the Town of Comox.

Secondly, I do not appreciate getting a notice in my mailbox from an anonymous neighbour asking me if I might want to protest the location of a third cannabis outlet in town. Quite frankly I can't see how all three will survive, but if this is a legitimate business following all town by-laws I cannot see why I would protest it.

I just hope you don't get inundated again by all the CAVES and NIMBIES in town. I am not a cannabis aficionado but if I can frequent a liquor store I don't see why others that do enjoy it can't have access to their legal drug of choice.

Yours respectfully,  
Kate (and note I sign my letters, unlike my fearful neighbour!)

## Town of Comox – Administration

---

**Subject:** FW: cannabis store application

---

**From:** [fearns@shaw.ca](mailto:fearns@shaw.ca) [<mailto:fearns@shaw.ca>]

**Sent:** April 30, 2020 8:30 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** cannabis store application

I do not agree to another cannabis store opening in Comox town, we already have 2 within a short distance.  
Syvil Fearn

Sent from [Mail](#) for Windows 10

## Town of Comox – Administration

---

**Subject:** FW: Application for Cannabis Retailers in Comox

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

From: Shelley Lyall [mailto:rslyall@shaw.ca]

Sent: April 30, 2020 12:45 PM

To: council <council@comox.ca>

Subject: Application for Cannabis Retailers in Comox

Dear Council,

Please we have two cannabis stores already surely we DO NOT need another one. Surely there is a by-law with respect to types and numbers of businesses in Comox. I do not support this application, many of my friends also do not support this but have missed the deadline for their input.

Shelley Lyall

Sent from my iPad

## Town of Comox – Administration

---

**Subject:** FW: Cannabis Outlet, 278 Anderton Rd

**From:** Ken McBeath [<mailto:zulu.racer@gmail.com>]

**Sent:** April 30, 2020 2:09 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** Cannabis Outlet, 278 Anderton Rd

Dear Sirs,

I would like to register my objection to granting permission for yet another cannabis outlet to open, this one at 278 Anderton Rd. Three cannabis outlets within such a small area would mean, in my opinion, that they would have to compete aggressively for customers/consumers and their obvious targets will be children and youth.

My name is: Kenneth McBeath, and my address is: #102, 1841 Beaufort Avenue, Comox, V9M 1R9

I pay taxes in Comox, and I vote -- always.

Yours, K McBeath

## Town of Comox – Administration

---

**Subject:** FW: Proposed Opening of another Cannabis

**From:** Liz Phillipson [<mailto:liz@phillipson.org>]  
**Sent:** April 30, 2020 6:03 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Proposed Opening of another Cannabis

146 Willow Way,  
Comox, BC  
V9M 1S9  
30th April 2020

Mayor and Council,  
Town of Comox.  
1809 Beaufort Ave,  
Comox. BC

Dear Mayor Arnott,

We believe that another Cannabis store is intending to open in downtown Comox.

We are strongly opposed to this! Two are more than sufficient, and having walked passed them frequently, they do not appear to be very busy. This will not add anything to what we believe should be the type of town we have; if anything it will seriously detract from the safe and friendly environment that we all enjoy!

Yours sincerely,  
Elmer & Elizabeth Phillipson

## Town of Comox – Administration

---

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

**From:** claudia Proudfoot [<mailto:claudiaproudfoot@hotmail.com>]

**Sent:** April 30, 2020 3:03 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

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

Dear Mayor and Council,

While I support small businesses, I feel we have adequate service with the two existing cannabis stores. It would be desirable to see more diversity in how the Comox core is developed.

Sincerely,

Claudia Proudfoot

75 Orchard Park Dr.

Comox

## Town of Comox – Administration

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

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

From: KERRY WILSON [mailto:kwilson3@shaw.ca]

Sent: April 30, 2020 3:48 PM

To: council <council@comox.ca>

Subject: 278 Anderton Rd non medical cannabis retail store licence

We do not see any problem with this store locating at this location in comox. This is a legal activity no different than selling liquor. We need to continue to attract business for our tax base. We still have an empty lot where the Loren used to be because of naysayers. Yours truly Kerry and Dorothy Wilson 4-1646 Balmoral Ave Comox

Sent from my iPhone

PRIME CANNABIS CORP.  
1101 - 740 Hamilton St  
New Westminster BC  
V3M 5T7  
Phone: 604 612 0850

---

May 04, 2020

His Worship Mayor R. Arnott  
Town of Comox  
Commerce Court,  
1809 Beaufort Ave  
Comox BC V9M 1R9

Dear Mayor Arnott and Council

re: **HOURS OF OPERATION - PRIME CANNABIS**  
**278 Anderton Road, Comox BC V9M 3M7**

The company will hereby permanently change its opening times as follows:

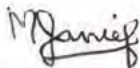
**Monday through Sunday 9.00 am to 9.00pm**

We would appreciate if the Council will keep the above in mind while considering our application. This change of operating hours comes in response to public concern over the hours of operation originally proposed. When we first went before the Town Council, we were asked if we would consider different operating hours and we said that we would if need be, therefore we are taking this opportunity to inform the Town Council of our intention to do so.

As per above, we will be operating the same hours as Coast Range Cannabis while City Cannabis is operating daily from 10.00 am to 10.00 pm.

Thank you for your consideration of these changes.

Yours truly



Mohammed Janief  
Prime Cannabis Corp.

**PRIME CANNABIS CORP.****1101 - 740 Hamilton St****New Westminster BC****V3M 5T7****Phone: 604 612 0850****May 05, 2020**

His Worship Mayor R. Arnott and Council

Town of Comox

Commerce Court,

1809 Beaufort Ave

Comox BC V9M 1R9

Dear Mayor Arnott and Council re: Operating procedures- **PRIME CANNABIS**

In response to various concerns raised by the public and the unsolicited flier that was widely distributed to residents within an approximate range of one kilometer, attached.

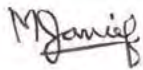
1. As per the letter dated May 4, 2020 submitted by Prime Cannabis Corp and signed by its director, Mohammed Janief, we will be operating the same hours as Coast Range Cannabis, from 9:00 am to 9:00pm due to the concerns over proximity to residential areas.
2. With respect to the third paragraph of the attached flier, I contacted the Comox Valley RCMP detachment at (250) 338-1321 and spoke with the administrative personnel at 2:37 pm on may 5, 2020. I was informed that there are no known complaints of increase in noise, traffic or theft and there are no know complaints of the smell of cannabis use.
3. With respect to the concern regarding interruption to sleep, preparing children for school, etc, this concern also seems unwarranted, as addressed above.
4. In response concerns over the proposed hours of operation of Prime Cannabis, this has also been addressed in the letter stating the new hours of operation, once approved, now 9:00 am to 9:00 pm.
5. The proposed location of Prime Cannabis Corp. is in accordance with the Town's OCP, which allows for two non medical retail cannabis locations within the downtown core and one non medical retail cannabis store outside of the downtown core. The proposed location of Prime Cannabis Corp is located at 278 Anderton Road is outside of the downtown core and zoned appropriately to be considered for this use. Further, Its should be noted that Mohammed Janief and other clients have sought loctions in the business corridor at Anderton and Guthrie and the surrounding area without success in being able

to lease due to the commercial landlords not being familiar or comfortable with leasing to this new type of business. Realtor John Miller has contacted the Realtors listing properties such as the former, Buck or Two Dollar Store, the former Booster Juice and the former Hollywood video location, all of whom declined to rent to a non medical retail cannabis store. Nor were any suitable properties available for sale in this area.

6. Lastly, It should be noted that the Daryl Payson, the manager of member services at the Vancouver Island Real Estate Board (VIREB) has also been contacted for comment on the assertion of declining property values due to the proximity of non medical retail cannabis stores on Vancouver Island. He has stated that he has not received any such concerns or complaints in this regard. VIREB can be reached at (250) 390-4212.

The Council's consideration of this information appreciated.

Yours truly



Mohammed Janief  
Prime Cannabis Corp.



## 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](mailto:council@comox.ca) before NOON, THURSDAY, APRIL 30th.

Yours for a safe neighbourhood.

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR3005705

File Reference: 19-885

JONJIT SINGH LAW CORPORATION  
207- 13569 76 AVENUE  
SURREY BC V3W 2W3

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 693194).

I certify this to be an accurate reproduction of title number **CA8013978** at 18:42 this 12th day of February, 2020.

