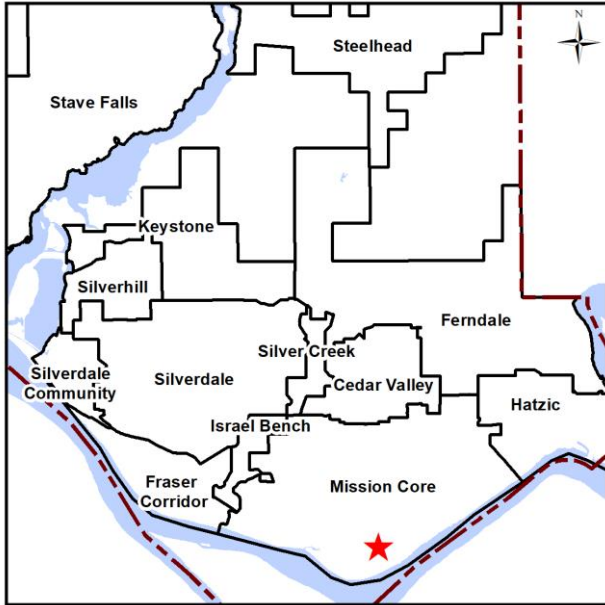


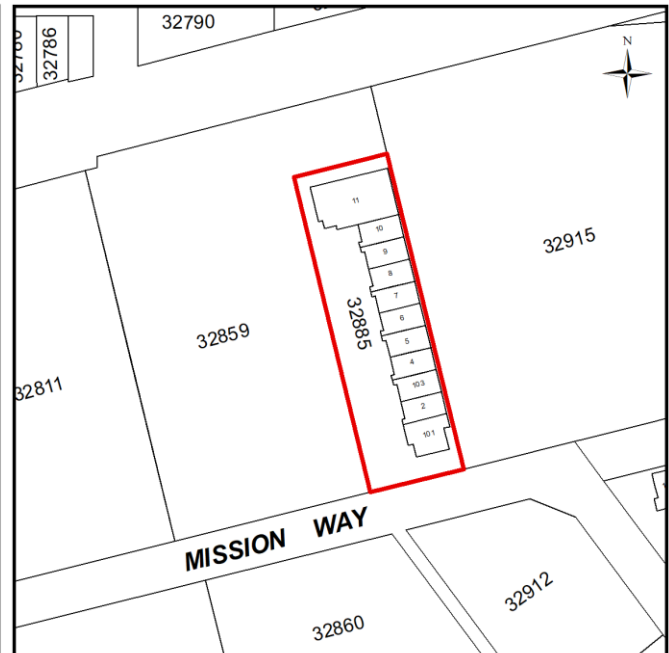
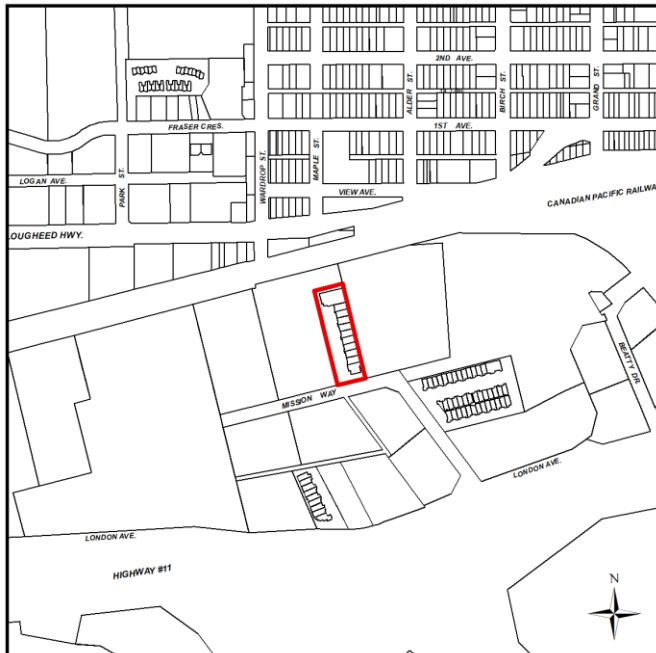
Project: P2024-020
 Application Number: ZBT24-001

Subject: Text Amendment Application (ZBT24-001) – 104-32885 Mission Way



DATE: June 3, 2024
BYLAW / PERMIT #: ZBT24-001
PROPERTY ADDRESS: 104 – 32885 Mission Way
LOCATION: Mission Core
CURRENT ZONING: Industrial Light Impact One Zone (INL1)
PROPOSED ZONING: No change
CURRENT OCP: Industrial
PROPOSED OCP: No change

PROPOSAL:
 To present options to Council regarding a text amendment to the Zoning Bylaw to permit the use of cannabis as an ingredient in food products (canned drinks), subject to Health Canada licence requirements.



Recommendation(s)

This report requests instruction from Council regarding an application to amend Zoning Bylaw 5949-2020 to permit food processing using cannabis within the Industrial Business Park One Zone. Three options for Council consideration are outlined in the staff report, with **Option 2** being the course of action recommended by the Planning Department.

Rationale of Recommendation(s)

Staff are supportive of the proposed use. Food manufacturing/processing is an important industrial activity within the City and incorporating a federally licensed cannabis element to the activity shows that Mission is supportive of industrial activity while also inviting other businesses to operate in the City.

