

DISTRICT OF SECHELT

Bylaw No. 25-288-2, 2019 (Cannabis)

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 regarding Cannabis Cultivation, Production and Retail Sales.

WHEREAS Council of the District of Sechelt has indicated it wishes to consider an amendment to District of Sechelt Zoning Bylaw No. 25, 1987;

AND WHEREAS the proposed amendment is consistent with the Official Community Plan Bylaw 492, 2010;

NOW THEREFORE the Council of the District of Sechelt in open meeting assembled enacts as follows:

1. Title

This bylaw may be cited as the “District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-288-2, 2019 (Cannabis)”.

2. Amendments

Deleted Definitions

2.1 District of Sechelt Zoning Bylaw No. 25, 1987 is amended by ***deleting*** the following definitions from *Section 102. Definitions*:

“CANNABIS” means a cannabis plant as defined in the Federal Government’s *Cannabis Act*, as amended from time to time.

“HORTICULTURE” means the growing of flowers, fruits, vegetables, plants, shrubs and trees, indoors or outdoors, for personal enjoyment and consumption, and includes “Personal Non-Medical Marihuana” but excludes Non-Medical Marihuana cultivation, processing, production, distribution, research, and retail sale; and Medical Marihuana cultivation, processing, production, distribution, research, and retail sale.

“MEDICAL MARIHUANA” means cannabis, pursuant to the federal Access to Cannabis for Medical Purposes Regulations, as amended from time to time, but does not include “Personal Non-Medical Marihuana” or “Non-Medical Marihuana”.

“NON-MEDICAL MARIHUANA” means cannabis that is for-profit, commercial purposes or is used for non-profit personal use cannabis of more than one household, but does not include “Personal Cannabis” or “Medical Marihuana”.

“NON-MEDICAL MARIHUANA CULTIVATION” means the use of land, buildings or structures, licenced under federal regulations for the commercial growing, with accessory drying, packaging, or storage of “Non-Medical Marihuana” but does not include the retail sale of “Non-Medical Marihuana”.

“NON-MEDICAL AND MEDICAL MARIHUANA CONSUMPTION LOUNGE” means an establishment where “Cannabis” products of any type are consumed.

“NON-MEDICAL MARIHUANA PRODUCTION” means the use of land, buildings or structures, licenced under federal regulations, for the growing, drying, processing, processing into derivative products, packaging, storage, or distribution of “Non-Medical Marihuana” but does not include “Non-Medical Marihuana Retail” uses.

“NON-MEDICAL MARIHUANA RETAIL” means the use of land, buildings or structures, licenced under provincial regulations, for the retail sale of Cannabis products.

“NON-MEDICAL MARIHUANA RESEARCH” means the use of land, buildings or structures for the systematic research, testing, data collection and manipulation, or technical or scientific development of “Cannabis”, and may include a research laboratory.

“PERSONAL NON-MEDICAL MARIHUANA” means the use of land, buildings or structures on a lot, for the cultivation of no more than 4 cannabis plants per dwelling situated on the same lot, for consumption by the dwelling’s residents, and no other persons.

New Definitions

- 2.2 District of Sechelt Zoning Bylaw No. 25, 1987 is amended by **adding** and **replacing** the following definitions in appropriate alphabetical order to *Section 102. Definitions*:

“CANNABIS” means cannabis as defined in the *Cannabis Act* of Canada.

“CANNABIS, CULTIVATION” means the authorized large-scale growing of cannabis plants and harvesting material from those plants as well as those ancillary activities authorized under the *Cannabis Act* of Canada.

“CANNABIS, MICRO CULTIVATION” means the authorized small-scale growing of cannabis plants and harvesting material from those plants, as well as those ancillary activities authorized under the *Cannabis Act* of Canada.

“CANNABIS PRODUCTION” means the large-scale manufacturing of cannabis or cannabis products as permitted by the *Cannabis Act* of Canada. For clarity, this definition includes a facility used for the cultivation, processing, packaging, storage, distribution, or analytical testing and research of cannabis and cannabis products, but does not include the retail sale of cannabis.

“CANNABIS, MICRO-PRODUCTION” means the small-scale manufacturing of cannabis or cannabis products as permitted by the *Cannabis Act* of Canada. For clarity, this definition includes a facility used for the cultivation, processing, packaging, storage, distribution, or analytical testing and research of cannabis and cannabis products, but does not include the retail sale of cannabis.

“CANNABIS RETAIL STORE” means a retail establishment that is licensed by the Liquor and Cannabis Regulation Branch (LCRB) of British Columbia for the sale of cannabis for non-medical purposes.

