



To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Jim Tatoosh (Hupacasath First Nation)
Stefanie Weber
Callan Noye
Ed Francoeur

Chief Councillor Cynthia Dick (Tseshah First Nation)
Chris Washington - (SD #70)
Sgt. Clive Seabrook, (R.C.M.P. Liaison)
Rick Newberry (P.A.F.D. Liaison)
Rob Gaudreault (Parks Liaison)
Councillor Deb Haggard (Council Liaison)

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Sgt. Peter Dione – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
Clerks: Davina Hartwell, City Clerk; Twyla Slonski, Deputy City Clerk, Tanis Feltrin/Sara Darling
Tim Pley, CAO

Date: May 1, 2020

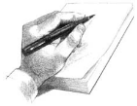
Re: Advisory Planning Commission Meeting
Friday, May 8, 2020 at 9:00 am (via remote access)

A meeting of the Advisory Planning Commission has been scheduled for **Friday, May 8, 2020 at 9:00** am via Zoom. Please see email notification for details regarding meeting access.

If you have questions or are unable to attend please contact Katelyn McDougall at 250-720-2808 or Cara Foden at 250.720.2850 (or via email to cara_foden@portalberni.ca).

AGENDA

- 1. Acknowledgements** - This APC meeting is being held within the un-ceded traditional territories of the Hupacasath and the Tseshah (č̓ iṣaaʔath̓) First Nations
- 2. Minutes** of the April 30, 2020 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION:** Official Community Plan and Zoning Bylaw amendments
City Wide amendments respecting Cannabis Cultivation/Production and Processing
Applicant: City of Port Alberni
- 4. Update** – Manager of Planning
- 5. Other business**
- 6. Adjournment** - The next APC meeting is scheduled for **May 21, 2020**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on April 30, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Callan Noye
Stefanie Weber
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Chris Washington, S.D.70 Liaison
Sgt. Clive Seabrook, R.C.M.P. Liaison
Councillor Deb Haggard (Council Liaison)

Guests

Members of the Public: None
Mike Sutherland - Applicant

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaaʔath) F.N.
Rick Newberry, P.A.F.D. Liaison
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. **Acknowledgements and Introductions** – Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations.
2. **MINUTES - Adoption of April 9, 2020 Minutes**
Motion:
That the City of Port Alberni Advisory Planning Commission adopt the minutes of the April 9, 2020 regular meeting.

(Washington / Francoeur) CARRIED
3. **DEVELOPMENT APPLICATION:** Official Community Plan and Zoning Bylaw amendments
2170 Mallory Drive
Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409)
Applicant: M. Sutherland as agent for Mansett Family Holdings Inc.
 - The Manager of Planning presented a summary of the report to the APC dated April 23, 2020.
 - The APC discussed the application as follows:
 - An existing building on the property was discussed and it was noted a Development Permit would be required to facilitate any additions to the building.
 - It was noted that lands adjacent to the property included the Canal Beach waterfront park which has not been formally designated as a Park by City bylaw and has industrial designations in both the OCP and the Zoning bylaws. Concern was voiced that if the city owned park remains designated for industrial use there could be long term negative ramifications for its future. It was noted and agreed that Canal Beach Park designations should be amended in the OCP and the Zoning bylaws.
 - Members commented that the City and A.C.R.D. contain a great deal of waterfront property that is used for industrial purposes and that the subject property, being very close to the waterfront, may be better reserved for less industrial uses over the long term. Once land is zoned industrial it becomes very difficult to reverse that designation. It was also noted that

comments from Island Health did not indicate the property was suitable for residential development.

- Discussion took place regarding possible residential use of the property including a former idea to use it for senior's housing. There is no certainty that the land is suitable for residential development. There is some limited contamination and challenging terrain.
- It was expressed that it was difficult to make a recommendation without input from the Tseshah FN as the subject property is immediately adjacent to I.R.2 Teepis lands. There is also an ongoing discussion with the Tseshah FN respecting the location of the City Boundary. APC felt it was important that the boundary discussions be considered.
- Possible alternatives to the proposed recommendations were discussed including site specific amendments, split zoning, and use of covenants. The APC members considered how to facilitate making the property useable in the short term while preserving the long term potential for other uses. The Manager of Planning clarified that overlay zoning was not possible however split zoning or site specific zoning are possible and that land use changes must go through an appropriate rezoning process.
- It was clarified that the Development Permit Areas within the City are for Form and Character only.
- Councilor Haggard noted that she felt there was not a strong enough reason for the City to retain the current OCP and Zoning designations.
- The applicant was asked about the plans for the site. Currently there are no tenants. Site specific amendments adopted in 2018 were intended to facilitate some light industrial uses while retaining the OCP Residential designation. The property owner is currently using the building to store supplies and materials for house construction. A number of industrial operations have approached the owner regarding the land. The terrain is restrictive for development and the applicant feels the property is viable only for industrial uses. Servicing of the property has been paid for and is awaiting completion by City crews.
- Proximity and future ramifications for the adjacent Canal Beach park were discussed with respect to contamination and terrain.
- J. Douglas expressed the need to consult with Tseshah FN and to note the boundary issue prior to proceeding.
- It was remarked that there would be merit in proceeding with the proposed amendments to permit the owner to utilize the land and to proceed with a process to designate Canal Beach appropriately in the OCP and Zoning bylaws. Members agreed that they desire public access to the waterfront for the community. The subject property on Mallory Dr. is privately owned and likely more suitable for Industrial use in the foreseeable future.
- The list of uses permitted in the M1 zone were noted and it was brought to attention that APC should consider that any of those uses could be established on the property if the proposed amendments proceed.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409) located at **2170 Mallory Drive**:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the property from '**Residential**' to '**Industrial**' use; and*
 - b. *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to include the property in '**Development Permit Area No. 3 Industrial**'; and*
 - c. *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from 'P1 Institutional' zone to '**M1 Light Industry**' zone.*

- d. Amend the text of the Zoning Bylaw by deleting the following text from Section 5.31.4 D. Site Specific uses table (in the P1 Institutional zone):

“5.31.4 D.

Site – 2170 Mallory Drive – Lot 1, District Lot 1, Alberni District, Plan VIP77152 (PID: 025-965-409)

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
 - a) Small Engine Repair
 - b) Mechanic
 - c) Custom Woodworking
- ii. The following conditions apply to uses listed in 5.31.4 Di:

All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.”

- 2. That the Advisory Planning Commission recommends to City Council that in addition to the required public hearing that Council direct staff to engage with Tseshah First Nation regarding the amendments to the Official Community Plan and Zoning Bylaw.
- 3. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council proceeds with scheduling a public hearing:
 - a. Submit a site plan and plans, acceptable to the Manager of Planning, in support of a Development Permit and submit cost estimates for the works and security in the amount required.
 - b. Post visible civic address on main entrance gate and building (to be visible from road) in accordance the City of Port Alberni House Numbering bylaw.
 - c. Ensure there is a viable turning radius for Fire Truck access and egress acceptable to the City's Director of Engineering and Public Works.
 - d. Submit security in the amount required for completion of the required Water and Sanitary Sewer and Storm works as determined by the City's Engineering Department.
 - e. Submit security in the amount required for relocation of the existing hydrant as determined by the City's Engineering Department.

(Washington / Francoeur) CARRIED

Votes in Favour

K. McRae

E. Francoeur

Amy Anaka

S. Weber

J. Tatoosh

C. Noye

Chris Washington

Votes Against

J. Douglas

4. **DEVELOPMENT APPLICATION:** Official Community Plan and Zoning Bylaw amendments
City Wide amendments respecting Cannabis Cultivation/Production and Processing

- The discussion was tabled and the Manager of Planning will advise of a special meeting that will be held for the APC to consider the report and recommendations.

