

OKANAGAN-
SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2019.014-LCRB

FROM: Name: Doug & Jean Crozier
(please print)

Street Address: 181-4400 McLean Creek Rd, Ok Falls

RE: LCRB Application (Cannabis Retail Store Licence)
Unit 8A 5350 Highway 97, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97
- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97, subject to the comments listed below.
- ☒ I do not support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97

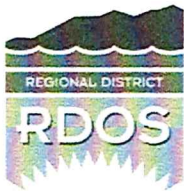
All written submissions will be considered by the Regional District Board

You already approved, one shop in Ok Falls
Why do we need two or even one
we need a grocery store.

So - having two cannabis retail stores
in Ok Falls and even to have them
1/2 block apart is out of control.

Feedback Forms must be submitted to the Regional District office prior to **June 5, 2020**.
All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



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Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2019.014-LCRB

FROM: Name: Delarie Fraser
(please print)

Street Address: 5216 Thomas Place

RE: LCRB Application (Cannabis Retail Store Licence)
Unit 8A 5350 Highway 97, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97
- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97, subject to the comments listed below.

☒ I do not support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97

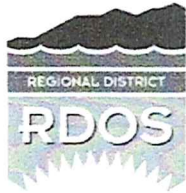
All written submissions will be considered by the Regional District Board

I do NOT support having more than one cannabis retail store in our small town. It is bad enough that we have "multiple" liquor outlets! Is this all we are here. Also, it makes it hard for small business owners if they are all the same category + have to compete with each other for a living

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101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2019.014-LCRB

FROM: Name: Lorna Hallow
(please print)

Street Address: 152 - 4400 McLean Creek Rd, OK Falls

RE: LCRB Application (Cannabis Retail Store Licence)
Unit 8A 5350 Highway 97, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97
- ☐ I do support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97, subject to the comments listed below.
- ☒ I do not support the proposed cannabis retail store licence at Unit 8A 5350 Highway 97

All written submissions will be considered by the Regional District Board

We do not need a second Cannabis store in this size of town. I also have a business in the same location and was promised that no such business would be at this location. We have enough issues with rift apart hanging around and do not need it in this location. This would not go well.

Please do not approve

Feedback Forms must be submitted to the Regional District office prior to **June 1, 2020**.

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From: Julie LaChapelle <
Sent: May 13, 2020 10:19 AM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Re: RE: Cannabis retail store Okanagan Falls

Okey dokey...☐. Thank you for clarifying that for me. I have no objections (should be a "happy" town) It's interesting that we can't sustain a restaurant or grocery store, but, investors believe that this small predominantly senior town can keep 2 cannabis retailers liquid.

Sent: Tuesday, May 12, 2020 at 3:08 PM
From: "JoAnn Peachey" <jpeachey@rdos.bc.ca>
To: "Julie LaChapelle" <
Subject: RE: Cannabis retail store Okanagan Falls

Hi Julie,

Thanks for your email.

The location on the notice is for a proposed cannabis retail store licence at Unit 8A, 5350 Highway 97. This is in the shopping complex (blue star shown below). The proposal at Unit 8A, 5350 Highway 97 is the second retail cannabis store application in Okanagan Falls (Sticky Leaf).

There is an approved cannabis retail store (Green Light Cannabis), located next to the gas station at 5212 9th Ave (Highway 97).



I hope this helps clarify the locations.

Regards,



JoAnn Peachey • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4384 • tf. 1.877.610.3737 • f. 250.492.0063

jpeachey@rdos.bc.ca • [RDOS](#)

From: Julie LaChapelle [

Sent: May 12, 2020 2:28 PM

To: Planning <planning@rdos.bc.ca>

Subject: Cannabis retail store Okanagan Falls

Good day

Received your notice today and am a little confused.

I have no issue with this store opening.

My confusion is the location you have on the notice. According to your map and address it says the store will be opening in the small mall that has the Bullies Pizza. If this is the location then why is there a store set up and store front signage next to the gas station at 5228.

Please look into this and advise me what the location will be.
Thankyou

Julie LaChapelle

From: Diane Schlamp >
Sent: May 13, 2020 3:26 PM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Cannabis Store in OkFalls

Good afternoon JoAnne;

I am not sure of the process the RDSO goes through to accept new businesses into the area. My concern which stems back to the day when we had three liquor stores in this little village. Two remain to date and now I see that there has been a plan for another cannabis store only a block from another one that I believe has been approved. Is there really a need for two within a block in this small village? This should not even be considered. We haven't even got a grocery store but have lots of booze and weed coming. How are we to encourage families, retirees and small businesses into this town, here that would be of a benefit to everyone?

Diane Schlamp

TO: Regional District of Okanagan Similkameen

FILE NO.: D2019.014-LCRB

FROM: Electoral Area "D" APC Member Name:

G. Stewart

(please print)

DATE: May 19, 2020

RE: Liquor and Cannabis Regulation Branch

Unit 8A-5350 Highway 97 — Lot A, Plan KAP60058, District Lot 2883s, SDYD

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store on the subject parcel.
- ☐ I do support the proposed cannabis retail store on the subject parcel, subject to the comments listed below.
- ☒ I do not support the proposed cannabis retail store on the subject parcel.

I do not support this application and will vote no if it comes to our APC. Okanagan Falls already has one cannabis outlet and does not need a second. Also, OK Falls already has two liquor outlets We do not need more sources of booze and drugs, even if they are legal. What we need are types of businesses that will attract people wishing to make Okanagan Falls their home. A grocery store would be a good start. Additionally, I hope the RDOS Board will not take advantage of the lack of meetings to push through controversial applications – like the proposed recent application to remove land from the ALC on Vaseux Lake

LLAP

JS

From: Malcolm Paterson

Sent: May 21, 2020 5:00 PM

To: ALMIRA NUNES < Gerry Stewart < JoAnn Peachey <jpeachey@rdos.bc.ca>

Cc: Bob Pearce < Don Allbright, allbright@shaw.ca < >; Doug Lychak < >; Shona Schleppe <sschleppe@rdos.bc.ca>; Jill Adamson, >; Navid Chaudry < Sue Gibbons <sgibbons@rdos.bc.ca>; Ron Obirek <rjobirek@icloud.com>; Norm Gaumont, Kurtis Hiebert, >; Kelvin Hall, >; Nancy Wigley <nwigley@rdos.bc.ca>; Alf Hartviksen,

Subject: Re: Recent cannabis application

I have found this application difficult to adjudicate as there is precious little of substance on which to base a decision.

The RDOS P&D administration recommends that the application be supported since "retail sales of cannabis are a permitted use in the General Commercial (C1) zone where it is to be located."

The referenced *Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores* document states that "if the local government chooses to make a ... recommendation on the licensee's application to the LCRB, it must gather the views of residents. I would surmise that we, as members of the APC, are considered a part of the residents-gathering process. In that regard, the views of OK residents in general and those near the General Commercial (C1) zone in particular are paramount as they have much more 'skin in the game' that I do living in Heritage Hills. Some may be opposed, for example, for concerns that the presence of a cannabis retail store may be a future deterrent in attracting a grocery store at the nearby site vacated by the IGA. I assume their collective views will be aggressively sought and weighed heavily in the RDOS' final recommendation.

Under Floor Plans in the aforementioned document, "Applicants must submit a floor plan with their licence application for approval so the LCRB can identify store features such as sales, storage and delivery areas." Unless I overlooked it, no such plans were submitted in the application.

While I can fully understand the reasoning of Gerry and others in voting against approval of the application on the grounds that OK Falls does not need a second cannabis retail store, first we need to make sure that the first one, Green Leaf, is still operational as its website indicates that the store is permanently closed. Does that mean new ownership is being sought or the owners have suspended operations indefinitely.

I, as do several others, have serious misgivings concerning the way in which we are deliberating during these COVID-19 times. A virtual interview could have cleared up some of the issues raised above, not to mention enable us to evaluate better the preparedness of the applicant to run a retail store with best practices in place to promote the health and well-being of the general public.

Although I was away when the Green Leaf application was reviewed, I read it retrospectively and was impressed with the general quality of the application.

Regrettably, I have no such assurance in this case.

In closing, I have serious reservations regarding this application as it currently stands and vote 'no'. Even if the Green Leaf has gone out of business, I would want to hear more about the application's operational plans to change my vote.

