



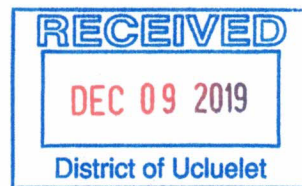
PUBLIC HEARING LATE ITEMS
Tuesday, December 10, 2019 @ 5:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Addition to Agenda Item No. 8.4. Written Submissions for Bylaw No. 1258, 2019 2019-12-06 Robby Lee	3

Dec.9.2019

District of Ucluelet
200 Main Street
Ucluelet, British Columbia



To whom it may concern,

Subject: 2100 Peninsula Road rezoning for cannabis production

My name is Robby Lee the owner of two neighboring properties [redacted] Forbes Road and [redacted] Peninsula Road. I am opposed to the thought of a cannabis production or grow facility being placed on this CS2 zoned property. CS2 is just that please look to what the zoning currently allows, page 34 of 47. These 8 lots at the entrance of Ucluelet, will in the near future, be a mix of residential and commercial buildings. On Page 32, there is a reference of "light industrial" we already have light industrial on Peninsula Road. The Public works yard, fish processing, trucking company and a distribution center all niebour each other. There are no complaints from each other as there aren't any residences in that zone but they are listed as service commercial when in fact they are actually light industrial. (Page 32)

The entrance of Ucluelet will be vastly different when investment arrives to these properties in the near future, its only time. E-bikes and the bike path directly in front of this proposed facility, one will not smell baked goods or coffee roasting.

I too have plans for 2102 Peninsula Road property of a mix use of residential and commercial. The thought of investing a million dollars with a " possible" cannabis smell coming from my niebour is disappointing to say the least. I have no objections to seeing new business in the community but I do have a concern of the odor and how this is policed.

The possible risk of having my future plans to build and create a commercial / residential building puts my plans in question. I would hate to hear the fans and smell the odor. There are good examples in many other communities that the smell is a reality and it's too late once the permission is granted to go back.

I don't feel this location is appropriate for industrial use; we need to protect our commercial lots and in particular Peninsula Road facing lots.

The building concept the applicant has proposed looks great but I cannot support the use.

Sincerely,

Robby Lee
[redacted] Peninsula Road