



**GEORGINA**

# **Cannabis Production Facilities Land Use Planning Study**

Report DS-2019-0100

Pages 305-378 in the Council Agenda

September 18, 2019



# Applicable Legislation

- Federal
    - *Cannabis Act* and Regulations – Oct 17, 2018
  - Provincial
    - *Cannabis Licence Act* and Regulations – Nov 14, 2018
  - Municipal
    - Zoning By-laws and Official Plans
  - Additional Considerations
    - Provincial Acts and Policy Documents
    - Fire/Building/Electrical Safety Codes
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# Issue & Interim Control By-law

- Dec 12/18: Cultivation of cannabis considered an agricultural use, permitted in RU zone
  - No SPC approval required for ag. uses
  - Possible odour and light impacts from cannabis production facilities
- Jan 16/20: Interim Control By-law passed to prevent cannabis cultivation in RU zone for 1 yr.



# Cannabis Production

- Cannabis may be produced 3 ways:
    - 1) Through a licence: Licensed Commercial Producer
    - 2) Through a registration: Registered or Designated Person
    - 3) By any adult: up to 4 plants per dwelling
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# Health Canada Licences

- Cultivation Licences: Micro, Standard and Nursery
  - Processing Licences: Micro and Standard
  - Licence for Sale for Medical Purposes
  - Others: Research, Analytical Testing, a Cannabis Drug Licence and Industrial Hemp Licence
  - Licences may be combined
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# **Commercial Cannabis Production Facility (CCPF)**

- Licensed Producers
  - Fully built site is required at app. Submission
  - Notice to local authorities
  - Must be designed to prevent unauthorized access
  - Indoor and outdoor production
  - Air treatment control for indoor production
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# Registered Person

- Has a prescription for medical cannabis and registration certificate issued by Health Canada
  - Registered Person may obtain medical cannabis by:
    - Growing for themselves
    - Designating someone to grow for them
    - Purchase from a licenced seller
  - Registered Person may only grow for themselves
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# Medical Cannabis Production Site (MCPS)

- Designated Person: May grow up to 2 certificates at a time
  - A single site MCPS may grow for a max. of 4 certificates
  - Must grow either indoors or outdoors, but not both
  - If outdoors, not adjacent to school, daycare, public playground, or other public place frequented by children
  - Must take “reasonable steps” to ensure the security of the cannabis
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# Land Use Considerations

- Agricultural or Industrial use?
    - CCPF vs. MCPS
  - Odour (indoor/outdoor facilities)
  - Lighting
  - Processing on Agricultural lands
  - Record of Site Condition
  - Site Plan Control
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# Proposed Planning Approach

- Extend Interim Control By-law for 1 yr.
  - General Zoning By-law Amendment
    - Define use/specific zoning provisions
    - Permit CPFs as-of-right in certain zones
  - Amend Site Plan Control (SPC) By-law
    - Require SPC for all new cannabis facilities
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# Specific Zoning Considerations

- Distinguish between CCPF and MCPS
- Permit CPFs in RU zones to grow indoors and outdoors
- CCPF in industrial zones to be wholly enclosed
- Max. floor area for processing in RU zone
- Setbacks from sensitive land uses
- Prohibit MCPS in dwellings
- Indoor CPFs have air treatment controls



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# Next Steps

Item	Task	Timeline
1	Draft the ZBA document and amending ICB	Following the Sept 18 <sup>th</sup> Council mtg.
2	Begin to work with Development Engineering to draft necessary amendments to the SPC By-law	Following the Sept 18 <sup>th</sup> Council mtg.
4	Bring the amending ICB before Council for passing	Between Sept 18 <sup>th</sup> and December 11 <sup>th</sup>
5	Provide the draft ZBA to the Agricultural Advisory Committee and the Economic Development Committee for preliminary review and comment.	Ag: Oct 24 <sup>th</sup> or Nov 28 <sup>th</sup> EcDev: Oct 7 <sup>th</sup> or Nov 4 <sup>th</sup>
6	Return to Council to present/explain the draft ZBA, receive comments from Council, and request permission to release the draft ZBA to the public, internal departments and external agencies for formal review and comment.	December 11, 2019, at the earliest. Alternatively, one of the first Council mtgs. in 2020.
7	Statutory Public Meeting to discuss the draft ZBA	Q1 of 2020
8	Possible Second Public Meeting and/or approval/passing of the ZBA	Q2 of 2020



# Questions?





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