Mac Paterson

From: Kurthiebert

Sent: May 23, 2020 10:02 AM

To: Malcolm Paterson

Cc: ALMIRA NUNES Gerry Stewart JoAnn Peachey <jpeachey@rdos.bc.ca>; Bob Pearce Don Allbright, Doug Lychak Shona Schleppe Jill Adamson, >; Navid Chaudry Sue Gibbons <sgibbons@rdos.bc.ca>; Ron Obirek <rjobirek@icloud.com>; Norm Gaumont, < Kelvin Hall, Nancy Wigley <nwigley@rdos.bc.ca>; Alf Hartviksen, >

Subject: Re: Recent cannabis application

I really appreciate your response Mac, well deliberated.
Kurt Hiebert

On May 21, 2020, at 5:00 PM, Malcolm Paterson wrote:

I have found this application difficult to adjudicate as there is precious little of substance on which to base a decision.

The RDOS P&D administration recommends that the application be supported since "retail sales of cannabis are a permitted use in the General Commercial (C1) zone where it is to be located."

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Mac Paterson

From: ALMIRA NUNES
Sent: May 20, 2020 11:14 AM
To: Gerry Stewart
Subject: Re: Recent cannabis application

Hi to All --

I am in full agreement with Gerry on this application -- I'd also like to add that I find this process difficult in the absence of discussion that would occur at our meetings.

Almira Nunes

From: "Gerry Stewart"
To: "Bob Pearce" "Don Allbright, < "Doug Lychak" < "Shona Schleppe" < "Jill Adamson, < "Navid Chaudry" < "Sue Gibbons" <sgibbons@rdos.bc.ca>, "Ron Obirek" <rjobirek@icloud.com>, "Norm Gaumont, >, "Malcolm Paterson, "Kurtis Hiebert, >, "Kelvin Hall, "Nancy Wigley" <nwigley@rdos.bc.ca>, "Alf Hartviksen, < "Almira & Florian Nunes" <
Sent: Tuesday, May 19, 2020 10:32:39 AM
Subject: Recent cannabis application

Hello APC members, this is my response to the request for feedback. Additionally, I found the form very difficult to use

I do not support this application and will vote no if it comes to our APC. Okanagan Falls already has one cannabis outlet and does not need a second. Also, OK Falls already has two liquor outlets We do not need more sources of booze and drugs, even if they are legal. What we need are types of businesses that will attract people wishing to make Okanagan Falls their home. A grocery store would be a good start. Additionally, I hope the RDOS Board will not take advantage of the lack of meetings to push through controversial applications – like the proposed recent application to remove land from the ALC on Vaseux Lake .

LLAP
JS

JoAnn Peachey

From: Gerry Stewart <gerstew@shaw.ca>
Sent: May 24, 2020 7:08 PM
To: Alf Hartviksen
Cc: Doug Lychak; Kelvin Hall; Ron Obirek; Jill Adamson; Don Allbright; Navid Chaudry; Norm Gaumont; Kurtis Hiebert; Almira Nunes; Malcolm Paterson; Christopher Garrish; Sue Gibbons; Robin Irwin; JoAnn Peachey
Subject: Re: LCRB referral for Unit 8A - 5350 Highway 97
Follow Up Flag: Follow up
Flag Status: Completed

A good conversation. Just make sure that the comments reach Donna and Bill. Also I had no idea that my original comment would result in such a long and detailed discussion. It is truly gratifying to see such commitment to Area D. Don't forget to preserve this email trail - FOA requirements

LLAP
JS

On May 24, 2020, at 6:40 PM, Alfred Hartviksen <ahartviksen@shaw.ca> wrote:

This application appears to meet planning criteria; i.e. zoning, OCP, Town Centre Plan, etc., that the APC might consider. Malcom's comments hit the nail on the head.

Personally I too object to another such facility in our small community; and vote 'no'. However, I see not why APC involvement is appropriate and my personal opinions seem beyond the APC's mandate. I think that broader community input should be sought? Regards, Alf

From: Kurtis Hiebert
Sent: Saturday, May 23, 2020 10:02 AM
To: Malcolm Paterson
Cc: Almira Nunes; Gerry Stewart; JoAnn Peachey; Bob Pearce; Don Allbright; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Kelvin Hall; Nancy Wigley; Alf Hartviksen
Subject: Recent cannabis application

I really appreciate your response Mac, well deliberated. Kurt Hiebert Sent from my iPhone

From: Malcolm Paterson
Sent: Thursday, May 21, 2020 5:00 PM
To: Almira Nunes; Gerry Stewart; JoAnn Peachey
Cc: Bob Pearce; Don Allbright; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Kurtis Hiebert; Kelvin Hall; Nancy Wigley; Alf Hartviksen
Subject: Recent cannabis application

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I, as do several others, have serious misgivings concerning the way in which we are deliberating during these COVID-19 times. A virtual interview could have cleared up some of the issues raised above, not to mention enable us to evaluate better the preparedness of the applicant to run a retail store with best practices in place to promote the health and well-being of the general public.

