

## CANNABIS ZONING REGULATION UPDATE (FEBRUARY 2020)

Fraser Valley Regional District is updating zoning bylaws to reflect changes to federal and provincial cannabis regulations. We want to provide updated definitions of cannabis related terms, and to identify areas where cannabis production and processing will and will not be supported.

In October 2019, the FVRD Board adopted a *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*. It summarizes the direction and intent to regulate cannabis in the Electoral Areas. There are two (2) general alternatives described as follows:

Alternative	Electoral Areas
Not Encourage Cannabis Production, Processing or Retail Sales. Any proposals for Cannabis land use to be reviewed on a site-by-site basis including public consultation	D, H and F
Support Cannabis Production and Processing land uses, subject to ensuring that all negative impacts are mitigated. Any proposals for Cannabis retail sales to be reviewed on a site-by-site basis including public consultation.	A, B, C, E & G

Zoning amendments will be implemented in two phases. Phase 1 addresses Electoral Areas that do not wish to encourage cannabis production and processing. Phase 2 will create enabling regulations for Electoral Areas that wish to support cannabis land uses. We are currently in Phase 1.

### Phase 1

In October 2019, the FVRD Board gave first reading to zoning bylaw amendments for Electoral Area D, Electoral Areas E & H, and Electoral Area F, G & part of C. The next steps include holding a public hearing and bringing to the results to the FVRD Board for further consideration. Public hearings have been scheduled on the following dates:

- **February 12, 2020 – Electoral Area F** (including McConnell Creek, and Hatzic Prairie),
  - 6:30 P.M. at Hatzic Prairie Community Hall, 10845 Farms Road, Mission
- **February 18, 2020 – Electoral Area E & H** (Chilliwack River Valley, Columbia Valley, Cultus Lake)
  - 6:30 P.M. at Columbia Valley Community Centre, 1202 Kosikar Road, Lindell Beach
- **February 20, 2020 – Electoral Area D** (Popkum, Bridal Falls)
  - 6:30 P.M. at Rosedale Traditional Community School, 50850 Yale Road, Rosedale

We look forward to hearing from you at these meetings.

### Phase 2

We will be undertaking public consultation prior to developing bylaw amendments to allow for cannabis use in Electoral Areas A, B, C, E, and G.

Related bylaws and documents are attached. For further information, please contact the FVRD Planning Department by phone: 604-702-5000, email: [planning@fvrd.ca](mailto:planning@fvrd.ca), or in person at 45950 Cheam Avenue.



# CORPORATE REPORT

To: CAO for the Electoral Area Services Committee  
From: Margaret-Ann Thornton, Director of Planning & Development

Date: 2019-10-08

File No: 0340-30-EA Planning Policies

**Subject: Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.**

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## RECOMMENDATION

**THAT** the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*, as drafted, be endorsed;

**AND THAT** staff be directed to implement the *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas*.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services  
Foster a Strong & Diverse Economy

## DISCUSSION

Further to the September 10, 2019 EASC workshop, Electoral Area Director survey (June 2019) and April 9, 2019 EASC presentation and discussion, the attached policy was prepared to summarize the direction and intent to regulate Cannabis land uses including production, processing and retail sales in each of the Electoral Areas.

There are two (2) general alternatives supported as follows:

Alternative	Electoral Area Supported
Not Encourage Cannabis Production, Processing or Retail Sales. Any proposals for Cannabis land use to be reviewed on a site-by-site basis including public consultation	D, H and F
Support Cannabis Production and Processing land uses, subject to ensuring that all negative impacts are mitigated. Any proposals for Cannabis retail sales to be reviewed on a site-by-site basis including public consultation.	A, B, C, E and G

Given the changing Federal and Provincial legislation regarding Cannabis land uses, the focus is to provide clear land use direction for each of the Electoral Areas, while recognizing that Federal and Provincial legislation may supersede the FVRD policy, such as lands within the Agricultural Land Reserve (ALR).

A policy based upon the direction from EASC is attached for consideration.

