



POLICY

Subject Area: Planning	Policy # 5.06
Policy Title: Cannabis Establishment Policy	
Authority: Legislative	X
Administrative	
Effective Date: 2019-01-08	
	Review Date: 2024-01-08
Issued By: Laura Lee Richard, Director of Development Services	Issue Date: 2019-01-18
	Manner Issued: E-mail to Department Heads

Purpose:

The Cannabis Establishment Policy provides a framework for consideration of applications to amend the Zoning Bylaw to permit a cannabis use, including new cannabis retail outlets, cannabis manufacturing, and cannabis distribution facilities.

The policy also informs the City’s response to a request for comment on an application for a cannabis retail outlet licence from the Liquor & Cannabis Regulation Branch (LCRB).

Associated Regulations and Policy Documents:

This policy is to be applied in conjunction with:

- Policies and land use designations of the Official Community Plan.
- Regulations of the Development Procedures Bylaw.
- Regulations of the Business Bylaw.
- Regulations of the Smoking Bylaw.
- Regulations of the Sign Bylaw.
- Any other relevant bylaws or policies as may be adopted by Council from time to time.

Policy:

1. Site specific rezoning to permit a cannabis retail outlet use

- a) A site proposed for a cannabis retail outlet should be:

- i. Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial by the land use designations map of the Official Community Plan;
 - ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use. For clarity, this distance criterion applies to private cannabis retail outlets and outlets owned or operated by a government agency. It also applies if a site is zoned to permit a cannabis retail sales use but does not include a cannabis retail sales business; and,
 - iii. Located at least 250 metres from a school, playground, community centre or sports field.
- b) In addition to the siting criteria defined in section 1(a), the following factors will be considered in evaluation of a rezoning application for a cannabis retail sales use:
- i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes and emergency shelters;
 - ii. Potential impacts to residents, if the proposed use is to be located in a building with a mix of commercial and residential uses;
 - iii. Access for vehicles, including potential traffic impacts and parking availability;
 - iv. Access for pedestrians and cyclists, including proximity to public transit;
 - v. The proposed size of the outlet is appropriate to the site's context;
 - vi. The proposed interior layout does not include space that could accommodate product sampling;
 - vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, location and design of signage is discreet and the overall design character is visually appealing; and
 - viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.
- c) In evaluating the distance criteria of section 1(a), consideration will be given to potential impacts of geographical and physical barriers such as rail corridors, bridges, rivers and highways.

2. Site specific rezoning to permit a cannabis manufacturing or distribution facility use

- a) A site proposed for a cannabis manufacturing or distribution facility use should be:
- i. Designated as Heavy Industrial or General Industrial by the land use designations map of the Official Community Plan; and,
 - ii. Located at least 250 metres from a school, playground, community center or sports field, if the proposal includes a manufacturing or processing function. For clarity, this requirement does not apply to a distribution facility.
- b) In addition to the siting criteria defined in section 2(a), the following factors will be considered in the evaluation of a rezoning application for a cannabis manufacturing or distribution facility use:
- i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes, emergency shelters and residential uses;
 - ii. Potential impacts to the community, including residents and businesses adjacent to the proposed location;

- iii. Access for vehicles, including potential traffic impacts and parking and loading availability; and
 - iv. The proposed size and scale of the manufacturing or processing uses.
- c) In evaluating the distance criteria of section 2(a), consideration will be given to potential impacts of geographical and physical barriers such as rail corridors, bridges, rivers and highways.

3. Licence Amendments

- a) The siting criteria and factors applicable to evaluation of a rezoning application will also be applied in the evaluation of an application to amend a non-medical cannabis retail licence.

4. Public Consultation

- a) An application for rezoning to permit a cannabis use must include documentation of input gathered from surrounding residents and businesses.
- b) Council or Committee may direct that an applicant hold an advertised public information meeting in its consideration of a rezoning application or request for comment on a cannabis licence.

5. Conditions of Rezoning

- a) Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw:
 - i. The posting of a minimum of two signs within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12” x 18”. The signage shall provide the public with information on the Smoking Bylaw;
 - ii. The installation of a filtration system designed to eliminate odor impacts on surrounding lands and a requirement to maintain this system;
 - iii. Funding for off-site improvements (e.g., sidewalks, crosswalks, street lighting, street trees, road works);
 - iv. Specified hours of operation;
 - v. Implementation of measures to create a community benefit; and
 - vi. Any other conditions as may be required by Council.

Responsibility:

The Director of Development Services

END OF POLICY

Record of Amendments:

Policy	Issue date	Reviewed	Replaced	Re-issue Date
5.06	2019-01-18			