

PUBLIC HEARING – REPORT
Monday, September 14, 2020 @ 6:30 pm
Via Zoom platform

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor H. Poon
Councillor C. Solda
Councillor D. Washington

Virtual Participants: 4

A. CALL TO ORDER & APPROVAL OF THE AGENDA

MOVED and SECONDED, THAT the agenda be approved as circulated.

CARRIED

Chair Minions read an opening statement pertaining to the process and conduct of the Public Hearing.

1. Description of the Application

The City Clerk provided a summary of the application as follows:

The applicant (City of Port Alberni) is applying for consideration of changes to the City's Official Community Plan and Zoning Bylaw (*Bylaw 4832*) to introduce Cannabis Production Facilities (cannabis cultivation and processing) as a permitted use within city limits. The proposed amendments would introduce new definitions, identify specific zones, and provide other regulations and policy direction for cannabis cultivation and processing uses.

The proposed bylaws are:

- "Official Community Plan Amendment No. T5 (Cannabis Cultivation – Development Permit Area Regulations), Bylaw No. 5012"
- "Zoning Bylaw Text Amendment No. T25 (Cannabis Cultivation), Bylaw No. 5013"

2. Background Information from the Manager of Planning report dated September 9, 2020.

The Manager of Planning provided background information regarding the proposed amendments by way of summarizing the report of September 9, 2020 attached hereto and forming part of this report.

3. Correspondence

4. Late Correspondence Regarding the Matter

The City Clerk summarized correspondence received from Ms. Dana Walter of Mallory Drive expressing opposition to the proposed bylaws, in particular, the odour that is created by the cultivation and processing of cannabis.

The City Clerk also summarized correspondence received from Ms. S. Gerigk opposing the bylaw, in particular, the impacts to air quality and odour; the bylaw being silent on penalties regarding operators who do not adhere to the bylaw, and that the bylaw should include stronger language [ie., 'shall' vs. 'should'].

5. Input from the Public regarding the Bylaw

Chair Minions invited comments from the public [virtual participants]. Hearing none, Chair Minions invited questions/comment from Council.

6. Questions from Council:

Council commented/queried as follows:

- Council is taking a conservative approach. For example, the requirement that facilities may not be within 300m of each other prevents clusters
- perhaps the general public do not know what cultivation facilities might look like
- the Chair and some members of Council have toured facilities where you couldn't smell the cultivation of cannabis
- confident that cannabis cultivation facilities can be incorporated in a very professional/positive way
- some members of Council have not had the opportunity to tour existing facilities – therefore, important to have answers to questions from the community

7. Closing Remarks by the Chair:

Before closing the Public Hearing, Chair Minions called three times for any further speakers on any of the matters contained in the proposed bylaws.

For the first time, Chair Minions asked for any further input from the public.

Ms. Dana Walter of Mallory Drive expressed concern with conducting the hearing via zoom, noting she has spent the last 30 minutes trying to help somebody join. Perhaps others are interested as well but unable to participate electronically. Ms. Walter feels that a number of residents are not aware of the proposed changes to the bylaw.

City staff noted legislative requirements were met when advising of this scheduled hearing including:

- Notice in the AV news [x 2]
- the City's Website; and
- information shared via the City's social media platforms

Chair Minions called for a second time for input from the public.

Hearing none, Chair Minions called for a third and final time.

Hearing none, it was

MOVED AND SECONDED, THAT this Public Hearing terminate at 7:05 pm

CARRIED



Davina Hartwell, City Clerk