

20 March 2018

## Council to review several proposed changes to the Zoning Bylaw

At last night's Planning Committee meeting, Council preliminarily discussed proposed amendments to the City's Zoning Bylaw. The proposed amendments will be formally introduced at the upcoming Council meeting on March 26.

In addition to the required amendments to include cannabis outlets, the Planning and Development Department has taken the opportunity to review the current Zoning Bylaw to eliminate anomalies and make improvements. Multiple zoning regulation changes are being proposed and will undergo the mandatory process of Introduction, Readings and Public Hearings according to the Planning and Development Act in the following weeks.

The following changes are being proposed to Council:

- *Cannabis retail outlets*: definition in the zoning bylaw and discretionary use location in C1 (Downtown Commercial), C3 (Arterial Commercial), C3A (Large Lot Arterial Commercial), C4 (Regional Commercial Districts)
- *Large scale Cannabis cultivation*: definition in the zoning bylaw and only allowed in Heavy Industrial Zoning Districts (M2)
- *Cannabis processing and manufacturing*: definition in the zoning bylaw and discretionary use in Industrial Districts
- *Solar Collectors*: adding large scale ground mounted solar collector fields as a discretionary use in FUD (Future Urban Development Districts)
- *Secondary Suites*: removing 65m<sup>2</sup> (700ft<sup>2</sup>) as the maximum floor area
- *Clubs*: permitted use in C3 (Arterial Commercial District) and C4 (Regional Commercial District)
- *Henderson Drive*: Rezoning from R1 (One Unit Residential District) to R2 (Low Density Residential District) as it was intended by the Official Community Plan
- *Home-based Businesses Type 1*: Permission as an ancillary use in R4 (High Density Residential District)

Details for all proposed changes can be found in the Planning Committee Agenda for March 19, posted on [www.cityofnb.ca](http://www.cityofnb.ca) ([https://www.cityofnb.ca/city\\_government/committee\\_meetings/planning\\_committee.html](https://www.cityofnb.ca/city_government/committee_meetings/planning_committee.html)) and will be mailed out as Public Notice to the property owners that may be affected by the proposed changes.

## ***Proposed Cannabis Regulations***

The first part of the proposed Zoning Bylaw amendment is to include definitions of cannabis, cannabis accessory, cannabis retail outlet, cannabis cultivation, industrial hemp, cannabis nursery and cannabis processing.

The second part is to review the location of the zoning districts in North Battleford where cannabis retail outlets will be included as discretionary use. Administration conducted extensive research on density requirements and zoning regulations for these outlets in cities, provinces, states and countries that have legalized cannabis retail. Standard practice is to have 300m (1000ft) setbacks from “places where youth gather”, including schools, playgrounds, municipal recreational facilities, and libraries.

Other proposed amendments regarding cannabis include:

- Home-based businesses, Type I and II, will be prohibited to manufacture or retail cannabis and cannabis byproducts, including the manufacturing and retail sales of products with cannabis as an ingredient.
- Cannabis retail outlets will be included as discretionary use in C1, C3, C3A and C4. Retail will be prohibited in Residential and Neighbourhood Commercial Districts.
- Currently administration is considering to include Cannabis processing and cultivation as a permitted use in M2 (Heavy Industrial District). This is in keeping with existing practices for medical marijuana cultivation.
- Cannabis crop cultivation will explicitly be prohibited in FUD.

Proposed changes to the City’s Smoking Bylaw are currently being worked on and will be presented to Council at a later date.

### ***Timeline***

The proposed timeline for the bylaw amendments regarding Cannabis retail, cultivation and manufacturing is to have approved zoning, regulations and bylaw changes in place prior to July 1 – the federally proposed date of cannabis legalization.

In addition to the mandatory consultation process, the City of North Battleford is also planning to host public seminars on the topic to ensure that citizens have ample opportunity to familiarize themselves with the proposed and coming changes.

Information pertaining to the proposed amendments of the bylaw in regards to Cannabis can also be obtained at the Planning and Development Pop Up on March 21, from 4-7pm, at the Civic Centre. Additionally, the City of North Battleford is currently working on a designated page on [www.cityofnb.ca](http://www.cityofnb.ca) where all documents pertaining to cannabis regulations in the City can be accessed.

### **For more information:**

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