

Minutes of the PUBLIC HEARING of the Regional District of Central Okanagan held in the Regional District's Woodhaven Boardroom, 1450 KLO Road on Monday, June 28, 2021

- Directors: J. Baker (District of Lake Country)
M. Bartyik (Central Okanagan East Electoral Area)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
M. DeHart, (City of Kelowna)
G. Given (City of Kelowna)
C. Hodge (City of Kelowna) (*attended electronically*)
S. Johnston (City of West Kelowna) (*attended electronically*)
G. Milsom (City of West Kelowna)
L. Wooldridge (City of Kelowna)
- Absent: C. Fortin (District of Peachland)
B. Sieben (City of Kelowna)
J. Coble (Westbank First Nation)
- Staff: B. Reardon, Chief Administrative Officer
T. Cashin, Director of Community Services
D. Dudzik, Senior Planner
J. Foster, Director of Communication & Information Services
C. Griffiths, Director of Corporate Services
S. Horning, Supervisor-Corporate Services (recording secretary)

Chair Given brought the Public Hearing to order at 7:06 p.m. and acknowledged that this Public Hearing is being held on the traditional territory of the Syilx/Okanagan Peoples.

In accordance with Provincial Health Officer Orders regarding gatherings and events, the public is currently not permitted to attend Public Hearings in-person. Participation by the applicant and any members of the public will be by electronic means only and confirmed no later than 4:00 p.m. on June 25. As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

Roll call was taken as some board members were in attendance electronically due to physically distancing for COVID-19 pandemic.

This Special Meeting is being held for the purpose of considering amendments to the RDCO Zoning Bylaw No. 871.

The Public Hearing was advertised (pursuant to the *Local Government Act*) in the Kelowna Capital News on Thursday, June 17, 2021 and Thursday, June 24, 2021.

In accordance with Development Applications Procedure Bylaw No. 944 'Notice of Application' signs were posted on the subject properties.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

The Chair introduced the following bylaw:

1. **OWNERS:** A & C Patton
(RDCO File: Z21/03) Zoning Amendment Bylaw No. 871-268
Received First Reading: May 31, 2021
(Central Okanagan East Electoral Area)

To amend Zoning Bylaw No. 871 to permit a cannabis production facility on Lot 59, District Lot 1, ODYD, Plan 475 located adjacent to Rittich Road

Staff:

Staff report outlined the application. Staff presented the amendment to the bylaw.

Cannabis is regulated by the federal government. The applicant wishes to apply to Health Canada for a standard cultivation licence to grow cannabis and the proposed use must comply with all provincial and local government bylaws. The applicant is requesting a site-specific amendment to Zoning Bylaw No. 871 to permit a cannabis production facility and wishes to utilize an existing accessory building along with a proposed addition for this use.

The subject property is approximately 10 acres and zoned A1 Agricultural. Under the zoning bylaw, a cannabis production facility would not currently be permitted as the size of the subject property is too small to accommodate this use. Under the A1 zone, the use is prohibited unless it meets listed exemption criteria. The existing accessory building would meet the exemption criteria; however, the proposed addition would not.

Agency referrals were highlighted.

No letters of opposition or support have been received.

Board:

A question was raised regarding notification to the surrounding property owners. Staff clarified the notification process.

Public:

The applicant, Andre Patton, appeared by telephone conference and addressed the previous concerns at first reading regarding odour and use of good farmland and responded to questions from the Board.

Advised that he is investigating some type of system to reuse the wastewater. Confirmed that the additional dwelling will be decommissioned and the decommissioning process will commence within 60 days. Confirmed that the decommissioning of the additional dwelling is a requirement of Health Canada.

Mrs. Schrod registered to speak but did not have any comments based on the applicant's comments.

There were no further comments and the Public Hearing for this application was terminated at 7:32 p.m.

CERTIFIED TO BE TRUE AND CORRECT

G. Given (Chair)

B. Reardon (Chief Administrative Officer)

/slh