

**Town of Ladysmith  
COUNCIL AGENDA  
LATE ITEMS  
MARCH 16, 2021**

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**Recommendation:**

That Council amend the agenda to add the following items, received after publication of the agenda:

- |  |                      |
|--|----------------------|
| <b>8.1. Referral for Non-Medical Cannabis Retail Store – 411B 1<sup>st</sup> Avenue (“Local Cannabis Co.”)</b> | <b>Page<br/>2-28</b> |
| Add additional public submissions received between March 10-16, 2021.  |                      |

- |  |              |
|--|--------------|
| <b>9.1. Application to Rezone 336 Belaire Street from 3 to 4 Storeys</b> | <b>29-32</b> |
| Add correspondence dated March 15, 2021 from Jo Sheridan.                |              |

- |   |           |
|---|-----------|
| <b>13.4. Correspondence</b>   | <b>33</b> |
| Add correspondence dated March 11, 2021 from The Center for Epilepsy & Seizure Education in BC. |           |

**Recommendation:**

That Council approve the request from The Center for Epilepsy & Seizure Education in BC to illuminate City Hall with purple lights on Friday, March 26, 2021, in support of Epilepsy awareness.

- |   |              |
|---|--------------|
| <b>13.5. Correspondence</b>   | <b>34-36</b> |
| Add correspondence dated March 13, 2021 from Ladysmith Community Options. |              |

**Recommendation:**

That the Mayor on behalf of Council, send a letter to Community Living BC, in support of the request from the Ladysmith Community Options group that services for people who have a developmental disability remain centred in Ladysmith.

## My thoughts:

I am of 59 years of age, I never smoked pot and never will.

The problem I have is the LOCATION. I strongly feel it's not the proper location to have this type of business in this wonderful small town.

Even If I smoked pot, I would still feel it's not the best place.

I realize the times are changing. But there are not many towns like Ladysmith and it's important to maintain a certain dynamics / look.

I have over 30 years of Ladysmith life, so I know about this town.

In my opinion it's best to have a store like this anyplace other than on 1ST Ave, C'mon, this is the heart of the city!. Please!

As far as the parking issue. In my opinion your wrong in your assessment that I read. Parking availability can be a issue at certain times. The amount of people that this business will attract on a hourly / daily visits, I think will be on the high end. It will cause some of the main spaces to be taken up all day long.

I will give some credit. This will be a better run store than some of the private one's I have read about, however, this type of business can and will bring trouble you know this, to what degree is un clear.

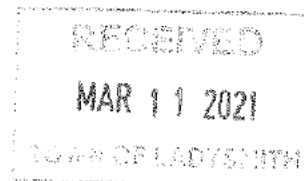
When there is trouble in town and it leads back to this type of business, the councilor's and the Mayor of Ladysmith are to blame!, just my thoughts.

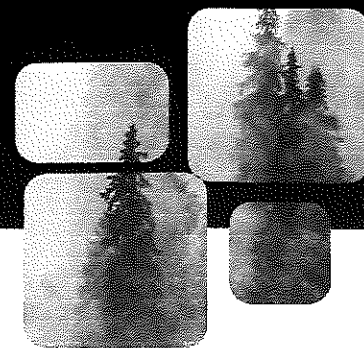
On a personnel note -- If this store opens, I will never park or walk any where near this store.

TO SUM UP:

If you receive just one of this type of letter it means nothing!, but if you receive 1000?

Thanks for reading my letter.





February 1st, 2021

**Re: Cannabis Retail Store Application  
Unit B - 411 1<sup>st</sup> Ave Ladysmith, BC**

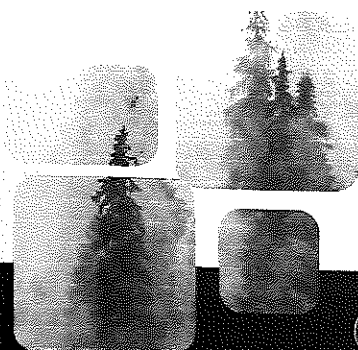
I would like to start by thanking the Town of Ladysmith for the opportunity to apply for a Cannabis Retail Store and provide a bit of background on our current operations.

Local Cannabis Co. currently operates a Provincially and Municipally licensed Cannabis Retail Store in Parksville, BC that opened its doors on February 1<sup>st</sup>, 2020.

As a currently licensed Cannabis Retail Store, the Company and myself have successfully gone through the Financial Integrity and Security Screening processes from the Province of British Columbia and the Liquor and Cannabis Regulation Branch ("LCRB").

This experience will allow us to operate in a safe and responsible manner right from the beginning while providing a positive Cannabis experience for the residents of Ladysmith. We take pride in providing a customer service experience that is centred around education and safe access to Cannabis.

Again, thank you for the opportunity to lay out our proposed Business Operations. We would be happy to expand as needed on any sections.



**Received March 11, 2021**

**From:**

**Sent:** March 11, 2021 4:13 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Application for another Cannabis store -feedback

Good afternoon,

I was just made aware that a third Cannabis store is being considered in our beautiful town.

I do not partake in the smoking of Cannabis but am not against there being stores in our community.

My questions are :

Do we really need three stores?

Is the new business OWNER a Ladysmith (local) Citizen?

Can our population support all three locations? And if not then one of our locally owned stores will most likely go under.

