

FOR: COUNCIL MEETING  
 MEETING DATE: June 22, 2026  
 DEPARTMENT: PLANNING AND DEVELOPMENT  
 SUBJECT: REZONING APPLICATION NO. RA536 – 2180 HIGHLAND BOULEVARD



**Proposal:**  
 A Cannabis Retail Store in an existing building



**Current Zoning:**  
 CC2 – Neighbourhood Centre

**Proposed Zoning:**  
 CC2 – Neighbourhood Centre with Cannabis Retail Store as a site-specific use

**City Plan Land Use Designation:**  
 Mixed-Use Corridor

**Lot Area:**  
 1,472m<sup>2</sup>



**OVERVIEW****Purpose of Report**

To present Council with an application to amend the existing zoning at 2180 Highland Boulevard to allow “Cannabis Retail Store” as a site-specific use in the Neighbourhood Centre (CC2) zone. |

**Recommendation**

That:

1. “Zoning Amendment Bylaw 2026 No. 4500.255” (to rezone 2180 Highland Boulevard to allow “Cannabis Retail Store” as a site-specific use in the existing Neighbourhood Centre [CC2] zone) pass first reading;
2. “Zoning Amendment Bylaw 2026 No. 4500.255” pass second reading;
3. Council direct Staff to hold a Public Hearing for “Zoning Amendment Bylaw 2026 No. 4500.255”; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2026 No. 4500.255” as outlined in the “Conditions of Rezoning” section of the Staff Report titled “Rezoning Application No. RA536 – 2180 Highland Boulevard”, dated 2026-JUN-22, prior to final adoption. |

**BACKGROUND**

A rezoning application, RA536, was received from Greenplan Design, on behalf of Brooks Landing 72 Inc., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to allow a Cannabis Retail Store as a site-specific use in the existing Neighbourhood Centre (CC2) zone at 2180 Highland Boulevard.

A Cannabis Retail Store (CRS) use is only permitted in Nanaimo as a site-specific use through rezoning. On 2018-SEP-17, Council established the *Cannabis Retail Store Rezoning Criteria* policy to consider CRS applications in response to Federal and Provincial legislation to legalize cannabis on 2018-OCT-22. Since that time, 22 site-specific CRS rezoning applications have been approved and there are presently 16 active CRS licenses in the City.

**Subject Property and Site Context**

The subject property forms part of the Brooks Landing Shopping Centre located between the Island Highway and Departure Bay Road. The lot is on the west side of the shopping centre, directly abutting Highland Boulevard close to the intersection of Montrose Avenue. A commercial retail building was recently built on the property (DP1286) and the CRS is proposed to occupy one of the retail units.

Surrounding land uses include commercial retail uses at Brooks Landing to the east, low-density single-family residential uses to the north and south, and industrial uses across the Island Highway to the northwest. |

**DISCUSSION**

**Proposed Zoning**

The applicant is proposing to rezone the subject property to allow “Cannabis Retail Store” as a site-specific use in addition to the existing CC3 permitted uses. The proposed CRS will have an approximate floor area of 175m<sup>2</sup> and will occupy one of the five retail units in the recently completed commercial retail building. No site or parking changes will be required.

**Provincial Licensing Requirements**

The City was advised by the BC Liquor and Cannabis Regulation Branch (LCRB) that an application for a non-medical cannabis retail licence has been made for the subject property. As part of the LCRB’s review, the branch determines if the operator is “fit and proper” to receive a licence, in accordance with Section 23(1) of the *Cannabis Act*. The LCRB has advised that the operator has been deemed fit and proper.

The LCRB will not proceed with a licensing application unless the local government submits a positive recommendation to the LCRB. Should Council approve “Zoning Amendment Bylaw 2026 No. 4500.255”, the bylaw adoption would constitute a positive recommendation in support of the licensing application.

**Policy Context**

*City Plan*

City Plan identifies the subject property within the Mixed-Use Corridor future land use designation where a mix of commercial and residential uses are contemplated. City Plan does not specifically consider the CRS use, but the land use designation supports the provision of retail shopping destinations.

*Cannabis Retail Store Rezoning Criteria*

The following table summarizes how the proposed rezoning addresses the CRS Rezoning Criteria which is intended to inform Council consideration of the rezoning application:

Criteria	Response
<b><i>Location</i></b>	
1.1. The proposed CRS should be located on, or in close proximity to, a provincial highway, urban arterial or urban major collector road, as defined in the City’s Functional Road Classification Working Plan; or in an Urban Node, Commercial Centre or Corridor as designated in the City’s Official Community Plan.	The subject property is located adjacent to the Island Highway and is within the Mixed-Use Corridor future land use designation.

Criteria	Response
1.2. The proposed CRS should not be located directly adjacent, or in close proximity to a school or licensed daycare facility. A minimum separation of 200m from these facilities is considered necessary, as measured from the front door of the CRS to the school or daycare property line.	The proposed CRS is located approximately: <ul style="list-style-type: none"> <li>• <u>120m from a licensed child care facility at 2230 Highland Boulevard</u> (see discussion following this table);</li> <li>• 210m from Cilaire Elementary School;</li> <li>• 240m from Learning Alternatives (formerly Woodlands Secondary School) operated by School District No. 68; and</li> <li>• 270m from a licensed child care facility at 2150 Departure Bay Road.</li> </ul>
1.3. The proposed CRS should not be located within 200m of another CRS as measured from the front doors of the CRS. Where the CRS is to be located within a dense urban area (i.e. downtown), consideration shall be given to the overall urban density and context of the area.	The nearest CRS locations are at 1588 Boundary Crescent (1km away), 1840 Stewart Avenue (1.5km away), 2220 Bowen Road (1.6km away), and 1483 Bowen Road (1.6km away).
<b>Building or Site</b>	
2.1. The size of the proposed CRS should be consistent with the nature of the immediate area and the size of existing retail stores within the area.	The proposed CRS will be the first business in this retail unit and will be consistent with the size of other retail units in the same building.
2.2. The design of the proposed CRS should enhance or improve the aesthetics of the surrounding area, not detract from them.	No major exterior upgrades to the building are proposed as it was recently completed with design review through a form and character development permit.
2.2.1. The revitalization of heritage buildings is encouraged.	<i>n/a</i>
2.3. Outside the downtown core, consideration should be given to a requirement for onsite parking and loading for every CRS.	The proposed CRS has a shared surface parking lot with Brooks Landing Shopping Centre.
<b>Community Impact</b>	
3.1. The applicant must outline their awareness of potential negative impacts of the proposed CRS on the community, and must identify the specific measures that will be taken to minimize or prevent these impacts from occurring.	The applicant provided a Letter of Rationale (Attachment F) that speaks to impacts and potential mitigation measures.
3.1.1. Possible measures could include efforts to prevent service to minors, minimize smells, prevent smoking or cannabis consumption on or near the premises, property maintenance and beautification programs designed to prevent unsightliness, etc.	The Letter of Rationale addresses measures including: <ul style="list-style-type: none"> <li>• Age-restriction signage and branding;</li> <li>• Video surveillance;</li> <li>• Monitored alarm systems;</li> <li>• On-site security; and</li> <li>• Improved security lighting.</li> </ul>

