

CVRD Bylaw No. 4349 Cannabis Uses, 2021 – Amended Explanatory Table

Electoral Area / Existing Zoning Bylaw Content	Proposed	Rationale/ Comments
Definitions		
All Electoral Areas except Area D Marine	<p>“Cannabis – Micro Production and Processing” means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, contained entirely within a building where the gross floor area used for the production and growing of cannabis products does not exceed 200m², and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the <i>Cannabis Control and Licensing Act</i> (British Columbia).</p> <p>“Cannabis – Standard Production and Processing” means the commercial cultivation, processing, storage and wholesale distribution of cannabis and products derived from cannabis, and does not include the cultivation of up to four cannabis plants in a dwelling house for personal use in accordance with the <i>Cannabis Control and Licensing Act</i> (British Columbia);</p>	<p>New definition for all electoral areas except Area D Marine Zoning Bylaw No. 1015.</p> <p>Definitions now distinguish between micro and standard production and processing, which is typically attributed to the size and scale of operations.</p>
Commercial Cannabis Regulations		
<p>All Electoral Areas except Area D Marine</p> <p>Existing: 1. Where cannabis production (commercial – medical) or cannabis production (commercial – non-medical) is permitted in a zone, the use is subject to the following</p>	<p>All Electoral Areas except Area D Marine</p> <p>1. Both standard and micro cannabis production and processing are a permitted farm use of all parcels in the Agricultural Land Reserve, to the extent permitted by the Agricultural Land Reserve Use Regulation, and standard and micro cannabis production and processing may not be conducted concurrently on the same parcel.</p>	<p>The new Commercial Cannabis Regulation was added for clarity and all subsequent numbers reordered accordingly. The bylaw regulations now distinguish between standard and micro production and processing.</p>

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regulations: a. the cannabis producer must be in possession of a valid license from the Government of Canada and be consistently operating in full conformity with all of the conditions of that license;	2. Both standard and micro cannabis production and processing shall only be permitted with all required federal and provincial licenses, permits, and approvals.	
Cannabis – Standard Production and Processing		
<p>All Electoral Areas except Area D Marine</p> <p>Existing</p> <p>1. b. all buildings, structures or greenhouses used for that purpose shall be located not less than 30 metres from all parcel lines; c. all parcels used for that purpose shall be located not less than 300 metres from a park, school, daycare, residential or rural residential zone, park zone, institutional zone, comprehensive zone or mixed-use zone. 2. Cannabis production (commercial – medical) is a permitted use on lands located in the ALR in accordance with the Province of British Columbia Agricultural Land Reserve Use,</p>	<p>All Electoral Areas except Area D Marine</p> <p>3. a. all buildings, greenhouses and other structures used for either purpose must be located not less than 30 metres from all parcel lines, watercourses and wells, and not less than 50 metres from the foundation of any residential building located on a separate parcel within the Agricultural Land Reserve and not less than 100 meters from the foundation of any residential building not within the Agricultural Land Reserve;</p> <p>b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park or from any park zone and from the nearest portion of any parcel line of any parcel on which a school or child care facility is located, and not less than 100 metres from any residential zone, institutional zone, comprehensive development zone or mixed-use zone;</p> <p>c. on Industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,</p> <p>d. the total gross floor area of all buildings used for</p>	<p>These setbacks pertain the standard cannabis production and processing. The setbacks have been reduced, and a new setback from wells has been introduced.</p> <p>Differentiated setbacks from ALR and non-ALR residential uses to permit greater flexibility for cannabis production and processing on ALR parcels.</p> <p>Setbacks reduced from 300m (in current zoning bylaws) to 100m from the parcel line to a park, park zone, school, parcel with a childcare facility, residential zone, institutional zone, CD zone or mixed-use zone.</p> <p>Included language to ensure cannabis production and processing only occurs within buildings on industrial-zoned parcels. No outdoor operations are permitted in industrial zones.</p> <p>Included maximum building sizes used for cannabis production and processing. There is no limit to the size of outdoor fields used for cannabis production.</p>

