

**DISTRICT OF 100 MILE HOUSE
REPORT OF THE PUBLIC HEARING
OF THE MUNICIPAL COUNCIL HELD IN COUNCIL CHAMBERS
TUESDAY AUGUST 20TH AT 6:00 PM**



- PRESENT: Chair Ralph Fossum
Councilor Dave Mingo
Councilor Chris Pettman
Councilor Maureen Pinkney
- STAFF: CAO Roy Scott
D/CAO Flori Vincenzi
Dir. Finance Tammy Boulanger
- OTHERS: Media (2) Others (78)

Chair Fossum called the Public Hearing to order at 6:10 p.m.

Chair Fossum stated that the purpose of the Public Hearing is to receive public input regarding Official Community Plan Amendment Bylaw No. 1356-2019 and Zoning Amendment Bylaw No. 1357-2019. Chair Fossum requested all those present to conduct themselves with decorum and respect for one another.

CAO outlined the process for receiving public comment to the proposed Bylaws:

By-Law No. 1356-2019 Official Community Plan Amendment

Official Community Plan Amendment Bylaw No. 1356-2019 proposes the following amendment(s):

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Official Community Plan Bylaw No. 1288, 2016 is hereby amended as follows:
 - a. Amend Schedule B: Land Use District Wide and Main Community Inset to change the designation of Lot A, Plan KAP89661, Except Plans EPP68819 and EPP86721, DLs 33, 625, 4175 and 4179, Lillooet District, and located on Exeter Truck Route, from Commercial Vehicle Oriented to **Industrial**.

Zoning Amendment By-Law 1357-2019 proposes the following amendment(s):

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot A, Plan KAP89661, Except Plans EPP68819 and EPP86721, DLs 33, 625, 4175 and 4179, Lillooet District, and located on Exeter Truck Route, to be rezoned from Small Holdings Zone (A-2) to **Light Industrial Zone (I-1)**;

That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

The CAO reported the District had received approximately 30 written submissions from the public. All of which were forwarded to Council for their consideration prior to this hearing. Copies of all submission have been uploaded to the District web site and hard copies were also contained in a binder here in Council chambers for those wishing to review them. One additional written submission was received at 5:45 PM today from Beverly Selle and was read into the record by the CAO.

A speakers' list was established and those wishing to speak to the proposed by-laws are to first register with the Clerk prior to speaking.

Chair Fossum called for those wishing to speak to the proposed by-laws to come forward, state their name and address and provide input to the proposed bylaws:

Rick Barker 330 Evergreen Cr. 100 Mile House

Mr. Barker expressed concerns for a rezoning that would clear a path for the development of a marijuana micro-cultivation facility on a property adjacent to the Hillside Community Church property. Mr. Barker was particularly concerned with the possibility of increased criminal activity, concern for the reputation of the community and was concerned with the possible escalation of product use in the community. Mr. Barker also raised the question "has there been sufficient due diligence in discussing this type of project with the medical community.

Pastor Clint Lang 550 Exeter Truck Route 100 Mile House

Pastor Lang; a full-time pastor and part time police officer; and was representing a congregation of 150 persons at the Hillside Community Church. Pastor Lang noted the various services that he felt would be impacted by the proposed development of a micro cultivation facility on the lands adjacent to the church property; which are the subject of the proposed bylaws. Pastor Lang was of the view that such a facility would negatively impact the lives and future dreams of the Hillside Community parishioners. In his career as a police officer Pastor Lang had occasion to be involved in approximately 150-200 drug busts and saw first-hand the associated activities with the drug culture.

Pastor Lang noted that the economic benefits of such a facility are not in question. However, he does not believe this use of the property was the ideal avenue for economic development. To

this point in history “craft” providers operated in the shadows as “black market” sales and serves as an invitation to criminal elements to our community. Pastor Lang expressed further concerns for the effects of the effluent on the water supply the odors emanating from such a facility may have adverse health effects to adjacent property owners. It is also believed that such a facility would limit the use of church lands. Please consider rejection of the proposed bylaw changes.

Dr. Larissa Juren

5012 Smith Road

108 Mile Ranch

Dr. Juren outlined her history working with mental health and addictions. Wait times for service have been ridiculous. Dr. Juren was of the view that the community demographic would likely change; that further stressors would be placed on the health system and those in the most need for assistance would have to wait even longer to access services.

Corrine Stark

5385 Bissett Road

Forest Grove

Ms. Stark noted that when she moved to the area; unbeknownst to her; there was a grow op on the property adjacent to her property in the Forest Grove area. It was immediately evident that the odors emanating from that adjacent property were deemed to be offensive. Ms. Stark does not want to go back having to smell this every day and return to suffering from allergies. Ms. Stark is opposed to the rezoning and permitting a micro cultivation facility within municipal boundaries.

Don Munro

4862 Cumsu Place

108 Mile Ranch

Mr. Munro identified himself as a member of the Hillside Community Church. Mr. Munro was concerned with the health issues that may be created with the location of a cultivation facility in close proximity to the church lands. Mr. Munro asked Council to think seriously about this rezoning; to reconsider the current direction and deny the rezoning request.

Conrad Welton

217 Blackstock Road

100 Mile House

Mr. Welton expressed his concerns for the changing reputation of the community. Is this what we want to be known for? Mr. Welton echoed others’ concerns with odor and effluent effects on the water supply in the area. Mr. Welton expressed concern that this whole process appeared to be conducted in secrecy. Although he understood the economics of the development; he was of the view the downside of an approved rezoning would far outweigh those benefits. Mr. Welton stated he had spoken to many people over the weekend and not one of them were aware of what is being proposed – he was of the view that communication of this proposal was poorly executed. Mr. Welton also questioned why such a facility wasn’t being advised to set up further out Exeter Road in the industrial area. Mr. Welton is very concerned for the future of the community and the message it sends to the younger families locating in our community. Mr. Welton is opposed to the proposed rezoning of the property. Mr. Welton further noted that this was something new that has not been tried before.

Barry Van der Gref

6014 Easzee St.

108 Mile House

Mr. Van der Gref stated he was in total agreement with Pastor Lang; it was “ridiculous to consider such a development in such close proximity to a church. Mr. Van der Gref noted from personal experience that no good would come from the issues associated with marijuana use. He was also of the view there was no avoiding the odor issues associated with grow facilities. He was of the view that there must be alternatives; offering that a hemp processing/manufacturing facility would be a better option for the community. Mr. Van der Gref is opposed to the proposed rezoning of the property.

Nigel Hemingway

230 Cariboo Hwy

100 Mile House

Mr. Hemingway noted that the rezoning is to clear a path for the development of a micro cultivation facility which is currently in its very preliminary stages. The first step in a long process is to rezone the property. In the event the project moves forward there are a host of permitting processes involved that would address environmental issues such as odors and water discharge. Mr. Hemingway further noted that the odor and water discharge issues are addressed in the Health Canada permitting stage and also through provincial health review processes. There are strict requirements for security of the property. At the Development Permit stage, the District has the capacity to impose restrictions on the development in terms of leaving buffers between properties, security/fencing etc. Mr. Hemingway also noted that any product from a micro cultivation facility would be 100% sold to the Province for entry into its provincial distribution system to retail outlets across the province. Processes and approvals for such a development are numerous and should the project proceed it is unlikely anything would happen on the property for 1-2 years out. He also noted that in looking at the rezoning/development that the considerations raised by the church would be considered. Mr. Hemingway also noted that this was not unique; similar projects were under consideration in Logan Lake and Castlegar. Mr. Hemingway was speaking on behalf of the proponent requesting the property rezoning.