#### **COST**

All costs in preparation of this staff report and policy are provided for within the approved 2019 Budget.

#### **CONCLUSION**

Staff recommends approval of the attached Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.

#### **COMMENTS BY:**


##### **Mike Veenbaas, Director of Financial Services:**

No further financial comments.

##### **Jennifer Kinneman, Acting Chief Administrative Officer:**

Reviewed and supported.

## Appendix A

 <p style="font-size: small;">Fraser Valley Regional District</p>	<p><b>FRASER VALLEY REGIONAL DISTRICT</b></p> <p><b>POLICY AND PROCEDURES</b></p>
<p><b>SUBJECT: Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.</b></p>	
<p><b>EFFECTIVE DATE:</b> FVRD Board Resolution (date)</p>	<p><b>REVISION DATE:</b></p>

### PURPOSE

To summarize the direction and intent to regulate Cannabis land uses including production, processing and retail sales in each of the Electoral Areas.

### POLICY

For all development applications and land use enquiries, the following policy will be referred to for direction to the FVRD Board, the Electoral Areas Services Committee, government agencies, property owners and the general public.

FVRD staff will implement this policy through amendments to the applicable Zoning Bylaws, and other means as applicable.

For Cannabis land uses in the Electoral Areas, the following direction and intent is detailed below:

Cannabis Related Land Use	Land Use Direction	Electoral Area
Retail Sales	Not supported. All proposals to be reviewed on a site-by-site basis including public consultation.	A, B, C, D, E, F, G and H
Cannabis Growing	Not supported. Only to be permitted where Federal and Provincial legislation supersedes FVRD authority and legislation.	D, H and F
Cannabis Growing	Supported subject to ensuring that all negative impacts are mitigated (see below for impacts to be mitigated).	A, B, C, E and G
Cannabis Processing – stand alone land use or accessory with Cannabis Growing or other uses	Not supported. Only to be permitted where Federal and Provincial legislation supersedes FVRD authority and legislation.	D, H and F
Cannabis Processing	Supported subject to ensuring that all negative impacts are	A, B, C, E and

– stand alone land use or accessory with Cannabis Growing or other uses	mitigated (see below for impacts to be mitigated).	G
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Impacts to be Mitigated with all Cannabis Related Land Uses, for all Electoral Areas is detailed below:

Cannabis Land Use Impacts	Processes to Mitigate
To avoid rural communities	Zoning Bylaw: Industrial; Agricultural Zones. Rural Zones if larger lots. Public consultation.
To prohibit Cannabis Use within a residence	Zoning Bylaw: Definition and clarification
Minimize Impacts to Environment (Creeks, etc.)	Zoning Bylaw: Minimum Building Setbacks To require mitigation with Building Permit
Odours	Size of Operation (Micro-Grow or Large Facilities) To require mitigation with Building Permit
Light Spill to Sky & Neighbours	Zoning Bylaw: Locational Criteria: Minimum setbacks from schools; parks, radius to other facilities, etc. To require mitigation with Building Permit
Impacts on Aquifer and water use	To require mitigation with Building Permit
Minimize Wastes	To require mitigation with Building Permit
Limiting use of buildings to Cannabis and Farm Uses (not conversion to non-Agricultural uses)	To require mitigation with Building Permit, including Covenants
Aesthetics/Architectural Building Design	To require mitigation with Building Permit
Public Safety	To require mitigation with Building Permit Coordination with RCMP and Health Canada

**PROCEDURE**

FVRD staff will undertake Zoning Bylaw Amendments to implement this policy.

All site-specific or general land use enquiries will be advised of this policy.

All Development applications, including Building Permit applications, will be advised of this policy, including the requirement to mitigate impacts with the Building Permit.

