

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Fathers

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
C. Isaak, Director of Planning and Development Services
G. Newman, Manager of Planning
S. Lam, Deputy Corporate Officer

Press: 1

Public: 90 (approximately)

The meeting to conduct the Public Hearing / Meeting was called to order at 7:03 p.m.

Director of Corporate Administration read a statement regarding the procedure to be followed for all Hearings/Meetings held this evening.

The Director of Planning and Development Services gave an outline of each application through a PowerPoint presentation.

PUBLIC HEARING #1

TEMPORARY USE PERMIT 19-012/DEVELOPMENT VARIANCE PERMIT NO. 426

CIVIC ADDRESS: 1484 Johnston Road (1478 Johnston Road)

The Chairperson called the Public meeting to order at 7:10 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Meeting:

Temporary Use Permit No. 19-012 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1484 Johnston Road (civic address of 1478 Johnston Road) for a period of three (3) years. Development Variance Permit No. 426 proposes to vary Section 4.1.3(b)(i) of the Zoning Bylaw to reduce the minimum setback in from a premises containing a cannabis store to an existing child care centre from 100 metres to 80 metres. As this public hearing/meeting relates to an application from a private store operator (A Little Bud Cannabis Ltd), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

The Director of Corporate Administration advised this Public Meeting had been publicized as follows:

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 599 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that as of noon January 27, 2020 there were **ten (10)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020 with the following breakdown:

Residing in White Rock:

- Two (2) Opposed
- One (1) Comments

Not residing in White Rock:

- Three (3) Support

Undisclosed City of Residence:

- One (1) Support
- Three (3) Opposed

The Chairperson invited those in attendance to present their comments.

- K. Leishman, Surrey, BC, and L. Glambinskiene, Surrey, BC, not in support of the application, both are from the church located nearby the proposed site, noted concern that it includes a child care centre. Concerned with the proximity and the children's health and safety.
- H. Weeks, White Rock, BC, not in support of the application, noting concern with the proposed proximity of the application and the additional proposed sites for the same use in a small area radius. Stated she has a health reaction to the odour of cannabis. Suggested this use be permitted in areas that are not heavily populated. Concerned regarding health and safety of their neighbourhood.
- M. Glazier, White Rock, BC, owner of the Three Dogs Brewing nearby business, in support of the application, stated they opened their business and now a daycare is getting set to open right behind them (they could not help this, did not know it was happening but there does not appear to be a concern over that). Noted the subject applicants would not allow children in the store. Family members have used cannabis for medicinal purposes, White Rock has a large number of seniors that would be doing the same and it would be helpful to have this service opened close by.
- A. Micka, White Rock, BC, in support of the application, uses it for medicinal purposes, it is a good location to have this.
- L. Langille, White Rock, BC, in support of the application, the product is good for medicinal purposes. Stated that White Rock is a small city, having shops and small business open and running in the community is important.
- J. Holland, Chilliwack, BC, in support of the application, worked with the application to find a location, was told by staff this was an area that could work. It does require a variance, were not aware of a day-care use nearby when this was stated. Stated the applicant is from a strong entrepreneurial family who find it important to give back to the community and be sure that they are a part of the community.
- P. Gill, White Rock, BC, in support of the application.

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- P. Patrela, White Rock, BC, speaking on behalf of J. Picard of White Rock, noted concerned if more than one (1) store permitted in the area that there can be problems and that this applicant was in business before the selling of cannabis was legalized.
- K. Renwick, White Rock, not in support of the variance the application requires. There should be a solid reason to allow a variance. Why would Council grant a variance for this?
- K. Jones, White Rock, BC, inquired if the City of Surrey authorizes this use in their City? Stating if Surrey has decided to not issue any permits in the South Surrey area and White Rock does this will mean that White Rock will be the place where everyone will have to come to, concerned if this is the case.
- L. Zenburger, White Rock, BC, not in support of the application, noting concern with the variance. Stated she has severe allergies, if she were to walk in public she cannot pass a store where there is smoked. Believes people with allergies should be heard at this hearing as it impacts their quality of life.
- D. Hutchinson, Surrey BC, in support of the application, family required to use cannabis for medicinal purposes, there is a need for this. Stated that people do not smoke at the stores. Further stated that the limit on distances between uses are arbitrary, the previous Council set the current limits (that now require a variance). Referenced that there is currently a liquor store by White Rock Elementary School. An example nearby of this use and any impacts can be seen with the current store on Marine Drive, which does not appear to be a problem.
- C. Davies, White Rock, BC, in support of the application, stated having the store in the open discourages criminal behaviour the application regulates the business, removing the criminal element.
- R. Tracy, White Rock, BC, not in support of the application, concerned that the application requires a variance, the applicant had an illegal store prior to this, there is a church with a day-care nearby and increased traffic it could bring to the area.