Although I was away when the Green Leaf application was reviewed, I read it retrospectively and was impressed with the general quality of the application.

Regrettably, I have no such assurance in this case.

In closing, I have serious reservations regarding this application as it currently stands and vote 'no'. Even if the Green Leaf has gone out of business, I would want to hear more about the application's operational plans to change my vote.

Mac Paterson

From: Kurtis Hiebert
Sent: Wednesday, May 20, 2020 12:09 PM
To: Almira Nunes
Cc: Gerry Stewart; Bob Pearce; Don Allbright;; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Malcolm Paterson; Kelvin Hall; Nancy Wigley; Alf Hartviksen
Subject: Recent cannabis application

I am missing the constructive debate that takes place at our meetings. I'm in favor of reconvening. I'm having a hard time not supporting any business that wishes to establish itself in Ok Falls, however some diversity would be nice. Kurt Sent from my iPhone

From: Almira Nunes
Sent: Wednesday, May 20, 2020 11:14 AM
To: Gerry Stewart
Cc: Bob Pearce; Don Allbright; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Malcolm Paterson; Kurtis Hiebert; Kelvin Hall; Nancy Wigley; Alf Hartviksen
Subject: Recent cannabis application

Hi to All --- I am in full agreement with Gerry on this application -- I'd also like to add that I find this process difficult in the absence of discussion that would occur at our meetings. Almira Nunes

From: Gerry Stewart
Sent: Tuesday, May 19, 2020 6:28 PM

To: Norm Gaumont
Cc: Kelvin Hall; Don Allbright; Bob Pearce; Doug Lychak; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Malcolm Paterson; Kurtis Hiebert; Nancy Wigley; Alf Hartviksen; Almira Nunes
Subject: Recent cannabis application
Thanks for everyone's comments. I hope everyone has returned the feed back form to JoAnn
PS. Shona should be deleted from the addresses - she has retired from RDOS - my error LLAP JS

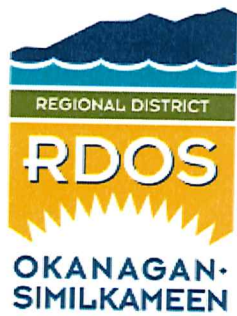
From: Norm Gaumont
Sent: Tuesday, May 19, 2020 6:01 PM
To: Kelvin Hall; Don and Pat Allbright
Cc: Gerry Stewart; Bob Pearce; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Malcolm Paterson; Kurtis Hiebert; Nancy Wigley; Alf Hartviksen; Almira Nunes
Subject: Recent cannabis application
I agree that is not what Okanagan Falls needs!! It would be nice if we could meet through skype or zoom to discuss these issues and then we can go back and write one report for the group based on our collective discussions. Doing this in isolation doesn't make much sense since collectively we have much more expertise. Norm Gaumont

From: Kelvin Hall
Sent: Tuesday, May 19, 2020 5:46 PM
To: Don Allbright
Cc: Gerry Stewart; Bob Pearce; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Malcolm Paterson; Kurtis Hiebert; Nancy Wigley; Alf Hartviksen; Almira Nunes
Subject: Recent cannabis application
Fully agree with Gerry's comments. No, No, No Regards Kelvin Cell: 250 462-8376 E-mail: va7kph@shaw.ca via iPhone 8+

From: Don Allbright
Sent: Tuesday, May 19, 2020 11:32 AM
To: Gerry Stewart
Cc: Bob Pearce; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Malcolm Paterson; Kurtis Hiebert; Kelvin Hall; Nancy Wigley; Alf Hartviksen; Almira Nunes
Subject: Recent cannabis application
I have just sent in my reply re cannabis application. I have since opened Jerry Stewart's comments. I would like to state that I agree with him wholeheartedly. Don Sent from my iPad