  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	CA8013978 EX131620
<b>Application Received</b>	2020-01-31
<b>Application Entered</b>	2020-02-04
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	0966934 B.C. LTD., INC.NO. BC0966934 1101-740 HAMILTON STREET NEW WESTMINSTER, BC V3M 5T7
<b>Taxation Authority</b>	Comox, Town of

LAND TITLE OFFICE

**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR3005705

**Description of Land**

Parcel Identifier: 000-739-201

Legal Description:  
STRATA LOT 9, SECTION 53, COMOX DISTRICT, STRATA PLAN 715 (PHASE 1) TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Legal Notations**

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT SEE DD G65427

**Charges, Liens and Interests** NONE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

Date and Time: April 24, 2020 11:52 AM Pacific Time



**BC Registry  
Services**

Mailing Address:  
PO Box 9431 Stn Prov Govt  
Victoria BC V8W 9V3  
[www.corporateonline.gov.bc.ca](http://www.corporateonline.gov.bc.ca)

Location:  
2nd Floor - 940 Blanshard Street  
Victoria BC  
1 877 526-1526

## Annual Report BC COMPANY

FORM 6  
BUSINESS CORPORATIONS ACT  
Section 51

*Filed Date and Time:* **April 24, 2020 11:52 AM Pacific Time**

### ANNUAL REPORT DETAILS

**NAME OF COMPANY**

0966934 B.C. LTD.  
1101 - 740 HAMILTON ST  
NEW WESTMINSTER BC V3M 5T7  
CANADA

**INCORPORATION NUMBER**

**BC0966934**

**DATE OF RECOGNITION**

**April 8, 2013**

**DATE OF ANNUAL REPORT**

(ANNIVERSARY DATE OF RECOGNITION IN BC)  
**April 8, 2020**

### OFFICER INFORMATION AS AT April 8, 2020

**Last Name, First Name, Middle Name:**

JANIEF, MOHAMMED

**Office(s) Held:** (CEO)

**Mailing Address:**

1101 - 740 HAMILTON ST  
NEW WESTMINSTER BC V3M 5T7  
CANADA

**Delivery Address:**

1101 - 740 HAMILTON ST  
NEW WESTMINSTER BC V3M 5T7  
CANADA

## Town of Comox – Administration

---

**From:** Dave Barlow <barlowdvd@gmail.com>  
**Sent:** April 30, 2020 11:09 AM  
**To:** council  
**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

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**From:** Denis Benard <denis.benard@hotmail.com>  
**Sent:** April 29, 2020 10:10 AM  
**To:** council  
**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

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

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

## Town of Comox – Administration

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**From:** Chuck Burdick <crbimages@gmail.com>  
**Sent:** April 30, 2020 11:19 AM  
**To:** council  
**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

---

**From:** Clair Daniel <dhclair@gmail.com>  
**Sent:** April 29, 2020 1:32 PM  
**To:** council  
**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

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**From:** Judy Demaine <judydemaine40@gmail.com>  
**Sent:** April 30, 2020 11:51 AM  
**To:** council  
**Subject:** "278 Anderton Rd. Non-Medial Cannabis Retail Store Licence"

Mayor and Council

Please be advised that we are not in favour of another Cannabis store in Comox. There are enough stores to cover this area.

Yours Sincerely

Judy Demaine and Allan Cox  
2-1876 Comox Ave  
Comox BC  
V9M 3M7

## Town of Comox – Administration

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**From:** Sandra Felgenhauer <sandyhome65@gmail.com>  
**Sent:** April 30, 2020 9:37 AM  
**To:** council  
**Subject:** Prime Cannabis

Dear Town Council,

I am contacting you in response to a notification I recently received of an application for a retail cannabis store within the Town of Comox. My concerns regarding the application are:

1. Location: The corner of Anderton Rd. & Comox Rd.

This is a high traffic intersection already and as such would definitely be further taxed by an increase in use. This safety concern is exacerbated by the increase likelihood of impaired driving commonly associated with cannabis use. The correlation of traffic accidents & cannabis has been extensively studied & well proven.

(Reference: [https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en\\_1.pdf](https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en_1.pdf))

Another concern is the proposed site's proximity to residential areas. In this case being close to & surrounded by residential areas. Studies of similar retail outlets have shown that there is a significant increase in the incidence of non-violent crimes & have proven they have a detrimental impact on vulnerable residents. In an effort to curtail such negative impacts the City of Vancouver has restricted cannabis retail outlets to commercial zones.

(Reference: [https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en\\_1.pdf](https://www.ccsa.ca/sites/default/files/2019-10/CCSA-Cannabis-Use-Driving-Report-2019-en_1.pdf))

(Reference: <https://www.sciencedaily.com/releases/2017/04/170427130750.htm>)

2. Hours of Operation: The extended hours of operation (10am - 10pm Sunday - Thursday & 10am - 11pm Fridays & Saturdays) are excessive, especially in comparison to similar local businesses (Coast Range Cannabis 9am - 9pm & City Cannabis 10am - 8pm 7days/wk) Additionally extended hours have been shown to have a negative impact upon neighbourhoods; specifically noise & incidents of non-violent crime.

(Reference: [https://healthunit.org/wp-content/uploads/Cannabis\\_Retail\\_Outlet\\_Considerations\\_for\\_Municipalities.pdf](https://healthunit.org/wp-content/uploads/Cannabis_Retail_Outlet_Considerations_for_Municipalities.pdf))

Thank you for your time & consideration of these concerns.

Regards,  
Sandra Felgenhauer

## Town of Comox – Administration

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

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

April 29, 2020

To the Mayor and Council of the Town of Comox

Re.: Application for Non-medical cannabis retail store license at 278 Anderton Road, Comox

This letter represents a submission from three adult residents of the Town of Comox who live within one block of the proposed application. We represent a broad demographic (from late twenties to sixties) who share an appreciation of a community that presents a safe, home environment and a place for investment by growing, young families. We question how the approval of yet another outlet for the sale of non-medicinal cannabis supports the “friendly village atmosphere” that the Town seeks to preserve (as stated on the Town website). In short, we do not support the application for the non-medical cannabis store at 278 Anderton Road.

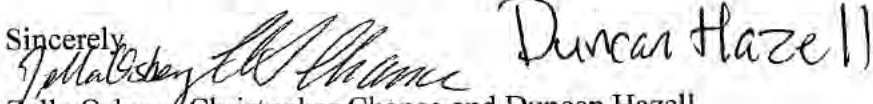
We are particularly concerned about the proposed hours of business for this license, as these are beyond regular business practice. With these exceptional hours, the proposed retailer will draw new pedestrian and vehicular traffic into this neighbourhood, and, very possibly, activities incompatible with peaceful homes. For an example of the negative impacts on residents close to a retail outlet of this type, consider the recent (2019) experience of a neighbourhood similar in composition and structure (that is, a residential area bordered by commercial enterprises). The attached link provides details:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fottawa%2Fwellington-west-neighbours-upset-cannabis-store-problems-1.5201593&data=02%7C01%7C%7Cd8d9ad577a354169967408d7ec9004eb%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637237975605682662&asdata=kYlXrkgBSgX%2BXLxvJED3u0gY8wzgR1YlXdaDFSu1lKE%3D&asreserv ed=0> )

Further, we ask if the demand for this third retail outlet has been demonstrated. All these outlets would be essentially on Comox Avenue, within 1 kilometer of each other, from Anderton Road to Port Augusta Street and Church Street (in addition to the outlet on the road leading into Comox). Does the Council really intend to undermine the prospects for its two new businesses (Coast Range Cannabis and City Cannabis Co.) by approving a third of the same type with extended hours? If there is such a demand, why locate a new place so close to those existing?

Through this license review, your broader responsibilities to the community are also implicated: approving this license carries with it reasonably foreseeable increased hazards at the intersection of Comox Avenue and Anderton Road. Consumption of cannabis (which tends to follow purchase thereof) is not compatible with safe driving. This intersection already sees high volumes of traffic, and routine use by pedestrians, many of whom have limited mobility.

We trust that you will continue to foster the Town’s “friendly village atmosphere” and safeguard its future for young, as well as aging families.

Sincerely,  
  
Zella Osberg, Christopher Chance and Duncan Hazell  
2026 Comox Avenue, Comox

John W. Heintz & Carol Sheehan  
67 Orchard Park Drive  
Comox, British Columbia V9M 2S5  
Canada

Town of Comox  
1809 Beaufort Ave.  
Comox BC V9M 1R9  
Attention: Mayor Russ Arnott and Council

30 April 2020

**RE: 278 Anderton Rd. non-medical cannabis retail store Licence**

Dear Mayor Arnott and Councillors,

As concerned taxpayers, we are writing to express our objection to the opening of a third recreational cannabis outlet in our town as proposed by the Prime Cannabis Corporation for a commercial strata lot on the second story of 278 Anderton Road.

