



Re: Job #088373 Application for Cannabis Retail Store Licence
Applicant: Kelo Retail Corp.
Proposed Establishment Name: Kelo Cannabis
Proposed Establishment Location: 112 – 19150 Lougheed Hwy, Pitt Meadows

The City of Pitt Meadows has considered the above application with regards to the general impact of the proposed store on the community, including the evaluation criteria outlined in Council Policy C108: Cannabis Retail Stores. The proposed site is located in a retail shopping centre, with adequate parking and transit service. The nearest park and playground is located over 250 m away, and the nearest elementary school is greater than 400 m away.

To gather the views of nearby residents, a sign was posted on the property at 19150 Lougheed Hwy on November 28, 2023 to February 27, 2024, notifying members of the public about the application. The City also held a public hearing on the application on February 6, 2024. Notification of the public hearing included mailed notices to all residents and businesses within 122 m of the property at 19150 Lougheed Hwy (948 notices), two advertisements in the local newspaper, and information posted on the City's website. 14 written submissions were received in advance of the public hearing, both in support and in opposition. At the public hearing, there were three speakers, two of whom were the applicant and the other a resident.

The main concerns identified were in relation to the potential for on-site consumption and smoking, noise, and smell.

Submissions received in support of the application noted the desire to have this type of retail service in Pitt Meadows, so that residents do not have to travel outside of the community to access cannabis products.

As the application is consistent with the City's Cannabis Retail Store policy, and with consideration of feedback received during the public hearing, the City recommends that the licence be issued.

Appendix:

- A. Public Hearing Summary
- B. Public Hearing Submission Summary

Appendix A: Public Hearing Summary

Public Hearing

February 6, 2024 / Regular Meeting of Council

This is an excerpt of the Minutes of the February 6, 2024, Regular Meeting of Council, as it relates to the Public Hearing for Rezoning Application for #112 – 19150 Lougheed Highway.

Item: D.1 Public Hearing for Rezoning Application for #112 – 19150 Lougheed Hwy

Mayor MacDonald opened the public hearing at 7:02 p.m.

Colin O'Byrne, Manager of Planning, presented an overview of the bylaw and historical staff reports related to the rezoning application for #112 – 19150 Lougheed Highway. Fourteen (14) written submissions were received prior to the conclusion of the public hearing and form part of the original minutes as Attachment 1.

Mayor MacDonald then read aloud the public hearing process statement and invited members of the public to make comment for the first time. The following members of the community took part in the public hearing opportunity:

Bob Wray, Pitt Meadows – regarding prohibition of retail cannabis sales in Pitt Meadows. Expressed his desire for alternate retail outlets in Pitt Meadows of a more essential nature.

Ted Ribeyre (Applicant), Port Coquitlam – regarding their contributions to the local community, dedication to business ethics and assurance to the community to follow all regulations in Pitt Meadows.

Vadim Gramuglia (Applicant), Pitt Meadows – regarding the requirements that cannabis retail establishments are required to follow and that public safety is one of their top priorities.

Mayor MacDonald invited members of the public to make comment for the second time, with the following member of the public engaging:

Bob Wray, Pitt Meadows – regarding clarification of the City's Zoning Bylaw amendment and City Policy that speak to retail cannabis.

Mayor MacDonald invited members of the public to make comment for the third and final time. With no additional members engaging, the public hearing was declared closed at 7:21 p.m.

Topic: #112 - 19150 Lougheed Highway
February 6, 2024 - Regular Meeting of Council

Submission #	Name	Address	In Favour	Against	Concerned	Comments
1	Allan and Rose Bird	Unit 420, 12635 - 190A Street, Pitt Meadows		X		Opposed to allowing sales of Cannabis
2	Sharon Lambright	Unknown		X	X	Concerns about more homeless people. Concerned about seniors and children being around cannabis stores.
3	Choi Kam-Shu	302 12635, 190A Street, Pitt Meadows		X		Against having cannabis in the City.
4	Bob Wray	119 Avenue		X		Against having cannabis in the City. Believes cannabis stores will attract the wrong crowd.
5	Brenda Shaw	#101 - 190A Street, Pitt Meadows		X		Believes having a cannabis store opened will cause similar troubles when Roosters was open. (fighting, property damage, etc.)
6	Athena Hayward	118B Avenue, Pitt Meadows	X			Uses cannabis for medicinal purposes - would like to have a cannabis retailer in Pitt Meadows, as she travels to Maple Ridge currently.
7	Sadie Wandler	unknown	X			Would like to have a cannabis retailer in her own city
8	Morgan Jones (FortisBC)	16705 Fraser Highway, Surrey BC V4N 0E8	X			No objections to the proposed amendment.
9	Paul Chiu	Pitt Meadows		X	X	Concerned about the store being in close proximity to families and family-oriented locations (i.e. McDonalds, Hollywood 3, McLean Park.)
10	Christina Williams	unknown	X			Believes the potential location is a good fit for our residents, offering viable access to our entire community which includes the elderly and mobility impaired.
11	Mr. and Mrs. Teasdale; Mr. and Mrs. Messier	#315 - 12635 190A Street; #316 - 12635 190A Street		X	X	Concerns with the retail cannabis attracting more homeless people. Concerns with the smoke and smell causing health issues for those who do not purchase cannabis.
12	(Applicant) Tanya Gramuglia, Kelo Cannabis President	unknown	X			Answering the concerns of the various submissions received. They will be keeping the business within regulations.
13	Marilyn Baskerville	unknown		X	X	Concerns regarding children and seniors being exposed to cannabis. Concerns about marijuana contributing to stronger illicit drugs.
14	Danielle Knight	Unknown		X	X	Concerns regarding their children being exposed and in close proximity to marijuana.