



FREQUENTLY ASKED QUESTIONS

RETAIL SALES OF CANNABIS AND CANNABIS RELATED PRODUCTS RFP

RECENT QUESTIONS ASKED:

1. In regards to the subject property addresses, and separation distances mentioned in the RFP, is the measurement made from parcel to parcel, or door to parcel? How is the measurement boundary determined? In regards to a lake, is the measurement made to the boundary of the parcel the lake sits on?

Please note that the suggested distances are guiding principles, not prescriptive rules, and as such, each location will be assessed on a case by case basis.

2. Will there be any variances we can apply for in terms of separation distances?

As the separation distances are only guiding principles, there are no variances that need to be applied for.

3. Is there a map that shows these minimum distances from cannabis stores, schools, daycares, and parks? Nanaimo has a "buffer zone" map. This map allows users to easily see which areas in the City are available for use as retail cannabis space.

The City of Duncan does not have formal map showing the preferred buffer zones outlined in the RFP guiding principles. The buffer zones prescribed are meant to provide direction for the City's preferred locations based on recommendations supported by Council.

As the City is very small, some flexibility with the guiding principles is anticipated. Using the Zoning Bylaw as a guide may assist the applicant in assessing the preferred locations.

4. Are there any First Nations lands within Duncan that are not available for retail cannabis zoning use?

Cowichan Tribes will have their own process for managing the retail sale of cannabis. Please contact Cowichan Tribes if you have questions about First Nations lands.

5. What happens at the end of the TUP, is there a likelihood that the City would renew the TUP?

Under the Official Community Plan, Section 6.4, Temporary Use Permits may be issued for a period of up to two years and may upon re-application be renewed once for a further 2 years.

6. The city website references some buffers – would these just be for TUP's or would those be used in the RFP process as well? If so, we have some additional questions relating to the buffers.

The buffers provided in the guiding principles will be used in the selection of preferred sites for the Temporary Use Permits. The intent of the RFP is to first select Preferred Proponents (retail sales businesses), which may then proceed into a TUP process for the retail sale of Cannabis and Cannabis related products.

7. 400 metres of any other location where the retail sale of cannabis and cannabis related products has been authorized by the City or an adjacent jurisdiction; - Does this include TUPs?

Yes. However, this distance is a guiding principle as noted above.

8. 300 metres of any school; - Is the measurement door to door or property line to property line? Is it only schools in the "City of Duncan"? (for example Cowichan Secondary is 150m north but it's not in the City of Duncan)

The distance guiding principle is measured from the school property line and applies to all neighbouring schools and jurisdictions.

9. 300 metres of any group daycare; - What defines a group daycare? Daycares are all over the City of Duncan, so it would appear on the surface that this would knock out most areas.

Group daycares or Commercial Daycares are defined in Zoning Bylaw No 3166 to include the use of land, buildings or structures for the care of more than 8 persons who require supervision during the day. This again is a guiding principle.

10. Under the proposed interim licencing policy, neither the landlord or tenant have the length of term necessary to make the required substantial investment financially feasible. Although the policy of limiting the time frame of a retail cannabis licence to 2 years may seem like a prudent way to proceed with and test the retail sale of cannabis, in effect, it prevents the higher capital cannabis retail operators from opening.

The Local Government Act permits TUPs to be issued up to 3 years; Council could consider amending its bylaws to allow for terms of three years.

Depending on the proposals received through the RFP process, Council may choose to review the relative effectiveness of the RFP process. However, at this point Council has directed the City to approach the retail sale of cannabis on a trial basis by utilizing Temporary Use Permits.

For more information on the RFP process, please submit questions in writing to:

Manager of Planning,

City of Duncan

Developmentservices@duncan.ca

Updated January 18, 2019