The Chairperson called for further speakers to the proposed application Temporary Use Permit 19-012 (1484 Johnston Road (1478 Johnston Road) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for Temporary Use Permit 19-012 at 7:44 p.m.

PUBLIC HEARING #2)

**BYLAW NO. 2320: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(CD-16 – Cannabis Store) Bylaw, 2019, No. 2320**

CIVIC ADDRESS: 15177 Thrift Avenue

The Chairperson called the Public Hearing to order at 7:44 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Hearing:

Bylaw No. 2320 proposes to amend the existing CD-16 zone to include “cannabis store” as a permitted use, which may only be located in the first floor of Building 3 in the Miramar Village development (currently under construction), and a minimum eight (8) metres from Johnston Road. This public hearing relates to an application by the BC Liquor Distribution Branch for a government cannabis store. Bylaw No. 2320 would also amend the general regulations in the Zoning Bylaw to restrict the retail sale of cannabis accessories to allow the sale within cannabis stores but otherwise not within 500 metres of a zone that permits a cannabis store or a property where a cannabis store is authorized by a Temporary Use Permit.

The Director of Corporate Administration advised how the Public Hearing had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 916 notices were mailed to owners and occupants within 100 metres of the subject properties
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that there were **Thirty Three (33)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020 with the following breakdown:

One (1) submission presenting twenty seven (27) form letters in support of “BC Cannabis Store Rezoning Application – Miramar Village”, with persons residing in various cities.

Residing in White Rock:

- Two (2) Comments
- One (1) Opposed

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed

The Chairperson invited those in attendance to present their comments.

- K. Satterfield, Surrey, BC, the applicant, outlined their current applications/stores across the province. Stating that social responsibility messaging is very important and noted that minors are not permitted to enter their store. They have been named as one of top employers eleven (11) years in a row. They pay living wages and ensure they have practices for odour mitigation in place for both in and around the store.

- J. Coccola, Vancouver, BC, Executive Vice President of the BC Liquor Distribution stated they bring employment opportunities to the area, pay a liveable wage and offer job security. Staff are well trained and they offer people safe jobs with benefits and pension which benefit the community.
- K. Doal, Coquitlam, BC, from the BC Government Employees Union, in support of the application, the work supports union jobs as they have higher wages, pension, benefits, predictable schedules / reasonable hours and are a healthy and safe working environment.
- D. Taft, White Rock, BC, not in support of the application, concern with the location, aware of cannabis and has seen the impact on youth. Concern with the location of the three (3) applications in a small area and the message it sends to youth, this use appears important enough to the City to have so many in a condensed area. With more availability concern that there will be more areas where the odour is predominant.
- K. MacGregor, Surrey, BC, in support of the application, although does not agree with variances being permitted to allow the use. Stated this will improve the community; this will help the health of the area, union members (staff in the store) are responsible and feels this is the safest way to offer the service.
- H. Weeks, White Rock, BC not in support of the application, stated that there is more to consider than this being an approval for a further small business / service for the community. Cannabis is a drug, it can be used for pain medication but it comes with consequences. Cannabis can adversely impact people's lives and noted further concern for her health and others that can be impacted.
- J. Martin, Vancouver, BC Director of Bosa Properties, in support of the application stated that they see there has been much due diligence given with the application as appears to be the norm for business workings for BC Liquor Distribution. Stated the use will compliment to the community including the Miramar Village development.
- K. Renwick, White Rock, BC, not in support of the application, noting concern with the variance that it requires and possibility that it could be a monopolistic situation and further concern for the small business opportunities.
- S. Smith, White Rock, BC, not in support of the application, stating that three (3) stores in the vicinity is too much. However is things were to go ahead likes the idea of a permanent place (not the temporary use permit) and has been impressed with what has been noted this application brings (good paying jobs etc.). Starting with one makes better sense.
- J. G, White Rock, BC, not in support of the application, but also pointed out that prior to the legalization there were likely odours coming from the stores as people did smoke in the store etc., things are different now. Visited the Government store in Kamloops and noted there appeared to be a lack of knowledge by staff at the store. Not in support of the Government store application, believe they have a long way to go and stated that they do not believe in changing variances for the requested location. Location should not be near children facilities.

