

SUBMISSIONS
Development Variance Permit
(File No. DVP 21-10 1305 & 1315 Industrial Rd)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with the Report to Council			
1.	September 22, 2021	1:41 PM	Ardeth Anderson
Submissions included with late agenda items to Council			
2.	September 24, 2021	2:49 PM	William Peitsch
3.	September 24, 2021	4:07 PM	Patricia Neuman
4.	September 24, 2021	4:59 PM	George Floratos

2. Sept 24, 2021 @ 2:49
PM

NWJ PEITSCH HOLDINGS LTD.

4 – 1345 Industrial Rd., West Kelowna, BC, V1Z 1G4 Ph: XXXXXXXXXX

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC V1Z 2T6
Email: submissions@westkelownacity.ca

September 24, 2021

Attention: City Clerk
Re: VDP 21-10

Dear Sir/Madam:

We are the owner of a property located at 1345 Industrial Rd, West Kelowna with the legal description Lot 2, District Lot 506 ODYD, Plan 354130 which will be directly impacted by the proposed variance Permit application.

We are vehemently opposed to the development variance permit application that requests a reduction of the required setback from a residential zone from 150 meters to 31 meters for a cannabis production facility and **request that Council denies this request.**

Required setbacks for cannabis production facilities were put in place by Council to ensure that residential areas, schools, day cares, sports fields and places of worship are not affected by the undesirable effects of this industry. They were put in place to give assurance to residents that their homes, children and environment would be safe, secure and distanced from this industry due to the negative impacts it would have on their neighbourhoods.

Cannabis production emits noxious odors which permeate everywhere around the facility. The odors are distinct and unpleasant. The odors are generated by the plant itself but also from the fertilizers, pesticides and other chemicals used in the growth, drying and processing of the plant.

Contaminated, and possibly mold spore laden toxic, moist air from within the facility is exhausted to the outside and mixed with the "fresh air" that our furnaces, HVACs and lungs take in. As a result, the distinct skunky, rotting smell is drawn into our homes and businesses, contaminating our household contents and commercial products we are trying to sell. Our children are subjected to the involuntary inhalation of these fumes which have been known to impact those suffering from asthma. Headaches, allergy like symptoms and unknown harms on those with weakened immune systems are all detrimental effects of breathing in contaminated air.

We only need to remember how our homes and clothes smelled and the air quality warnings issued due to forest fire smoke, which was emanating several miles from our homes, let alone next door!

The City of Kelowna has allowed cannabis production in several commercial areas and the smells are noticeable miles away. The facility in Blue Heights business park on Hwy 97 at McCurdy produces unbelievable smells which impact businesses, customers, residents and tourists. This is not a favorable situation.

Production facilities like this send a clear message to our children that we approve and foster an industry that is known to be harmful in so many ways. As a society, we block out windows of cannabis retail stores so children can not look in, we place warning labels on the detrimental effects of smoking cannabis and tobacco, and we teach our children in school that drugs are bad and should be avoided. Placing a cannabis production facility in the back yard of a residential area with schools, day cares and churches just a few feet away is sending the wrong message.

Additionally, cannabis may be classified as an agricultural crop, but the security concerns attached to it produce a cartel-like atmosphere with drones, security cameras alarm systems and guards. Even though cannabis has been legalized, there is still an organized crime influence tied to it. This is not an atmosphere we want in our back yards or beside us.

Cannabis production facilities do not need to be front and centre nor in the core of our industrial parks and residential areas. We should not have our introduction to West Kelowna as a smelly cannabis production facility for all visitors on their way to vineyards and orchards to experience. These industries should seek more remote, less populous areas where their byproducts of production do not impact others.

I strongly recommend that Council reject Development Variance Permit Application DVP 21-10 as the set back limitations are in place to safeguard our families and neighbourhoods against the detrimental effects of this industry.

Sincerely,

William N. Peitsch
President
NWJ Peitsch Holdings Ltd.

Meg Jacks

From: Patricia Neuman [REDACTED]
Sent: September 24, 2021 4:07 PM
To: City of West Kelowna Submissions
Subject: Re: City Clerk , variance NO. DVP 21-10

From: Patricia Neuman
Sent: September 23, 2021 7:18 PM
To: dev.services@westkelwonacity.ca <dev.services@westkelwonacity.ca>
Subject: City Clerk , variance NO. DVP 21-10

To: Council of the City of West Kelowna

I (as well as two others in our home) do NOT approve of this proposed development variance DVP 21-10.

