

**WRITTEN SUBMISSIONS PACKAGE**  
**for**  
**Zoning Amendment Bylaw No. 4013**  
**(Cannabis Sales – 3055 Oak Street)**

**Public Comments Received prior to Public and Statutory Hearing Agenda Publication**

1.	Email dated June 10, 2025 from Sonja Riddle, Owner of Violet Wild Cannabis Co. – Opposed
2.	Email dated June 12, 2025 from Julia and Bryan King - Opposed
3.	Email dated June 13, 2025 from Kirk Tousaw – In Support

**Public Comments Received after Public and Statutory Hearing Agenda Published**

1.	Email dated June 14, 2025 from Evelyn Milne – Opposed
2.	Email dated June 14, 2025 from Mai Bennett – In Support
3.	Email dated June 14, 2025 from Scott – In Support
4.	Email dated June 14, 2025 from Hilary Johnsen – In Support
5.	Email dated June 14, 2025 from Dylan Alexander – In Support
6.	Email dated June 15, 2025 from Jaclyn Casler – Opposed
7.	Email dated June 15, 2025 from Teena Hardman – In Support
8.	Letter received June 16, 2025 from Stephanie Ward-Moran - Opposed



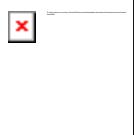
**From:** Violet Wild Cannabis Co <info@violetwild.ca>  
**Sent:** Tuesday, June 10, 2025 1:00 PM  
**To:** Public Meetings  
**Subject:** Opposition of Zoning Amendment Bylaw No. 4013, 2025

You don't often get email from info@violetwild.ca. [Learn why this is important](#)

Honorable Mayor and Council,

My name is Sonja Riddle, and I am writing in opposition of Zoning Amendment Bylaw No. 4013, 2025 to allow for the retail sale of cannabis at 3055 Oak St. As the owner of Violet Wild Cannabis Co located at 9750 Chemainus road, I am familiar with the rezoning process. Like School District #79, I am opposing Zoning Amendment Bylaw No. 4013, 2025 due to its proximity to Chemainus Secondary School and the various amenities located in the Chemainus Village Square Shopping Centre that are regularly frequented by children. These include the Country Grocer Cafe, Dollar Store, and Coffee Shack. If the council will remember, it is for this reason that the Chemainus Village Square Shopping Centre was not considered an option for the sale of retail cannabis only four years ago. We have never opposed a zoning amendment in the past and have welcomed all retail cannabis spaces that comply with the retail cannabis sales policy guidelines. We are simply asking that the same stipulations apply to current and future rezoning applications that have been placed on all those who have previously endeavoured this process. Given that the community already has access to several options for legal and safe cannabis, I urge council to ask themselves who benefits from the sale of cannabis 90m away from a secondary school and at whose potential expense?

Thank you for your consideration in this matter,



**Sonja Riddle | MA**  
**Owner**  
**Violet Wild Cannabis Co**  
C: 250.324.1048  
[www.violetwild.ca](http://www.violetwild.ca)  
1 9750 Chemainus Road  
P.O. Box 149 Chemainus, BC, V0R 1K0

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**From:** Julia King [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Thursday, June 12, 2025 1:54 PM  
**To:** Public Meetings  
**Subject:** Zoning Amendment Bylaw No 4013 (Cannabis Sales - 3055 Oak Street)

You don't often get email from [REDACTED] [Learn why this is important](#) **FIPPA s. 22(1)**

Hello,

We would like to submit a comment for the above mentioned public hearing.

There are legal limitations in place for a reason and we should not be considering amending those legal limits. There are many other places in town where cannabis can be sold that are not this close to our schools.

We would love to see more businesses benefitting the whole family in this family friendly neighbourhood as opposed to stores excluding children, or potentially harmful to children.

We have heard comments that there already is a liquor store in the complex so cannabis should be accepted too, which we do not agree with. There is research to show that alcohol use is on the decline in youth, however vaping and cannabis use is increasing and more popular amongst young people than ever. We should not be making it any easier for our youth to participate in harmful activities while their brains are still developing.

Thank you for considering our comment,

Julia and Bryan King  
3173 Channel Blvd

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**From:** Kirk Tousaw [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Friday, June 13, 2025 11:55 AM  
**To:** Public Meetings  
**Subject:** Rezoning application Warmland

You don't often get email from [REDACTED] [Learn why this is important](#)  
Good morning: **FIPPA s. 22(1)**

I write in support of Warmland's rezoning application. I've known the owner for more than 20 years and he is an outstanding person and business owner. The location is suitable; commercial, near a liquor store, and would bring additional security with foot traffic and a security system.

Other similar uses have been approved in similar areas. There is no reason to deny this application.