One of the many beauties of living in a small town is that we try to look out for each other. It's hard enough for our little shops to survive when big box stores are twenty minutes away for all of our needs but to bring in another shop (local or not) will put a stress on existing Cannabis stores.

To sum it up-I am against a third location opening in our town.

Stay safe.

The curve is on the move. Let's do our part regardless of our beliefs. Be kind above all♥

**Cindy**

**Received March 11, 2021**

**From:** MM FRIC

**Sent:** March 11, 2021 12:19 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** 411B First Avenue, cannabis location

I am writing with regard to the proposed cannabis shop on First Avenue. It surprises me that Ladysmith would be entertaining the idea of a third cannabis shop. This would certainly not expand our choices of merchandise as everything that is sold comes from the same government source. Is there a limit on the number of cannabis stores that can be approved in the town? If not, then perhaps that would be a discussion to have before considering any more approvals. Filling our town's empty retail spaces with other more diverse businesses would certainly enhance the downtown shopping experience. Needless to say, I am against the approval of the application at 411B First Avenue.

Kind regards,  
Marsha Fickinger

**Received March 11, 2021**

**From:** Rick Gabel

**Sent:** March 11, 2021 3:27 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Cannabis Stores

To whom it may concern:

Apparently Ladysmith is to become cannabis central?

I feel 2 stores is plenty for our small population and don't think more is in the best interest of what our community should represent. At least the stores are relatively discreet, do we need to see them on every corner?

regards,

Rick Gabel

March 10, 2021

Re: Cannabis Retail Store Application - 411B First Ave

As the proprietor of an existing retail cannabis store in town, I realize my opposition to this application may seem cheap, and based solely on a desire to block competition. I can assure you that this is not the case, and I hope that I can illustrate to you that, in fact, I embrace competition. My opposition to this application is grounded in a more existential concern for the legal cannabis industry.

To be clear, when I entered into this industry I was well aware of the competition and challenges I would face. I understand that legal retailers (including the province) capture approximately 40% of the cannabis market in B.C., and that the black market continues to thrive. I accept that by being licensed I am under intense scrutiny and subject to inspection and enforcement in a much more real and immediate way than my illegal competition. Internet dealers, street dealers, and now an unlicensed retail store just up the road at Oyster Bay are all able to operate illegally without any consequence.

In the time since I was licensed in June 2020, I have received no fewer than 7 new Policy Directives from the Provincial Licensing and Regulation Branch. These are amendments to the Terms and Conditions of the regulations guiding licensed operations ranging from regulations regarding online purchasing to training and security of staff. Believe me when I say this industry is new and rapidly evolving. The province has also initiated a review of their retail cannabis regulations and was seeking feedback from the public and stakeholders in January 2021. More changes are certainly coming. Retailers like myself see the major gaps and oversights in the provincial roll-out of this new legal industry, but it will take time before the issues with this new system are addressed and regulations have a chance to catch up with reality. I urge council to consider declining any new applications in the short term until the industry has matured somewhat and the results of this review have been translated into even more new Policy Directives.

I am opposed to another licensed retailer in this town because our population is simply not large enough to support it. I would encourage council to consider putting a temporary hold on any new applications until regulations at the provincial and federal levels have had a chance to mature and enforcement brings licensed retailers to a more level playing field. As it currently stands, licensed retailers seem to bear all of the burden in the new legal market. Until illegal black market/grey market/red market suppliers are held to the same level of scrutiny and enforcement as those of us who have gone through the licensing process, I believe it is reckless and detrimental to our community to flood the town with licensed shops.

As it stands, legal retailers cannot differentiate ourselves in any real way - we are only permitted to carry product supplied through the provincial distribution branch. We are not allowed to advertise in an attempt to draw in customers or appeal to a potential target market. We are forced to compete with the Province - **our supplier** - and so our margins are by necessity very low. The cost of compliance is significant, and is fundamental to our licensed operations. Until legal cannabis takes up a greater market share, or until the regulations allow us to compete in a meaningful way, allowing another retail store in this town will unfortunately result in at least one, if not two, of the three going out of business. Ultimately, the tough regulations, low margins, high cost, and competition from the illegal market is quite honestly challenging the very existence of legal retailers and thus the safe and legal access to cannabis for British Columbians. Since all of these critical factors are out of the hands of municipal council, I encourage council to take action on the one element in this equation that they do have control over - deny this new application and give existing retailers a fighting chance.

Speaking as a resident and business owner in Ladysmith, I would like to express how unfortunate I feel it would be to allow another cannabis store to open up on the main street. Our town already struggles with residents having to travel to Nanaimo or Duncan to meet their shopping needs. Downtown businesses would all benefit from having a business that could bring something unique to the space - whether a new clothing retailer or specialty store - a business that is allowed to develop its own niche and display a real character would be invaluable to the downtown as a whole; drawing in more shoppers, more tourists, and more interest and appeal overall. A third licensed cannabis store will provide absolutely nothing that the town does not already have, not to mention threaten the livelihood of the local small business owners already struggling to navigate this emerging industry.

I appreciate your consideration of my concerns.

Respectfully,

Caroline Fric



**Received March 15, 2021**

On Mar. 12, 2021 10:26 p.m., K Olenik wrote:

Good afternoon Aaron,

All I can say is that I cannot describe my level of disappointment and disillusioned with this town and its council and their choices for what is being put on first Avenue.