To: Electoral Area Services Committee

Date: 2019-10-08

From: Margaret-Ann Thornton, Director of Planning & Development

File No: 6410-20-037

**Subject: Zoning Bylaw Amendments for Cannabis land uses in Electoral Areas D, F and H.**

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019* for the purpose of defining and regulating Cannabis land uses;

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019* for the purpose of defining and regulating Cannabis land uses;

**THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* for the purpose of defining and regulating Cannabis land uses;

**THAT** the *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* to Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence;

**THAT** Director Bill Dickey, as Chair of the Electoral Areas Services Committee or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* in accordance with the Local Government Act;

**AND THAT** in the absence of Director Bill Dickey, as Chair of the Electoral Areas Services Committee, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley*

*Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND FURTHER THAT** in accordance with Section 52 of the Transportation Act, a referral of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019* be sent to the Ministry of Transportation and Infrastructure;

**AND FINALLY THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1546, 2019; Fraser Valley Regional District Zoning Amendment Bylaw No. 1547, 2019; and Fraser Valley Regional District Zoning Amendment Bylaw No. 1548, 2019*.

## **STRATEGIC AREA(S) OF FOCUS**

Provide Responsive & Effective Public Services

## **DISCUSSION**

Further to the September 10, 2019 Electoral Areas Services Committee (EASC) workshop, direction was provided to staff to prepare a policy and Zoning Bylaw Amendments regarding Cannabis land uses in the Electoral Areas. A separate report to the Electoral Areas Services Committee (EASC) provides a policy for consideration regarding Cannabis land uses in the Electoral Areas.

At the September 10, 2019 EASC workshop it was requested that amendments to the Zoning Bylaws for Electoral Areas D, F and H be expedited to restrict Cannabis production, processing and retail sales. Any proposals for these Cannabis land uses are to be reviewed on a site-by-site basis including public consultation. It is recognized that Federal and Provincial legislation may supersede the FVRD Zoning Bylaw, such as lands within the Agricultural Land Reserve (ALR) where Cannabis is grown outdoors in a field; inside a structure that has a base entirely consisting of soil; or inside a structure built before July 13, 2018 for the purpose of growing crops. Any new revisions to Federal and Provincial legislation may provide new and supplemental authorizations for Cannabis land uses.

Zoning Bylaw amendments for Electoral Areas A, B, C, E and G will be undertaken in the future.

There are currently nine (9) Zoning Bylaws which regulate land use in the Electoral Areas. To accommodate the EASC request, amendments to the Regional District of Fraser Cheam Bylaw No. 75, 1976 (Zoning Bylaw for Electoral Area D); Dewdney-Aloutte Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992 (Zoning for Electoral Area F); and Zoning Bylaw No. 66, 1993 (Zoning

for Electoral Area H) are attached for consideration. The FVRD is currently consolidating all Zoning Bylaws into one consolidated, streamlined and modernized Zoning Bylaw. In advance of the Zoning Bylaw consolidation, the attached Zoning Bylaw Amendments address the immediate request to restrict Cannabis land uses in Electoral Areas D, F and H.

The Zoning Bylaw Amendments were prepared in accordance with the FVRD Board resolution. The following general principles were incorporated:

1. Common definitions for Cannabis, Cannabis Dispensary, and Cannabis Production Facility. This provides consistency for Electoral Areas D, F and H, and the definitions accommodate both medical and recreational Cannabis related land uses.
2. Specify that Cannabis Dispensary and Cannabis Production Facilities are not permitted in Electoral Areas D, F and H.
3. Specify that where property is located within the Agricultural Land Reserve (ALR), the *Agricultural Land Commission Act* supersedes the Zoning Bylaw requirements.