5. UPDATE:

The Manager of Planning provided a verbal update on the following items:

- **Development Permit** – Alberni Mall
- **Development Permit** – Athol Street
- **Development Permit** – 8th and Maitland/Low Energy Housing Project
- **Uptown District Revitalization Strategy** – Public survey launching
- **River Road Rezoning** – Public Access to Waterfront

Upcoming agenda items will include:


- Development Variance Permit – 5200 Gertrude Street
- Rezoning Applications (TBD)

6. OTHER BUSINESS

- None at this time.

7. **ADJOURNMENT** – The meeting adjourned at 1:05 p.m. The next meeting is scheduled for 12:00 pm on **May 21 30, 2020**.

(Francoeur / McRae) CARRIED



Ken McRae (Chair)



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: April 24, 2020

SUBJECT: Cannabis Production Facilities - OCP and Zoning Bylaw Amendments

ISSUE

At issue is the consideration of changes to the City's Official Community Plan and Zoning Bylaw (*Bylaw 4832*) to introduce Cannabis Production Facilities (cannabis cultivation and processing) as a permitted use within city limits. The Advisory Planning Commission and Council have previously given high-level input and direction on how to introduce these uses, and the following report outlines the next step in implementing that direction.

The proposed amendments would introduce new definitions, identify specific zones, and provide other regulations and policy direction for cannabis cultivation and processing uses.

BACKGROUND

Cannabis production and cultivation are now legal with a license from Health Canada, and industry proponents have been looking to the Alberni Valley for a place to start up new ventures. The legalization of the recreational use of cannabis may create economic opportunities for any community looking to diversify their economy. In early 2019 the City of Port Alberni began permitting cannabis retail stores in certain commercial zones (C2, C3, C4, and C5). Later in 2019 staff were tasked with identifying appropriate zoning for the production of cannabis.

Public Engagement

Through a three-month online and in-person engagement process staff heard from many Port Alberni residents and visitors. Most people who attended events in-person seemed indifferent about cannabis cultivation. A small number of individuals were completely opposed to the legalization of cannabis and were thus opposed to any municipal zoning related to cannabis. The overwhelming majority of people who were engaged in the process supported cannabis cultivation within city limits, and did not have issue with the industry as long as it was managed and regulated effectively.

The engagement process helped identify key concerns about Cannabis Production Facilities, and these were typically regarding odor, air quality, and waste management. Some individuals who participated in the consultation process expressed opposition to specific production facilities that were proposed to be located in the regional district, but did not clearly provide input on how to regulate the activity within city limits.

Recommendations

At the conclusion of the public engagement process, staff developed recommendations that were brought to the Advisory Planning Commission and City Council for further input and direction. The recommendations incorporated public input and considered practices demonstrated in other communities.

The approach proposed by staff was to permit cannabis cultivation in industrial zones, agricultural zones, and limited commercial zones based on the scale and type (indoor or outdoor) of facility. Staff also proposed the use of setbacks, buffer zones, development permit areas, and other regulations to help mitigate the public's concerns. It is also important to note that all licensed facilities will be held to strict federal standards with regards to air quality, odor, etc.

APC Input and Council Direction

At the time, the Advisory Planning Commission supported the approach that was proposed by staff. Only minor revisions were recommended by Council at the time. Council asked that staff remove land zoned A1 – Agriculture from the recommendations, and to not permit any outdoor facilities within the city. It is important to note here that the BC Agricultural Land Commission (ALC) has decided that cannabis production is an acceptable farm use on land protected within the Agricultural Land Reserve (ALR) as long as it is done in a way that protects the land's productive capacity. Therefore, any the City is unable to prohibit cannabis production in the ALR as long as it meets the ALC's requirements.

In summary, the following direction was given by Council in support of staff developing OCP and Zoning Bylaw amendments that would permit cannabis cultivation within the city:

1. Regarding indoor facilities:

- a. That Standard Cultivation¹ Facilities (anything more than 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), and Heavy Industry (M3) zones.
- b. That Micro-Cultivation Facilities (anything up to 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), and High Commercial (C4) zones.
- c. That Cannabis Nursery Facilities (limited to 50m² in size, and only the production of seeds, seedlings, and clones – no dried flower) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), and Highway Commercial (C4).

2. Those regarding other zoning bylaw regulations:

- a. That staff propose definitions for the types of Cannabis Production Facilities that are consistent with Health Canada's definitions.
- b. That staff include recommendations for building setbacks, buffer zones, and regulations to help mitigate noise and odor concerns.
- c. That any Cannabis Production Facility be required to obtain a Development Permit (regarding building form and character) to ensure a high-quality development and mitigate impacts to the visual landscape.

¹ While this direction only references "cultivation" in the text, the intent behind the direction was to introduce both "cultivation" and "processing" uses.

ZONING BYLAW AMENDMENTS

As per Council's direction, staff propose adding the following text to the Zoning Bylaw.

DEFINITIONS

Under **Section 4 Definitions of the Zoning Bylaw**, add the following text:

"CANNABIS" means a cannabis plant, including the phytocannabinoids produce by or found in such a plant regardless of whether that part has been processed or not and any substance or mixture of substances that contains or has on it and part of such a plant and any substance that is identical to a phytocannabinoid produced by or found in such a plant regardless of how the substance was obtained. Marijuana shall have the same definition.

"CANNABIS PRODUCTION FACILITY" means the use of land, buildings or structures for the cultivation, processing, testing, destruction, packaging and shipping of cannabis/marijuana, as approved by Health Canada and regulated under the federal Cannabis Act. These facilities may be further categorized as either a standard or micro-cultivation use, a cannabis nursery use, or standard or micro-processing use. May also includes any medical marihuana facility regulated under the Access to Cannabis for Medical Purposes Regulations. Specifically excludes storefront or retail outlet distribution of cannabis.

"STANDARD CULTIVATION, CANNABIS" means the indoor large-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities. Canopy space up to or more than 200 square metres (2152 square feet) is permitted.

"MICRO-CULTIVATION, CANNABIS" means the indoor small-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities. Canopy space up to 200 square metres (2152 square feet) is permitted.

"NURSERY, CANNABIS" means the indoor growing of cannabis plants to produce starting material (seed and seedlings) and associated activities. Canopy space must not exceed 50 square metres (538 square feet).

"STANDARD PROCESSING, CANNABIS" means the large-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities. There is no limitation on the amount of dried flower processed annually.

"MICRO-PROCESSING, CANNABIS" means the small-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities. Up to 600 kg of dried flower may be processed annually.

ESTABLISHMENT OF ZONES

Under **Section 5 Establishment of Zones** of the Zoning Bylaw, add the following text:

To section 5.27.1 (the list of Principal Permitted Uses) in the **M1 – Light Industry Zone**²:

“Standard cultivation, Cannabis”
“Standard processing, Cannabis”
“Micro-cultivation, Cannabis”
“Micro-processing, Cannabis”
“Nursery, Cannabis”

To section 5.28.1 (the list of Principal Permitted Uses) in the **M2 – Medium Industry Zone**:

“Standard cultivation, Cannabis”
“Standard processing, Cannabis”
“Micro-cultivation, Cannabis”
“Micro-processing, Cannabis”
“Nursery, Cannabis”

To section 5.29.1 (the list of Principal Permitted Uses) in the **M3 – Heavy Industry Zone**:

“Standard cultivation, Cannabis”
“Standard processing, Cannabis”
“Micro-cultivation, Cannabis”
“Micro-processing, Cannabis”
“Nursery, Cannabis”

To Section 5.20.1 (the list of Principal Permitted Uses) in the **C3 - Service Commercial Zone**:

“Micro-cultivation, Cannabis”
“Micro-processing, Cannabis”
“Nursery, Cannabis”

To Section 5.21.1 (the list of Principal Permitted Uses) in the **C4 - Highway Commercial Zone**:

“Micro-cultivation, Cannabis”
“Micro-processing, Cannabis”
“Nursery, Cannabis”

GENERAL REGULATIONS

Under **Section 6 General Regulations** of the Zoning Bylaw, add the following text:

Section 6.27 Cannabis Production Facilities:

All Cannabis Production Facilities shall conform to the following:

- 6.27.1 *Any operational Cannabis Production Facility must be regulated, approved and licensed by Health Canada. A City Business License is also required for operations.*
- 6.27.2 *A Cannabis Production Facility is not permitted within 300 metres of the nearest property line of a site containing a school, licensed daycares, or another Cannabis Production Facility.*

² For clarification, the Zoning Bylaw is scaled for industrial uses. By adding a new use to the M1 – Light Industry zone, it will automatically be added to the M2 or M3 zones as well.