Criteria	Response
3.1.2 Consideration must be given to the impact a CRS will have when they are located in close proximity to libraries, public recreation centres, public community centres, parks, places of worship and other family-oriented facilities.	The proposed CRS is located approximately: <ul style="list-style-type: none"> <li>• 100m from the playfield at 2120 Boundary Avenue attached to Learning Alternatives across the Island Highway; and</li> <li>• 270m from the Church of the Nazarene across Departure Bay Road.</li> </ul>
3.2. Projected traffic volumes and on-street parking demands associated with a proposed CRS should not adversely impact nearby residential and commercial areas.	The proposed CRS is not expected to negatively impact traffic volumes.
3.3. The support of the local community, neighbouring property owners and the local neighborhood association for the proposed CRS is important to Council's decision.	The subject property does not fall within a recognized Neighbourhood Association area.
3.3.1. The applicant is required to notify all neighbouring property owners within 200m of the subject property of the rezoning application prior to the application proceeding to Council.	The applicant completed notification to neighbouring properties as outlined in the policy. No responses have been received at the time of writing of this report. A rezoning notice has been placed on the property and if Council gives first and second reading to "Zoning Amendment Bylaw 2026 No. 4500.255", the application will proceed to Public Hearing.
3.4. All CRS rezoning applications must be reviewed by the Community Vitality Committee and the RCMP, in addition to being reviewed by the City's Community Planning and Development Committee.	The RCMP reviewed the proposal and indicated they have no concerns. Council has not established a Community Planning and Development Committee; therefore, committee review has not taken place.

### Distance from Daycare

As noted in the table above, the proposed CRS is closer than 200m to a licensed in-home daycare, which is inconsistent with the location criteria in Section 2.1 of the *Cannabis Retail Store Rezoning Criteria*. As part of the comprehensive review process, the rezoning application was referred to Island Health who raised concerns regarding the proximity to the child care facility operating within a house at 2230 Highland Boulevard. Specifically, Island Health identified the Tobacco & Vapour Prevention and Control and Community Care Facilities Licensing programs that are committed to preventing the initiation, use, and second-hand smoke exposure from cannabis, tobacco, and vapour products. These programs are committed to improving the health of all populations, and the 200m buffer is the minimum separation distance recommended to protect children's wellbeing as proximity to a CRS may contribute to exposure to marketing and normalization of cannabis use.

The applicant acknowledges that the proposed CRS location is not consistent with prescribed minimum distance in the *Cannabis Retail Store Rezoning Criteria* and does not meet the separation distance recommended by Island Health, and has provided the following information in support of the rezoning:

- The *Rezoning Criteria* uses a straight-line distance from the front door of the CRS to the property line of the property containing the daycare (approximately 120m). If measured along actual path-of-travel, the distance is closer to 175m.
- The proposed CRS retail unit is oriented to face Brooks Landing Shopping Centre to the southeast, in the opposite direction from 2230 Highland Boulevard, and will not be visible from the daycare nor from the roads accessing the daycare. Montrose Avenue is between the daycare property and the subject property. As a condition of rezoning, no signage will be permitted on the northwest building elevation facing the daycare.
- The business branding and store layout are planned to be oriented to adults and to avoid any appeal to youth.
- The applicant has reached out to the daycare operator at 2230 Highland Boulevard but has not received a response and has not been made aware of any concerns from the operator.
- An existing CRS in Parksville run by the same business as the proposed CRS has been operating in close proximity to a licensed child care facility without any issues reported, and a Letter of Support from that daycare operator has been received (Attachment G).
- There are other daycares operating in the City of Nanaimo in close proximity to a CRS, which opened after the CRS was approved. Staff note that residential daycares are permitted in all zones in the Zoning Bylaw, and there are no regulations preventing a child care facility from opening closer than 200m to an existing CRS.

Given the rationale and supporting documentation provided, Staff support the proposed rezoning to allow a Cannabis Retail Store at 2180 Highland Boulevard closer than 200m from an existing daycare. The applicant has shown that the intent of the rezoning criteria can be achieved given the building orientation and lack of visibility to the daycare, and through programming and operations.

### **Community Amenity Contribution**

The applicant is encouraged to provide a Community Amenity Contribution (CAC) in accordance with City Plan policies (E4.2). The applicant has proposed a community beautification project to paint the pedestrian underpass below the Island Highway next to the subject property. The underpass painting will have an approximate value of \$10,000 and be coordinated with the City's Culture & Events Section to select an artist to complete a complementary and appropriate mural. The underpass is in the jurisdiction of the Ministry of Transportation and Transit and, as a condition of the CAC, the City will allow for public art to be provided in an alternative location if painting in the underpass is not possible. Staff support the proposed CAC.

### **Condition of Rezoning**

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2026 No. 4500.255", Staff recommend the following items be secured through a *Land Title Act* Section 219 covenant prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – The Cannabis Retail Store operator funds the improvement of the pedestrian underpass below the Island Highway next to the subject property with a painted mural with an approximate value of \$10,000, in coordination with the City of Nanaimo and Ministry of Transportation and Transit, or provide public art in an alternative location.
2. *Cannabis Retail Store Signage* – Prohibit any form of signage promoting the Cannabis Retail Store be visible on the northwest elevation of the building.