“HORTICULTURE” means the growing of flowers, fruits, vegetables, plants, shrubs and trees, indoors or outdoors, for personal enjoyment and consumption, and includes Personal Cannabis use (four plants or less), but excludes all other cannabis-related plants and products, including, but not limited to, Cannabis Cultivation and Cannabis Micro Cultivation, Cannabis Production, Cannabis Micro-Production and Cannabis Retail Stores.

“PERSONAL CANNABIS” means the use of land, buildings or structures on a lot, for the cultivation of no more than 4 cannabis plants per dwelling situated on the same lot, for consumption by the dwelling’s residents, and no other persons.

PART THREE-GENERAL PROVISIONS

- 2.3 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following new Section 303(1)(h) to *Section 303 Uses Permitted in All Zones*:

303(1)(h) Personal Cannabis

- 2.4 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following *Section 326. Uses Prohibited in Residential Zones* as follows:

“326: Uses Prohibited in All Residential Zones

1. With the exception of the Personal Cannabis use, no person shall use residential premises for the cultivation or production of cannabis, except a person who is authorized to do so under Part 14 of the Cannabis Regulations under the *Cannabis Act*. Those persons authorized under the Cannabis Regulations and *Cannabis Act* may not cultivate or produce cannabis in a multi-unit development or in any structure that does not have a District of Sechelt Building Permit for a Cannabis Production facility.”

- 2.5 District of Sechelt Zoning Bylaw No. 25, 1987 PART THREE- GENERAL PROVISIONS is amended by adding the following *Section 327. Cannabis Specific Uses Regulations* as follows:

327. CANNABIS SPECIFIC USE REGULATIONS

327.1 CANNABIS RETAIL STORES

Cannabis Retail establishments are permitted in select C-2-Commercial zones which are also designated in the Official Community Plan as either *Downtown Centre* (in schedule C1 of the OCP) or *Regional Commercial* (in Schedule C3 of the OCP)

- (a) No primary public entry to a cannabis retail store shall be located within 150 m of a parcel boundary of a public elementary or secondary school, including
 - i. Chatelech Secondary School located at 5904 Cowrie Street;
 - ii. Kinnikinnick Elementary School located 6030 Lighthouse Avenue;
 - iii. West Sechelt Elementary School located at 5609 Mason Road;
 - iv. Davis Bay Elementary School located at 5078 Davis Bay Road.
- (b) Notwithstanding 327.1(a), no primary public entry to a cannabis retail store shall be located within 50 m of a parcel boundary of the Sunshine Coast Alternative School located on 5545-5549 Inlet Road; AND
- (c) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis retail establishment is located.”

327.2 CANNABIS PRODUCTION AND CULTIVATION-INDUSTRIAL AREAS

Cannabis Production and Cultivation facilities are permitted in designated Industrial zones and are subject to the following conditions:

- (a) All production activities must occur within an enclosed facility;
- (b) No outdoor cultivation, production or storage is permitted;
- (c) No building or structure is located within 50 m of any lot line abutting a residential area zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any Comprehensive Development Zone;
- (d) No facility may be located within 300 m of an elementary or secondary school;
- (e) The minimum lot area for a standard production facility is 3,000 m²; AND,
- (f) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis production facility is located.

327.3. CANNABIS, MICRO-PRODUCTION AND MICRO-CULTIVATION-INDUSTRIAL AREAS

Cannabis Micro-Production and Micro-Cultivation is permitted in designated Industrial zones subject to the following conditions:

- (a) All production activities must occur within an enclosed facility;
- (b) No outdoor cultivation, production or storage is permitted;
- (c) No building or structure is located within 50 m of any lot line abutting a residential area zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any Comprehensive Development Zone;
- (d) No facility may be located within 300 m of an elementary or secondary school;
- (e) The minimum lot area for a micro-production facility is 3,000 m²; AND,
- (f) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis production facility is located.

327.4 CANNABIS CULTIVATION-AGRICULTURAL AREAS

Cannabis uses on agricultural lands are limited to the RR-2 zone and are limited to authorized standard cultivation, and nursery licensed operations only and are subject to the following conditions:

- (a) The use must comply with the provincial *Agricultural Land Reserve Use Regulation* (BC Reg 30/2019) as amended from time to time.
- (b) The cannabis cultivation use is entirely within the BC Agriculture Land Reserve;
- (c) A maximum of 1 Health Canada Cannabis Cultivation Licence (of any type) is permitted on a lot.

- (d) The maximum combined gross floor area of all the building(s) associated with a Health Canada Cannabis Standard Cultivation Licence is 1,000 m².
- (e) No building or structure is located within 100 m of any lot line;
- (g) No security fencing greater than 1.2 m in height is located within 30 m of any lot line;
- (h) Cannabis cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil;
- (i) No building height exceeds 10.5 m; AND
- (j) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 2 m, or more, in width and 1.5 m, or more in height.

