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## NON-FARM USE CANNABIS PRODUCTION FACILITIES IN THE ALR

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*Is a Policy Needed?*

### CPF

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- CPF = cannabis production facility
  - › growing, rearing, harvesting, storing, processing, testing, shipping, R&D

## OUTLINE

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- Non-farm Use application for CPFs
- Types of Buildings Being Proposed
- Opportunity for Policy
- Is a Policy Needed?
- Potential Policy Choices
  - › choose your own adventure

## BIG PICTURE: RESPONDING TO LEGALIZATION

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- **Non-Farm Use in ALR** ——— **today**
- Retail Sales Policy ——— next year
- Zoning Amendments ——— next year
  - › medical marihuana → cannabis
  - › clarify retail sales
  - › improved zoning regulations

## ALR REGULATION

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### ❑ Changed July 13, 2018

#### ❑ Before

- › Marihuana production was a Farm Use in ALR
- › Permitted without restriction on ALR land
- › Local gov't could not prohibit & had limited ability to regulate in ALR

#### ❑ Now

- › Cannabis production in ALR a Farm Use only if grown in:
  - Soil
  - Structure with soil base
  - Crop growing structure built or started before July 13/18

## ALR REGULATION

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### ❑ Under the new ALR Reg...

- › CPFs in new buildings will be Non-Farm Uses in the ALR
  - require Non-Farm Use application to Local Gov't & ALC
  - Local Gov't can deny Non-Farm use applications
- › Local gov't has broader authority to prohibit and regulate CPFs within ALR

## TYPES OF CPF BUILDINGS PROPOSED

- 3 current Non-Farm Use application
  - › Farms Road, Area F
  - › Seux Road, Area F
  - › Dent Road, Area B
- CPFs in the works outside ALR
  - › e.g. Bell Rd(G) → not the subject here

