

Appendix C: July 17, 2017 Otter Point Advisory Planning Commission meeting minutes

5. Rezoning Application

a) RZ000247 - Strata Lots 9, 21, 23 and 28, Section 16, Otter District, Plan VIS7096; and Lot A, Section 16, Otter District, Plan VIP89031, Except Part in Strata Plan VIS7096 (Butler Road – Sooke Business Park)

Iain Lawrence spoke to the staff report and the request to rezone five properties from the General Industrial (M-2) zone to a new Sooke Business Park Industrial (M-SBP) zone (proposed Bylaw No. 4187) in order to clarify allowable uses, respond to market demand and permit licensed medical marihuana production facilities pursuant to Health Canada's *Marihuana for Medical Purposes Regulation (MMPR)*. Iain Lawrence outlined the uses permitted by the proposed zone, confirming that the LUC amended the proposed bylaw to delete gravel processing as a permitted use at its June 20, 2017 meeting. It was advised the prohibited uses were expanded to include the uses on the Prohibited Uses covenant registered on the title of all the lots within the Sooke Business Park. It was further advised that the *MMPR* has been repealed and replaced by the *Access to Cannabis for Medical Purposes Regulations (ACMPR)*. As proposed Bylaw No. 4187 is at referral, consideration can be given to amending the bylaw to generally reference federal regulations pertaining to medical cannabis/marihuana.

Iain Lawrence directed attention to the supplementary submission received from Eric and Shaunna Salsman, Otter Point, regarding private clubs being included as a permitted use. It was advised that the adjacent property owners are concerned that the new permitted use will attract night clubs. Iain Lawrence read aloud the definition of private club as included in Bylaw No. 2040.

APC comments included:

- definition of private club does not restrict members from extending invites to guests
- concern for traffic, noise and enforcement issues related to private clubs
- support for refining/limiting the uses permitted by the definition of private club
- support for replacing private club with athletic facilities as a permitted use

The Vice Chair confirmed that the applicant was present.

The applicant stated no objection to replacing private club with athletic facilities as a permitted use and advised that:

- a recent inquiry by a distillery highlighted market interest in other potential uses
- expanding the definition of general industrial uses to include food and beverage processing would support tasting rooms with limited operating hours
- private club was included as a permitted use to support athletic clubs
- water use limitations restrict the uses that can be supported in the Sooke Business Park
- it is hoped the expanded list of uses will assist with property sales

MOVED by Anne Miller, **SECONDED** by Bud Gibbons that the Otter Point APC supports Bylaw No. 4187, as amended, to replace private club with athletic facilities as a permitted use. **CARRIED**