It's not enough to put a homeless shelter across from business during a world pandemic ,barely thriving now right next-door to those businesses ,the town has allowed and given license to a fourth cannabis shop in Ladysmith. With absolutely no community involvement.

What Comes next a porn shop or brothel across the street? Or wait why don't we put in three or four of them because that's exactly the type of people that we want to draw to this beautiful little historic town on our main street. A bunch of pot heads, & a bunch of homeless people I don't know any of those types of people that spend any money to support small business in the town, none of them will come to my restaurant and have a meal, Or shop at Nancy's for nice clothes or go to the real estate office across the street to look for a nice little home in this community, or stop in to do some financial dealings in the Royal Bank or even stand in line for hours at a time to go to the bakery .That's really going to attract tourists as well "come to Ladysmith get high and get robbed in the same day. " I think we can do better. I think we can do a lot better. And the fact that these decisions are being made without any consideration for the businesses that are currently on the street. It seems that the Town of Ladysmith would rather ask for forgiveness than for input or permission. What would happen to all of us business owners if we ran our businesses that way??

Once again I go back to who is on city council. all these people that live in their homes outside of Ladysmith but still in the parameters of the town that don't come into the town often or don't have to run a business beside all of these places .

I would really like an explanation as to what the collective consciousness of the city Council is trying to do.

Not only do I not understand it but anybody else that comes forward and talks to me about it doesn't understand it either.

Do you just want us all to close? Because that's where this is going.

Are we trying to compete with Duncan who has six cannabis shops? Or maybe Nanaimo who has 19

Plus??

The entire lower mainland from Agassiz West through Abbotsford and into downtown Vancouver there are only 20.

Maybe it's time we go to global news and social media to tell everybody in the world what a great town we have?

Filling this town just for the sake of filling this town is not going to be a benefit to anyone.

With a population close to 9000 with over 1/3 of them children and 1/3 of them seniors that leaves 1/3 of the population of which half of them don't use cannabis products, to utilize four shops and keep them in business .

From what I understand, you were the one that was against having the first one here in the beginning. What happened?

I would welcome a Taco Fino here or another small unique florist at the top of the hill, or an ice cream shop, or a smoothie bar, or a dry cleaner ,Or even a specialty liquor store. Amongst many of the other things that we could've had on first Avenue.

But instead we get a homeless shelter and another cannabis shop. Just great.  
Sent from my iPhone

**Received March 15, 2021**

**From:** dianemcmahon

**Sent:** March 13, 2021 8:30 AM

**To:** Council <[towncouncil@ladysmith.ca](mailto:towncouncil@ladysmith.ca)>

**Subject:** Re: proposal for cannabis shop downtown location.

We were shocked to see this application in the window proposing another cannabis establishment. In the name of dollars and progress we are forgetting the overall look and feel for our community. Yes, it's legal. We're ok with the shops we have. Next thing will be a tattoo shop and/or pawn shop. Let's keep a little class in this community and promote long lasting business. I for one would not want it next to my business that so many have struggled to keep viable in that area. If it sits empty for awhile let it be. There are so many other choices for a downtown that are needed and would encourage positive growth. PLEASE do NOT let this be approved. It makes our community look like its struggling when you are actually promoting rapid growth. So so disappointing.

**Received March 15, 2021**

**From:** Lynda Crosato

**Sent:** March 13, 2021 1:40 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Cannabis Store on 1st Ave in Ladysmith

I am opposed to another cannabis shop opening in our town on 1st Ave. Why is there a need for three in such close proximity. We would not have three liquor stores in town. We need more shops that all can enjoy and keep that quaint beautiful atmosphere that draws in tourists and our families can enjoy. Most people who shop for weed products are not looking to window shop the rest of the town. If you feel they are here for all the treasures this wonderful town has to offer then put these businesses down on the side streets. Folks will find them easily with easier parking. Lets leave the main street for businesses for all people to enjoy. That is what makes this gem of a town one of the best streets in BC.. Thank-you, Lynda Oldfield

**Received March 15, 2021**

**From:**

**Sent:** March 15, 2021 2:57 PM

**To:** Council <[towncouncil@ladysmith.ca](mailto:towncouncil@ladysmith.ca)>

**Subject:** Application for new cannabis store in town

I don't understand the need for a 3rd store in town. This is not like a new pizza or Chinese restaurant where the food they serve is different with Cannabis all the stores draw from the same limited menu of products as allowed by the government. Please do not approve the application. The space is better used for a tenant that will draw people to downtown.

Thank you

**Received March 15, 2021**

From: Antique Addict  
Sent: March 15, 2021 2:51 PM  
To: Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>  
Subject: Re: Application for Non-Medical Cannabis Retail Store at 411B 1st Ave

Dear Town of Ladysmith,

We are NOT in favour of another cannabis store in our downtown area. With 3 cannabis stores already in the Ladysmith area, another one is definitely not necessary.

The proposed location is not at all appropriate with its two large windows which would have to be covered, and it does not fit in with the neighbouring shops and restaurants.

We hope that the Town will NOT approve this application for a cannabis store at 411B First Avenue.

Two NO votes from us.