- 6.27.3 *If zoned favorably a Cannabis Production Facility may operate a cultivation, processing, and retail use in conjunction on site. A Cannabis Production Facility is not permitted in conjunction with any other use.*
- 6.27.4 *A Cannabis Production Facility must be built to contain odor, noise, light and glare within the facility as to avoid adverse effects that impair the use, safety or livability of adjacent properties.*
- 6.27.5 *Any Cannabis Production Facility must obtain a Development Permit from the City. Architectural, landscaping, signage, and lighting plans are required to be submitted in order to be considered for approval.*
- 6.27.6 *A Cannabis Production Facility must limit their hours of operation to occur be between 8:00 am and 8:00 pm.*

PARKING REGULATIONS

With regards to the number of parking stalls provided on site, under both the 'Commercial' and 'Industrial' parts of subsection **7.9 Required Amount of Parking** (within the Parking Regulations section of the Zoning Bylaw) add the following text:

Cannabis Production Facility: 1 per employee or 1 per 190 m² (2045 ft²) of gross floor area, whichever is the greater.

OFFICIAL COMMUNITY PLAN AMENDEMENTS

As per Council's direction, staff propose adding the following text to the Official Community Plan. The purpose of this additional text is to provide specific guidelines for the form and character of commercial and industrial Cannabis Production Facilities.

For commercial Cannabis Production Facilities staff recommend adding the following text under **Section 1.2 Development Permit Area No. 2 Commercial Development:**

iv) Commercial Cannabis Production Facilities – Additional Guidelines

- Any Cannabis Production Facility to be located within a commercial zone must follow relevant Commercial Development Permit Area Design Guidelines, Sign Bylaw requirements and any other design guidelines. Development permit area exemptions do not apply.
- Development permit application submissions shall include information on venting, as well as information on how odors from the business would be addressed (e.g. location of venting, carbon filters, etc.).
- Repetitive and featureless monotonous buildings and barriers (such as solid fences and blank walls) shall be avoided.
- Fences located in the frontyard setback are strongly discouraged. Landscaping generally shall be used, in preference to fences and walls, to provide buffers and screens.
- Sound attenuation measures should be employed. May include planting, grade changes and greater separation of uses in preference to fences.
- Loading zones and/or garbage facilities shall be screened and/or located away from public entrances and front of building activity. Loading entrances should be secure.
- A sidewalk 1.9 metres in width shall be provided (or improved) along road frontages.
- Setbacks and buffers should provide adequate separation from conflicting adjacent uses.
- On-site lighting should permit identification of another person's face at a 23 metre distance.

For industrial Cannabis Production Facilities staff recommend adding the following text under **Section 1.3 Development Permit Area No. 3 Industrial Development**

Industrial Cannabis Production Facilities – Additional Guidelines

- Any Cannabis Production Facility to be located within an industrial zone shall follow relevant Industrial Development Permit Area Design Guidelines, Sign Bylaw requirements and any other design guidelines. Development permit area exemptions do not apply.
- Development permit application submissions shall include information on venting, as well as information on how odors from the business would be addressed (e.g. location of venting, carbon filters, etc.).
- The site shall provide a hard-landscaped buffer (i.e. fence or wall) and a landscaped buffer consisting of some combination of trees, shrubs, hedges, ground cover, lawns, or other horticultural elements.
- Repetitive and featureless monotonous buildings and barriers (such as solid fences and blank walls) shall be avoided.
- Sound attenuation measures should be employed. May include planting, grade changes and greater separation of uses in preference to fences.
- Loading zones and/or garbage facilities shall be screened and/or located away from public entrances and front of building activity. Loading entrances should be secure.
- Setbacks and buffers should provide adequate separation from conflicting adjacent uses.
- On-site lighting should permit identification of another person's face at a 23 metre distance.
- Large industrial facilities should incorporate signage into formal entrance features.

CONCLUSIONS

The City of Port Alberni is considering implementing regulations to permit Cannabis Production Facilities within city limits. Staff have developed recommendations that both incorporate public input and consider best practices demonstrated in other communities. The proposed approach will permit certain types of Cannabis Production Facilities in industrial zones and limited commercial zones. Additional regulations are being proposed to mitigate concerns about odor, noise, air quality, and clustering of cannabis uses. All Cannabis Productions Facilities should be required to obtain a development permit to also help mitigate concerns and help ensure high quality development.

If the Advisory Planning Commission is supportive of the proposed amendments outlined above then staff will prepare bylaw amendments that reflect those changes and bring them to Council for consideration. The OCP and Zoning Amendment Bylaw amendments will require further public input at the time of a public hearing before final adoption of the Bylaws can be considered by Council.

Amendments to the Business License Bylaw, an administrative bylaw amendment, will come forward under a separate report to Council. No public hearing is required for the consideration of administrative bylaws.

OPTIONS

1. Recommend to Council that they support the recommendations as presented.
2. Recommend to Council that staff further refine the recommendations.
3. Provide an alternative recommendation.