From: Gerry Stewart
Sent: Tuesday, May 19, 2020 10:33 AM
To: Bob Pearce; Don Allbright; Doug Lychak; Shona Schleppe; Jill Adamson; Navid Chaudry; Sue Gibbons; Ron Obirek; Norm Gaumont; Malcolm Paterson; Kurtis Hiebert; Kelvin Hall; Nancy Wigley; Alf Hartviksen; Almira Nunes
Subject: Recent cannabis application
Hello APC members, this is my response to the request for feedback. Additionally, I found the form very difficult to use
I do not support this application and will vote no if it comes to our APC. Okanagan Falls already has one cannabis outlet and does not need a second. Also, OK Falls already has two liquor outlets. We do not need more sources of booze and drugs, even if they are legal. What we need are types of businesses that will attract people wishing to make Okanagan Falls their home. A grocery store would be a good start. Additionally, I hope the RDOS Board will not take advantage of the lack of meetings to push

through controversial applications – like the proposed recent application to remove land from the ALC on Vaseux Lake . LLAP JS
<Mail Attachment.eml>



APC Member Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2019.014-LCRB

FROM: Electoral Area "D" APC Member Name:
Alfred Hartviksen

DATE: 24 May 2020

RE: **Liquor and Cannabis Regulation Branch**
Unit 8A-5350 Highway 97 — Lot A, Plan KAP60058, District Lot 2883s, SDYD

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store on the subject parcel.
- ☐ I do support the proposed cannabis retail store on the subject parcel, subject to the comments listed below.
- ☒ I do not support the proposed cannabis retail store on the subject parcel.

HOWEVER:

This application appears to meet planning criteria; i.e. zoning, OCP, Town Centre Plan, etc., that the APC might consider.

Personally I object to another such facility in our small community; and vote 'no'. However, I see not why APC involvement is appropriate and my personal opinions seem beyond the APC's mandate.

I think that broader community input should be sought?

Lauri Feindell

Subject:

FW: Recent cannabis application

From: Norm & Michele <

Sent: May 24, 2020 11:50 AM

To: Malcolm Paterson <ALMIRA NUNES < Gerry Stewart < >; JoAnn Peachey <jpeachey@rdos.bc.ca>

Cc: Bob Pearce < >; Don Allbright, < Doug Lychak < Jill Adamson, < >; Navid Chaudry < Sue Gibbons <sgibbons@rdos.bc.ca>; Ron Obirek <rjobirek@icloud.com>; Kurtis Hiebert, < >; Kelvin Hall, Va7kph@shaw.ca Nancy Wigley <nwigley@rdos.bc.ca>

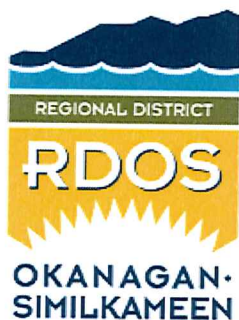
Subject: RE: Recent cannabis application

Good morning,

Since there is already a cannabis store and liquor establishments in the area and the process allows for public consultation, I would also recommend that a public forum take place to give an opportunity for individuals living in Okanagan Falls to provide their input on this development. This will allow the RDOS to better gauge the level of public support for another cannabis and liquor establishment. I would recommend notifying home owners and neighbouring businesses of a pending public forum by sending a notice through the mail and through the local media. This forum could be used to get people's thoughts on the type of future developments they would like to see for their community. I do believe in having more commercial establishments in Okanagan Falls but at the same time I don't believe the community wants to become known for having only liquor and cannabis stores.

On a final note I also would like to stress the importance of putting in place an ability for the APC to properly consult through the internet (Skype or Zoom) or simply having a meeting where we are 6 feet apart. The Province is opening up establishments and I believe having meetings at least with APC members and the applicants is required if we are to properly provide consultation to the RDOS. I feel the present process really does not work well and hinders our ability to share our expertise and thoughts and come up with one well articulated submission.

Norm Gaumont



APC Member Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: D2019.014-LCRB

FROM: Electoral Area "D" APC Member Name:

_____ Norbert Gaumont _____

(please print)

DATE: _____ 5/25/2020 _____

RE: **Liquor and Cannabis Regulation Branch**
Unit 8A-5350 Highway 97 — Lot A, Plan KAP60058, District Lot 2883s, SDYD

My comments / concerns are:

- ☐ I do support the proposed cannabis retail store on the subject parcel.
- X I do support the proposed cannabis retail store on the subject parcel, subject to the comments listed below.
- ☐ I do not support the proposed cannabis retail store on the subject parcel.