With best regards,

Paul Joy and Cathy Goldie  
Antique Addict

**Received March 16, 2021**

**From:** David Van Seters

**Sent:** March 15, 2021 8:06 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Comments on non-medical cannabis retail store at 411B 1st Avenue

I am the owner of the building at 341 1st ave, which houses Barnacle Barney's restaurant, active health solutions, and the Ladysmith Chamber of Commerce.

I am writing to ask that council not approve the application for a non-medical cannabis retail store. I believe that significant improvements have been made to First avenue in recent years and that this retail use would detract from the overall ambience of the street and keep other, more desirable retail outlets from leasing space nearby.

Also, I have experienced problems with people (not tenants of my building) smoking marijuana (and cigarettes) in the deck area immediately outside the side door of Active Health Solutions, resulting in negative impacts to my tenants. Unless the city is willing to increase enforcement to control smoking in areas where smoking is not allowed by city ordinances, I believe it would not be prudent to allow a business to sell marijuana and therefore increase the likelihood that people will engage in smoking in areas where smoking is not allowed.

Regards,

David Van Seters,  
Owner, 341 1st ave, Ladysmith

**Received March 16, 2021**

**From:** f. mcd.

**Sent:** March 15, 2021 6:13 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** local cannabis stores only

**YES to keeping our community's 2 locally owned cannabis stores only.**

In for keeping our neighbour's stores thriving.

NO to allowing big canna corps moving into Ladysmith for the greedy choke out.

F. McDermid  
Ladysmith, BC



TO:

March 15, 2021

The Ladysmith Mayor and Council,

It has come to my attention that there is possibly an issue regarding Ladysmith having more than one Cannabis outlet.

There are many reasons to have another store and in particular the Local Cannabis Co (Local).

Here are some aspects for you to consider:

- Choices and free enterprise are good economic factors.
- A vast number of people are using these facilities. Plenty of clientele to accommodate and no chance of glutting the market.
- B.C is now known for dodging and not getting on with this very lucrative industry. Let's change that.
- The staff at Local conduct business in a professional manner, are knowledgeable, provide excellent service being helpful, efficient, promptly attending customers AND, fairly priced to boot.
- Products are displayed in a tasteful manner and easy to view. A comfortable and safe atmosphere, as a Senior Citizen this is important to me and my family.
- Overjoyed when we discovered Local in Parksville, as the store met our needs perfectly with great selection and variety of products. Not all stores can or do have the same products.
- Have been patrons since, it would be absolutely perfect if we had a Local store closer by in Ladysmith.
- ICBS, plain and simple employment is a good priority.
- Furthermore, I believe Local would be an asset to Ladysmith and highly recommend it to enhance customers shopping experiences.

Sincerely,

Linda Carter - Collins

Linda Carter - Collins

RECEIVED

MAR 16 2021

TOWN OF LADYSMITH

Regarding the recent application for a non-medical cannabis retail store at 411-B First Avenue, we the undersigned would like to voice our opposition.

It is unnecessary with 2 established cannabis businesses in the downtown core and a new one at Oyster Bay. The community is amply served. With the regulation of the industry, there are no new products to add, no kind of enhancement possible that would expand the market here in Ladysmith. This venture, therefore, will not add to the local economy in any way. There will not be more pot sold, no new visitors brought to town, nothing beneficial to us as a community.

We object to the rezoning of prime retail space to accommodate a business which will be obliged to cover its' windows while those businesses which could serve the community and further local economic activity are unable to find an appropriate location.

The community of Ladysmith has worked very hard to successfully encourage people to shop locally or come and enjoy our friendly atmosphere. Please don't discourage this vital progress.

Name	Address	e-mail or phone Contact	Signature
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A. W. Lson

S. Coppick

S. Williams

J. Martell

C. Macdonald

Judy Mandin

Suzanne Otter

Deborah Radhube

Cheryl Lawrence

Dianne Burgess

T. Reinhart

K. Weaver

L. Kilvert

W. Kilvert





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Name	Address	e-mail or phone Contact	Signature
S. Jeffs			
L. Taylor			
Blenderman			
John PLECAS			
MYFANNY PLECAS			
Lynn Freich			
Arlene Bishop			
Tom Grestland			
Shan Balfour			
K. J. Carroll Townsend			
John Armstrong			
Jonas Foster			
RON WHITEHURST			
Linda Sulder			
Linda Barta			

MAR 16 2021

-B First Avenue, we the

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Name	Address	e-mail or phone Contact	Signature
CAOPSTIX SALON / Darlen			
PAULINE CAMPONE			
Shayna Marchant			
Collette Hamilton			
Tamara Gaetz			
ebene Gailor			
Lynn Holkett			
Susan McDonald			
Enikw / Blum			
Cynthia Cautera			
Vivian Ell			
Marilyn Casler			
Michael Hadfield			



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Name	Address	e-mail or phone Contact	Signature
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Shelby Kelley			
Robert Dwyer			
Nancy Hyde			
Marlene Johnson			
Dail Robinson			
MIKE COPPICIL			
JEAN HEON			
Nancy Hawitt			




RECEIVED

MAR 16 2021

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Name

Address

e-mail or  
phone

Contact

Signature

Kennedy Brown

Joche Ross

Anta Husman

Michael Needham

KASSIDY SAUNDERS

Jan Sunstam

Karen Olanik

~~Karen Olanik~~

M. chelle Surtees

Wendy Josephson

ALEX KILSHAW

Tristan Evans

Jim Bagby

Talisa Andrusko

JULIE TYSON-SMITH

## Petition of Support for Local Cannabis Co. (File #4320-21-01)

<b>Summary and background</b>	Local Cannabis Co., an existing Provincially Licensed store has applied to the Town of Ladysmith for a Cannabis Retail Store to be located at Unit B-411 1 <sup>st</sup> Avenue Ladysmith, BC.
<b>Support Petitioned for:</b>	We, the undersigned, are currently employed in or residents of Ladysmith, and we support Local Cannabis Co.'s application to open a Cannabis Retail Store that will provide up to 6 well-paying jobs that include full medical/dental benefits and economic benefit to neighbouring local businesses.

