



**Sturgeon County**  
**Meeting Agenda - Final**  
**Committee of the Whole**

9613-100 Street  
Morinville, Alberta  
T8R 1L9

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Tuesday, March 26, 2019

Council Chambers

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**Immediately Following Regular Council Meeting**

**A. CALL TO ORDER**

**B. APPOINTMENTS**

- B.1** 1:00 p.m. Barrhead and Regional Crime Coalition (BARCC)  
Presentation (40 minutes)
- Attachments: [Briefing Note](#)
- Debbie Oyarzun, County Manager (CAO), County of Barrhead*

- B.2** Draft Land Use Bylaw Amendments Pertaining to the  
Legalization of Cannabis
- Attachments: [Briefing Note](#)  
[Draft Bylaw](#)  
[Public Engagement on Cannabis: Survey No. 2](#)  
[Micro vs. Standard Facilities \(Attachment 3\)](#)  
[Survey Comments Re Micro Facilities \(Attachment 4\)](#)
- Colin Krywiak, Manager, Current Planning and Development  
Services*

**C. ADJOURNMENT**



# Sturgeon County

9613-100 Street  
Morinville, Alberta  
T8R 1L9

## Legislation Text

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**File #:** PRS-021-19, **Version:** 1

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**1:00 p.m. Barrhead and Regional Crime Coalition (BARCC) Presentation (40 minutes)**

## Briefing Note

Title	1:00 p.m. Barrhead and Regional Crime Coalition (BARCC) Presentation (40 minutes)
Issue	Since BARCC's presentation at the Rural Municipalities of Alberta (RMA) Pembina River Zone meeting on January 14, 2019, Sturgeon County and County of Barrhead Administrations have connected to arrange a presentation on BARCC during Council's Committee of the Whole meeting.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>Rural property crime has been a national hot topic with criticisms highlighting the perceived lack of RCMP and municipalities' efforts to tackle local crime.</li> <li>In 2017, representatives from the County of Barrhead, Town of Barrhead, Woodlands County, Barrhead RCMP and Barrhead &amp; District Rural Crime Watch (RCW) met with Peace River – Westlock MP Arnold Viersen to discuss the national rural crime task force.</li> <li>Members of BARCC reported hearing the same concerns from community members regarding theft and vandalism, lack of communication from local enforcement and government, and a perceived lack of action by police and municipalities.</li> <li>Historically, RCW used a phone fan-out system to share crime watch information with members.</li> <li>BARCC investigated new "fan-out" tools and found All-Net Connect. <ul style="list-style-type: none"> <li>All-Net Connect is a communication tool that centralizes the management and dissemination of messages to residents through one central portal.</li> <li>All-Net Connect was modified to support the regional collaboration model of BARCC. Registrants are alerted with real-time, accurate information regarding emergencies, service interruptions, road closures, fire bans, municipal updates and crime requiring awareness or information from the public.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>Registrants choose to receive "alerts" via e-mail, SMS text messaging, voice calls and/or social media posts.</li> </ul>
Implication	<p><u>Strategic Alignment:</u></p> <p>Maintain and Enhance Strong Communities - Rural property crime has affected residents in Sturgeon County. Receiving this presentation aligns with Sturgeon County's goal of supporting the safety of people and property.</p> <p><u>Organizational:</u></p> <p>None.</p> <p><u>Financial:</u></p> <p>None.</p>
Follow Up Action	To be determined.
Attachments	None.
Report Reviewed by:	<p></p> <p>Travis Peter, Manager, Community and Regional Planning</p> <p></p> <p>Collin Steffes, General Manager, Integrated Growth</p> <p></p> <p>Reagan McCullough, County Commissioner-CAO</p>



# Sturgeon County

9613-100 Street  
Morinville, Alberta  
T8R 1L9

## Legislation Text

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**File #:** INF-076-19, **Version:** 1

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**Draft Land Use Bylaw Amendments Pertaining to the Legalization of Cannabis**

## Briefing Note

Title	Draft Land Use Bylaw Amendments Pertaining to the Legalization of Cannabis
Issue	As of October 2018, recreational cannabis is legal in Canada. Sturgeon County has engaged the public to inform them of the development of regulations for cannabis-related uses.
Previous Council Direction	<p>March 13, 2018 Motion 074/18: That Council accept the Cannabis Legalization Information Report as information.</p> <p>Motion 075/18: That Council direct Administration to initiate the process to amend the Land Use Bylaw to add definitions in anticipation of the legalization of cannabis.</p> <p>May 8, 2018 Motion 144/18: That Council give first reading to Bylaw 1405/18, to amend Land Use Bylaw 1385/17 to add Cannabis definitions.</p> <p>June 26, 2018 Motion 187/18: That Council give second reading to Bylaw 1405/18. Motion 188/18: That Council give third reading to Bylaw 1405/18.</p>
Report	<p><u>Background Information</u></p> <p>As of October 2018, changes to federal laws have allowed for the legalization of recreational cannabis use, production, distribution and sales. These amendments also provide for the sale of edible cannabis products becoming legal one year following the enactment of the original legislation. Therefore, edible cannabis products will become legal by October 2019, allowing for additional cannabis-related uses such as “edible lounges” or consumption venues.</p> <p>Similar changes in provincial legislation have established the framework for systems permitting and regulating cannabis. As a result, municipalities have been delegated several responsibilities. Relevant responsibilities include:</p> <ul style="list-style-type: none"> <li>○ Location of retail stores and land-use related rules; and</li> <li>○ Land Use and zoning regulations.</li> </ul> <p>Sturgeon County passed an initial set of amendments to the Land Use Bylaw (Bylaw 1405/18: Cannabis Amendments to LUB 1385/17) to define</p>

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cannabis-related uses and exclude these uses from occurring until further due diligence at the County level is completed.

In 2018 and early 2019, Sturgeon County conducted two public engagement sessions. These sessions assessed where cannabis-related facilities would be most appropriately located, what regulations are most appropriate, and what the general sentiment towards cannabis-related industry in Sturgeon County is.

Survey results indicated that most people support retail cannabis uses (79%) and cannabis production and distribution uses (81%) in Sturgeon County. These amendments support this public sentiment by creating a foundation for these business opportunities within the municipality.

Some other survey questions had responses that were almost evenly split. In these cases, Administration has taken an approach that balances the public responses with strategic planning goals.

During the second public engagement session, the County received comments and feedback regarding micro-sized versus standard-sized facilities for cultivation and processing. Comments from the survey addressing this issue are included in Attachment 4: "Survey Comments," and Attachment 3 provides detailed information regarding sizes and capacities of micro-sized versus standard-sized facilities. In short, micro-cultivation may not exceed a plant canopy area of 200 m<sup>2</sup> (2,150 square feet) and a micro-processing facility may not exceed 600 kilograms of dried cannabis annually. Standard-sized facilities have no cap on their physical size or production capacity.

The current proposals in the Bylaw amendments do not address micro-sized facilities; however, if Council feels that this should be done at the present time, they can be changed prior to first reading. In Administration's opinion, a micro-cultivation facility could be considered as a Non-Residential Type 4 within the Agricultural District.

The results of the engagement sessions have been provided to Council most recently at an Informal Briefing to Council on February 5, 2019.

Administration has compiled a draft of regulations and bylaw amendments addressing the following cannabis-related uses:

- Cannabis production;
- Cannabis processing;
- Cannabis distribution;
- Cannabis retail; and
- Cannabis consumption venues.

These amendments add Cannabis Production and Distribution as permitted uses in Industrial Districts I3, I4 and I5, and as a discretionary use in the AP (Airport Support) District. They provide detailed special regulations for these uses.

The proposed amendment proposes to “combine” both medical and recreational cannabis uses in order to treat them the same. Thus, cannabis is no longer referred to as either “medical” or “recreational”. The definition for exclusively medical-related cannabis uses, Medical Marijuana Production Facility, is removed in this set of amendments.

These amendments also propose to add Industrial Hemp as a permitted use in the Agricultural District in both AG-Major and AG-Minor. In addition, Industrial Hemp is added as a use that is exempt from requiring a development permit under Sturgeon County’s Land Use Bylaw.

Retail cannabis uses are provided for in the County’s commercial districts. Detailed regulations for retail stores are also added to the special regulations of the Land Use Bylaw. Administration has found no significant instances where retail stores would be precluded due to the proximity of a commercially-zoned parcel to a school or other development requiring minimum setbacks.

Cannabis consumption venues are defined in the proposed amendment, and this use is specifically omitted from similar uses that could be otherwise interpreted to include cannabis consumption venues.

The following table summarizes the new cannabis-related uses (both confirmed uses and proposed uses), the districts they are proposed in, and whether they are permitted or discretionary uses.

Council still has the ability to create a Direct Control District if they believe that special circumstances or consideration exist. For instance, standard-sized facilities for cultivation and processing may require a redistricting to Direct Control in the AG District.

	Retail, Cannabis	Cannabis Production & Distribution	Cannabis Consumption Venue	Micro- Production	Industrial Hemp
C1 – Highway Commercial	D				
C2 – Local Commercial	D				
C3 – Neighbourhood Commercial	D				
I3 – Medium Industrial Unserved		P			
I4 – Medium Industrial Served		P			
I5 – Heavy Industrial		P			
AG - Agricultural				D?	P
AP – Airport Support	D	D			

D – Discretionary Use

P – Permitted Use

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>• Research involving other municipalities, including inquiries into their practices and results when making cannabis-related Bylaw amendments.</li> <li>• Discussion at Regional Development Officers' Forum regarding how other municipalities in the region are approaching this topic.</li> <li>• Two public engagement sessions (May 3 and December 4, 2018) have been held, each including a drop-in session and an online public survey.</li> </ul> <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> <li>• Federal: <ul style="list-style-type: none"> <li>○ Bill C-45 – Cannabis Act</li> <li>○ Bill C-46 – Criminal Code Amendments</li> </ul> </li> <li>• Provincial: <ul style="list-style-type: none"> <li>○ Bill 26 – An Act to Control and Regulate Cannabis</li> <li>○ Alberta Cannabis Framework</li> <li>○ Gaming, Liquor, and Cannabis Regulations</li> </ul> </li> </ul>
Implication	<p><u>Strategic Alignment:</u></p> <p>Focus Area: Planned Growth and Prosperity</p> <p>Community Outcome: We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment.</p> <ul style="list-style-type: none"> <li>○ Sturgeon County has a thriving business environment that supports a strong economic foundation.</li> <li>○ Transparent and consistent bylaws, policies and processes that enable responsible land development in the County.</li> </ul> <p><u>Organizational:</u></p> <p>Amending the Land Use Bylaw to create new regulations for the classifications described above makes assessment of applications and inquiries for cannabis-related uses more consistent and thorough.</p> <p>Having consistent regulations in place makes communication with outside stakeholders and interested parties easier.</p> <p><u>Financial:</u></p> <p>Dependent on the final set of regulations approved.</p> <p>Minimal cost difference from cannabis-related facilities being approved as uses versus other activity types in industrial areas.</p>

	Revenue changes and losses when compared to alternative industrial development due to the Agricultural assessment of cannabis production areas.
Follow Up Action	1. Administration will bring this item to an upcoming Council meeting for first reading of a Land Use Bylaw amendment.
Attachment (s)	<ul style="list-style-type: none"> <li>1. Draft Bylaw</li> <li>2. Public Engagement on Cannabis: Survey No. 2</li> <li>3. Micro vs. Standard Facilities (Attachment 3)</li> <li>4. Survey Comments Regarding Micro Facilities (Attachment 4)</li> </ul>
Report Reviewed by:	<div style="margin-bottom: 10px;">   Colin Krywiak, Manager, Current Planning &amp; Development </div> <div style="margin-bottom: 10px;">   Collin Steffes, General Manager, Integrated Growth </div> <div>   Reegan McCullough, County Commissioner – CAO </div>

BYLAW XXXX/19  
AMENDMENT TO THE LAND USE BYLAW 1385/17  
STURGEON COUNTY, MORINVILLE, ALBERTA

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BYLAW XXXX/19 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 1385/17.

WHEREAS, the Municipal Government Act, RSA 2000 c.M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend the Land Use Bylaw 1385/17.

AND WHEREAS, the Council of Sturgeon has deemed it desirable to amend the Land Use Bylaw 1385/17.

NOW THEREFORE BE IT RESOLVED, that the Council of Sturgeon County, duly assembled, hereby enacts as follows:

1. That Land Use Bylaw 1385/17 be amended as follows:

- a) Add the following to Section 1.6 Terminology in accordance with the alphabetical order of the list and renumber accordingly:
  - i. "Industrial Hemp means a crop of a cannabis plant or any part of that plant in which the concentration of tetrahydrocannabinol (THC) is 0.3% or less in the flowering heads or leaves. Industrial hemp is not a type of Cannabis as defined in this Bylaw."
- b) Add the following Part 18 – Definitions of Use in accordance with the alphabetical order of the list and renumber accordingly:
  - i. "Cannabis Consumption Venue means a development, or any part thereof, licensed to sell Cannabis to the public for consumption within the premises."
- c) Delete the following:
  - i. "Bed and breakfast means an owner-occupied dwelling where four or fewer guest rooms are rented for periods of fourteen days or less, with one meal provided on a daily basis to registered guests where such meals are prepared in a residential kitchen."
  - ii. "Eating and drinking establishment means an establishment where the primary purpose is the sale of prepared food and beverages to the public for consumption on or off the premises, and may be licensed by the Alberta Liquor and Gaming Commission. Such facilities may include live entertainment."
  - iii. "Home-based business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession or craft to be operated by the permanent residents of the dwelling."

- iv. "Hotel means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor(s). Hotels may include accessory food and beverage facilities, meeting and convention rooms and retail sales."
- v. "Resort means a commercial development which offers guest and staff accommodation as well as complementary recreational opportunities. The resort may include eating and drinking establishments, concessions and picnic areas."
- vi. "Medical Marijuana Production Facility means a use where a federally licensed facility is used for cultivation, processing, testing, destruction, packaging or shopping of marijuana used for medical purposes as permitted under the Federal Government's regulations or any subsequent legislation which may be enacted in substitution."

d) Replace with the following:

- i. "Bed and breakfast means an owner-occupied dwelling where four or fewer guest rooms are rented for periods of fourteen days or less, with one meal provided on a daily basis to registered guests where such meals are prepared in a residential kitchen. This use does not include a Cannabis Consumption Venue."
- ii. "Eating and drinking establishment means an establishment where the primary purpose is the sale of prepared food and beverages to the public for consumption on or off the premises, and may be licensed by the Alberta Liquor and Gaming Commission. Such facilities may include live entertainment. This use does not include a Cannabis Consumption Venue."
- iii. "Home-based business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession or craft to be operated by the permanent residents of the dwelling. This use does not include a Cannabis Consumption Venue."
- iv. "Hotel means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor(s). Hotels may include accessory food and beverage facilities, meeting and convention rooms and retail sales. This use does not include a Cannabis Consumption Venue."
- v. "Resort means a commercial development which offers guest and staff accommodation as well as complementary recreational opportunities. The resort may include eating and drinking establishments, concessions and picnic areas. This use does not include a Cannabis Consumption Venue."

e) Add the following to PART 2 DEVELOPMENT APPLICATION PROCESS

- i. In Section 2.3.1 under "Development Not Requiring a Development Permit" add the following to the list:

Industrial Hemp

- f) Add the following to PART 6 Special Regulations in accordance with the alphabetical order of the list and renumber as indicated below:

i. "6.3A Cannabis Production & Distribution Facilities

- .1 The applicant shall obtain and demonstrate compliance with all relevant AGLC and Health Canada regulations, and other relevant provincial and federal regulations.
- .2 All Cannabis Distribution Facilities shall require a cannabis specific development permit.
- .3 Cannabis distribution facilities shall not be located within 800m of a dwelling on a nearby parcel. Distances shall be measured between closest property lines of the subject parcels.
- .4 The Development Authority may require additional landscaping in addition to the regulations described in Part 8 of this Bylaw.
- .5 An environmental impact assessment and/or noise impact assessment may be required by the Development Authority. If deemed necessary, a mitigation plan for noise impacts may also be required.
- .6 A Development Permit application for a cannabis production or distribution facility shall include a detailed proposed plan for the development area that includes but is not limited to:
  - (a) Parcel layout;
  - (b) The area and dimensions of the distribution warehouses, including floor plans and building elevations;
  - (c) Security plans;
  - (d) Lighting plans;
  - (e) Location, dimensions, and surfacing of parcel access and egress;
  - (f) Grading plan demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
- .7 An as-built grading plan shall be provided within three months of completion of final grading to ensure that the development was constructed in accordance with the approved plans for which the development permit was issued.
- .8 A Development Authority may require the applicant hold a public engagement session.
  - (a) The Development Authority may stipulate Sturgeon County's involvement with the public engagement, at their discretion.
- .9 Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the Development Authority.
- .10 Measures to ensure appropriate security requirements shall be proposed by the applicant and must be approved by the Development Authority. The Development Authority may require changes to the outdoor security plans as proposed.
- .11 All facilities must be located indoors."

ii. "6.3B Cannabis Retail

- .1 Hours of operation shall be restricted at the discretion of the Development Authority.
- .2 Prior to the issuance of a development permit, the Development Authority may conduct a site assessment, considering land use impacts including, but not limited to, exterior illumination, landscaping, screening, signs, and access.
- .3 The Development Authority shall ensure sufficient lighting is included on the site for security and safety purposes.
- .4 The Development Authority may require landscaping or screening measures to ensure the proposed development is compatible with nearby and adjacent land uses."

g) Add the following to PART 12 PRIMARY INDUSTRY DISTRICTS

ii. In Section 12.1 under "AG – Agricultural District" add:

Industrial Hemp\*\*\*

As a listed permitted use (\*\*\*)only allowed on AG-Major and AG-Minor Parcels) in accordance with the alphabetical order of the list and renumber as necessary.

h) Amend the following under PART 14 INDUSTRIAL DISTRICTS:

i. In section 14.3 under "I3 – Medium Industrial Unserved District" delete:

Medical Marijuana Production Facility

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

ii. In section 14.3 under "I3 – Medium Industrial Unserved District" add:

Cannabis Production and Distribution

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

iii. In section 14.3 under "I4 – Medium Industrial Served District" delete:

Medical Marijuana Production Facility

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

- iv. In section 14.4 under "I4 – Medium Industrial Serviced District" add:

Cannabis Production and Distribution

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

- v. In section 14.3 under "I5 – Heavy Industrial District" delete:

Medical Marijuana Production Facility

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

- vi. In section 14.5 under "I5 – Heavy Industrial District" add:

Cannabis Production and Distribution

As a listed permitted use in accordance with the alphabetical order of the list and renumber as necessary.

- i) Add the following to PART 13 – COMMERCIAL DISTRICTS:

- i. In Section 13.1 under "C1 – Highway Commercial District" add:

Retail Sales, Cannabis

As a listed discretionary use in accordance with the alphabetical order of the list and renumber as necessary.

- ii. In section 13.2 under "C2 – Local Commercial District" add:

Retail Sales, Cannabis

As a listed discretionary use in accordance with the alphabetical order of the list and renumber as necessary.

- iii. In section 13.3 under "C3 – Neighbourhood Commercial District" add:

Retail Sales, Cannabis

As a listed discretionary use in accordance with the alphabetical order of the list and renumber as necessary.

j) Add the following to PART 15 – OTHER DISTRICTS:

iv. In Section 15.2 under “AP – Airport Support District” add:

Cannabis Production and Distribution

As a listed discretionary use in accordance with the alphabetical order of the list and renumber as necessary.

2. That this Bylaw shall come into force and take effect upon the date of third reading.

Read a first time this \_\_\_\_ day of \_\_\_\_\_ 2019.

Read a second time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Read a third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNTY COMMISSIONER (CAO)

**If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.**

## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

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### SUMMARY & BACKGROUND:

As part of a second round of public engagement aiming to discover the desires and concerns of Sturgeon County residents, Administration opened a second public online survey.

This survey was open between December 4, 2018 and January 4, 2019; during this time 49 responses were collected. This survey summary also includes 12 responses from hard-copy surveys collected at the open house, for a total of 61 survey responses analyzed in this report.

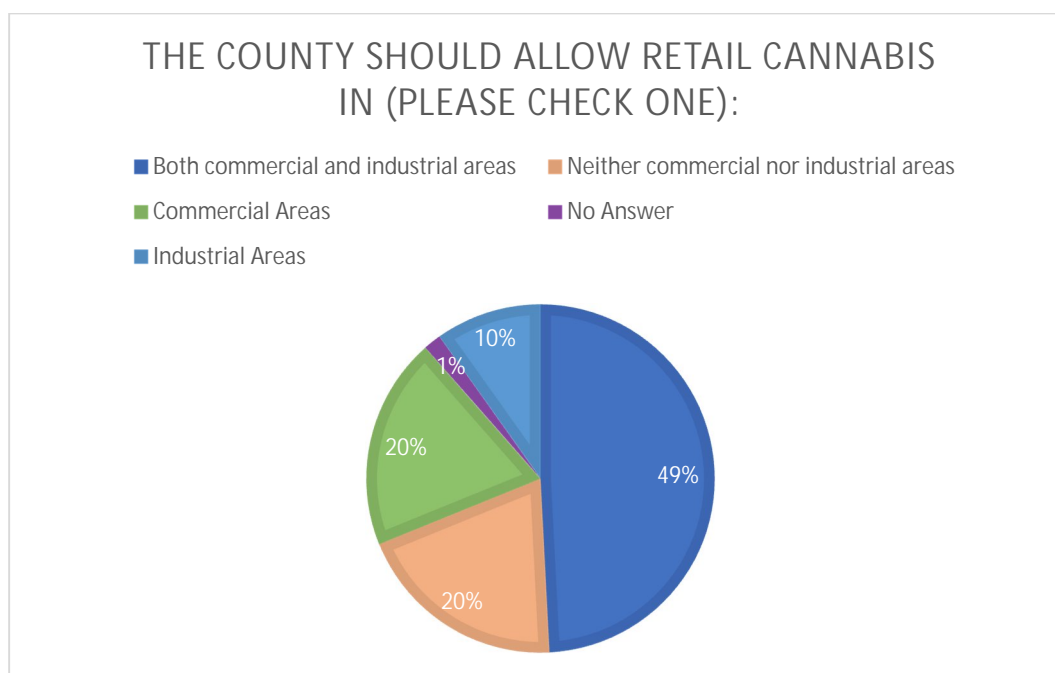
It is assumed that respondents were primarily Sturgeon County residents and landowners (based on the responses to the first survey), although no question was included in the second survey to confirm respondent identity.

This report summarizes results from this second survey to provide further information and guidance on the development of Sturgeon County's cannabis related bylaw(s).

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### Question 1: The County should allow retail cannabis in (please check one):



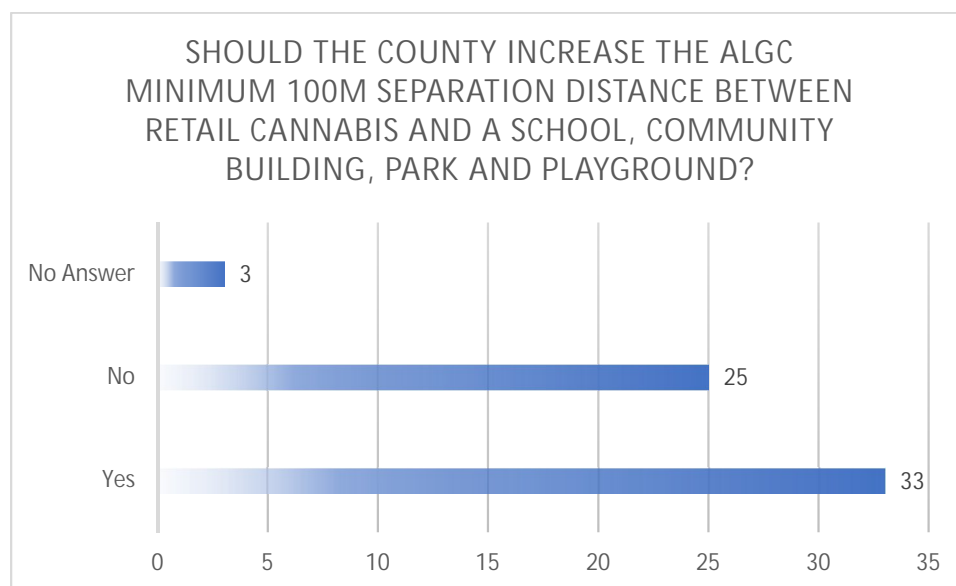
## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Overall, nearly a majority (49%) of survey respondents felt that both commercial and industrial areas were appropriate locations for the sale of retail cannabis. Approximately one fifth (20%) felt that neither of these areas were appropriate, and another fifth (20%) chose commercial areas only. Finally, industrial areas were viewed as appropriate by 10% of respondents, and 1% of the respondents did not answer this question.

In short, retail cannabis is most supported in commercial areas, but still supported in industrial areas.

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Question 2: Should the County increase the AGLC minimum 100 m separation distance between retail cannabis and a school, community building, park, and playground?

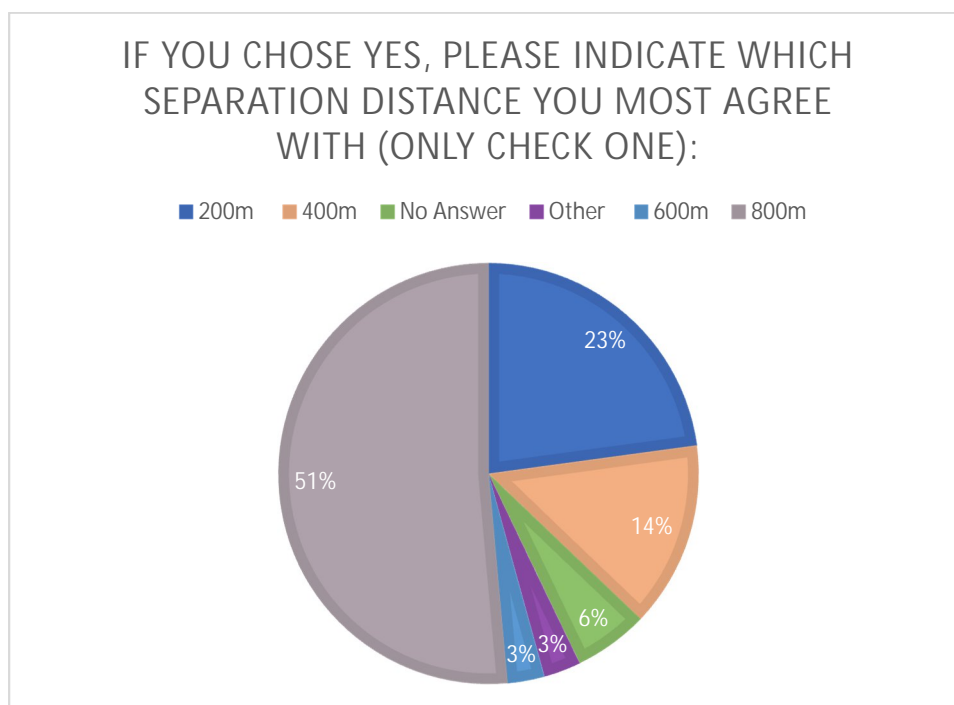


Responses were split between yes and no, with three respondents not answering this question. There exists a preference for an increase in distance between retail cannabis locations and the specified locations, based on this dataset. However, the difference between answers is not large, making this difference somewhat less significant.

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## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 3: If you chose yes, please indicate which separation distance you most agree with (only check one).



Just over half (51%) of respondents who answered “yes” to the previous question regarding additional separation distances between retail cannabis locations and school, community buildings, parks, and playgrounds, chose the additional separation distance of 800 m (the greatest option provided on the survey).

The remaining approximate half of survey respondents who answered “yes” were divided. A significant portion of them (23%) placed their answers at the shorter end of the scale – opting for the smallest distance provided as an option (200m). 14% chose a slightly greater distance of 400m.

Remaining responses were split between no answer (despite a positive response to the previous question), “other,” and 600m.

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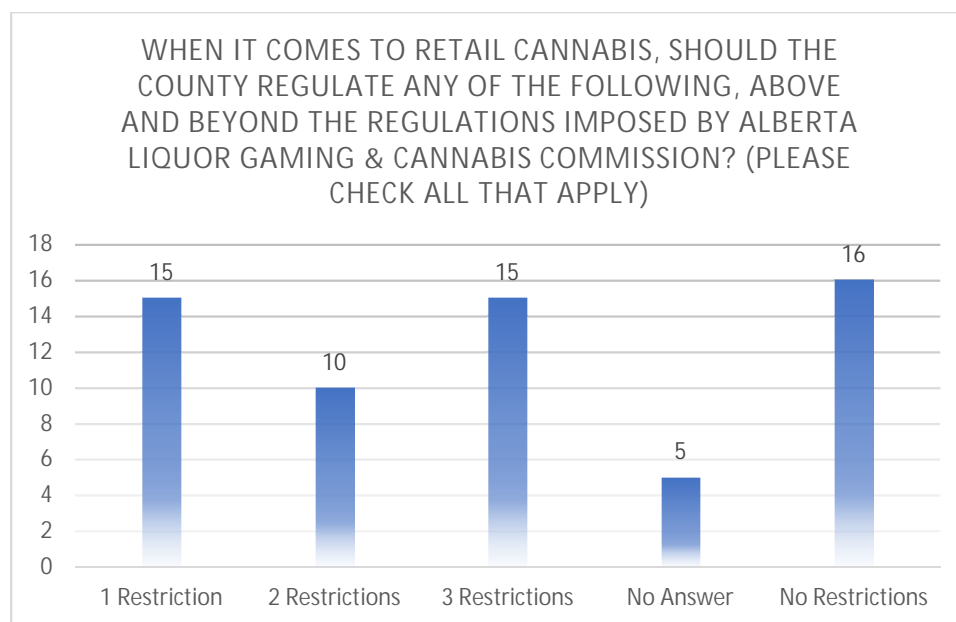
## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 4: When it comes to Retail Cannabis, should the county regulate any of the following, above and beyond the regulations imposed by the Alberta Liquor Gaming and Cannabis Commission? (Please check all that apply).

Sturgeon County could impose additional regulations on retail cannabis locations, above and beyond the regulations imposed by the Alberta Liquor Gaming and Cannabis Commission.

This survey question aimed to discover what, if any, additional restrictions that respondents would like to see. Three different potential regulations were offered, and respondents could choose any combination (0-3) of these restrictions as additional regulations they would like to see Sturgeon County impose.

The below graph illustrates the trends in responses. Some people opted for no restrictions, while others opted for only one, and yet others opted for more.



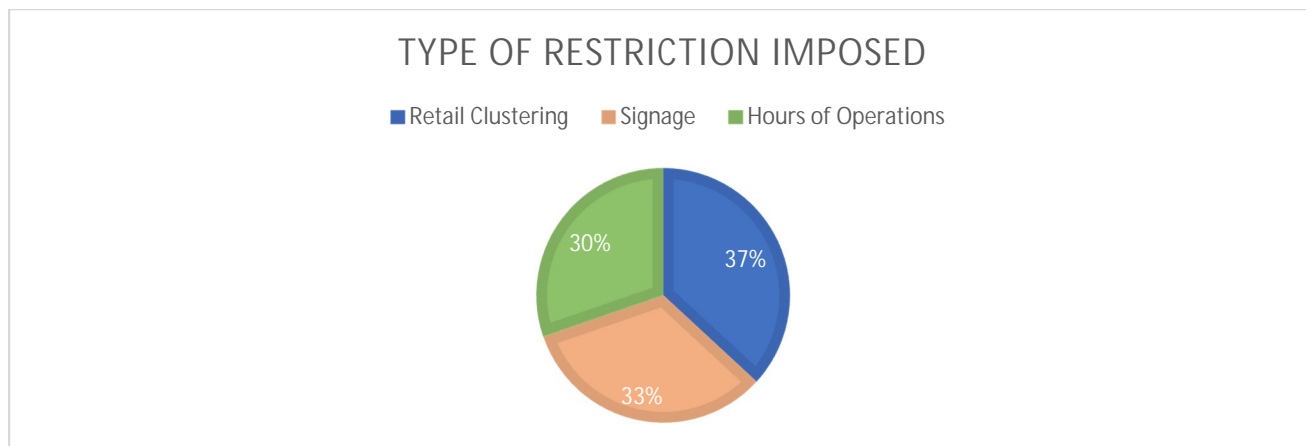
When asked what restrictions they might like to see Sturgeon County implement, the following options were given.

Restrictions addressing....

- Retail Clustering and Setbacks (how far one cannabis retailer is from another);
- Signage and Other Requirements; and,
- Hours of Operation.

For those who selected restrictions, the frequency of each potential restriction selected is as follows:

## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2



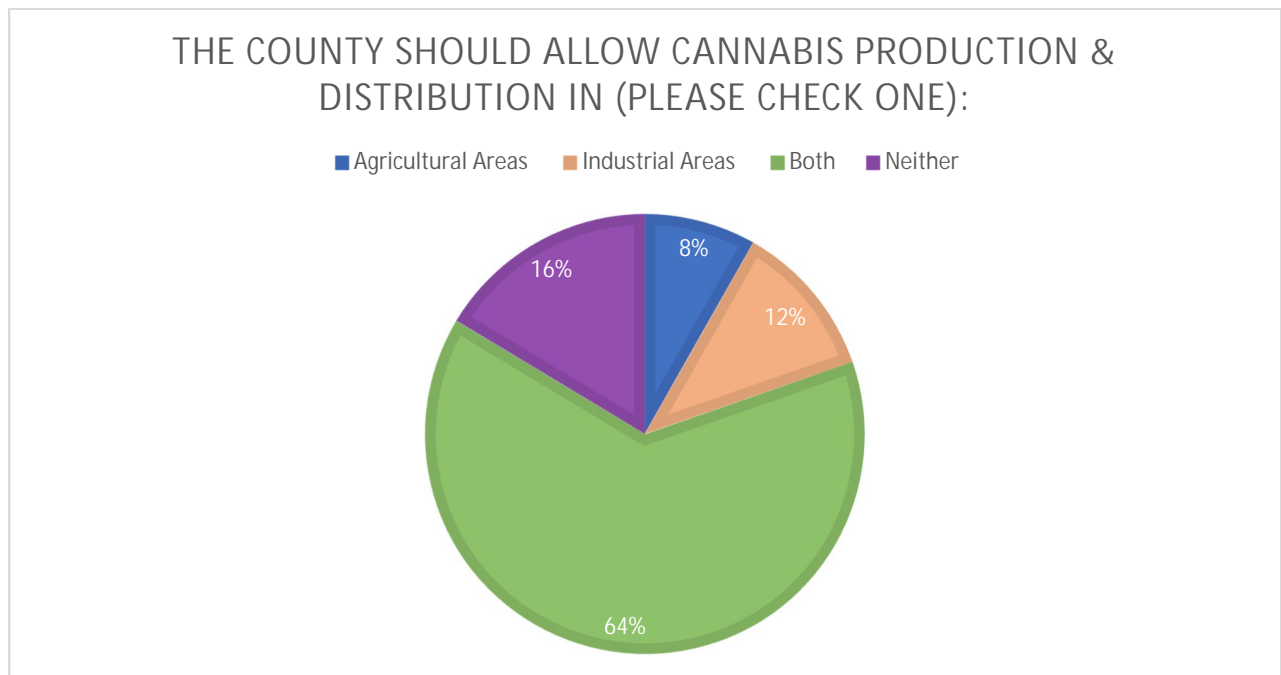
Overall, no one restriction was significantly more popular than another amongst those who opted for Sturgeon County to impose additional restrictions.

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## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 5: The County should allow cannabis production and distribution in (please check one):

Survey respondents primarily felt that cannabis production and distribution should be allowed in both industrial areas and agricultural areas. A small proportion of participants felt that this should be restricted to only one region – agricultural only (8%) or industrial only (12%). A final 16% of survey takers felt that neither of these locations is appropriate for cannabis production and distribution activities.

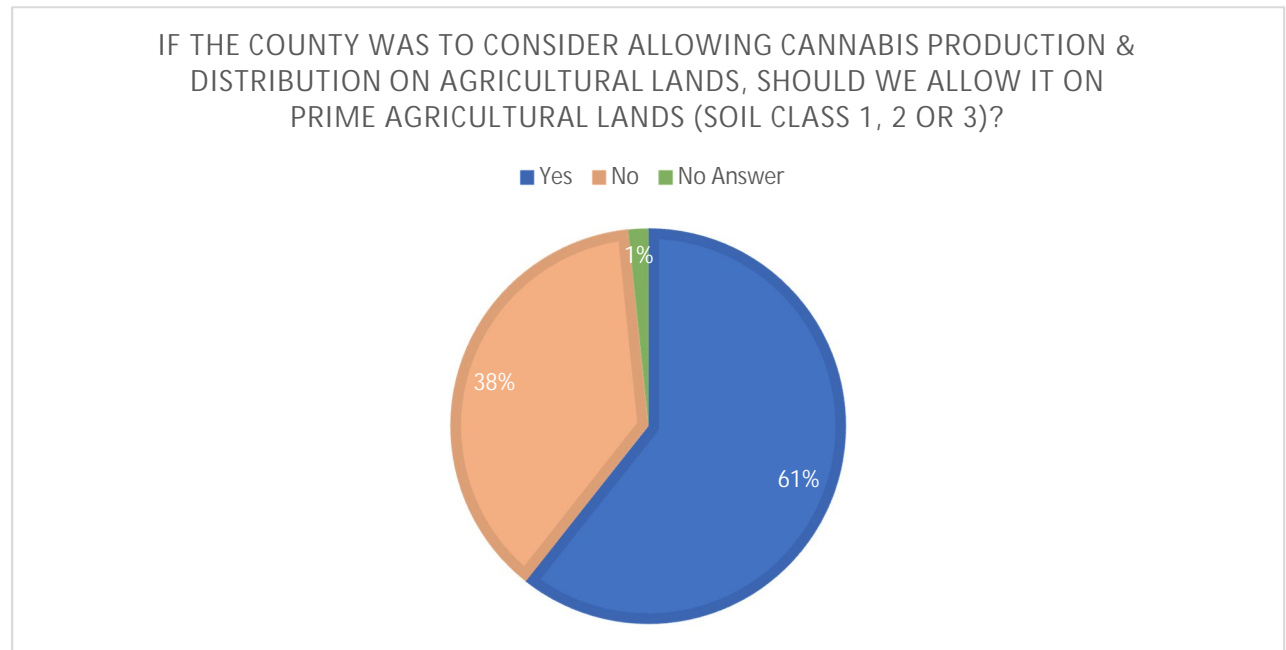


## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 6: If the County was to consider allowing cannabis production and distribution on agricultural lands, should we allow it on prime agricultural lands (Soil Class 1, 2, or 3)?

Survey respondents were asked if cannabis production should be permitted on high class soils that are prime agricultural lands.

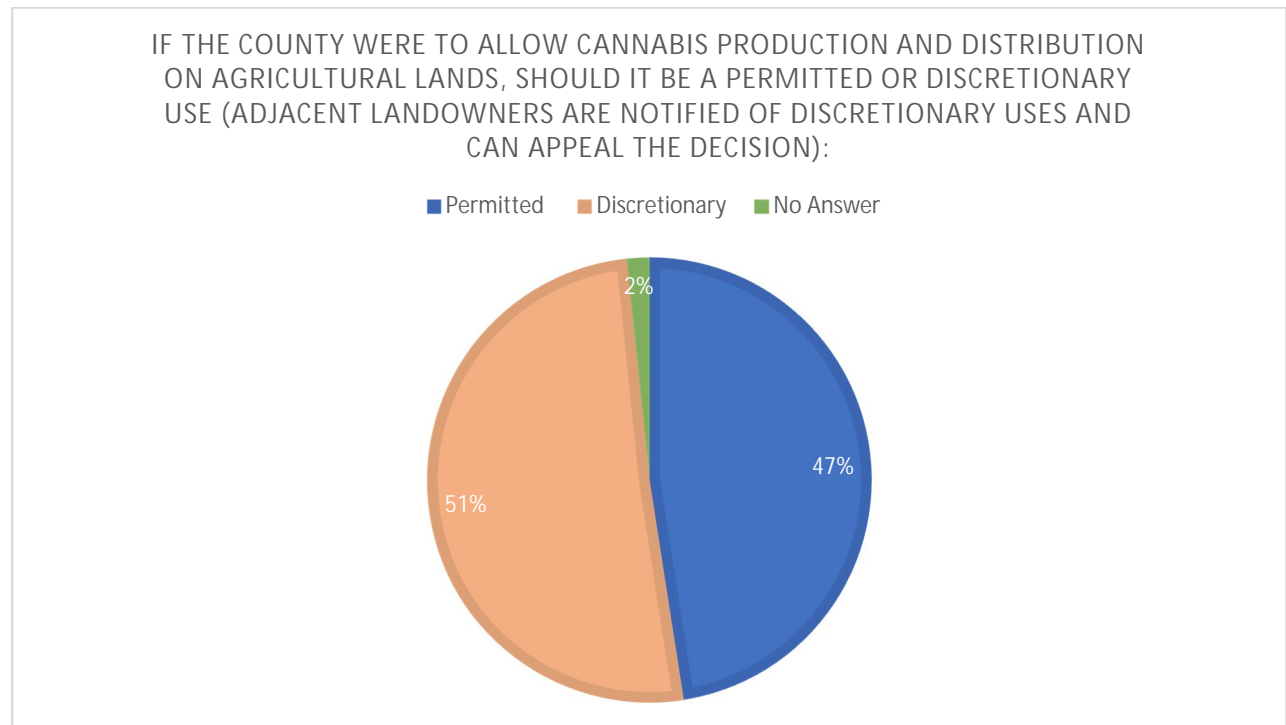
A significant majority (61%) of respondents said that yes, cannabis production should be allowed on lands with these soil types. 38% of the answers indicated non-support of use of soils of these types for cannabis production and distribution, as per the graph below. 1% of the people responding to this survey did not answer question 6.



## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 7: If the County were to allow cannabis production and distribution on agricultural lands, should it be a permitted or discretionary use (adjacent landowners are notified of discretionary uses and can appeal the decision):

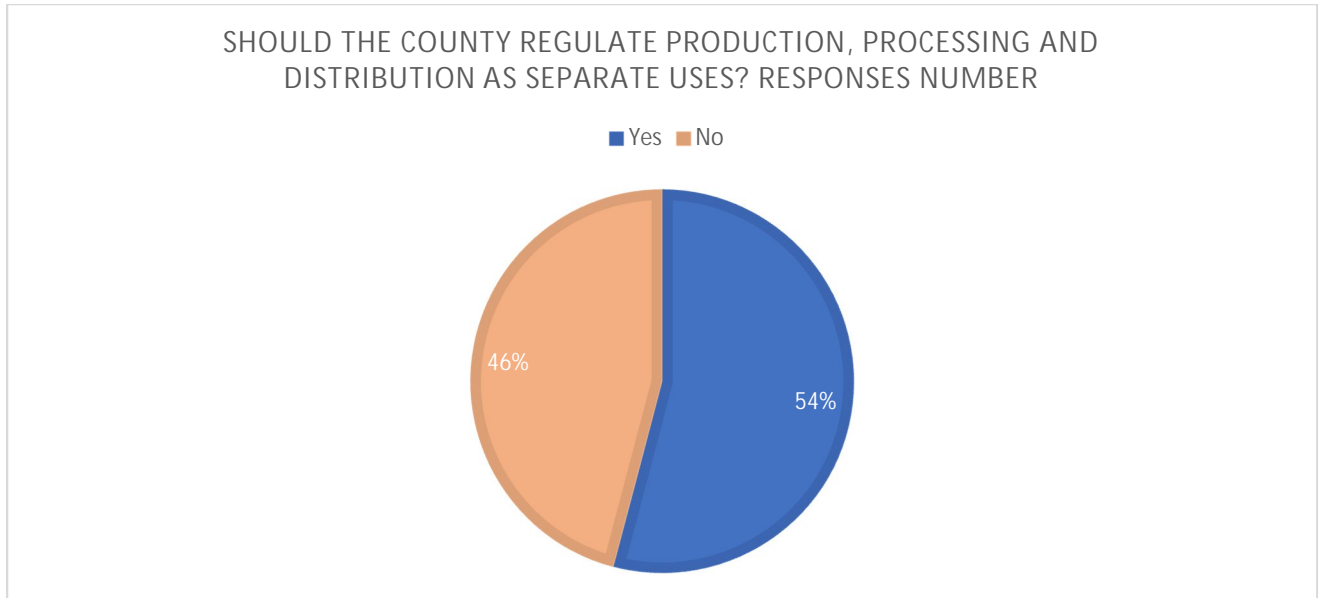
Answers for this question were closely divided, showing no clear preference amongst those surveyed. A slim majority of respondents felt that production and distribution uses should be discretionary (51%), while 47% felt that these uses should be permitted. 2% of respondents did not answer this question.



## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

### Question 8: Should the County regulate production, processing and distribution as separate uses?

Again, answers to these questions are closely divided. Just over half of survey respondents (54%) felt like these should be regulated as separate uses, while just under half (46%) did not feel that these should be regulated as separate uses.

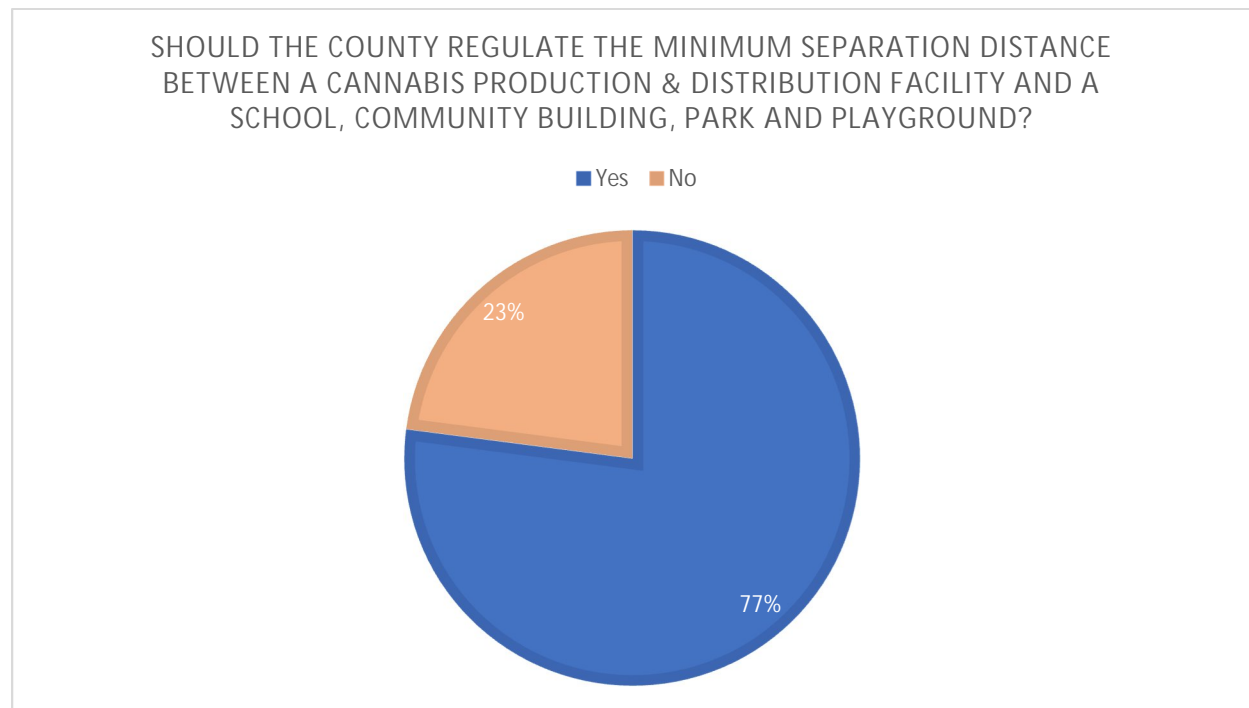


## PUBLIC ENGAGEMENT ON CANNABIS: Survey No. 2

Question 9: Should the County regulate the minimum separation distance between a cannabis production and distribution facility and a school, community building, park, and playground?