While we recognize that there are legitimate users of medicinal marijuana, many of them in our valley who are seniors, we do not believe that a third and non-medical cannabis retail store is warranted given our population, the fact that there are other cannabis outlets within the Comox Valley and surrounding towns/cities, and that there is a school in the vicinity. Furthermore, the access to this shopping center is not always optimum as it is on the corner of an extremely busy T-intersection at the bottom of a hill. Getting in and out of the sometimes crowded parking lot may be problematic at the best of times—and for those under the influence of drugs, it may be hazardous to themselves and innocent citizens. We note that during the school year, and even in the summer months, children as well as mobility impaired seniors frequent this intersection. These and other pedestrians would clearly be at risk. There may also be an increased risk to property owners and renters from drug users accessing this proposed site.

Cannabis customers to this proposed site would have access 7 days a week, with extended hours on Friday and Saturday. The proposed opening of the store from 12–13 hours daily seems excessive, especially given the proximity of 2 other cannabis stores. Does our beautiful town really *need* another cannabis outlet?

And in closing, we note that The Town of Comox chose to solicit written comments for this proposal by the Prime Cannabis Corporation buried in a brief article in yesterday's *Comox Valley Record*. Concerned citizens had a mere 24 hours or less to make a submission regarding this important issue that affects all Comox citizens. This was totally unreasonable and a manipulation designed to minimize public consultation and responses. We wonder if this was a simple oversight, or if Council has already rubberstamped their approval for this outrageous endeavour.

Sincerely,

John W. Heintz  
Carol Sheehan

## Town of Comox – Administration

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**From:** Greg H <greghenk@gmail.com>  
**Sent:** April 27, 2020 6:39 PM  
**To:** council  
**Subject:** Prime Cannabis

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

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Greg. Henke

## Town of Comox – Administration

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**From:** DIANE HODGES <dihodges@shaw.ca>  
**Sent:** April 27, 2020 10:37 AM  
**To:** council  
**Subject:** Cannabis store Anderson and Comox ave

Dear Council,

Oh please , NOT another Cannabis store in Comox.

It's bad enough living at Glenshee Apartments and having the noisy Taphouse and Cannabis store outside our bedroom windows.

i hope this application for a 3 rd Cannabis store in Comox is denied. I vote NO and my Mom, Betty, votes NO

regards

Diane Hodges

## Town of Comox – Administration

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**From:** Trudy Lamothe <trudylam36@gmail.com>  
**Sent:** April 29, 2020 5:08 PM  
**To:** council  
**Subject:** Non-medical Cannabis Retail Store Licence @278 Anderson Rd Comox, BC

Mayor & Council of Comox, BC

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

This is a resend as we did not include the address of the store!  
Sent from my iPad

## Town of Comox – Administration

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**From:** Janice Latta <jrlatta@telus.net>  
**Sent:** April 27, 2020 3:15 PM  
**To:** council  
**Subject:** Application for Cannabis Store Comox

Good afternoon,

I am writing to express my concerns with regard to the application for yet another cannabis store in Comox. This is not a big community and we have two cannabis stores already within close proximity and the last thing we need is another one. This will bring only a negative impact to our area. It is not only unnecessary, but also unwanted. We need to be improving our neighbourhoods in Comox and this would be taking us in the opposite direction.

Please seriously consider denying this application.

Thank you,

Janice Latta  
1922 Richardson Avenue, Comox  
604-948-0337

Sent from my iPhone

## Town of Comox – Administration

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**From:** Peter Lineger <peteali@shaw.ca>  
**Sent:** April 24, 2020 12:46 PM  
**To:** council  
**Subject:** Mayor and Council; identifies '278 Anderton Rd. monmedical cannabis retil store license'

This is Alison Nicholas of 507 Spitfire Drive Comox BC V9M0A7

I am not in agreement of this application for a third Non-medical Cannabis store in Comox as I do not believe that Comox requires a third store of this kind. Anderton is a thoroughfare and is travelled by many young families and children. I am opposed to children and teens having to see the sign and patronage of clients accessing recreational cannabis. I most opposed to the proposed hours of operation. We DO NOT need a store on Anderton to be open as late as 11 pm. I believe it may draw unwanted traffic and activity that creates a feeling of “unsafety” for some.  
Thank you

## Town of Comox – Administration

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**From:** Shirely Linton <curlyshirley7@shaw.ca>  
**Sent:** April 29, 2020 11:36 AM  
**To:** council  
**Cc:** Patty & Gil Goudreau  
**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

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**From:** GEORGE & BONNIE LUTERBACH <b-gluterbach@shaw.ca>  
**Sent:** April 30, 2020 8:28 AM  
**To:** LARRY PEDERSEN  
**Cc:** council  
**Subject:** Re: 278 Anderton Rd proposed Cannabis store

In my opinion, I think this issue is for individuals to reply rather than a Council matter.

George

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

**From:** LARRY PEDERSEN <lkpedersen@shaw.ca>  
**To:** council@comox.ca  
**Sent:** Tue, 28 Apr 2020 18:09:11 -0600 (MDT)  
**Subject:** 278 Anderton Rd proposed Cannabis store

Dear Mayor Arnott and Members of Council.

We are writing to express our concerns regarding the opening of a third Cannabis retail store in Comox.

Our concerns are as follows:

1. Marijuana is an narcotic which, if taken in excess, can impair the judgement of people, including while driving a vehicle. Our laws recognize the danger in impairment due to the consumption of alcohol, with relevant penalties for violation of allowable limits set out in law. Ottawa legalized the use of marijuana without first putting into place a legal framework to govern its use, particularly as it relates to the impaired use of an automobile, handcuffing the police charged with our protection from taking appropriate measures to get these impaired drivers off the road. Are we putting the safe use of our roads more at risk here?
2. You are only requesting feedback from people within 75 metres of the new location. That barely gets you across the street to the other side of Anderton Ave. You are charged with meeting the needs of all the people living in Comox, why have you not cast a wider net in seeking feedback on the opening of this store? Are you afraid of the response you would get?
3. Apparently this store will be under absentee ownership from people living in Port Alberni. Talking to people who live in Port Alberni, apparently there have been compliance issues there. Have you screened the ownership of this potential store to ensure these people have not had compliance issues in stores they have opened elsewhere? What have you found?
4. Why is this store going to be allowed to be open past the opening hours approved for other cannabis stores? The other businesses in that Mall are closed after regular business hours, with a huge parking lot accessible from 3 sides. Can you not see the potential for this to become a user lot and even a market place for illegal marijuana sales from cars parked in the lot, and can you see the damage that would do to the neighborhood? It is common knowledge that illegal marijuana is cheaper than that sold through retail outlets. Does Comox need to create a potential drive-thru outlet for the sale of illegal drugs and all that goes along with that? Is that what you want for Comox?
5. The retail sale of cannabis is still in its infancy and at best an untested market. There are those who say that medical marijuana will never pay all the bills and create a living for the owners of retail cannabis stores. Maybe a good choice to make would be to let the other 2 stores you have approved season their market before allowing another outlet to sell a substance that impairs the judgement of those who use it

6. Our last point is to ask if you have bothered to ask the other merchants of the mall how they feel about this store locating there. You could be putting retailers who have been in that mall for a number of years and dutifully paid their taxes and obeyed the law at risk of losing their customer base because of the location of a store in their midst that sells marijuana. Surely you owe those existing businesses a loyalty that is deeper than to people coming from out of town.

7. Were some of the existing businesses in that Mall to close due to the location of a cannabis store there, have you measured the potential revenue loss to the Town of Comox from the closing of those stores? Without penalizing the existing taxpayers of Comox, how would you recover that lost revenue?

Those are our feelings..

Thank you

Larry and Janet Pedersen  
Comox, BC

## Town of Comox – Administration

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**From:** Linda Magnuson <linmag@telus.net>  
**Sent:** April 29, 2020 3:03 PM  
**To:** council  
**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

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**From:** Corey McAstocker <coreymcastocker@hotmail.ca>  
**Sent:** April 29, 2020 3:51 PM  
**To:** council  
**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

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**From:** Lesley & Neil McKay <lnmckay@shaw.ca>  
**Sent:** April 30, 2020 9:20 AM  
**To:** council  
**Subject:** RE: 278 Anderton Rd non-medical cannabis retail store license

Dear Mayor and Council:

I wholeheartedly say **NO** to opening yet another Cannabis store within the town of Comox. Surely, there are sufficient cannabis stores in the town that meet the requirements of the population, or is it now within the OCP to ultimately have a cannabis store within every four block radius? At what point will council say enough is enough?

