

**BYLAW NO. 1860/2018
TOWN OF REDCLIFF**

**A BY-LAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE
PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW.**

WHEREAS pursuant to Section 639 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.1, and amendments thereto, the Council of the Town of Redcliff in the Province of Alberta has adopted Bylaw 1698/2011, as amended.

AND WHEREAS the Council of the Town of Redcliff wishes to amend their Land Use Bylaw for the purpose of regulating cannabis-related uses.

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the 14th day of May A.D. 2018.

NOW THEREFORE the Council of the Town of Redcliff in open meeting assembled, enacts as follows:

PART I

SHORT TITLE, NEW DEFINITIONS, REVISED DEFINITIONS

SHORT TITLE

- (1) This Bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw No. 1860/2018 – Federal Cannabis Legalization.

DEFINITIONS ADDED

- (2) That the following be added to Part I Section 8 Definitions:

(XXX)Cannabis means, as defined in the Canadian *Controlled Drugs and Substances Act*:

- (a) 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;
- (b) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (d) but does not mean a non-viable seed of a cannabis plant; a mature stalk, without any leaf, flower, seed or branch, of such a plant; fibre derived from a stalk; or the root or any part of the root of such a plant.

(XXX)Cannabis Accessory means, as defined in the Canadian *Controlled Drugs and Substances Act*:

- (a) a thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the production or consumption of Cannabis; or
- (b) a thing that is commonly used in the consumption or production of Cannabis if the thing is sold at the same point of sale as Cannabis.

(XXX)Medical Marijuana means the substance referred to as “Cannabis,” when used for medical purposes, as prescribed by an authorized health care practitioner, and obtained under circumstances permitted in the *Access to Cannabis for Medical Purposes Regulations*.

(XXX)Cannabis Production and Distribution Facility means development, as licensed by Health Canada, used primarily for one or more of the following uses:

- (a) The production, cultivation, and growth of medical and/or recreational Cannabis;
- (b) The making, testing, manufacturing, assembling, processing, or in any way altering the chemical or physical properties of semi-finished Cannabis goods and products;
- (c) the storage of Cannabis materials, goods and products; or
- (d) the transporting, shipping, and sale of materials, goods, and products to the Alberta Gaming, Liquor and Cannabis Commission or other agencies designated by provinces outside of the province of Alberta responsible for the distribution and sale of Cannabis in those provinces.

This use does not include a Cannabis Retail Store, Medical Marijuana Dispensary, or Cannabis Lounge.

(XXX)Cannabis Retail Store means development for the retail sale of recreational Cannabis and Cannabis Accessories, as authorized by the *Alberta Gaming, Liquor, and Cannabis Act*. This use does not include Cannabis Production and Distribution Facility, Medical Marijuana Dispensary, or Cannabis Lounge.

(XXX)Cannabis Retail Store Overlay means the overlay of the Land Use Zoning Map in the Land Use Bylaw showing where Cannabis Retail Stores are permitted to be located.

(XXX)Cannabis Production and Distribution Facility Overlay means the overlay of the Land Use Zoning Map in the Land Use Bylaw showing where Cannabis Production and Distribution Facilities are permitted to be located.

(XXX)Cannabis Lounge means development where the primary use is the sale of Cannabis to the public, for consumption within the premises, and where any preparation or serving of food may be ancillary to such use. Also commonly known as a cannabis café. The use does not include Cannabis Production and Distribution Facility, Medical Marijuana Dispensary, or Cannabis Retail Store.

(XXX)Medical Marijuana Dispensary means development for the selling, providing, shipping, and delivering of Medical Marijuana and Cannabis Accessories for medical purposes. The use does not include Cannabis Production and Distribution Facility, Cannabis Retail Store, or Cannabis Lounge.