**Consistency with Official Community Plans (OCPs)**

Rezoning of land must be consistent with the Official Community Plan (OCP) in effect for the area. The following OCPs are in effect for Electoral Areas D, F and H:

Electoral Area	Official Community Plan (OCP) Bylaw	Date of Adoption
D	FVRD 0020	April 28, 1998
H and E	FVRD 1115	August 13, 2013
F	FVRD 0999	March 29, 2011

The growing, processing and retail sale of Cannabis was not a consideration in the development of the existing OCPs in effect for the Electoral Areas. As a new legal land use, that pre-dates the OCP adoptions, this land use is controlled and will be licenced by the Federal Government (Health Canada). OCPs are policy and not regulatory documents. As a new legal land use, specific policies regarding the growing, processing and retail sale of Cannabis is not contained in the OCPs. The proposed rezoning bylaws generally comply with the OCPs in effect for the Electoral Areas. As text amendments to existing zoning bylaws, the intent is to provide clarity regarding Cannabis land uses. Referrals to First Nations and other agencies was determined by staff as not being required as a general zoning bylaw text amendment, and not a site specific rezoning application. This is consistent with the FVRD First Nations referral policy.

**Ministry of Transportation and Infrastructure (MOTI) Approval**

As text amendments to the Zoning Bylaws, Ministry of Transportation and Infrastructure (MOTI) approval of the Zoning Bylaw Amendments in the Electoral Areas where a Controlled Access Highway is located, require MOTI approval pursuant to Section 52 Highways Act. These areas include:



<b>Electoral Area</b>	<b>Controlled Access Highway</b>	<b>Ministry of Transportation and Infrastructure (MOTI) Approval Required</b>
D	Trans-Canada Highway 1 and Highway 9	Yes
E	None	No
F	Highway 7	Yes

After first reading, the Zoning Bylaw Amendments for Electoral Areas D and F will be forwarded to MOTI for approval prior to consideration of adoption of the Zoning Bylaws.

### **Provincial Ministry of Agriculture**

Sections 903(5) and 917 of the Local Government require the Provincial Ministry of Agricultural approval of Farm Bylaws for the municipalities of Delta, Kelowna, Abbotsford and the Township of Langley. Ministry of Agriculture referral or approval of the Zoning Bylaws is not required for the Electoral Areas.

### **Public Hearing and Public Information Meeting**

Pursuant to the FVRD Development Procedures Bylaw No. 0831, 2007 a Public Hearing will be advertised and scheduled. One Public Hearing for all three (3) Zoning Amendment Bylaws will be scheduled in late 2019 and chaired by the Electoral Area Services Committee (EASC) Chair Bill Dickey. All Electoral Area Directors are invited and encouraged to attend the public hearing. As text amendments to the Zoning Bylaws which effect greater than 10 properties, a mailed notice will not be undertaken, but the Public Hearing will be advised in the local newspapers and on the FVRD web-site, pursuant to the Development Procedures Bylaw No. 0831, 2007 and the Local Government Act. Immediately prior to the Public Hearing, a public information meeting will be held at the same date and time, which is the typical practice for rezoning in the Electoral Areas.

### **Agricultural Land Reserve (ALR)**

Where property is located within the Agricultural Land Reserve (ALR), the *Agricultural Land Commission Act* supersedes the Zoning Bylaw requirements. This requirement is specified in the Zoning Bylaws.

### **COST**

No fee is levied for Zoning Bylaw amendments initiated by the Fraser Valley Regional District. Costs will include the advertising and scheduling of the Public Hearing.

### **CONCLUSION**

Staff recommends approval of the attached Zoning Bylaw Amendments for Cannabis land uses in Electoral Areas D, F and H.

**COMMENTS BY:**

**Mike Veenbaas, Director of Financial Services:** No further financial comments

**Jennifer Kinneman, Acting Chief Administrative Officer:** Reviewed and supported

**FRASER VALLEY REGIONAL DISTRICT**  
**Bylaw No. 1546, 2019**

A Bylaw to Amend the Regional District of Fraser-Cheam Bylaw No. 75,  
the Zoning Bylaw for Electoral Area "D"

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District ("the Board") has deemed it advisable to amend *Zoning Bylaw (No. 75) for Electoral Area D, 1976 of the Regional District of Fraser-Cheam*;

**THEREFORE** the Board enacts as follows:

**I. CITATION**

This bylaw may be officially cited as *Fraser Valley Regional District Area D Zoning Amendment Bylaw No. 1546, 2019*.