I would like to ask council to publically release the data that supports the need for an additional store; I cannot beleive that the demand is so great within Comox that it is truly necessary for a third store to be opened within our small town.

Sincerely  
Lesley McKay  
760 Highwood Drive  
Comox  
BC V9M 1A9

Tel: 250 339 7211

## Town of Comox – Administration

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**From:** Christina McKay <christina-mckay@hotmail.com>  
**Sent:** April 28, 2020 10:40 AM  
**To:** council

I live one block from the proposed new Cannabis store on the corner of Comox Rd and Anderton Rd.

I am totally against the location and the need for another Cannabis store.

Do we really need to have a third store all within 900 metres??

Absolutely not!!

I have no issues with that kind of business at all but I find it a very negative choice, for our lovely community, in so many ways to open up a third location.

Christina McKay

## Town of Comox – Administration

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**From:** Bill McLeod <bill.mcleod@shaw.ca>  
**Sent:** April 27, 2020 8:59 PM  
**To:** council  
**Subject:** New Cannabis Store

I received a notice in my mailbox today asking me to support a campaign against the application for a new cannabis store at Comox Ave. and Anderton Road.

This notice lists a number of negatives associated with these stores. I haven't seen these problems happening around the two stores already open in Comox and as a supporter of small local businesses, I am in favour of allowing this application to proceed.

The author(s) of this notice seem to be especially concerned about the extended hours of operation proposed for the new store. I think a reasonable compromise would be to limit the hours of operation of the new store to the same hours as the other two stores.

Thank you for your attention!

Bill McLeod  
#312 - 1600 Comox Avenue  
250-941-2938

## Town of Comox – Administration

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**From:** Janet Miller-Fox <janfox6@hotmail.com>  
**Sent:** April 30, 2020 11:28 AM  
**To:** council  
**Subject:** new cannabis store

Good morning,

I am definitely not in favor of opening a new cannabis store in Comox. We already have two cannabis stores in Comox and for a town this size I think that is sufficient.

I support the citizens who feel that it is a detriment to housing prices and safety for children and youth. I have lived in Comox for over 25 years and I am beginning to see changes to our peaceful community. I do not think we need another store that will encourage a negative lifestyle such as the one that exists in Port Alberni.

Sincerely,

Janet miller-Fox

Sent from [Mail](#) for Windows 10

## Town of Comox – Administration

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**From:** Delorise Munro <munrodelorise@gmail.com>  
**Sent:** April 27, 2020 10:36 AM  
**To:** council  
**Subject:** New Cannabis application

Let the outlet open...the consumers will decide if we have too many outlets. The area may not be able to support 3 outlets, no customers...store closes.  
That's the way free enterprise works.. get a grip.

## Town of Comox – Administration

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**From:** Evelyn Nixon <evelynnixon@gmail.com>  
**Sent:** April 27, 2020 1:00 PM  
**To:** council  
**Subject:** Proposed third cannabis store

Mr. Mayor and Council members.

- 1) The proposed Cannabis store at Anderton and Comox Ave is a ridiculous notion and should not be approved by this council. There are already 2 stores nearby which for any business thinking of succeeding is a sure road to failure.
- 2) This is a mainly quiet residential area and the proposed hours are also ridiculous. Opening until 11 pm on weekends and 10 pm on weekdays is also ridiculous.

As a neighbourhood 20 year resident, taxpayer and voter I am asking you to be sensible and reject this application.

Thank you,  
Evelyn J. Nixon  
2041 Beach Drive  
Comox

Sent from my iPad

## Town of Comox – Administration

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**From:** Mae Pagdin <tmpagdin@telus.net>  
**Sent:** April 30, 2020 10:07 AM  
**To:** council  
**Subject:** 278 Anderton Rd. non-medical cannabis retail store licence

To: Mayor and Council  
Town of Comox.

Dear Council,

I am concerned regarding the proposed non-medical cannabis retail store licence that is being requested for 278 Anderton Rd. in Comox.

I think it is unnecessary since there are already two cannabis outlets in Comox with business hours well into the evening.

This location is also too close to neighbourhoods who stand to be affected negatively.

I hope that you will deny this proposed licence.

Sincerely,  
Mae Pagdin  
103 Stewart St.,  
Comox

## Town of Comox – Administration

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**From:** carly panzenboeck <carlypanz@hotmail.com>  
**Sent:** April 28, 2020 10:46 AM  
**To:** council  
**Subject:** Cannabis shop

Dear Mayor,

Thank you for the opportunity to respond to this. I don't see how having another cannabis shop in our community is a benefit. I believe 2 shops which already exist are more than sufficient. I was disappointed to see Coast Range open After the one in the mall and would love to see a business that would give our little town more of a community feel where all ages can go and be together, such as retail store for all ages, a cafe, a small restaurant to name a few. I live across from this location and the last thing I want are more people possibly increasing noise level at these late hours, less safety living here with young children. Many people may need to use cannabis for health reasons but I also know that it can attract people who may be less than mentally and or emotionally well which feels threatening to single parent living across the street. I hope to see our community grow and thrive and I believe that if you allow a company from another town come in and set up business that is extremely disappointing. It does not justify the few locals that it would employ. Now that people have to redefine themselves after this pandemic I do believe that more creative, community minded business ideas will come to the table in the very near future. I love our small community and I hope to see something better than another god damn cannabis shop!

Concerned citizen,  
Carly Panzenboeck

Get [Outlook for iOS](#)

## Town of Comox – Administration

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**From:** Brenda Pearson <brenlorn@shaw.ca>  
**Sent:** April 28, 2020 1:34 PM  
**To:** council  
**Subject:** Another Cannabis outlet

Dear Council, Since we cannot attend the next meeting of council I wish to say that I see no reason why we should have another cannabis outlet in downtown Comox. We have two outlets already, within a short distance of the proposed outlet. I cannot think there would be sufficient sales to keep three outlets in profit. IF council allow this outlet then it seems to me all three should close at the same time, there is no good reason to be open at 11 p.m. Surely if you need the item so badly then you should be able to plan ahead as you do with other purchases. I suggest 9 p.m. closing for all. Brenda L. Pearson, 1646 Balmoral Avenue, Comox.

## Town of Comox – Administration

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**From:** Judi Pedder <judipedder@shaw.ca>  
**Sent:** April 29, 2020 2:25 PM  
**To:** council  
**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 more 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](http://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

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**From:** LARRY PEDERSEN <lkpedersen@shaw.ca>  
**Sent:** April 28, 2020 5:09 PM  
**To:** council  
**Subject:** 278 Anderton Rd proposed Cannabis store

Dear Mayor Arnott and Members of Council.

We are writing to express our concerns regarding the opening of a third Cannabis retail store in Comox.

Our concerns are as follows:

1. Marijuana is an narcotic which, if taken in excess, can impair the judgement of people, including while driving a vehicle. Our laws recognize the danger in impairment due to the consumption of alcohol, with relevant penalties for violation of allowable limits set out in law. Ottawa legalized the use of marijuana without first putting into place a legal framework to govern its use, particularly as it relates to the impaired use of an automobile, handcuffing the police charged with our protection from taking appropriate measures to get these impaired drivers off the road. Are we putting the safe use of our roads more at risk here?
2. You are only requesting feedback from people within 75 metres of the new location. That barely gets you across the street to the other side of Anderton Ave. You are charged with meeting the needs of all the people living in Comox, why have you not cast a wider net in seeking feedback on the opening of this store? Are you afraid of the response you would get?
3. Apparently this store will be under absentee ownership from people living in Port Alberni. Talking to people who live in Port Alberni, apparently there have been compliance issues there. Have you screened the ownership of this potential store to ensure these people have not had compliance issues in stores they have opened elsewhere? What have you found?
4. Why is this store going to be allowed to be open past the opening hours approved for other cannabis stores? The other businesses in that Mall are closed after regular business hours, with a huge parking lot accessible from 3 sides. Can you not see the potential for this to become a user lot and even a market place for illegal marijuana sales from cars parked in the lot, and can you see the damage that would do to the neighborhood? It is common knowledge that illegal marijuana is cheaper than that sold through retail outlets. Does Comox need to create a potential drive-thru outlet for the sale of illegal drugs and all that goes along with that? Is that what you want for Comox?
5. The retail sale of cannabis is still in its infancy and at best an untested market. There are those who say that medical marijuana will never pay all the bills and create a living for the owners of retail cannabis stores. Maybe a good choice to make would be to let the other 2 stores you have approved season their market before allowing another outlet to sell a substance that impairs the judgement of those who use it
6. Our last point is to ask if you have bothered to ask the other merchants of the mall how they feel about this store locating there. You could be putting retailers who have been in that mall for a number of years and dutifully paid their taxes and obeyed the law at risk of losing their customer base because of the location of a store in their midst that sells marijuana. Surely you owe those existing businesses a loyalty that is deeper than to people coming from out of town.
7. Were some of the existing businesses in that Mall to close due to the location of a cannabis store there, have you measured the potential revenue loss to the Town of Comox from the closing of those stores? Without penalizing the existing taxpayers of Comox, how would you recover that lost revenue?