Printed Name	Signature	Address	Date
Troy Langley			Mar. 8/2021
Samantha Langley			Mar. 8/2021

# Letter of Support for Local Cannabis Co. (File #4320-21-01)

Local Cannabis Co., an existing Provincially Licensed store has applied to the Town of Ladysmith for a Cannabis Retail Store to be located at Unit B-411 1<sup>st</sup> Avenue Ladysmith, BC.

We, the undersigned, are currently employed in or residents of Ladysmith, and we support Local Cannabis Co.'s application to open a Cannabis Retail Store that will provide up to 6 well-paying jobs that include full medical/dental benefits and economic benefit to neighbouring local businesses.

Signature	Address	Phone
Mike Johnston		604-712-1122
Scott Bicketa		604-912-1122
Mike Johnston		604-112-1122



**Received March 16, 2021**

From: Janet Roethe  
Sent: March 16, 2021 11:09 AM  
To: Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>  
Subject: Objection to Application for Cannabis Store in Ladysmith.

To: Town of Ladysmith Development  
Services Department.

We wish to advise you that we oppose the application for a Cannabis store in Ladysmith.

The Town has worked very hard to create a positive business climate for the merchants and a family friendly centre for the townspeople. We would view another cannabis store as undesirable in that context; it would not be a positive addition.

Your very truly,  
Alexander Roethe and  
Janet Roethe

**Received March 16, 2021**

**From:** David Van Seters

**Sent:** March 15, 2021 8:06 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Comments on non-medical cannabis retail store at 411B 1st Avenue

I am the owner of the building at 341 1st ave, which houses Barnacle Barney's restaurant, active health solutions, and the Ladysmith Chamber of Commerce.

I am writing to ask that council not approve the application for a non-medical cannabis retail store. I believe that significant improvements have been made to First avenue in recent years and that this retail use would detract from the overall ambience of the street and keep other, more desirable retail outlets from leasing space nearby.

Also, I have experienced problems with people (not tenants of my building) smoking marijuana (and cigarettes) in the deck area immediately outside the side door of Active Health Solutions, resulting in negative impacts to my tenants. Unless the city is willing to increase enforcement to control smoking in areas where smoking is not allowed by city ordinances, I believe it would not be prudent to allow a business to sell marijuana and therefore increase the likelihood that people will engage in smoking in areas where smoking is not allowed.

Regards,

David Van Seters,  
Owner, 341 1st ave, Ladysmith

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**From:** f. mcd.

**Sent:** March 15, 2021 6:13 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** local cannabis stores only

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NO to allowing big canna corps moving into Ladysmith for the greedy choke out.

F. McDermid  
Ladysmith, BC

**Received March 16, 2021**

**From:** Bob Brown

**Sent:** March 16, 2021 3:43 PM

**To:** Town of Ladysmith <[info@ladysmith.ca](mailto:info@ladysmith.ca)>

**Subject:** Objection to the Application by the Local Cannabis Company 411B 1st Avenue, Ladysmith

Good Day,

We feel that we must object in the strongest way to the application by the Local Cannabis Company for a non-medical retail cannabis store in Ladysmith.

Although we bought our retirement home in Ladysmith quite recently, July 2018, we did so only after much research and consideration.

You do not need an explanation of those qualities that convinced us that Ladysmith was the perfect location to spend our retirement. You have, after all, espoused those qualities in your own publications and we can only agree with you.

So it is with some surprise and huge disappointment that we now find, not one, but two retail cannabis stores established in our wonderful little town.

Surprise that in our population of less than 10,000 we should have two such stores, and disappointment that consideration is being given to having a third.

What are we trying to achieve with having another cannabis store, particularly one situated in Canada's Great Street?

For a town that relies in some part on visitors, particularly families, is this a sensible strategy.

Who are we trying to attract?

Another coffee shop, yes please.. another restaurant, fine.. antique shops galore, wonderful..

Retail stores that are attractive in their offerings should surely fit our image of a west coast town.

Will we next find ourselves considering adult entertainment stores?  
Please reject this application.

Regards,  
The Browns

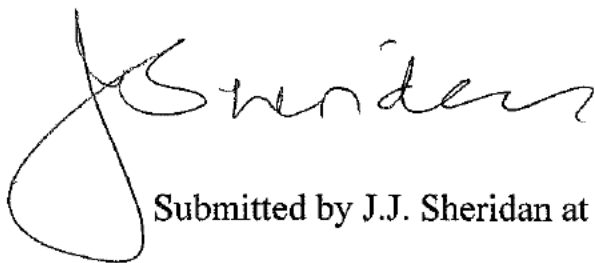
**To the Mayor and Councillors, Town of Ladysmith**

**re: 336 Belaire**

I respectfully request that this communication and its attachments be brought to your attention because "Application to Rezone 336 Belaire Street from 3 to 4 Storeys" is on the Agenda of the Council Meeting, Tuesday March 16<sup>th</sup> 2021.

