



MINUTES

Community Planning Advisory Committee

Wednesday, September 7, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Esplanade

PRESENT: Chair – Jason Harrison; Members – Jason Robertson, Steve Frankel, Tamara Hutchinson; Council Liaison – Marsh Stevens; Senior Planner & Recorder – Christina Hovey

ABSENT: Members – Abbas Farahbakhsh, Brian Childs, Jennifer Sibbald

GUESTS: Applicant – Zachary Chester (File No. 3360-22-01)

Acting Chair Jason Harrison called the meeting to order at 7:28pm, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Community Planning Advisory Committee Agenda of September 7, 2022 be approved as amended to remove "Item 2 Election of the Chair" to the next meeting and renumber the agenda accordingly.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of March 2, 2022 be approved.

3. COUNCIL REFERRALS

- a. Zoning Bylaw Amendment 3360-22-01 1152 Rocky Creek Road & Zoning Bylaw Amendment 3360-22-04 1144 Rocky Creek Road.

Planner Christina Hovey briefly introduced the files and explained the reasoning for presenting the two files together as well as the option to amend the Zoning Bylaw to allow standard cannabis cultivation and processing as permitted uses throughout the I-1 zone.

Zach Chester (1152 Rocky Creek Road) provided a brief overview of the proposal and stated multiple "micro" cannabis licences (which would be permitted under the current zoning) would have a building footprint and similar impact on the surrounding properties as a single standard licence. The applicant answered questions from the committee and provided the following comments/clarifications:

- Exhaust goes through a carbon filter to minimize odours. Health Canada does regular audits which would include checking the mechanical is functioning and the filters are changed regularly.
- To minimize any impact on the neighbouring residential property the applicant is proposing to place the ventilation equipment on the side of the building opposite the property boundary and may set the building back from the property line (the required setback in the Zoning Bylaw is 3.0 m).
- The business plans to employ 4 people full time and seasonal labour. Jobs are skilled and well paying.
- Although seeking a "standard" rather than "micro" licence they are still considered a small scale or "craft" producer.

- Addressing environmental sustainability including as a “certified organic” producer and using local soil and regenerative soil practices.

The Committee discussed the applications for 1144 and 1152 Rocky Creek Road as well as the broader potential for cannabis production in the industrial zones. The Committee was generally supportive of the two applications.

Regarding the option to amend the permitted uses for the entire I-1 zone to allow standard cannabis cultivation and processing the committee members expressed a range of opinions. Discussion included:

- One member asked what the likelihood would be of seeing a large scale producer establish in the I-1 zone. Staff responded that the parcel configuration would make it unlikely.
- Desire to have a variety of uses in the I-1 zone, not a “cannabis hub” and the municipality may even want to cap the number of cannabis facilities.
- That it will be easier to evaluate possible impacts (e.g. odour) on the surrounding properties in a few years.

It was moved, seconded and carried that the Community Planning Advisory Committee recommend that Council approve the proposal to rezone 1152 Rocky Creek Road from I-1 to I-1A. (File No. 3060-22-01)

It was moved, seconded and carried that the Community Planning Advisory Committee recommend that Council approve the proposal to allow cannabis cultivation and cannabis processing as permitted uses at 1144 and 1152 Rocky Creek Road. (File Nos. 3060-22-01 and 3060-22-04)

4. NEW BUSINESS

None.

5. MONTHLY BRIEFING

File Updates:

The following files that the Committee previously reviewed have been to Council since the last meeting:

- Holland Heights/Lot 5 Holland Creek (3360-21-08)
- 1301 & 1391 Rocky Creek Road (3360-20-08)
- 201 Dogwood Drive (DP was approved)

The conditions for 1301 & 1391 Rocky Creek Road (3360-20-08) and 1130 Rocky Creek Road (3360-20-02) are being finalized and should return to Council shortly for consideration of adoption. In addition, a draft of the new Official Community Plan was received by Council on September 6, 2022.

Committee members can review the Council Agendas and Minutes or contact staff for further information.

6. NEXT MEETING - TBD

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 8:20pm.

Jason Harrison

Jason Harrison (Oct 18, 2022 01:25 PDT)

Chair (J. Harrison)

RECEIVED:

Dina Smith

Corporate Officer (D. Smith)