



PUBLIC HEARING REPORT
Development Services
For the May 26, 2020 Public Hearing

DATE: May 19, 2020 File: Z 20-01

TO: Paul Gipps, CAO

FROM: Chris Oliver, Planner III

RE: Application: Z 20-01; Zoning Bylaw Amendment No. 0154.88; 2648 Kyle Road
Legal: Lot 1 District Lot 2601 ODYD Plan 7670 except Plans 13775, 14130, 15302, 15847, 16899, 19651 and 31194
Owner: Denciti Kyle Rd Holdings Ltd., Inc. No. BC1178060
Agent: Urban Design Group Architects Ltd.

BACKGROUND:

Bylaw No. 0154.88 (Z 20-01) was given first and second readings at the April 21st, 2020 regular Council meeting (Attachment 1).

ADDITIONAL INFORMATION FOR PUBLIC HEARING:

Please see Attachment 2 for the April 21, 2020 First and Second Reading Report.

The application has been referred to Interior Health and they have subsequently responded indicating that their interests are unaffected by the proposal.

At the time of writing this report, there have been 14 submissions for the public hearing (Attachment 3). The submissions include common areas of concern regarding the application including:

- Odor and noise;
- Proximity to Crystal Springs Mobile Home Park;
- Adverse health impacts;
- Federal licensing requirements; and
- Concern that Buildings 4, 5, and 6 will also be used for Cannabis Production or other ancillary uses.

As indicated in the April 21st Council Report, the proposed amendment bylaw would limit multi-tenant occupancies for cannabis production to Buildings 1 – 3 only and would not permit cannabis production in Buildings 4 – 6. As defined in the Zoning Bylaw, cannabis production includes a variety of uses including growing, processing, destruction, packaging, distribution (not retail sales), and storage. The final design and location of Buildings 4 – 6 may be refined as the site develops through the Development Permit process.

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. Zoning Amendment Bylaw No. 0154.88
2. April 21, 2020 Council Report, Z 20-01 Zoning Amendment Bylaw No.154.88 (1st and 2nd Reading); 2648 Kyle Road
3. Public Hearing Submissions (up to May 19, 2020)