In summary, my main concerns – addressed more fully in the 3 attachments – are:

- (1) That contracting company R.W. Wall says it doesn't answer communications about 336 Belaire: they must be sent to the Town of Ladysmith. This implies that the Town itself replies to such communications on behalf of R.W. Wall (but it hasn't to mine) and that the Town represents R.W. Wall despite the Town being expected to take a non-partisan stand:
- (2) That Council will take as factual R.W. Wall's unfounded and highly misleading statements that there's general acceptance by local people of a 4-storey building. Records show that, in fact, there has been vehement, ongoing and well-stated opposition to even a 3-storey building – the size which the property's owner Mr. F. Green himself opted for to replace his proposed 4-storey building:
- (3) That R.W. Wall's Project Report, January 15 2021, headed "Neighbourhood Information Meeting on January 11, 2021" will be deemed to be adequate and acceptable. Instead, it's hoped and expected that this Report will be set aside and dismissed because in fact that meeting never occurred; it was cancelled by R.W. Wall! I am one of possibly many local people who wanted to attend it. Along with others, I couldn't participate in the Zoom session on the afternoon of a working day, January 12, that involved only 3 local members of the public anyway. Therefore, I emailed and faxed R.W. Wall with questions and concerns – see (1) above.



Submitted by J.J. Sheridan at [REDACTED] Ladysmith, B.C.

March 15<sup>th</sup> 2021

From:  
**RW Wall**

Mar 11, 2021, 1:33 PM.

Good afternoon,

I will mail out some handouts today to the address you noted below.

All communications should be sent directly to the Town of Ladysmith as there will be no direct response from R.W. Wall Ltd.

Thank you and have a great day. Stay healthy!

**Penny Harper**

Controller

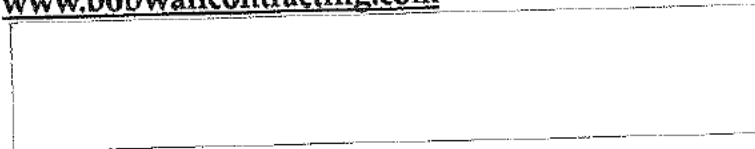
R.W. Wall Ltd.

O: 250.756.2707

F: 250.756.2785

E: [accounting@bobwallcontracting.com](mailto:accounting@bobwallcontracting.com)

[www.bobwallcontracting.com](http://www.bobwallcontracting.com)



From: Jo Sheridan <[REDACTED]>  
Sent: March 10, 2021 4:02 PM  
To: RW Wall <[rwwall@bobwallcontracting.com](mailto:rwwall@bobwallcontracting.com)>  
Subject: re: 336 Belaire Att'n Ms. Penny Harper

Hi Ms. Harper: By all means, please feel free to share correspondence about 336 Belaire with the Town Hall or anyone else. Just kindly make sure that my email address isn't provided though, of course.

Meantime, replies to our Feb.21 email and March 2 fax (copy attached below) are *still* awaited, particularly, but not only, about how R.W. Wall is to widely correct the inaccurate statements about general acceptance of a 4-storey building. We're anxious to get R.W. Wall's replies very soon now, please.

In closing, could you kindly mail as many as seven handouts to [REDACTED]

[REDACTED] Sorry, but the attachment to your March 9 email won't work.

Thanks so much. Stay safe.

J.J. Sheridan

FAX 250-756-2785

Ms. Donna Hais  
General Manager  
R.W. (Bob) Wall Ltd.

March 2<sup>nd</sup> 2021

re: 336 BELAIRE, LADYSMITH

Sorry, but there's still been no reply to the attached email sent on February 21 and again on February 26!

In respect to the above subject, is the comprehensive letter to Ladysmith Town Hall that you referred to in your February 8 email separate from or deemed to be part of the 4-page document dated January 15 that was sent to us by Penny Harper on February 10, please? If the letter is a separate document, we asked if we could have a copy of it, please.

Would you be kind enough to mail to [REDACTED] four copies of the brochure/hand-out that was to be provided at the cancelled January 11<sup>th</sup> Neighbourhood Information Meeting, please? Thanks!

Incidentally, we understand that on pages "Background" and "RZ Proposal 2020", for example, there are some serious mistakes that are very misleading and that we think you'd want to formally retract and correct. There was no general or favourable acceptance of a 4-storey building! Mr. Green himself acknowledged that which is why he said he'd submit a 3-storey concept. That's on record at the Town Hall! It's also referred to in the penultimate paragraph of my February 21 email. As well, to our and our neighbours' knowledge, there wasn't anything presented to the community, in 2018. Mr. Green's first presentation was on February 21, 2019.

Thank you. We look forward to your reply. Stay safe.

J.J. Sheridan  
[REDACTED]

# 336 BELAIRE

1 message

Jo Sheridan &lt;[REDACTED]&gt;

Sun, Feb 21, 2021 at 4:14 PM

To: [REDACTED]

Cc: sbouma@ladysmith.ca, astone@ladysmith.ca

Hi! Thanks to Penny Harper for the January 15/21 R.W.Wall report about 336 Belaire. Also, thanks to Sue Bouma for releasing it to me.

