



DATE: Tuesday, April 9, 2019
TIME: 19:00-21:00

MINUTES of the Electoral Area E Advisory Planning Commission held on the above noted date and time at 175 Ingram Street, Duncan, B.C. Room CR2.

PRESENT:

Chairperson: Hilary Nixon
Vice Chair: Susan Kaufmann
Acting Secretary: Marianna Terauds
Members: David Coulson
 Celina Gold
 Karen Humber
 Parker Jefferson
 Ken Smith
 Marianna Terauds

Absent: Mariah Wallener

ALSO, PRESENT:

CVRD Area E Director Alison Nicholson
CVRD Planning Coordinator Keith Batstone
Kanaba Corporation delegation members Phil Floucault, Shawn Buttle, Chris Clement
and Jaskarn Dhillon

CVRD Community Planning Coordinator Mike Tippett and Area E APC member Sarah Davies-Long joined the meeting after the Harmonization meeting concluded.

APPROVAL OF AGENDA

It was moved and seconded that the agenda be amended to include a report/update from Mike Tippett on the Area E OCP development and OCP Harmonization and Modernization process.

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of March 19, 2019 be accepted.

MOTION CARRIED

Chair Hilary Nixon reviewed the role of the APC, the process and overview of the meeting for the benefit of the applicant(s) and members of the public present. The APC agreed to extend the delegate's presentation time to 20 minutes.

DELEGATIONS

1. Phil Floucault, Kanaba Health and Wellness Corporation re: application ALR18E04 for a non-farm use in the Agriculture Land Reserve for the production of cannabis at 2240 Leney Road.

Mr. Floucault gave an overview of the applicants, Kanaba Corporation, application timeline, property history and revised proposal and building design taking into consideration comments raised at APC site visit before presenting a power point presentation.

- Kanaba's focus
- Application considerations
- Key development metrics
- Future considerations
- Key partnerships

*Presentation of three development clarifications and options:

Option A: develop phase 1 & 2 (as applied) 4200 sq. ft. building and 40,000 sq. ft of greenhouses with concrete footings in lieu of 40,000 sq. ft. building

Option B: develop 4,200 sq. ft main facility, exclude greenhouse and use a risk adverse model with field cultivation. Retain existing barn for field cultivation and processing equipment.

Option C: re-develop existing footprint. Would require movement of the building 17 meters off the property line and require a variance to setbacks.

*Note all three applications proposed would include field cultivation. Further applications could be made to the ALC for non-farm uses in the future.

Mr. Floucault gave an overview of the following topics:

- Site Selection
- Security
- Water Usage
- Air Quality

Chair Nixon thanked the presenter for using feedback from the APC site visit in his presentation. The APC relies on the strong guidance of the OCP in relation to:

- the role of agriculture
- food security
- regional sustainability
- increased food production
- no net loss of agricultural land/soil from 2007 levels

APC members posed questions related to:

- addition of two options, when the APC was originally only given one option
- number of employees and if the proposed business model could support up to 80 full time employees at this site
- truly a local company or part of a larger affiliation, other operations within the CVRD
- parking and access for up to 80 employees creates compounding and cumulative effect on land and neighbours
- preferred method of growing is indoors, pharmaceutical grade cannot be grown outdoors
- water consumption estimates
- waste water/ waste product disposal

APC Discussion:

- any further development on the property would require a new ALC application
- how refuse would be disposed
- additional hydro power requirements and/or use of generators
- ALC and OCP tell us about the future vision and are guiding documents
- Question to the CVRD staff: where is the best place for cannabis production?
Note: Chilliwack developed zoning in Industrial zoned lands.
- Only 5% land of land in B.C. is in ALR; A-1 Class 1 soils less than 1%
- Precedent setting non-farm use of agricultural lands over food production
- Potential for health concerns of children living on adjacent property
- Aesthetics, visible, legal and economic impacts pros and cons
- Intensity of land use in relation to parcel size

Recommendation: The APC was unanimous in not supporting this application for non-farm use of A-1 Class 1 soil lands.

- In reaching this recommendation, the APC relied on the guiding principles of the current Cowichan Koksilah OCP, Zoning Bylaw and the ALC Regulations to protect agricultural lands from development, to ensure regional sustainability, enhance and encourage food production and food security in the face of climate change.
- Recognizing the potential economic benefit of the cannabis industry the APC further recommends the CVRD Board develop a land use strategy that ensures food production

capabilities, food security and regional sustainability thus enabling the cannabis industry to thrive while protecting the remaining agricultural lands.

- The APC executive would like to convey a concern that the proposed land use request presented at the APC meeting was substantially different than what was contained in the staff report and file originally presented to the APC for consideration.

DELEGATIONS

2. Mike Tippett CVRD Community Planning Coordinator

- Mr. Tippett advised the group of an upcoming to a district wide APC training session at the Island Savings Center, Heritage Room on April 25, 2019 from 6:30-8:30pm. Invitations forthcoming with details. Questions and suggestions for training session are welcomed.
- The APC requested an update on the status of the Area E OCP and explanation of “legal complexities” as outlined in March 25th email. Confusion related OCP review in the Harmonization/Modernization process and requests acknowledgement of the challenges posed by repeated staff changes and reassignments.
- Mr. Tippett fielded questions from the APC related to the timelines of harmonization and modernization and the community consultation process.
- The APC queried due to the ongoing delays in the Area E OCP Review process, could the planner most recently attached to the file (now retired) be hired as a consultant for the sake of consistency and expediency.

BUSINESS ARISING FROM MINUTES

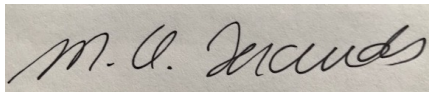
None.

ADJOURNMENT

It was moved that the meeting be adjourned at 9:20 pm.

MOTION CARRIED

NEXT MEETING: Next APC meeting is Tuesday, May 14, 2019



Secretary



Chair