**II. TEXT AMENDMENT:**

1. That *Zoning Bylaw (No. 75) for Electoral Area D, 1976 of the Regional District of Fraser-Cheam*; be amended by:

A. In DIVISION ONE, by inserting in the appropriate alphabetical order the following new definitions to read as follows:

"CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants."

"CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use."

"CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS."

B. In DIVISION ONE, by deleting the existing DEFINITION for MEDICAL MARIHUANA GROW OPERATION in its entirety.

C. In DIVISION ONE, by deleting the existing DEFINITION for FARM USE in its entirety and replacing it in the appropriate alphabetical order with the following definition to read as follows:

"FARM USE means a use providing for the growing, rearing, producing and harvesting of primary agricultural products; includes the processing and storage of the agricultural products grown, reared, produced or harvested on an individual farm, the storage of

machinery, implements and supplies necessary to the farming use, and the repair of the machinery and implements necessary to the said use; includes the keeping of dogs, horses, cattle, sheep, swine, poultry, pigeons, doves, bees, fur-bearing animals or other livestock, the growing of fruits, mushrooms, vegetables and nursery stock, and the storage of feeds and fertilizers required for the farming use; excludes CANNABIS PRODUCTION FACILITY and all manufacturing, processing, storage and repairs not specifically included in this definition.”

- D. In DIVISION ONE, by deleting the existing DEFINITION for INDUSTRIAL USE in its entirety and replacing it in the appropriate alphabetical order with the following definition to read as follows:

“INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales; excludes CANNABIS PRODUCTION FACILITY.”

- E. In DIVISION THREE, Section 4 Prohibited Uses of Land, Buildings and Structures, by adding the following after Section 4 (e):

“(f) CANNABIS PRODUCTION FACILITY and CANNABIS DISPENSARY.”

### **III. READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF

A PUBLIC HEARING WAS HELD ON THE DAY OF

READ A SECOND TIME THIS DAY OF

READ A THIRD TIME THIS DAY OF

APPROVED BY THE MINISTRY OF  
TRANSPORTATION AND INFRASTRUCTURE DAY OF

ADOPTED THIS DAY OF

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Chair/Vice Chair

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Corporate Officer/Deputy

**IV. CERTIFICATIONS**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Area D Zoning Amendment Bylaw No. 1546, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on the    day of    .

Dated at Chilliwack, B.C. this    day of

\_\_\_\_\_  
Corporate Officer/ Deputy

DRAFT

**FRASER VALLEY REGIONAL DISTRICT**  
**Bylaw No. 1547, 2019**

A Bylaw to Amend the Regional District of Fraser-Cheam Bylaw No. 66,  
the Zoning Bylaw for Electoral Areas E and H

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District (“the Board”) has deemed it advisable to amend *Zoning Bylaw (No. 66) for Electoral Area E, 1976 of the Regional District of Fraser-Cheam*;

**THEREFORE** the Board enacts as follows:

**I. CITATION**

This bylaw may be officially cited as *Fraser Valley Regional District Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019*.

**II. TEXT AMENDMENT:**

1. That *Zoning Bylaw (No. 66) for Electoral Area E, 1976 of the Regional District of Fraser-Cheam* be amended by:

A. In DIVISION ONE, by inserting in the appropriate alphabetical order the following new definitions to read as follows:

“CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants.”

“CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use.”

“CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS.”

B. In DIVISION ONE, by deleting the existing DEFINITION for MEDICAL MARIHUANA GROW OPERATION in its entirety.

C. In DIVISION ONE, by deleting the existing DEFINITION for FARM USE in its entirety and replacing it in the appropriate alphabetical order with the following definition to read as follows:

“FARM USE means a use providing for the growing, rearing, producing and harvesting of primary agricultural products; includes the processing and storage of the agricultural products grown, reared, produced or harvested on an individual farm, the storage of machinery, implements and supplies necessary to the farming use, and the repair of the machinery and implements necessary to the said use; includes the keeping of dogs, horses, cattle, sheep, swine, poultry, pigeons, doves, bees, fur-bearing animals or other

livestock, the growing of fruits, mushrooms, vegetables and nursery stock, and the storage of feeds and fertilizers required for the farming use; excludes CANNABIS PRODUCTION FACILITY and all manufacturing, processing, storage and repairs not specifically included in this definition.”