Respectfully, the views of 4 anonymous people outside the Eagles Hall on January 11th - 3 of whom may not even live in the affected area - are clearly completely incidental because *the meeting had been cancelled* and no informal drop-by sidewalk meeting had been promoted or convened! Had it been, I expect concerned neighbours would have been there, and so would I.

The Zoom conference on a Tuesday afternoon, due to its nature and timing, prevented multiple residents from participating. Contrary to Mr. Green's portrayal, local people have been and remain in the main strongly opposed to Mr.Green's proposed project(s) for a variety of valid reasons. This became clear at the neighbourhood's own June 5/19 meeting. Persons from that meeting brought numerous, compelling concerns to the Public Hearing on December 2/19. Therefore, the input on January 12th via Zoom of only 3 people (excluding two Councillors) cannot be seen in any way as a summation of the aspects and concerns of the community as a whole. Nonetheless, as if it had merit, a 4-page report was compiled that included a largely baseless section "overall feedback". Despite there having been *no Meeting* at R.W.Wall's instigation, incredibly the report was headed "Neighbourhood Information Meeting on January 11, 2021" and sent to Town of Ladysmith staff along with a "comprehensive letter"! (And is this letter confidential or can people like me have a copy, please?) It's expected of course that Town Council, for example, wisely attached no credence to these documents.

Incidentally, at the foot of page 3 of the report, a news article by Fred Green in the Nanaimo News Bulletin is mentioned. Is this the article credited to Cole Schisler, Editor of the Ladysmith Chronicle, published in the Bulletin on January 13/21, please?

Clearly, a pre-arranged, formal Neighbourhood Information Meeting that everyone can attend is needed. Meantime, of course, the current pandemic has caused the inconvenient and costly stalling of just about everyone's plans. In particular, wanting to add another floor would be an extremely important topic at such a future meeting. After all, at Mr.Green's February 21/19 meeting he was emphatic that monetary matters came secondary to benefiting the community, that he wanted to add to the quality of life of locals, and he wrote of himself, "With generous consideration for their (i.e. impacted neighbours') request, Mr. Green ... will submit a 3-storey mixed use building concept." (As you probably know, neighbours in fact had expected and wanted a commercially-zoned 2-storey building and certainly not a 4-storey mixed use one so Mr.Green was presenting his compromise.)

Thanks for the opportunity to share the above with you. Please stay safe.

J.J. Sheridan Feb 21/21



**Donna Smith**

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**From:** Info at The Center for Epilepsy <info@esebc.ca>  
**Sent:** March 11, 2021 1:03 PM  
**To:** Council  
**Subject:** Support Epilepsy

Dear: Mayor & Council

I am reaching out to you today from The Center for Epilepsy and Seizure Education in British Columbia. We have served individuals with epilepsy throughout British Columbia for 24 years.

On March 26<sup>th</sup> it is National Purple Day; a day started by a 9-year-old girl named Cassidy Megan from Nova Scotia, Canada, who wanted to spread the word that those with epilepsy can lead normal lives and that those witnessing seizures do not have to be afraid. She wanted kids with epilepsy to know they are not alone. In March 2012, Purple Day received the Royal Assent and became a legal day for epilepsy awareness in Canada. There is approximately 360,000 Canadians living with epilepsy and it affects 1 in 100 people worldwide.

On March 26, 2021, the Center is planning to host a Virtual Purple Day Walk fundraising event. We would appreciate any social media advertising you could do for us to help reach our goal to increase public awareness, to reduce the social stigma endured by many individuals with the condition, and to empower individuals living with epilepsy to take action in their communities.

In addition, on this day nation landmarks are turning purple in support of epilepsy awareness. Would you consider turning your lights purple? Or donating to help us achieve our mission?

If you have any questions, I would be happy to provide you with more information about how you can help support our work at The Center for Epilepsy and Seizure Education in British Columbia.

Sincerely,  
Kayleen O'Brien

[The Centre For Epilepsy & Seizure Education In British Columbia \(esebc.org\)](http://esebc.org)

[Cassidy Megan — Purple Day®, Every Day](#)

[Purple Day – Supporting Epilepsy Around The World!](#)

Warm Regards,  
*Kayleen O'Brien*  
Bookkeeper/ Administrative Coordinator



Unit 112 - 32868 Ventura Avenue, Abbotsford, BC V2S 6J3  
Phone: 604-853-7399 Fax: 604-853-7336 [www.esebc.ca](http://www.esebc.ca)



Ladysmith Community Options

Ladysmith, B.C.



March 13, 2021

Ms. Lisa Evans  
Community Living B.C.  
6531 Metral Dr.  
Nanaimo, B.C.  
V9T 2L9

Dear Ms. Evans:

We are the Ladysmith Community Options group, a group of concerned self-advocates and family members in Ladysmith who are writing to you regarding the upcoming contract currently held by Tina Fabbro and Community Link Connexions. We understand that Tina will be leaving at the end of July 2021 and we want to ensure that the type and level of service currently present in Ladysmith is maintained and expanded and that continuity and stability of services are assured.

