



CANNABIS PRODUCTION FACILITY LAND USE APPLICATION POLICY

Applicability: Electoral Areas

Effective Date: October 9, 2019

PURPOSE:

1. To define a process and criteria by which the Cowichan Valley Regional District (CVRD) Board will consider applications for zoning amendments to allow cannabis production facilities on land not currently zoned for this use.
2. This policy was established in response to the legalization of cannabis by the federal government. It is intended to establish a framework for reviewing these applications.

SCOPE:

This Policy applies to all applications which propose zoning amendments to allow a cannabis production facility on land not currently zoned for this use in the Electoral Areas of the CVRD.

POLICY:

Notwithstanding the following, the Board may modify these criteria on a site by site basis, in consideration of local factors.

Application Procedure

1. Potential applicants are encouraged to contact the CVRD in writing prior to making any final site selection decisions in order to discuss their plan with staff.
2. Along with the general requirements for zoning amendment applications, all applications submitted to the CVRD shall include the following:
 - a. Details of the location, size, design and detailed description of the proposed cannabis production operation, including proposed hours of operation and number of people employed;
 - b. A copy of the Health Canada Cannabis Production License Application;
 - c. Number of properties with existing fully licensed cannabis production operations in the general vicinity of the proposed cannabis production facility;
 - d. Relevant socio-economic information in support of the cannabis production facility;
 - e. Community impact statement that outlines the potential positive and negative impacts of the cannabis production facility on the community, and measures taken to address the potential impacts;
 - f. Confirmation of adequate water supply;
 - g. Confirmation of adequate sewerage/waste disposal;
 - h. Odour abatement plan;
 - i. Security and public safety plan;

- j. Description of lighting plan and potential impacts on neighbouring properties; and
- k. Confirmation of compliance with provincial and federal cannabis production facility requirements.

Location

- 3. Only one cannabis production facility will be permitted per lot.
- 4. A cannabis production facility must not be located on a lot with an existing cannabis retail store, whether or not the cannabis retail store is active or not.
- 5. The proposed cannabis production facility must be located at least 300 meters (measured in a straight line from closest lot line to closest lot line) from:
 - a. A public or independent elementary, middle, or secondary school;
 - b. A playground, licensed daycare, sports field, community centre; or
 - c. Other areas where children and youth frequent.
- 6. The proposed cannabis production facility must be located at least 300 meters (measured in a straight line from closest lot line to closest lot line) from:
 - a. A residential or rural residential zone;
 - b. A park, institutional or water zone; or
 - c. A comprehensive or mixed use zone.
- 7. Areas designated residential in the Official Community Plan (OCP) and residential zones will not be considered for cannabis production facilities.
- 8. The proposed cannabis production facility located within the Agricultural Land Reserve (ALR) shall be located not less than 30 meters from all lot lines and watercourses.

Approved by: Board Approval date: October 9, 2019
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