

**BYLAW NO. 10-2018**  
**A BYLAW OF THE TOWN OF BRUDERHEIM**  
**TO AMEND THE LAND USE BYLAW 33-2015 OF THE TOWN OF**  
**BRUDERHEIM**

**WHEREAS** the Municipal Government Act, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

**AND WHEREAS** the Council of the Town of Bruderheim wishes to amend its Land Use Bylaw 33-2015 as it affects certain lands;

**NOW THEREFORE** the Council of the Town of Bruderheim, duly assembled, enacts as follows;

1. Bylaw #33-2015, the Town of Bruderheim Land Use Bylaw, as amended, is hereby further amended as follows:

(a) PART 1.10(2) – Definitions is revised by deleting the definitions for Agricultural industry; Agricultural operation; Agriculture, extensive; Agriculture, intensive; Alcohol retail sales; Amusement establishment, indoor; Commercial use; Commercial entertainment facility; Drinking establishment; Eating and drinking establishment; Entertainment establishment; Extensive agriculture; General retail establishment; Greenhouse; Health services; Highway commercial use; Home occupation; Hotel; Industrial use, heavy; Industrial Use, heavy petrochemical; Industrial use, light; Industrial use, medium; Intensive agriculture; Liquor sales and storage establishment; Neighbourhood commercial development; Private club; Retail, convenience; and Retail, general; in their entirety.

(b) The following definitions are inserted in PART 1.10(2) in alphabetical order:

**“Agricultural industry”** means an industrial activity involving the processing, cleaning, packing or storage of agricultural products. Agricultural industry includes, but is not restricted to, seed cleaning and/or processing plants, **cannabis production and distribution facilities, industrial hemp production and distribution facilities**, and grain elevators, but does not include the manufacture of processed foods from agricultural products or abattoirs.

**“Agricultural operation”** means an agricultural activity, (other than a confined feeding operation), conducted on agricultural land for gain or reward and includes:

- (a) The cultivation of land;
- (b) The raising of livestock, including game-production animals within the meaning of the Livestock Industry Diversification Act and poultry;
- (c) The raising of fur-bearing animals, pheasants or fish;
- (d) The production of agricultural field crops;

- (e) The production of fruit, vegetables, sod, trees, shrubs, **cannabis, industrial hemp**, and other specialty horticultural crops;
- (f) The production of eggs and milk;
- (g) The production of honey;
- (h) The operation of agricultural machinery and equipment, including irrigation pumps;
- (i) The application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying for agricultural purposes;
- (j) The collection, transportation, storage, application, use, transfer and disposal of manure; and
- (k) The abandonment and reclamation of confined feeding operations and manure storage facilities;

**“Agriculture, extensive”** means the use of land or buildings, including the first dwelling or manufactured home, for an agricultural operation which requires large tracts of land (usually in the order of 32.4 ha (80.0 ac.) or more). **This use may include the outdoor cultivation of industrial hemp**, but does not include intensive agriculture, **cannabis production and distribution facilities, industrial hemp production and distribution facilities**, or a confined feeding operation.

**“Agriculture, intensive”** means an agricultural operation which raises crops on a land-intensive basis. Intensive agriculture includes greenhouses, silviculture and sod farms, but does not include confined feeding operations, **a cannabis production and distribution facilities, or industrial hemp production and distribution facilities**.

**“Alcohol retail sales”** means an establishment or that part of an establishment possessing a Class D liquor license which is used for the retail sales of any and all types of alcoholic beverages to the public for consumption off premises. This use may include as well as the sale of alcohol the retail sales of related products such as soft drinks and snack foods. **This does not include cannabis retail sales establishments.**

**“Amusement establishment, indoor”** means a development providing recreational facilities with table games and/or electronic games played by patrons for entertainment. Indoor amusement establishments include billiard parlours and electronic games arcades with tables and/or games and bowling alleys, **but does not include a cannabis lounge.**

**“Cannabis”** means cannabis as defined in the *Cannabis Act*, S.C. 2018, c. 16, as amended or replaced.

- (a) Cannabis includes:

- i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
- ii. any substance or mixture of substances that contains or has on it any part of such a plant;
- iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

(b) Cannabis does not include:

- iv. a non-viable seed of a cannabis plant;
- v. a mature stalk (without leaves, flowers, seeds, or branches) of a cannabis plant;
- vi. fibre derived from a mature cannabis stalk as referred to in subsection (ii), above;
- vii. the root or any part of the root of a cannabis plant; or
- viii. industrial hemp.