Ladysmith is a smaller, very sheltering community where services, citizens and events are integrated and supportive of one another. People choose to live, raise families and retire to Ladysmith because of these neighbourhood qualities. Seventeen years ago a group of family members joined together and approached the Ministry of Children and Family Development regarding the lack of support for Ladysmith adults who have a developmental disability. At that time there were no services in Ladysmith and once they graduated from high school these adults were required to access services in either Duncan or Nanaimo. This caused considerable hardship for families in the area. It also impoverished Ladysmith by reducing the diversity of the population and removing opportunities for community involvement and community growth.

The group of families who met 17 years ago developed a dream for Ladysmith programs that would allow people to stay in their community, contribute to the community and lead visible, integrated, and meaningful lives in Ladysmith. With the assistance of funding from the Ministry of Children and Family Development, considerable local support from politicians, service organizations, businesses, schools, families and the Ladysmith Resources Centre Association and two consecutive grants from the Vancouver Foundation these dreams were accomplished. Ladysmith Community Options oversaw the initial funding, hiring and initial programming for the new services. As a result of all this hard work Tina Fabbro was hired, and the suite of programs which she introduced provided the much needed community based support.

With Tina leaving there is concern among families and self-advocates that these services will be eroded at a time when they need to expand (to include more people and more employment support and housing support). Most importantly, we want to stress to CLBC that a program based in Ladysmith is vital. Currently having a Ladysmith based program:

- Provides a "home base" located in the Ladysmith Resources Centre Association building – this allows Community Link Connexions to be integrated with other community programs and gives visibility to self-advocates and their issues and concerns within a larger community services organization;

- Raises the profile of persons with developmental disabilities in Ladysmith in general, this in turn increases community involvement in their lives and contributes to a community commitment to ensuring the safety and inclusion of these individuals;
- Takes advantage of the small community nature of Ladysmith – services and programs are within walking distance for most individuals which contributes to exercise and health; people in the community know each other and look out for vulnerable individuals;
- Gives self-advocates a group identity that they value and facilitates making and keeping friends;
- Makes it easier for self-advocates to welcome others into their community;
- Allows self-advocates to join community groups and programs – examples of these are the Ladysmith Art Gallery, classes and activities through Ladysmith Parks and Recreation and the Ladysmith Little Theatre;
- Ensures that self-advocates are employed at local businesses that they can access independently and in which again they become very visible members of the community – local businesses which hire self-advocates include the 49<sup>th</sup> Parallel Grocery, In the Beantime Café, Rita's Apron, the Ladysmith Resources Centre Association, Ladysmith RCMP, Robert's Street Pizza, Pharmasave, the Take 5 magazine, the Ladysmith Chronicle newspaper, etc;
- Facilitates self-advocates volunteering in local organizations – examples of these include LaRosa Gardens Independent Living, the Ladysmith Thrift Store, Ladysmith Family and Friends and the Oyster Harbour Seniors Community;
- Facilitates self-advocates volunteering in community-wide events – such as the Ladysmith Light-up, and many events run by the Ladysmith Resources Centre Assoc.;
- Allows self-advocates to interact with local artists, musicians and others who provide teaching and expertise – for example the local musician who facilitates the self-advocate bands the Sloppy Joes and Peace, and Love and Joy and local artists through the Ladysmith Art Gallery.

As a group, we feel strongly that a community based program provides inclusion and opportunities that cannot happen if services are provided by an organization or organizations that are based in Nanaimo or Duncan. Services based outside of Ladysmith will be limited by a lack of knowledge of the community, by lack of visibility in the community and be less motivated to ensure that activities remain based in Ladysmith. In addition, we are concerned that services that are not based in Ladysmith will be eroded by the need to cover the travel costs of staff (for example to and from Nanaimo) and will result in fewer direct service hours for self-advocates.

A further concern of Ladysmith Community Options is that continuity and stability of services be maintained through the transition of a contract from Tina Fabbro to someone else. The last year has been extremely hard on self-advocates and their families. CoVid 19 has disrupted services, employment, recreation and lives. As a result, many self-advocates and their family members have been experiencing increased mental health issues, including depression, anxiety and unresolved anger.



Tina has worked very hard to hire, develop, train and support an excellent staff of support workers. These people have been vital in providing stable support throughout the pandemic. We would like these people to remain in their jobs as much as possible.

In conclusion, we are asking that CLBC ensure that the work done in previous years by family members and self-advocates and by Tina Fabbro and her staff be maintained and built upon. We are asking that any contract that replaces Tina Fabbro's Community Link Connexions be required to be based in Ladysmith and to provide continuity and stability of programming by doing the following:

- Have an office located in Ladysmith at the Ladysmith Resources Centre Association;
- Maintain already established group activities in Ladysmith (i.e. classes through the Ladysmith Art Gallery, Peace, Love and Joy, cooking classes located in local churches etc.);
- Keep the current staff of Community Link Connexions;
- Ensure that employment support continues in Ladysmith and the relationships and placements built with local businesses and services continue
- Be open to considering taking on contracts that support housing for self-advocates in Ladysmith.

In order to ensure that CLBC and community members are working together to build upon past accomplishments and to ensure the dreams and goals of self-advocates and their families, we also request that at least one self-advocate and two other family members from Ladysmith Community Options be included in decisions regarding awarding of a new contract for Ladysmith.

Thank you for considering our requests and for your commitment to inclusion in Ladysmith. We look forward to hearing from you.

Sincerely,

Sandra Marquis  
For Ladysmith Community Options