- D. In DIVISION ONE, by deleting the existing DEFINITION for INDUSTRIAL USE in its entirety and replacing it in the appropriate alphabetical order with the following definition to read as follows:

“INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office and retail sales; excludes CANNABIS PRODUCTION FACILITY.”

- E. In DIVISION THREE, Section 3.2 Prohibited Uses of Land, Buildings and Structures, by adding the following after Section 2 (e):

“(f) CANNABIS PRODUCTION FACILITY and CANNABIS DISPENSARY.”

### **III. READINGS AND ADOPTION**

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ .  
A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Chair/Vice Chair

\_\_\_\_\_  
Corporate Officer/Deputy

### **IV. CERTIFICATIONS**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on the \_\_\_\_\_ day of \_\_\_\_\_

Dated at Chilliwack, B.C. this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Corporate Officer/ Deputy

**FRASER VALLEY REGIONAL DISTRICT**  
**Bylaw No. 1548, 2019**

A Bylaw to Amend Dewdney Allouette Regional District  
Land Use and Subdivision Regulation Bylaw No. 0559, 1992

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**WHEREAS** the Board of Directors of the Fraser Valley Regional District (“the Board”) has deemed it advisable to amend *Dewdney-Allouette Regional District Land Use and Subdivision Regulation Bylaw 0559-1992*;

**THEREFORE** the Board enacts as follows:

**I. CITATION**

This bylaw may be officially cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1548, 2019*.

**II. TEXT AMENDMENT:**

1. That *Dewdney-Allouette Regional District Land Use and Subdivision Regulation Bylaw 0559-1992* be amended by:
  - A. In PART 200, by inserting in the appropriate alphabetical order the following new definitions to read as follows:

“CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed and clone of such plants.”

“CANNABIS DISPENSARY means a business or service used for dispensing, selling or distributing CANNABIS or any product or thing containing CANNABIS, for any purpose including medical use.”

“CANNABIS PRODUCTION FACILITY means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing CANNABIS.”
  - B. In PART 400 – GENERAL PROVISIONS, Section 402 Prohibited Uses, by adding the following after Section 402 (3):

“(4) Within Electoral Area F as Shown on Schedule D to Bylaw No. 559, 1992, CANNABIS PRODUCTION FACILITY, CANNABIS DISPENSARY and MEDICAL MARIHUANA GROW OPERATION are Prohibited Uses.”
  - C. In PART 400 – GENERAL PROVISIONS, Section 403 Agricultural Uses, by DELETING Section 403 (1) in its entirety and replacing it with a new SECTION 403 (1) to read as follows:



"403 AGRICULTURAL USES

Agricultural Land Reserve

(1) Notwithstanding this bylaw, all lands within an Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, and the regulations thereto. Where land within the Agricultural Land Reserve is also within a zone established under this bylaw, the bylaw shall be binding only insofar as it is not contrary to the *Agricultural Land Commission Act* and regulations thereto."

D. In PART 400 – GENERAL PROVISIONS, by deleting SECTION 414 in its entirety and replacing it with a new SECTION 414 to read as follows:

"414 MEDICAL MARIHUANA GROW OPERATION

Application

- (1) A Medical Marihuana Grow Operation:
- (a) Shall be permitted in the A-1, A-2, A-3, M-1, and M-2 zones except within Electoral Area "F" as shown on Schedule "D" to Bylaw No. 559, 1992; and
  - (b) Shall be permitted in the R-1, R-2, R-3, R-4, R-5, and R-6 zones, except within Electoral Area "F" as shown on Schedule "D" to Bylaw No. 559, 1992."