**“Cannabis accessory”** means a thing that is commonly used in the consumption or production of cannabis. Cannabis accessories include, but are not limited to, rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers.

**“Cannabis, medical”** means cannabis that is obtained for medical purposes in accordance with applicable federal law.

**“Cannabis lounge”** means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for the consumption within the premises that is authorized by provincial or federal legislation. This use does not include cannabis production and distribution facilities.

**“Cannabis production and distribution facility”** means a development used principally for one or more of the following activities relating to cannabis:

- (a) the production, cultivation, and growth of cannabis;
- (b) the processing of raw materials;
- (c) the making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished cannabis goods or products;



- (d) the storage or shipping of materials, goods, or products, or;
- (e) the distribution and sales of materials, goods, and products to cannabis retail sales stores or to individual customers.

**“Cannabis retail sales establishment”** means a development used for the retail sales of cannabis that is authorized by provincial or federal legislation. This Use may include retail sales of cannabis accessories, as defined in the *Cannabis Act*, S.C. 2018, c. 16, as amended or replaced. **This use does not include cannabis production and distribution facilities.**

**“Commercial use”** means a business through which products, services, or entertainment are available to consumers, whether the general public or other commercial establishments, and does not include the manufacturing of products. Commercial use shall include animal hospitals, bed and breakfast establishments, business support services establishments, campgrounds, drive-in businesses, drive-in restaurants, eating and drinking establishments, entertainment establishments, general retail stores, greenhouses, health services, highway commercial uses, hotels, office uses, personal service shops, recreation camps, recreational vehicle parks, and resorts, **but shall not include cannabis retail sales establishments or cannabis lounges.**

**“Commercial entertainment facility”** means a privately owned indoor facility or development operated for financial gain in which the public participates in and/or views an activity for entertainment/social purposes. Commercial Entertainment Facilities may offer food and beverages for sale to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, they may include facilities for display of motion pictures, live theatres, dinner theatres, dancing and cabaret entertainment, amusement arcades with mechanical and/or electronic games, billiard or pool halls. This use does not include: adult entertainment, drinking establishments, **cannabis lounges**, or recreation, indoor uses.

**“Drinking establishment”** means a development possessing a Class A Minors Prohibited liquor license, where the sale and consumption of liquor on-site are open to the public and where alcohol, rather than food, is the predominant item consumed. A drinking establishment does not include an entertainment establishment or a **cannabis lounge**.

**“Eating and drinking establishment”** means a development where food and/or beverages are prepared and offered for sale to the public, for consumption within the premises, at an accessory outdoor seating area on the site, or off the site. An eating and drinking establishment does not include: **a cannabis lounge**, drinking establishment, or an entertainment establishment unless otherwise provided for in an approved development permit.

**“Entertainment establishment”** means a development where persons are entertained by music, theatre, or the like. An entertainment establishment includes: theatre, dancing or cabaret entertainment, whether recorded or live. An entertainment establishment may contain within it **a cannabis lounge or a drinking**

*M*

establishment, but only if specifically provided for in an approved development permit.

**“General retail establishment”** means a development where, among other goods, groceries, beverages, household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationary, second hand goods, and similar goods are bought, rented, and/or sold, except for any and all types of alcoholic beverages **or cannabis products**. Minor public services, such as postal services and film processing depots may also be provided.

