



MINUTES OF THE SPECIAL MEETING OF COUNCIL FOR THE CORPORATION OF THE VILLAGE OF BURNS LAKE HELD IN COUNCIL CHAMBERS ON Wednesday, March 07, 2018 AT 7:00 PM

PRESENT

Mayor C. Beach
Councillor K. Holliday
Councillor M. Riis-Christianson
CAO S. Worthing
Deputy Corporate Officer R. Billard

GUESTS

Wes Sam – Nations Cannabis
Marc Storms – Nations Cannabis (via telephone)
Kevin Epp – Licensed Medical Cannabis (via telephone)

PUBLIC

32 members of the public

MEDIA

None

CALL TO ORDER

Mayor C. Beach called the meeting to order at 7:02 pm.

APPROVAL OF AGENDA

It was moved and seconded by Council

2018-03-07: 135

THAT the Agenda for this meeting be approved.

CARRIED

PUBLIC AND STATUTORY HEARINGS; AND READINGS OR ADOPTIONS

PUBLIC COMMENT

None

DELEGATIONS

W. Sam – Nations Cannabis.

- W. Sam discussed Nations Cannabis plans for a Medical Cannabis Production Facility.
- W. Sam discussed employment creation.
- W. Sam discussed facility construction.
- W. Sam discussed Federal Government Regulations and Bill C 45 – Cannabis Act.
- W. Sam discussed Health Canada Regulations for the production of Medical Cannabis growing facilities.
- W. Sam discussed the difference between regulations for recreational and medical cannabis production.

- K. Epp discussed current licensees and Health Canada Regulations.
- W. Sam discussed local First Nations partnerships in Nations Cannabis.
- W. Sam discussed the economic effects of an AAC reduction.
- W. Sam discussed Health Canada requirements for security.

ADJOURNMENT

It was moved and seconded by Council

2018-03-07: 136

THAT that this meeting be adjourned at 7:14 pm.

CARRIED

(Mayor Beach left the meeting at 7:15 pm)

An informal meeting continued to allow the discussion between Nations Cannabis and the public to continue.

Acting Mayor M. Riis-Christianson – *Meeting Chair.*

- W. Sam discussed criminal record checks for employees.
- W. Sam discussed fertilizers.
- M. Storms discussed rainwater usage, drip irrigation and water recycling.

Dennis Bell – 147 3rd Avenue, Burns Lake.

- D. Bell discussed the approval process.
- D. Bell asked about advertising requirements.
- Staff discussed the OCP and zoning bylaws
- Staff discussed the public hearing process.
- Staff discussed the application process.
- Staff discussed Federal Government Regulations.
- Staff discussed the building permit and business license process.
- M. Storms asked the public how they would like to be engaged?
- D. Bell discussed taxation.
- Staff discussed consultation requirements and advertising.

Rick Pooley - 3970 Wildwood Drive, Decker Lake

- R. Pooley discussed M2 Zoning Amendments.
- Staff discussed the OCP Zoning Amendment and the M2 Zoning Amendment.
- R. Pooley said Decker Lake residents do not have a voice in the approval process.

Phillip Sensenig - 3385 Moe Road, Decker Lake

- P. Sensenig discussed water consumption and smell and asked what recourse residents have if Nations Cannabis promises turn out not to be true.
- K. Epp discussed Health Canada Regulations.
- K. Epp discussed the differences between greenhouse roof vented facilities and medical cannabis production facilities.
- K. Epp discussed HEPA and charcoal filters and enclosed growing facilities.
- K. Epp discussed water consumption, indoor dripper systems.
- K. Epp discussed the collection of runoff for water recycling.
- K. Epp said this facility would have very low water consumption compared to farming, or other greenhouse plant growing facilities.
- K. Epp discussed water permitting.

D'Arcy Bell - 4055 Wildwood Drive, Decker Lake.

- D. Bell asked how many plants would be grown at the facility.
- W. Sam discussed meeting with him one on one for a more detailed discussion regarding the project.

Bill Miller – PO Box 450, Burns Lake.

- B. Miller said this property is an Island in the middle of another jurisdiction and this is unusual.
- B. Miller said Decker Lake and the RDBN lacks representation in the approval process.
- B. Miller said there is a lot of frustration about this process that has been expressed to him by Decker Lake residents.
- B. Miller said the usual process is that the RDBN have service agreements and pay contributions.
- M. Storms discussed sitting down and talking to the neighbours of the facility.
- M. Storms said by having the Cannabis Production Facility on this property the community is avoiding another mill on this site, which would be noisy and would use more water and create more traffic.

Susan Jarvis – 8631 Archie Drive, Decker Lake.

- Discussed a Nations Cannabis community meeting.

Gerald Sensenig – 4419 Moe Road, Decker Lake.

- G. Sensenig discussed low rainfall amounts in the area.

- G. Sensenig asked how many litres of water per day would the facility need to operate.

Ryan Dehoog – 3964 Neville Drive, Decker Lake.

- R. Dehoog discussed the Palling grow-op.
- R. Dehoog discussed cannabis licensing under the ACMPR.
- R. Dehoog asked about a Bylaw regarding smells and odours.
- R. Dehoog expressed concerns about property values.
- M. Storms said that Health Canada regulations do not allow Cannabis Production Facilities to emit odours.
- K. Epps said that if unaddressed odours were being emitted Health Canada would revoke the facility's license because of smell.
- K. Epp said that there are smells emitted from greenhouse operations, but the Medical Cannabis Production Facility is not a greenhouse operation.
- M. Storms said he has toured five Medical Cannabis Facilities and not one was emitting any odour.
- M. Storms said if neighbours had any concerns Nations Cannabis would quickly address the concerns.

Rick Pooley – 3970 Wildwood Drive, Decker Lake.

- R. Pooley said he was concerned about smell.
- R. Pooley said despite assurances about Burns Lake Specialty Woods, things happened there that were not exactly as put to the residents in the beginning.
- R. Pooley said once the facility is there – we may have a place that smells and then we cannot do anything about it.
- Staff discussed the Business License Bylaw process.
- M. Storms is only aware of one smell problem that occurred at a facility in Ontario and it was quickly dealt with.
- M. Storms said it would be a much quieter facility than the previous tenants.
- M. Storms said he would invite two Decker Lake residents to go on a tour of an existing medical cannabis production facility so that they could see how a medical cannabis facility operates, and then they could report their findings back to other residents.

Rob Wiebe - 7260 Highway 16.

- Discussed the Titanic.
- R. Wiebe said part of his work as a church minister places him in contact with people who have long and short-term effects from drugs and alcohol.
- R. Wiebe asked how Nations Cannabis and W. Sam in particular can justify making cannabis even more accessible in our community.

- W. Sam discussed cannabis as an exit drug to get off alcohol addiction.
- M. Storms said the plan is to move in to recreational market as well.
- R. Wiebe said people who have engaged in taking cannabis have had funky and crazy things that happen to them that are not acceptable.
- M. Storms said he spent 15 years in Northern BC and said there is a black market all over the country for cannabis. This is happening and the reason for making it legal is to stop the black market.
- W. Sam said the fight needs to be against alcohol and opioids.
- M. Storms said people are not committing crimes on cannabis.
- W. Sam said medical cannabis is safe.
- M. Storms said they are Medicinal Cannabis Facilities are chemical free and you cannot use chemicals in the production of medical cannabis under Health Canada guidelines.
- R. Wiebe said that in Tachet and Granisle, cannabis is the drug of choice.
- M. Storms said that the facility would deliver cannabis via mail to people that have prescriptions. Nations Cannabis products will not be sold to the people of Burns Lake. He said not to confuse the fact that this facility is bringing drugs to Burns Lake and area because it is not.
- W. Sam said that recreation cannabis will be legal in August and there will be four plants allowed per household.

Rebecca Palmer – 4435 McLarry Road, Decker Lake.

- R. Palmer said it is great that the facility will employ 60 people but how is that going to benefit the people that live in Burns Lake?
- M. Storms said the employing of 60 people is an economic benefit to Burns Lake and area as there is 60 more people working.
- M. Storms said the facility jobs would be well paying jobs.
- M. Storms said there will be a spin-off effect and ancillary businesses will boost the economy.
- W. Sam said the cannabis industry would be number one in Canada.
- M. Storms said the business model is to return 7 per cent of profits to the area.
- M. Storms said the profits will go to the local First Nations and the regional area will benefit, as money would be re-invested in things like education in the Burns Lake region.

Susan Jarvis – 8361 Archie Drive, Decker Lake

- S. Jarvis asked how the hiring process will work and if it will just be First Nations opportunities.