Subdivision and Procedure Regulation.	the production of cannabis must not exceed 500 m ² , and the combined gross floor area for all buildings and structures used for cannabis processing on any parcel must not exceed 1,000 m ² .	
Cannabis – Micro Production and Processing		
<p>All Electoral Areas except Area D Marine</p> <p>Same as above.</p>	<p>All Electoral Areas except Area D Marine</p> <p>a. all buildings, greenhouses and other structures used for either purpose must be located not less than 15 meters from all parcel lines, 30 metres from watercourses, wells, and not less than 75 meters from the foundation of any residential building not within the Agricultural Land Reserve;</p> <p>b. all parcels used for either purpose shall be located not less than 150 metres from any parcel line of a park and from any park zone and from the nearest portion of any parcel line of any parcel on which a school or child care facility is located, and not less than 75 metres from any residential zone, institutional zone, comprehensive development zone or mixed-use zone;</p> <p>c. on Industrial-zoned parcels, all production activities must occur within an enclosed structure and no outdoor cultivation, production or storage is permitted; and,</p> <p>d. the combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel must not exceed 400m².</p>	<p>Micro production and processing includes all of the same activities as standard production and processing, except on a smaller scale.</p> <p>The setbacks from parcel lines for micro cannabis buildings/structures are less than the setbacks required for standard cannabis and a new setback from wells has been introduced.</p> <p>Setbacks for micro production and processing are less than those required for standard production and processing.</p> <p>There is no setback between a cannabis-related building and a residence on another parcel within the ALR for micro production and processing.</p> <p>Setbacks reduced from 300m (in current zoning bylaws) to 75m from the parcel line to a park, park zone, school, parcel with a childcare facility, residential zone, institutional zone, CD zone or mixed-use zone.</p> <p>Included language to ensure cannabis production and processing only occurs within buildings on industrial-zoned parcels. No outdoor operations are permitted in industrial zones.</p> <p>Included maximum building sizes used for cannabis production and processing.</p>

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Regulations by Electoral Areas		
Electoral Area A & C		
Section 13.2 I-1A Bamberton Light Industrial Zone – Permitted Uses	<u>Add</u> e. cannabis – micro production and processing; f. cannabis – standard production and processing; and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Section 13.3 I-1B Light Industrial 1B Zone – Permitted Uses	<u>Add</u> e. cannabis – micro production and processing; f. cannabis – standard production and processing; and renumber the following subsections accordingly.	
Electoral Area B		
Section 11.2 I-1A – Light Industrial (a) Permitted Uses	<u>Add</u> 6. Cannabis – micro production and processing; 7. Cannabis – standard production and processing; and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Section 11.4 I-1C Light Industrial (a) Permitted Uses	<u>Add</u> 6. Cannabis – micro production and processing; 7. Cannabis – standard production and processing; and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Section 11.8 I-5 Eco-Industrial Zone (a) Permitted Uses	<u>Add</u> 5. Cannabis – micro production and processing; 6. Cannabis – standard production and processing; and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Electoral Area D		
No further changes.		
Electoral Area E		
Section 11.1 I-1 Light Industrial Zone	In section 11.1(d) <u>replace</u> “cannabis production (commercial – medical) and cannabis production	Specifies standard cannabis production and processing.

d) In addition to the permitted uses listed in Subsection (a), cannabis production (commercial - medical) and cannabis production (commercial – non-medical) is a permitted use on the following properties:	(commercial – non-medical)” with “cannabis – standard production and processing”.	
Section 11.2 I-2 Heavy Industrial (a) Permitted Uses	Replacing subsection (1) and adding: (1) Cannabis-micro production and processing (2) Cannabis – standard production and processing	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Electoral Area F		
Section 5.24 I-1 Light Industrial 1 Zone – 1. Permitted Uses	<u>Add:</u> f. Cannabis – micro production and processing; g. Cannabis – standard production and processing and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.
Electoral Area G		
No further changes.		
Electoral Area H		
No further changes.		
Electoral Area I		
Section 5.33 I-1 Light Industrial 1 Zone – Permitted Uses	<u>Add:</u> f. Cannabis – micro production and processing; g. Cannabis – standard production and processing; and renumber the following subsections accordingly.	Permitted uses now differentiate between micro and standard cannabis production and processing. Cannabis – micro production and processing added to permit the use in all zones that currently permit standard cannabis production and processing.