RECOMMENDATION

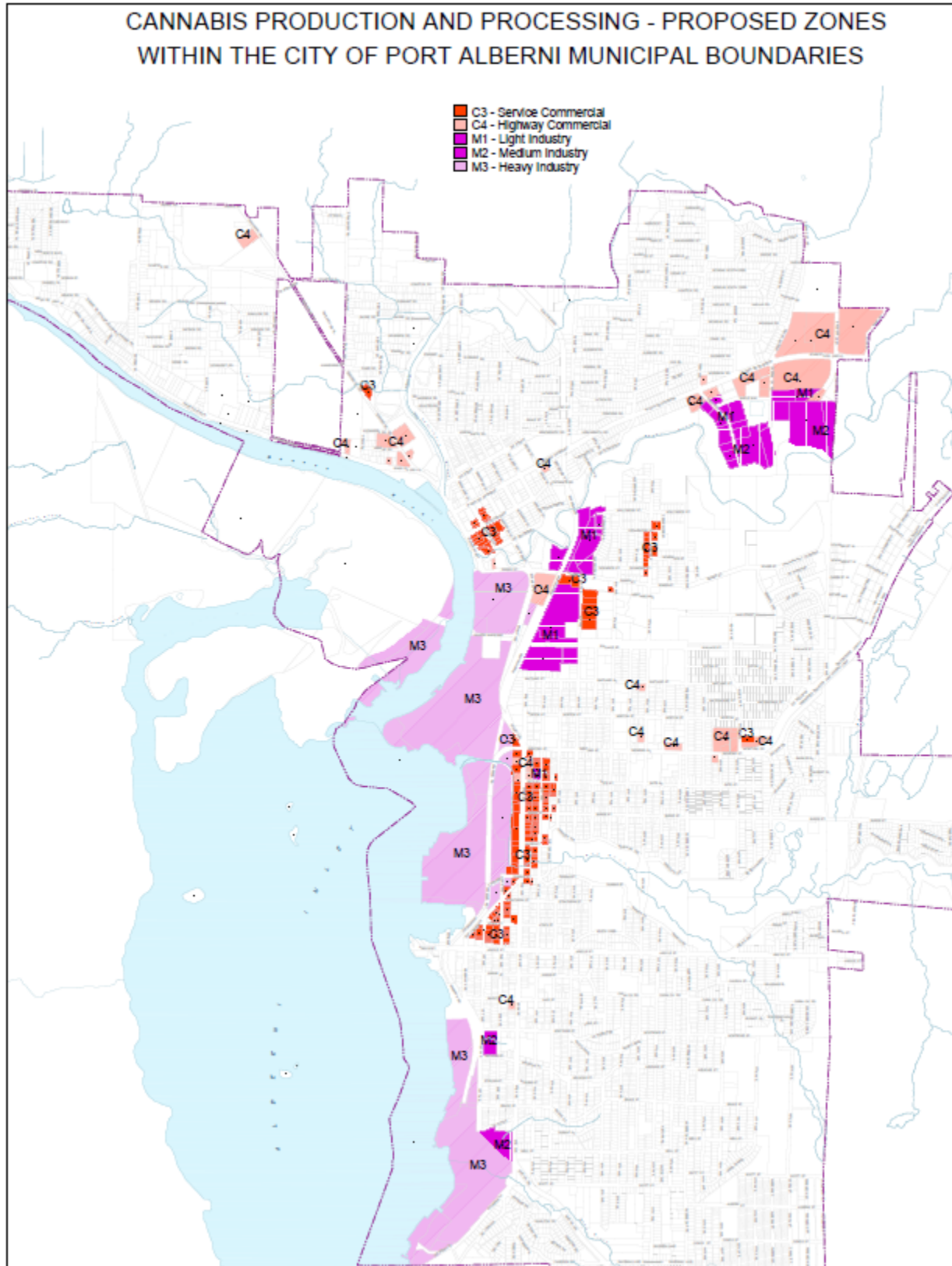
The Planning Department recommends Option #1.

That the City of Port Alberni Advisory Planning Commission recommends to City Council they support the proposed Official Community Planning and Zoning Bylaw amendments to introduce Cannabis Production Facilities as a permitted use.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. McDougall', with a long horizontal flourish extending from the bottom.

Katelyn McDougall, M.Urb
Manager of Planning

PROPOSED ZONES FOR CONSIDERATION

OFFICIAL COMMUNITY PLAN EXERT - DEVELOPMENT PERMIT AREA GUIDELINES**1.1 Development Permit Area No: 2
Commercial Development****Area**

That area marked Development Permit Area No. 2 as shown on Schedule “B” to this Bylaw is hereby designated as a development permit area.

Justification

The justification for the designation of this Development Permit Area is the highly visible location of the areas within the City with its implications for community image. The intent of this Development Permit Area is to ensure high quality development.

Guidelines**i) Scale, Form and Character**

1. A “box-like” appearance or a horizontal emphasis in building design shall be avoided. Building massing, walls, facades and roof lines shall be varied, articulated, stepped or indented. Except for Highway Commercial (HCO), building massing should be close to the street to unify the street elevation as a whole, and architectural detailing shall reflect appropriate scale, proportion and arrangement to enhance the pedestrian quality of the streetscape.
2. Buildings at road intersections should reinforce the corner definition and highlight entrance ways. Buildings should front both roads.
3. Building materials shall be of a high standard to convey quality and permanence.
4. Variations in the use of facade finishes shall be used to create a varied and attractive appearance. The use of wood as an architectural feature is encouraged.
5. Entrances and windows should be highlighted through vertical facade articulation including roof line or cornice accents or other architectural features.
6. Continuous weather protection shall be provided over pedestrian focal points on exterior building walls.
7. All roof top mechanical equipment shall be screened from view and should blend in with the roof line.
8. Loading areas, garbage and recycling bins shall be completely screened.
9. The design of buildings, parking lots, lighting and open space shall take into consideration the principles of CPTED (Crime Prevention through Environmental Design).

ii) Signage, Landscaping, and Parking

1. The size, location and design of signage shall be architecturally integrated with the overall design of the buildings and landscaping and should be at a pedestrian scale. Signs shall comply with the City of Port Alberni Sign Bylaw.
2. On-site lighting shall be designed to minimize light spillage onto adjacent properties.
3. Parking areas that are visible from the street shall be screened through the use of landscaping.
4. Landscaping shall be used to define public space and to create an enhanced streetscape image, and to soften a land use transition.
5. **BYLAW 4856** Bicycle parking facilities shall be provided in a location convenient to the building entrances.
6. Bicycle parking facilities shall afford an opportunity to secure bicycles against theft.

iii) Highway Commercial (HCO) – Additional guidelines

1. A perimeter landscaping buffer area of an average width of 4 metres shall be provided along the inside of the property frontage where it borders a public street (excluding lanes) or adjacent lands containing a residential use. Boulevards of adjacent streets shall be landscaped and maintained by the adjacent developments. The perimeter landscaping buffer and boulevards may contain a combination of trees, shrubs, flower beds, grass, pavers and solid decorative fencing. All landscaped areas shall be serviced by an underground irrigation system.
2. A sidewalk 1.9 metres in width shall be provided along road frontages. A trail system can be used as an alternative to traditional sidewalks. However, a surface treatment shall be required that provides clean and stable footing at all times. Internal pedestrian walkways shall be provided from the public sidewalks to the principal customer entrance of all principal buildings on the site.
3. Parking areas shall avoid large expanses of uninterrupted paved surfaces. Parking lots should be broken down into smaller parking areas evenly dispersed throughout the development. Parking areas shall include landscaped areas designed to avoid conflict with automobiles and automobile occupants.

Development Permit Not Required

Development Permits shall not be required in the following instances:

1. for construction that is undertaken within the exterior walls of a principal building or structure,
2. construction of a value less than \$25,000; and
3. alteration of the message and/or graphic on signs, awnings or canopies where the size, area, shape, lighting and physical structure of the signs, awnings or canopies are not changed.

1.2 Development Permit Area No: 3 Industrial Development

Area

That area marked Development Permit Area No. 3 as shown on Schedule “B” to this Bylaw is hereby designated as a development permit area.

Justification

The justification for the designation of this Development Permit Area is the highly visible nature of the areas. The intent of this Development Permit Area is to ensure high quality development and buffer adjacent land uses.

Guidelines

1. The design of parking and manoeuvring isles shall permit the efficient circulation of vehicles, and will include special provision for large truck movements.
2. On-site lighting shall be designed to minimizing light spillage onto adjacent properties.
3. Landscaping shall be used to adequately soften the transition to non-industrial land uses, and to soften the street frontage of the building.
4. All open storage areas shall be restricted to the rear of the property or the side if fully and appropriately screened.
5. Loading areas shall be restricted to the rear or side of the building where not abutting a road.

Development Permit Not Required

Development Permits shall not be required in the following instances:

1. Construction of a value less than \$10,000.
2. Alteration of the message and/or graphic on free standing signage where the size, area, shape, lighting and physical structure of the signs, are not changed.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: October 15, 2019

**SUBJECT: Cannabis Cultivation Zoning - Public Engagement Summary and
Proposed Recommendations**

ISSUE

At issue is the consideration of changes to the City's zoning bylaw (*Bylaw 4832*) to introduce cannabis cultivation (both indoor and outdoor facilities based on various scales of production) as a permitted use within city limits. City Staff and students from Vancouver Island University's Master of Community Planning program have developed the suggested recommendations based on a review of best practices, and input gathered through the public engagement process. A summary of that information is provided in the report below.