Gerald Lubbe

5042 Gloinzun Dr

108 Mile Ranch

Mr. Lubbe stated he had a problem with the end product that a micro cultivation operation would produce. We don't even know whom the proponent is. Mr. Lubbe was of the view it was a disgrace to even consider such a proposal. He was concerned with the questionable business practices associated with such a development – suggesting the District should review the crime statistics in Colorado as a result of legalized marijuana.

Rita Munro

4862 Cumsu Place

108 Mile Ranch

Ms. Munro raised the question as to what other uses would be permitted in an I-1 zone. The CAO noted that while other uses were permitted in the light industrial zone; the property owner had voluntarily offered to provide a covenant over that property such that only a micro cultivation facility would be developed on the subject property.

Aaron Thomas

710 Cariboo Trail

100 Mile House

Mr. Thomas noted that he did not have any issues with the proposed rezoning. This is a good economic opportunity for the community. Such a project would be supportive of public infrastructure projects through taxation.

Daniel Brody

809 Marks Drive

100 Mile House

Mr. Brody expressed concerns in regard to how younger people in our community would be affected from such a development. Mr. Brody was of the view that less than positive outcomes would be realized if this project were to move forward. Mr. Brody is opposed to the proposed rezoning.

Siegfried Klausat

5790 Timothy Lake Rd

Lac La Hache

Mr. Klausat noted that he has been an area resident for some 40 years; this is a great town and wants it to stay that way. Mr. Klausat questioned where the money would come from for this type of development? Once you open the door to this type of activity, you can never close it. He has watched the effect of marijuana use in the workplace and it hasn't been positive. We have an obligation to our young people. He was not opposed to medical marijuana use. He was opposed to the rezoning that would allow for a micro cultivation facility in town in close proximity to the church property.

Leila Emery

5378 Kallum Drive

108 Mile Ranch

Ms. Emery asked the District not to accept this application and to deny the rezoning of this property for the intended purpose of a micro cultivation facility. Ms. Emery expressed her concerns for the odor issue associated with such facilities.

Steven Giesbrecht

396 North Birch

100 Mile House

Mr. Giesbrecht expressed his concerns for the effect on property values and also was concerned with the odors that would most certainly impact his enjoyment of his property on North Birch Ave. Mr. Giesbrecht was also concerned for the type of people that would be attracted to the community with such a facility in our midst. Mr. Giesbrecht was opposed to the property rezoning.

Tom McIntosh

5422 Kitsum Court

108 Mile Ranch

Mr. McIntosh likened the proposed micro cultivation facility to that of a "loaded gun waiting for the trigger to be pulled and fired into the community". This is a much more serious issue than a simple rezoning of property. Mr. McIntosh was opposed to the rezoning proposal.

Neil Dyck

5793 Backvalley Rd

CRD - 105 Mile

Mr. Dyck noted that he was opposed to the proposed rezoning. This is not just a zoning issue and a decision of this nature should not be rushed. Mr. Dyck expressed his concern as the message we would be sending our kids if we were to proceed with this type of development in our community.

Andy Ward

4528 Chuckwagon Tr

Forest Grove

Mr. Ward suggested the District listen to the wisdom of our elders. Do not approve this type of rezoning for this purpose next to the church. Mr. Ward suggested that if need be to put this kind of development elsewhere is if had to be built.

Margaret Ramsay

6123 Horse Lake Rd

CRD-Horse Lake

Ms. Ramsay was of the view that to grow this product here in 100 Mile House and sold elsewhere we were simply contributing to the problem in another area. There is a moral responsibility here even if it's sold elsewhere. What message are we sending our kids? Other than the economics there is no discernable benefit to the community. Ms. Ramsay is opposed to the rezoning of the property for the purpose of a micro cultivation facility.

Chair Fossum called for additional input from the public. With no further input forthcoming; this Public Hearing for Official Community Plan Amendment By-Law No. 1356-2019 and Zoning Amendment By-Law No. 1357-2019 is now adjourned at 7:50 PM

I hereby certify this report to be correct:

Chair

Corporate Officer