Those are our feelings..

Thank you

Larry and Janet Pedersen  
 Comox, BC

## Town of Comox – Administration

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**From:** Sheila Rivers <sheila@coastrangecannabis.com>  
**Sent:** April 29, 2020 3:57 PM  
**To:** council  
**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  
coastrangecannabis.com  
221C Church Street, Comox

## Town of Comox – Administration

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**From:** Tatyana Smith <nytatyana@yahoo.com>  
**Sent:** April 27, 2020 3:56 PM  
**To:** council  
**Subject:** Prime cannabis proposal

Hello, I'm writing you in regards to the proposal of a cannabis store on the corner of Anderson and Comox. I'm sure you well aware that there are 2 other cannabis stores downtown Comox , which is less then 10 min walk . Do we really need another cannabis store in Comox? I would like add two items to consider:

1. Would this location encourage people driving through to stop by , use cannabis and continue driving , impaired, since it's is so convenient on the way ?
2. There is a bus stop right in front of the proposed store, that is used by many Isfield school and North Island College students. And Cannabis store is not what I would like my son to see twice a day.

Please add my signature to opposed list.

Thank you,

Tatyana Smith  
2170 Comox Ave  
Comox BC

[Sent from Yahoo Mail on Android](#)

## Town of Comox – Administration

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**From:** David Stevenson <dagit@telus.net>  
**Sent:** April 28, 2020 9:29 AM  
**To:** council  
**Subject:** Prime Cannabis

To Comox council:

I received a letter yesterday urging me to oppose the opening of a cannabis store on Anderton Rd. On the contrary, I welcome the opportunity to shop at yet another cannabis outlet. The letter writers are over reacting to the possible presence of this store in their neighborhood. I live close to City Cannabis and there is no increased noise or traffic. Nor is there an increase in "undesirable elements" ( whatever that means) in people shopping at the store. The letter writers are over reacting. I am sure a new cannabis store will not change their neighborhood at all.

Cannabis is a respectable medicine for pain relief and I use it regularly to manage my chronic pain issues. I support the opening of another store so that I have more choice and perhaps lower prices.

regards

David Stevenson

138 Pritchard Road

## Town of Comox – Administration

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**From:** theajeff@telus.net  
**Sent:** April 28, 2020 1:14 PM  
**To:** council  
**Subject:** 278 Anderton Road Non-Medical Cannabis Retail Store Licence

Attn: Mayor and Council

Good afternoon,

I have read about the proposed cannabis store at 278 Anderton. I would just like to add a word of support for this business. The two cannabis stores that opened recently on Church Street and in the Mall are absolutely zero issue. I haven't seen extra traffic, heard extra noise, or noticed the "undesirables" that naysayers always report as being a big issue. The stores are nicely kept, they employ people, and they pay rent and taxes. They are appropriately located in a business area and from what I've seen, they are contributing to the town coffers and the economy in general.

I almost never use cannabis, I have no financial interest in this proposed business. I just think it's a perfectly legal enterprise that promotes employment and a vibrant downtown Comox. I would welcome this business in my town.

Thanks,

Jeff West  
2358 Tutor Drive, Comox  
250-339-4012

## Town of Comox – Administration

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**From:** Roger & Isabel Thomas <rogersclassic7@gmail.com>  
**Sent:** April 29, 2020 8:04 PM  
**To:** council  
**Subject:** 278 Anderson Rd, non-medical cannabis retail store licence.

To Mayor and 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 town...surely 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 Anderson 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

160 Willow Way,

Comox,

BC

ps this email is a re-submission of our concerns but now follows the instructions required as indicated in the Record Newspaper, Wed April 29, 2020.

## Town of Comox – Administration

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**From:** Darcy Walters <lavaman15@icloud.com>  
**Sent:** April 28, 2020 4:46 PM  
**To:** council  
**Subject:** Cannabis store application

Happy Tuesday- when considering the application to open a retail cannabis store at Anderton and Comox Roads please consider the location and quantity of other cannabis stores in the area.

In addition council should consider the impact the business has on the Town/community/neighborhood.

Within easy walking distance of the new store the Coast Range Cannabis store operates. Only blocks from this Church Street location is the City Cannabis Company, operating out of a high profile location at the Comox Mall.

Should these outlets not provide the services customers require approximately 7 kilometres, "down the road", in the City of Courtenay, there is an additional 3 more cannabis outlets.

Given that the Comox population over the age of 19 was 12,073 (2016 Census) having 3 retail outlets would work out to one store per 4024 residents, if every resident was a user. Even with 2 stores in the town the ratio is 1:6000. Surely two stores in Comox would be adequate.

I would urge council to consider the need for a third retail outlet in Comox. What possible need can this store provide that any of the areas 5 other stores can't? Would this store provide value to the community? Does the store have a positive effect on the neighborhood?

Thank you for your consideration.

Darcy Walters

Sent from my iPhone

Sent from my iPhone

## Town of Comox – Administration

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**From:** Donna Weiss <dhent@shaw.ca>  
**Sent:** April 28, 2020 6:13 PM  
**To:** council  
**Subject:** Retail Cannabis Store at the corner of Comox Rd. and Anderton

This message from my husband and myself is to register our complaint re: another cannabis store in Comox. We already have 2 cannabis facilities open in close proximity to our place of residence and do not wish to see anymore in this area. The facilities that are located in the area are open enough hours a day to accommodate anyone who requires this product.

Please register our opposition to this facility in our area.

Donna & Harvey Weiss  
301 – 1720 Beaufort Avenue  
Comox

Sent from [Mail](#) for Windows 10

## Town of Comox – Administration

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**From:** Jill White <thewhites205@gmail.com>  
**Sent:** April 27, 2020 7:46 PM  
**To:** council  
**Subject:** Cannabis Store, at Anderton & Comox Ave.

To whom it may concern;

As retirees, my husband & 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 & Anderson 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.

J. White, Comox Ave., Comox.

Sent from my iPad

## Town of Comox – Administration

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**From:** Linda Wyton <lindasusanwyton@gmail.com>  
**Sent:** April 27, 2020 5:21 PM  
**To:** council  
**Subject:** New Cannabis Store

We are very much against allowing another Cannabis store to open in Comox. We feel the 2 we have is more than enough. There is also several stores in Courtenay so I do not feel there is lack of supply for people that wish to purchase it.

We know it is coming up for approval and we would like our wishes known.

Thank you Linda and Grant Wyton 1664 Beaufort ave Comox Bc. V9M 1R7.

## Town of Comox – Administration

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**From:** CarmanThompson <carcat2@shaw.ca>  
**Sent:** May 6, 2020 11:43 AM  
**To:** council  
**Subject:** retail cannabis store corner Comox Rd and Anderton Rd.

Re: May 6 meeting

Honourable Mayor Russ Arnott, Council Members Bissinger, Grant, McGowan, McKenna, Minions and Swift

Please be advised that I am AGAINST this store. Comox already has 2 cannabis stores. I see no reason for another one. I also strongly oppose the longer hours they are asking for.

Thank you for continuing to do what is right for Comox.