Since there is already a cannabis store and liquor establishments in the area and the process allows for public consultation, I would recommend that a public forum take place to give an opportunity for individuals living in Okanagan Falls to provide their input on this development. This will allow the RDOS to better gauge the level of public support for another cannabis and liquor establishment. I would recommend notifying home owners and neighbouring businesses of a pending public forum by sending a notice through the mail and through the local media. This forum could be used to get people's thoughts on the type of future developments they would like to see for their community. I do believe in having more commercial establishments in Okanagan Falls but at the same time I don't believe the community wants to become known for having only liquor and cannabis stores.

On a final note I would like to stress the importance of putting in place an ability for the APC to properly consult through the internet (Skype or Zoom) or simply having a meeting where we are 6 feet apart. The Province is opening up establishments and I believe having meetings at least with APC members and the applicants is required if we are to properly provide consultation to the RDOS. I feel the present process really does not work well and hinders our ability to share our expertise and thoughts and come up with one well-articulated submission.

Norm Gaumont

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lauri Feindell

Subject:

FW: LCRB referral for Unit 8A - 5350 Highway 97

From: Jill >

Sent: May 25, 2020 2:37 PM

To: Gerry Stewart <>; Alf Hartviksen <>; **Cc:** Doug Lychak >; Kelvin Hall <Ron Obirek >; Don Allbright <>; Navid Chaudry
Norm Gaumont <Kurtis Hiebert <Almira Nunes <Malcolm Paterson <>; Christopher Garrish <cgarrish@rdos.bc.ca>;
Sue Gibbons <sgibbons@rdos.bc.ca>; Robin Irwin <rirwin@rdos.bc.ca>; JoAnn Peachey <jpeachey@rdos.bc.ca>

Subject: RE: LCRB referral for Unit 8A - 5350 Highway 97

Great conversation everyone, I also miss our discussions. I would prefer other kinds of businesses to open up in Okanagan Falls, but when another cannabis, or liquor store for that matter make an application to locate here and adhere to all zoning and licensing requirements, I don't feel comfortable saying no (as an APC member) based on my personal feelings. (Full disclosure; I'm a party pooper who does not drink or use drugs but don't feel I have the right to prevent those who want to). I also want to be cautious about making assumptions about who the clients are for these stores, and why my first response was to feel it is a negative reflection on our community. I find it interesting that no seems to think there are too many wineries in the area and suspect the same judgements aren't applied to their product, or to people who buy wine by the caseload. I believe, anecdotally, that there are many seniors or people on disability currently using cannabis for health reasons, and others who enjoy the relaxation it brings them after a long day, in much the same way people enjoy wine.

I've been reflecting on why cannabis was legalized; it was an effort to neutralize the illegal drug trade, allow people to use it for medical reasons, and attain the ability to tax the sale of cannabis. There have been glitches in the system and hopefully the supply chain model will improve so that people who buy from retail stores do not have to pay more than they would from the guy down the street. Presumably the new applicants have done a market analysis and feel they can make a go of it even with a competitor close by. (Hopefully they have also considered "the guy down the street" as their biggest competition.)

In our meeting regarding the Green Leaf application I think we were all impressed by the calibre of the application and left feeling reassured the owners would adhere to all licensing and legal requirements of them. It sounded like they had to go through a rigorous through the LCRB. Sounds like the new applicants still have to go through a vetting process which may make our input a moot point.

So, long story short; I will say yes depending on LCRB's further investigation and licensing process.

Warm regards everyone, love this nice soaking rain we are getting.

Jill Adamson

From: Kelvin Hall

Sent: May 25, 2020 3:23 PM

Subject: Re: LCRB referral for Unit 8A - 5350 Highway 97

Reflecting back when I lived in Kaleden in 2015 the local corner store tried to get a liquor license and was turned down as there were two in OK Falls. They were told that if there is a liquor store within a certain distance they would not qualify. My question is how is this new application different?

