

Public Information Meeting for proposed Rezoning of 4605 Columbia Avenue

5:30PM – 7:30pm December 7, 2022

Hosted by: Jennifer Powers and Shannon Webb - OTG Developments

Proposal

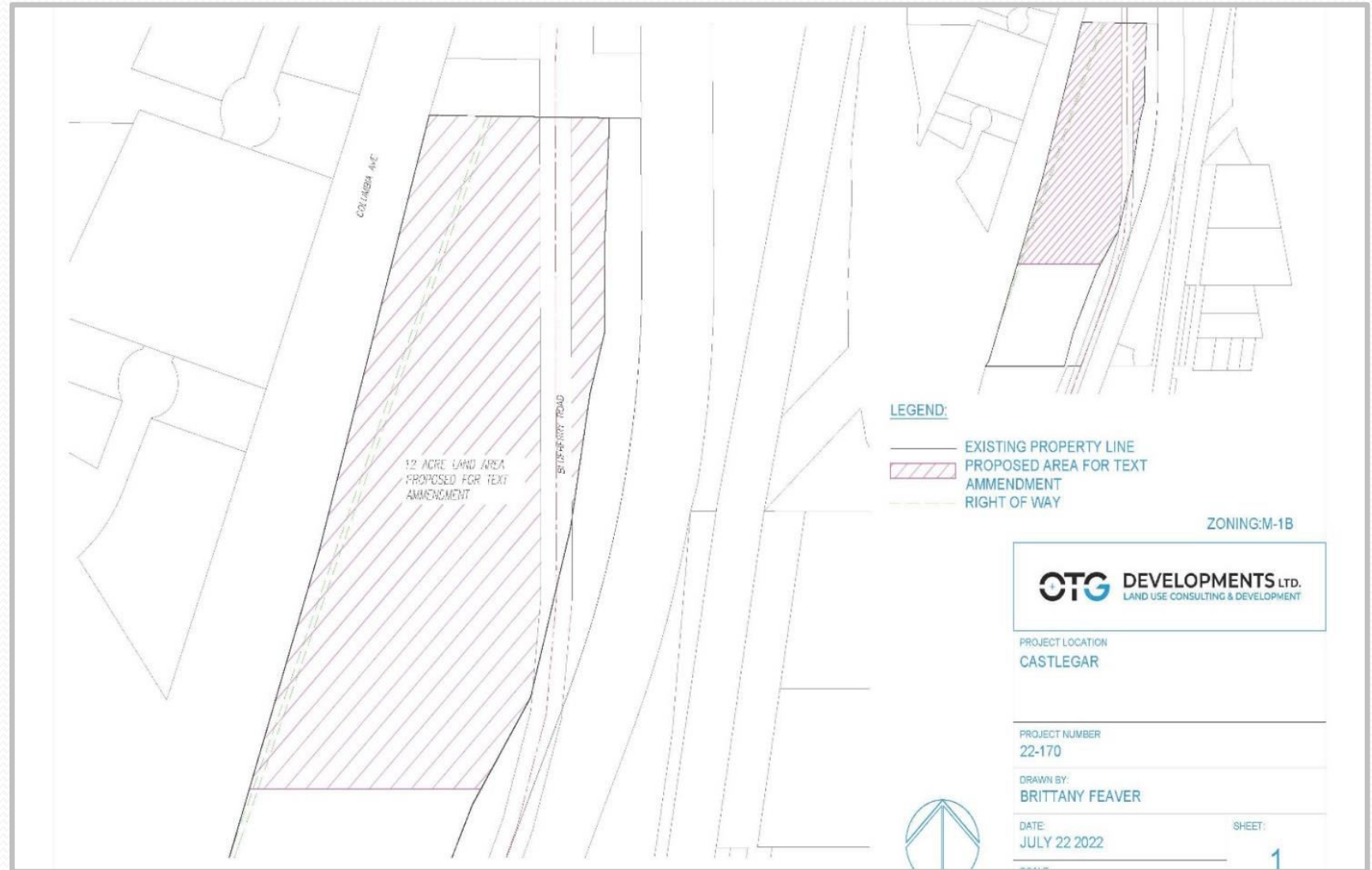
Rezoning of 4605 Columbia Avenue from Rural Zone (RR-1) to Industrial Park Zone (M-1B).