Sincerely,  
Cathryn W. Thompson  
2057 Murphy Ave  
Comox, BC  
V9M 1V4  
250-890-0909

## Town of Comox – Administration

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**Subject:** FW: 278 Anderson Road cannabis store

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

From: Lia Pesklevits <LPesklevits@comox.ca>

Sent: Monday, May 11, 2020 6:56 AM

To: Shelly Russwurm: Town of Comox <russwurm@comox.ca>

Subject: FW: 278 Anderson Road cannabis store

On 2020-05-09, 9:56 AM, "Susanna Kaljur" <kaljursv@telus.net> wrote:

I am in favour of opening this cannabis store. As to the limiting of hours of operation. How late do liquor outlets stay open? Why should cannabis stores have limited hours? Seems prejudicial.

Sincerely,

Susanna Kaljur

Owner 311 - 2250 Manor Place, Comox BC

**PR 19-16**  
**Cannabis Retail Licence Review**  
**Prime Cannabis Corp. – 278 Anderton Road**  
**RCM June 17, 2020**

**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:**

	<b>Required</b>	<b>Proposed</b>
<b>Location</b>	Within shaded area of Zoning Bylaw Appendix "V"	Within shaded area of Zoning Bylaw Appendix "V"
<b>Max Gross Floor Area</b>	Not exceed 500m <sup>2</sup> in gross floor area	111.87 m <sup>2</sup>
<b>Min separation from any other recreational cannabis retail store</b>	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 Thursday<sup>3</sup>  
 10:00 AM to 11:00 PM Friday and Saturday

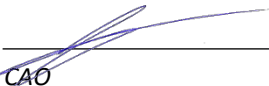
<sup>3</sup> This was mistakenly published as "10:00 AM to 10:00 PM Monday to Thursday" in this location in the February 19, 2020 Planning Report on PR 19-16.



**REGULAR COUNCIL MEETING**  
**TOWN OF COMOX**  
 TOWN COUNCIL

*STAFF REPORT*  
 Meeting Date: June 17, 2020

<b>TO:</b> Mayor and Council	<b>FILE:</b> 2600-20/Wall
<b>FROM:</b> Jordan Wall, Chief Administrative Officer	<b>DATE:</b> June 9, 2020
<b>SUBJECT:</b> Performance Review Policy for the Chief Administrative Officer	

Prepared by:  
  
 \_\_\_\_\_  
 CAO

**RECOMMENDATION**

THAT Appendix 'A' attached to the Chief Administrative Officer's June 9, 2020 Report to Council, titled "Performance Review Policy for the Chief Administrative Officer" be adopted as the performance review policy for the Chief Administrative Officer for the Town of Comox.

**ALTERNATIVES TO THE RECOMMENDATION**

*To pull a section from another review model into CAO Review Policy:*

- 1) THAT the 'X' section of Appendix 'B'/CAMA model be added to the CAO Review Policy.
- 2) THAT numerical scoring be removed from the CAO Review Policy.
- 3) THAT a new draft CAO Review process that includes 'X, Y, Z' be developed and submitted to Council.

*To change the performance measures the CAO will be judged on:*

- 4) THAT 'X characteristic' be added/removed from the CAO performance review process.
- 5) That no fund approvals be included in the CAO Review Policy.

**PURPOSE**

To establish the yearly CAO performance review process for the Town of Comox.

**BACKGROUND**

As part of the onboarding process for the new CAO hire, Council mandated a CAO performance review be done at 3 months, 5 months, and then yearly. The adoption of this policy will set the yearly performance review process for the CAO. The system to be used for the interim review process will be decided at a subsequent meeting.

A good performance review policy should seek to set and create achievable goals while aligning the organizational and CAO direction. Further it should provide an avenue for feedback to allow the CAO to improve their performance, be honest in both praise and criticism, and support the CAO in their career development.

Generally, topics for review in a review process include:

- Management and leadership practices
- Relationship with council
- Relationship with staff
- Relationship with the public and media
- Objectives and accomplishments
- Areas for improvement/suggested training

Attached to this report are two different performance review processes. Separately, Council has been emailed the CAMA (Canadian Association of Municipal Administrators) review process. Due to its length, it has not been attached to this report. It can also be found through this link:

<http://www.camacam.ca/about/resources/cao-performance>

Each process is briefly described below. Council may adopt any of the three or ask for elements of each to be combined.

#### **Attachment ‘A’**

- Provides a numerical score for each category
- Requires examples of work that reflect the score which has been given
- Requires steps to be taken to achieve a higher score for each category
- Short and long term goals to be defined
- Medium level of input required from Council

#### **Attachment ‘B’**

- Allows for identification of positive and negative feedback
- No numerical scores
- Goals with specific measurables to be developed
- Lower level of input required from Council

#### **CAMA Model**

- Detailed, in-depth, and year round review process
- Numerical scores included
- Links to hiring documents and governance requirements
- Requires an update to governance bylaws
- High time commitment from Council and CAO

#### **Explanation for Recommendation**

The form recommended to Council balances the higher requirements in the CAMA model with the lower time commitment of Appendix B. Any of the three policies, or mix of them, are acceptable policies that can produce good results. The quality of the final document relies less on the form used and more on the process and thought put into it.

#### **FINANCIAL IMPACT**

\$2,500 a year to be approved for the Mayor to seek administrative or professional support. This can be used to help consolidate the reviews, produce drafts or final documents, and provide Council professional support in going through the performance review process.

## **GOVERNANCE CONSIDERATIONS**

*Q: What are the benefits and draw backs to a numerical based scoring system for performance?*

A: A numerical system allows the CAO and Council to see how one section of performance is doing related to another and can help provide an understandable ranking of the CAO's skills.

With a large group of people numerical scoring can be difficult as a 3 may be a default score for some while others feel it is a negative. Maintaining consistency of scoring value across time can be difficult as well.

*Q: Do we require an external consultant to assist in this process?*

A: No, this is an option for Council. The consolidation of forms can be done by a member of Council or the Corporate Officer. The funds are provided in respect for consideration a Council member may not have the time to do the work. Further, discussing the CAO's performance with a member of the Senior Staff team present may be uncomfortable for some.

*Q: Can I have a section I like in one document included in the other?*

A: Yes, the alternative recommendation section includes draft motions to allow this. If there are other items you'd like to have considered please reach out to the CAO and I can help you create your draft motion.

*Q: Is the CAO review process time consuming?*

A: The amount of time required to conduct the review can be significant and will require a number of special closed meetings of Council to accomplish. The amount of time required will depend on Council's overall agreement on direction to the CAO. Sometimes a characteristic or process enjoyed by some is viewed negatively by others. This can result in time required come to agreement. The CAMA model is highly time consuming.

*Q: What does a bad review look like?*

A: A final review document that provides conflicting advice, does not represent the will of Council, or asks for changes in behavior that will cause further conflict with Council or Council members would be an example of a poorly constructed review.

*Q: I would prefer to use a different review process than Appendix A, how can I do that as well as change the new policy?*

A: First, request Council to defeat the motion on the floor. Next, make a motion with the same structure as the recommendation but with your preferred process. Finally, use the amendment process to build your preferred structure.

## **Town of Comox**

### **Appendix A**

#### **CAO PERFORMANCE REVIEW POLICY**

This document describes the performance review process for the Chief Administrative Officer for the Town of Comox

Town of Comox  
CAO Performance Review Process

## Chief Administrative Officer

### Performance Evaluation

#### Introduction:

The purpose of this evaluation of the Chief Administrative Officer is threefold:

1. To set reasonable and attainable expectations for the role of the Chief Administrative Officer.
2. To support and seek ways of improvement for the job of Chief Administrative Officer in order to obtain a job well done.
3. To foster and promote a healthy and productive working relationship between the Chief Administrative Officer and the Town of Comox Mayor and Council.

#### Procedure:

1. A formal evaluation shall take place once annually.
2. Council will individually complete the Performance Evaluation document.
3. The Mayor will collate individual Councillor's scoring.
4. The Mayor will schedule a subsequent meeting with the CAO to review the evaluation.

#### Financial Approval:

The Mayor will be approved to expend up to \$2,500 on a yearly basis, through direction to the Chief Financial Officer, for administrative or other support in completing this task.

#### Timeline:

Step	Target Completion Date
CAO Provides progress report/feedback on goal achievement to date	November 10 <sup>th</sup>
CAO evaluation forms are completed by Council	November 20 <sup>th</sup>
CAO evaluation forms are consolidated and a draft is distributed to Council	November 27 <sup>th</sup>
Council provides feedback on the consolidated evaluation	December 5 <sup>th</sup>
Final draft is completed and approved by Council	December 8 <sup>th</sup>

Town of Comox  
 CAO Performance Review Process

Mayor delivers CAO evaluation to CAO	December 15 <sup>th</sup>
<b>Start of Next Year Review process</b>	
CAO goals are finalized	March 1 <sup>st</sup>
Interim/Informal CAO evaluation conducted in June	June 30 <sup>th</sup>

\*Target dates will vary year to year depending on the calendar and availability with the process being completed no later than December 15<sup>th</sup>\*

Town of Comox  
CAO Performance Review Process

### **CAO EVALUATION FORM**

This form is designed for each Elected Official to complete annually as a key step in the process of evaluating and compensating the CAO. The completed forms will be consolidated into a single evaluation for the CAO and presented and discussed with him/her by the Mayor or appointed Executive Committee.