#### **KEY MESSAGES**

- Rezoning Application No. RA536 is to allow a Cannabis Retail Store as a site-specific use in the existing Neighbourhood Centre (CC2) zone at 2180 Highland Boulevard.
- The LCRB has advised that the operator has been deemed fit and proper.
- The applicant completed the required notification to neighbouring properties.
- Given the rationale and supporting documentation provided, Staff support the proposed rezoning to allow a Cannabis Retail Store at 2180 Highland Boulevard.

#### **ATTACHMENTS**

ATTACHMENT A: Subject Property Map  
 ATTACHMENT B: School and Licensed Daycare Buffer Map  
 ATTACHMENT C: Site Plan  
 ATTACHMENT D: Floor Plan  
 ATTACHMENT E: Building Elevations and Perspectives  
 ATTACHMENT F: Letter of Rationale  
 ATTACHMENT G: Letter of Support  
 “Zoning Amendment Bylaw 2026 No. 4500.255”

#### **Authored by:**

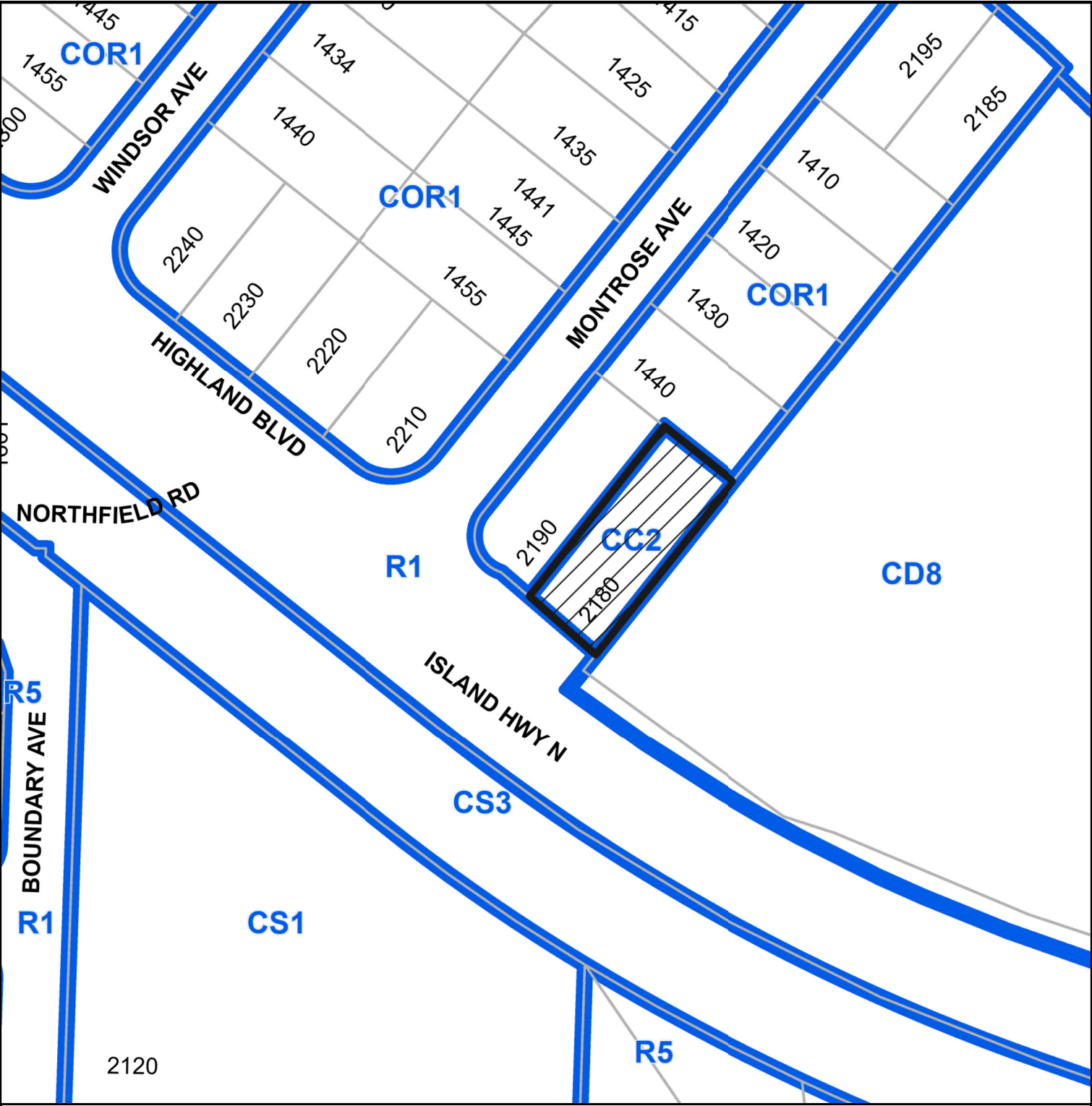
Caleb Horn  
 Planner II, Current Planning

