



COUNCIL REPORT
Development Services
For the January 14, 2020 Council Meeting

DATE: December 19, 2019 File: Z 19-11

TO: Paul Gipps, CAO

FROM: Chris Oliver, Planner III

RE: Application: Z 19-11, Site Specific Text Amendment (Adopt), 2475 Dobbin Rd.
Legal: Lot A District Lot 486 ODYD Plan 36181
Owner: Anterra Westbank Towne Centre LTD.
Agent: BC Liquor Distribution Branch (LDB)

RECOMMENDED MOTION:

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (Z19-11).

RATIONALE:

The recommended motion is based on the following considerations:

- Proceeding to rezone this location will further the goal of providing safe access to cannabis in West Kelowna;
- The site would also house the regional office for BC Cannabis Stores throughout the Okanagan Valley to provide administration, management and training; and
- The Ministry of Transportation and Infrastructure has approved the amendment Bylaw and all conditions have been met.

LEGISLATIVE REQUIREMENTS:

Council has the authority under s.479 of the *Local Government Act* to create and amend the Zoning Bylaw.

BACKGROUND:

Proposal

The applicant has applied for a site-specific text amendment to Zoning Bylaw No. 0154 to allow for a Non-Medical Cannabis Retail Store within a unit located at 2475 Dobbin Road (Attachment 1). In addition to retail sales, the proposal also includes the regional office for BC Cannabis Stores in the Okanagan Valley (from Osoyoos to Vernon) which would provide administration, management, and staff training for the regional stores.

TECHNICAL REVIEW:

As outlined at Third Reading, due to the proximity to a controlled intersection the Ministry of Transportation and Infrastructure (MOTI) must approve the amendment Bylaw. The Bylaw has been forwarded to MOTI, who has since reviewed and approved the Bylaw. There are no other outstanding requirements and the Bylaw can now be considered for adoption.

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
August 13, 2019	THAT Council direct staff to accept a Non-Medical Cannabis Retail Store Rezoning application for a Government Operated Cannabis Retail Outlet located at 2475 Dobbin Road.	C293/19
October 8, 2019	THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (BC Cannabis Store, Z19-11); and THAT Council direct staff to schedule the bylaw for public hearing.	C340/19
November 26, 2019	Public Hearing held and closed.	N/A
December 16, 2019	THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (Z19-11); and THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.	C471/19

REVIEWED AND APPROVED BY:

Brent Magnan, Planning Manager
Mark Koch, Director of Development Services
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:

1. Subject Property Map
2. Draft Bylaw No.0154.85