### CAO Performance Review

Name: Click or tap here to enter text.                      Date: Click or tap here to enter text.

Please check the appropriate box to indicate the numerical assessment of the CAO’s performance (1 low – 5 high) and provide information in relation to the assessment.

**Instructions:**

This form is designed to obtain your perceptions of the performance of the Chief Administrative Officer. Your constructive criticism and direction is important, so please respond candidly to each question. Should you be unable to respond to a given statement because you are not aware of the Chief Administrative officer’s performance in relation to it – **do not select any number**. This will not be taken as a negative rating.

- 1-Requires Performance Management Plan                      4-Exceeds Expectations
- 2-Needs Improvement/Attention                                      5-Excellent/Exceptional
- 3-Meets Expectations

#### SECTION 1

**1. Decision Making and Problem Solving**

*Takes action to solve problems while exhibiting sound judgment and a solid understanding of issues.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

**Current example(s) reflective of score:**

**Expectation to achieve level 5:**

Town of Comox  
 CAO Performance Review Process

**2. Communication**

*Listens with respect, seeks to understand before being understood; keeps stakeholders well informed; written communication clear, concise and error-free.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

**Current example(s) reflective of score:**

**Expectation to achieve level 5:**

**3. Results Orientation**

*Able to start and persist with specific courses of action while exhibiting high motivation and a sense of urgency; completes goals and objectives on time as promised.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

**Current example(s) reflective of score:**

**Expectation to achieve level 5:**

**4. Responsiveness**

*Is aware of departmental operations at an appropriate level of detail and responds in a timely manner to issues and concerns.*

Town of Comox  
 CAO Performance Review Process

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

Current example(s) reflective of score:

Expectation to achieve level 5:

**5. Leadership**

*Demonstrates vision, commitment, fairness, trustworthiness, flexibility and the ability to maintain composure under pressure and to motivate and inspire.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	---------------------------------------	----------------------------	----------------------------

Current example(s) reflective of score:

Expectation to achieve level 5:

**6. Interpersonal Skills/Conflict Resolution**

*Able to relate to others; identifies, mitigates and manages conflict.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

Town of Comox  
CAO Performance Review Process

Current example(s) reflective of score:

Expectation to achieve level 5:

7. Initiative and Creativity

*Seeks out new opportunities; offers new, well-thought-out ideas; self-starter.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

Current example(s) reflective of score:

Expectation to achieve level 5:

8. Goal Setting

*Able to define, set and prioritize realistic, specific, time-oriented goals.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

Current example(s) reflective of score:

Expectation to achieve level 5:

9. Team Building

Town of Comox  
CAO Performance Review Process

*Able to build high morale, create positive energy in both individuals and groups, and obtain group commitments to goals and objectives.*

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

**Current example(s) reflective of score:**

**Expectation to achieve level 5:**

## **SECTION 2**

**Describe what the CAO does well.**

**Describe what the CAO can improve upon.**

### **Short Term Goals and Objectives**

Describe the goals and objectives you wish to establish for CAO for the coming year, including any goals or objectives to address elements of performance or competency identified in the evaluation.

### **Long Term Goals**

Describe the goals and objectives you wish to establish for the CAO over the next 3 – 5 years.

Town of Comox  
CAO Performance Review Process

**ADDITIONAL CAO PERFORMANCE FACTORS**

Additional factors that Councillors can use to evaluate the CAO are presented below:

- Organizing
- Coordinating
- Directing
- Acceptance of responsibility for own actions and decisions
- Problem analysis
- Problem solving
- Oral communications
- Written communications
- Policy development
- Stability
- Cost management
- Budget performance
- Management reporting
- Service levels
- Service quality
- Adaptability
- Self motivation
- Willingness to make decisions
- Soundness of decisions
- Evaluation of subordinates
- Motivation of subordinates
- Enforcement of policies
- Foresight
- Creativeness
- Support of organizational policies
- Ethics and integrity
- Public relations
- Systems and process development
- Partnering
- Resident satisfaction

## **Town of Comox**

### **Appendix B**

#### **CAO PERFORMANCE REVIEW POLICY**

This document describes the performance review process for the Chief Administrative Officer for the Town of Comox

### **CAO EVALUATION GOALS and TIMING**

In the Town of Comox the Mayor and all Councillors will be involved in the evaluation of the CAO. The process for evaluation will have each Councillor complete an evaluation form and then have these forms consolidated into a single overall evaluation summary. The summary evaluation will then be confirmed by Council and discussed with the CAO by the Mayor and/or any appointed members. This must be fully complete before December 15<sup>th</sup> of each working year.

The CAO performance review process and timing is outlined below. All dates are to be treated as approximate guidelines and will vary based on Council meeting schedules year to year but completing no later than December 15<sup>th</sup>:

The purpose of this evaluation of the Chief Administrative Officer is threefold:

1. To set reasonable and attainable expectations for the role of the Chief Administrative Officer.
2. To support and seek ways of improvement for the job of Chief Administrative Officer in order to obtain a job well done.
3. To foster and promote a healthy and productive working relationship between the Chief Administrative Officer and the Town of Comox.

#### **Procedure:**

1. A formal evaluation shall take place once annually.
2. Council will individually complete the Performance Evaluation document.
3. The Mayor will collate individual Councillor's scoring.
4. Council will review and approve a final review.
5. The Mayor will schedule a subsequent meeting with the CAO to review the evaluation.

#### **Financial Approval:**

The Mayor will be approved to expend up to \$2,500 on a yearly basis, through direction to the Chief Financial Officer, for administrative or other support in completing this task.

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 CAO Performance Review Annual Performance Review Policy

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<b>Step</b>	<b>Target Completion Date</b>
CAO provides progress report/feedback on goal achievement year to date	November 10
The CAO and Elected Officials start planning Town goals for the next year	November 10
Elected Officials complete the CAO evaluation form	November 20
CAO evaluation forms are consolidated and a draft distributed to Council	November 27
Elected Officials provide feedback on the consolidated evaluation	December 5
Summary form is finalized based on Elected Officials feedback	December 8
Mayor delivers CAO evaluation to CAO	December 15
<b>Start of next year Review Process</b>	
CAO goals are finalized	March 1
Interim/informal CAO evaluation conducted in June	June 30

## CAO EVALUATION FORM

This form is designed for each Elected Official to complete annually as a key step in the process of evaluating the CAO. The completed forms will be consolidated into a single evaluation for the CAO and presented and discussed with him/her by the Mayor or appointed Executive Committee.

**CHIEF ADMINISTRATIVE OFFICER  
 PERFORMANCE REVIEW**

Elected Official Completing the form _____		
CAO'S PERFORMANCE	AREAS OF SATISFACTION	AREAS FOR IMPROVEMENT
1. Results/progress achieved		
2. Council reporting & support		
3. Strategic/proactive planning		
4. Financial management		
5. Relationship building with external stakeholders		

Town of Comox  
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6. Delegation of work		
7. Staff development		
8. Teamwork and work culture		

**Additional Comments**

**Areas where I am happy with the CAO's performance:**

**Areas where I would like to see changes and/or improvements:**

\_\_\_\_\_  
**Councillor Signature**

\_\_\_\_\_  
**Date**

**CAO GOALS FOR - JORDAN WALL**

<b>TOWN CAO GOALS FOR THE NEXT YEAR</b>		
Goal	Performance Measures	Complete
1.	1. 2. 3.	
2.	1. 2. 3.	
3.	1. 2. 3.	
4.	1. 2. 3.	
5.	1. 2. 3.	