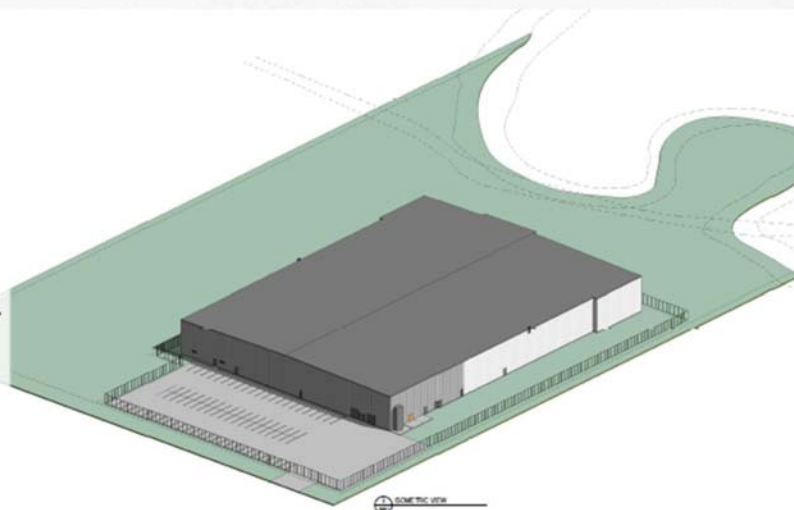
### **PacWest Canopy**

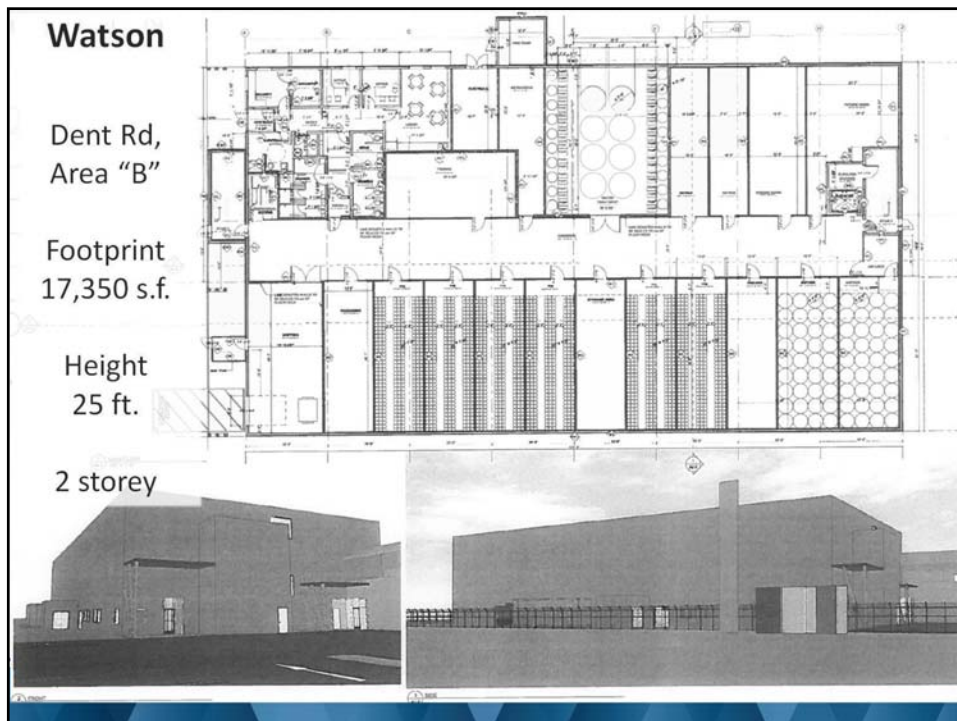
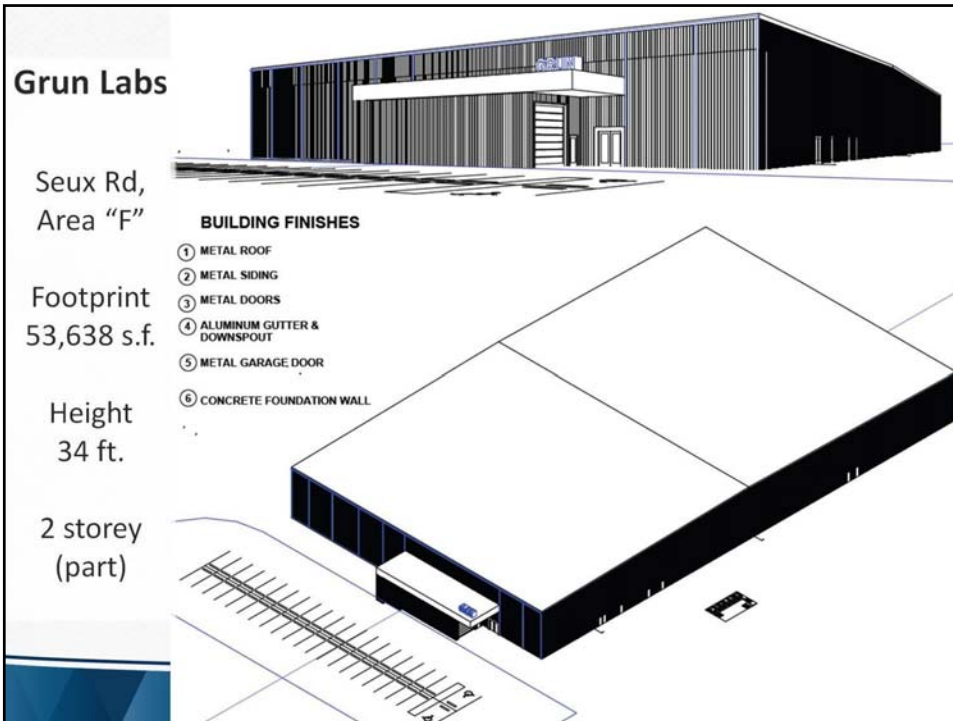
Farms Rd,  
Area "F"

Footprint  
100,344 s.f.

Height  
40 ft.