- (3) That within Part I Section 8 Definitions replace the following (Existing clause to be replaced *Italicized*):

(6) Adult Entertainment Facility means:

- (a) *an adult mini-theatre or other similar establishment where, either as a principal activity or an activity ancillary to some other activity which is conducted on the premises,*
 - i. *live performances take place, or*
 - ii. *motion pictures, video tapes, digital video discs, slides or other electronic productions are shown, involving or depicting the nudity of any person;*
- (b) *a night club, dance club, bar, pub, tavern, lounge or other similar establishment where, either as a principal activity or an activity ancillary to some other activity which is conducted on the premises,*
 - i. *live performance or displays by a person (e.g. topless waitresses) take place, or*
 - ii. *competitions are engaged in, involving the nudity of a person;*
- (c) *a body painting studio or other similar establishment where, either as a principal activity or an activity ancillary to some other activity conducted on the premises, paint, powder or some other material is applied to the nude or partially nude body of a person in a manner intended to be sexually arousing to, or otherwise appealing to erotic or sexual interests, appetites or inclinations of, viewers or participants;*
- (d) *a massage or body rub parlour or other similar establishment where, either as a principal activity or an activity ancillary to some other activity conducted on the premises, the body or part of the body of a person is massaged, manipulated, touched, rubbed or stimulated by any means in a manner intended to be sexually arousing to, or otherwise appealing to erotic or sexual interests, appetites or inclinations of, viewers or participants, but excluding places where the described activity is performed solely for medical or therapeutic purposes by a person who is duly licensed or registered under an enactment governing a trade, calling or profession;*
or
- (e) *a development that the Development Authority considers to be similar to any of those described in clauses (a) to (d).*

With:

(XXX)Adult Entertainment Facility means:

- (a) an adult mini-theatre or other similar establishment where, either as a principal activity or an activity ancillary to some other activity which is conducted on the premises,
 - i. live performances take place, or
 - ii. motion pictures, video tapes, digital video discs, slides or other electronic productions are shown, involving or depicting the nudity of any person;



- (b) a night club, dance club, bar, pub, tavern, lounge or other similar establishment where, either as a principal activity or an activity ancillary to some other activity which is conducted on the premises,
 - i. *live performance or displays by a person (e.g. topless waitresses) take place, or*
 - ii. *competitions are engaged in, involving the nudity of a person;*
- (c) a body painting studio or other similar establishment where, either as a principal activity or an activity ancillary to some other activity conducted on the premises, paint, powder or some other material is applied to the nude or partially nude body of a person in a manner intended to be sexually arousing to, or otherwise appealing to erotic or sexual interests, appetites or inclinations of, viewers or participants;
- (d) a massage or body rub parlour or other similar establishment where, either as a principal activity or an activity ancillary to some other activity conducted on the premises, the body or part of the body of a person is massaged, manipulated, touched, rubbed or stimulated by any means in a manner intended to be sexually arousing to, or otherwise appealing to erotic or sexual interests, appetites or inclinations of, viewers or participants, but excluding places where the described activity is performed solely for medical or therapeutic purposes by a person who is duly licensed or registered under an enactment governing a trade, calling or profession; or
- (e) a development that the Development Authority considers to be similar to any of those described in clauses (a) to (d), not including a Cannabis Lounge.

(7) *Agricultural Building* means a building normally associated with and generally essential to the operation of a farm. Such structures shall include, but are not limited to, machine sheds, storage sheds, granaries, grain bins for the storage of on-farm products, silos, repair shop, etc. Farm is a separate use.

With:

(XXX)Agricultural Building means a building normally associated with and generally essential to the operation of a farm. Such structures shall include, but are not limited to, machine sheds, storage sheds, granaries, grain bins for the storage of on-farm products, silos, repair shop, etc. Farm is a separate use. This use does not include Cannabis Production and Distribution Facility.

(38) *Club* means development for the assembly of members of charitable, social service, athletic, business or fraternal organizations, and may incorporate eating, drinking, entertainment, sports, recreation and amusement facilities as accessory use.

With:

(XXX)Club means development for the assembly of members of charitable, social service, athletic, business or fraternal organizations, and may incorporate eating, drinking, entertainment, sports, recreation and amusement facilities as accessory use, but does not include Cannabis Lounge.



(41) Convenience Store means development comprising a retail store which caters to the day-to-day needs of area residents or employees. Typical uses include small food stores and variety stores selling confectionery, tobacco, grocery, non-alcoholic beverage, pharmaceutical and personal care items, hardware, or printed matter.

With:

(XXX)Convenience Store means development comprising a retail store which caters to the day-to-day needs of area residents or employees. Typical uses include small food stores and variety stores selling confectionery, tobacco, grocery, non-alcoholic beverage, pharmaceutical and personal care items, hardware, or printed matter, but do not include Medical Marijuana Dispensaries or Cannabis Retail Stores.

(60) Drinking Establishment means an establishment, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food is ancillary to such use. Typical uses include neighbourhood pubs, bars, taverns and licensed lounges that are ancillary to a restaurant. Entertainment Establishments, Eating Establishments and Adult Entertainment Facilities are separate uses.

With:

(XXX)Drinking Establishment means an establishment, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food is ancillary to such use. Typical uses include neighbourhood pubs, bars, taverns and licensed lounges that are ancillary to a restaurant, but do not include Cannabis Lounges, Entertainment Establishments, Eating Establishments, and Adult Entertainment Facilities.

(64) Eating Establishment means a development primarily used for the preparation and sale of food for consumption on the premises. Accessory uses may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out services and/or catering. A restaurant may hold a "Class A" liquor license and minors may, or may not, be prohibited. Drinking and Entertainment Establishments are separate uses.

With:

(XXX)Eating Establishment means a development primarily used for the preparation and sale of food for consumption on the premises. Accessory uses may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out services and/or catering, but do not include Cannabis Lounges. A restaurant may hold a "Class A" liquor license and minors may, or may not, be prohibited. Drinking and Entertainment Establishments are separate uses.

(66) Entertainment Establishment means development providing dramatic, musical, dancing or cabaret entertainment and/or facilities for alcoholic beverage consumption, and includes related food service. This term refers to uses such as theatres, cinemas, concert halls, nightclubs and dinner theatres but do not include Drinking Establishments, Eating Establishments or Adult Entertainment Facilities.

With:

(XXX)Entertainment Establishment means development providing dramatic, musical, dancing or cabaret entertainment and/or facilities for alcoholic beverage

consumption, and includes related food services. This term refers to uses such as theatres, cinemas, concert halls, nightclubs and dinner theatres but does not include Drinking Establishments, Eating Establishments, Cannabis Lounges, or Adult Entertainment Facilities.

- (74) **Farm** means development, the primary use of which is for the production of farm products such as dairy products, livestock or field crops, or undeveloped land. This use does not include related commercial or industrial sales, commercial feed lots or services or storage uses which are non-essential to the operation of the on-site agricultural use.

With:

- (XXX)**Farm** means development, the primary use of which is for the production of farm products such as dairy products, livestock or field crops, or undeveloped land. This use does not include Cannabis Production and Distribution Facilities, or related commercial or industrial sales, commercial feed lots or services, or storage uses which are non-essential to the operation of the on-site agricultural use.

- (99) **Greenhouse** means development for the growing, storage and/or sale of garden, household and ornamental plants, flowers, trees or produce and includes supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products.

With:

- (XXX)**Greenhouse** means development for the growing, storage and/or sale of garden, household and ornamental plants, flowers, trees or produce and includes supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products. This use does not include Cannabis Production and Distribution Facility.

- (102) **Home Occupation** means an accessory use of the dwelling unit by the occupant or occupants for an occupation, trade, profession or craft.

With:

- (XXX)**Home Occupation** means an accessory use of the dwelling unit by the occupant or occupants for an occupation, trade, profession or craft. This use does not include Cannabis Production Distribution Facility, Cannabis Retail Store, or Cannabis Lounge.

- (120) **Manufacturing, Heavy** means development for the manufacturing, fabricating, processing, production, assembly and packaging of materials, goods or products which may generate a detrimental impact beyond the boundaries of the site and may include related warehouse and office facilities.

With:

- (XXX)**Manufacturing, Heavy** means development for the manufacturing, fabricating, processing, production, assembly and packaging of materials, goods or products which may generate a detrimental impact beyond the boundaries of the site and may include related warehouse and office facilities. This use does not include Cannabis Production and Distribution Facility.

- (121) **Manufacturing, Light** means development for the manufacturing, fabricating, processing, production, assembly or packaging of materials, goods or products which does not generate any detrimental impact beyond the boundaries of the site, and may include related warehouse and office facilities.

With:

(XXX)Manufacturing, Light means development for the manufacturing, fabricating, processing, production, assembly or packaging of materials, goods or products which does not generate any detrimental impact beyond the boundaries of the site, and may include related warehouse and office facilities. This use does not include Cannabis Production and Distribution Facility.

(122) Medical and Health Office means development providing medical and health care services on an outpatient basis of a preventative, diagnostic treatment, therapeutic nature, and may incorporate a dispensary which sells pharmaceutical and other medical supplies as an accessory use. Typical uses or facilities would include medical and dental offices, clinics, occupational health and safety offices, counseling services, and chiropractic and naturopathic services.

With:

(XXX)Medical and Health Office means development providing medical and health care services on an outpatient basis of a preventative, diagnostic treatment, therapeutic nature, and may incorporate a dispensary which sells pharmaceutical and other medical supplies as an accessory use. Typical uses or facilities would include medical and dental offices, clinics, occupational health and safety offices, counseling services, and chiropractic and naturopathic services, but do not include Medical Marijuana Dispensaries or Cannabis Retail Stores.

(164) Retail Store means development for the retail sale or rental of goods, wares or merchandise and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores. The use may include supplementary facilities such as postal services, film processing and repair of merchandise sold or rented by the store.

With:

(XXX)Retail Store means development for the retail sale or rental of goods, wares or merchandise and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores. The use may include supplementary facilities such as postal services, film processing and repair of merchandise sold or rented by the store, but does not include Medical Marijuana Dispensary or Cannabis Retail Store.

(205) Warehouse means the use of a building for the storage of materials, products, goods and merchandise, and renumbering accordingly.

With:

(XXX)Warehouse means the use of a building for the storage of materials, products, goods and merchandise, and renumbering accordingly. This use does not include storage of Cannabis.

PART 2

NEW SECTIONS TO BE ADDED TO PART VII GENERAL LAND USE REGULATIONS

- (4) That Sections (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (16) of this Bylaw to be added to Part VII General Land Use Regulations

CANNABIS RETAIL STORE

- (5) Legal Basis
- (a) Cannabis Retail Stores are regulated by the provincial government and must meet all requirements set out in the *Gaming, Liquor and Cannabis Act* and all subsequent regulations.
 - (b) Cannabis Retail Store is a discretionary use, Municipal Planning Commission.
 - (c) All Cannabis Retail Stores require a Development Permit.
- (6) Development Standards
- (a) A Cannabis Retail Store shall only be located in an area covered by the Cannabis Retail Store Overlay.
 - (b) The Cannabis Retail Store Overlay was created with the following guidelines to include parcels that are:
 - (i) located in I1 (Light Industrial), C3 (General Commercial), C2 (Downtown Commercial), and C-HWY (Highway Commercial) Districts,
 - (ii) located outside of the 100 metre setback from any parcel of land on which a Cannabis Retail Store is located to a boundary of the parcel of land of a:
 - i. Provincial health care facility;
 - ii. School;
 - iii. School reserve or municipal and school reserve as designated in the *Municipal Government Act*;
 - iv. Municipal recreation facility (including the youth centre, swimming pool, rec-tangle, and library);
 - v. Payday loan centre or pawn shop;
 - vi. Daycare or childcare facility; or
 - vii. Public park used for recreational purposes; and
 - (iii) located in places that fit the context of the surrounding area. Several parcels that meet the requirements in (i) and (ii) above were not included in the overlay because they are lone commercial parcels in the middle of residential neighbourhoods.

- (c) A Cannabis Retail Store shall meet all applicable requirements of the respective District in which it is located.
- (d) A Cannabis Retail Store must be a stand-alone store and shall not operate accessory to, or in conjunction with any other use.
- (e) Development Permits for Cannabis Retail Stores are conditional subject to the Development Officer receiving a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission from the Applicant.
- (f) Parking for a Cannabis Retail Store shall be provided in accordance with the parking requirements for a Retail Store and the parking requirements for the District in which it is located.
- (g) Development Permit Applications for Cannabis Retail Stores require the Applicant to engage the public on the proposed development by:
 - (i) Notifying adjacent property owners in writing;
 - (ii) Hosting at least one public open house, on a weekday evening, for at least 2 hours, in a neutral public location in Redcliff;
 - (iii) Advertising the open house in the local paper and on all Town social media outlets for at least 2 weeks prior to the open house;
 - (iv) Offering a survey for open house attendees to provide feedback; and
 - (v) Advertising the public is welcome to attend the MPC meeting in person where the decision on the Development Permit will be made, or make a written submission to the Development Officer before a specified date.
- (h) The Applicant is required to receive approval of the open house location, advertising, and survey from the Development Officer prior to the advertising commencing.