327.5 CANNABIS, MICRO CULTIVATION- AGRICULTURAL AREAS

Cannabis Micro-Cultivation is limited to the RR-2 zone and are limited to authorized micro cultivation and nursery licenced operations only, and are subject to the following conditions:

- (a) The use must comply with the provincial *Agricultural Land Reserve Use Regulation* (BC Reg 30/2019) as amended from time to time.
- (b) The cannabis micro-cultivation use is entirely within the BC Agriculture Land Reserve;
- (c) A maximum of 1 Health Canada Cannabis Cultivation Licence (of any type) is allowed on a lot.
- (d) The maximum combined gross floor area of the building(s) associated with a Health Canada Cannabis Micro-Cultivation Licence on a lot is 500 m².
- (e) No building or structure is located within 100 m of any lot line;
- (f) No security fencing greater than 1.2 m in height is located within 30 m of any lot line;
- (g) Cannabis Micro-Cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil;
- (h) No building height exceeds 10.5 m; AND
- (i) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 3 m, or more, in width and 1.5 m, or more in height.”

PART NINE –RURAL ZONES

Zone RR-2, Rural 2

2.6 District of Sechelt Zoning Bylaw No. 25, 1987 - Zone RR-2, Rural 2 Zone - is amended by **deleting** the paragraphs (m) and (n) to *Section 910 Permitted Uses*, as follows:

“(m) “Medical Marihuana Cultivation” is permitted on a lot provided that:

- i. The lot is entirely within the BC Agriculture Land Reserve;
- ii. The lot is 5.0 hectares or more in area;
- iii. No school is located within one thousand (1,000) metres of the lot;
- iv. No “Developed Park” is located within five hundred (500) metres of the lot;
- v. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- vi. No building or structure is located within fifty (50) metres of any lot line;
- vii. No security fencing greater than 1.2 metres in height is located within thirty (30) metres of any lot line;
- viii. The combined gross footprint of all buildings and structures does not exceed one thousand (1,000) square metres on the lot;
- ix. No building height exceeds two storeys or ten point five (10.5) metres; AND,
- x. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs two (2) metres, or more, in width and one point five (1.5) metres, or more in height.

“(n) Non-Medical Marihuana Cultivation” is permitted on a lot provided that:

- i. The lot is entirely within the BC Agriculture Land Reserve;
- ii. The lot is 5.0 hectares or more in area;
- iii. No school is located within one thousand (1,000) metres of the lot;
- iv. No “Developed Park” is located within five hundred (500) metres of the lot;

- v. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- vi. No building or structure is located within fifty (50) metres of any lot line;
- vii. No security fencing greater than 1.2 metres in height is located within thirty (30) metres of any lot line;
- viii. The combined gross footprint of all buildings and structures does not exceed one thousand (1,000) square metres on the lot;
- ix. No building height exceeds two storeys or ten point five (10.5) metres; AND,
- x. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs two (2) metres, or more, in width and one point five (1.5) metres, or more in height.”

2.7 District of Sechelt Zoning Bylaw No. 25, 1987 - Zone RR-2, Rural 2 Zone - is amended by adding paragraphs (m) and (n) to *Section 910 Permitted Uses*, as follows:

- “(m) Cannabis Cultivation (*subject to S. 327*)
- (n) Cannabis, Micro Cultivation (*subject to S. 327*)”

PART SEVEN- INDUSTRIAL ZONES

Zone I-3 Industrial 3

2.8 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-3 Industrial 3 - is amended by **deleting** the following paragraphs p) and q) to *Section 718 Permitted Uses*, as follows:

“(p) “Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred

- (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No security fencing greater than 1.2 metres in height is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only uses on the lot.

“q) “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No security fencing greater than 1.2 metres in height is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,

- x. “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are the only uses on the lot.”

2.9 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-3 Industrial 3 - is amended by **adding** the following paragraphs (p), (q), (r) and (s) to *Section 718 Permitted Uses*, as follows:

- “(p) Cannabis Production (*subject to S. 327*)
- (q) Cannabis, Micro Production (*subject to S. 327*)
- (r) Cannabis Cultivation (*subject to S. 327*)
- (s) Cannabis, Micro Cultivation (*subject to S. 327*)”

Zone I-5 Industrial 5

2.10 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-5 Industrial 5 - is amended by **deleting** the following paragraphs (s) and (t) to *Section 734 Permitted Uses*, as follows:

“(s) “Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No fencing is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only uses on the lot.

