

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **April 16, 2019 at 7:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda items:
 - a) Agenda Item 6 a) DV000065 - Lot 1, Section 128, Sooke District, Plan VIP58851 (5480, 5488, 5494 Mt. Matheson Road)
 - Martin Humphries, East Sooke
 - b) Agenda Item 6 b) DV000066 - Lot 2, Section 95, Sooke District, Plan 45068 (1021 Parkheights Drive)
 - Bev Benson, East Sooke
 - Marjorie Schmidt, East Sooke
 - c) Agenda Item 7 a) VA000150 - Lot 105, Section 95, Renfrew District, Plan 26054 (2845 Woodhaven Road)
 - Updated Site Plan
 - d) Agenda Item 8 a) LP000004 - Lot 2, Section 31, Otter District, Plan VIP39224 (7875 West Coast Road)
 - Gunter Rieper and Rita Rieper, Otter Point
 - Arlene Rose Stenvall, Otter Point
 - High Tide Cannabis, Otter Point
 - Alexander Kalicki, Otter Point

Wendy Miller

From: Martin Humphries
Sent: Tuesday, April 16, 2019 2:56 PM
To: Wendy Miller
Subject:

To whom it may concern,

As the landowner _____, I have no objection to decrease the front yard setback requirement for an accessory building for the three lot subdivision.

Yours Truly,

Martin Humphries

Benson Excavating Ltd

Murray and Bev Benson

April 9, 2019

File # DV000066 Lot2 Sec. 95 Sooke District, Plan 45068

1021 Parkheights Drive

wmiller@crdbc.ca

regarding development permit with variance

To Juan de Fuca Community Planning

As an owner within 500 meters of property applying for this development permit with variance, I have reviewed the proposal and have no objections of it.

Thank-you

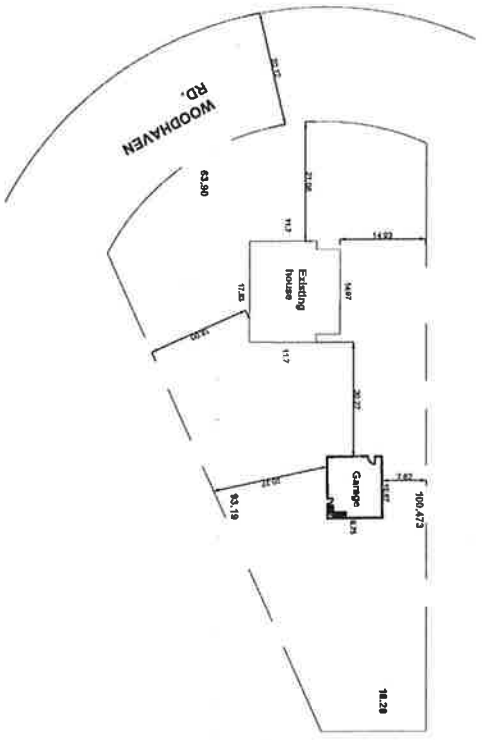
Bev Benson

Wendy Miller

From: Marjorie
Sent: Tuesday, April 09, 2019 12:03 PM
To: Wendy Miller
Subject: variance application for Dana Livingston and Paul Thomas.

As a next door neighbour of the above mentioned I wish to endorse this appli DVOOOO66. The intent of this couple is merely to build a new house on thier presently owned property and in no way altering the surronding land.

Marjorie Schmidt.



SITE PLAN
1:100

Note: All dimensions are in meters, unless stated otherwise

Area Analysis

Lot area: 4,142.6 Sq.m
 Existing house area: 271.2 Sq.m
 Garage area: 107 Sq.m
 Total building footprint: 378.2 Sq.m
 Percentage of area covered by buildings: 9.13%

