

Attachment 1
Draft Policy B1.26 Land Use Applications for Cannabis Production

REGIONAL DISTRICT OF NANAIMO

P O L I C Y

SUBJECT:	<i>Land Use Applications for Cannabis Production</i>	POLICY NO:	B1.26
		CROSS REF.:	
EFFECTIVE DATE:	TBD	APPROVED BY:	Board
REVISION DATE:		PAGE:	1 of 3

PURPOSE

To provide for a consistent and clear approach to applications for zoning amendments and temporary use permits (TUP) to allow cannabis production on land not currently zoned for this use. This Policy is intended to assist applicants when completing land use applications for cannabis production and to establish a framework for reviewing these applications.

GENERAL APPLICATION

This Policy applies when an enquiry or application is received from a property owner regarding a zoning amendment or TUP to allow for the production of cannabis on their property.

TERMINOLOGY

For the purpose of this Policy, cannabis production is as defined by “Regional District of Nanaimo Zoning and Subdivision Bylaw No. 500, 1987” and “Regional District of Nanaimo Zoning and Subdivision Bylaw No. 1285, 2002”.

POLICY

Community Impact Evaluation Criteria

To address possible impacts, the following information, including, but not limited to, shall be required for zoning amendment or TUP applications for cannabis production:

- i) Location, size, design and detailed description of the proposed cannabis production operation, including proposed hours of operation and number of people employed;
- ii) Proximity of the proposed cannabis production operation to neighbouring properties and sensitive uses including parcels that contain a park or school. Where possible, existing setback requirements for cannabis production within Bylaw 500 and Bylaw 1285 should be

maintained. Current setback regulations are as follows: Setbacks for all building and structures associated with the production of cannabis in the ALR are 30 metres from all property lines, 60 metres from all lot lines adjacent to non-ALR residential uses and 150 metres from any parcel that contains a park or school. Cannabis production in the Industrial 1, 2 and 3 zones of Electoral Area F are subject to 4.5 metre setbacks from front and exterior side lot lines and 2 metres from all other lot lines. In cases where an application is made and the proposed property cannot accommodate existing bylaw setback requirements, a case by case review shall take place to determine appropriate setback distances and other necessary conditions to mitigate impact to neighbouring properties and uses;

- iii) Number of properties with existing fully licensed cannabis production operations in the general vicinity of the proposed cannabis production application;
- iv) Traffic and parking plan;
- v) Relevant socio-economic information in support of the production facility;
- vi) Comments received through the public notification process as set out by “Regional District of Nanaimo Bylaw No. 1776, 2018”;
- vii) Possible impacts on adjacent properties and community and how they will be addressed;
- viii) Confirmation of adequate water supply;
- ix) Confirmation of adequate sewerage/waste disposal;
- x) Information on odour abatement;
- xi) Security and public safety plan;
- xii) Information on lighting impacts;
- xiii) Health Canada Cannabis Production Licence Application;
- xiv) Confirmation of compliance with provincial and federal requirements;
- xv) Landscaping plan.