Overall, respondents to the survey felt like the County should regulate the distance between cannabis production and distribution facilities and schools, community buildings, parks, and playgrounds. A clear divide was present; 77% of responses indicated a desire for these additional regulations.

Only 23% of responses indicated a desire for no additional regulations.



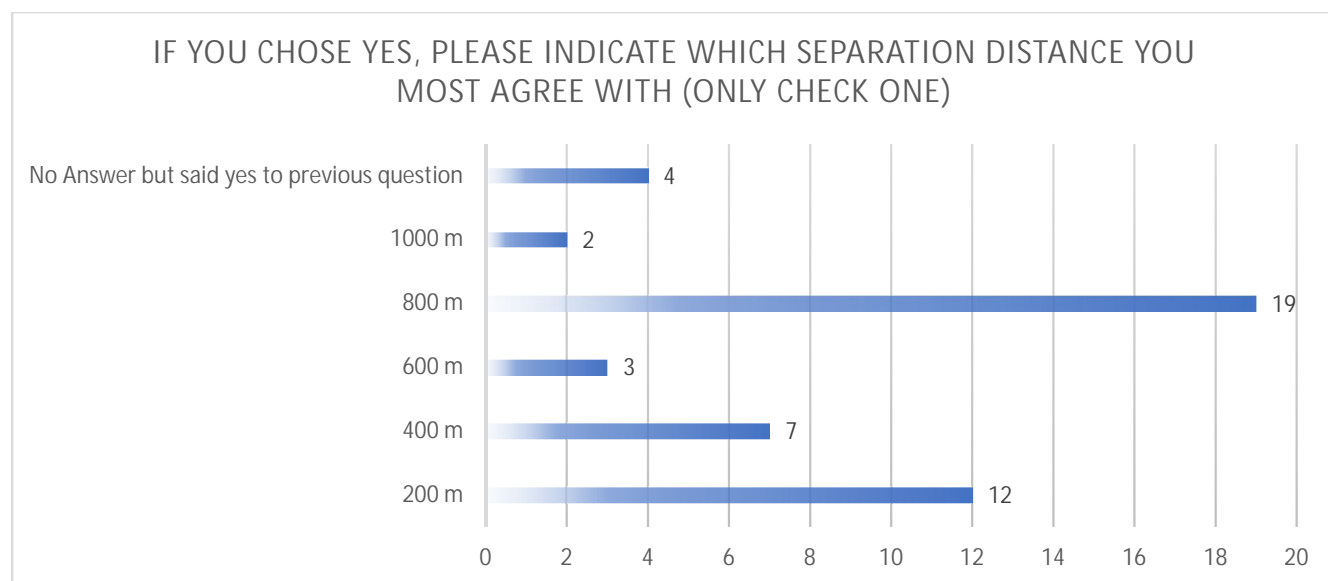
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Question 10: If you chose yes, please indicate which separation distance you most agree with (only check one).

For those respondents who indicated “yes” to the previous question about Sturgeon County implementing additional separation distances, respondents were asked to choose what their preferred setback distance would be for such a regulation.

The most popular response was 800m, with 19 responses (40% of those who said yes to the previous question) selecting this option. Following this, 12 people (25%) selected a lesser separation distance of 200m.

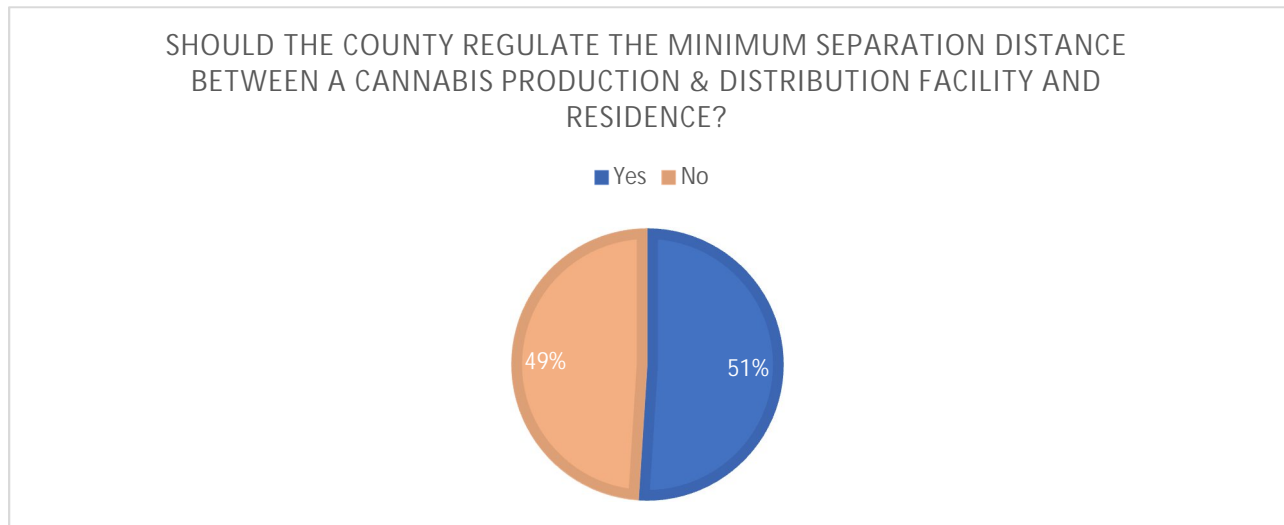
As shown by the chart below, there is significant variation amongst the preferences in what an additional separation distance should be, particularly given that the top two choices are distances that vary significantly.



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Question 11: Should the County regulate the minimum separation distance between a cannabis production and distribution facility and residence?

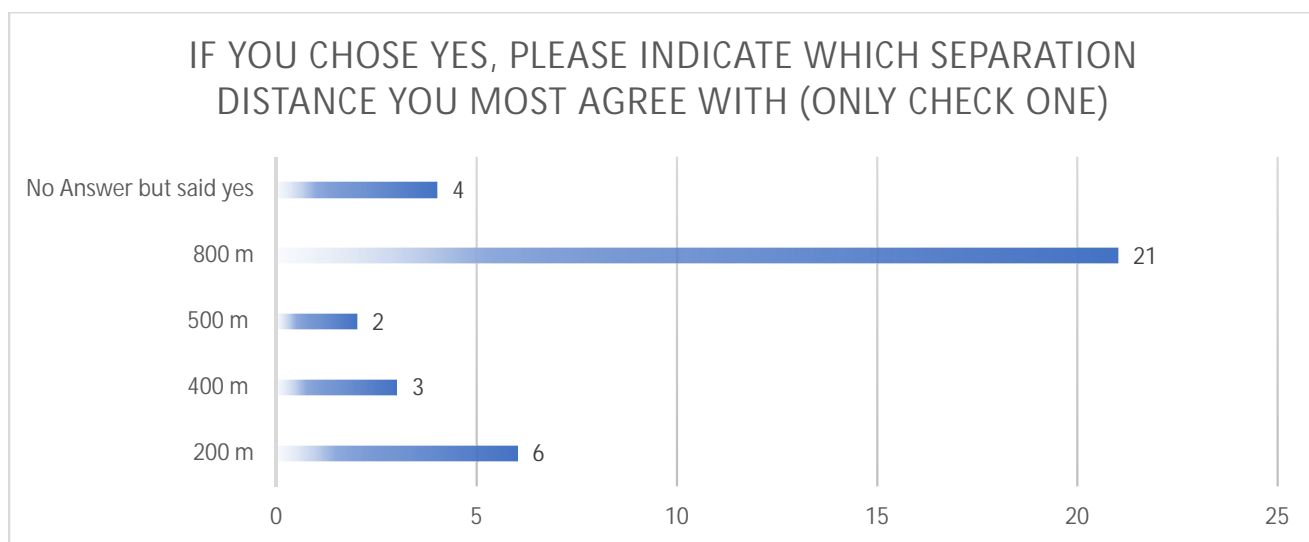
Answers, once again, are very closely divided for this question. A narrow majority (51%) of respondents feel that Sturgeon County should regulate a minimum separation distance between a cannabis production & distribution facility and residence. The other nearly half of respondents (49%) indicated that they do not feel this additional separation distance regulation is necessary to be implemented by the County.



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Question 12: If you chose yes, please indicated which separation distance you most agree with (check only one).

The separation distance that is most supported here is 800 m – 21 respondents (58% of respondents to this question).



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### Summary:

The main conclusions and trends developed from this dataset include the following:

- In general, there is support for both cannabis retail stores and cannabis production and distribution facilities.
- In most cases, there is little notable divide between the areas that people wish to see these facilities developed in.
- Instead, the evident trend seems to be setback distances: regardless of the land use zone or type of cannabis related use, respondents tend to select the greatest setback distance when given a choice, or select “yes” when asked if additional setback distance should be implemented.
- In several situations:
  - Q. 7 re: permitted or discretionary uses
  - Q. 8 re: should production, processing, and distribution be regulated as different uses
  - Q. 11 re: should the county regulate the minimum distance between a production and distribution facility and a residence?

Responses were divided almost evenly between the different options; this allows Sturgeon County to take the bylaws in either direction, and further evaluate public feedback through the public hearing and bylaw approval process moving forward.

## Micro versus Standard Facilities

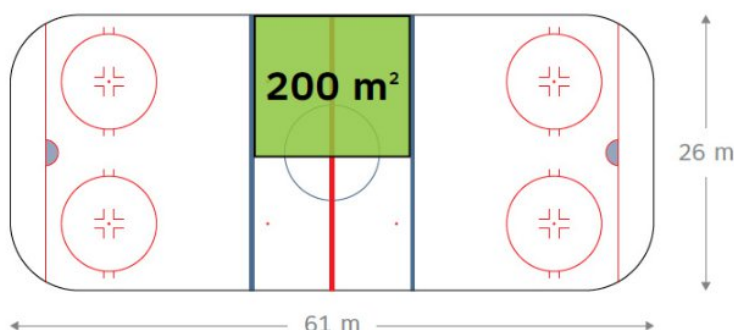
Micro-sized facilities are intended to enable the participation of small-scale growers in the legal cannabis industry. Micro-sized facilities have specific size or output restrictions, whereas standard sized facilities do not have these caps. The maximums for micro-facilities are defined differently depending on whether the facility is for cultivation or processing of cannabis.

### Cultivation

#### Micro-cultivation license:

- Authorize the cultivation of a plant canopy area of no more than 200 square metres (approximately 2,150 sq. ft.).
- For a sense of scale and what 200 square metres represents, see the below diagram from Health Canada's website, which compares the maximum size of a micro-cultivation facility's plant area to a hockey rink.

**Figure 1: Size of a 200 square metre plant canopy area relative to a standard North American sized hockey rink**



#### Standard-Cultivation License:

- A standard cultivation license does not prescribe a limit on the amount of cannabis that could be cultivated or on the size of the facility.

### Processing

#### Micro-processing license:

- Would authorize the processing of no more than 600 kilograms of dried cannabis (or equivalent) per year, or the entire output of a single micro-cultivation license.

#### Standard-processing license:

- No limit prescribed on the amount of cannabis that could be processed under a standard processing license, and no limit on the size of the facility.

Comment No.	Comment
1	<p>“Please be very conscious of outdoor cannabis producers including hemp, why not use the best soil?</p> <p>Please limit the size and number of concrete pads for actually growing cannabis indoors. Agriculture sites should be for micro nursery, cultivation, processing only. The only exception should be for building a hemp processing facility for extracting CBD THC etc. Farmers need this to value add. Perhaps look at capping the size?”</p>
2	<p>“I believe there is an excellent business opportunity for acreage owners, that are not in a subdivision and where adequate separation can be attained, under the Micro-Cultivation license. This would diversify the economy in Sturgeon County and increase the tax base.”</p>
3	<p>“As of late 2018, small “craft” cultivation facilities will now be eligible for a unique type of licence called a Micro Cultivation Licence.</p> <p>The security and operational requirements are less stringent than the larger production facilities (which fall under a Standard Cultivation Licence), making this a very attractive opportunity for small business entrepreneurs.</p> <p>The Micro Cultivation Licence permits 200 square metres (around 2152 square feet) of total canopy space, including multiple surfaces. It can be either indoors (greenhouse, warehouse) or outdoors (farming). For information on outdoor farming, please see the page in this section called Outdoor Cannabis.</p> <p>Historically, small cultivation businesses were been permitted under the identical licence as a very large business, which meant that the staffing and operational requirements made it a cost-prohibitive venture. Now, with the Micro Cultivation Licence, small business owners can run a lean operation with minimal staff and security. It is expected to spark a new “revolution” in craft cannabis production in Canada.</p> <p>Only one licence is permitted per unique address. However, in theory a larger facility which has unique addresses for different sections could acquire a licence per section, similar to different warehouse bays within a larger warehouse facility. The Micro Cultivation Licence allows a facility to cultivate cannabis and sell (wholesale) to a licenced third party, and allows the direct sale to provincial distributors (fresh/live plants/seeds only), other licenced Processors (dried flower, oil), licenced retailers or directly to medical patients who hold a medical document provided by a health care practitioner. To supply to the provincial retail supply chains, a Micro Cultivator would also need to achieve a Micro Processor Licence for the same facility (Health Canada does not allow a Micro Cultivation Licence to be combined with a Standard Processor Licence).</p>

Comment No.	Comment
	<p>To acquire a Micro Cultivation Licence, an application has to be thorough and professionally drafted, and submitted to Health Canada for review. Extensive details of the facility and operations are required, including (but not limited to); a professional floor plan, site and physical security design (and risk management programs), Standard Operating Procedures (SOPs), security clearances, corporate structure summary, site survey, filed notices with local authorities, various quality assurance reports and administrative forms. The timeframe to acquire this type of licence does not fall within a performance target, but historically Access to Cannabis for Medical Purposes Regulations (ACMPR) applications were at minimum 18 months from application to licence. It is expected that Micro Cultivation Licences will follow a similar pattern. Note that only a fully built-out facility will be eligible for a licence, and Health Canada does not offer any "ready to build" (or similar) authorizations ahead of construction; the applicant will need to build out the facility before/during the application is under review.</p> <p>A notable change in the Canadian regulatory system for 2018 is that "black market" genetics (i.e., plants and plant seeds) that are illegal will now be allowed to be brought into a facility just prior to licencing. The plants or plant materials must be present at the facility on the first day of licensing, as a one-time influx of genetics. As this was not permitted under the previous regulations, this is seen by many to be a huge opportunity to introduce genetics into the Canadian legal cannabis framework. Note that this is not an allowance for existing licensed producers; it will only be permitted as a one-time allowance for new applicants.</p> <p>After the initial licence is achieved, it should be noted that Health Canada will inspect the facility on a regular (usually monthly) basis to ensure compliance in all areas covered within the Cannabis Regulations. CCI is often recruited to provide operational readiness programs and training programs to ensure the facility is functioning without error or non-compliance.</p> <p>Cannabis Compliance Inc is currently being recruited to complete Micro Cultivation Licence Applications, together with the required paperwork. CCI has a 100% success rate in achieving production licences under the historical frameworks and is accepting new clients for micro cultivation licencing."</p>
4	<p>"Should be discretionary for AG bc it depends on who is adjacent, and location is critical; also, it should depend on the size of the contemplated production - standard or micro.</p> <p>Should be permitted in industrial."</p>
5	<p>"Allowing a nursery license and or micro license on AG land is necessary. A nursery has lower security risks --&gt; no storage of cannabis, only live plants sold to licensed producers. The risk from not allowing AG lands to legally grow cannabis (nurseery or micro) is that it will promote the black market."</p>