- W. Sam said Nations Cannabis would not differentiate between First Nations and non First Nations for hiring.
- S. Jarvis asked how many jobs would be local of the 60.
- M. Storms said he does not know what the qualifications will be on the resumes, so it would depend on that.
- M. Storms said they would be hiring local people with the right skill sets.
- R. Palmer said she would like to take a course to learn how to work there, as she likes to grow plants.
- W. Sam said there is one college in the south that has a program.
- M. Storms said that hiring and training local people is how you create a sustainable industry.

Katie Lambert - 121 Francois Lake Drive, Burns Lake.

- K. Lambert asked what types of security would be at the facility.
- M. Storms discussed fencing requirements.
- M Storms discussed swipe cards and biometrics to go from room to room.
- M Storms said there would be many security cameras.
- M. Storms discussed methods of transportation and said armoured vehicles would transport higher value product from the facility.
- K. Epp said soil or soil mix would be coming in via truck and plant matter would be leaving as compost via truck.
- K Epp said it is not like mining, as it is an industry of grams not of tonnes so there will be very limited transportation, the bulk of which is soil.
- K. Lambert asked if they have looked at other locations in Canada and why did they choose Burns Lake.
- M. Storms said they have about three ideal locations picked out in the Lower Mainland
- M. Storms said that there are perfect locations all over Canada, but W. Sam convinced them that this would be beneficial to the local economy of his hometown.
- M. Storms said everyone is willing to open the door to this type of facility in order to have their local economy boom.
- K. Lambert asked if Nations Cannabis hopes to expand into producing recreational cannabis.
- M. Storms said medical and recreational cannabis growing are no different in terms of the facility. The difference is when it is shipped out – it goes either to dispensary or to fill a prescription.
- K. Epp said Nations Cannabis could not put a storefront on the property under the regulations.

Ryan Dehoog – 3964 Neville Drive.

- R. Dehoog said he is still concerned about the daily usage of water, as the area does not get much rain.
- R. Dehoog said if a well goes dry it costs a lot of money to rectify.

- K. Epp said it looks to him like Burns Lake is sitting on large amount of water and that water should not be an issue.
- K. Epp said the precipitation levels for Burns Lake look like they are substantial looking at the data.

It was moved and seconded by Council

THAT that this meeting be reconvened at 7:35 pm.

RECONVENE

CARRIED

2018-03-07: 137

Rick Pooley - 3970 Wildwood Drive, Decker Lake.

- R. Pooley said he is concerned about the water usage and asked how much water the mill was using when it was operational.
- W. Sam said the property has its own ponds and pump house. He said the mill would have been flushing water, used water for fire suppression.
- M. Storms said the property has a substantial pump house there.

Mayor C. Beach

- Mayor Beach discussed the Cannabis production facility nearing completion in Telkwa.
- Mayor C, Beach discussed rainfall and precipitation.

Murray Middleton - 3692 Wildwood Drive, Decker Lake.

- M. Middleton said he is concerned about water usage and said a neighbour ran his pump for an entire day, which sucked all the water out of four neighbour's deep wells.
- M. Middleton said aquifers only hold so much water.
- K. Epp said as per many previous answers from Nations Cannabis, the facility is not going to be using a great amount of water and that the facility is going to recycle its water and collect rainwater, as well as use drip irrigation, which uses minimal water.
- M. Storms said the facility would not be using sprinkler systems.

Darcy Bell – 4055 Wildwood Drive, Decker Lake.

- D. Bell asked Nations Cannabis what date the company will come to Decker Lake to meet with residents.
- M. Storms said a meeting would have to be something that is planned and they will work on getting this organized.
- B. Miller committed to setting up a meeting between Nations Cannabis and the residents of Decker Lake.

Katie Lambert - 121 Francois Lake Drive, Burns Lake

- K. Lambert asked discussed the Public Hearing process.

Mayor Beach thanked Wes Sam, Kevin Epp and Mark Storms for their presentation.

BUSINESS ARISING

Notice of Public Hearing (*for reference*)

NEW BUSINESS

Cannabis Production Facility Video (*for reference*)

**RELEASE OF CLOSED
MEETING RESOLUTIONS**


AJOURNMENT

It was moved and seconded by Council

2018-03-07: 138

THAT the meeting be adjourned at 8:28 pm.

CARRIED



MAYOR



CORPORATE OFFICER

Certified to be a true copy of the minutes of the Special Meeting of Council for the Corporation of the Village of Burns Lake held on Wednesday, March 07, 2018.