Proposed M-1B Zone will permit a range of Light Industrial uses including:

- warehouses, storage
- Industrial equipment rental
- Automotive dealers/repair shop/rentals
- Garden supply, feed stores, nurseries
- Office uses
- Restaurants, pubs
- Recycling depot
- Wholesale stores, building supplies
- Animal hospital / vet clinic / kennels
- Gas stations , key locks, bulk fuel depot
- Taxi dispatch, bus depot, car wash
- RV, mobile home, modular home dealer
- Truck terminal, freight stations

Rezoning application includes:

Site-specific text amendment to allow for Micro Cannabis Production Facilities as a permitted use on 12 acres (4.86 ha) of the 18.8 acre property.



What is micro cultivation?

- Includes the legal cultivation, growth, storage and distribution of cannabis
- Licensed cultivators/processors are required to comply with all applicable Health Canada, Provincial and Municipal Laws including zoning restrictions, fire and electrical safety and environmental legislation and waste management.
- Small scale, craft, artisanal products, high quality
- Micro cultivation is limited to 200 square meters of plant surface area (no limits to cultivation under a standard license)
- Growing facility must be constructed, inspected and approved by Health Canada prior to issuance of a Federal license

What about odour?

- Odours are controlled via the mandated use of charcoal filters and/or biofilters to ensure that no odours are released from the building.
- There are other methods of on-site odour control such as the use of ozone generators, which are safely used in many industries, as well as odour neutralizers which can efficiently remove odours.
- The quality of product is dependent on an air-tight environment free of contaminants.

Employment Opportunities

Master Grower \$250,000 and Apprentices \$80,000

A horticulturist who is passionate about all plant related science. They will also have two full-time, locally sourced apprentices, who are also following a similar career path based in biology and plant science.

Quality Assurance Officer \$120-150,000

Each micro facility will also employ a full time Quality Assurance officer, and it's a requirement of Health Canada that this position is filled by somebody with a science degree, who has experience with food and/or pharmaceutical safety standards.

HVAC Technician - \$120,000

Position requires extensive experience building and operating HVAC systems for horticultural purposes. Mimicking the very best conditions of mother nature indoors is a very specialized field that requires a strong understanding of both horticulture and environmental sciences.

Horticultural Systems Technician \$120-\$150,000

Candidate will operate the most advanced horticultural technologies available, which includes a variety of industrial controls and automation systems. The maintenance of these systems is a very specialized field, and the ideal candidate will require an industrial and computer science background.

Support Roles \$30-\$50 / hour

Roles include leaf removal, nutrient prep, plant maintenance, cleaning

Enforcement and Accountability

Micro Cultivation licensees are accountable to every level of government

- At the municipal level, zoning restrictions guide compliance through City Bylaw Services
- Provincially, the Liquor and Cannabis Regulation Branch (LCRB) is responsible for ensuring non-medical cannabis licensees are compliant
- For concerns and complaints that might represent a possible violation of the federal cannabis laws or regulations, individuals may contact Health Canada's Cannabis Legalization and Regulation Branch (CLRB) through the Cannabis Reporting Form.



Liquor and Cannabis
Regulation Branch



Health
Canada

Santé
Canada

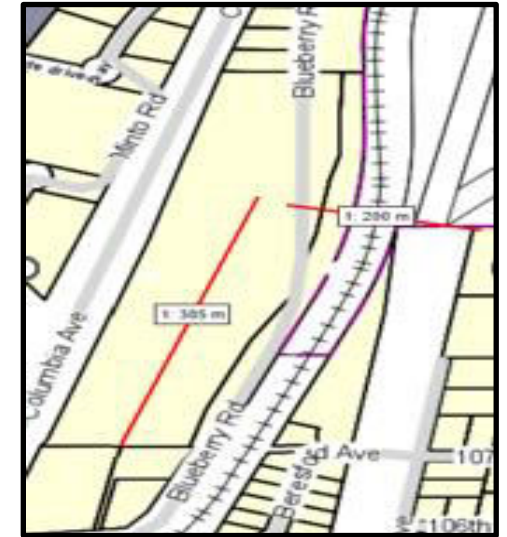
Proximity to Residential

The subject property is proximal to existing industrial lands as well as rural residential lots. The proposed cannabis facilities would be approximately 200m from the closest residential property to the east and 385 m from the 3 residential properties to the south.

