

8.3 Cannabis Production Facility and Cannabis Cultivation

8.3.1 In addition to all other applicable General Regulations listed in the Bylaw, the following provisions shall apply to Cannabis Production Facilities and Cannabis Cultivation:

a) A Cannabis Production Facility Site and/or Cannabis Cultivation for the purpose of this Bylaw means the lot(s) or parcel(s) on which the Cannabis Production Facility and/or Cannabis Cultivation is located or is proposed to be located;

~~b) An application for a Cannabis Production Facility shall only be considered within the West Highway 1 Area Structure Plan (WH1ASP) Area;~~

~~e)b)~~ A Cannabis Production Facility and/or Cannabis Cultivation shall be the primary use of the lot(s) or parcel(s);

~~d) The Cannabis Production Facility must not operate in conjunction with another approved use on the lot(s) or parcel(s);~~

~~e)c)~~ There shall be no outdoor storage of goods, material or supplies;

~~f) Unless otherwise specifically approved by the Federal government as evidenced by the license issued by the Federal government in relation to the Cannabis Production Facility, all activities related to Cannabis Production Facility shall occur within a fully enclosed stand-alone building, including but not limited to loading, receiving and shipping of cannabis and any other goods, materials and supplies;~~

~~g) The property line of a Cannabis Production Facility Site must not be located within 39.62 m (130.0 ft) of any property line of any parcel which is not zoned as an Industrial District at the time that the first Development Permit for the Cannabis Production Facility is issued;~~

~~d)~~ A Cannabis Production Facility and/or Cannabis Cultivation shall not be located ~~on a parcel of land that is adjacent to or within 500-150 m (1640.4492.1 ft.)~~ of a parcel used for a School, Child Care Facility, Day Home, or similar use associated with the caring or congregation of children or minors;

i. The 150 m (492.1 ft) shall be measured from the boundary of the proposed development area to the property line of the School, Child Care Facility, Day Home, or similar use associated with the caring or congregation of children or minors.

~~h)e)~~ A Cannabis Production Facility and/or Cannabis Cultivation shall not be within 100 m (328.1 ft.) of a Dwelling as measured from the property line as measured from the boundary of the proposed development ~~containing the proposed use~~ to the Dwelling;

~~i)f)~~ The Cannabis Production Facility and/or Cannabis Cultivation must be serviced with suitable water and waste water, as determined by the Development Authority. A commercial water well license may be required as a condition of Development Permit approval when municipal servicing is not available;

~~j) Garbage containers and waste material shall be contained within an enclosed building;~~

~~k)g)~~ A waste management plan shall be submitted with an application for a Development Permit;

~~h)~~ Where onsite illumination is required, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized and shall be in accordance with the Dark Sky Considerations Section of the Land Use Bylaw;

~~m)~~ An environmental study, site assessment, wetland impact assessment or biophysical impact assessment may be required, at the discretion of the Development Authority, if the proposed redesignation or development permit application is located within or adjacent to an environmentally sensitive area, as per Provincial regulations;

~~n)~~ A detailed description of the facility, including the proposed building/structures, types of production/cultivation, distribution and shipping methods, etc. that will take place on the site shall be completed to the satisfaction of the Development Authority;

~~o)~~ A landscape and screening plan prepared by a Qualified Professional may be requested by the Development Authority;

~~p)~~ Cannabis products must not be smoked, ingested, or otherwise consumed on the premises of a cannabis production facility;

~~m)~~ A Cannabis Production Facility and/or Cannabis Cultivation shall not produce any off-site nuisances including but not limited to odour, dust and noise; and

~~q)~~ The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

~~r)~~ A Cannabis Production Facility must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.