#### **Concurrence by:**

Lainya Rowett  
 Manager, Current Planning

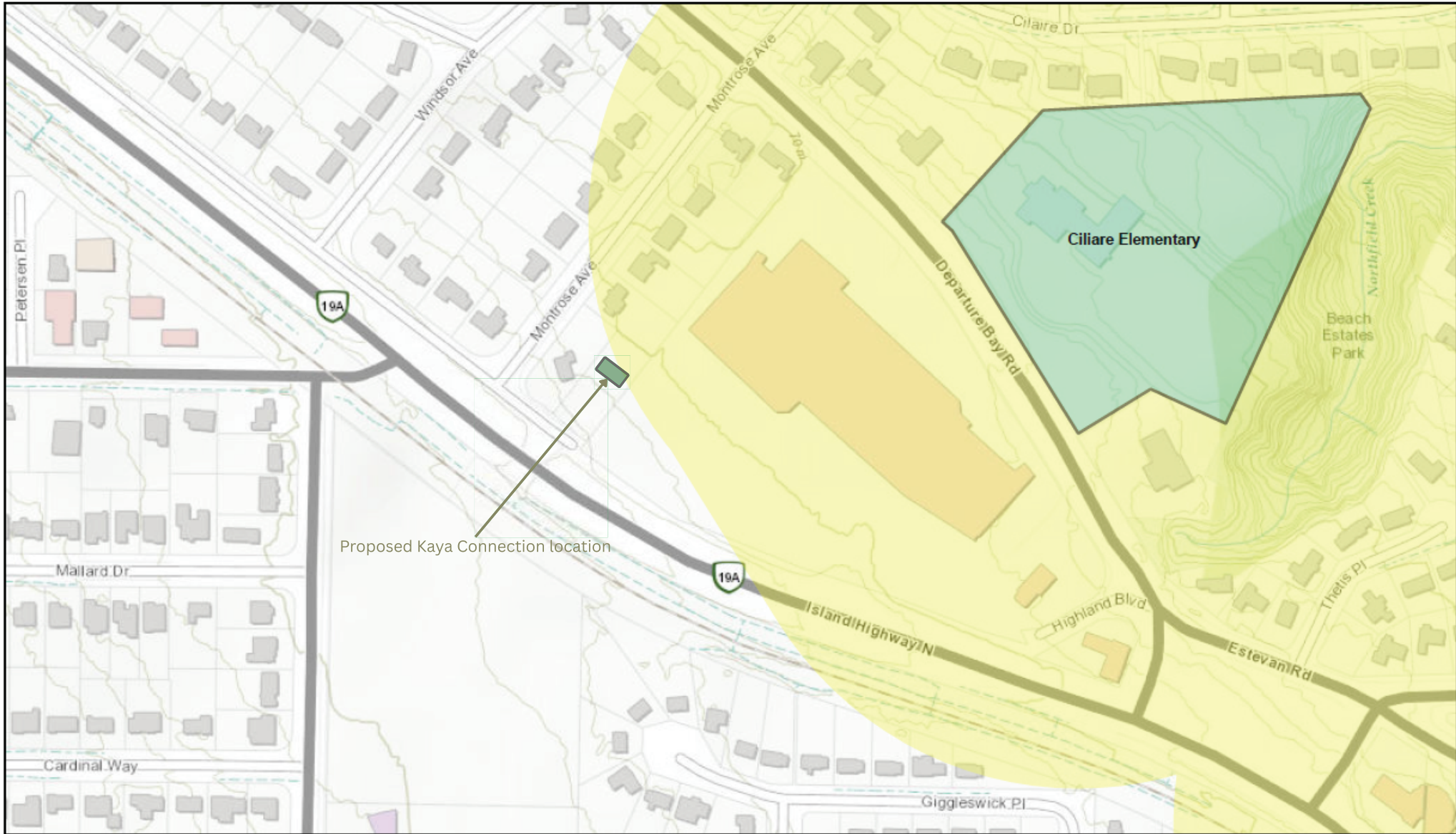
Jeremy Holm  
 Director, Planning and Development