BACKGROUND

In response to the legalization of cannabis the City of Port Alberni determined appropriate zones to permit cannabis retail stores, and changes to the Zoning Bylaw were made at the end of 2018. In 2019 staff were directed by Council to identify appropriate zoning for the production of cannabis, while engaging the public and First Nations.

The Planning Department and students from Vancouver Island University's Master of Community Planning program developed a quick but comprehensive three-month (August to October) consultation process that involved an online survey, two open houses, and an information booth at the Fall Fair. A list of key stakeholders and First Nations were contacted individually by letter that invited them to engage in the process or set up a meeting with staff if more convenient or ideal. The survey questionnaire was designed to reflect Council's direction to gather input from the public on how to enable and regulate cannabis cultivation within city limits.

The students from the VIU MCP program researched emerging trends in municipal approaches to regulating cannabis cultivation. This information is summarized below along with the public engagement results, and has been used to inform staff's proposed recommended changes to the Zoning Bylaw.

Discussion

Review of Other Municipal Approaches to Cannabis Cultivation

Many other municipalities and regional districts have gone through a process of zoning to allow Cannabis Production Facilities (CPF) as a permitted use. Generally, these types of facilities are placed in industrial and agricultural zones. It is common for certain types of facilities to be differentiated between certain zones based on the size and type of the structure (outdoor, indoor, warehouse, greenhouse, etc.). Many places have zoning requirements for specific minimums for setbacks, buffer zones (for example, from schools, parks, or institutions), building height, floor-area ratio, and building character (especially when allowed in commercial zones).

Below is a brief summary of what several other jurisdictions have done to regulate cannabis cultivation:

Comox Valley Regional District:	For certain Electoral Areas, the CVRD has not added Cannabis Production Facilities as a permitted use to any zone. Instead, a company wishing to operate a CPF must undergo a Rezoning or Temporary Use Permit application, which will allow for a site-specific analysis and require public engagement of some form.
City of Nanaimo:	The City of Nanaimo allows for CPFs in their I4 (Industrial) zone, and only allows for “micro cannabis production” in the I1 (Highway Industrial) and I2 (Light Industrial) zones. This ensures that large-scale CPFs (larger than 200m ²) are only permitted in heavier industrial areas, further away from more populated areas, and that only smaller scale CPFs (smaller than 200m ²) are permitted in industrial zones that may be closer to residential or commercial areas.
Regional District of Central Kootenay:	The RDCK has added Cannabis Nursery Licenses (allows cannabis to be grown for the production of seeds, seedlings, and clones) and Cannabis Micro Cultivation (space smaller than 200m ²) in their R3 (Rural Residential), R4 (Remote Residential), AG (Agricultural), and M (Industrial) zones, while only allowing larger CPFs in their AG (Agricultural) and M (Industrial) zones.
Alberni-Clayoquot Regional District:	The ACRD is in the process of reviewing proposed bylaw changes to regulate the construction of new cement-based buildings for the production of medical and non-medical cannabis. The proposed zoning amendment would prohibit the construction of new cement-based structures used for cannabis productions (removing it from A1, A2, A3 and M1 Districts), and where cannabis production is a permitted use (under provincial legislation) the zoning amendment would introduce 60 meter setbacks from residential and institutional zoning districts and a 300 meter setback from existing schools and parks. Similar to the CVRD, new cement-based facilities would be assessed on a case-by-case basis via a rezoning application.

It is important to note that the BC Agricultural Land Commission (ALC) decided that cannabis production is an acceptable farm use on land protected within the ALR as long as it is done in a way that protects the land's productive capacity. As such, cannabis production within the Agricultural Land Reserve (ALR) cannot be prohibited by a local government if grown under any of the following circumstances:

- Outdoors in a field; or
- Inside a structure that has a base consisting entirely of soil; or
- Inside a qualifying concrete-based structure built, or under construction, prior to July 13, 2018.

Therefore, any city or regional district in BC would be unable to prohibit cannabis production in the ALR as long as it meets the ALC's requirements.

Public Engagement Summary

As directed by Council, staff from the Planning Department worked together with students from Vancouver Island University's Master of Community Planning program on a three-month (August to October) consultation process that gathered input and feedback on questions related to enabling cannabis cultivation as a permitted use within city limits.

A number of engagement events were held both online and in-person, including:

- An online survey, online mapping tool, and two quick public opinion polls (available from August 13 – September 13 2019)
- An open house for gathering information, ideas, and comments from the public (hosted at the Echo Centre on August 28, 2019)
- A tabling event at the Port Alberni Fall Fair for gathering information, ideas, and comments (September 5, 2019)
- An open house for sharing public engagement results and to gather feedback on proposed recommendations for Council to consider (hosted at Port Alberni City Hall on October 9, 2019)

In total there were 286 responses to the online survey, and about 70 in-person interactions in total between the three events.

Survey Highlights

A survey was available, both online and in-person, during the consultation process. In total 286 surveys were submitted, 56 participants completed one of the quick polls and 20 participants responded to the other quick poll. In terms of overall engagement with the survey the amount of participation is higher than compared to other online surveys the City has recently conducted. However, it is important to note that the survey is not intended to gather a representative sample of residents' opinions, but is provided as one method for receiving input during the consultation process.

In response to the survey, most respondents indicated that they saw cannabis cultivation as an agricultural use (40%), although many respondents (36%) thought it was an industrial use or commercial use and another 33% said it could be any of those three land uses. A much smaller percentage of responses indicated that the type of use should be dependent upon the scale of the facility (14%) or the actual operations of the facility (17%). For this question respondents were able to select as many zones as they agreed with, rather than the one they most agreed with. See image in the appendix for a breakdown of the results.

With respect to establishing a minimum parcel size requirement 47% of respondents indicated that no restrictions should be required. Among the 53% of respondents who indicated that a size minimum should be required, most respondents tended to be in favor of larger parcel sizes: 25% indicated the minimum parcel size should be 5 acres, 12% indicated 1 acre, 9% indicated 2.5 acres, and 7% indicated at least half an acre.

To a question regarding buffer zone requirements (ensuring a minimum separation distance between cannabis cultivation and cannabis retail stores) 48% of respondents thought that the City of Port Alberni should establish a 1000 meter separation distance between these uses, whereas 40% of respondents disagreed and 12% were unsure.

A majority (68%) of survey respondents thought that CPFs should be required to obtain a Development Permit to ensure that specific criteria regarding built form and other characteristics are met. Only 22% said that a Development Permit should not be required, and 10% were undecided on the question.

Included in the survey was series of zoning statements related to cannabis cultivation, and respondents were asked to indicate if they agreed or disagreed with those statements. Overall respondents tended to agree that setbacks and buffer zones should be used to regulate the industry. Most also agreed that the City should closely monitor Cannabis Production Facilities and evaluate zoning changes on an ongoing basis moving forward. The table below provides a breakdown how respondents responded to the statements they were asked about:

	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree
The City should develop strict setbacks from adjacent properties to mitigate potential nuisance concerns associated with small scale facilities.	36%	28%	16%	11%	9%
The City should develop strict setbacks from adjacent properties to mitigate potential nuisance concerns associated with large scale facilities.	34%	23%	18%	14%	12%
A 300-meter buffer zone should be put in place to keep Cannabis Production Facilities a minimum distance away from schools.	44%	25%	10%	9%	12%
The City should closely monitor Cannabis Production Facilities and evaluate zoning changes on an ongoing basis moving forward.	39%	35%	15%	6%	5%
Micro Production and Processing would be okay in some commercial areas.	28%	40%	11%	6%	15%
Large scale Cannabis Production Facilities should only be permitted in agricultural or industrial zones.	31%	33%	14%	10%	12%
Cultivation that occurs outdoors should only be considered as an agricultural (farm) use.	21%	32%	17%	13%	17%

A total of 72% of survey respondents agreed with the statement that “*allowing the production and processing of cannabis in Port Alberni will contribute to the economy*”, whereas 17% disagreed and 11% were neutral about the economic impact of the industry.