E. In PART 500 – UPLAND AGRICULTURE, by deleting the existing SECTION 501(1) in its entirety and replacing it in the appropriate numerical order with the following new SECTION 501(1) to read as follows:

"Permitted Uses

(1) Subject to the provisions of this Bylaw and the Agricultural Land Commission Act, the following uses and no others are permitted in the A-1 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Agricultural Use	Section 403
Intensive Agricultural Use	Section 403
Accessory Boarding Use	Section 405
Accessory Cottage Industry	Section 406
Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Dog Kennel Use	Section 408
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 501(1a) of this Bylaw, where a parcel is zoned UPLAND AGRICULTURE (A-1) within the boundaries of Electoral Area "F", as shown on the map included as Schedule "D" to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- F. In PART502 – FLOODPLAIN AGRICULTURE, by deleting the existing SECTION 502(1) in its entirety and replacing it in the appropriate numerical order with the following new SECTION 502(1) to read as follows:

"Permitted Uses

- (1) Subject to the provisions of this Bylaw and the Agricultural Land Commission Act, the following uses and no others are permitted in the A-2 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Agricultural Use	Section 403
Intensive Agricultural Use	Section 403
Accessory Boarding Use	Section 405
Accessory Cottage Industry	Section 406
Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Dog Kennel Use	Section 408
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 502(1a) of this Bylaw, where a parcel is zoned FLOODPLAIN AGRICULTURE (A-2) within the boundaries of Electoral Area "F", as shown on the map included as Schedule "D" to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- G. In PART503 – AGRICULTURAL MARKET, by deleting the existing SECTION 503(1) in its entirety and replacing it in the appropriate numerical order with the following new SECTION 503(1) to read as follows:

"Permitted Uses

- (1) Subject to the provisions of this Bylaw and the Agricultural Land Commission Act, the following uses and no others are permitted in the A-3 zone:

Permitted Uses

Reference

Residential Use	Section 405
General Agricultural Use	Section 403

Intensive Agricultural Use	Section 403
Accessory Agricultural Market Use	Section 403
Accessory Cottage Industry	Section 406
Accessory Employee Residential Use	Section 405
Accessory Family Residential Use	Section 405
Accessory Home Occupation Use	Section 407
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Produce Sales Use	Section 412
Public Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 503(1a) of this Bylaw, where a parcel is zoned AGRICULTURAL MARKET (A-3) within the boundaries of Electoral Area "F", as shown on the map included as Schedule "D" to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- H. In PART901 – GENERAL INDUSTRIAL, by deleting the existing SECTION 901(1) in its entirety and replacing it in the appropriate numerical order with the following new SECTION 901(1) to read as follows:

"Permitted Uses

(1) Subject to the provisions of this Bylaw, the following uses and no others are permitted in the M-1 zone:

<u>Permitted Uses</u>	<u>Reference</u>
Residential Use	Section 405
General Industrial Use	Section 200
Resource Use	Section 200
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 901(1a) of this Bylaw, where a parcel is zoned GENERAL INDUSTRIAL (M-1) within the boundaries of Electoral Area "F", as shown on the map included as Schedule "D" to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

- I. In PART902 – HEAVY INDUSTRIAL, by deleting the existing SECTION 902(1) in its entirety and replacing it in the appropriate numerical order with the following new SECTION 902(1) to read as follows:

"Permitted Uses

(1) Subject to the provisions of this Bylaw, the following uses and no others are permitted in the M-2 zone:

Permitted Uses

Reference

Residential Use	Section 405
Heavy Industrial Use	Section 200
General Industrial Use	Section 200
Resource Use	Section 200
Accessory Off-Street Parking Use	Section 409
Accessory Outdoor Storage Use	Section 410
Accessory Retail Use	Section 200
Medical Marihuana Grow Operation	Section 414

1(b) Notwithstanding Section 901(1a) of this Bylaw, where a parcel is zoned HEAVY INDUSTRIAL (M-2) within the boundaries of Electoral Area "F", as shown on the map included as Schedule "D" to Bylaw No. 559, 1992, Medical Marihuana Grow Operation is not a permitted use."