ATTACHMENT A  
SUBJECT PROPERTY MAP



 2180 HIGHLAND BOULEVARD

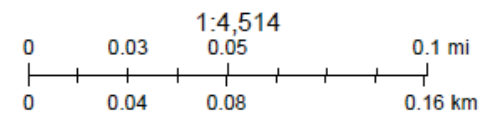
# ATTACHMENT B SCHOOL AND LICENSED DAYCARE BUFFER MAP



June 27, 2025

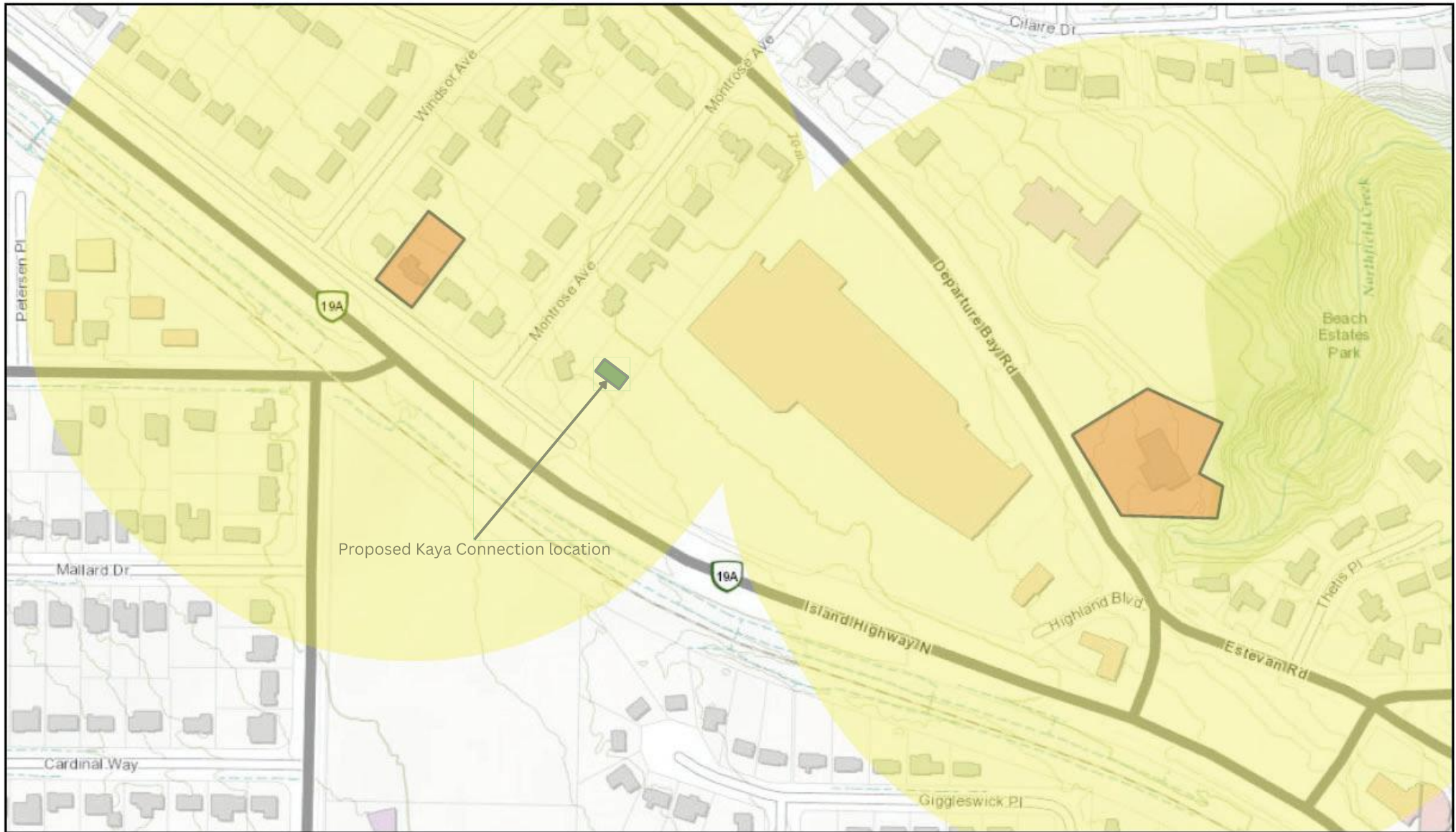
- School Location
- School Buffer

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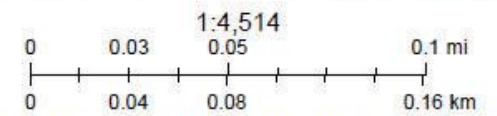
City of Nanaimo, Regional District of Nanaimo, Bureau of Land Management, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan

# Daycare Locations and Buffer



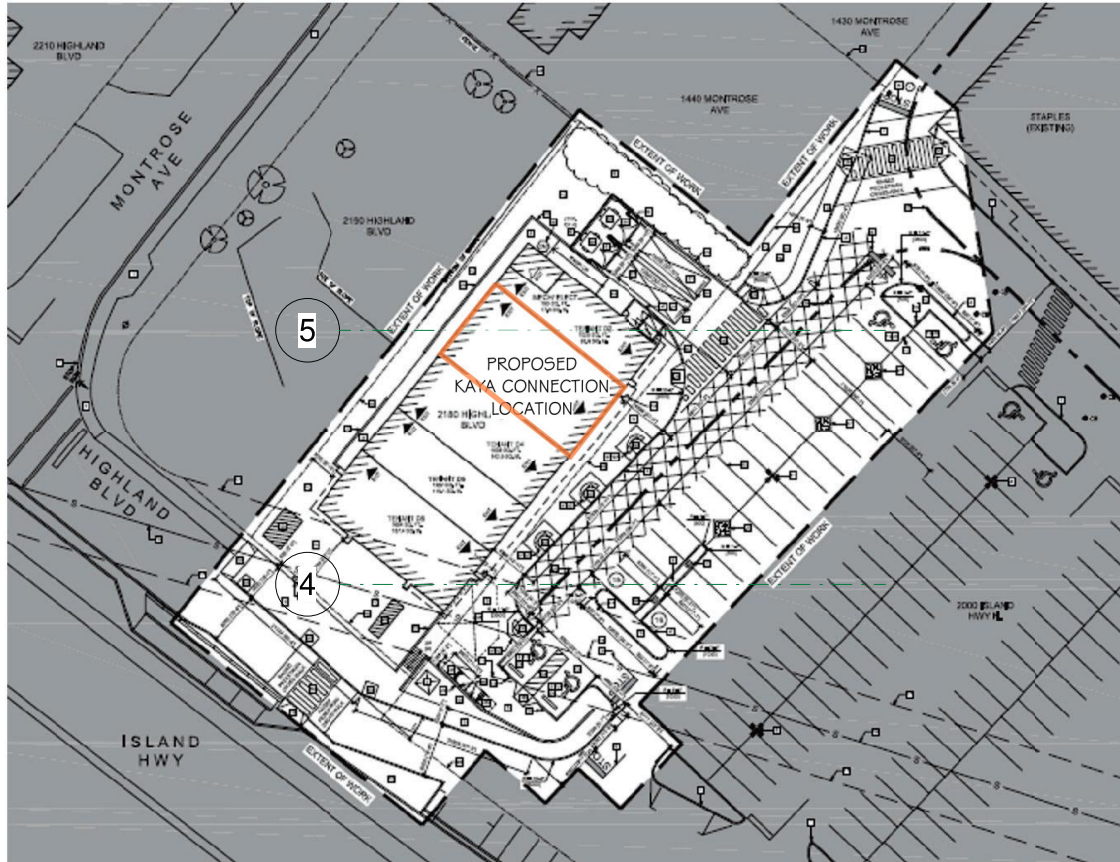
June 27, 2025

- Daycare Location
- Daycare Buffer



City of Nanaimo, Regional District of Nanaimo, Bureau of Land Management, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan

# ATTACHMENT C SITE PLAN



**SITEPLAN**  
1/16" = 1'-0"

Revisions

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2180 HIGHLAND BLVD  
KAYA CONNECTION

**Greenplan**  
Engineering & Architecture  
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Designed	Drawn	Checked
	JL	

Date  
08/12/2025

Project  
25055

Drawing #  
25055-0812-61

Scale  
1/16" = 1'-0"