**“Greenhouse”** means a commercial establishment, with or without a building, where vegetables, flowers and other plants are grown for sale as plants, and which may include a market garden, plant nursery or hydroponic or aquaponics operation **A greenhouse does not include a cannabis retail sales establishment or a cannabis production and distribution facility;**

**“Head shop”** means a retail outlet which specializes in the sale of cannabis accessories, drug paraphernalia related to consumption of cannabis, other recreational drugs, and new age herbs, as well as counterculture art, magazines, music, clothing and home décor. **This does not include cannabis retail sales establishments or a cannabis production and distribution facility;**

**“Health services”** means a development where physical or mental health services are provided on an out-patient or on an in-patient basis. If the services are provided on an in-patient basis, health service may include room and board for the sick, injured, or infirm, and may also include accessory staff residences. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Health services include medical, chiropractic, and dental offices, health clinics, **medical cannabis clinics**, and counseling services, hospitals, sanitariums, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

**“Highway commercial use”** means a commercial use intended to serve the motoring public and includes, but is not limited to, service or gas stations, drive-in restaurants, and motels. **Highway commercial uses do not include cannabis retail sales establishments;**

**“Home occupation”** means any occupation, trade profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the building, and which does not change the character of or have any exterior evidence of such secondary use other than a sign as allowed in this Bylaw. For the purposes of this Bylaw, home occupations are divided into two sub-classifications - major home occupations and minor home occupations - with specific regulations for each as indicated in this Bylaw:

- (a) A minor home occupation does not include any business which would normally attract more than five (5) clients per week, or the employment at the dwelling or accessory buildings of any paid assistant, other than the occupants of the dwelling.

- (b) A major home occupation may include a business which would normally attract more than five (5) clients per week, but does not include the employment at the dwelling or accessory buildings of more than two (2) paid assistants, other than the occupant and the occupant's family.

A home occupation does not include outdoor storage of any goods or stock in trade or the employment of more than one person who does not reside at the location at which the home occupation occurs. A home occupation does not include uses such as:

- (a) A bed and breakfast establishment;
- (b) Veterinary services;
- (c) Any automotive, industrial and/or recreation vehicle or equipment sales, rental, storage, service or repairs;
- (d) A dating or escort service;
- (e) An adult entertainment service;
- (f) A cannabis retail sales establishment; or**
- (g) A cannabis production and distribution facility.**

**“Hotel”** means a commercial development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels will have a check-in/registration counter and may include: accessory restaurants, drinking establishments, meeting rooms, and personal service facilities. It does not include alcohol retail sales establishments, work camps or **cannabis retail sales establishments**.

**“Industrial hemp”** means a cannabis plant – or any part of that plant – in which the concentration of THC is 0.3% w/w or less in the flowering heads and leaves, as defined in *Industrial Hemp Regulations*, SOR/2018-145, as amended or replaced.

**“Industrial hemp production and distribution facility”** means the use of land, buildings, or structures licensed and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import industrial hemp, including related research, under the *Industrial Hemp Regulations*, SOR/2018-145, as amended, or replaced. This does not include cannabis retail sales or cannabis production and distribution facility, or the outdoor cultivation of industrial hemp.

**“Industrial use, heavy”** means a development which would be considered to be a light or a medium industrial use except that, in the opinion of the Development Authority, the development may not be able to co-exist compatibly in proximity to other uses or population concentrations due to: the potential for an adverse environmental impact beyond the immediate site of the heavy industrial use; the

potential for significant toxic or noxious by-products such as air or water-borne emissions; or the potential to emit significant noise, smoke, dust, odour, vibration, etc., which may be offensive or hazardous to human health, safety or well-being. Heavy industrial uses also include: the storage of toxic, flammable or explosive products in significant quantities; rendering plants; and natural resource or agricultural product processing plants, **large scale cannabis production and distribution facilities, large scale industrial hemp production and distribution facilities**, or large-scale outdoor storage that is unsightly or visually offensive. Heavy industrial uses do not include heavy petrochemical industrial uses.

**“industrial use, heavy petrochemical”** means activities involved in the processing and manufacturing of petrochemicals, including oil and gas refining, which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use. **This use does not include industrial hemp production and distribution facilities or cannabis production and distribution facilities;**

**“Industrial use, light”** means a development which, in the opinion of the Development Authority, may be able to co-exist compatibly in proximity to other uses or population concentrations. Light industrial uses are usually less capital intensive than heavy industrial uses, and may be more consumer-oriented than business-oriented. Light industrial uses often require only a small amount of raw materials, area and power.