2 storey







## BUILDING ELEMENTS

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- ❑ Security fencing
    - › 3 m
    - › breach detection
  - ❑ Exterior lighting
  - ❑ Cameras & security
  - ❑ Ventilation
- Health  
Canada  
licencing  
requirements

## OPPORTUNITY FOR POLICY

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- ❑ Decisions on Non-Farm Use applications are discretionary
  - › ALC will not consider application unless it is forwarded by resolution of the Board
- ❑ Policy could...
  - › reduce impacts to community
  - › provide industry with greater certainty
  - › stop gap until improved zoning regs are in place

## IS A POLICY NEEDED?

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- Consideration:
  - › Large, industrial-style buildings in rural agricultural landscapes
  - › Community concerns (Area F) with:
    - light spill
    - odour
    - aesthetics
  - › Policy can help with these

## IS A POLICY NEEDED?

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- Consideration:
  - › Growing in buildings (non-farm use) may have less impact than growing in soil or greenhouses (farm use)
    - buildings offer greater emissions control & security
    - don't want to disincentivize the option with less impacts

## IS A POLICY NEEDED?

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- Consideration:
  - › Policy won't affect CPFs outside ALR
    - onerous policy may create an uneven playing field

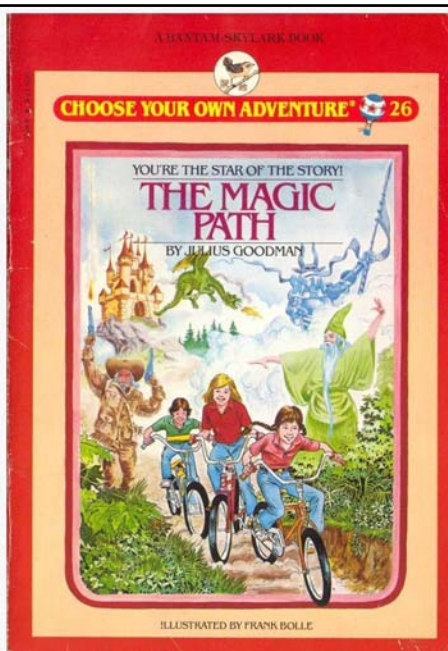
## IS A POLICY NEEDED?

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- Consideration:
  - › It's a permitted use
    - FVRD zoning allows Medical Marihuana Grow Operation in agricultural zones
    - but... zoning regs are basic
      - standard setbacks for agricultural buildings
      - developed before changes to ALR Regulation
      - don't address light, odour and other issues

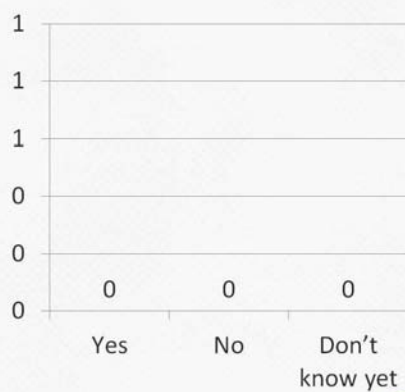


PLEASE RAISE  
YOUR HAND  
TO INDICATE  
YOUR  
ANSWER TO  
THE  
QUESTIONS  
ON THE  
FOLLOWING  
SLIDES...



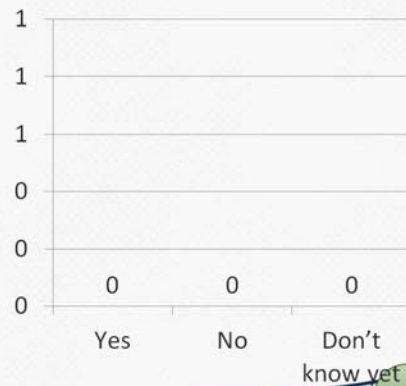
Is a policy needed to guide Non-Farm Use  
applications for CPFs in the ALR?

1. Yes
2. No
3. Don't know yet



Should the policy require a public info meeting,  
where the Board deems it appropriate?