When asked specifically about standard cultivation and processing (facilities greater than 200 m²), micro cultivation and processing (facilities less than 200 m²), and cannabis nurseries (facilities under 50 m² for seeds only/no dried flower) respondents gave more specific answers about where each type use should be permitted. It should be noted that for questions related to where the specific uses should be permitted respondents were able to select as many zones as they agreed with, rather than only selecting one zone that they most agreed with.

In response to a question about where standard cultivation and processing should be permitted, 71% of respondents indicated they thought agricultural zones would be appropriate and 80% said industrial zones would be appropriate. Commercial areas were not as supported for standard cultivation facilities, but of the commercial zones 46% thought highway commercial areas would be appropriate, 36% said general commercial areas would be appropriate, and about 34% said service commercial would be appropriate. All other commercial zones were not supported for standard cultivation in comparison.

In response to a question about where the micro cultivation of cannabis should be permitted, 71% of respondents indicated they thought agricultural zones would be appropriate and 84% said industrial zones would be appropriate. Compared to the other types of cannabis cultivation, micro cultivation was most supported in commercial areas, though it was still less supported compared to agricultural or industrial zones. Of the commercial zones 55% thought highway commercial areas would be appropriate for the micro cultivation of cannabis, 44% said general commercial would be appropriate, 42% said service commercial, and only around 30% said core business and neighborhood commercial areas would be appropriate for this activity.

In response to a question about where cannabis nurseries should be permitted, 77% of respondents indicated they thought agricultural zones would be appropriate and 79% said industrial zones would be appropriate for this activity. Compared to standard cultivation respondents thought that cannabis nurseries were more acceptable in commercial zones, but still less supported overall than micro cultivation in commercial areas. Of the commercial zones 50% thought highway commercial areas would be appropriate for cannabis nurseries, 38% said general commercial would be appropriate. Only 34% said service commercial areas would be appropriate, about 25% said neighborhood commercial areas and 23% said core business areas would be appropriate.

Most respondents (37%) did not think that micro cultivation should be allowed as an accessory use in residential areas, compared to 18% who supported that idea, and the 21% who supported micro cultivation as an accessory use in rural or semi-rural areas. Similarly, most respondents (40%) did not think that cannabis nurseries should be allowed as an accessory use in residential areas, compared to 19% who supported that idea, and 24% who supported cannabis nurseries as accessory use in rural or semi-rural areas.

In-Person Engagement Highlights

Three in-person engagement events were hosted by the City as part of the consultation process. The first event was an Open House hosted at the Echo Centre in late August. Nine attendees came to share their opinion. Of those who attended the event the general opinion seemed to be split in terms of support or lack of support for cannabis cultivation. In discussion with those who were generally opposed to CPFs most felt better about permitting the use only within agricultural or industrial areas if setbacks and buffer zones were also introduced. The

most common concerns discussed were odor, noise, air quality and property value. The most common benefits mentioned were increased economic development, increased municipal tax revenue, and increased employment prospects within the city.

A tabling event was held at the Port Alberni Fall Fair on September 5, 2019 which was used for gathering information, ideas, and comments. At this event staff interacted with participants who did not want to (or were not able to) attend the open house. At this event fewer people were neither completely for nor against cannabis cultivation. People were mainly curious and wanted to learn about how these facilities operated, and what types of impacts might result from allowing cultivation in certain areas of the city. The majority of individuals engaged at this event wanted to see regulations were in place to mitigate odor and noise, and to restrict large facilities to rural or industrial properties.

On October 9, 2019 an open house for sharing public engagement results and to gather feedback on proposed recommendations for Council to consider was hosted at City Hall. The individuals who attended reiterated common sentiments expressed throughout the process. Of those who attended no one provided any objections, or proposed any alterations, to the proposed recommendations as they appear below.

CONCLUSIONS

Cannabis production and cultivation are now legal with a license from Health Canada, and industry proponents have been looking to the Alberni Valley for a place to start up new ventures. The legalization of the recreational use of cannabis may create economic opportunities for any community looking to diversify their economy. The City of Port Alberni has already permitted cannabis retail stores in certain commercial zones. After a three month discussion with the public about zoning for Cannabis Production Facilities staff have recommend an approach to make room for this new industry.

Through online and in-person engagement staff heard from many Port Alberni residents and visitors. Most people who attended events in-person seemed apathetic about cannabis cultivation, with standard and reoccurring concerns. Overwhelming the majority of people who were engaged throughout the consultation process supported allowing cannabis cultivation occurring within city limits, and did not have an issue with the industry as long as it was properly managed and regulated.

A number of valid concerns were raised about Cannabis Production Facilities, regarding odor, air quality, and waste management. A small number of individuals were completely opposed to the legalization of cannabis and were thus opposed to any municipal zoning related to cannabis. Some individuals who participated in the consultation process expressed opposition to specific production facilities that were being discussed in the regional district, but did not clearly provide input on how to regulate the activity within city limits.

The recommendations below incorporate public input and consider what practices demonstrated in other communities could work in Port Alberni. The proposed approach is to permit cannabis cultivation in industrial zones, agricultural zones, and limited commercial zones based on the scale and type (indoor or outdoor) of facility. Throughout the consultation process members of the public raised concerns about odor, noise, air quality, and environmental impact, so staff have proposed the use of setbacks, buffer zones, develop permit areas, and other regulations to help mitigate these concerns. It is important to note that any new legal CPF will involve some federal oversight as Health Canada regulates all cannabis production licenses – and all licensed facilities will be held to strict federal standards with regards to air quality, odor, etc.

Recommended Approach to Zoning for Cannabis Cultivation

1. Those regarding indoor facilities (greenhouse or warehouse):
 - a. That Standard Cultivation Facilities (anything more than 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), and Heavy Industry (M3) zones.
 - b. That Micro-Cultivation Facilities (anything up to 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), and High Commercial (C4) zones.
 - c. That Cannabis Nursery Facilities (limited to 50m² in size, and only the production of seeds, seedlings, and clones – no dried flower) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), Highway Commercial (C4), and Agriculture (A1) zones.
2. Those regarding outdoor facilities (farmed):
 - a. That outdoor micro-cultivation facilities be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.
 - b. That outdoor Cannabis Nursery Facilities be allowed in Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.
3. Those regarding other zoning bylaw regulations:
 - a. That staff propose definitions for the types of Cannabis Facilities that are consistent with Health Canada's definitions.
 - b. That staff include recommendations for building setbacks, buffer zones, and regulations to help mitigate noise and odor concerns.
 - c. That any Cannabis Production Facility be required to obtain a Development Permit (regarding building form and character) to ensure a high-quality development and mitigate impacts to the visual landscape.

OPTIONS

1. Support the recommendations as presented and direct staff to prepare a bylaw with these proposed changes.
2. Recommend that staff take further time to consider the matter and bring back recommendations based on additional feedback from APC and Council.
3. That APC and Council provide alternative direction.

RECOMMENDATION

The Planning Department recommends options #1.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. McDougall', with a stylized flourish underneath.

Katelyn McDougall, M.Urb
Manager of Planning

APPENDIX I: SURVEY



How should Port Alberni zone for Cannabis Production & Processing Facilities?

Thank you for connecting with us on matters that mean the most to you. Please be sure to complete and submit this survey before **Friday September 13, 2019**. Prior to completing this survey, be sure to read the City of Port Alberni's FAQ sheet about Cannabis Production and Processing for more background information.

1. When you think about land use, what does cannabis production and processing seem like to you? (select all that apply): (Choose all that apply)

- ☐ An agricultural use ☐ An industrial use
☐ A commercial use ☐ Any of the above
☐ Depends on scale of the facility ☐ Depends on the operations/intentions of the facility
☐ Other

If you chose "Other" please explain:

2. Should Cannabis Production Facilities be required to operate on a parcel of land that is a certain minimum size? (Choose one option)

- ☐ No restrictions needed ☐ Yes, at least half an acre
☐ Yes, at least 1 acre ☐ Yes, at least 2.5 acres
☐ Yes, at least 5 acres

3. Please indicate how you feel about the following statements:

Questions	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
A 300 meter buffer zone should be put in place to keep Cannabis Production Facilities a minimum distance away from schools.					
Micro Production and Processing would be okay in certain commercial areas.					
Large scale Cannabis Production Facilities should only be permitted in agricultural or industrial zones.					
Cultivation that occurs outdoors should only be considered as an agricultural (farm) use.					
Allowing the production and processing of cannabis in Port Alberni will contribute to growing our economy.					
The City should develop strict setbacks from adjacent properties to mitigate potential nuisance concerns associated with small scale facilities.					
The City should develop strict setbacks from adjacent properties to mitigate potential nuisance concerns associated with large scale facilities.					

Questions	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
The City should closely monitor Cannabis Production Facilities and evaluate zoning changes on an ongoing basis moving forward.					

4. **The City of Port Alberni might want to propose a 1000 meter separation distance to ensure that cannabis retail stores and production facilities aren't clustered too close together. Do you support this idea? (Choose one option)**

- ☐ Yes
☐ No
☐ Unsure

5. **Beyond the Zoning Bylaw and regular Building Permits, should all Cannabis Facilities be required to obtain a Development Permit (regulating the built form and ensuring development follows a strict set of guidelines)? (Choose one option)**

- ☐ Yes
☐ No
☐ Unsure

Questions about zoning for Standard Cannabis Cultivation & Processing:

What is Standard Cultivation? • Permits more than 200 square metres (2152 square feet) of canopy space indoors (higher security risk) - new applicants permitted 'unique genetics' • Can apply for multitude of licensing (processing, analytical testing, research and development, nursery) • Can sell wholesale (third party), direct sales to provincial distributor (LCRB), other processors or direct to medical patients (if licensed)

What is Standard Processing? • Authorizes the extraction of cannabis oil • Licensing can be stand alone or in conjunction with cultivation licensing • No limitation on the amount of dried flower processed annually

6. **Where should Standard Cultivation and Processing be permitted? (select all that apply): (Choose all that apply)**

- | | |
|--|---|
| <input type="checkbox"/> Agricultural areas | <input type="checkbox"/> Industrial areas |
| <input type="checkbox"/> Neighborhood commercial areas | <input type="checkbox"/> General commercial areas |
| <input type="checkbox"/> Service commercial areas | <input type="checkbox"/> Highway commercial areas |
| <input type="checkbox"/> Core business areas | <input type="checkbox"/> Other |

If you chose "Other" please explain:

Questions about Cannabis Micro Cultivation & Processing:

What is Micro Cultivation? • Permits 200 square metres (2152 square feet) of canopy space both indoors and outdoors – new applicants permitted 'unique genetics' • One license permitted per parcel • Can sell wholesale (third party), direct sales to provincial distributor (LCRB), other processors or direct to medical patients • Application to Health Canada requires notification to local government • Building must be constructed prior to issuance of a license.

What is Micro Processing? • Authorizes the extraction of cannabis oil • Licensing can be stand alone or in conjunction with cultivation licensing • Permitted to process up to 600 kg of dried flower annually

7. Where should Micro Cultivation and Micro-Processing be permitted? (select all that apply): (Choose all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Agricultural areas | <input type="checkbox"/> Industrial areas |
| <input type="checkbox"/> Neighborhood commercial areas | <input type="checkbox"/> General commercial areas |
| <input type="checkbox"/> Service commercial areas | <input type="checkbox"/> Highway commercial areas |
| <input type="checkbox"/> Core business areas | <input type="checkbox"/> Other |

If you chose "Other" please explain:

8. Should Micro Cultivation and Micro-Processing be considered as an accessory use (less significant than, and secondary to, the principal use) in some residential zones?

(Choose one option)

- ☐ Yes, any residential area
- ☐ Only in a rural or semi-rural residential area No
- ☐ Unsure

Questions about zoning for a Cannabis Nursery:

What is a Nursery? • Authorizes the cultivation of genetics (cannabis and hemp) for the production of seeds, seedlings and clones - new applicants permitted 'unique genetics' • Can be sold to any other type of license holder • Cultivation can be either indoors (greenhouse or warehouse) or outdoors (farmed) • Canopy space limited to 50 square metres (538 square feet) – does not permit cultivation of finished product (dried flower)

9. Where should Cannabis Nurseries be permitted? (select all that apply): (Choose all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Agricultural areas | <input type="checkbox"/> Industrial areas |
| <input type="checkbox"/> Neighborhood commercial areas | <input type="checkbox"/> General commercial areas |
| <input type="checkbox"/> Service commercial areas | <input type="checkbox"/> Highway commercial areas |
| <input type="checkbox"/> Core business areas | <input type="checkbox"/> Other |

If you chose "Other" please explain:

10. Should Cannabis Nurseries be considered as an accessory use (less significant than, and secondary to, the principal use) in some residential zones? (Choose any one option)

- ☐ Yes, any residential area
- ☐ Only in a rural or semi-rural residential area No
- ☐ Unsure

11. Do you have any other comments you'd like to share with us about Cannabis Production and Processing in Port Alberni?**12. What is your gender? (Choose one)**

- | | |
|---------------------------------|--------------------------------------|
| <input type="checkbox"/> Male | <input type="checkbox"/> Transgender |
| <input type="checkbox"/> Female | <input type="checkbox"/> Other |

13. What area most closely identifies where you currently reside? (Choose any one option)

- | | |
|---|--|
| <input type="checkbox"/> North Port Alberni | <input type="checkbox"/> South Port Alberni |
| <input type="checkbox"/> Cherry Creek | <input type="checkbox"/> Westporte Place |
| <input type="checkbox"/> Cameron Heights | <input type="checkbox"/> Echo Village |
| <input type="checkbox"/> Beaver Creek | <input type="checkbox"/> Hupacasath First Nation |
| <input type="checkbox"/> Tseshah First Nation Other | |

14. What is your age range? (Choose any one option)

- | | |
|---|--|
| <input type="checkbox"/> Under 18 years old | <input type="checkbox"/> 18-24 years old |
| <input type="checkbox"/> 25-34 years old | <input type="checkbox"/> 35-44 years old |
| <input type="checkbox"/> 45-54 years old | <input type="checkbox"/> 55-64 years old |
| <input type="checkbox"/> 65+ years old | |