The Chairperson called for further speakers to the proposed application Bylaw No. 2320 (15177 Thrift Avenue) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for Bylaw No. 2320 at 8:16 p.m.

PUBLIC MEETING #3

TEMPORARY USE PERMIT 19-014

CIVIC ADDRESS: 1550 Johnston Road (1542 Johnston Road)

The Chairperson called the Public meeting to order at 8:17 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Meeting:

Temporary Use Permit No. 19-014 proposes to authorize a cannabis store as a permitted use at the commercial unit addressed as 1550 Johnston Road (civic address of 1542 Johnston Road) for a period of three (3) years. As this public hearing/meeting relates to an application from a private store operator (Choom BC Retail Holdings), this opportunity for input also serves as the public hearing for gathering the views of residents in respect of the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

The Director of Corporate Administration advised how the Public Meeting had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- 566 notices were mailed to owners and occupants within 100 metres of the subject properties
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Director of Corporate Administration advised that there were **Four (4)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020.

Residing in White Rock:

- One (1) Comments

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed
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The Chairperson invited those in attendance to present their comments.

- S. Bruce-Hayes, Vancouver, BC, Applicant, gave an overview of their application and their operation noting they had retail and pharmaceutical backgrounds. Believe the area for this is a good fit, their stores are clean and modern looking and this location offers a lot of parking. Stated that compliance is important to the organization and noted they are highly regulated by the government and their shareholders, there is no margin for error. Offers jobs in the community with pay being at living wage, they plan to give back 1% of their gross earnings to the City and donating to the WR Firefighters Association.
- H. Weeks, White Rock, BC, not in support of the application noting this was a temporary use permit so it does not necessarily provide long term jobs.
- T. Fluet, Surrey, BC, in support of the application, stating that the jobs provided by the BC Liquor Distribution are likely to be part time hours. Stated this applicant will be hiring full time at the living wage and paying benefits.

- D. Bogart, Surrey, BC, in support of the application, stating the applicant is responsible and does not require a variance for the use in their proposed location, they have nice stores and will have a positive presence.
- C. Gillon, Vancouver, BC, Applicant, gave an overview of their application and noted they value: being a good corporate citizen (proven track record, give back to the community, play by the rules, not asking for a variance), being a great place to work (offer living wage, full time jobs, benefits program, advancement and diversity). And stated they are accountable to their staff, customers and shareholders and ensure a safe environment.
- R. Tracy, White Rock, BC, not against the company but not in support of the location, noted concern with the park behind the store and that there is a residential building across from it. Concern also noted with possible additional traffic and for those living on George Street across from the parking lot.
- J. Holland, Chilliwack, BC, in support of the application, stated that the only option available for this by the applicant that the City offers is a temporary use permit. The applicant has a commitment, to make this work they want to be a small business in White Rock.
- R. Falls, White Rock BC, in support of the application, stating they are publicly traded and accountable for what they do.
- K. Jones, White Rock, BC, not in support of the application, noting concern that the store front will be on a main street for the community, due to the use storefronts will not to show visibility into the store and is concerned as to what will that look like on the main street and the impression it gives (will not give life to the main street of the Town Centre).
- D. Hutchinson, Surrey, BC, in support of the application.
- L. Burger, White Rock, BC, not in support of the application, noted concern if someone were walking their child through White Rock, past the location that children could be impacted by the smoke (brain development can be impacted) and concern noted with the odour.
- D. Prees, White Rock, BC, not in support of the application, stating that the government has not done enough research on this prior to legalization, stated that they'd be in agreement with one (1) store. In favour of small business but not with someone who had a business of this type illegally.
- C. Davies, White Rock, BC, in support of the application, in favour of this applicant and this small business and the full time work they are offering.
- R. Tracy, White Rock, BC not in support of the application, stating that it takes away from her the holistic business that are in her area and her ability to attend them.
- L. Varko, White Rock, BC, not in support of the application, seen impacts for cannabis use and not in agreement with this use.