## ADDITIONAL CAO PERFORMANCE FACTORS

Additional factors that Councillors can use to evaluate the CAO are presented below:

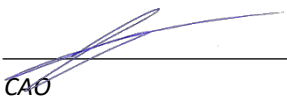
- Organizing
- Coordinating
- Directing
- Acceptance of responsibility for own actions and decisions
- Problem analysis
- Problem solving
- Oral communications
- Written communications
- Policy development
- Stability
- Cost management
- Budget performance
- Management reporting
- Service levels
- Service quality
- Adaptability
- Self motivation
- Willingness to make decisions
- Soundness of decisions
- Evaluation of subordinates
- Motivation of subordinates
- Enforcement of policies
- Foresight
- Creativeness
- Support of organizational policies
- Ethics and integrity
- Public relations
- Systems and process development
- Partnering
- Resident satisfaction



**REGULAR COUNCIL MEETING**  
**TOWN OF COMOX**  
 TOWN COUNCIL

**STAFF REPORT**  
 Meeting Date: June 17, 2020

<b>TO:</b> Mayor and Council	<b>FILE:</b> 7400-02
<b>FROM:</b> Jordan Wall, Chief Administrative Officer	<b>DATE:</b> June 9, 2020
<b>SUBJECT:</b> Municipal Police Funding and Detachment Strength	

Prepared by:  
  
 CAO

#### **RECOMMENDATION**

THAT the Town of Comox forward a preliminary request for funding for the 2021/2022 fiscal year to the RCMP for a municipal detachment strength at 2020/2021 levels of 11.6 Full Time Equivalents.

#### **ALTERNATIVES TO THE RECOMMENDATION**

THAT the Town of Comox forward a preliminary request for funding for the 2021/2022 fiscal year to the RCMP for a municipal detachment strength with an increase/decrease over 2021/2022 levels for 'XX' Full Time Equivalents .

#### **PURPOSE**

Yearly the RCMP requests Council provide comment on their desired staffing levels for the 2021/2022 fiscal year. The recommendation from this report will form the basis of this response to the RCMP.

#### **BACKGROUND**

The Provincial government subcontracts RCMP services to municipalities for a fee. A municipality with a population of under 5,000 contributes 0% of costs, from 5,000-15,000 contribute 70%, and 15,000+ contribute 90%.

After the census in 2021 it is expected that Comox will move to the 15,000+ category and require approximately \$450,000 more in funding per year to maintain the current detachment strength of 11.6 FTE. It is also expected that through a number of other RCMP costs increase which include pay increases dating to 2016 and severance could add another \$100,000 per year to municipal costs. It is also possible that Cumberland may be moving to the 5,000-15,000 population group requiring an increase from 0% contribution to 70%.

#### Proportional Representation of Costs and Calls\*

Total Detachment Strength: 64

Total Call Volume: 19,000

Total Criminal Code Volume: 5,200

	% of Officers funded by Community	% of total calls	% of Criminal Calls
Comox	18%	10%	11%
Courtenay	50%	63%	66%
Cumberland	32%	4%	4%
Rural		23%	18%

\*All numbers are approximations based on 2018 and 2019 call volumes.

#### **FINANCIAL IMPACT**

The impact of one RCMP officer on municipal costs is approximately \$165,000. This means that an increase or decrease of one FTE will impact the representative household \$50 (2% of taxes).

The total projected increase for policing costs in 2022 will require an increase or approximately \$165 per representative household (6.5% increase in taxes).

#### **GOVERNANCE CONSIDERATIONS**

*Q: Can Council change the number of FTE's for the 2021 calendar year?*

A: It is possible but not probable that this could be accomplished. The Town of Comox is in a contract with the RCMP at 11.6 FTE until 2032. It is possible to change prior to this time but the speed of the change is unclear and would need to be done in consultation with the RCMP. The Town can end its current contract with 25 months notice.

*Q: Is Comox, on a proportional basis, contributing more to the RCMP budget than getting in service?*

A: The data provided here does appear to show a level of contribution above the call volume received by Comox. However, these issues are more complicated than strict proportionality. Comox has access to a larger and more varied pool of resources than we would if we only had access to 11.6 members. The value of this is not strictly quantifiable.

*Q: Does Comox have its own dedicated police officer or resources?*

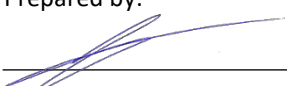
A: No, all the resources in the Comox Valley detachment area are pooled and shared across the area. There are no specific Comox police officers.



**REGULAR COUNCIL MEETING**  
**TOWN OF COMOX**  
 TOWN COUNCIL

**STAFF REPORT**  
 Meeting Date: June 17, 2020

<b>TO:</b> Mayor and Council	<b>FILE:</b> 0540-01
<b>FROM:</b> Jordan Wall, Chief Administrative Officer	<b>DATE:</b> June 9, 2020
<b>SUBJECT:</b> Committee of the Whole Meetings	

Prepared by:  
  
 CAO

### RECOMMENDATION

THAT the Council Procedure bylaw be updated to replace Committee of the Whole Meetings with Strategic Planning Meetings and;

THAT the scheduled September 9<sup>th</sup> meeting be designated for a review of Council's Strategic Plan, Management Report, and Action Items list.

### ALTERNATIVES TO THE RECOMMENDATION

#### PURPOSE

To create a Council meeting process with increased focus on overall strategic planning for the organization and direction to Administration.

#### BACKGROUND

There may be value in changing the name and focus of the Committee of the Whole meetings to Strategic Planning Meetings. The intent of this shift would be to have Council regularly meet and discuss the major direction of the organization. Currently we have three main sources of direction from Council: The Strategic Plan, the Management Report, and Action Items (this is a new list of items assigned from Council on a meeting to meeting basis). Through this process Council will be able to re-evaluate the tasks assigned, their importance, and your overall hope for accomplishments in this term of Council. From this process I suggest that these three lists be combined into two: a strategic plan that is more descriptive in its tasks and an action item list of less important yet assigned and trackable tasks.

#### *Staff Presentations*

With the change to Strategic Planning meetings it is Administration's intent to have one or two department heads attend each Strategic Planning Meeting to give an update on their department. This will assist with Administration preparing an informative and engaging presentation and allowing Council to have a more in-depth discussion around each department.

#### *Council Projects and Direction Change*

These Strategic Planning Meetings can also become the vehicle in which Council can create change in the Strategic Plan or create smaller items of direction. The process would be that Council members would bring items to these meetings and discuss with other Councillors the merits of it. These ideas would then be collected and at the end of the year just prior to budgeting, a final status report from

staff on progress of the current year's projects would be given to Council. At that point Council can take a look at what is left to be done and what is proposed then create a work plan for the next year.

#### **FINANCIAL IMPACT**

N/A

#### **GOVERNANCE CONSIDERATIONS**

*Q: What is the benefit of bringing projects through the Strategic Planning process?*

A: The structure proposed is based on the idea that if direction from Council is timed to coincide with the budgetary cycle, Administration will be better able to plan for the year and, in the long term, be able to accomplish more.

*Q: What if something important comes up and Council wishes to give direction immediately?*

A: Direction can still be brought directly to a Regular Council Meeting, either through referral from a committee meeting or a Notice of Motion. However, if Administration is properly planning for the year there should not be significant 'slack' in the organization to take on new projects. This will simply mean that other work will need to be delayed to accommodate the new project.

*Q: The proposal here suggests a more descriptive Strategic Plan. Is this better than a high level strategic plan that does not include this detail?*

A: There is debate around whether a Strategic Plan should be a document with only high level goals attached or a more descriptive plan with specific objectives contained within it. Currently Council's strategic plan is a mix of both. The process of reorganizing these documents, as described in the report, will serve as a method to prioritize Council directions.

## Town of Comox – Administration

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**Subject:** FW: Parking Lot at Rec Centre

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**From:** JULIAN BENEDICT [REDACTED]  
**Sent:** June 8, 2020 11:33 AM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Parking Lot at Rec Centre

Dear Council,

Thank you for your continued work in keeping the Town of Comox a warm, friendly, and special place.

I'm writing to request that you consider budgeting improved lighting in the parking lot of the Comox Rec Centre when possible.

As a regular evening user of this facility before Covid-related closures, I continue to be concerned about the safety hazards posed by the very poor parking lot lighting. Particularly during the rainy winter months, the two main lighting structures provide very limited sightlines for both pedestrians and drivers. Although this issue has been apparent for many years, I assumed the area would be automatically upgraded in time, as newer, cheaper LED options become available.

This winter, I have been personally witness to 2 incidents where young people came down the concrete ramp from the complex and almost ended up in trouble with vehicles. In both cases, the vehicles were driving very carefully and responsibly - the issue is the darkness all around this area. None of us want to see a senior or young person injured and I hope you can make this a priority in future budgets.

Warmly,  
J Benedict  
Comox.