



REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4
 ph: 250-352-8165 fax:: 250-352-9300 email: rdck@rdck.bc.ca

RDCK Planning File No. Z1901G
Amendment to Area G Land Use Bylaw No. 2452
Date: June 20, 2019

You are requested to comment on the attached Amendment Bylaw(s) for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO JULY 20, 2019). If no response is received within that time, it will be assumed that your agency’s interests are unaffected. This referral notice has also been provided to adjacent property owners within 100 metres (328 feet) or greater of the subject property for review and comment.

PURPOSE OF THE BYLAW: The proposed land use amendment is being pursued following adoption of the Electoral Area G Land Use Bylaw No. 2452, 2018. The land use request was not received to allow sufficient time to consider it during the community plan review period. The proposal involves amending an 8 hectare (ha) portion of property located at the end of Rosebud Lake Road (District Lot 9764) from Remote Residential (R4) to Agriculture (AG) to enable cannabis cultivation and nursery licensing. The request includes a site specific variance to the allowable 200 square meter footprint to allow for a one level structure to a maximum of 967 square meters - some of which is for soil based greenhouses.

The property is off grid and will be provided independent water and energy supply from on site. Access to the property will be from Rosebud Lake Road and it is anticipated that staffing will range from 4 to 30 full-time and part-time employees at final build out. Daily road trips are anticipated to be highest between the months of August to November in relation to seasonal workers. Some staffing will be accommodated for on-site.

This proposal is being sent on re-referral to solicit community feedback on anticipated traffic impacts and to solicit broader participation by community members along Rosebud Lake Road.

LEGAL DESCRIPTION & GENERAL LOCATION: Rosebud Lake Road, District Lot 9764 Kootenay Land District Except Plan NEP62347 (PID 008-291-128)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
8 HA OF 52.4 HA PROPERTY	NOT IN ALR	REMOTE RESIDENTIAL (R4)	REMOTE RESIDENTIAL (RR)

APPLICANT/AGENT:
 AREA G BLOCK AMENDMENT FILE Z1901G

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:
 If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

“If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard.”

Please fill out the Response Summary on the back of this form. If your agency’s interests are ‘Unaffected’ no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

MEERI DURAND, SENIOR PROJECT PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. If you have any questions about the collection of your personal information, contact the Privacy Officer at 250.352.8168, mmorrison@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
PLANNING FILE NO.: Z1901G APPLICANT: AREA G BLOCK AMENDMENT

[Empty response summary box]

Name: Date:

Agency: Title:

RETURN TO: MEERI DURAND, SENIOR PROJECT PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
plandept@rdck.bc.ca



The Regional District of Central Kootenay

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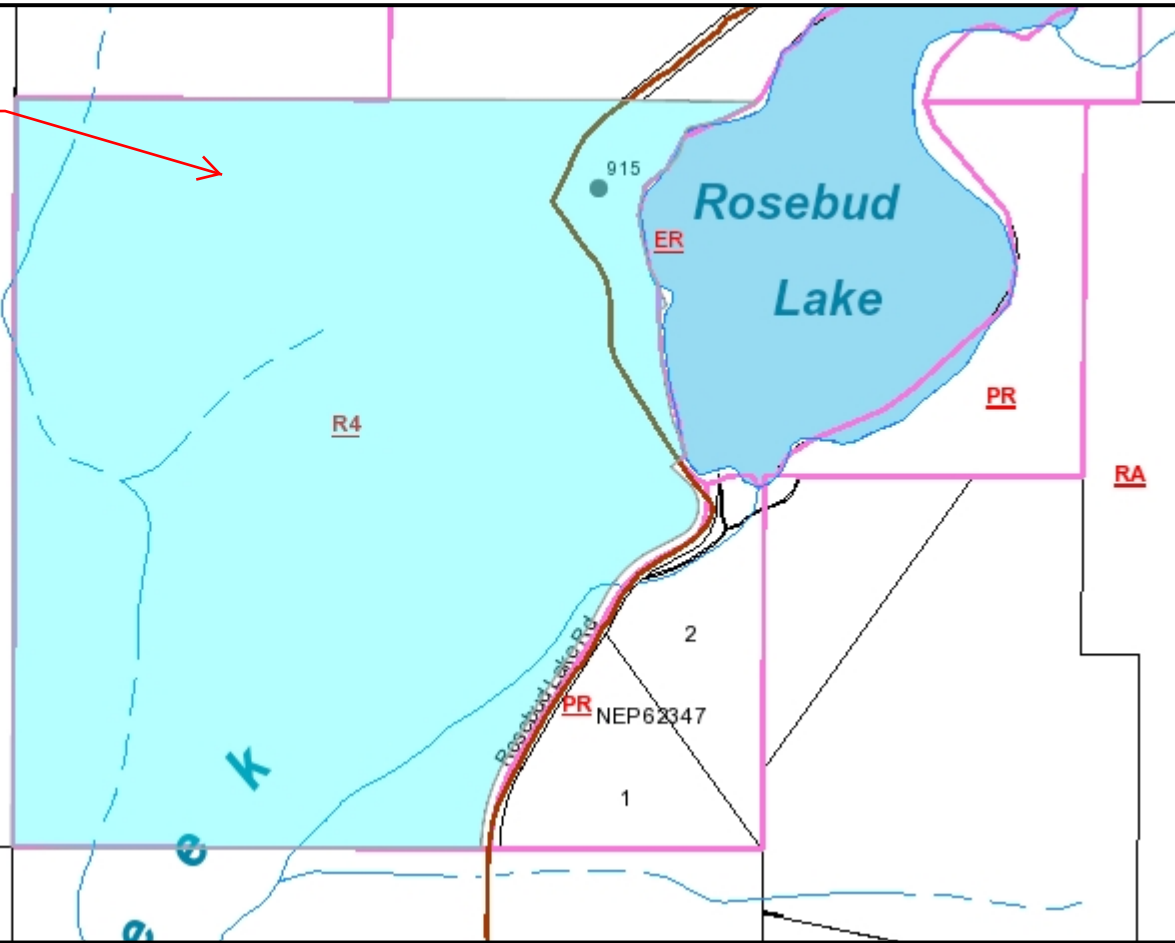
www.rdck.bc.ca E-Mail: Info@rdck.bc.ca

25-Jan-2019

Property Information Report

Folio Number:	707.09762.920	EA: G
Site Address:	915 ROSEBUD LAKE RD	
PID:	008-291-128	Parcel area: 129.47 ACRES
Legal Description:	DISTRICT LOT 9764 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP62347.	

8 hectare northern portion of Subject Property from Remote Residential (R4) to Agriculture (AG) to accommodate cannabis nursery licensing. Site Specific Variance from allowable 200 sq.m footprint to allow for one level structure to maximum 967 sq.m gross floor area (some of which will be soil based greenhouses).



Land-use Information

Zoning Designation:	R4-2452		

General Services Information

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