(7) Development Permit Application Requirements

- (a) Location plan showing the proposed Cannabis Retail Store and the distances to any of the following located within 500 metres of the store:
 - (i) Provincial health care facility;
 - (ii) School;
 - (iii) School reserve or municipal and school reserve as designated in the Municipal Government Act;
 - (iv) Municipal recreation facility (including the youth centre, swimming pool, rec-tangle, and library);
 - (v) Payday loan centre or pawn shop;
 - (vi) Daycare or childcare facility; or
 - (vii) Public park used for recreational purposes.
- (b) Detailed site plan containing all of the information required for the District, and the following additional information:
 - (i) Crime Prevention Through Environmental Design (CPTED) measures;



- (ii) Storage areas for Cannabis;
 - (iii) Shipping and receiving areas;
 - (iv) Adjacent uses;
 - (v) Location and design of signage; and
 - (vi) Security measures
- (c) Waste management/disposal plan.
- (d) Elevation plans showing access and signage.
- (e) Completion of public engagement by providing to the Development Officer:
- (i) A list of the addresses of adjacent property owners;
 - (ii) Copies of the notification letters sent to adjacent property owners; and
 - (iii) A summary of open house survey results.
- (8) Criteria For Consideration**
- (a) The Municipal Planning Commission must consider the following when reviewing an application for a Cannabis Retail Store:
- (i) The extent to which the applicant demonstrates conformity with provincial and municipal regulations to minimize potential adverse effects on the community (i.e. site safety and security measures);
 - (ii) Whether any legitimate public concerns expressed during public consultation were addressed by the applicant; and
 - (iii) The recommendations and comments from Planning and Engineering.
- (9) Administration and Enforcement**
- (a) The use and Development Permit for a Cannabis Retail Store shall:
- (i) Expire at the end of 5 years; and
 - (ii) Be reviewed by the Town four years *after the issuance of the use and the Development Permit*.
- (b) Where the Town finds that the conditions of the Development Permit have been met and the use is not causing undesirable impacts to the Town, the Town will automatically issue a new Development Permit 6 months in advance of the expiring permit for 5 years that expires on the anniversary date of the original permit.
- (c) Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to *the Applicant 6 months* in advance of *the* expiring permit, that *the Town* will not be automatically renewing the use and Development permit. The notice to the applicant must include:
- (i) The reasons the permit is not being renewed,
 - (ii) The date of the permit expiring, and

- (iii) That if *the Applicant* wishes to continue *the use the Applicant* must make a new *Development Permit* application.
 - (d) If *The Town* fails to issue a Development Permit under clause (9)(b) or if the Town fails to issue a notification under clause (9)(c), the Town will automatically issue a new Development Permit for 5 years from when the Development Permit should have been issued that expires on the anniversary date of the original permit.
 - (e) Development Permits will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.
- (10) Standard Conditions of Approval**
- (a) Development Permits are conditional subject to the Development Officer receiving a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission from the applicant.
 - (b) The use and Development Permit for a Cannabis Retail Store shall expire and require reapplication after 5 years to the day of approval.

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY

(11) Legal Basis

- (a) Cannabis Production and Distribution Facilities are regulated by the federal government, and must be in compliance with all federal laws and regulations.
- (b) A Cannabis Production and Distribution Facility is a discretionary use, Development Officer.
- (c) All Cannabis Production and Distribution Facilities require a Development Permit.

(12) Development Standards

- (a) All Cannabis Production and Distribution Facilities shall only be located in an area covered by the Cannabis Production and Distribution Facility Overlay.
- (b) The Cannabis Production and Distribution Facility Overlay was created with the following guidelines to include parcels that are:
 - (i) located in the I1 (Light Industrial) District or I2 (Heavy Industrial District) or in a UR (Urban Reserve) District north of the Trans-Canada Highway;
 - (ii) located outside of the 100 metre setback from any parcel of land on which a Cannabis Production and Distribution Facility is located to a boundary of the parcel of land of a:
 - i. Provincial health care facility;
 - ii. School;
 - iii. School reserve or municipal and school reserve as designated in the *Municipal Government Act*;
 - iv. Daycare or childcare facility;
 - v. Public park used for recreational purposes;



- vi. Residential District;
 - vii. Overnight accommodation; or
 - viii. The boundary of the Trans-Canada Highway.
- (c) A Cannabis Production and Distribution Facility shall meet all applicable requirements of the respective District in which it is located.
 - (d) A Cannabis Production and Distribution Facility shall not operate accessory to, or in conjunction with any other use.
 - (e) Parking for a Cannabis Production and Distribution Facility shall be provided in accordance with the parking requirements for Manufacturing, Light and the parking requirements of the I1 or I2 District in which it is located.
 - (f) Lighting for growing Cannabis shall not be visible from outside of the building.
 - (g) Loading docks and shipping and receiving areas for Cannabis Production and Distribution Facilities shall be located behind a barbed, chain-link fence with a secure gate.
 - (h) A Development Permit for a Cannabis Production and Distribution Facility is conditional until a copy of the current production license issued by Health Canada is provided to the Development Officer by the Applicant.
- (13) (Development Permit Application Requirements)**
- (a) Detailed site plan, containing all of the information required for the I1 or I2 District, and the following additional information:
 - (i) Crime Prevention Through Environmental Design (CPTED) measures;
 - (ii) Storage areas for Cannabis;
 - (iii) Shipping and receiving areas;
 - (iv) Truck parking;
 - (v) Adjacent uses;
 - (vi) Signage; and
 - (vii) Security measures
 - (b) Storage, destruction, and disposal of waste and materials plan;
 - (c) Odour management plan;
 - (d) Storm water management plan; and
 - (e) Water and wastewater plan.
- (14) Criteria For Consideration**
- (a) The Development Officer must consider the following when reviewing an application for a Cannabis Production and Distribution Facility:
 - (i) The extent to which the applicant demonstrates conformity with federal and municipal regulations to minimize land use conflicts and potential



adverse effects on the community (i.e. site safety and security measures); and

- (ii) The recommendations and comments from Planning and Engineering.

(15) Administration and Enforcement

- (a) The use and Development Permit for a Cannabis Production and Distribution Facility shall:
 - (i) Expire at the end of 5 years; and
 - (ii) Be reviewed by the Town four years after the issuance of the use and the Development Permit.
- (b) Where the Town finds that the conditions of the Development Permit have been met and the use is not causing undesirable impacts to the Town, the Town will automatically issue a new Development Permit 6 months in advance of the expiring permit for 5 years that expires on the anniversary date of the original permit.
- (c) Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant 6 months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development permit. The notice to the applicant must include:
 - (i) The reasons the permit is not being renewed,
 - (ii) The date of the permit expiring, and
 - (iii) That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.
- (d) If the Town fails to issue a Development Permit under clause (15)(b) or if the Town fails to issue a notification under clause (15)(c), the Town will automatically issue a new Development Permit for 5 years from when the Development Permit should have been issued that expires on the anniversary date of the original permit.
- (e) Development Permits will be cancelled if and when the production license is no longer valid with Health Canada.

(16) Standard Conditions of Approval

- (a) Development Permits are conditional subject to the Development Officer receiving a copy of the production license issued by Health Canada from the applicant.
- (b) The use and Development Permit for a Cannabis Production and Distribution Facility shall expire and require reapplication after 5 years to the day of approval.

Part III
GENERAL

General

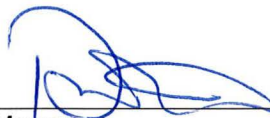
- (17) That the Cannabis Retail Store Overlay, as proposed in the attached Map A, be added as an overlay in Part X Land Use District Maps.
- (18) That the Cannabis Production and Distribution Facility Overlay, as proposed in the attached Map B, be added as an overlay in Part X Land Use District Maps.
- (19) That the numbering in the Bylaw be renumbered to reflect correct sequential numbering.
- (20) That the Table of Contents in the Bylaw be updated to reflect new sequential numbering and page numbering.
- (21) This Bylaw shall come into force on the date of final reading and signing thereof.

READ a first time this 23rd day of April, 2018 A.D.

READ a second time this 14th day of May, 2018 A.D.

READ a third time this 14th day of May, 2018 A.D.

PASSED and **SIGNED** this 16 day of May A.D, 2018

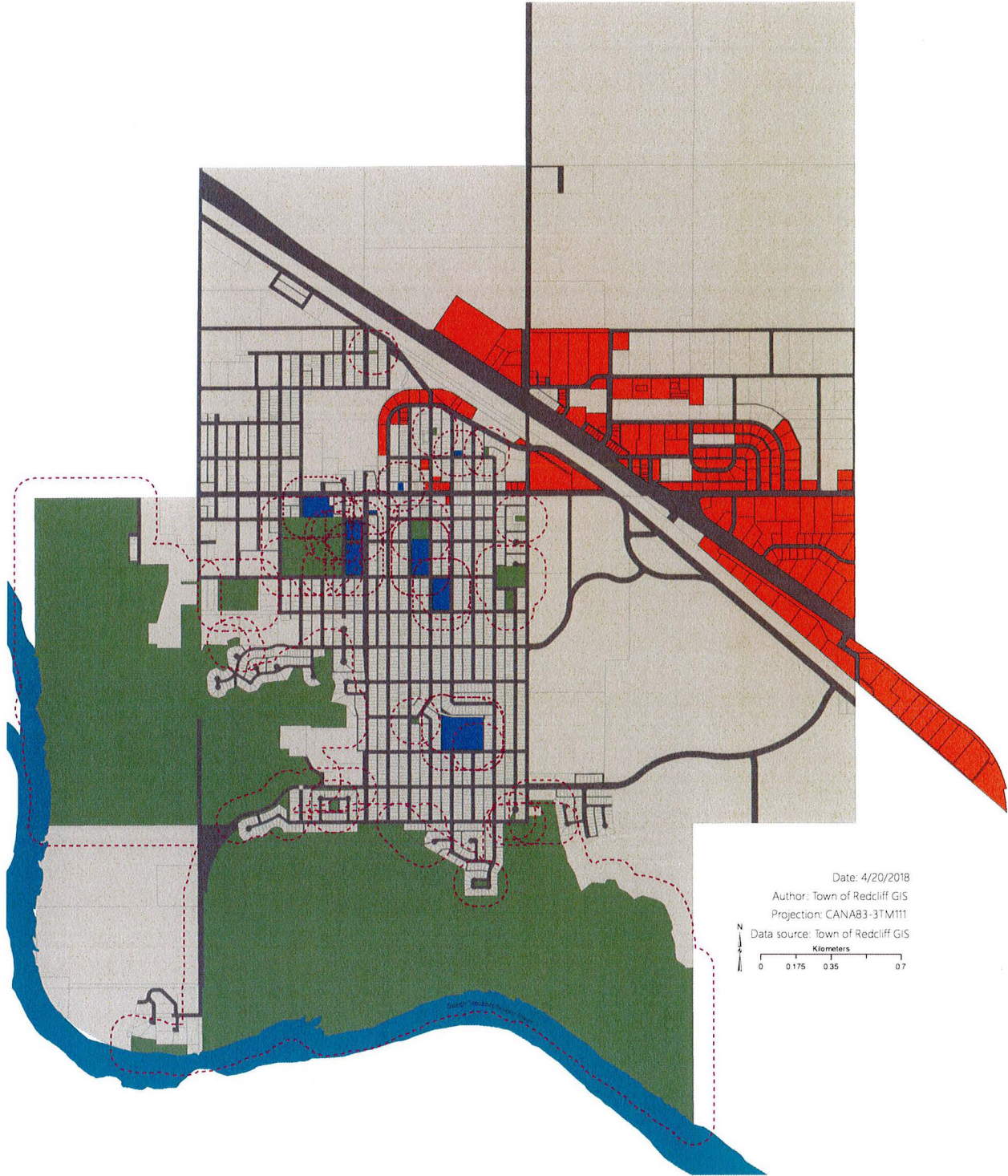


Mayor







Manager of Legislative & Land Services

Map A Cannabis Retail Stores Overlay map



Date: 4/20/2018
Author: Town of Redcliff GIS
Projection: CANA83-3TM111
Data source: Town of Redcliff GIS

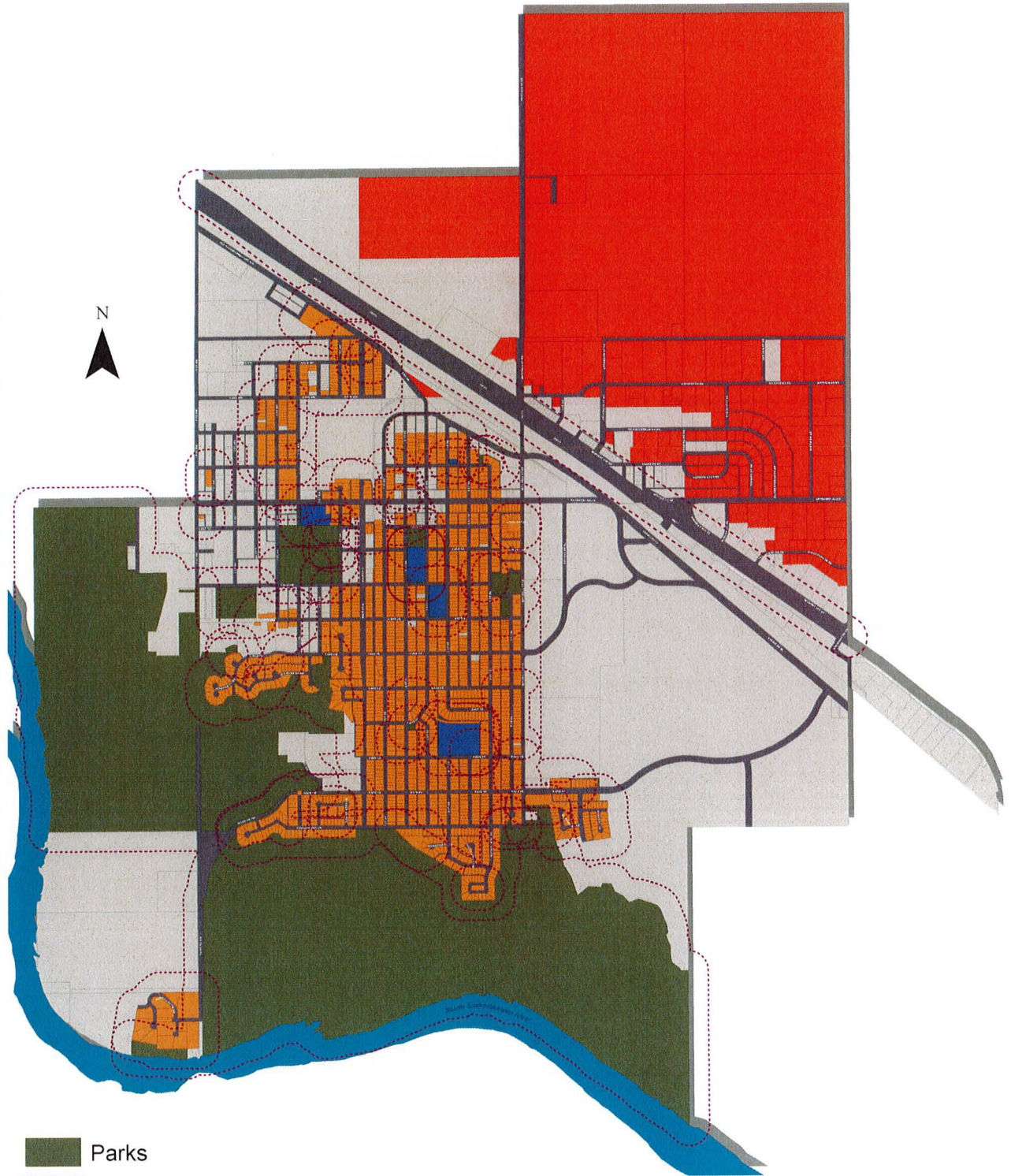
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-  Sensitive uses
-  Parks
-  Cannabis retail store overlay
-  100m buffer





Map B Cannabis Production & Distribution Facility Overlay Map



- Parks
- 100m buffer
- Sensitive uses
- Cannabis production & distribution facility overlay

Date: 5/10/2018
Author: Town of Redcliff GIS
Projection: CANAB3-3TM111
Data source: Town of Redcliff GIS

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