**III. READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF

A PUBLIC HEARING WAS HELD ON THE DAY OF

READ A SECOND TIME THIS DAY OF

READ A THIRD TIME THIS DAY OF

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE DAY OF

ADOPTED THIS DAY OF

\_\_\_\_\_  
Chair/Vice Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**IV. CERTIFICATIONS**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1548, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. this day of

\_\_\_\_\_  
Corporate Officer/ Deputy

# PUBLIC HEARING NOTICES

Electoral Areas E and H- Chilliwack River Valley, Columbia Valley, Cultus Lake, Lindell Beach

## Fraser Valley Regional District Electoral Areas E and H Zoning Amendment Bylaw No. 1547, 2019

The purpose of Bylaw 1547 is to provide definitions for Cannabis, Cannabis Dispensary and Cannabis Production Facility, and to specify that Cannabis Dispensary and Cannabis Production Facilities are not permitted in Electoral Areas E and H.

**Tuesday, February 18, 2020**  
**6:30 P.M. Public Information Meeting**  
**7:00 P.M. Public Hearing**  
**Columbia Valley Community Centre**  
**1202 Kosikar Road, Lindell Beach, BC**

Electoral Area D- Popkum/ Bridal Falls

## Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1546, 2019

The purpose of Bylaw 1546 is to provide definitions for Cannabis, Cannabis Dispensary and Cannabis Production Facility, and to specify that Cannabis Dispensary and Cannabis Production Facilities are not permitted in Electoral Area D.

**Thursday, February 20, 2020**  
**6:30 P.M. Public Information Meeting**  
**7:00 P.M. Public Hearing**  
**Rosedale Traditional Community School**  
**50850 Yale Road, Rosedale, BC**

Bylaws 1547 and 1546 and relevant documents can be viewed at the FVRD Office, 45950 Cheam Avenue, Chilliwack, BC V2P 1N6 (8:30 a.m. - 4:30 p.m. Monday to Friday) or via the web at [www.fvrd.ca](http://www.fvrd.ca).

Written submissions can be submitted to the FVRD in advance of the hearings but must be received no later than 12:00 p.m. February 18, 2020. Written submissions will be entered into the public hearing record.

**Get involved and have your say!**



1-800-528-0061



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[planning@fvrd.ca](mailto:planning@fvrd.ca)



**PLANNING &  
DEVELOPMENT**

# **PUBLIC HEARING NOTICE**

**Fraser Valley Regional District  
Electoral Area Zoning Amendment  
Bylaw No. 1548, 2019**

The purpose of Bylaw 1548, 2019 is to: 1. Provide definitions for Cannabis, Cannabis Dispensary, and Cannabis Production Facilities in Electoral Areas F, G and part of C, which lie north of the Fraser River and between Hatzic Lake and Lake Errock; and, 2. Prohibit Cannabis Dispensary, Cannabis Production Facilities, and Medical Marijuana Grow Operations in Electoral Area F, which lies north of Hatzic Lake and includes McConnell Creek and Hatzic Prairie.

**Wednesday, February 12, 2020  
6:30 P.M. Public Information Meeting  
7:00 P.M. Public Hearing  
Hatzic Prairie Community Hall  
10845 Farms Road, Mission, BC**

Bylaw 1548 and relevant documents can be viewed at the FVRD Office, 45950 Cheam Avenue, Chilliwack, BC V2P 1N6 (8:30 a.m. - 4:30 p.m. Monday to Friday) or via the Fraser Valley Regional District website ([www.fvrd.ca](http://www.fvrd.ca)).

Written submissions can be submitted to the FVRD in advance of the hearing but must be received no later than 12:00 p.m. February 12, 2020. Written submissions will be entered into the public hearing record.

**Get involved and have your say!**



**1-800-528-0061**



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