



TA20-0024

889 Vaughan Ave

Text Amendment



Proposal

- ▶ To consider non-support of a site specific text amendment to change the minimum allowable distance for a cannabis production facility to lots that have a residential use as a principal use from 60 metres to 30 metres.

Development Process

Oct 12, 2020

Development Application Submitted

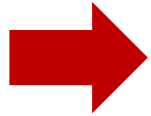


Staff Review & Circulation



Jan 07, 2021

Public Notification Received



Mar 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



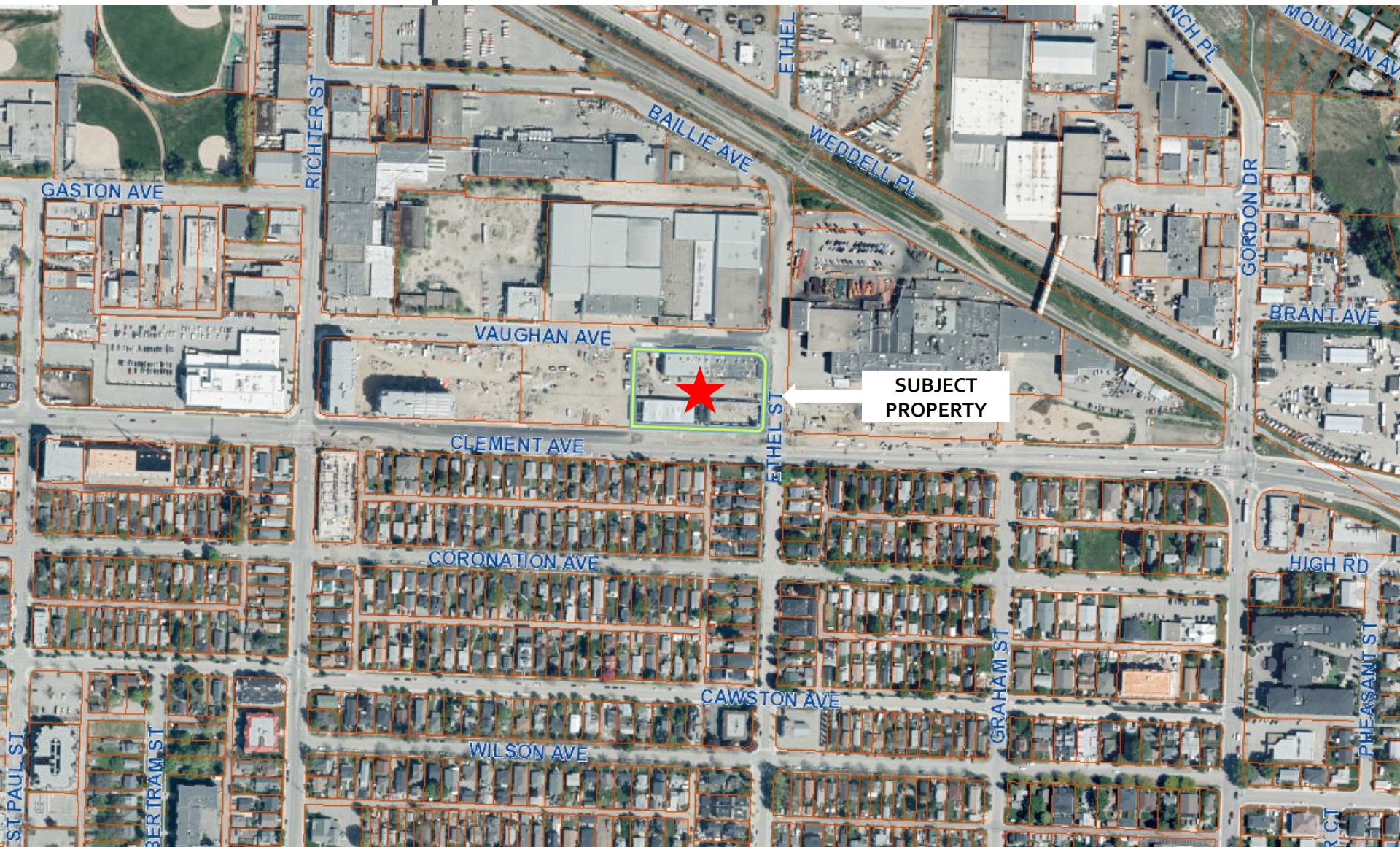
Final Reading



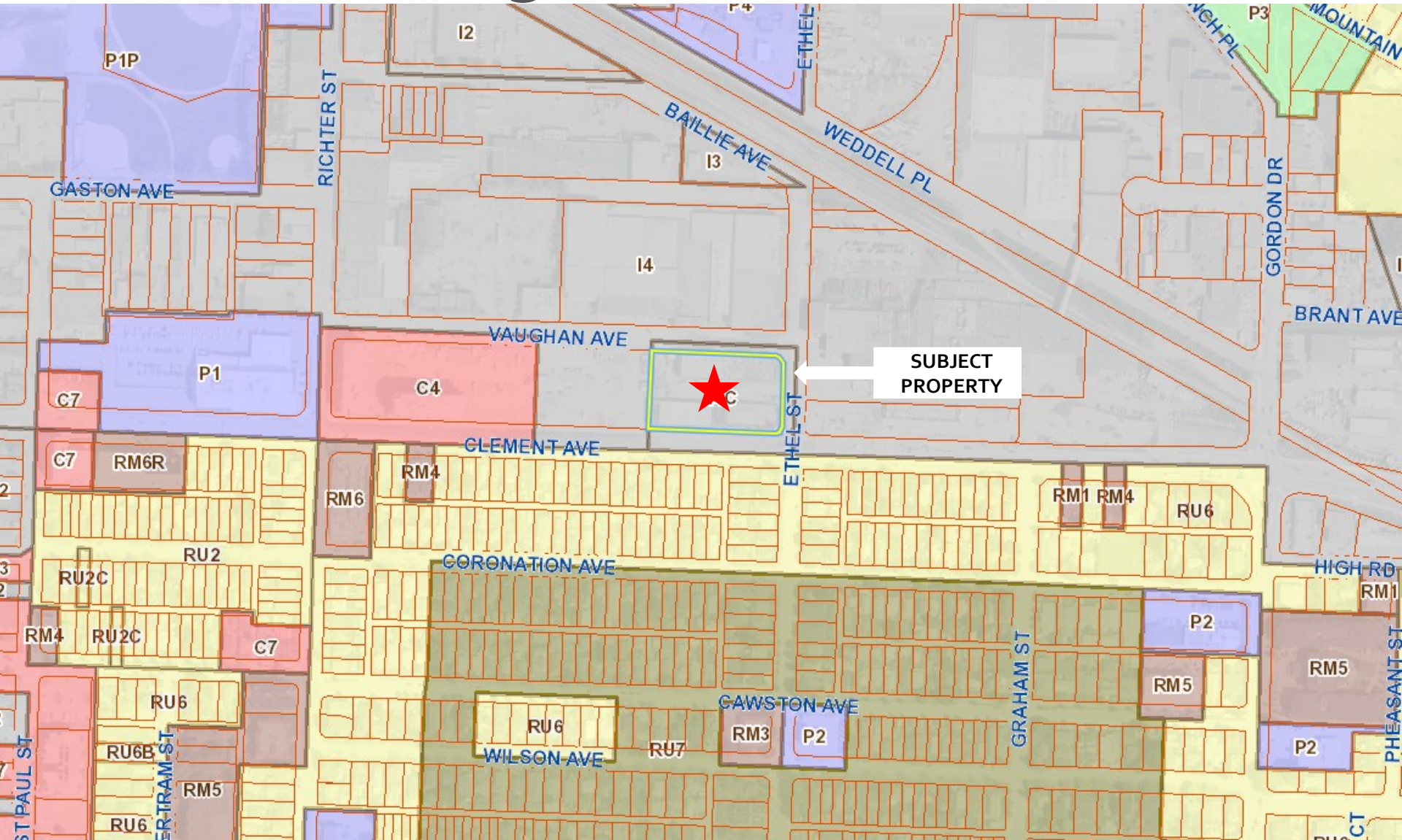
Building Permit

Council
Approvals

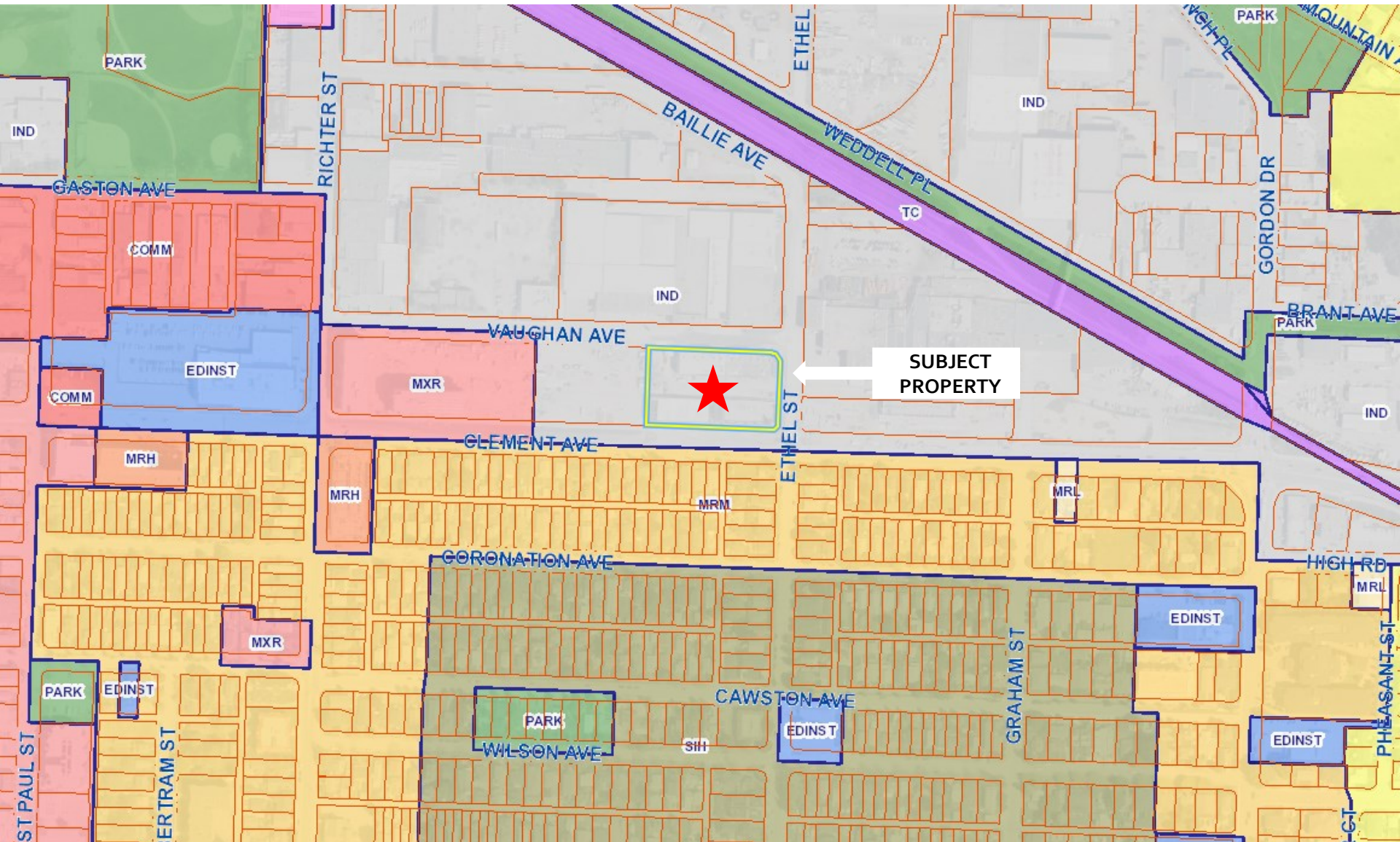
Context Map



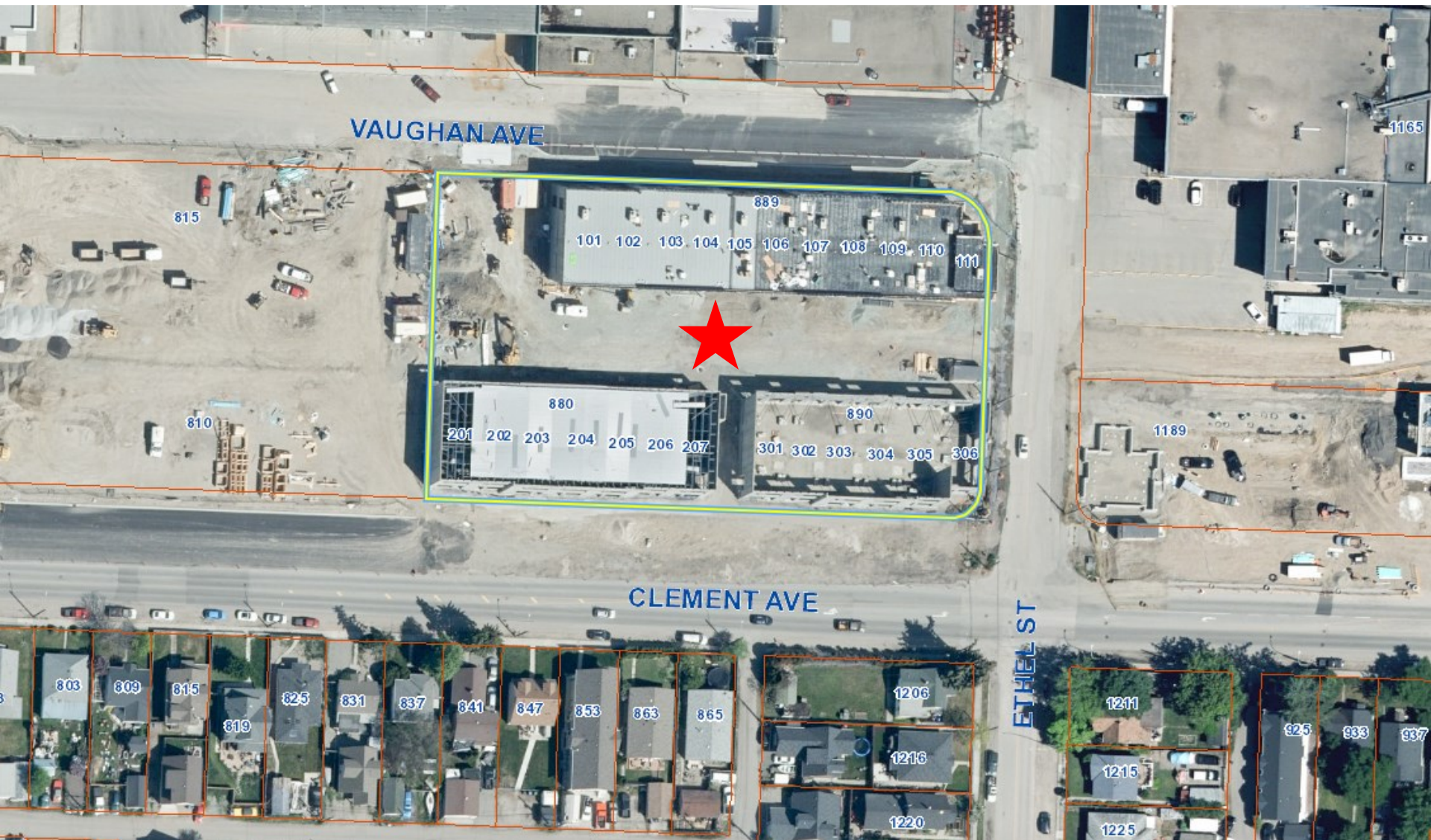
Current Zoning



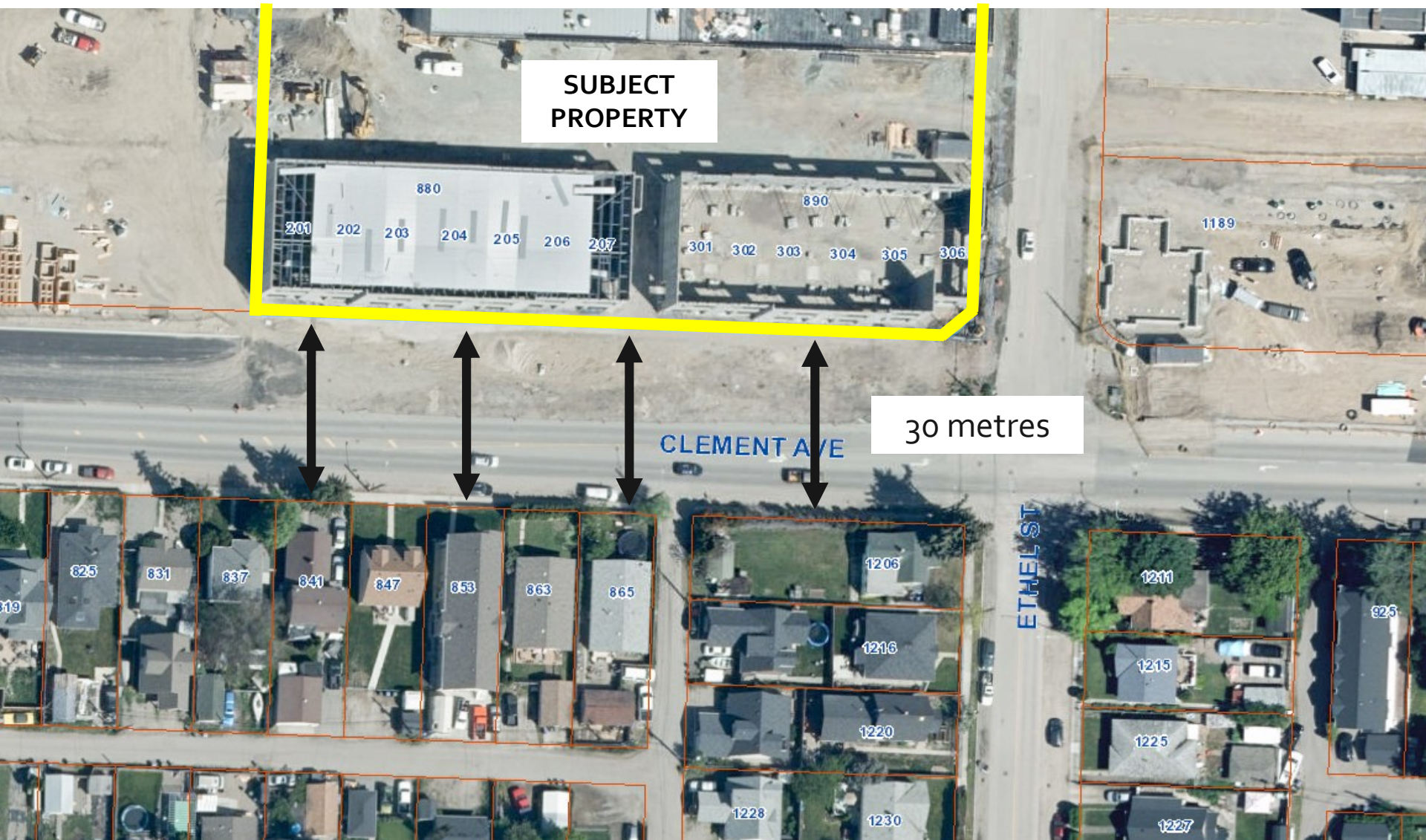
OCP Future Land Use



Subject Property Map



City of Kelowna



Project/technical details

- ▶ The applicant proposes a cannabis production facility on the subject property.
- ▶ The property is within 60m of lots that have a residential use as a principal use, measured lot line to closest lot line.
- ▶ Having cannabis production facilities within 60m of residential properties is not permitted.
 - ▶ Therefore, the application requires a site specific text amendment to allow a cannabis production facility on the subject property.

Development Policy

- ▶ Zoning Bylaw – Section 9.15.1 Cannabis Production Facilities
 - ▶ Cannabis Production Facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.
 - ▶ The minimum distance is intended to limit the negative impacts associated with cannabis production on residential properties.

Staff Recommendation

- ▶ Staff recommend **non-support** of the proposed text amendment
 - ▶ Avoid negative impacts on residential properties
 - ▶ Proposed distance to residential properties is half of current regulations
- ▶ Recommend that the bylaws not receive 2nd & 3rd Readings



Conclusion of Staff Remarks