



**Salt Spring Island
Advisory Planning Commission
Minutes of a Regular Meeting**

Date of Meeting: Thursday, May 16, 2019
Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Stanley Shapiro, Chair
Richard Hayden, Commissioner
Nancy Krieg, Commissioner
John Newton, Commissioner
Jeff Thompson, Commissioner
Janet Stethem, Commissioner

Regrets: Gayle Baker, Commissioner
Sally John, Commissioner
Neil Morie, Commissioner

Staff Present: Serena Klaver, Planner 1
Geordie Gordon, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Trustee
Applicant Charles Philp
2 Representatives of the Applicant

These minutes follow the order of the agenda although the sequence may have varied.

Chair Shapiro called the meeting to order at 1:00 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the April 11, 2019 Salt Spring Island Advisory Planning Commission Meeting

It was MOVED and SECONDED,
that the minutes of the April 11, 2019 Salt Spring Island Advisory Planning Commission meeting be adopted.

CARRIED

3. BUSINESS ITEMS

3.1 SS-LCRB-2019.2 – Leaf Compassion Inc. - 105-109 McPhillips Avenue, SSI

Planner Gordon presented a staff report dated March 19, 2019 regarding SS-LCRB-2019.2 – a Liquor and Cannabis Regulation Branch Non-Medical Cannabis Retail Store Licence application. Planner Gordon presented Salt Spring Island Local Trust Committee standing resolution SS-2018-178 regarding non-medical retail cannabis applications.

Applicant Charles Philp spoke to the application.

There was discussion and the following comments were noted:

- There was a question regarding whether public notification for cannabis retail applications is the same as public notification for other types of applications. Planner Gordon reported standing resolution SS-2018-178 includes a set of criteria for public notification and that the Liquor and Cannabis Regulation Branch asks for similar criteria for liquor and cannabis retail sales.
- There was a question regarding whether the cannabis quantities and prices are set by Provincial regulations. The applicant reported the prices are regulated by the Province and include a \$1 Federal excise tax and a 15% wholesale markup.
- There was a question regarding the age limit for purchasing cannabis. The applicant reported consumers must be 19 years or over.
- There was a question regarding whether the applicant has retail stores in other locations. The applicant reported Leaf Compassion Inc. has retail stores in Port Alberni, Chemainus, Ladysmith and Ucluelet and there was a store in Oak Bay, Victoria which has closed.
- There was a question regarding why the store in Oak Bay was closed. The applicant reported a neighbor expressed concerns regarding the increase in vehicle and pedestrian traffic and that Leaf Compassion Inc. agreed to relocate.
- There was a question regarding concerns expressed by neighbours. The applicant reported concerns included loitering and smell, and noted Leaf Compassion Inc. has guidelines to address loitering and that Heating, Ventilation and Air-Conditioning (HVAC) systems are installed in all locations to reduce odour.
- There was a question regarding whether there are limits regarding how many retail cannabis stores could be located in Ganges. Planner Gordon reported the Salt Spring Island Land Use Bylaw and the Salt Spring Island Official Community Plan do not specify recommendations regarding density of retail cannabis stores.
- There was a question regarding how the applicant addresses black market cannabis sales. The applicant advised community engagement is the best approach to address black market cannabis sales.
- There was a question regarding whether there would be counseling services provided regarding medical cannabis and adverse drug interactions offered in the retail store. The applicant reported the retail store is for recreational cannabis sales and noted they would like to operate a medical cannabis retail store in the future. The applicant also noted there is an online prescription database and Leaf Compassion refers clients to cannabis friendly physicians.

- There was a question whether cannabis edibles would be sold at the retail store. The applicant noted that cannabis edibles are illegal in a retail setting although cannabis edibles are expected to be legalized in October 2019.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee support application SS-LCRB-2019.2 (Leaf Compassion Inc.) 105-109 McPhillips Avenue subject to further information pending community consultation.

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee proceed with the process established by standing resolution SS-2018-178 for consideration of cannabis retail applications.

CARRIED

4. OTHER BUSINESS

4.1 Committee Membership

Planner Klaver reported several applications were received in regards to membership to the Advisory Planning Committees and that the Salt Spring Island Local Trust Committee will consider appointments at their May 28, 2019 meeting.

5. ADJOURNMENT

By general consent the meeting adjourned at 1:50 p.m.

Stanley Shapiro, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder