

**Archived:** Tuesday, January 23, 2024 8:20:51 AM

**From:** [Douglas Neill](#)

**Sent:** Monday, January 22, 2024 3:52:44 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Written Submission - Public Hearing Bylaw 3000 - 24 January 2014

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Members of the RDNO Electoral Area Advisory Committee and the Board of Directors of the Regional District of North Okanagan,

I am writing to voice my opposition to Section 3.13 (2) of Zoning Bylaw 3000, which states:

**“ Within Electoral Area “D”, the total footprint of all buildings and structures used for an agricultural cannabis production facility use and all ancillary and support uses may not exceed 1,900 m2 per property for buildings with a base not consisting entirely of soil.  
1900 sq m – 20,451 sq feet”**

I am opposed to setting a different, larger footprint only for Area D. The footprint should be 500 m2; the same as for all other areas in the RDNO. Accordingly, Electoral Area D should be included in a revised Section (per 3.13 (3)) such that for all Electoral Areas “...the total footprint of all buildings and structures used for an agricultural cannabis production facility use and all ancillary and support uses may not exceed 500 m2 per property for buildings with a base not consisting entirely of soil”.

Our community has opposed the construction of industrial-sized cannabis facilities in Area D since at least 2018 when we first got wind of Director Fairburn’s (inappropriate) expression of support to build a Walmart-sized (100,000+ square feet) facility in a rural residential area on Shafer Road.

Over 150 members of our community left no doubt about their concerns and opposition during a mandated Public Information Meeting on 21 January 2019. Director Fairburn did not attend the meeting and none of the many concerns raised have been addressed.

Our community again expressed our opposition during a Delegated Public Hearing (Zoning Text Amendment Bylaw 2820) on 11 Dec 2019, which sought to establish a similar exception to allow for a larger, 1900m2 footprint only in District D. Eighty seven community members made written submissions and many spoke out against the proposed amendment. In the face of this opposition, Director Fairburn withdrew the proposal and we thought the issue was dead.

However, in late September 2023, we received word that Director Fairburn was trying yet again to get his proposal approved, this time by way of a Zoning Text Amendment (Bylaw 1188). Of note, this approach would not have necessitated a Public Hearing, and again, there was no consultation with the community. nevertheless, we responded on very short notice with over 30 letters sent to the Board of Directors and members of the EAAC asking them to reject the proposal. In the end, the Text Amendment to Bylaw 1188 was not pursued and we have not heard a word on the issue from Director Fairburn since.

And yet, here we are once again....

This ill-conceived idea has been opposed since 2018, and the reasons for opposition remain unchanged. Director Fairburn has provided no justification or rationale for resurrecting this proposal after withdrawing it in the face of opposition. The repeated use of these procedures to by-pass the previously recorded opposition of Area D residents is deeply troubling. I urge all Board members to stand against this proposal, safeguard the interests of Area D residents, and uphold the integrity of the Regional District of North Okanagan.

Sincerely,

Doug Neill  
Area D Resident  
1684 Mabel Lake Road  
Lumby, BC

**Archived:** Tuesday, January 23, 2024 8:11:54 AM

**From:** [Douglas Neill](#)

**Sent:** Friday, January 19, 2024 2:28:24 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Input for Public Hearing 24 January 2024: Text Amendment Proposal Zoning Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

The note below was sent in September 2023 in regards to a proposed text amendment for Bylaw 1888 that has now been incorporated into Bylaw 3000, which is now the subject of a Public Hearing on 24 January 2024.

As the substance of the concerns outlined in this original letter is unchanged, please accept it now as a written submission for the Public Hearing.

Given the prolonged and often changing process for this Bylaw and the associated amendments (with little notice and no communication from our Director), I would suggest that all letters received by Board members concerning the previous amendment to Bylaw 1888 be included as written submissions for the current Amendment to Bylaw 3000.

Regards,

Doug Neill  
RDNO Resident  
1684 Mabel Lake Road  
Lumby, BC



Sent from my iPhone

Begin forwarded message:

**From:** Douglas Neill <[REDACTED]>  
**Date:** September 25, 2023 at 4:10:25 PM PDT  
**To:** bob.fleming@rdno.ca, jim.johnson@rdno.ca, allysa.hopkins@rdno.ca, amanda.shatzko@rdno.ca, rick.fairbairn@rdno.ca, mayoracton@lumby.ca, lumbyrandal@gmail.com  
**Cc:** mayor@spallumcheentwp.bc.ca, rhohte@coldstream.ca, sfowler@cityofarmstrong.bc.ca, benhogan@telus.net, mayor@vernon.ca, amund@vernon.ca, bguy@vernon.ca, tturning@vernon.ca  
**Subject:** Input Re: Proposed Amendment Zoning Bylaw No. 1888

Dear Members of RDNO Board of Directors and EAAC

## Written Submission 1 - Bylaw 3000

I am writing to express my strong opposition to the proposal to "...amend the Regional District of North Okanagan Zoning Bylaw No. 1888 to allow, within the Agricultural Land Reserve in Electoral Area "D", the total footprint of an agricultural cannabis production facility and all ancillary and support uses to have a total footprint of 1900m2 per property for building with a base not consisting entirely of soil".

A similar proposal to increase the allowable footprint was the subject of a Delegated Public Hearing on 11 December 2019. Eighty seven written submissions were received prior to the hearing and many Area D residents attended to voice their serious concerns and opposition. In the face of this resounding opposition, Director Fairburn withdrew his proposal and we all thought the issue was dead - we've heard nothing about it since....until now, with precious little time to react.

The specific concerns raised at the public Hearing need not be repeated here: nothing has changed in this regard. Nor has our Director offered any engagement with residents or explanation for his continued pursuit of this change for Area D.

It is most relevant that all other Areas still retain the 500 m2 limit and so ostensibly agree with the reasons for establishing such a limit in the first place.

The other Areas don't want a change and the residents of Area D don't want a change. Nobody asked for a change (that we know of). Why on earth, then, is the Director of Area D still trying to make a change?

Why is he going against the limits that are still accepted by all other Areas and working against the very clearly stated position of the residents of Area D?

At best, it is a cynical attempt to use a procedural end-run to disregard (and insult) the people who he is supposed to represent.

At worst, it constitutes a gross ethical failure and raises serious questions regarding the motives and integrity of the Director of Area D. Further, if the proposal is accepted, this perception would also stain any members of Electoral Area Advisory Committee and/or the Board of Directors who offered their support.

It was a bad idea in 2019 and it's still a bad idea now. The reasons for opposition haven't changed. Director Fairburn has offered no explanation for why he is pursuing this now after withdrawing it in the face of opposition in 2019. Using these procedures now to disregard the previously recorded opposition of the residents of Area D is shameful. I urge you all to oppose this proposal.

Sincerely,

Doug Neill  
Resident Area D



Sent from my iPhone

**Archived:** Tuesday, January 23, 2024 8:12:29 AM  
**From:** [Russ Collins](#)  
**Sent:** Friday, January 19, 2024 3:55:25 PM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Opposition to section 3.13 part 2 of bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I'm a resident of Area D of the RDNO.

I strongly oppose section 3.13 part 2 of [bylaw 3000](#). If passed, it would permit cannabis production facilities in Area D to be 4 times the size of similar facilities in all other Areas.

A cannabis production facility of over 20,000 sq ft conflicts with the OCP, which focuses on area D's natural environment. How does 20,000 sq ft of concrete conform to clean air, quiet, dark nights and safety?.

Already many residents lack enough water to grow all they need for food production. In light of this should we be promoting huge factories whose output is recreational substances that need water not only for growing but for the industrial processes involved? I argue that it would show very poor judgment.

Our OCP states "Agricultural Industrial land uses that support local farm production should be encouraged. This type of agricultural use shall process or manufacture agricultural products, shall not be intrusive nor offensive to the surrounding area, shall be located sensitively to avoid high capability soils and shall not contaminate ground or surface water..."

I insist, once again (!), that paragraph 2 of section 3.13 be removed, and Area D be added to paragraph 3 so that all areas of the RDNO allow similar cannabis production facilities.

Russ Collins  
130 Shuswap R Dr  
V0E 2G6

**Archived:** Tuesday, January 23, 2024 8:13:25 AM  
**From:** [Huguette Allen](#)  
**Sent:** Saturday, January 20, 2024 11:56:00 AM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Opposition part of bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

As a resident of Area D of the RDNO I strongly oppose section 3.13 paragraph 2 of [bylaw 3000](#). Over the last 20 years, my family has purchased 3 acreages in area D, encouraged by our OCP's focus on the area's natural environment and rural character.

Just a few years ago, Area D residents voted 92.8% in favour of supporting diversified farming and developing a resilient economy based on health, quality of life & protection of the environment rather than on industrial farming.

Yet, director Fairbairn, contrary to all other directors, now wants to allow marijuana factories in area D to be 4 times the size permitted elsewhere in the RDNO. Why? He claims this is necessary to "develop" the area. Yet area D, which is central to the Shuswap Watershed, is not at all suited to this kind of development. On the contrary, in the Shuswap Sustainability plan it says we should be "Working inclusively to sustain a healthy, resilient watershed where ecosystems are protected and restored and environmental and cultural values are respected ensuring that fish, wildlife, habitat and people thrive, today and into the future.'

Rural areas that have encouraged industrial farming are now facing ground water pollution as well as other serious problems. In area D, we already see many residents unable to grow all they need because of a lack of water. Allowing huge production facilities of 20,451 sq feet will exacerbate water issues since factories use water not only for production but also for industrial processes.

Mister Fairbairn also claims that marijuana production is no different than any other farming, according to the province.

Yet the province recognizes that marijuana factories bring different problems to a community which is why it states that "Local governments play a significant role in determining what kind of cannabis production occurs in their community" (when production is not based on soil).

As for "developing" area D, it seems quite clear that people don't want the kind of development Mister Fairbairn is advocating. This is worrisome because we wonder who will benefit from a cannabis production facility of over 20,000 sq ft that clearly conflicts with the OCP? When an industrial park already exists in Lumby?

Please delete paragraph 2 of section 3.13 and add "Area D" to paragraph 3 so that all areas of the RDNO have similar limits on cannabis production facilities.

Huguette Allen.  
130 Shuswap River Drive  
V0E 2G6

**Archived:** Tuesday, January 23, 2024 8:41:58 AM  
**From:** [Eveline Woltersen](#)  
**Sent:** Sunday, January 21, 2024 3:01:48 PM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Proposed RDNO Zonng Bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

To: Members of the RDNO Electoral Area Advisory Committee and the Board of Directors of the Regional District of North Okanagan

As a part-time resident of Area D, I am voicing my opposition to Section 3.13 of the RDNO's new Zoning Bylaw No. 3000.

The permitted footprint for an "agricultural cannabis production facility" in Electoral Area D is 1900 m<sup>2</sup>.

This is four times the size that is permitted in all other areas, namely Electoral Areas B, C, E and F.

Setting a different size limit for Area D makes no sense.

I am opposed to setting a different, larger footprint only for Area D. The footprint should be 500 m<sup>2</sup>; the same as for all other areas in the RDNO.

Most other cannabis-related elements in Bylaw 3000 are the same across all Electoral Areas, and consistent with those for conventional agricultural activities like dog kennels, loafing barns, or riding arenas.

However, commercial, large-scale cannabis production is different from a loafing barn or a riding arena.

Large-scale cannabis production will have high staffing needs, large parking and loading areas, security fencing and lights, high demands on electricity and water resources, and large-scale heating/cooling/ventilation systems.

They will "impair or impede the intent" to protect agricultural uses on adjacent properties on agricultural land, as described under Section 46 of the *Agricultural Land Commission Act*.

They will not be compatible with conventional agricultural uses in Area D.

Except for some general industrial and high density residential in the Lavington area, uses are mainly rural residential, field crop, turf and large holding ranching uses.

Large-scale cannabis facilities are industrial and should be treated as such,

This amendment that singles out Area D is not new.

Director Fairbairn proposed a similar amendment four years ago in 2019. At that time, the RDNO received eighty-seven written submissions in response, in which many Area D residents voiced their opposition.

A Delegated Public Hearing was held on 11 December 2019, in which the message was resoundingly clear:

- Area D residents viewed 1900 m<sup>2</sup> cannabis production buildings as "industrial scale";
- residents were opposed to "industrial-scale" facilities in the ALR; and,
- residents wished the size and scale of these facilities in their area to be consistent with the size and scale in the four other RDNO areas (namely not more than 500 m<sup>2</sup>).

Director Fairburn's amendment was withdrawn.

Here we are again at another Delegated Public Hearing.

I am dismayed that the changes in Zoning Bylaw 3000 once again support Director Fairbairn's amendment.

As before, the amendment is the same.

As before, Director Fairbairn has not actively engaged with residents or explained his continued pursuit of this amendment for Area D zoning.

As before, there is every indication that Area D residents are still opposed to the amendment.

As before, the other four RDNO areas will retain their existing 500 m<sup>2</sup> limit.

This is incomprehensible. Nothing has changed from 2019.

I urge that Subsection 3.13 be rewritten.

Scrap Subsection 2 and add Area D to Subsection 3 so that all areas of the RDNO allow the same size agricultural cannabis production facilities under the same criteria and restrictions.

Sincerely

Eveline Wolterson, P.Ag., EP  
925 Shuswap River Drive, Lumby, BC  
[REDACTED]

Eveline Wolterson, P.Ag., EP  
526 30<sup>th</sup> Avenue East, Vancouver, BC V5V 2V6  
[REDACTED]

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Soil – Our first resource



**Archived:** Tuesday, January 23, 2024 8:42:50 AM

**From:** [Charles Ruechel](#)

**Sent:** Sunday, January 21, 2024 3:16:20 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Cannabis production facilities

**Sensitivity:** Normal

**Archived:** Tuesday, January 23, 2024 8:42:50 AM

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\*\*\* External Email - Use Caution\*\*\*

Dear RDNO Directors,

I am writing to voice my opposition to allowing indoor cannabis production facilities of 20,451 square feet in the RDNO area D. I would like to see the removal of section 3.13, paragraph 2 of bylaw 3000.

I have lived in the regional district of the north okanagan for over 40 years and am a resident of area D. For 11 years now I have been operating an adventure tourism business and canoeing school based in Area D.

While I understand that large indoor agricultural production is a part of today's agricultural reality, I strongly disagree with allowing these production facilities in area D, where we are already struggling with water quality and water scarcity.

Area D contains key areas of the Shuswap river watershed's headwaters, and as such, plays a critical role in the health of this river system and I don't see the necessity to allow more industrial farming (of non-food products) on valuable agricultural land.

Indoor cannabis production is not a 'land-based' agricultural business. It would be more appropriately built in a place such as Lumby's industrial park, where access to proper water treatment is available (and is also easier for workers to commute to). In Lumby, we have an excess of unused industrial land where the natural environment has already been converted to industrial land.

To me, it is a mistake to treat industrial cannabis production the same as other agricultural production facilities as it simply does not grow food. Furthermore, it does not support our OCP to allow industrial-scale indoor cannabis production on valuable agricultural land.

I see it as a tragic oversight if we were to keep allowing these types of facilities and their surrounding development to occur without the foresight of what the future costs will be to the rural character of the region, the loss of valuable and diminishing land and soil for growing food, and to the degradation of ground and surface water quality.

I'd also like to mention that my business depends on clean water in the local rivers which are a major contributor to ecosystem health of each area of the RDNO - not just area D.

To the directors of the RDNO, I urge you to consider the longer-term view of the ecological and agricultural future of our region and please consider NOT allowing the increase of large cannabis production facilities in Area D - especially when there exists a perfectly viable alternative to use Lumby's industrial park for industrial-scale indoor production of recreational drugs.

Sincerely,  
Charles Ruechel  
826 Whitevale road  
Lumby BC  
V0E 2G7

**Archived:** Tuesday, January 23, 2024 8:43:30 AM

**From:** [Margaret Dietsche](#)

**Sent:** Sunday, January 21, 2024 3:30:56 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Regional District of North Okanagan Zoning Bylaw No. 3000, 2023

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Dear Sir/Madam,

As residents of Area D for over 29 years, we vehemently oppose the proposed amendment to Regional District of North Okanagan Zoning Bylaw No. 3000, 2023. We also oppose the development of any rural cannabis production facility.

Residents have already voted against large-scale cannabis facilities. We do not wish to see further attempts to develop large-scale cannabis facilities, particularly adjacent to rural properties, where families live and play, and where they enjoy the peace and quiet of a rural lifestyle. Cannabis facilities in a rural setting will surely attract a criminal element. Families do not wish to live in fear for their children's wellbeing.

This bylaw was put in place to ensure proper management of lands within the Regional District. There are several reasons for our opposition to this amendment.

**1. Water usage**

- a. Your development will adversely affect neighbouring properties who rely on the current water infrastructure to sustain their farming and residential needs. There are several small acreages in the area who have co-existed without the worry of a large, industrial cannabis hampering the current infrastructure.

**2. Odours**

- a. The current bylaw indicates that a cannabis production facility must not discharge or emit odorous...or vapour.
- b. Currently there is a cannabis production facility at 1701 Kosmina Road, within the City of Vernon, which continues to emit strong odours, despite the company's assurances that they have upgraded their filtration systems. Area residents have filed numerous complaints with the City of Vernon, yet, seemingly, nothing is done to protect the sanctity of their clean air. Once can only drive by in a vehicle and experience the bothersome odour. What guarantee do Area D residents have that this company will comply with the production facility use bylaw? It seems inevitable that cannabis operations will emit nuisance odours.

**3. Health Canada**

- a. Does this company plan to abide by Health Canada regulations? Have they received permission to operate such a large scale cannabis facility?

**4. Viability**

- a. Currently there are several cannabis facilities who have realized bankruptcy; one within the Village of Lumby, another near Westwold. Why build a large scale operation when there are other, already established facilities, that do not require the destruction of forested lands, and negatively affecting neighbouring properties' reliance on existing water infrastructure?
- b. Many cannabis facilities have failed to survive in a climate of economic uncertainty. Should the proposed facility fail to survive during trying cannabis markets, the large scale facility will remain, empty, lighted, and the neighbouring properties will have to exist near a behemoth building, left to rot in an otherwise natural habitat.

**5. "Glare"**

## Written Submission 6 - Bylaw 3000

- a. **The current bylaw states that "...The use must not discharge or emit: odorous, toxic or noxious matter or vapour; heat, **glare** or radiation."** Neighbouring residents purchased their properties in a rural setting with thoughts of living a serene life; free from a large scale, industrial cannabis facility. There is nothing to say that this company will abide by this bylaw. We anticipate that the glare will negatively impact the natural environment.

Please do not allow the proposed amendment to Regional District of North Okanagan Zoning Bylaw No. 3000, 2023.

Respectfully,

Margaret and Egon Dietsche  
15 Rangeview Road  
Lumby, BC V0E 2G5  
[REDACTED]

odours

**Archived:** Tuesday, January 23, 2024 8:47:51 AM

**From:** [steven.st.amand](#)

**Sent:** Sunday, January 21, 2024 3:33:47 PM

**To:** [Jim Johnson](#); [Allysa Hopkins](#); [Amanda Shatzko](#); [Rick Fairbairn](#); [Bob Fleming](#); [RDNO Public Hearing](#)

**Subject:** Area D industrial expansion

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hello, I am a resident of RDNO area D and want to ensure that you are aware of my staunch opposition to the renewal of Green Amber Canada's construction permit and the proposal to allow cannabis facilities larger than 5000 square feet. It makes no sense at all that area D would be any different from any of the other areas when it comes to this. As for employment opportunities, Lumby businesses currently have trouble finding willing locals to work and the skilled employees that this cannabis company requires are most likely not available in the area. The previous work on the land was completed by contractors outside of the area and the type of experience required to build this type facility is not possessed by any local contractors either. So the argument that this facility would offer job opportunities to Lumbyites is moot.

Due to oversupply Canadian cannabis producers are consistently destroying cannabis (almost 3 million pounds since 2018). They are also abandoning facilities and laying off workers due to this over supply. Canadian investors have lost more than 131 billion dollars (that's \$43,000 per Canadian resident) in the cannabis industry causing investors to shy away from further involvement.

Beyond the very obvious negative impact on the lives of Lumby residents living near these operating facilities (noise, traffic, air quality, light pollution and loss of living quality). If these facilities are approved Lumby is at high risk of having partially built or worse fully built facilities that no one can afford to buy, use or transform and therefore becomes another industrial eyesore on its brownfield landscape. Let's face it Lumby has enough abandoned industrial land, it doesn't need more. This company has already proven itself incompetent and unable to complete this task once by not being able to construct what they previously planned before their permit expired, let's not make the same mistake again.

Thank you  
Steven St. Amand

**Archived:** Tuesday, January 23, 2024 8:49:06 AM

**From:** [Jason Allen](#)

**Sent:** Sunday, January 21, 2024 6:15:12 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Section 3.13 of bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I am a land owner of an acreage on the Shuswap River. I strongly oppose section 3.13 paragraph 2 of [bylaw 3000](#).

I bought that property encouraged by what I saw in the area. I was therefore quite alarmed to learn that the director now wants to enable cannabis industries 4 times the size permitted elsewhere to be built here. Why? Who will benefit?

We enjoy the night sky, the clean air, soil and water of this area. I can't imagine enjoying having a 20,000 sq feet factory. Who will want to buy land near that? It would destroy the rural character of the area.

Since all other area directors saw fit to put a limit on cannabis production facilities of 500 sq ft, I can't understand why our director would try to bring industrial size production in our area while there is a perfectly good industrial park right in Lumby?

Please remove paragraph 2 and add "area D" to paragraph 3, making area D no different than others. Thank you,

Jason Allen, Sam Allen, Luke Allen

[150 Shuswap River Drive,](#)

[V0E 2G6](#)

**Archived:** Tuesday, January 23, 2024 8:49:51 AM

**From:** [Gayle Rowan](#)

**Sent:** Sunday, January 21, 2024 7:35:11 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Cannabis production facility size Area D, proposed bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

To whom it may concern,

We believe that Area D should align with the other Areas in the size of cannabis production facilities, 500m square NOT the 1,900m square which is being proposed.

We also believe that large Cannabis production facilities should be situated in Industrial Parks.

The residents who call the properties on Shafer Road home should be able to count on this Board to safeguard their environment and way of life - they deserve nothing less than that from you.

Sincerely

Laurie and Gayle Rowan

221 Richlands Rd,

Cherryville, BC V0E 2G1



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**Archived:** Tuesday, January 23, 2024 8:50:30 AM

**From:** [Kelly](#)

**Sent:** Sunday, January 21, 2024 8:18:34 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Public Hearing RDNO Wednesday January 24 Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

**To the Board of Regional Directors**

Public Hearing at the Regional District of North Okanagan (RDNO) on Wednesday January 24th, 2024, at 1:00pm for Bylaw 3000

What is within Bylaw 3000 is

“Increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area “D” from 500 m2 to 1,900 m2.”

I would like to state for the record that I do not agree with this Bylaw change.

I feel that Area D should follow the same Bylaw size allowances as the rest of the Area's in our Regional District.

Although it does not state **Why** this new Bylaw is being considered, is this change being made in order to allow the landowner at 95 Shafer Road to increase the building size? As a resident of Shafer Road I have concerns about this. Over the last few years these concerns have been made clear over and over again. As a community, the taxpayers and the staff at the Regional District have spent numerous hours addressing the concerns regarding this one specific property and its issues . It seems odd that our Regional Director is spending all this time, money and energy on this one property and the constant drama surrounding it.

Thank you for taking the time to hear my opinion and concerns.

Kelly Sheret

132 Shafer Road

Lumby, B.C.

V0E 2G1

**Archived:** Tuesday, January 23, 2024 8:51:14 AM

**From:** [Dianne Rouck](#)

**Sent:** Sunday, January 21, 2024 8:49:13 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Opposition to Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I *Dianne Rouck* am against the proposal that is within bylaw 3000 “ to Increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area “D” from 500 m<sup>2</sup> to 1,900 m<sup>2</sup>.” I feel it should remain 500m2 the same as all electoral areas in the Regional District of North Okanagan.

**Dianne Rouck**  
**30 Bear Valley Road**  
**Lumby, B.C. V0E 2G1**  
**Area D Resident**



**Archived:** Tuesday, January 23, 2024 8:51:39 AM

**From:** [Doug Rouck](#)

**Sent:** Monday, January 22, 2024 6:21:17 AM

**To:** [RDNO Public Hearing](#)

**Subject:** RE: Advisory Committee vote

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I *Doug Rouck* am against the proposal that is with in bylaw 3000 “ to Increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area “D” from 500 m<sup>2</sup> to 1,900 m<sup>2</sup>.” I feel it should remain as 500m2 the same as all electoral areas in the Regional District of North Okanagan.

Doug Rouck  
30 Bear Valley Road  
Lumby BC V0E 2G1

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**Archived:** Tuesday, January 23, 2024 8:52:57 AM

**From:** [Karen Braun](#)

**Sent:** Monday, January 22, 2024 9:57:17 AM

**To:** [RDNO Public Hearing](#)

**Subject:** Opposition part of bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

To: Rick Fairbairn

We would like to express our strong opposition against land use in area D for marijuana factories. We feel if we are wanting to develop the land why not green houses to grow vegetables? Something that we could all use and not just a select few who choose to use marijuana.

How often to we have bring this subject up when clearly area D is opposed?

Doug and Karen Braun

Sent from my iPhone

**Archived:** Tuesday, January 23, 2024 8:53:31 AM

**From:** [Alvin Tam](#)

**Sent:** Monday, January 22, 2024 10:48:32 AM

**To:** [RDNO Public Hearing](#)

**Subject:** Concerns about Bylaw 3000 – Let's Protect Our Area D \*Resent

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hello,

I'm resending my letter - I didn't include my property address. My name is Alvin Tam and I'm the owner of 263 Albers Rd, Lumby V0E 2G5, an 18-acre property with a custom-built home.

\*\*\*\*\*

I hope this message finds you well. I wanted to share my concerns as a fellow resident of Area D regarding Bylaw 3000, specifically section 3.13, paragraph 2. This issue has stirred strong emotions in me because it directly impacts our community.

The proposed bylaw would permit cannabis production facilities in Area D to be four times larger than those allowed in areas B, C, E, and F. To put it in perspective, we're looking at facilities as large as 1,900 square meters or 20,451 square feet. This doesn't align with the vision we had for our area, which attracted many of us, including myself, to invest in our properties here.

Our decision to own land, like my 18-acre property and house, was based on the promise of preserving our unique rural lifestyle, safeguarding our natural environment, and fostering self-sufficiency among residents. Allowing such massive concrete-based factories to take root in our community feels like a departure from these principles and a breach of trust.

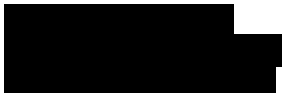
I'm reaching out to ask for your support in opposing Bylaw 3000, particularly section 3.13, paragraph 2. Let's work together to maintain the integrity of our beloved Area D and protect the values that drew us here in the first place.

Thank you for taking the time to consider this important matter. Your support means a lot.

Warm regards,  
Alvin.



TAM TAM FILMS  
Alvin Tam



January 22, 2024

To Whom It May Concern:

I, Pearl Myers, am against the proposal that is with in bylaw 3000 "to increase the Maximum allowable size of an agricultural cannabis production facility on properties In the ALR and in Electoral Area "D" from 500 M2 to 1,900 M2. I feel it should remain At 500 M2 the same as all electoral areas in the Regional District of North Okanagan.

A handwritten signature in cursive script that reads "Pearl Myers".

Pearl Myers  
246 Albers Road  
Lumby, B.C.  
V0E2G5

**Archived:** Tuesday, January 23, 2024 8:54:53 AM

**From:** [REDACTED]

**Sent:** Monday, January 22, 2024 1:04:08 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Advisory committee vote

**Sensitivity:** Normal

**Archived:** Tuesday, January 23, 2024 8:54:53 AM

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\*\*\* External Email - Use Caution\*\*\*

To whom it may concern:

I Darren Grant am against the proposal that is with in bylaw 3000 to Increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500 m2 to 1,900 m2. I feel it should remain as 500m2 the same as all electoral areas in the Regional District of North Okanagan.

Best Regards,  
Darren Grant  
801 Mabel Lake RD  
Lumby BC  
V0E2G5

**Archived:** Tuesday, January 23, 2024 9:00:18 AM

**From:** [Robin Ledrew](#)

**Sent:** Monday, January 22, 2024 3:09:16 PM

**To:** [RDNO Public Hearing](#)

**Subject:** re: Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Greetings,

As a resident of Area D, I strongly oppose section 3.13 par 2 of [bylaw 3000](#) which would allow the footprint of cannabis production facilities in are D to be 4 times the size of similar facilities in all other areas, namely areas B, C, E and F.

Allowing area D to build cannabis production factories as large as 1,900 m2 or 20,451 sq feet, is not at all in keeping with the OCP which focuses on area “D”’s rural lifestyle, its unique natural environment and the self sufficiency of its residents.

. Our OCP states “ Agricultural Industrial land uses that support local farm production should be encouraged. This type of agricultural use shall process or manufacture agricultural products, shall not be intrusive nor offensive to the surrounding area, shall be located sensitively to avoid high capability soils and shall not contaminate ground or surface water...”

There is no reason whatsoever that area “D” should be considered different from other RDNO rural areas.

Please scrap paragraph 2 of section 3.13 and add area “D” to paragraph 3 so that all areas of the RDNO allow similar cannabis production facilities.

sincerely  
Robin LeDrew  
144 Albers Rd.  
Lumby BC

**Archived:** Tuesday, January 23, 2024 9:00:55 AM

**From:** [RENNIE Bonnici](#)

**Sent:** Monday, January 22, 2024 3:15:47 PM

**To:** [RDNO Public Hearing](#)

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Dear Directors

We Rennie and Magdeline Bonnici residents of 1865 hwy6,Lumby(Area D)Strongly oppose the request that would allow cannabis production facilities in area D to be 4 times the size allowed of surrounding districts.

Large operations should be put where they belong in the industrial areas.

Many residents in this area are concerned about large scale cannabis buildings on our ALR land and what could happen to our water supplies and contamination of our waterways.

Light pollution and the property value going down.

Please We trust you will work with us and listen to our concerns

Thank you,

Magdeline

Rennie Bonnici



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**Archived:** Tuesday, January 23, 2024 2:38:05 PM  
**From:** [RDNO Public Hearing](#)  
**Sent:** Tuesday, January 23, 2024 2:30:35 PM  
**Subject:** FW: Balking Area D residents  
**Response requested:** No  
**Sensitivity:** Normal

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**From:** mike allen [REDACTED]  
**Sent:** Monday, January 22, 2024 3:26 PM  
**To:** RDNO Public Hearing <PublicHearing@rdno.ca>  
**Subject:** Re: Balking Area D residents

**\*\*\* External Email - Use Caution\*\*\***

Hi all,

Below (in bold) is a virtual reprint of my last email (September 25<sup>th</sup> 2023) to you regarding the last attempt by directors of NORD to increase marijuana production size limits on ALR land. Our contentions are below and they are clear and founded. But they are CLEAR.

Aside from wanting to yet again re-state my/our position on this issue, I'd also like to comment on how gobsmacked we are that here we are addressing this issue AGAIN. This seems a dirty trick to play on residents. By all indications it seems that those in favour of this change are playing a game of waiting until those opposed fall asleep of boredom of this game or simply give in due to issue-fatigue. It's a boring and unethical game and a waste of everyone's time - unless one of course has a vested interest in seeing the change go forth. As directors, can you not ensure a moratorium on this issue and let it sleep for at least two years before any more revisions are planned? Now if the proposal were to be off ALR land and in the industrial park where it rightfully belongs, that's a whole new thing. Thanks for yet again asking for input. I imagine everyone's had it with this issue. Particularly with the modus operandi of the whole affair.

Reprint as follows:

**Greetings to all,**

**We've just heard that despite Area D's massive turnout AGAINST an Area D cannabis operation a mere four years ago, director Rick Fairbairn is claiming that his constituents are for a new proposed amendment that allows for an increase in production facilities' footprints from 5K to 20K square feet. He's wrong.**

**A proposal such as this one is the sort of thing that must be publicized. It must be scrutinized by Area D residents and the public has a right to be informed of this drastic proposal and its major implications. With the fiasco that ensued after allowing the concreting of ALR land on Shafer Road, I'm surprised Mister Fairbairn considers the matter closed. Had he been present at this well-publicized public information meeting, I'm sure he'd recall the public's ire.**

**Mister Fairbairn cannot rightly claim to speak on our behalf and pronounce we are 'for' this; this is the first we've heard of this proposed amendment and to desire to bypass our wishes without this process is not the way we'd like to see things done. We'd like to remind him that although he may refer to us as 'his' constituents, he is foremost OUR representative and we demand that the right thing be done and the public polled. We vow to go with the results --but we think it fair he should too.**

**We are in no way against 'business' or 'growth' or marijuana production in any way; but we are for transparency and public involvement in matters which have the potential to greatly impact residents**



of this area.

Sincerely,

Mike and Martina Allen  
140 Shuswap River Drive  
Lumby. B.C.  
V0E 2G6



AREA D

**Archived:** Tuesday, January 23, 2024 9:09:30 AM

**From:** [Douglas Neill](#)

**Sent:** Monday, January 22, 2024 4:11:20 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Opposition to Zoning Bylaw 3000, Section 3.13 (2) - Public Hearing Submission

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Members of the RDNO Electoral Area Advisory Committee and the Board of Directors,

I am writing to express my opposition to Section 3.13 (2) of Zoning Bylaw 3000, specifically the allowance for a larger footprint in Electoral Area "D" for cannabis production facilities. This deviation from the standard 500 m2 footprint set for other areas within RDNO is unjustified and inequitable.

I propose revising Section 3.13 (3) to uniformly limit the total footprint for cannabis production facilities in all areas to 500 m2 per property. Our community has consistently opposed large-scale cannabis facilities (since 2018), as evidenced by the strong opposition during various public meetings and hearings in 2019.

Director Fairburn's repeated attempts to advance this proposal without addressing community concerns or providing justification are concerning. The lack of consultation and attempts to bypass public scrutiny are troubling trends that undermine the democratic process.

I urge all Board members to consider the longstanding opposition from Area D residents, uphold the integrity of the RDNO, and reject the exception for Area D contained in Section 3.13 (2) of Zoning Bylaw 3000.

Sincerely,

Kate Neill Area D Resident 1684 Mabel Lake Road Lumby, BC  
Sent from my iPad

**Archived:** Tuesday, January 23, 2024 9:15:11 AM  
**From:** [Tricia Cory](#)  
**Sent:** Monday, January 22, 2024 4:59:13 PM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Greetings! Just going to resend our letter as it has been brought to our attention that our full address should be shown. Please see below. Thank you!

Dear Directors,

As residents of Area D, we strongly oppose the request that would allow cannabis production facilities in area D to be 4 times the size allowed of surrounding districts.

We have no issue with cannabis but feel large operations should be put where they belong, in the industrial area. Large-scale cannabis production facilities with 8ft tall security fences, bright lights, parking lots and loading bays do not fit in small acreage neighborhoods. They will affect neighboring property values, water security and quality of life.

Over the last 6 years that this has been going on, many residents in this area have been very clear that they do not want large-scale cannabis buildings on our ALR land. One of the last meetings at RDNO for a similar request made by our director had the room and hallway packed full, the majority there to voice their opposition to increasing the size limit. In fact, our director withdrew his request during that meeting.

If the reasoning of this limit increase is to create jobs, then it should be noted that already many businesses in Lumby struggle to find employees, some have had to cut back their opening hours because of this. We find it hard to believe with the price of gas that people will be driving out of town for jobs that are most likely minimum wage. Having these facilities in town in an industrial area would be much easier for jobs and will bring the proper tax dollars to the Village Of Lumby.

The proposed 114,000sqft cannabis facility that was grandfathered in next to us still has yet to be built. The owners do not live in our community and most of the groundwork over the last few years was done by an out of town company. Since getting grandfathered in over 5 years ago the only building construction completed was 2 years ago when they poured the concrete footings for the proposed over 14,000 sqft production/admin building. The land sits vacant and full of weeds. A once beautiful piece of ALR land is now an eyesore.

We ask that you please vote to keep our current limit in place with the same as all surrounding districts, please do not allow the increase.

Thank you.

Mike & Trish Cadden

60 Shafer Road, Lumby BC V0E2G1 (Area D)

**Archived:** Tuesday, January 23, 2024 9:16:12 AM

**From:** [Kathy Simpson](#)

**Sent:** Monday, January 22, 2024 6:39:38 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Re: Amendment to Bylaw 1888

**Sensitivity:** Normal

**Archived:** Tuesday, January 23, 2024 9:16:12 AM

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\*\*\* External Email - Use Caution\*\*\*

Correction on my last email - the word 'Electrical' should say 'Electoral'.

Thank you

Kathryn Simpson

Sent from my iPad

> On Jan 22, 2024, at 11:26 AM, Kathy Simpson <kathysim@telus.net> wrote:

>

> Hello Amanda Shatzko, thank you for connecting with me.

> I am Kathryn Simpson. My address is 2629 Balsam Lane, Lumby BC V0E 2G5

> I am strongly opposed to the amendment to Bylaw 1888. I am opposed to any increase in the allowable size of an agriculture cannabis production facility on properties in the ALR and in Electrical Area "D".

> I am also very concerned that the people in Electrical D have not been made aware of this proposed amendment!

We have previously made our thoughts known on this issue. It appears that efforts have been made to slip this highly impactful amendment in without anyone knowing. It seems like no one knows about it. I am not an adversarial person but I do believe someone must stand up for the protection of my area.

>

> Kathryn Simpson

>

> Sent from my iPad

**Archived:** Tuesday, January 23, 2024 9:16:40 AM

**From:** [Kevin Brown](#)

**Sent:** Monday, January 22, 2024 9:07:27 PM

**To:** [RDNO Public Hearing](#)

**Subject:** bylaw 3000 changes to cannabis production facilities

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Members of the Board of Directors of the Regional District of North Okanagan

My name is Kevin Brown and unfortunately I reside in area D. I think is safe to say that cannabis boom did not happen. Nor do I believe that changing the setbacks and increasing the size of cannabis production facilities will create the catalyst to spark that boom. The cannabis industry existed before regulation and will carry on without these changes. Since no other district within the RDNO is requesting a change to the current regulations and the overwhelming majority of the residents of area D don't want any increases. Who then benefits? I also think it also safe to say that everyone has driven past the cannabis production facility at 1701 Kosmina road. The smell from that building is pungent. You should think about increasing setbacks not reducing them. No one wants to eat, sleep and live next to these buildings.

Kevin Brown  
103 Shafer Road

**Archived:** Tuesday, January 23, 2024 9:17:10 AM

**From:** [Jane Girvan](#)

**Sent:** Tuesday, January 23, 2024 8:07:57 AM

**To:** [RDNO Public Hearing](#)

**Subject:** Fwd: Bylaw 3000 public hearing

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I am resending the letter I emailed yesterday and adding our complete street address.

We are also concerned with the possible impacts resulting from the several changes to the number and size of secondary suites and homes allowed on small rural properties.

Does the RDNO have the staff or funding required to process new applications, inspect construction of approved applications, and provide necessary infrastructure planning?

Ron Blaue and Jane Girvan

Sent from my iPad

Begin forwarded message:

**From:** Jane Girvan <[REDACTED]>

**Date:** January 22, 2024 at 9:38:34 AM PST

**To:** [publichearing@rdno.ca](mailto:publichearing@rdno.ca)

**Cc:** [REDACTED]

**Subject:** Bylaw 3000 public hearing

Greetings from Area D,

My wife and I live and farm hay on 160 acres near the small property owned by proponents of Green Amber cannabis company. Among the many amendments proposed in bylaw 3000 are several that directly affect the size of structures allowed on this and other rural properties. Of primary concern to us is the increased footprint of cannabis processing facilities in the ALR from 500 sq m to 1,900 sq m— four times the maximum size of similar facilities allowed in all four other areas of our regional district. We are strongly opposed to large industrial facilities that cover agricultural land with concrete and disrupt core the community values detailed in our OCP.

Development of large new industrial facilities of any kind should take place in zones already designated for industry. A facility 500 sq m in size would be more than sufficient to process hemp grown on the smaller parcels of land common in our area.

We cannot see any valid reasons why industrial manufacturing facilities on agricultural land in area D should be deemed as different from that on rural land in other areas of the regional district.

We consistently encounter difficulties in finding workers for our haying operation, and doubt that labor will be available for low paying jobs at large hemp processing factories.

In our view, Industrial Cannabis development has the feel of a “hemp hype” reminiscent of the medical marijuana bubble that we struggled through a few years ago, and is still a very poor excuse for alienating prime agricultural land.

Respectfully, Ron Blaue and Jane Girvan  
203 Montgomery Road, V0e2G1, Area D, Lumby  
Sent from my iPad



**Archived:** Tuesday, January 23, 2024 9:25:45 AM

**From:** [Terri Deuling](#)

**Sent:** Tuesday, January 23, 2024 8:29:35 AM

**To:** [RDNO Public Hearing](#)

**Subject:** Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I oppose the suggestion that the Regional District of North Okanagan change Bylaw 3000 to allow Area D have agricultural cannabis production facilities increase in size to 1,900 square meters from the current 500 square meters.

I believe Area D should follow the lead of the other districts within the RDNO and stay at the current allowable size of 500 square meters.

As with many areas in the Okanagan, water supply is becoming an issue in some parts of Area D and larger facilities would use considerably more of the precious resource.

Large industrial scale cannabis facilities have no place in the rural landscape.

Terri Deuling  
90 Deuling Road  
Lumby, BC V0E2G6

**Archived:** Tuesday, January 23, 2024 12:10:14 PM  
**From:** [Shanta W](#)  
**Sent:** Tuesday, January 23, 2024 10:30:28 AM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Draft RDNO Zoning Bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hi  
I am Shanta McBain  
Adress 1751 Glenncarid st Lumby

I support the RDNO proposal to increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500m2 to 1,900m2.

I Support this because this change will be good for the local economy. Cannabis is a growing agricultural product and we need to ensure that our community benefits from the growth and eventual stability of our community.

As long as the environmental impact is mediated properly. I don't see the increase in size will be of greater effect than current dairy barn size currently have.

Thanks for taking the time to read this e-mail.

Bee happy

Shanta

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**Archived:** Tuesday, January 23, 2024 12:35:58 PM

**From:** [Henk Vander Waal](#)

**Sent:** Tuesday, January 23, 2024 11:47:42 AM

**To:** [RDNO Public Hearing](#)

**Subject:** Draft RDNO Zoning Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

To whom it concerns

I strongly support the RDNO proposal to increased the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500m2 to 1,900m2.

Cannabis is a key part of the agricultural industry, providing highly sought after employment opportunities for our farming communities.

Henk Vander Waal  
Newline ventures inc  
3409 39th ave Vernon BC v1t3e3

**Archived:** Tuesday, January 23, 2024 4:22:34 PM

**From:** [Jonathan Fernandes](#)

**Sent:** Tuesday, January 23, 2024 1:01:06 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Draft RDNO Zoning Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Dear Region,

We appreciate the efforts by the RDNO to review its by-law and make the appropriate amendments with regards to cannabis facility sizes on ALR land.

All forms of Cannabis production whether big or small are considered farm uses and can never be prohibited on ALR land.

While we do not support any prohibitions to cannabis production , we do support the RDNO proposal to increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500m2 to 1,900m2.

If you have any further questions regarding cannabis and its production and development. Please do not hesitate to contact me.

thanks,



Jonathan Fernandes  
Green Amber Canada, Okanagan BC



**Archived:** Tuesday, January 23, 2024 4:27:08 PM

**From:** [Isaac tetrault](#)

**Sent:** Tuesday, January 23, 2024 1:04:35 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Draft RDNO Zoning Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hi my name is Isaac Tetrault,

I live at 1415 Dyffryn road, in Lumby BC and have been reading lots into RDNO proposal to increase the maximum allowable size for agricultural cannabis grow facilities on properties in the ALR and in Electoral area D from 500m2 to 1900m2 as i believe this is extremely beneficial to our economy and growth as a community as the cannabis industry has brought a lot positive qualities in recent years. I have worked on multiple projects throughout the region postal code V1T 7G8 and have grow up around agriculture in this region my entire life and do not see this as a threat as cannabis already has so many restrictions on something that's incredibly beneficial.

Thank you for hearing me out.

Best regards,  
Isaac Tetrault

**Archived:** Tuesday, January 23, 2024 4:27:55 PM

**From:** [Backwoods Garden](#)

**Sent:** Tuesday, January 23, 2024 3:03:33 PM

**To:** [RDNO Public Hearing](#)

**Subject:** RDNO Zoning Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hello,

My name is Tara Kirkpatrick, I am the president of the BC Craft Farmers COOP. We the largest Cannabis trade organizations in the province with almost 140 members in the province.

Cannabis production are agricultural operations in BC and this should be supported by all forms of government.

We do not support any restrictions to cannabis development but we do support the RDNO proposal to increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500m<sup>2</sup> to 1,900m<sup>2</sup>.

While we believe that your by-law restriction on cannabis operations is unnecessary and does not align with provincial legislation, this is a step in the right direction to reduce cannabis stigma and to promote the industry.

Having more growing space for Cannabis improves local BC economies

If you have any further questions regarding Cannabis or your by-law please do not hesitate to contact me.

[Redacted Signature]

Sincerely,

Tara kirkpatrick

President BC Craft Farmers Co-op

Sent from my iPad

**Archived:** Tuesday, January 23, 2024 4:28:29 PM  
**From:** [Jared Kylo](#)  
**Sent:** Tuesday, January 23, 2024 3:58:19 PM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Support for Draft RDNO Zoning Bylaw 3000 Amendment  
**Sensitivity:** Normal

\*\*\* External Email - Use Caution\*\*\*

Dear Members of the Regional District of North Okanagan,

I am Jared Kylo, the owner of Sessions Highlife, a marketing and branding agency. I am writing to express my support for the proposed amendment to the RDNO Zoning Bylaw 3000, which seeks to increase the maximum allowable size for an agricultural cannabis production facility in properties within the Agricultural Land Reserve (ALR) and in Electoral Area "D" from 500m2 to 1,900m2.

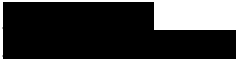
This amendment is not only beneficial for the economy but also recognizes the significance of cannabis as a major agricultural product. By increasing the allowable size for these facilities, we are taking a positive step towards acknowledging and supporting the cannabis industry, which in turn benefits our whole community.

As the owner of Sessions Highlife, a responsible and committed business in the cannabis industry, I believe that this change will provide significant opportunities for growth and development in our sector. It is crucial that we do not restrict the potential of such an important agricultural product, especially when it can contribute substantially to the economic prosperity of our region.

I appreciate your consideration of my views on this matter and strongly encourage the adoption of the proposed amendment to the zoning bylaw. Thank you for your attention, and I look forward to seeing the positive impact this change will bring to our community.

Sincerely,

Jared Kylo | CTO



[www.sessionshigh.life](http://www.sessionshigh.life)



**Archived:** Wednesday, January 24, 2024 8:27:24 AM

**From:** [Ken Caldwell](#)

**Sent:** Tuesday, January 23, 2024 5:37:50 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Subject: Opposition to Zoning Bylaw 3000, Section 3.13 (2) - Public Hearing Submission

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

I am writing to express my opposition to Section 3.13 (2) of Zoning Bylaw 3000, specifically the allowance for a larger footprint in Electoral Area "D" for cannabis production facilities. This deviation from the standard 500 m2 footprint set for other areas within RDNO is unjustified.

I don't know why Rick Fairburn is pushing this issue full well knowing that residents oppose it.

Try and try till HE gets his way? It seems that we the people are losing our voice. Democracy is at risk.

Ken Caldwell

31 Shuswap River Dr

Lumby BC

Canada

Planet Earth.

Sent from my Galaxy



**Archived:** Wednesday, January 24, 2024 8:27:45 AM

**From:** [monica brown](#)

**Sent:** Tuesday, January 23, 2024 6:39:22 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Dear Area Directors, I am writing to express my strong opposition to Section 3.13 of Bylaw 3000. I am frustrated and saddened that as a residents of Area D our concerns about huge Cannabis production facilities are regarded with little concern by our own Director. I am a resident of Shafer road and will be directly and negatively impacted by the proposed 104,000 square foot facility Green Amber intends to build. As a neighbour whose home is adjacent to the project I have several deep concerns. Water availability for our neighbourhood is variable and many of my neighbours already have low flow rates. I am concerned about the light pollution as well as the increased noise this facility will create in our peaceful little area. I do not understand why Area D should differ from any of the surrounding areas in regards to the size and setbacks of all the for Cannabis production. Do we not deserve the same consideration as our surrounding area neighbours? Please I beg you as representatives of the residents of the North Okanagan to not vote in favour of this.

Monica Brown  
103 Shafer Road  
Lumby BC

This letter is addressing what is within the Bylaw 3000

**“Increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area “D” from 500 m<sup>2</sup> to 1,900 m<sup>2</sup>.”**

To the Board of Directors of the RDNO

How many times are we going to travel down a road that has already be taken?  
How many times are we going to spend taxpayer dollars and waste the time of our RDNO staff trying to change something that was already researched by our planning department? The size 500m<sup>2</sup> was recommended by the Planning department for all the areas in the RDNO. The community agreed this is an acceptable size and the Board of Directors at that time voted to adopt it.

4 years have passed and here I am writing to our current Board of Directors and wondering “Why I am so surprised that our Area D Director set things in motion to change the bylaw in area D?” It seems like an irresponsible thing to do, going against a clear majority of Area D constituents wishes.

Why are we all pretending there is no elephant in the room? This motion is to give the Company Green Amber yet another chance to attain yet another building permit at 95 Shafer road. They had their chance to get the large building, it didn’t happen and now it is time to work within the new size regulations.

As someone who for the last 4 years has lived next to a weed infested gravel pit and building site and on a piece of destroyed ALR land. **I can without a doubt say NO to any increases to the size of agricultural cannabis production facilities on properties in the ALR in Electoral Area D.** 500m<sup>2</sup> is more than large enough on ALR land and the right location for larger production facilities in our area is in the Lumby industrial park. This is where these facilities will bring the most value to our community. I do not want to see other members of my community go through what our neighbourhood has been put through during these pass years. Voting No is the right thing to do.

Kevin Rouck  
132 Shafer Rd  
Lumby B.C.

**Archived:** Wednesday, January 24, 2024 8:29:11 AM

**From:** [kathy haslett](#)

**Sent:** Tuesday, January 23, 2024 7:19:49 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Bylaw 3000. increase the major allowable size of an agricultural cannabis production facility on properties in the ALR and in the electoral area| &quot;D&quot; from 500m2 to 1,900m2

**Sensitivity:** Normal

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**\*\*\* External Email - Use Caution\*\*\***

As an owner of property on Shafer Road, I am extremely concerned regarding the change in bylaws for such a vast increase in allowable size for a cannabis company to develop and run a production company. I do not agree that this bylaw should be changed to accomodate such a large facility in the Agricultural land reserve. With the last several summers being close to or drought conditions, the water table has decreased substantially, consequently even new wells are running dry. With an allowable increase in size, this surely would necessitate extra amounts of water, thereby stressing our already finite water system, putting the neighbourhood at risk. If the increase in development size is truly required, would it not be prudent to build it on commercial property in Lumby proper. Why this bylaw is even being considered is a mystery to me. It seems rather one sided and certainly doesn't take into consideration the tax paying public's views.

Kathryn B Haslett  
400 Shafer Road  
Lumby

Archived: Wednesday, January 24, 2024 8:30:05 AM

From: [Leanne Ruechel](#)

Sent: Tuesday, January 23, 2024 9:18:45 PM

To: [RDNO Public Hearing](#)

Subject: Jan 24/2024 1 pm. public hearing

Sensitivity: Normal

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\*\*\* External Email - Use Caution\*\*\*

Dear RDNO Directors and decision-makers,

I am writing to voice my opposition to allowing indoor cannabis production facilities of 20,451 square feet in the RDNO Area D. I would like the removal of section 3.13, paragraph 2 of bylaw 3000.

I have lived in the regional district of the north okanagan and/or Vernon for over 35 years and am a resident of area D. For these 35+ years, I have hiked, bird watched, paddled, swam, biked and farmed, in Area D for recreation, and for my livelihood, and have seen the landscape and ecological integrity change throughout time.

I strongly disagree with allowing large scale (20,451 sq feet) indoor cannabis production facilities in area D, where water quality and water scarcity is a clear reality.

Area D contains key areas of the Shuswap river watershed's headwaters, and as such, plays a critical role in the health of the Shuswap river system and surrounding interconnected ecosystems.

I don't see the necessity to allow more industrial farming (of non-food products) on valuable agricultural land, and its impacts on the surrounding ecological integrity of the landscape.

Indoor cannabis production is not a 'land-based' agricultural business. It is essential that indoor cannabis production industries, be built in places where the natural environment has already been impacted by industrial business, such as industrial land.

It is a mistake to treat industrial cannabis production, the same as other agricultural production facilities, as it does not grow food. Furthermore, it does not support our OCP, to allow industrial-scale indoor cannabis production on valuable agricultural land.

It is a tragic oversight, to allow these types of facilities and their inherent impacts, to occur without the foresight of what the future costs will be to the rural character of the region, the loss of valuable and diminishing land and soil for growing food, and to the degradation of ground and surface water quality.

My family's enjoyment of this region and business, depends on clean water in the local rivers. These watersheds, are a major contributor to ecosystem health of **each area of the RDNO - not just area D.**

To the directors of the RDNO, I urge you to consider the longer-term view of the ecological and agricultural future of our region, and **please consider NOT allowing the increase of large cannabis production facilities in Area D** - there are viable alternatives. Industrial parks, are places for industrial-scale indoor production of recreational drugs.

Sincerely,

Leanne Ruechel

826 Whitevale road

Lumby BC

VOE 2G7

**Archived:** Wednesday, January 24, 2024 8:30:32 AM

**From:** [suzette storey](#)

**Sent:** Tuesday, January 23, 2024 9:19:13 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Re: Bylaw 3000

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Attn: RDNO

Mike and Suzette Storey are against the proposal that is with in bylaw 3000 to increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500 m2 to 1,900 m2." I feel it should remain as 500 m2, the same as all electoral areas in the Regional District of North Okanagan.

Yours Truly

Mike & Suzette Storey  
443 Whitevale Road  
Lumby, B.C.  
V0E 2G7

**Archived:** Wednesday, January 24, 2024 8:31:03 AM

**From:** [REDACTED]

**Sent:** Tuesday, January 23, 2024 10:42:17 PM

**To:** [RDNO Public Hearing](#)

**Subject:** RDNO Public Hearing – Bylaw 3000 - Comment

**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Don Elzer  
1981 Highway 6 East  
Area D – Lumby, BC  
250.547.9812

January 23, 2024

## **RDNO Public Hearing - Bylaw 3000 - Comment**

I would like to acknowledge the hard work and dedication that the Directors and staff continue to deliver. These are difficult times of transition whereby juggling community needs and fiscal restraints can be challenging.

I have been a resident of Area D since 1981 and have lived at the same location on Highway 6 east of Lumby.

I would like to take issue with a few parts of Bylaw 3000 and in particular the parts that have to do with industrial cannabis cultivation and the placement of industrial cannabis facilities in the rural areas of Area D. I have attached a letter to the Premier of BC from May of 2019. I had written this letter because of a previous industrial cannabis proposal in Area D. For the most part, this issue remains unchanged with regards to risks and uncertainties – regardless RDNO seems to want to move forward.

Four years later we have seen a fair number of cannabis operations close, demonstrating that this is an uncertain industry with economic, environmental and health risks. What concerns me is that this idea of planting a 20,000 square foot industrial facility may not be really coming from “community” proposals but instead seems to be “political” in nature and perhaps coming from outside of the community. I think it would be a major mistake to design rules and regulations around a subject and industry that has this amount of uncertainty and perhaps questionable influences.

A better alternative would be to address such industrial proposals as one-offs and base criteria on the most current knowledge and whether surrounding residents approve. Right now the proposed bylaw gives the impression that RDNO is actively shopping for a cannabis facility - and if one is found that they could place it anywhere.

There are existing long standing industrial areas that are available in the Village of Lumby and the far western portion of Area D. We should not be developing new industrial areas we should be focusing on in-filling the ones we have – this only makes common sense.

There's a key question in all of this - perhaps two.

Why has the subject of industrial cannabis operations not been placed into an Official Community Plan process? Secondly, what is the existing and future industrial development plan for Area D – and what mention is there of cannabis production in that plan?

For rural residents, small businesses and farmers there is much at stake. All of us depend on long-term consistencies with regards to community planning. They can't have property and health values deteriorate because of a political decision that changes their economic and social landscape. There's already enough pressure on everyone from many external sources.

RDNO will continue to scramble for tax revenue and while a new 20,000 square foot building on newly created industrial zoning might be inviting, what happens if it's vacant in three years? Yes perhaps RDNO will have the building demolished – or perhaps that will allow it to remain standing so that the tax revenue remains? Then what becomes the purpose of that building? Who will pay that tax? I remember Lumby Council entertaining a toxic waste storage site proposal because they didn't know what to do with vacant industrial lands.

And what of the negative fumes generated by these facilities? Sure the company can attempt to stifle the air pollutants and make all sorts of promises to do so – but once in operation will they comply? What if they are not able to? Perhaps there will be air quality enforcement – perhaps not? Perhaps Area D residents will be faced with a similar scenario as the Lavington Pellet Plant and have slowly deteriorating air quality issues – which again might plummet property values and quality of life issues.

One solution might be to embrace a small-scale farmgate cannabis strategy in Area D.

I am opposed to all expansion of industrial cannabis production including the size of buildings and footprints and the possible placement of such facilities in the rural parts of Area D. I would like to see this scope of planning transferred to an OCP process.

### **Further Comments to Bylaw 3000**

I would like to state that I found the review literature regarding Bylaw 3000 very hard to follow. There is documentation referring to changes and then those changes are within a different document and not highlighted properly.

The idea of making a vast number of changes in rules, regulations and zoning and then pooling them all within a single bylaw and then with a confusing public review process, by appearance seems to be borderline "sneaky".

I'm sure that this was unintentional and probably an oversight, however given the vastness of scope contained in the bylaw and the need for expanded public study, I am requesting that the bylaw documentation be revisited and improved, and that this public process be repeated.

Sincerely,  
Don Elzer  
1981 Highway 6 East  
Area D – Lumby, BC





**Attachment:**

Honourable John Horgan  
Office of the Premier,  
501 Belleville St, Victoria, BC  
V8V 1X4

By email: [premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Cc – Regional District of the North Okanagan Directors, Local Government and Community Interests

May 6, 2019

**Open Letter: Industrial Cannabis Operations  
in Rural British Columbia**

Dear Mr. Premier,

I'm writing you this letter in hopes that we can better develop a strategy that addresses large-scale industrial cannabis operations within rural and remote British Columbia. Never before in our provinces recent history have we had such a quick emergence of an industry. This unique industrial opportunity has challenged the many layers of the decision making process.

I'm sharing with you a vantage point from where I live in the North Okanagan, and I have cc'd a long list of decision makers in hopes that there might be an opportunity for the province and local governments to begin to enter into a thoughtful, common sense, planning process linked to developing a cannabis industry that is safe and works for everyone.

My approach with this letter is localized, however I'm sure that you will appreciate the common threads from this, which might weave through the entire province.

The Regional District of the North Okanagan and member municipalities would be wise to reopen the Official Community Plan process in order to determine what the community perspective is regarding these industrial cannabis operations and whether or not they should be located within an existing industrial area; or be without zoning criteria in rural areas.

By moving the cannabis industry through the OCP process, data would have to be assembled to support various options and perspectives. We would soon find that this data does not yet exist, and this is the foundation of the problem, not just here, but throughout Canada. We don't really know what the health, social and environmental risks are with these industrial operations. We don't know what the business landscape looks like for the long term viability for maintaining these operations.

However, we do know a few things. Perhaps they are still assumptions but they might be pretty safe ones. We can largely assume that nobody living in the countryside suddenly wants a 100,000 square foot building next door to them. 10,000 square feet might be ok but 100,000 is just simply too big.

We also know that when industrial operations emerge far from town, that a development umbilical cord forms that places pressure on communities to expand this remote industrial footprint – and this forms sprawl, ugliness and severe pressure on agriculture and wildlands – again not a lot of people would like this dynamic.

We also know that when these unplanned industrial developments suddenly emerge that border residential areas (in this case rural residential and farmyards) that those edge residential areas decline and become rental ghettos – waiting for an industrial buyer to come along – which is unlikely particularly within the ALR.

We also know that water and waste issues haunt us in the Okanagan – and this is the very reason why we have historically tried to cluster industry into industrial zones.

Part of what we don't know is a question. "Why did RDNO and the Village of Lumby not see these industrial cannabis operations as a means to invest in the remediation of toxic industrial lands, which have been vacant now for two decades?" This would have been an ideal opportunity to clean up these properties and place 100,000 square foot building plus paved parking on lands that have full industrial and transportation infrastructure. Instead the toxicity of these lands continues to leech into the water table and air.

We also don't know how long term economic dynamics will impact Canadian cannabis operations. As cannabis supply, shifts to southeast Asia, these large shoebox buildings in rural areas will become empty. Historically, all industry cycles out eventually – and we know that all of these buildings will eventually become vacant. So the question becomes, "How does a 100-200,000 square foot building that is far from industrial and community infrastructure become re-purposed – and what does it become?" These types of scenarios become red herrings for future councils and governments. We don't know what the future economy will bring, but we do know that in the recent past, such buildings are eyed for toxic waste storage and other less than popular uses because the buildings are in remote areas, out of sight and out of mind.

We don't know what the environmental and health impacts will be, and this is a liability problem that could prove to be a nightmare for future local governments and residents. Of course there are harmful chemicals and fertilizers that place people and environments at risk. But these large operations also have an odor drift of about 3km, but this is still being debated – it could be more or less. Odor is a form of microscopic matter, and we still don't know what the long-term health implications are with this part of cannabis exposure. We also don't know how this odor, which will most likely contain a mix of microbes, volatile gasses and such, will impact nature including birds, mammals, pollinators and other species. We do know that when these impacts are studied, that risks will emerge and that fixing all of this will be expensive.

We do know that the cannabis industry will be able to provide a rich thread of positive research information that will support the development of the industry, and that this research will be backed up by the pharmaceutical industry. We also know that from past experience with other industries, that communities and governments must rely on independent research provided by entities, which are at arms length from private interests.

We know that cannabis might be compared to a few other industrial sectors. What comes to mind are alcohol, tobacco, greenhouses and to a degree, the fruit sector and packing houses. In the Okanagan, we know that we have been challenged within all of these sectors as they have attempted to scale up. Transportation issues and lack of proximity to large market infrastructure have been problems, but mostly the inability to compete globally caused the failure of large-scale enterprises, which would often end up with them merging with off-shore interests. What we do know is that alcohol and fruit have thrived as industries at a cottage or farmgate scale. This smaller scale required a great deal of strategic planning and visioning in order to succeed. This might be the future for cannabis in the Okanagan, however that level of rigorous planning has not occurred – so we don't know.

So in closing there is much that we don't know, and the community relationship with cannabis as an industry has not been democratized, and this process requires strong leadership. RDNO require data and it needs to engage constituents within a planning process, and the province should be fully engaged and in a support role. There is an old proverb that demonstrates this situation well; it goes like this, "If you should find

yourself blind and in the dark – best not run”.

Sincerely,

Don Elzer  
Highway 6 Lumby, British Columbia



**Archived:** Wednesday, January 24, 2024 8:31:32 AM  
**From:** [Lacey Cock](#)  
**Sent:** Wednesday, January 24, 2024 5:15:00 AM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Draft RDNO Zoning Bylaw 3000  
**Sensitivity:** Normal

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\*\*\* External Email - Use Caution\*\*\*

Hello there,

My name is Lacey Cock, I work for a Cannabis Nursery Facility Craft Nurseries Canada Inc, located at; 11187 Bottom Wood Lake Road in Lake Country, British Columbia.

I, support the RDNO proposal to increase the maximum allowable size of an agricultural cannabis production facility on properties in the ALR and in Electoral Area "D" from 500m<sup>2</sup> to 1,900m<sup>2</sup>.

I do believe this will be great addition to the economy, cannabis is a major agricultural product and should not be restricted as this could provide multiple benefits for the community as a whole.

Thank you for your consideration and attention to this matter.

Thank you,  
**Lacey Cock**  
**Administrative Assistant**  
**Craft Nurseries Canada Inc.**  
T: [778-932-6037](tel:778-932-6037)

**CRAFT**  
NURSERIES

January 22, 2024

To Whom It May Concern:

I, Jack Rennie, am against the proposal that is with in bylaw 3000 "to increase the Maximum allowable size of an agricultural cannabis production facility on properties In the ALR and in Electoral Area "D" from 500 M2 to 1,900 M2. I feel it should remain At 500 M2 the same as all electoral areas in the Regional District of North Okanagan.

A handwritten signature in black ink, appearing to read 'J. Rennie', is positioned above the printed name and address.

Jack Rennie  
575 Mabel Lake Road  
Lumby, B.C.  
V0E2G5