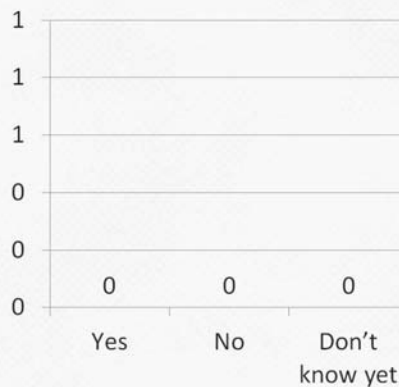
1. Yes
2. No
3. Don't know yet



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Should the policy address light spill to sky  
and/or neighbours?

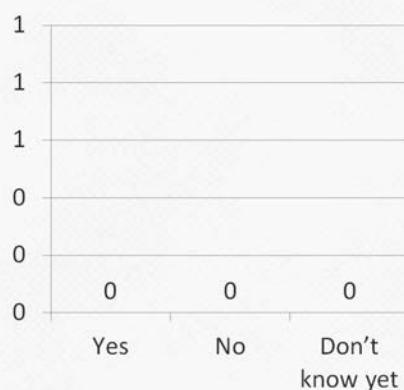
1. Yes
2. No
3. Don't know yet



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Should the policy require professional design of an odour control system for the building?

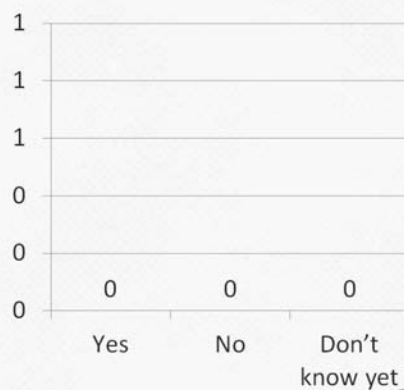
1. Yes
2. No
3. Don't know yet



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Should the policy address setback distances from lot lines, residential zones, schools, parks and other CPFs?

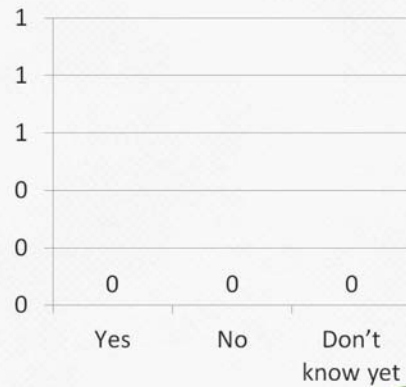
1. Yes
2. No
3. Don't know yet



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Should the policy support a covenant limiting the use of buildings to CPF and permitted Farm Uses?

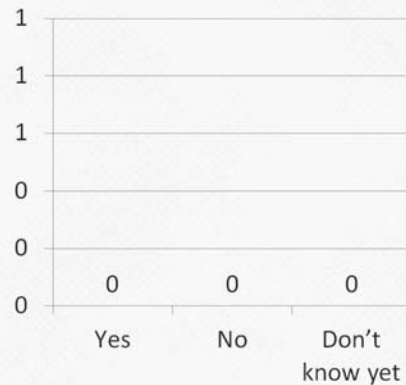
1. Yes
2. No
3. Don't know yet



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Should the policy require architectural design for screening and 'fit' with community?

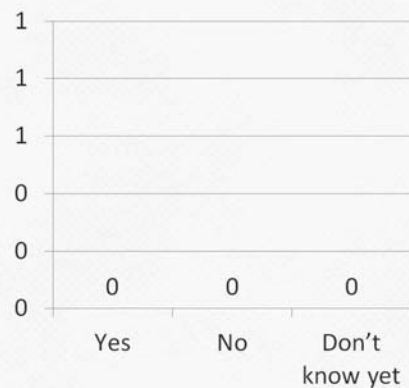
1. Yes
2. No
3. Don't know yet



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Just confirming... is a policy needed?

1. Yes
2. No
3. Don't know yet



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## THANK YOU!

- If you chose a policy...
  - › draft policy based on input for your consideration in January
  - › applications will be brought forward in conjunction with a policy
- If you chose no policy...
  - › we appreciate your time and guidance
  - › applications will brought forward independently