Sheet Title  
SITEPLAN

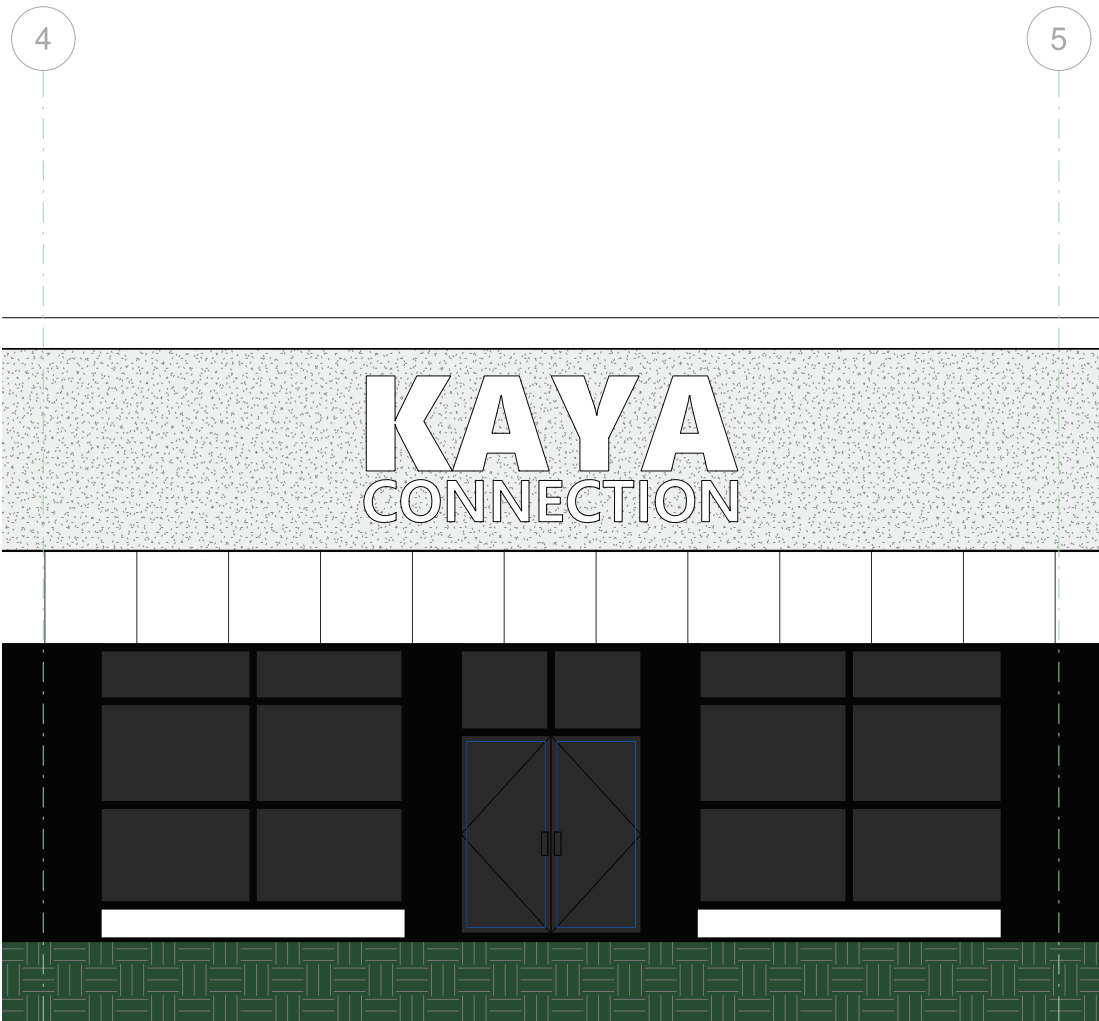
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# ATTACHMENT E BUILDING ELEVATIONS AND PERSPECTIVES



FRONT ELEVATION  
1/4" = 1'-0"

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	JL	

**Date**  
08/12/2025

**Project**  
25055

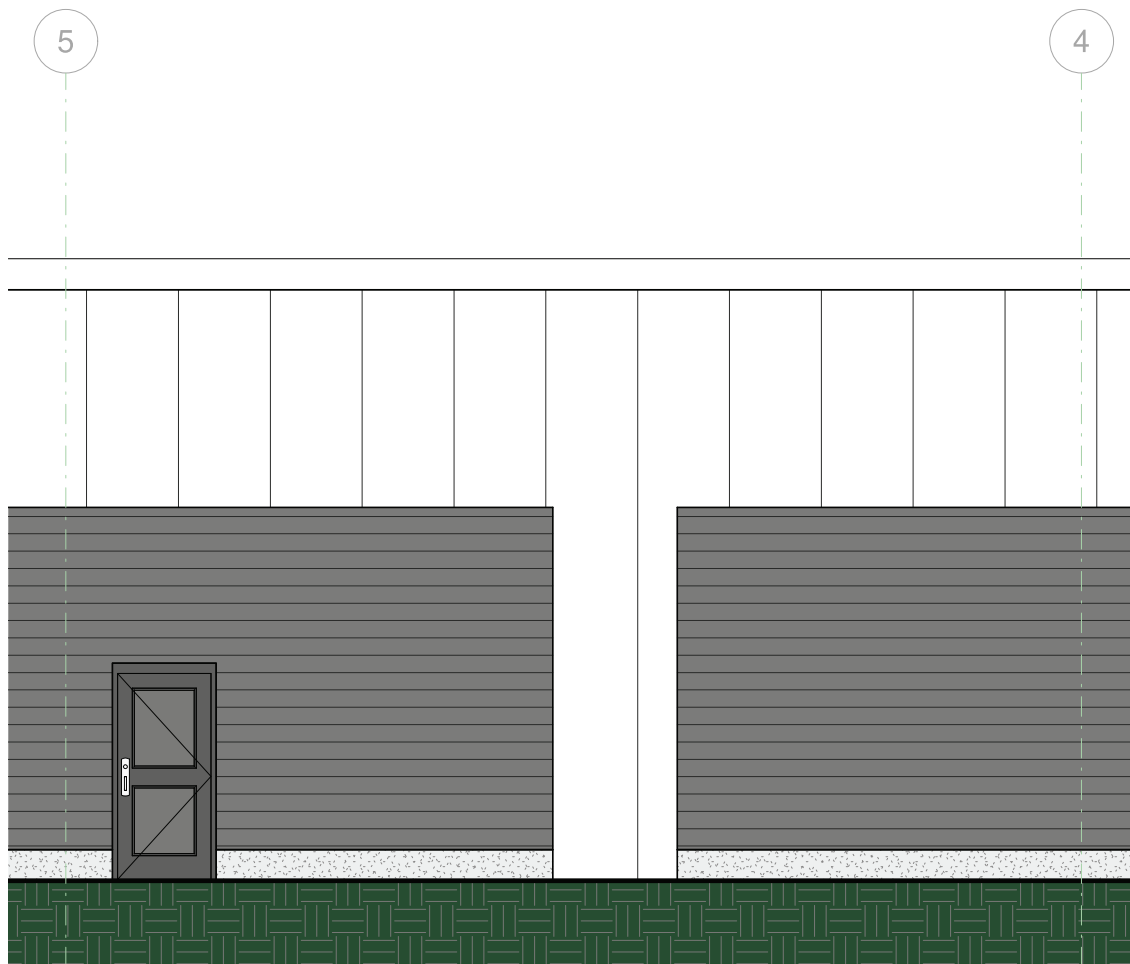
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25055-0812-61

**Scale**  
1/4" = 1'-0"

**Sheet Title**  
FRONT ELEVATION

**Sheet #**  
**A-2.1**

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REAR ELEVATION

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Project  
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Drawing #  
 25055-0812-61