Regards

Kelvin

Lauri Feindell

Subject:

FW: Attention: JoAnn Peachey

From: Rhonda Martin

Sent: May 27, 2020 4:23 PM

To: Planning <planning@rdos.bc.ca>

Subject: Attention: JoAnn Peachey

Re: Project No. D2019.014-LCRB - Proposed Cannabis Retail Store Licence at Unit 8A, 5350 Highway 97, Okanagan Falls

I am replying to the notice of this Liquor/Cannabis Application at the above location that we received in the mail. We own a condo at 850 Railway Lane, Okanagan Falls.

My concern about this store licence being granted is as follows:

- Is this the SECOND licence being issued for a Cannabis Retail Store in Okanagan Falls? If it is, I am totally not in favour of this being granted. One Cannabis licence is more than sufficient for the population of OK Falls.
- There are a number of concerned residents, myself included, that are wanting to see more positive growth in Okanagan Falls. There is a committee/individuals dedicated to this cause. Our community is suffering because our grocery store has closed. Access to groceries is an example of a more positive and essential business for the community. I should think that the RDOS and the owner of the former grocery store building, would be more concerned about providing a service that is a necessity for the entire population of Okanagan Falls, rather than a Cannabis store for a select few. I realize that every new business initiates some growth, but my personal opinion, is that this is not a "positive" contribution to the community.
- the avenue behind the proposed location of this Cannabis store is used by many children and adults that are on their way to the beach and park, especially from the adjacent condo complexes. I walk this avenue many times in the day to access the beach and in the evening when out visiting friends. I am concerned that this is not the ideal location for a Cannabis store. It should not be located so close to people's homes in the adjacent condo complexes.

Thank you for your consideration in this matter.

Rhonda Martin

From: Don and Pat Allbright
Sent: May 29, 2020 11:39 AM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Re: LCRB referral for Unit 8A - 5350 Highway 97

My concern is not with the application itself that has seemed to meet all the criteria. My concern is how many is enough. We already have two liquor outlets. Could go back to three should the hotel reopen. At the end of the day we could have three liquor and two cannabis stores. All this to get all our drugs but we can't properly buy groceries.

Sent from my iPad

Hi Director Obirek,

The Board made the subsequent resolution at the September 6, 2018 Board meeting, after receiving the Committee minutes of August 16, 2018:

http://www.rdosmaps.bc.ca/min_bylaws/board/Board_Meetings/2018/20180906MINBD.pdf

It then followed that at the September 20, 2018 meeting:

THAT staff be directed to initiate amendments to the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, in order to introduce processing procedures and fees for Cannabis Retail store license referrals from the Liquor and Cannabis Regulations Branch

The procedures outlined in our Development Procedures Bylaw for when a cannabis retail store licence application involves the use of land in which retail sales are a permitted use is to provide notification (including written notices to neighbours, posting on our website and social media, advertising in the newspaper, requiring a notification sign) and minimum comment period of 28 days for the public.

We have completed all of the advertising and the public comment period is scheduled to end on June 5th.

There is also requirement to refer to the APC (however, this requirement is waived during the Provincial State of Emergency). As you know, we have invited individual APC members to provide comments and have received comments from 8 members.

Under our Procedures Bylaw, the next step in the process is to proceed to the Board. If you are interested in further public consultation, the Board can defer the application for a public hearing.

Regards,

<image003.png>

JoAnn Peachey • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • tf. 1.877.610.3737 • f. 250.492.0063
jpeachey@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

Lauri Feindell

Subject: FW: proposed cannabis/liquor outlet location.

From: Eleanor J Walker

Date: June 3, 2020 at 10:42:35 PM PDT

To: Ron Obirek <robirek@rdos.bc.ca>

Subject: proposed cannabis/liquor outlet location.

Good evening, gentlemen;

I do not support the location of the proposed cannabis/liquor outlet in the OK Corral mall.

This is a family and business oriented area. I do not believe that a venture of this nature fits with the existing tenants. These include a medical clinic, dental clinic, post office, service businesses, a restaurant, information centre and economic development office. As well, the mall is adjacent to residential units, parks and the library. None of these offer other than family friendly products and services.

It is my opinion that this is a business that is more suited to being in what might be called the "entertainment" area of the community, i.e., south main street.

To be honest, I do not understand the rationale for another liquor outlet and a second cannabis supplier in Okanagan Falls, but that is neither my focus nor concern.

Thank you for your attention.

E.J. Walker