

## Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

### Discussion Paper 8: Cannabis Production Facilities & Retail Businesses



#### What is the purpose of this Discussion Paper?

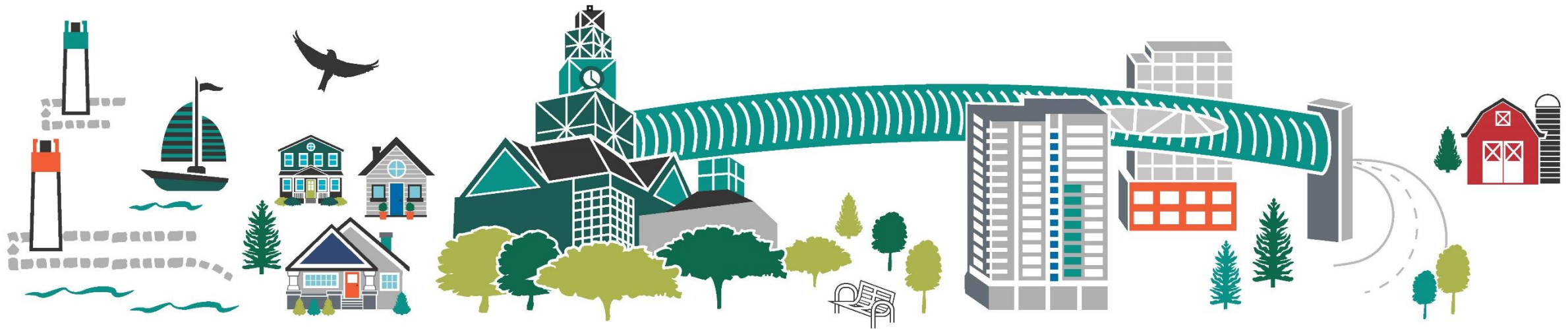
The federal and provincial governments have recently introduced comprehensive legislation and regulations addressing the production, sale, possession and other matters related to cannabis.

The City of Pickering Council opted-out, from allowing retail cannabis stores in Pickering. This decision does not prohibit the growing and processing of cannabis within the City.

Discussion Paper 8 provides an assessment of opportunities for the City to regulate cannabis production facilities and cannabis retail businesses in the new Zoning By-law. This Discussion Paper provides a summary of relevant federal and provincial legislation and regulations in regard to cannabis and licensing. Also considered is a best practice review of how other municipalities are regulating these uses. Based on these considerations, this Discussion Paper recommends a framework for regulating these uses in the new Zoning By-law.

#### Options based on Best Practice Review

1. Remain silent on cannabis facilities and retail uses in the By-law. This approach would require the City to make interpretive decisions based on existing related decisions. This is the City's current approach.
2. Definitions for cannabis uses can be introduced and the uses can be identified as permitted uses within certain appropriate zones. Specific standards for the uses may also be incorporated as a component of this Option.
3. Definitions for cannabis uses can be introduced but the uses are not permitted as-of-right in any zone. This would mean a zoning by-law amendment or minor variance would be required to permit the use.



## Zoning Options for Cannabis Production

### Rural Area:

- Cannabis is a crop, therefore permitted within the Prime Agricultural Area
- Establish a regulatory framework for cannabis which will help identify how indoor and outdoor operations look, function and what activities will take place
- Recommendations:
  - Cannabis cultivation and production should be permitted in the agricultural zone
  - Limit the amount of processing permitted
  - Add a minimum lot area required for the use
  - Add setbacks to address potential odour impacts & to screen the security features
  - Significant processing, warehousing or similar facilities should not be permitted as of right

## Zoning Options for Cannabis Production

### Urban Area:

- Limit to locating in the City's employment areas
- Main impact to the area would be odour impacts and impacts in terms of community character due to installation of security fences
- Recommendations:
  - Define Cannabis Production Facilities and permit within appropriate employment zones (general employment and prestige employment)
  - Establish setbacks from sensitive land uses to address odour impact. Reduce setbacks where air filtration is incorporated into the facility.
  - Require that the proposed facility not be combined with other uses on the same lot
  - Additional restrictions may be required within the Prestige Employment zones

## Zoning Options for Cannabis Retail Businesses

- Recommended that cannabis retail uses should not be explicitly regulated in the Zoning By-law as it is regulated by the Province
- Since the City has opted out of allowing retail stores, there is no need to add any regulatory framework at this time. Should the City decide to opt-in, Staff will reconsider the need for regulatory framework.

Please visit [www.pickering.ca/zonereview](http://www.pickering.ca/zonereview) to review Discussion Paper 8 for more information.

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