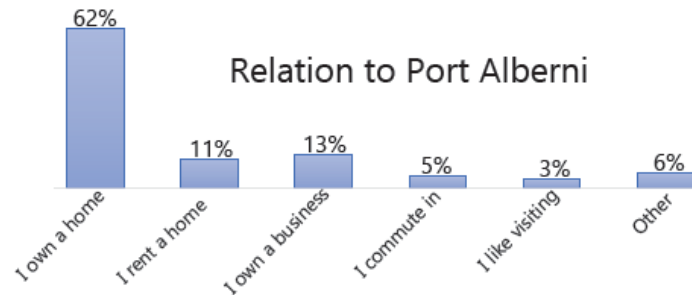
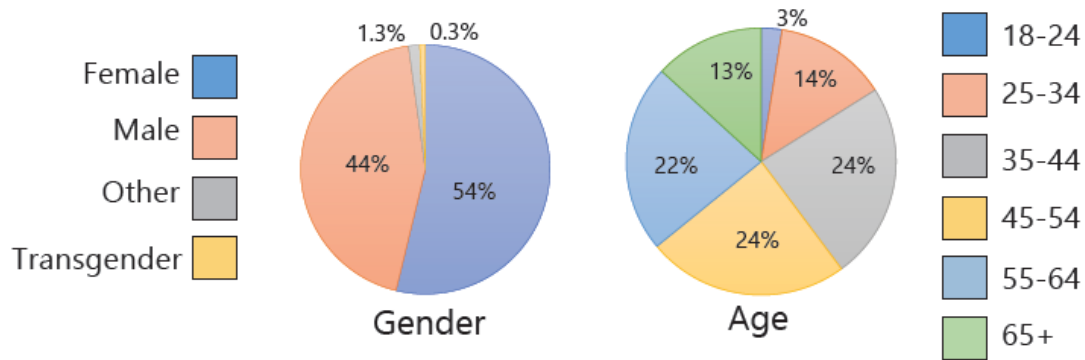
15. Please describe your relationship to Port Alberni: (Choose all that apply)

- | | |
|---|--|
| <input type="checkbox"/> I own a home in Port Alberni | <input type="checkbox"/> I rent a home in Port Alberni |
| <input type="checkbox"/> I run/own a business in Port Alberni | <input type="checkbox"/> I commute to work in Port Alberni |
| <input type="checkbox"/> I visit Port Alberni from time to time | <input type="checkbox"/> Other |

If you chose "Other" please explain:

APPENDIX II: ENGAGEMENT HIGHLIGHTS

Who Responded



What Type of Land Use Does Cannabis Production Seem Like?



Agricultural?
40%



Industrial?
36%



Commercial?
36%

Any of the above? 33%
 Depends on the scale of the facility? 14%
 Depends on the operations of the facility? 17%
 Other? 2%

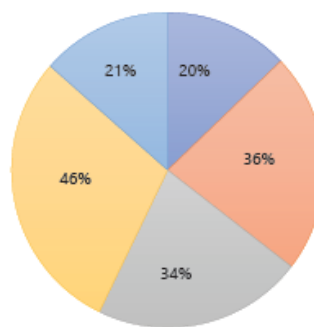
How do Standard and Micro Cultivation Differ?



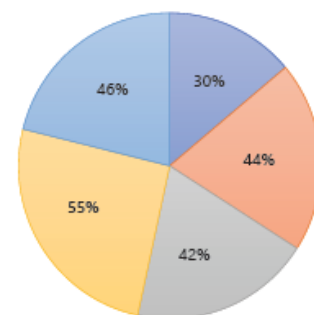
Standard cultivation: 71%
Micro cultivation: 72%



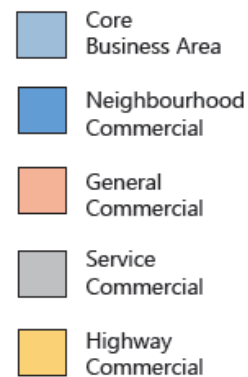
Standard cultivation: 80%
Micro cultivation: 84%



Standard cultivation



Micro cultivation



Statements of Agreement and Disagreement

Agree

69%

A 300m buffer zone should be put in place to keep these facilities a minimum distance from schools.

68%

Micro production and processing would be okay to allow in certain commercial areas.

65%

Large scale Cannabis Production Facilities should only be permitted in agricultural and industrial zones.

60%

The City should develop strict setbacks from adjacent properties to mitigate potential nuisance issues.

Disagree

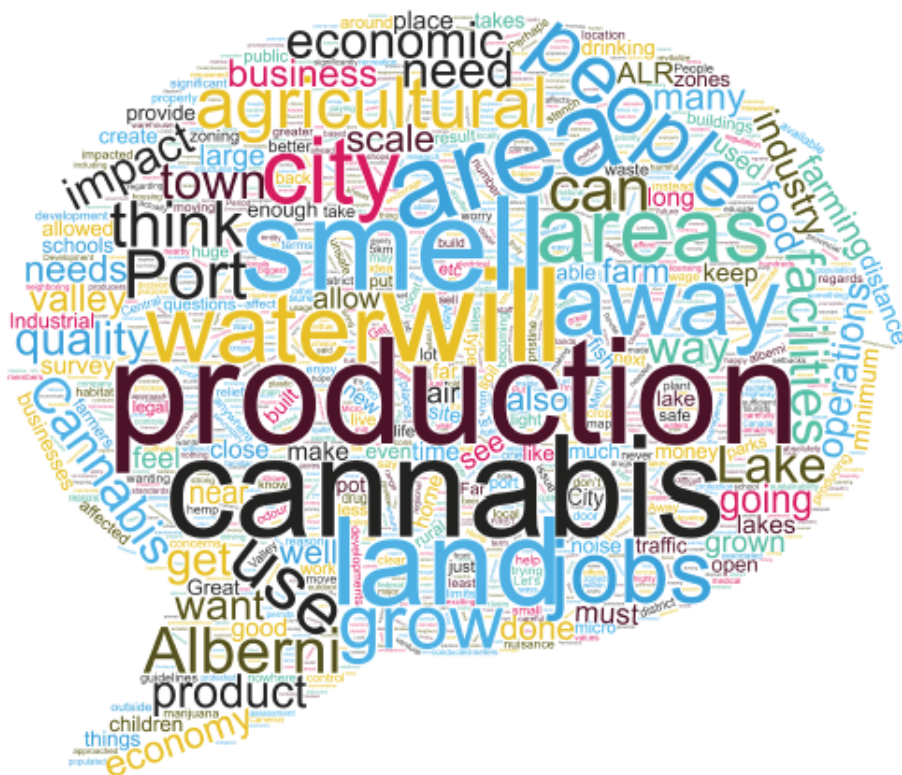
21%

21%

22%

23%

Open-Ended Responses



Do you think Cannabis Production and Processing Facilities should be allowed within the City of Port Alberni?

Yes



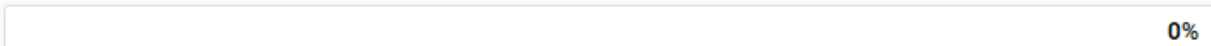
Only certain types of facilities



No



Unsure

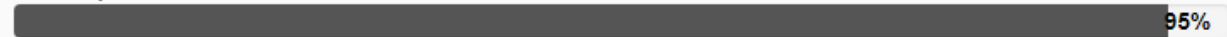


Vote

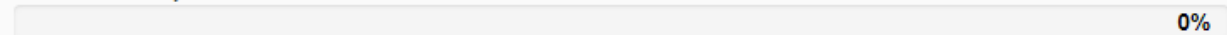
Total Votes : 56

How likely is it that you would either produce or process cannabis as a business venture?

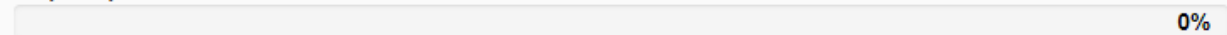
Not likely



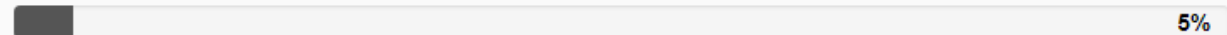
Somewhat likely



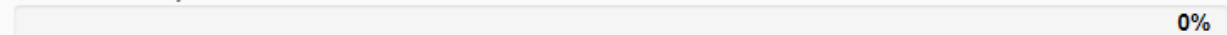
Very likely



Unsure



Prefer not to say



Vote

Total Votes : 20

APPENDIX III: ZONES FOR CONSIDERATION