



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. This referral is for one (1) property located at 204 Wesco Road in Rural Ymir. The purpose of the land use amendment is to accommodate application for a micro-cultivation license with Health Canada.

The initial referral for this proposal was sent in April 2019 and further information was requested from the applicant to provide greater detail on the proposal to community members. Concerns raised during the initial referral period were as follows:

1. Traffic and Road Safety – The proposal is for a micro cultivation facility and it is anticipated that there will be few employees and no further traffic aside from one 1 ton van on a daily basis
2. Wastewater Disposal – The applicant is working with Micron Waste Management for a wastewater treatment design. They distribute a technologically advanced cannabis waste management system and reclaims 90% of the water used for re-use. Remaining water is filtered and tested prior to disposal.
3. Facility Design – The facility will be under 4,500 square feet and have filtered and ionized ventilation. The facility will employ 2 full-time and 3 part-time workers. Noise will be no more than 25 to 30 decibels which is similar to a household air conditioner. The structure will be a modern aluminum clad building with no windows. There is no anticipating lighting pollution. Scale would be similar to a mechanics shop.
4. Site Design – The site design will need to be approved by Health Canada and is required to be secured.

A community meeting to discuss this proposal may be scheduled for July or August of 2019. Notification for such a meeting will be sent by mail.

LEGAL DESCRIPTION & GENERAL LOCATION: 204 WESCO ROAD, LOT A DISTRICT LOT 1242 KOOTENAY LAND DISTRICT EPP68606 (PID 030-232-295)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
2.59 ACRES	NOT IN ALR	COUNTRY RESIDENTIAL (R2)	COUNTRY RESIDENTIAL (RC)

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

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

[Empty response area]

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

Box 590, 202 Lakeside Drive, Nelson British Columbia V1L 5R4

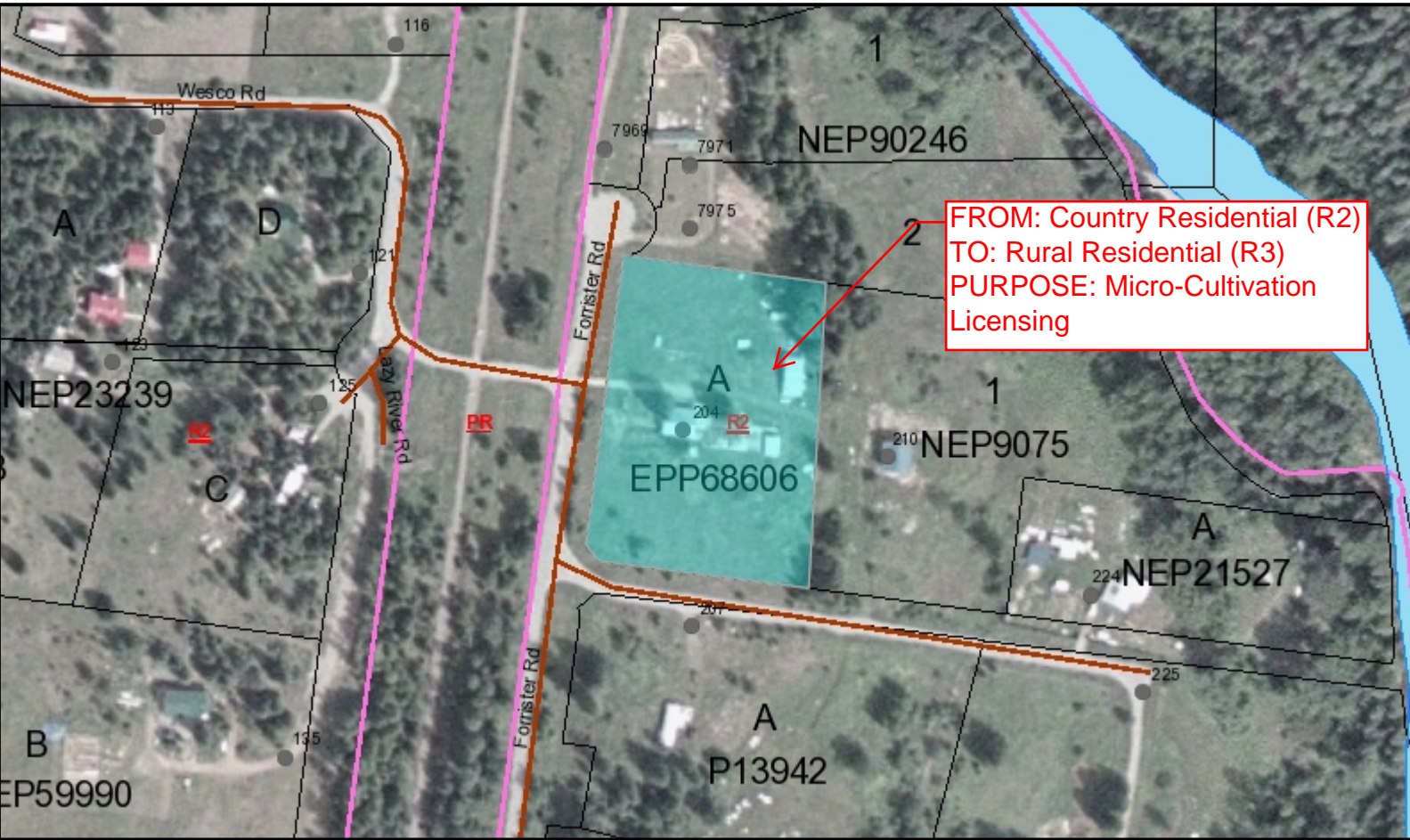
Phone: 250-352-6665 Toll Free 1-800-268-7325 Web:

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

08-Apr-2019

Property Information Report

Folio Number:	707.05870.035		
Site Address:	204 WESCO RD		
PID:	030-232-295	Parcel area: 2.59 ACRES	
Legal Description:	LOT A PLAN EPP68606 DISTRICT LOT 1242 KOOTENAY LAND DISTRICT		



Land-use Information

Zoning Designation:	R2-2452		

General Services Information

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