

TOWN OF SOUTHEY
Public Hearing – Bylaw 2021-02 Zoning Bylaw Amendment
February 23, 2021 at 7:10 pm

PRESENT:

Mayor:	Leigh Bishop
Councillors:	Gordon Baragar, Ralph Boehmer, Rob Dukes, Susan Hillier, Devon Orb
Acting Administrator:	Chris Lamontagne
Administrative Assistant:	June Lepard

OBSERVERS:

Scott & Maegan MacKinnon
Jordan & Tegan Hegglin
Judy and Duncan MacKinnon
Robert Geiger
Diana Ritter
Rhianon & Randy Scott
Martin Lingelbach
Elain Schienbein

Declare Public Hearing Open

Mayor Bishop opened the Public Hearing for Bylaw No. 2021-02, a bylaw to amend Bylaw No. 01-2019 known as the Zoning Bylaw at 7:06 pm. *(Note: This meeting was available for viewing to the Public via Zoom; however, the connection at the Hall was unstable and connections were repeatedly lost).*

Administration Presents Background Information

Acting Administrator, Chris Lamontagne, provided a verbal report on the purpose of the amendment.

Presentations

Robert Geiger

Town of Southey Resident

Robert informed Council he personally would not prefer a cannabis retail outlet in the Town of Southey. There have been a couple recent overdoses within the Town of Southey and cannabis is often referred to as a “gateway drug”; even if it is legal now. Robert asked Council what has been discussed to this point.

Mayor Bishop responded that Council discussed the requirements as outlined in the Bylaw Amendment (signage, hours, storage, etc.), assessed what several other communities have done, and looked to the Community for their input in order to get a feel for what the Community wants.

Councillor Dukes agreed that he as a Councillor is using this meeting as a guide to represent the best choice for Community members.

Robert acknowledged that this type of business is now legal in Canada and hopes Council makes the decision that is best for the Town.

Mayor Bishop acknowledged the importance of engaging the Community in order for Council to make their decision rather than make decisions around the Council table with no Community involvement. The Town of Southey had not received any direct questions or responses from adjacent property owners regarding the letter that was sent to them directly.

Applicant Presentation

 

Jordan & Tegan Hegglin
Scott & Maeqan McKinnon
Town of Southey Resident's
Development Applicants

The applicants approached Council with some brief information regarding the potential development:

- In order to begin the application process to SLGA; they must first have approval from the Town;
- Submit approx. 56 page application to SLGA; could take up to 180 days for response;
- Upon approval - specific reporting and inventory requirements, security system, point-of-sale system, and inspections.

Councillor Orb asked if these items are all Provincially approved?

The applicants responded they are given the Provincial requirements that must be followed. As well, no one under the age of nineteen is allowed to enter the retail outlet, all building windows are frosted to avoid public viewing, all products are from approved suppliers in sealed packaging and SLGA will approve the floor plan and the locked vault that product must be stored in. There are various cannabis products that would be sold: CBD products, THC products, accessories.

Councillor Orb asked if a business plan was required?

The applicants responded no; just the application.

Councillor Dukes asked if any 'special' policing arrangements are required?

The applicants responded the RCMP will be notified of their approved development and will police according to RCMP protocol. All cannabis retail outlets must be equipped with a panic button in the event of an emergency situation.

Councillor Baragar asked about training for the owners and/or staff?

The applicants responded all owners and staff must take mandatory training (approx. five hours). Individuals who appear and/or are under the influence are prohibited from purchasing products. Only 30 grams of product is allowed to be sold to an individual; which is the maximum legal limit to have on a person; and the sale is recorded in the point-of-sale system along with identification as an individual cannot purchase more than the legal limit.

Councillor Orb asked the applicants why cannabis, why not shoes?

The applicants responded:

- It's a growing market – grown over 30%
- Other outlets opening and would like a Southey location to be owned and operated locally rather than an outside company
- As it's a legal business; owner and/or staff can educate customers on products they carry with their specialized knowledge
- Customers can feel safe as they have an understanding of what they have purchased
- Many people rely on CBD oils for joint pain; this would be one of the many products a retail outlet would carry
- Allow people to purchase in a legalized environment; rather than "off the street"
- Keep money in the community

Rhianon & Randy Scott
Town of Southey Residents

Randy asked the applicants what the 'pros' would be for the Town of Southey?

The applicants responded:

- New jobs
- Can anonymously support various community groups in Town with financial donations
- Assessed value of building will be increased with the renovations/space being utilized; therefore, increase in taxes

Randy asked the applicants is this type of retail outlet going to bring 'trouble' to the Town?

The applicants responded that the store will be legalized selling to everyday people; the 'riff-raff' normally continue to purchase elsewhere and not pay the retail price.

Rhianon asked if business licenses would be required?

The applicants responded provincial license from SLGA is required; as well as any licensing requirements from the municipality.

Rhianon asked how does Southey protect itself; what if there are problems down the road?

Mayor Bishop responded that any problems could be reported to SLGA for a review and/or inspection.

Written Submissions

Acting Administrator, Chris Lamontagne, reported there were written submissions received:

- 59 Letters/Signatures in opposition to the Bylaw Amendment
- 70 Letters/Signatures in acceptance to the Bylaw Amendment
- 7 Letters received with unknown signatures and no printed name
- 1 Letter received which was Anonymous

Acting Administrator read all letters that were different from one another (as several letters were 'form' type of letters). All written submissions are public documents and can be viewed at the Town of Southey office (certain information has been redacted in order to comply with LAFOIP regulations).

Declare Public Hearing Closed

Mayor Bishop declared the hearing closed at 8:00 pm.

X

Leigh Bishop
Mayor

X

Chris Lamontagne
Acting Administrator