The Chairperson called for further speakers to the proposed application Temporary Use Permit 19-014 (1550 Johnston Road (1542 Johnston Road) and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Meeting for Temporary Use Permit 19-014 at 8:54 p.m.

PUBLIC HEARING #4)

**BYLAW NO. 2323: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(Cannabis Store Separations) Bylaw, 2020, No. 2323**

The Chairperson called the Public Hearing to order at 8:55 p.m.

The Director of Corporate Administration read a statement regarding the purpose for the Public Hearing.

Bylaw No. 2323 proposes to replace the existing minimum 1000 metre separation distance between cannabis stores, which effectively limits the number of cannabis stores to one (1), with a maximum number of three (3) cannabis stores in the Town Centre area (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street). The adoption of Bylaw No. 2323 would not be required if only one (1), or no, cannabis stores are approved.

The Director of Corporate Administration advised how the Public Hearing had been publicized.

- Notice was published in the January 17 and 22 editions of the Peace Arch news
- A copy of the notice was placed on the public notice posting board on January 15, 2020.

The Chairperson invited the Director of Planning and Development Services to introduce the proposed Bylaw amendment.

The Director of Corporate Administration advised that there were **Six (6)** submissions received following the agenda publication deadline of 8:30 a.m., Wednesday, January 22, 2020.

Residing in White Rock:

- Two (2) Opposed
- One (1) Comments

Undisclosed City of Residence:

- One (1) Comments
- Two (2) Opposed

The Chairperson invited those in attendance to present their comments.

- H. Weeks, White Rock, BC, not in support of the bylaw, stated the community is made up of individuals who are impacted by this use and what is around them, is disappointed to hear about the applications noting concern with her health. Stated that the community is about who we are as individuals and each have a right to good health, clean air and piece of mind and that the proposed shops selling cannabis in this neighbourhood will take that away from her.
- P. Petrala, White Rock, BC, stated that having three (3) locations in the proposed area is excessive.
- D. Johnson, White Rock, BC, not in support of the bylaw, three (3) stores with this service would be too close (you can walk to all three (3) as they are within a 250 metre proximity of each other).
- K. Jones, White Rock, BC, not in support of the bylaw, one (1) in the city is sufficient, stated that the government application is the best choice.

- R. Tracy, White Rock, BC not in support of the bylaw, would like to see no cannabis stores in the Town Centre area.
- L. Burger, White Rock, BC, not in support of the bylaw, stating more than one (1) store selling cannabis in the area could be a disaster.
- J. Pozar, White Rock, BC, in support of the bylaw, asking if the City limits the number of stores that carry cigarettes? Stating no this is not limited so why limit this service. Stated her children would not think of the number of cannabis stores relates to it being a good thing for you to do.
- L. Glambinskiene, Surrey, BC, not in support of the bylaw, not in agreement with too many stores of this type in this small of an area. Concern with the children in the area and possible impact.
- S. Crozier, White Rock, BC, stated it has been noted this evening that some of the applicants have obligations to their shareholders; profits are an important element in this case.


The Chairperson called for further speakers to the proposed *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323* and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323* at 9:07 p.m.

The Meeting to conduct the Public Hearing / Meeting was concluded at 9:07 p.m., it was noted that the regular Council meeting would be reconvened shortly.



Mayor Walker



Tracey Arthur, Director of
Corporate Administration