

Appendix 2: Referral Comments

Wendy Miller

From: Wilf Marquis
Sent: Thursday, January 17, 2019 9:42 AM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000257 (Lot 10 - Sooke Business Park)

CRD Bylaw Enforcement Services has reviewed the staff report for rezoning application RZ000257 (Bylaw No. 4276) and does not anticipate any significant bylaw enforcement implications as a result of this proposal.

Wilf MARQUIS
Senior Bylaw Officer

Bylaw and Animal Care Services
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Ph. 250.474.3351 ext. 22 \ Fax: 250.391.9727 \ TF: 800.665.7899
email: wmarquis@crd.bc.ca

Wendy Miller

From: Schneider, Nikki TRAN:EX <Nikki.Schneider@gov.bc.ca>
Sent: Thursday, December 27, 2018 12:20 PM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000257 (Lot 10 - Sooke Business Park) - CRD Referral

Good Afternoon,

Please accept this as official response from the Ministry of Transportation and Infrastructure in regards to the proposed rezoning of Lot 10, Sooke Business Park; Ministry File 2018-06996.

The Ministry has no objections to the proposed rezoning and there are no conditions at this time.

If you have any questions or concerns, please do not hesitate to contact me.

Have a great day,

Nikki Schneider

Senior District Development Technician
Ministry of Transportation and Infrastructure – Vancouver Island District
Ph: 778-974-2633
Fx: 250-952-4508



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RESPONSE SUMMARY – REZONING APPLICATION RZ000257

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

• Refer to comments in this office's response to the Proposed Bylaw No 4278 referral.

• 7450 Birkler Rd is not connected to a source of potable water nor sewer. Ensure compliance with the Drinking Water Protection Act / Regulation and Sewerage System Regulation.

Signed

Title

EHO

Date

Agency

Jan 24, 2019

VIHA

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8. Rezoning Applications

a) RZ000255 - Strata Lots 13, 26 and 27, Section 16, Otter District, Plan VIS7096 (7450 Butler Road)

Emma Taylor spoke to the staff report and proposed Bylaw No. 4234. It was advised that the APC first considered Bylaw No. 4234 at its meeting of June 5, 2018. At that time, Bylaw No. 4234 proposed rezoning three properties in the Sooke Business Park from the General Industrial (M-2) zone to the Sooke Business Park Industrial (M-SBP) zone. Bylaw No. 4234 was subsequently amended to reflect the federal legalization of cannabis and comments raised by the APC at its June 5, 2018 meeting. The revised bylaw was considered by the LUC at its meeting of December 17, 2018. At that time, the bylaw clarified that licensed cannabis processing is a general industrial use on properties that are not adjacent to institutional, rural or rural residential zoned land.

Emma Taylor directed attention to the supplementary agenda which included Bylaw No. 4234, as revised, to support the LUC's directive to eliminate the distinction between medical cannabis production and recreational cannabis production.

Further to the concerns raised by the APC at its June 5, 2018 meeting regarding water usage, site contamination, drainage and waste disposal as well as interference with radio-communication systems, Emma Taylor advised that there are regulatory bodies in place to monitor these concerns including CRD Building Inspection, CRD Bylaw Enforcement, Island Health, Technical Safety BC (electrical permits) and Industry Canada (radio communications). It was further advised that a Prohibited Uses covenant is registered on the title of all lots within the Sooke Business Park and that all lots in the Sooke Business Park are also designated an Industrial Development Permit Area which guides the form and character of industrial development including outdoor lighting.

The APC stated support for examining the caretaker dwelling unit permitted by the M-SBP zone. The APC noted that, at present, there is no size limit to the caretaker unit.

MOVED by Sid Jorna, **SECONDED** by Al Wickheim that the Otter Point APC supports rezoning application RZ0000255 and proposed Bylaw No. 4234, as revised.

CARRIED

b) RZ000257 - Strata Lot 10, Section 16, Otter District, Plan VIS7096 (7450 Butler Road)

Emma Taylor spoke to the staff report and proposed Bylaw No. 4276. It was advised that when the LUC considered the rezoning request at its December 17, 2018 meeting, the applicant was requesting to rezone from the General Industrial (M-2) zone to the General Industrial – Medical Marihuana (M-2MM) zone in order to permit a licensed medical cannabis cultivation facility. At that meeting, staff requested that the bylaw be revised prior to First Reading to apply Sooke Business Park Industrial (M-SBP) zone.

Emma Taylor directed attention to the supplementary agenda which included Bylaw No. 4276, as revised, to support staff's request and the LUC's directive to eliminate the distinction between medical cannabis production and recreational cannabis production.

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MOVED by Bud Gibbons, **SECONDED** by Al Wickheim that the Otter Point APC supports rezoning application RZ000257 and proposed Bylaw No. 4276, as revised.

CARRIED

9. Adjournment

MOVED by Anne Miller, **SECONDED** by Sid Jorna that the meeting adjourn.

CARRIED

The meeting adjourned at 8:56 p.m.

Chair