

3350-20 / CP 1CV 19

From: Sylvain Alie
Sent: Wednesday, September 30, 2020 3:07 PM
To: Planning and Development Services
Subject: Bylaw 604 commentary

Thank you for the opportunity to provide input on this process.

We live in electoral district A on a piece of property zoned CR1.

We find it extremely frustrating that there are 2 grow operations on our street and a number of others within 2km from our house. All of these are on land designated as Residential in some way or the other and they certainly impact our quality of life with continuous odor release, noise and constant traffic. Having them as neighbours certainly do not help our property values!!

In reading the proposed text of the amendment I find the following missing...

Section One Text Amendment 1. Part 2 Section 21 "Economy and industry – policies (emergent industries)" be amended by deleting sub-section (2) and replacing it with the following: "(2) Cannabis cultivation and processing may be permitted as an agricultural or industrial use where the size and configuration of building(s) do not detract from the rural character of the surrounding area and there are measures to mitigate potential noise, lighting, odour, and emissions relative to adjacent land uses (and meet the requirement of the property zoning)"

In item 2

there should be a (f) water usage will not impact water reserves of other land users or overly tax existing water supply.

and a (g) that all water leaving the facility go through an appropriate water treatment process before being released into the environment

In Item 4

Instead of "Comox lake Watershed" ...this should read "any watershed where potable water is extracted from either the surface or sub surface."

With the current free for all of cannabis production in the area this amendment should be worded with extreme vigor as you can be assured that it will be abused to the limit. Poor wording will our death.

I want to be clear that I do not oppose cannabis production. I simply believe that it should be done in either commercial or industrial zoned land. If on the other hand somebody wants to grow cannabis on open ground ei: like a regular garden with a single crop per year, then any ALR land should fit the bill.

As cannabis is now legal in this country I feel that local government (CVRD) should make it a priority to pressure the federal government into cancelling all medical marijuana permits and closing those facilities (as the product is now legal and easily purchased anywhere) or allowing them to stay in production as long as they meet the requirements of local government bylaws. That way there would be only one legal body looking a permitting and licencing everything related to cannabis.

Finally I hope the CVRD has a strong action plan to get rid of all non compliant facilities in the area once this Bylaw is in place and that the non compliant facilities will not be grandfathered or "special permitted" to continue operating.

I feel I have the right to clean air, a normal residential traffic load and a noise free environment. That is why I chose to live in a CR1 zoning in the beautiful Comox Valley

Thank You
Sylvain Alie