For further clarification, light industrial uses include developments where:

- (a) raw materials are processed, and/or
- (b) semi-finished or finished goods, products or equipment are manufactured and/or assembled, and/or
- (c) materials, goods and equipment normally associated with industrial or commercial business are cleaned, serviced, repaired, salvaged, and/or tested, and/or
- (d) goods and equipment associated with personal or household use are cleaned, serviced, and/or repaired, and/or
- (e) materials, goods and equipment are stored and/or transhipped, and/or
- (f) materials, goods and equipment are distributed and/or sold to institutions and/or industrial and commercial businesses for their direct use and/or to general retail establishments and/or other retail establishments for resale to individual customers, and/or
- (g) personnel are trained in all industrial operations, and/or
- (h) **small scale cannabis production and distribution facilities;** and/or
- (i) **small scale industrial hemp production and distribution facilities;**

in such a manner, in the opinion of the Development Authority, that an adverse environmental impact is not created beyond the immediate the interior of the buildings located on the site of the light industrial use, which does not produce significant toxic or noxious by-products, and which is compatible with other industrial and commercial uses in a concentrated setting. Light industrial uses include motor vehicle body and paint shops, but do not include the preparation of food and/or beverages for direct sale to the public.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory and subordinate to the light industrial use activities identified above. The floor area devoted to such accessory activities shall not exceed a total of thirty- three percent (33%) of the total floor area of the building or buildings devoted to the light industrial use, except that this restriction shall not apply where, in the opinion of the Development Authority, a significant portion of the industrial activity naturally and normally takes place out of doors.

**“Industrial use, medium”** means development which involves the manufacturing, processing, fabrication, storage, transportation, distribution or wholesaling of goods and services, where no adverse environmental impact (noise, smoke, odor, dust or vibration) takes place beyond the boundaries of the lot on which the medium industry is located. For the purpose of this bylaw, dust refers to that which is produced as a result of the land use of the lot, rather than that which is produced as a result of travelling to and from the lot.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory and subordinate to the light industrial use activities identified above. The floor area devoted to such accessory activities shall not exceed a total of thirty-three percent (33%) of the total floor area of the building or buildings devoted to the medium industrial use, except that this restriction shall not apply where, in the opinion of the Development Authority, a significant portion of the industrial activity naturally and normally takes place outdoors. **This use includes medium scale cannabis production and distribution facilities and medium scale industrial hemp production and distribution facilities;**

**“Medical cannabis clinic”** means any business or enterprise, whether or not operated for profit, intended to serve as a means of distributing or providing cannabis for medical purposes as defined by provincial or federal legislation;

**“Neighbourhood commercial development”** means a development where goods and services required by area residents or employees on a day to day basis are provided, bought or sold. The gross leasable area of a neighbourhood commercial development shall not exceed 275.0 m<sup>2</sup> (2,960 ft<sup>2</sup>). Neighbourhood commercial developments include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, and/or printed matter as well as small personal service shops. **This use does not include cannabis retail sales;**

**“Private club”** “Private club” means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, with neither on-site dwellings nor hotel



or motel rentable units. Private clubs may include eating and drinking establishments and rooms for assembly, but **does not include cannabis lounges;**

**“Retail, convenience”** means the sale of those goods required by all residents or employees on a day to day basis, from a business premise that does not exceed 275 m<sup>2</sup> (2,960 ft<sup>2</sup>) in gross floor area. Typical uses include small food stores, drug stores, video sales or rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceuticals, personal care items, or printed matter. **Retail convenience does not include cannabis retail sales establishments.**

**“Retail, general”** means the retail sale of groceries, beverages, household goods, furniture, appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary, video sales and rentals and similar goods within an enclosed building. Minor government services such as postal services are permitted within general retail stores. **This use excludes warehouse sales and cannabis retail sales establishments.**

(c) Part 2 Development Permits, Rules, and Procedures, is amended by adding the following after Part 2.5, and renumbering the Part accordingly.

2.5.1(1) In addition to the information requirements indicated in **Sections 2.4 and 2.5**, the Development Authority may require an applicant for a subdivision or development permit for a **Cannabis Production and Distribution Facility** to submit any or all of the following information, prepared by a qualified professional, with the application:

- (a) Waste Management Plan;
- (b) Environmental Assessment;
- (c) Traffic Impact Assessment;
- (d) Water/Wastewater Report;
- (e) Storm Water Management Plan; and/or
- (f) Any additional study or assessment necessary to address specific concerns at the discretion of the Subdivision or Development Authority.

2.5.2(1) In addition to the information requirements indicated in **Sections 2.4 and 2.6**, the Development Authority may require an applicant for a subdivision or development permit for **Cannabis Retail Sales Establishment** to submit any or all of the following information, prepared by a qualified professional, with the application:

- (a) a map identifying the distance from the proposed development to all property boundaries of:

- (i) buildings containing a school or a boundary of a parcel of land on which a school is located;
- (ii) parcels of land that are designated as School Reserve or Municipal and School Reserve under the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended;
- (iii) provincial health care facilities or the boundary of a parcel of land on which the facilities are located;
- (iv) parcels of land which include playground facilities; and
- (v) any other development or land use required by the Alberta Gaming, Liquor, and Cannabis Commission;

2.5.3(1) In addition to the information requirements indicated in **Sections 2.4 and 2.5**, an application for a development permit for an **Industrial Hemp Production and Distribution Facility**, may be required to include with the application, the following information:

- (a) Waste Management Plan;
- (b) Environment Site Assessment;
- (c) Traffic Impact Assessment;
- (d) Water / Wastewater report;
- (e) Storm Water Management Plan; and
- (f) Any additional study or assessment necessary to address specific concerns identified by the Development Authority and/or Subdivision Authority in the course of their review of the application.”

(d) Part 7 Special Provisions, is amended by adding the following Parts after Part 7.5 Bed and Breakfast Establishments:

“7.5.1 Cannabis Production and Distribution Facilities

Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

- (1) Cannabis production and distribution facilities shall not be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
- (2) A copy of the current license(s) and/or approvals for a proposed cannabis production and distribution facilities, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the

development permit application or as a condition of development permit approval.

- (3) The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- (4) Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
- (5) The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
- (6) The minimum required lot size shall be at the discretion of the Development Authority.
- (7) Parking and loading requirements for cannabis production and distribution facilities shall be provided based on the requirements for an industrial use in **PART 6.16** of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
- (8) Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- (9) Applications for subdivision of land for this use may be required to include the information required by the Development Authority in **PART 2.5.1(1)**.
- (10) Landscaping requirements shall be at the discretion of the Development Authority.
- (11) On site buffering measures may be required for all cannabis production and distribution facilities. Buffers may include a combination of: setbacks, landscaping, and fencing to mitigate the impacts on adjacent lots.
- (12) The minimum required setback from any watercourse or water body shall be 30.0 m (98.0 ft.).
- (13) The development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
- (14) A building or structure used for security purposes for a cannabis production and distribution development may be located in the front yard and must comply with the required minimum setbacks in the applicable district.
- (15) No outdoor storage of goods, material, or supplies shall be permitted.
- (16) Cannabis production and distribution facilities shall meet security and premises requirements as required under provincial and federal legislation.

- (17) All activities related to the cannabis production and distribution shall occur within fully enclosed stand-alone building(s), including but not limited to loading, receiving, and shipping of cannabis and any other goods, materials, and supplies.”

“7.5.2 Cannabis Retail Sales Establishments

- (1) Cannabis retail sales establishments shall **not** be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
- (2) A copy of the current license(s) and/or approvals for a proposed cannabis retail sales establishment, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
- (3) The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- (4) Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
- (5) The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
- (6) The minimum required lot size shall be at the discretion of the Development Authority.
- (7) Parking and loading requirements for cannabis retail sales shall be provided based on the requirements for a commercial use in **PART 6.16** of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
- (8) Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- (9) Applications for subdivision of land for this use may be required to include the information required by the Development Authority in **PART 2.5.2(1)**.
- (10) Landscaping requirements shall be at the discretion of the Development Authority.
- (11) No outdoor storage of goods, material, or supplies shall be permitted.
- (12) Cannabis retail sales developments shall meet security and premises requirements as required under provincial and federal legislation.

- (13) Cannabis retail sales establishments, as defined in this Bylaw, shall be prohibited from locating within 100.0 m (328.1 ft.) of a public education facility, a provincial health care facility, a parcel of land that is designated School Reserve, a Municipal and School Reserve, and/or playgrounds.
  - (14) A public education facility, a provincial health care facility, or a parcel of land that is designated as School Reserve, Municipal and School Reserve, and/or a playground shall not be approved within 100.0 m (328.1 ft.) of an approved cannabis retail sales establishment.
  - (15) The separation distance between the cannabis retail sales establishment and the uses listed in subsections **7.5.2(13)** and **7.5.2(14)** shall be determined by measuring a straight line from the outer wall of the proposed cannabis retail sales establishment to the closest point on the lot containing the sensitive use.”
- (e) Part 7 Special Provisions is amended by adding the following Part after Part 7.11 Industrial Developments:

#### 7.11.1 Industrial Hemp Production and Distribution Facility

Regulations within this section apply to the production and development of industrial hemp.

- (1) Industrial hemp production and distribution facilities shall not be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
- (2) A copy of the current license(s) and/or approvals for a proposed industrial hemp production and distribution facility, as issued by the federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
- (3) The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- (4) Hours of operation may be restricted as a condition of the development permit issued by the Development Authority.
- (5) The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
- (6) The minimum required lot size shall be at the discretion of the Development Authority.
- (7) Parking and loading requirements for an industrial hemp production and distribution facility shall be provided based on the requirements for an

industrial use in **PART 6.16** of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.

- (8) Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
  - (9) Applications for subdivision of land for this use may be required to include the information required by the Development Authority in **PART 2.5.3(1)**.
  - (10) Landscaping requirements shall be at the discretion of the Development Authority.
  - (11) On site buffering measures may be required for all industrial hemp production and distribution facilities. Buffers may include a combination of: setbacks, landscaping, and fencing to mitigate the impacts on adjacent lots.
  - (12) Minimum setback from any watercourse or water body shall be 30.0 m (98.0 ft.).
  - (13) The development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
  - (14) A building or structure used for security purposes for a hemp production and distribution facility may be located in the front yard and must comply with the required minimum setbacks in the applicable district.”
- (f) Part 8.7(3) C1 – Downtown Commercial District is revised to delete “Liquor sales and storage establishment” and to add “Cannabis retail sales establishments”, and “Head shop” to the list of Discretionary Uses, in alphabetical order, and the Part is renumbered accordingly.
  - (g) Part 8.8(3) C2 – General Commercial District is revised to delete “Liquor sales and storage establishment” and to add “Cannabis retail sales establishments”, and “Head shop” to the list of Discretionary Uses, in alphabetical order, and the Part is renumbered accordingly.
  - (h) Part 8.9(3) BST – Business Service Transition District is revised to delete “Liquor sales and storage establishment” and to add “Cannabis retail sales establishments”, and “Head shop” to the list of Discretionary Uses, in alphabetical order, and the Part is renumbered accordingly.
  - (i) The entire Land Use Bylaw is revised to correct minor formatting, spelling and grammatical errors, where the correction will not impact the interpretation or intent of the regulations therein;
  - (j) The table of contents and internal references to specific sections throughout the Land Use Bylaw are updated to reflect the insertions and deletions described herein.

READ A FIRST TIME THIS 17 DAY OF October, A.D. 2018,

READ A SECOND TIME THIS 07 DAY OF November, A.D. 2018,

READ A THIRD TIME THIS 07 DAY OF November, A.D. 2018,



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Chief Administrative Officer



\_\_\_\_\_  
Date Signed