GENERAL NOTES

These are prepared solely at client's request and are not to be used for any other purpose. The client is responsible for ensuring that the design complies with all applicable laws and regulations. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that the design is suitable for the intended use and site conditions. The client is responsible for ensuring that the design is consistent with the client's requirements and expectations. The client is responsible for ensuring that the design is consistent with the client's budget and timeline. The client is responsible for ensuring that the design is consistent with the client's risk tolerance. The client is responsible for ensuring that the design is consistent with the client's values and beliefs. The client is responsible for ensuring that the design is consistent with the client's goals and objectives. 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The client is responsible for ensuring that the design is consistent with the client's fundamental rights and freedoms. The client is responsible for ensuring that the design is consistent with the client's dignity and respect. The client is responsible for ensuring that the design is consistent with the client's equality and non-discrimination. The client is responsible for ensuring that the design is consistent with the client's transparency and accountability. The client is responsible for ensuring that the design is consistent with the client's integrity and honesty. The client is responsible for ensuring that the design is consistent with the client's fairness and justice. The client is responsible for ensuring that the design is consistent with the client's peace and harmony. The client is responsible for ensuring that the design is consistent with the client's well-being and happiness. 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Item	Description	Status
1	Site plan	Approved
2	Foundation plan	Approved
3	Floor plan	Approved
4	Roof plan	Approved
5	Sectional drawings	Approved
6	Structural drawings	Approved
7	MEP drawings	Approved
8	Exterior elevations	Approved
9	Interior elevations	Approved
10	Finishes schedule	Approved
11	Material schedule	Approved
12	Color palette	Approved
13	Lighting plan	Approved
14	Landscaping plan	Approved
15	Site context plan	Approved
16	Other drawings	Approved

William Edward Summers,
 FOR: easybuildingplans.com
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Rita & Gunter Rieper,

Juan de Fuca Community Planning
3 – 7450 Butler Rd.
Sooke, BC V9Z 1N1

April 04.- 2019

Subject: Cannabis Retail Application, Lot 2, Section 31, Oteer District
Plan VIP 39224-7875 West Coast Rd.

As a property owner within 500 metres of the subject site, we are strictly against the operation of this store.

This business operates for over one year illegally in this location. (For us it is questionable, where the products for sale originated.)

Cannabis is a drug widely used but not a product necessary for our lives.

If someone needs this for medical reasons, there are many other sources to obtain this.

The next Cannabis Stores, also illegally operated, are in the Sooke Centre.

This does not mean, that the applicant has the right to do the same.

The Bus Stop in front of this business is used by school busses and BC Transit vehicles.

These children should not be exposed to this site. There is always the chance, that this easy access will be abused.

Also the typical Cannabis Smell, sometimes coming from the building is not pleasant, when we pick up our mail at the mail box.

Up and down from this location is no other safe place, where the bus stop could be moved to.

The supposed 260 Individuals, supporting this application might not live in this area and should not be counted as support. I strongly urge, to question this information.

Most of the people around here drive to Sooke daily and can fill their “needs” in those stores.

The abuse of Drinking and Driving is still wide spread and drivers can be tested with proven test equipment.

Driving under the influence of drugs is also a problem and should not be supported by easy access to these products

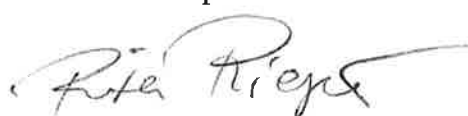
The test for drivers under the influence of drugs is still difficult, which makes it hard to enforce the laws.

Do not support this application!

Gunter Rieper



Rita Rieper



jdf info

From:
Sent: Monday, April 08, 2019 12:31 PM
To: jdf info
Subject: cannabis appl. @7875 west coast rd

as a home owner I have no problem with a cannabis store at this location, however I do not see the need to move the bus stop from this location as safety should be the first concern. this location is safer than any other place on west coast rd. cannabis is here to stay so lets not over react . normalcy should prevail around this issue and kids will respond with the same acceptance, after all they think nothing of liquor stores in malls.

Arlene Rose Stenvall

Wendy Miller

From: Emma Taylor
Sent: Monday, April 15, 2019 8:35 AM
To: Wendy Miller
Subject: FW: TRANSPORTATION RECOMMENDATIONS REGARDING HIGH TIDE RETAIL CANNABIS LICENSE APPLICATION

Supplementary item

From:
Sent: Sunday, April 14, 2019 11:45 AM
To: Iain Lawrence <ilawrence@crd.bc.ca>; Emma Taylor <etaylor@crd.bc.ca>
Subject: TRANSPORTATION RECOMMENDATIONS REGARDING HIGH TIDE RETAIL CANNABIS LICENSE APPLICATION

Hello Iain and Emma.

High Tide Cannabis wishes to go on public record as being opposed to the recommendation in our application whereby it is suggested we work with BC Transit and School District 62 Sooke to relocate the bus stop in front of our proposed retail store at 7875 West Coast Road. High Tide Cannabis appreciates and understands that Bylaw 3885, Appendix 2: Juan de Fuca Cannabis Retail Licence Application Policy in its Evaluation Criteria, 5.v takes into account the proximity of a proposed retail store to any bus stop.