Scale  
 1/4" = 1'-0"

Sheet Title  
 REAR ELEVATION

Sheet #  
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EXTERIOR PERSPECTIVE 1



EXTERIOR PERSPECTIVE 2



INTERIOR PERSPECTIVE 1



INTERIOR PERSPECTIVE 2

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Sheet Title  
PERSPECTIVES

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# ATTACHMENT F

## LETTER OF RATIONALE

To: City of Nanaimo – Planning and Development Committee

From: [REDACTED]

Subject: Rezoning Support Letter – Proposed Cannabis Retail Store at Unit D3, Brooks Landing

Dear Members of the Planning and Development Committee,

I hope this message finds you well. My name is [REDACTED], and I am the owner and operator of Kaya Connection Ltd., a locally owned and family-run cannabis retail business based in Parksville, BC. I am writing to express my full support for the rezoning application for a new Kaya Connection location at Unit D3, Brooks Landing in Nanaimo, and to provide a comprehensive rationale demonstrating how this location meets both municipal criteria and broader community interests.

This proposed location carries personal meaning for me beyond just business. I was born and raised in Nanaimo, and I still live in the area today. I attended Cilaire Elementary School and later Woodlands Secondary School, [REDACTED]

[REDACTED] Bringing Kaya Connection to Brooks Landing is an opportunity to contribute meaningfully to the community I grew up in — not only as a local business owner, but as a lifelong resident who cares deeply about the people and values of this city.

### 1. Strategic Location – Brooks Landing

The proposed cannabis retail store at Unit D3, Brooks Landing meets and exceeds key site suitability criteria:

- Located in a modern, newly constructed building within a well-established commercial plaza.
- Surrounded by complementary businesses such as a grocery store, liquor store, pet supply store, gas station, health authority office, bank, gym, and restaurants — aligning with an adult-use retail setting.
- Offers excellent accessibility by car, public transit, and bicycle, with ample parking and a designated delivery/loading zone to minimize congestion.
- Situated along major road corridors, away from residential clusters and designed for smooth traffic flow.
- Maintains significant spacing from existing cannabis retailers, including:
  - 1.8 km from Coast Salish Canna
  - 2.7 km from The Daily Bud
  - 2.5 km from Island Cannabis Company Ltd.

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### Separation from Sensitive Uses

A licensed daycare, Zigwids Family Childcare, is approximately 175 metres away from the proposed store but is located at the back of the mall, with no shared access and no visual exposure.

A major two-lane roadway separates the proposed store from both the daycare and Cilaire Elementary School, ensuring no line of sight and a clear physical buffer.

We take our responsibility to operate near child-serving institutions very seriously, and have a proven record of doing so respectfully and in full regulatory compliance.

### Precedent and Fair Consideration

We understand the sensitivity surrounding cannabis retail near schools and daycares. However, multiple approved Nanaimo locations demonstrate that cannabis retail can operate safely and responsibly in proximity to these uses when properly managed:

- Island Cannabis Company Ltd. operates:
  - Within 200 metres of Never Land Family Childcare
  - Within 200 metres of Laughing Kids Nanaimo
  - Within 200 metres of Nanaimo After School Kids Klub
  - In proximity to Foster Park Elementary
- Trees Cannabis is:
  - Located next to After School Kids Club – Bowen Park
  - Directly across from Quarterway Elementary School

These businesses have operated for years without known issues, proving that cannabis retail can coexist respectfully within family-focused neighbourhoods when managed professionally.

At Kaya Connection, we are committed to mirroring these positive examples through:

- Professional operations
- Discreet, compliant signage and layout
- Ongoing dialogue with nearby institutions

Our existing location in downtown Parksville, directly across from West Oak Child Care, has operated since 2022 without a single complaint. We are proud to include a letter of support from West Oak Child Care in our application, further affirming our track record as a respectful and community-oriented operator.

## 2. Positive Community Contributions

### a. Economic Impact

Our new Nanaimo store will create approximately 10 new jobs for local residents.

We are committed to sourcing goods and services locally whenever possible.

We will invest in property improvements and beautification to enhance the Brooks Landing site and its surroundings.

#### **b. Community Involvement**

Kaya Connection is a proud and active community sponsor in Parksville, supporting the world-famous Sandcastle Competition for four consecutive years, as well as local sports teams and events.

We are excited to bring this same level of engagement and sponsorship to Nanaimo through partnerships, donations, and community participation.

#### **c. Social Responsibility**

All staff are trained to educate customers on responsible use, harm reduction, and product safety.

We include educational materials with every purchase to promote safe cannabis consumption.

We are proud to donate annually to the Canadian Cancer Society, supporting national and local health efforts.

#### **d. Prevention of Youth Access**

All staff are certified in ID verification and undergo ongoing compliance training.

Prominent age-restriction signage is displayed throughout the premises.

Our branding and store layout are adult-oriented, carefully curated to avoid any appeal to youth.

### **3. Site Compliance and Safety**

#### **e. Traffic and Parking**

The site complies with parking and access requirements under DP1286.

A dedicated delivery/loading zone helps minimize disruption to traffic.

The store's accessibility by bus, bicycle, and car reduces pressure on vehicle parking and promotes responsible access.

#### **f. Security and Safety**

The premises will feature:

- 24/7 monitored video surveillance
- Monitored alarm systems
- On-site mall security patrols

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- Enhanced lighting and secure entry systems

These measures ensure a safe and secure environment for customers, staff, and the broader community.

#### 4. Conclusion

The proposed Kaya Connection location at Unit D3, Brooks Landing aligns fully with the City of Nanaimo’s rezoning and cannabis retail guidelines.

With a strategic commercial location, clear separation from sensitive uses, fair alignment with local precedents, and a strong record of responsible operation, we are confident that this store will be a positive and community-minded addition to the area.

As a lifelong Nanaimo resident with personal roots in the Cilaire neighbourhood, I am deeply invested in seeing this location succeed — not just as a business, but as a respectful, community-focused contribution to the city I grew up in.

Thank you for your time, service, and thoughtful consideration. I welcome the opportunity to speak further or provide additional details.

Sincerely,

[Redacted Signature]

Owner & Operator, Kaya Connection Ltd.