I strongly know this is inappropriate place for a production facility of cannabis in this area.

1. This is a community of families , and families who come here to visit and we do not want to smell the odors that this facility will have, which we are well aware of, especially with the "winds" of weather that would even make the smell worst.
- 2 the cannabis production facility could or would devalue properties around this area, that we have worked hard to maintain over the years. I am sure you would not like this to happen to your property, or to have to explain the smell odor always.
- 3 We have a elementary school (Hudson Road), around the corner, and also a Daycare centre across from Hudson elementary, which these children need to have good air to breath, not stinky odor from the facility. NO!!!
4. The council should be thinking of better proposals to a community that would build a community not possible harm a community.

I conclude that we do not approve of this proposed development in this community and near residential area

Patricia Neuman
1370 Brentwood Court
West Kelowna, B.C.
V1Z 3C2



FOUNTAIN TIRE (WEST KELOWNA) LTD.

2 – 1345 Industrial Rd., West Kelowna, BC, V1Z 1G4 Ph: [REDACTED]

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC V1Z 2T6
Email: submissions@westkelownacity.ca

September 24, 2021

Attention: City Clerk
Re: VDP 21-10

Dear Sir/Madam:

We are a tenant-in-occupation of a property located at 1345 Industrial Rd, West Kelowna with the legal description Lot 2, District Lot 506 ODYD, Plan 354130 which will be directly impacted by the proposed variance Permit application.

We are opposed to the development variance permit application that requests a reduction of the required setback from a residential zone from 150 meters to 31 meters for a cannabis production facility and **request that Council denies this request.**

Required setbacks for cannabis production facilities were put in place by Council to ensure that residential areas, schools, day cares, sports fields and places of worship are not affected by the undesirable effects of this industry. They were put in place to give assurance to residents that their homes, children and environment would be safe, secure and distanced from this industry due to the negative impacts it would have on their neighborhoods.

In addition to this, cannabis production and the byproduct from it would severely impact Fountain Tire and its customers and staff.

Cannabis production emits noxious odors that are distinct and unpleasant. The odors carry the typical cannabis smell of skunk and rotting plants.

Our business dictates that a large portion of our work is done outdoors. It is heavy work which results in our staff exerting and breathing extensively. The smells and chemical compounds found in the air will be unhealthy and possibly detrimental to my staff.

More, customers typically wait for their vehicles while they are being serviced. Our customers will be subjected to breathing in these fumes which most people find unpleasant. Customer's always have a choice. If there is another shop to have their work



done that doesn't have noxious odors, they may change service providers. This impacts our business and could impact our presence in West Kelowna.

Customers and staff who choose to wait indoors won't be exempt from the smells and contaminants either. When the contaminated, moist air from within their facility is exhausted to the outside and mixed with the "fresh air" that our furnaces and HVACs take in, it is drawn into our facility and dispersed throughout our entire shop, waiting room and office area.

Fountain Tire prides itself on its reputation. It does not want to be associated with cannabis or "the tire shop next to the pot shop".

An additional concern is increased crime. Our facility has experienced several break-ins over our 15 years on Industrial Road. Allowing a cannabis production facility to start up next door will increase our incidents of break-ins. Being the adjacent building to a cannabis production facility guarantees that our property and/or vehicles will be broken into as we now become a victim of a crime of opportunity. The perpetrators want to break into the production facility but may find it too difficult. Therefore, they steal tires instead.

West Kelowna Council **MUST** take a firm stand on upholding the bylaws. Residents and businesses do not want this type of industry impacting them. The restrictive bylaw was put in place for a reason – to protect neighborhoods with families from this type of industry. If it's relaxed, what's next? Allowing a production facility beside a school?

Cannabis production facilities should be held to a higher standard with regards to variances. These industries do not have to locate themselves close to residential neighborhoods, schools, daycares and churches – all of which are within 150 to 250 meters away.

I strongly recommend that Council reject Development Variance Permit Application DVP 21-10 as the setback limitations are in place to safeguard not only our families and neighborhoods but also, businesses like Fountain Tire.

Sincerely,

George Floratos
Fountain Tire (West Kelowna) Ltd.