



COUNCIL PRIORITIES COMMITTEE

Monday, May 27, 2019 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Councillor B. Long, Chair

Mayor J. Froese and Councillors P. Arnason, S. Ferguson, M. Kunst,
B. Whitmarsh, and E. Woodward

M. Bakken, S. Nam, R. Seifi, and J. Winslade

W. Bauer, J. Chu, M. Roberts, and K. Stepto

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

A.1 Council Priorities Committee Agenda - May 27, 2019

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the
Council Priorities Committee meeting held May 27, 2019.
CARRIED

B. ITEMS FOR DISCUSSION

The following item was referred to the Council Priorities Committee at the March 11, 2019
Regular Afternoon Council meeting:

B.1 Cannabis Retail

J. Chu provided a presentation regarding the legislative framework for
cannabis retail and production. Cannabis was legalized on October 17,
2018 and municipalities can regulate cannabis using zoning and business
licensing. The Township of Langley can also regulate cannabis production
in the Agricultural Land Reserve (ALR) with farm bylaws.

Regulation of Retail

Local Governments can:

- Place restrictions on the location of cannabis retail stores through
zoning bylaws;
- Impose terms and conditions as part of business licensing, including
signage and hours of operation;
- Charge the applicant fees if an application is assessed.

If Council chooses to permit cannabis retail sales, there are three options to regulate sales:

- Create a new zone where cannabis retail is permitted;
- Amend existing zone;
- Allow site-specific rezoning in some designated areas of the Official Community Plan.

Additional considerations are to permit private and/or public retail store, limit the number of stores, model restrictions after the Township Liquor Licensing Policy, and only permit public stores.

Currently, the Zoning Bylaw excludes medical cannabis as a commercial retail use.

Regulation of Production

- Cannabis production in any form is considered a “farm use” by the ALC;
- Cannabis production in the ALR cannot be prohibited if it is:
 - o Produced outdoors in a field
 - o Produced inside a structure with a base consisting entirely of soil
 - o Produced inside a structure built for the growing of crops before July 13, 2018
 - o Produced inside a structure under construction as of July 13, 2018 for the growing of crops.
- The Township can regulate cannabis production through a Farm Bylaw, subject to approval by the Ministry of Agriculture.

Council can prohibit cannabis production in industrial areas if they choose to allow it and regulate it. Cannabis production cannot be fully prohibited in the ALR, but it can be regulated through a Farm Bylaw.

Non-production activities in urban areas include: production, processing, research and development, and consumption. Options for these uses include: do not permit, allow in industrial/commercial zones, a new “cannabis use” zone, and require site-specific rezoning in industrial/commercial area of OCP.

Storing, packing, or processing of cannabis is permitted in the ALR if at least 50% of the product is produced “on-farm”.

Potential considerations for a Farm Bylaw:

- Hold a valid license issued by the Government of Canada;
- Conduct growing and/or cultivation of cannabis within the ALR;
- Meet farm standards for cannabis production;
- Meet air quality emissions standards of Metro Vancouver;
- Require a municipal business license.

Potential Farm Standards:

- Setbacks from the ALR boundary, water courses, and property lines;
- Setbacks from daycare, schools, parks, trails, places of worship and Langley Memorial Hospital;
- Buffers between a dwelling unit and a structure or field in which cannabis is produced;
- Storm water and waste water management plans
- Air quality management plan;
- Designated local contact person responsible for air quality management.

COUNCIL

Moved by Mayor Froese,

Seconded by Councillor Woodward,

That the Council Priorities Committee recommends that Council refer cannabis retail to staff for consideration of a regulatory scheme, including public consultation; and

That Council consider this motion under Other Business of the May 27, 2019 Regular Afternoon or Evening Meeting.

CARRIED

Councillor Ferguson opposed

C. OTHER BUSINESS**D. TERMINATE**

Moved by Mayor Froese,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 2:19pm.

CARRIED

CERTIFIED CORRECT:

Chair