📍 Proposed Location: Unit D3, Brooks Landing, Nanaimo

☎ [Redacted Phone Number]

✉ [Redacted Email Address]

**ATTACHMENT G  
LETTER OF SUPPORT**

**West Oak Child Care**

120 Middleton Ave, Parksville, BC V9P 2G3

Parksville, BC

**June 26, 2025**

To Whom It May Concern,

I am writing on behalf of **West Oak Child Care** in Parksville, BC, to offer my full support for **Kaya Connection's** application to open a new cannabis retail location in the City of Nanaimo.

West Oak Child Care has been operating next door to Kaya Connection in Parksville since 2022. In the time we've shared this space, we have had **absolutely no issues** related to their presence. On the contrary, Kaya Connection has been an exceptional neighbour. They take pride in maintaining a clean and safe environment, including the back alley that borders both our properties. Their ongoing efforts help create a welcoming and secure atmosphere for our staff, families, and children.

Kaya Connection has been part of the Parksville community since 2019 and has consistently demonstrated strong community values. They have actively supported local events, contributed to charitable initiatives, and built positive relationships with other local businesses and residents. Their conduct and commitment to being a responsible retailer are evident in how they manage their operations and interact with those around them.

While I understand there may be concern regarding the proximity of a cannabis retailer to a daycare, our experience offers clear and practical reassurance. Kaya Connection has proven, through their professionalism and community-minded approach, that a cannabis store can coexist respectfully and safely alongside a childcare centre. They have never posed any risk or disruption to our operations or the well-being of the children in our care.

For these reasons, I am pleased to support Kaya Connection's expansion into Nanaimo. I am confident they will bring the same integrity, safety, and community support to their new location as they have here in Parksville.

If you require any further information, I would be happy to speak more about our positive relationship.

Sincerely,

██████████  
██████████  
**West Oak Child Care**

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CITY OF NANAIMO

BYLAW NO. 4500.255

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 479, 480, and 481 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Zoning Amendment Bylaw 2026 No. 4500.255".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143 (2180 Highland Boulevard) to allow Cannabis Retail Store as a site-specific use within the Neighbourhood Centre (CC2) zone, as shown on Schedule A.

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND TRANSIT: \_\_\_\_\_

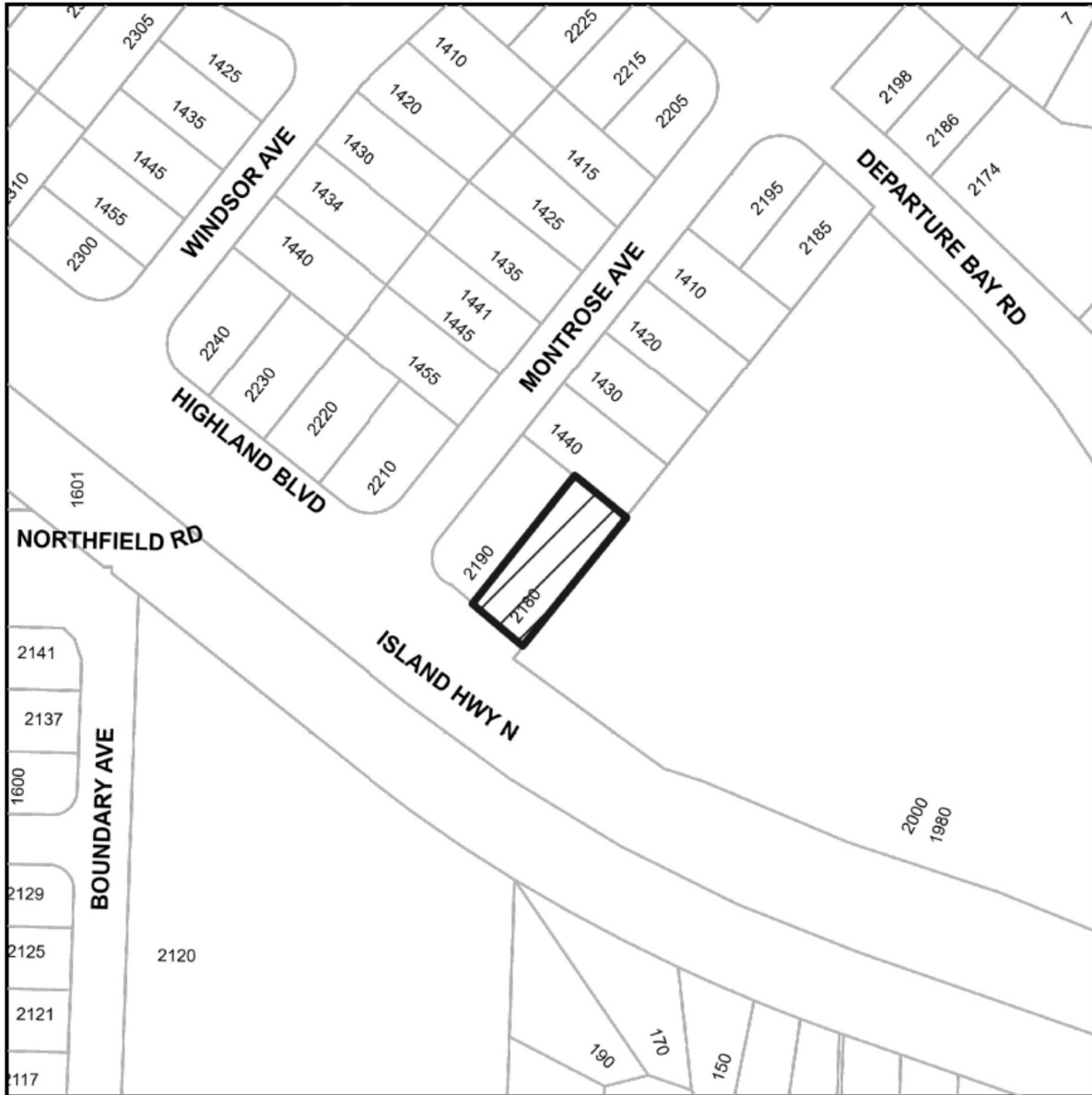
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000536  
Address: 2180 Highland Boulevard

### SCHEDULE A



### REZONING APPLICATION NO. RA000536

CIVIC: 2180 HIGHLAND BOULEVARD

LEGAL: LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143



**Subject Property**