However in this instance, we believe the current BC Transit bus stop on the south side of West Coast Road and the collection/drop off point for School District 62 Sooke directly in front of the store are in the best interest of the community at large as well as public safety. This is the largest resident collector point in this part of the Otter Point community and the relocation of these bus stops we believe would be a major inconvenience to the residents. Both stops have been in this location for a number of years.

BC transit buses on Route 63 Otter Point make 4 stops in front of our store daily, the first stop before we open and the last stop is at 1640 in the afternoon. There is no bus service on weekends. BC Transit riders use the area directly in front of our store to shelter from inclement weather and the elements as they wait for the bus and High Tide Cannabis is most willing to assist these individuals as best we can in this regard.

With respect to the students who use the bus system for School District 62 in this part of Otter Point, we believe the stop directly in front of our retail store is the safest place for access and egress for collecting and dropping these students. Our parking lot is protected by a concrete barrier which makes stopping on our property very safe. The first buses collect and depart with the students prior to our store being open and the students are welcome to shelter directly in front of the store as they wait for the bus. The afternoon buses discharge students on property and once again, this is the safest place to do so. We have witnessed on the odd occasion the bus stopping across the road on the north side of Otter Point Road and turning on its flashing lights and stop sign as students disembark from side of the road door exit and then make their way across West Coast Road. Given the speed and volume of traffic heading east towards Sooke on West Coast Road, this process is less than ideal, and assumes a vehicle coming around the corner at Kemp Lake Road and West Coast Road will have sufficient time to stop once it sees the light of the school bus.

In addition to the above, we have security cameras that monitor directly in front of the building and on both sides of the building, thus providing another significant margin of safety for the students. The School District buses do not run on the weekend and holidays, nor do they operate through the months of July and August which is the busy tourist season. It is not like these buses come and go all day.

We believe this recommendation to be disruptive to the neighbouring residents of Otter Point and their families and the relocation of the bus stops would be difficult and would not provide the level of public safety associated with the current location.

We believe that public policy should always be founded in the best interest to the community. As such, High Tide Cannabis believes this particular recommendation to be contrary to not only the best interests of the residents in this part of Otter Point. It is also not in the best interest of public safety, and as such we believe the recommendation should be withdrawn. We firmly believe that public safety and public interest should always trump public policy

Should the recommendation remain, High Tide Cannabis will of course be willing to work with the agencies noted in the recommendation to find an alternative solution to this matter.

I would be pleased to speak on this matter on behalf of High Tide Cannabis at the meeting Tuesday evening.

Best regards,

High tide Cannabis

Comment On High Tide Cannabis Retail Application

SUBJECT: Cannabis Retail Application for Lot 2, Section 31, Otter District,
Plan VIP39224 – 7875 West Coast Road

TO: JUAN DE FUCA LAND USE COMMITTEE

As the occupant of property on _____ and resident of the neighbourhood for over 10 years, we are in favour of High Tide Cannabis operating its retail store on the property of 7875 West Coast Road. The Land Use Committee should therefore recommend the retail application in support to the Liquor and Cannabis Regulation Branch.

Furthermore, in the Report to the LUC, concerns about the current BC Transit and School District #62 bus stops being in front of the retail location were addressed. A resolution was given to move the bus stops to a more suitable location to reduce youth frequenting the location.

We strongly disagree with this resolution as there is no need to do this. Many liquor stores and other cannabis retail locations in the capital region have bus stops close to their stores. High Tide Cannabis has complied with regulations regarding its signs and has not targeted youth with ads whatsoever. The signage is minimal and as long as the product is not visible from outside, we do not see any need to waste resources or money to relocate a safe bus stop for students to use. If anything, the resolution should be for BC Transit or SD62 to improve the bus stop and install a bench or shelter for the residents using this stop.

High Tide Cannabis has been a welcome addition to the neighbourhood and have been compliant. Hours of operation are reasonable and it does not add any unwanted traffic to the area. In fact, the previous owner of Kemp Lake Music Cafe created more traffic and noise on weekends. As a conclusion, we fully support recommending the retail application for High Tide Cannabis to the LCRB without the resolution of relocating the bus stop and granting the building permit if construction is compliant.

Sincerely,



Alexander Kalicki