This report is to request guidance from Council as to how to proceed, further explained below.

Purpose

To present options to Council regarding a text amendment to the Zoning Bylaw to permit the use of cannabis as an ingredient in food products (canned drinks), subject to Health Canada licence requirements.

Background

Health Canada legalized cannabis edibles (food or drink containing cannabis) in 2019 with strict requirements including a wide variety of restrictions and limitations. To create edibles, the cannabinoid (chemicals within cannabis) is distilled so there is little to no 'cannabis' taste or aroma. Each cannabis edible is limited in how much cannabinoid it can contain, as controlled by the federal government. Currently, retail cannabis locations may sell edibles under the provincial and federal regulations and requirements.

Mission Naturals Inc. currently operates within the City as a beverage manufacturing facility which incorporates vitamins, minerals, and other natural health products into flavored beverages. They are currently licensed by Health Canada. Mission Naturals Inc is audited yearly by Health Canada and must report monthly to the Canadian Revenue Agency and to Health Canada.

Proposal

A local beverage manufacturing business, Mission Naturals Inc., applied for a Text Amendment to the Zoning Bylaw to facilitate the inclusion of cannabis in some of the beverages they produce within their facility. Their plan is to have one litre of cannabis distillate at a time in the secured facility which will generate approximately 85,000 beverages. The litre of cannabis distillate and the process of infusing the drinks with cannabis is not anticipated to create any odours or unusual waste products.

The business intends on applying for a specific processing licence through Health Canada which would make it so they cannot participate in any other form of cannabis growing, processing, or cultivation. Health Canada has a specific list of suppliers to source the cannabis material from. Through this, Health Canada monitors the inventory and movement of all cannabis products.

The applicant has made it clear that areas where the cannabis product is stored and is moving through during production will be equipped with security cameras, which is a mandatory Health Canada requirement for auditing purposes. Additionally, all staff of the business are required to pass the RCMP cannabis security clearance before being hired. Lastly, all of the areas of the facility with cannabis will be restricted with a key card system for individual employees to access/lock/unlock certain areas, all of which will be logged.

Additional details and information can be found in Attachment A. On-site retail sales of the cannabis infused drinks is not included in the proposal, nor is it permitted.

Options for Consideration

The options are for Council to provide direction to staff as to what type of bylaw to prepare regarding the specific proposal of a Text Amendment to the Zoning Bylaw to permit the use of cannabis as an ingredient in food production (canned drinks), subject to Health Canada licence requirements.

Option 1: Do nothing, direct staff not to prepare a bylaw amendment.

This option would keep the status quo and not permit any type of food preparation to include cannabis products.

Option 2: Direct staff to prepare a bylaw amendment to permit the use of cannabis in food preparation in the INBP1 Zone (Industrial Business Park One).

This option facilitates a change in the Zoning Bylaw to permit food processing using cannabis in other locations and forms, limited to properties with the appropriate zoning as shown in Attachment B. The benefit of this option would be to set the groundwork for a new industrial activity and/or business to come to Mission and operate. Any proposed operation would be subject to Health Canada's requirements, including but not limited to recurring audits, limitations on business operations/products, and constant surveillance. Aside from this application, there have been no inquiries to staff regarding this use to date.

This process includes a mailout going to neighbours, an opportunity for written comments to be submitted, and a Public Hearing where the community is invited to speak.

Option 3: Direct staff to prepare a bylaw amendment to permit the use of cannabis in food preparation within the subject unit within the subject property as a site-specific permitted use.

This option would have staff prepare a site-specific text amendment to the Zoning Bylaw which would permit food processing using cannabis only at the proposed location, specific to the strata unit. This is a focused approach and would have very little impact on the zone or the Zoning Bylaw as a whole.

This process includes a mailout going to neighbours, an opportunity for written comments to be submitted, and a Public Hearing where the community is invited to speak.

Site Characteristics and Context

Applicant

- Saeed Azarie – Mission Naturals Inc. & Nutromission Inc.

Property Size

- 32885 Mission Way is approximately 6,500 sq m (70,000 sq ft). Unit 104 within the strata development is approximately 200 sq m (2,200 sq ft).
- The property is developed with an industrial building that is stratified into multiple units.

Neighbourhood Character

- The subject property is located in a well-established industrial area. To the east is the Canadian Pacific Railway and the Waterfront District. To the north is the Canadian Pacific Railway and Lougheed Highway. To the west is the Junction commercial complex. To the south is the Fraser River and the Highway 11 bridge.

Referrals

Engineering Department: The Engineering Department has no objection to this proposal.
Building Division: No concerns.
Bylaw Enforcement Division: No concerns. Health Canada approval certificate required for Business License issuance.
Economic Development: Supports the proposal. As our community continues to navigate the opportunities and challenges presented by the expanding cannabis industry, it is crucial that we adopt policies that promote responsibly regulated operations that are in compliance with federal, provincial and municipal requirements.
Environmental Services: No comment.
RCMP: No concerns.

Financial Implications

There are no financial implications associated with this report.

Attachments

Attachment A: Applicant Provided Explanation and Details
Attachment B: INBP1 Zone Map

Sign-Offs



Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer