

Cannabis Policy Statement

Background:

Bill C-45, the Cannabis Act came into effect on October 17, 2018. The Act legalizes access to recreational cannabis in Canada and controls and regulates how cannabis is grown, distributed and sold. In Ontario, the Cannabis Licence Act, 2018 and Ontario Regulation 468/18 provide the Registrar of the Alcohol and Gaming Commission of Ontario (AGCO) with the authority to establish standards and requirements respecting the licensing of retail cannabis stores.

Purpose & Vision

AGCO is the provincial authority that licenses cannabis retail operators, authorizes cannabis retail locations and licenses senior store staff. Municipal governments have no licensing authority.

The AGCO regulates and reviews all aspects of the retail operation to ensure that the proposed store location is consistent with the public interest. Public interest is defined in the regulations (O. Reg. 468/18) as public health or safety, protecting youth and eliminating the illegal market. AGCO has already mandated a 150 metre setback from schools where no retail cannabis store would be permitted to be located.

For each store site proposed by an approved operator, the AGCO will have a 15-day window for public and municipal government comments. Comments must focus on whether a proposed location is in the public interest as defined in the regulation. AGCO is not obligated to reject a store licence where public or municipal government comments are unresponsive to a proposed location.

On December 10, 2019 Council made the decision to allow retail sales of recreational cannabis in the Town of Lakeshore. This policy statement provides municipal staff with guidance on commenting to AGCO when notice on a specific proposed cannabis retail store site is provided on the site location. It also helps prospective recreational cannabis retailers in their consideration of location of cannabis retail stores in the Town of Lakeshore.

Principles for Cannabis Retail Store Locations:

Relationship to Other Applicable Law:

- **Land Use Planning:** The provincial licensing process does not remove the requirement to comply with the zoning by-law and other municipal planning documents. The definitions within the municipality's Official Plan and Zoning By-law are applicable to all retail, including cannabis retail stores. Retail sale of cannabis from a provincially licensed store is legal and is a permitted use in the retail zones.
- **Municipal Building Inspections:** while the licencing of the store operation is the responsibility of the AGCO, the Building Code applies to cannabis retail store locations.

Therefore, where a building permit is required, the building inspector will undertake duties as usual. Fire Code compliance is also mandatory.

For the purposes of this policy statement, a cannabis retail store shall mean a store licensed by the AGCO.

1. The Town of Lakeshore acknowledges that retail cannabis stores are a permitted use in areas zoned for retail stores within the Town’s Zoning By-law, 2-2012, as amended. Lakeshore Zoning By-law 2-2012 permits retail uses in the: Hamlet Commercial (HC), Service Commercial (CS), Central Area (CA), Neighbourhood Commercial (CN) and Mixed Use (MU) zones. Retail is a permitted use in some site specific zones as well.

2. Cannabis Retail Stores and Sensitive activities:

In order to help ensure public health and safety, protect youth, and reduce illegal sales, retail cannabis stores are discouraged where nearby properties are designed to serve youth or other sensitive facilities that service persons with mental health or addiction challenges. The following table provides separation distances from land uses that Council has identified as sensitive. It is the Town’s position that the Registrar for the AGCO respect these separation distances when authorizing cannabis retail locations:

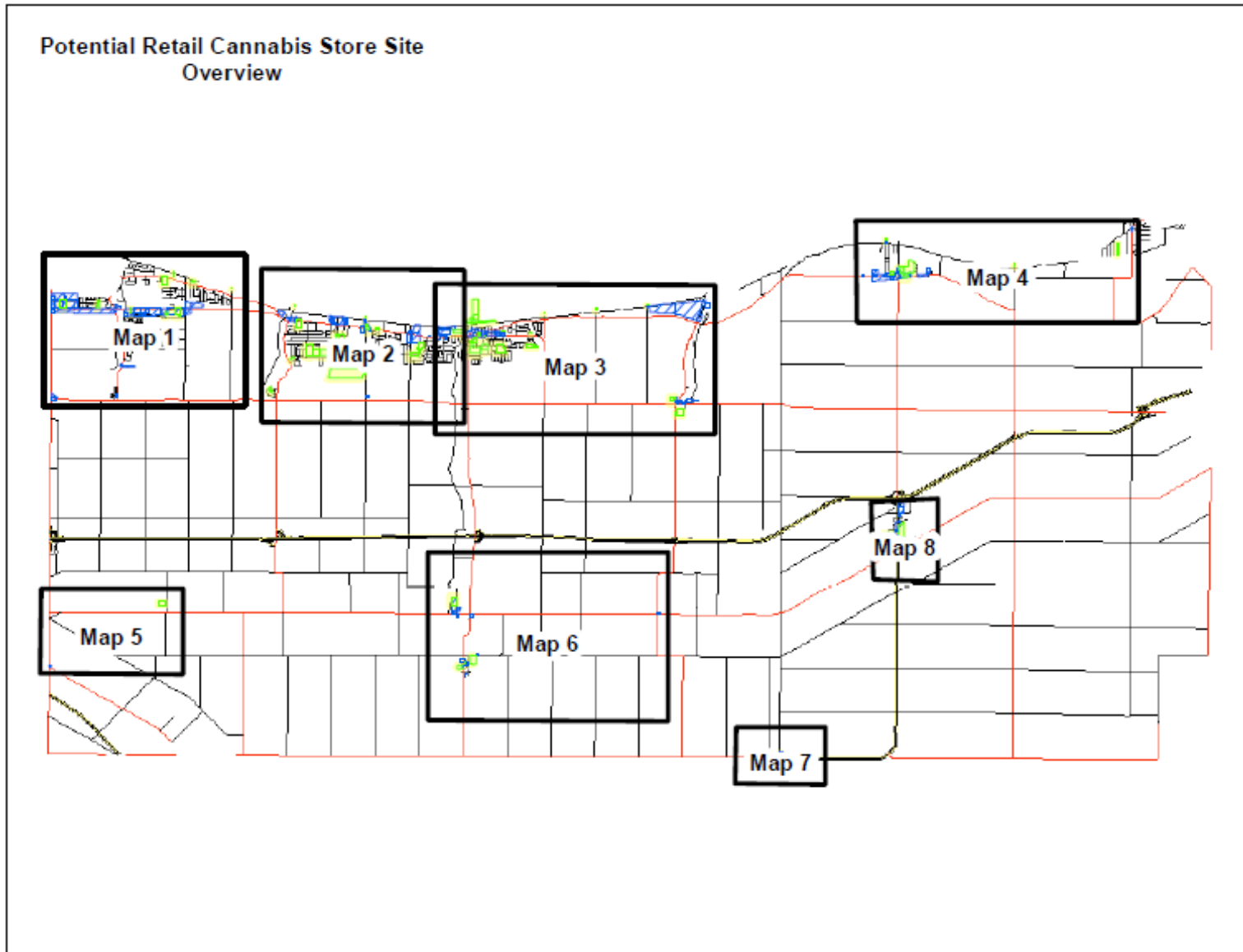
Community Centres/Facilities	Separation Distance (Metres)	Reference # on Schedule A
Belle River Marina	100	1
Atlas Tube Centre	100	2
Comber Community Centre and Fairgrounds	100	3
Libro Community Centre and Library	100	4
Schools and Daycares	Separation Distance (Metres)	Reference # on Schedule A
Your Wooden Treehouse (daycare centre)	150	5
Alexander’s Daycare Centre – Lakeshore	150	6
The Children’s House Montessori - Lakeshore	150	7
Lakeshore Ontario Early Years Centre	150	8
Lakeshore Discovery School	150	8
St. Anne Catholic High School	150	9
St William Catholic Elementary School	150	10
Our Lady of Annunciation School	150	11

École Élémentaire catholique Pavillon des Jeunes	150	12
École élémentaire catholique Saint-Ambroise	150	13
École élémentaire catholique Saint-Paul	150	14
Belle River District High School	150	15
St John the Baptist Catholic School	150	16
Belle River Public School	150	17
Saint John the Evangelist Catholic School	150	18
Centennial Central Public School	150	19
310 Croft Drive (Commercial School)	150	20
1303 County Road 22 (Commercial School)	150	21
1302 County Road 22 (Commercial School)	150	22
1203 Faith Drive (Commercial School)	150	23
540 Notre Dame Street (Commercial School)	150	24
540 Old Tecumseh Road (Commercial School)	150	25
21 Amy Croft Drive (Commercial School)	150	26
486 Advance Blvd (Commercial School)	150	27
2548 County Road 27 (Commercial School)	150	28
Parks	Separation Distance (Metres)	Reference # on Schedule A
Centennial Park	100	29
Duck Creek Park	100	30
Geralyn Tellier – Perdu Memorial Park	100	31
Girard Park	100	32
Golfview Drive Lakefront Parkette	100	33
Gracey Sideroad Lakefront Parkette	100	34
Helena Park	100	35

Johnson Riverview Park	100	36
Ladouceur/Lions Park	100	37
Lakeview Park	100	38
Lakeview Park West Beach	100	39
Leffler Peace Park	100	40
Legion Park	100	41
Lighthouse Cove Community Park	100	42
Maidstone Park	100	43
Oakwood Park	100	44
Optimist Park	100	45
Puce Road Lakefront Parkette	100	46
Renaud Line Lakefront Parkette	100	47
River Downs Park	100	48
River Ridge Park	100	49
Russel Woods Parkette	100	50
Shanahan Park	100	51
Staples Community Park	100	52
St Clair Shores Park	100	53
Stoney Point Park	100	54
Stoney Point Lakefront Parkette	100	55
Strong Lakefront Parkette	100	56
Stuart Lakefront Parkette	100	57
Terra Lou Park	100	58
Wallace Line Lakefront Parkette	100	59
Woodslee Memorial Park	100	60
Libraries	Separation Distance (Metres)	Reference # on Schedule A
Comber Library	100	61
Stoney Point Library	100	62
Toldo Library	100	2

3. Schedule A identifies each sensitive facility and its separation distance listed in Section 2. The maps merely represent a guide that Planning Services will use when evaluating the appropriateness of proposed sites in greater detail.

Schedule A






Potential Retail Cannabis Store Sites
Map 1

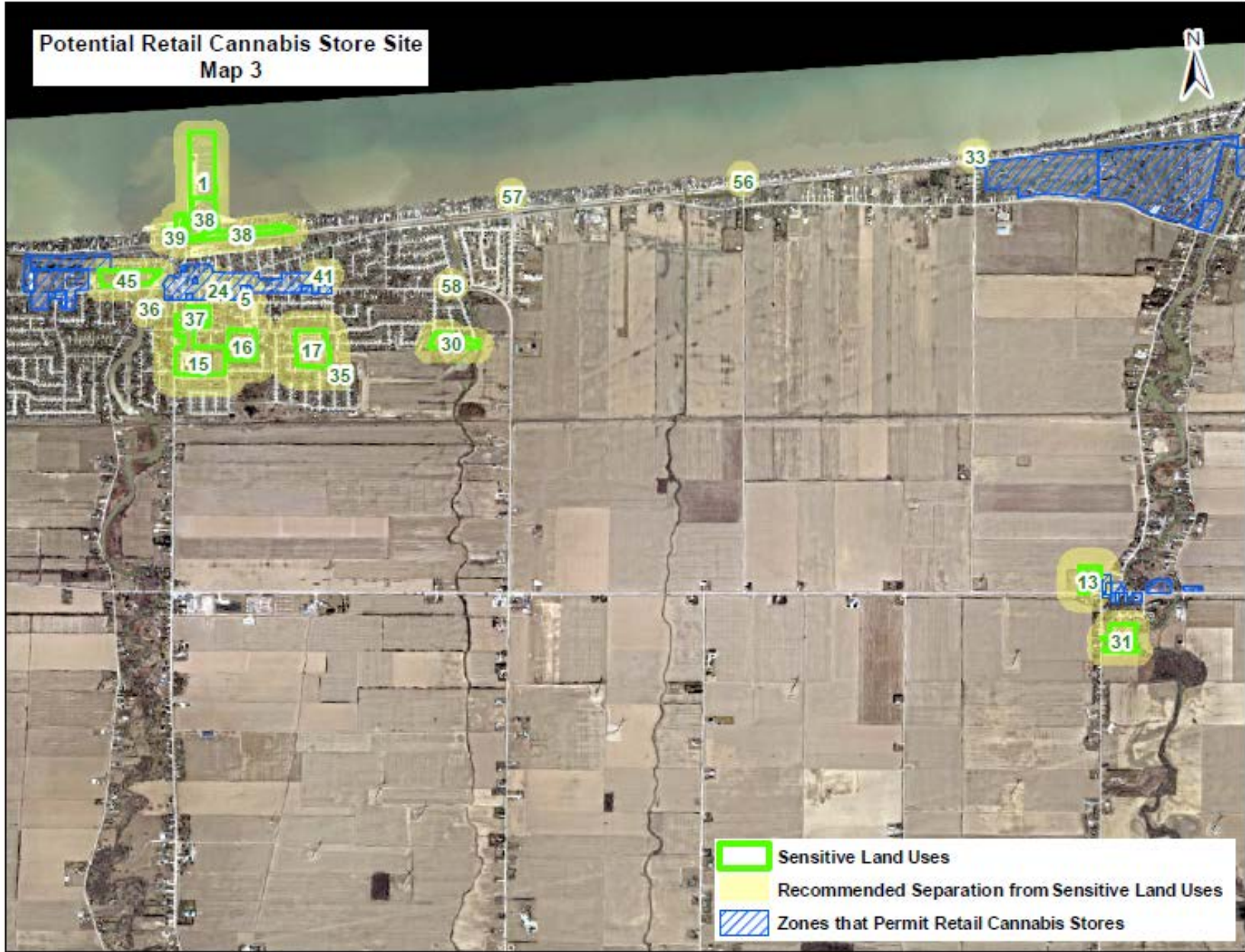


Potential Retail Cannabis Store Site
Map 2



-  Sensitive Land Uses
-  Zones that Permit Retail Cannabis Stores
-  Recommended Separation from Sensitive Land Uses

Potential Retail Cannabis Store Site
Map 3



Potential Retail Cannabis Store Site
Map 4



Potential Retail Cannabis Store Site
Map 5



-  Sensitive Land Uses
-  Recommended Separation from Sensitive Land Uses
-  Zones that Permit Retail Cannabis Stores



Potential Retail Cannabis Store Site
Map 6



-  Sensitive Land Uses
-  Recommended Separation from Sensitive Land Uses
-  Zones that Permit Retail Cannabis Stores

Potential Retail Cannabis Store Site
Map 8

