

Appendix B: Referral Comments

**RESPONSE SUMMARY – REZONING APPLICATION RZ000247**

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

The District of Sooke has no concerns with the rezoning application provided. However, it does recommend that the CRD rename the zone to avoid confusion with regard to the location. The site is located outside of the District of Sooke boundary.

Revised name example: Otter Point Business Park-Industrial

Signed	Danica Rice 	Title	Planner II
Date	July 19th, 2017	Agency	District of Sooke

RESPONSE SUMMARY – REZONING APPLICATION RZ000247



Interest Affected by Proposal for Reasons Outlined Below



Interest Unaffected by Proposal

Comments:

1. As amendment request is to allow for a Health Canada licensed medical marijuana production facility, it will be subject to federally established practice standards. However, particular attention should be given to odour control containment measures for this operation. Studies have shown that exposure to environmental odours can lead to physiological stresses that may cause headaches, nausea, loss of appetite, and emotional disturbances. Exposure to odours may also exacerbate underlying medical conditions. Good odour control practices at the facility level will help reduce/eliminate these risks. If odour problems prevail, in addition to the physiological stress it can cause, there is the added risk of people remaining in the indoor environments as there may be reduced enjoyment in the outdoor environment. This in turn can have negative impacts on physical activity as well as engagement with nature. Both physical activity and engagement with nature has been shown to reduce stress and risk of chronic diseases for an overall improvement in health outcomes.
2. Locating a medical marijuana facility within an industrial zone area, will help provide separation to area residents. Consider the use of buffer zones from residential and institutional zones to provide further assurance that the facility operations will have limited impact on residents and the community.
3. The application made mention of adding a definition for food and beverage processing. If food/beverage processing is to take place, ensure compliance with the *Food Premises Regulation* and a permit to operate is obtained from this office.
4. *Drinking Water Protection Act/Regulation* and *Sewerage System Regulation* must be considered

Signed

*Environmental Health Officer*

Title

*July 20, 2017*

Date

*Island Health*

Agency

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**Wendy Miller**

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**From:** Berube, Nikki TRAN:EX <Nikki.Berube@gov.bc.ca>  
**Sent:** Wednesday, June 28, 2017 1:49 PM  
**To:** Wendy Miller  
**Subject:** RE: Rezoning Application RZ000247 (Sooke Business Park) - CRD Referral

Good Afternoon Wendy,

Please accept this email as official response from the Ministry of Transportation and Infrastructure. The Ministry has no objections to the proposed rezoning at this time. There are no conditions for completion.

Feel free to forward any associated documentation to this office at your convenience.

Thank you,

**Nikki Bérubé**

District Development Technician  
Ministry of Transportation and Infrastructure – Vancouver Island District  
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Fx: 250-952-4508



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**Wendy Miller**

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**From:** Jeffrey McArthur <Jeff.MCARTHUR@rcmp-grc.gc.ca>  
**Sent:** Monday, July 17, 2017 1:25 PM  
**To:** Wendy Miller  
**Subject:** RE: Rezoning Application RZ000247 (Sooke Business Park) - CRD Referral

No issues Wendy. Thanks.

Jeff

**Wendy Miller**

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**From:** Wendy Miller  
**Sent:** Thursday, June 22, 2017 9:02 AM  
**To:** Wendy Miller  
**Subject:** Rezoning Application RZ000247 (Sooke Business Park)

**From:** Peter Ensor  
**Sent:** Wednesday, June 21, 2017 3:48 PM  
**To:** Wendy Miller <[wmiller@crd.bc.ca](mailto:wmiller@crd.bc.ca)>  
**Subject:** RE: Rezoning Application RZ000247 (Sooke Business Park)

As long as the occupants meet all the requirements of the BC Fire Code I have no objection to this rezoning.

PE

**From:** Wilf Marquis  
**Sent:** Thursday, July 06, 2017 1:47 PM  
**To:** Wendy Miller <[wmiller@crd.bc.ca](mailto:wmiller@crd.bc.ca)>  
**Cc:** Iain Lawrence <[ilawrence@crd.bc.ca](mailto:ilawrence@crd.bc.ca)>  
**Subject:** RE: Rezoning Application RZ000247 (Sooke Business Park)

Wendy, no significant issues with re-zoning proposal or Proposed Bylaw No. 4187. My experience with the recent similar complaints evolve around either the nuisance of traffic, odour, or in one case external lighting. The majority of these were as a result of the location of the facility, where in this case it will be taking place within an Industrial Park where the likelihood of nuisance type complaints will be greatly reduced, if not eliminated. In addition, as the report states such facilities will be regulated closely by Health Canada.

Wilf MARQUIS  
Senior Bylaw Officer

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