- t) “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are permitted on a lot provided that:
- i. The lot is four thousand (4,000) square metres or more in area;
 - ii. No school is located within one thousand (1,000) metres of the lot;
 - iii. No “Developed Park” is located within five hundred (500) metres of the lot;
 - iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
 - v. No building or structure is located within five (5) metres of any rear or side lot lines;
 - vi. No fencing is located within two (2) metres of any lot line;
 - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
 - viii. No building height exceeds two storeys or ten point five (10.5) metres;
 - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
 - x. “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are the only uses on the lot.”

2.11 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-5 Industrial 5 - is amended by **adding** the following paragraphs (s), (t), (u) and (v) to *Section 734 Permitted Uses*, as follows:

- “(s) Cannabis Production (*subject to S. 327*)
- (t) Cannabis, Micro Production (*subject to S.327*)
- (u) Cannabis Cultivation (*subject to S. 327*)
- (v) Cannabis, Micro Cultivation (*subject to S. 327*)”

Zone I-6 Industrial 6

2.12 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-6 Industrial 6 - is amended by **deleting** the following paragraphs o) and p) to *Section 742 Permitted Uses*, as follows:

“(o) Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No fencing is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only uses on the lot.

(p) Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential

Comprehensive Development Zone, is located within one hundred (100) metres of the lot;

- v. No building or structure is located within five (5) metres of any rear or side lot lines;
- vi. No fencing is located within two (2) metres of any lot line;
- vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
- viii. No building height exceeds two storeys or ten point five (10.5) metres;
- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
- x. “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are the only uses on the lot.”

2.13 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-6 Industrial 6 - is amended by **adding** the following paragraphs (o), (p), (q) and (r) to *Section 742 Permitted Uses*, as follows:

- “(o) Cannabis Production (*subject to S.327*)
- (p) Cannabis, Micro Production (*subject to S. 327*)
- (q) Cannabis Cultivation (*subject to S.327*)
- (r) Cannabis, Micro cultivation (*subject to S. 327*)”

Zone I-7 Industrial 7

2.14 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-7 Industrial 7 - is amended by **deleting** the following paragraphs (o) and (p) to *Section 751 Permitted Uses*, as follows:

“(o) Medical Marihuana Production” and/or “Medical Marihuana Research” are permitted on a lot provided that:

- i. The lot is four thousand (4,000) square metres or more in area;
- ii. No school is located within one thousand (1,000) metres of the lot;
- iii. No “Developed Park” is located within five hundred (500) metres of the lot;
- iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;

- v. No building or structure is located within five (5) metres of any rear or side lot lines;
 - vi. No fencing is located within two (2) metres of any lot line;
 - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
 - viii. No building height exceeds two storeys or ten point five (10.5) metres;
 - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND
 - xi. “Medical Marihuana Production” and/or “Medical Marihuana Research” are the only permitted uses on the lot.
- p) “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are permitted on a lot provided that:
- i. The lot is four thousand (4,000) square metres or more in area;
 - ii. No school is located within one thousand (1,000) metres of the lot;
 - iii. No “Developed Park” is located within five hundred (500) metres of the lot;
 - iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
 - v. No building or structure is located within five (5) metres of any rear or side lot lines;
 - vi. No fencing is located within two (2) metres of any lot line;
 - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
 - viii. No building height exceeds two storeys or ten point five (10.5) metres;
 - ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND
 - x. “Non-Medical Marihuana Production” and/or “Non-Medical Marihuana Research” are the only permitted uses on the lot.”

2.15 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone I-7 Industrial 7 – is amended by **adding** the following paragraphs (o), (p), (q) and (r) to *Section 751 Permitted Uses*, as follows:

- “(o) Cannabis Production (*subject to S. 327*)
- “(p) Cannabis, Micro Production (*subject to S. 327*)
- “(q) Cannabis Cultivation (*subject to S. 327*)
- “(r) Cannabis, Micro Cultivation (*subject to S. 327*)”

PART SIX – COMMERCIAL ZONES

Zone C-2 Commercial 2 Zone

2.16 District of Sechelt Zoning Bylaw No. 25, 1987 – Zone C-2 Commercial 2 - is amended by **adding** the following paragraphs (p) to *Section 610 Permitted Uses*, as follows:

- “(p) Cannabis Retail Store (*subject to S. 327*)”

READ A FIRST TIME THIS	17 th	DAY OF	April	2019
PUBLIC HEARING HELD THIS	15 th	DAY OF	May	2019
FIRST READING RESCINDED	19 th	DAY OF	June	2019
READ A FIRST TIME THIS	3 rd	DAY OF	July	2019
SECOND PUBLIC HEARING HELD THIS	24 th	DAY OF	July	2019
READ A SECOND TIME THIS	18 th	DAY OF	September	2019
READ A THIRD TIME THIS	18 th	DAY OF	September	2019
ADOPTED THIS	18 th	DAY OF	September	2019



Mayor



Corporate Officer