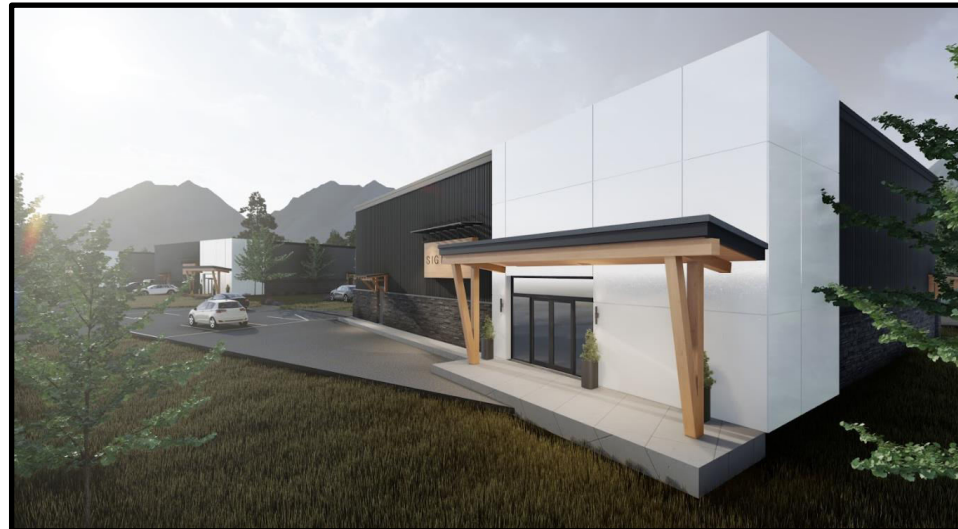
The proponent has committed to maintain a vegetative buffer of 15 meters alongside residential property boundaries.

Landscaping and Screening will also be used to create privacy and maintain a natural esthetic.

Excessive lighting is not a Federal requirement for micro operations and so nuisance lighting will not be a problem.



Top left and Bottom left: conceptual rendered images of 3 micro cultivation sites, Top right: approximate distance to nearest residential lot, Bottom right: overhead conceptual site plan for 3 micro cultivation sites



Cannabis in Other Municipalities

Micro Cannabis Cultivation has been successfully implemented within rural residential, light industrial, and agricultural zones throughout the province.

Example 1: In 2019 The City of Kimberley approved a Development Permit for a 7500 sq ft facility located approximately 70 meters from the closest residence. City staff confirmed that no complaints have been received thus far.

Example 2: In 2021 a Temporary Use Permit was approved in the city of Kamloops to allow for Micro Processing of Cannabis within an existing light industrial park. Adjacent units in the same building provided feedback that noise and odour were not an issue.



Above: Micro Cultivation Site in the City of Kimberley

Below: Micro Processing Site in the City of Kamloops



Building Design

- The proposed micro cultivation units will be attractive spaces also suitable for a variety of light industrial uses.
- Following use for micro cannabis a site will not be deemed contaminated or require additional measures to change the use.
- The building designs will include high end finishing details.



Conceptual renderings of a micro cultivation facility



Rationale

The proposed Industrial Park zone is supported by the City of Castlegar's OCP which designates the property as Light Industrial.

Industrial lands will have a direct impact on available jobs that can sustain the cost of living and support residents' ability to reside locally.

Industrial Land is taxed quadruple that of Residential Land (Residential 2.49% - Light Industry 10.06%)

Upgrades to public infrastructure such as Dube Road, will be a requirement of development

Micro cultivation facilities have proven to be successful in many other municipalities in BC

Questions?

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