Thank you,

Kirk Tousaw, Barrister  
Jack Lloyd Law Corporation  
Resident of Mill Bay, BC

# **Public Comments Received after Public and Statutory Hearing Agenda Published**



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**From:** Doug Milne [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Saturday, June 14, 2025 11:23 PM  
**To:** Public Meetings  
**Subject:** Bylaw No. 4013 (Cannabis Sales) 3055 Oak Street Chemainus BC

**FIPPA s. 22(1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

My address is 110 3053 Pine Street, Chemainus, BC. V0R 1K1

My name is Evelyn Milne.

I totally object to having this Cannabis Store allowed to be opened in this neighborhood.  
One Cannabis store in our town is ample. This location is close to a Highschool. There are many children who frequent that Mall. It is not an ideal location.

Thank you.

Evelyn Milne

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**From:** Mai Bennett [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Saturday, June 14, 2025 8:03 PM  
**To:** Public Meetings  
**Subject:** Re: Bylaw 4013 3055 Oak St., Chemainus

**FIPPA s. 22(1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear North Cowichan Mayor and Council,

I am writing today to express my support for the proposed variation to Bylaw 4013, property located at 3055 Oak Street Chemainus.

I have been a resident of the Chemainus area since 2007 and have enjoyed raising my family here. I fully support the proposed changes to allow Warmland Cannabis to become part of this community. Warmland has proven they are a company with integrity, knowledge and honesty. I am confident that the addition of their retail store will be positive for the community and I have no concerns about the proximity to the high school or areas where youth frequently hang out.

I respectfully acknowledge the concern of some area residents, however I am fully confident that this business will operate within the boundaries of federal regulations already in place to protect our youth.

Thank you for the opportunity to express my views. I hope that council will consider the positive impact of allowing this business to join our community.

Best,

Mai  
Chemainus BC

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**From:** Mai Bennett [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Saturday, June 14, 2025 8:13 PM  
**To:** Public Meetings  
**Subject:** Bylaw 4013 3055 Oak St., Chemainus

**FIPPA s. 22(1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear North Cowichan Mayor and Council,

I am writing today to express my support for the proposed variation to Bylaw 4013, property located at 3055 Oak Street Chemainus. I fully support the changes to allow Warmland Cannabis to become part of this community. Warmland has proven they are a company with integrity, knowledge and honesty. I am confident that the addition of their retail store will be positive for the community and I have no concerns about the proximity to the high school or areas where youth frequently hang out.

I respectfully acknowledge the concern of some area residents, however I am confident that this business will operate within the boundaries of federal regulations.

Scott  
Chemainus BC

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**From:** Kitty Johnsen [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Saturday, June 14, 2025 6:17 PM  
**To:** Public Meetings  
**Subject:** Bylaw 4013

**FIPPA s. 22(1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

**Mayor and Council members:**

As a resident of Daniel Street in Chemainus for the past 10 years, I am writing to ask that you allow the proposed variation to bylaw 4013 for the property at 3055 Oak st., Chemainus.

I am confident that the regulations that are currently in place will ensure that the youth of my community will not be adversely affected by the addition of a Cannabis outlet to the Plaza. There is a liquor store in this plaza and I have never seen any sign of youth congregating in that area. I don't think the addition of a Cannabis outlet would change that.

Thanks for your consideration

Hilary Johnsen, 105-9916 Daniel Street.

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**From:** Island fun [REDACTED] **FIPPA s. 22(1)**  
**Sent:** Saturday, June 14, 2025 1:32 PM  
**To:** Public Meetings  
**Subject:** I support rezoning of (Bylaw 4013)

**FIPPA s. 22(1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

My names Dylan Alexander I believe what's best for the community is safe access to cannabis. I hope you rezone (3055 Oak Street) so another great locally owned and operated company can join the busy hub of great establishments soon.

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**From:** Jaclyn Casler [REDACTED]  
**Sent:** Sunday, June 15, 2025 12:01 PM  
**To:** Public Meetings  
**Subject:** Bylaw 4013 Opposed

**FIPPA s. 22(1)**

Mayor and Council,

I urge you to deny 3rd reading/approval to allow cannabis at the 3055 Oak Street Shopping Centre because:

- 1) I agree with the reasons from the owner of Violet Wild that is procedurally unfair and inappropriate to previously deny a cannabis store as per your policies and rules only to then turn around and allow it later. It was also brought to my attention that there is a history of cannabis distributors at 3055 oak street being fined due to proximity to schools. I suggest we remember history!
- 2) the public signage at 3055 Oak Street is contrary to your 2019 cannabis sale policy because it does not provide enough information for people to know that a cannabis store is proposed. All it says is an OCP or zoning change has been proposed. This means that the public notice process to date has not generated enough public awareness yet for you to fully assess public impact as required by 4.5 of this policy.
- 3) as councillor Istace indicated during discussion on 1st and 2nd reading on May 21, high school kids literally gather daily in front of the proposed store front as they spend their lunchtime freedom waiting to enter country grocer.
- 4) the school district who is responsible for child growth and safety, are opposed to the rezoning and so I urge you to listen to the experts and reject this requested rezoning.
- 5) I am at 3055 Oak Street daily to access the Anytime Fitness facility. The proposed shop location, between the liquor store and dollar store has been vacant for the two years I have lived here. The dollar store is a popular place for children and families.
- 6) Where Councillor Manhas argued that Council approval of the cannabis store at 3288 Cowichan Lake road, in the shopping complex adjacent to Sherman field has been fine, I'd argue that Council approving this cannabis request would be the equivalent of authorizing a cannabis kiosk within Sherman field directly, due to the amount of family and child, teenager exposure that the proposed new location at 3055 Oak street will have.
- 6) as seen in 40.5 of the Zoning Bylaw, Chemainus already has 2 approved cannabis stores. Why do we need another one? Especially one close to schools and families?

Jaclyn Casler

[REDACTED] **FIPPA s. 22(1)**

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**From:** Teena Hardman [REDACTED]  
**Sent:** Saturday, June 14, 2025 1:19 PM  
**To:** Public Meetings  
**Subject:** Bylaw 4013 3055 oak st

**FIPPA s. 22(1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

Good day, Mayor and Council,

My name is Teena Hardman and

I am writing today to give my endorsement for the rezoning application for 3055 Oak st the business of Warmland Cannabis.

I have been a customer of the Warmland Brand for years and think highly of their professionalism and great service provided. When I walk in the store I am always greeted with a smile and I always receive exceptional service whether I am shopping for myself or for a gift they ask the right questions to ensure I am getting what I want and I am happy with my purchase.

I look forward to supporting the new store in Chemainus, this will help other stores in the plaza as I will go to the Chemainus location rather than the Duncan location so Country Grocer, the Dollar Store and Pharmasave will inevitably get my business as well. Directly because I will be supporting the Chemainus Warmland location if the rezoning is approved.

Thank you for the consideration.

Kindest Regards,

Teena Hardman

**Stephanie Ward-Moran**

**3290 Cook Street**

**Chemainus BC V0R 1K2**

June 13, 2025

**Mayor and Council**

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1

**Re: Opposition to Zoning Amendment Bylaw No. 4013 (Cannabis Sales – 3055 Oak Street)**

Dear Mayor and Members of Council,

I am writing to voice my strong opposition to **Zoning Amendment Bylaw No. 4013**, which proposes a cannabis retail store at 3055 Oak Street—directly adjacent to a high school.

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## **1. Documented Risk to Minors in BC**

- **Sale to minors remains a concern:** In British Columbia, it is a legal offence to sell cannabis to anyone under 19 years old [www2.gov.bc.ca/1bccannabisstores.com+1](http://www2.gov.bc.ca/1bccannabisstores.com+1), yet enforcement challenges persist.
- **Youth experimentation persists:** A McCreary Centre Society survey of BC adolescents (ages 12–18) reports that **22 % have tried cannabis**—and regular use among that group is increasing: daily use rose from 6 % to 9 %, and 15 % report using 20+ days/month [bc.edunorthdeltareporter.com](http://bc.edunorthdeltareporter.com).
- **Exposure incidents are rising:** Poison centre data show that calls related to cannabis exposure, including edibles, among children to 12 years old in BC rose by **52–57 % annually pre-legalization** and remained higher afterward [uvic.ca/5link.springer.com/5sciencedirect.com/5](http://uvic.ca/5link.springer.com/5sciencedirect.com/5).

This demonstrates that, even under stringent provincial regulations, cannabis is still reaching youth—especially those within walking distance of retail outlets.

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## **2. No Express Need for More Cannabis Outlets**

North Cowichan already has legal access via existing provincial or private cannabis stores. There is **no shortfall**, yet this location situates a drug outlet too close to a vulnerable teen population.

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### **3. Focus on Community-Building instead**

Rather than adding more cannabis points of sale, our community needs:

- **Restaurants, cafés, and food services**
- **Clothing and retail shops**
- **Beauty salons, fitness studios, arts spaces**
- **Youth-friendly employment opportunities**

These businesses support local economy, enrich community life, and provide **constructive job opportunities for youth**, all while avoiding increased drug exposure.

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### **Conclusion**

Given documented evidence in BC of youth cannabis experimentation, rising exposure incidents, and ongoing sales-to-minors risks—even with regulations in place—the planned store's proximity to a high school is ill-advised. I strongly urge Council to vote **against Zoning Amendment Bylaw No. 4013** and instead champion developments that nurture our town and safeguard our youth.

Thank you for your careful consideration.

Sincerely,  
**Stephanie Ward-Moran**