

Cannabis

Purpose of the policy

As of October 17, 2018, the federal and provincial governments have legalized the limited personal cultivation, limited personal possession and consumption of recreational cannabis.

All of these activities may impact the co-op and the members beyond the person cultivating, possessing or consuming the cannabis. This policy limits these rights in the interests of the co-op as a whole.

In that regard, under the Smoking Policy of the co-op, the co-op is a non-smoking co-op as of November 4, 2015, other than with respect to persons who were smoking members at that time, who are “grandfathered” (i.e. allowed to continue to smoke in their unit and in very limited common areas).

This policy will thus regulate the grandfathered members and certain other members who require medicinal cannabis to alleviate a demonstrated medical disability. All other persons including but not limited to members, occupants, and visitors are prohibited from the smoking or vaping of cannabis products on co-op property.

Policy

1. Possession
Members are responsible for any cannabis they, other residents of the unit or guests possess. Members, residents and guests must be in compliance with provincial and federal law. Cannabis must be stored so that there is no impact (odour and otherwise) on neighbours.
2. Consumption
Smoking of cannabis is restricted by the co-op’s Smoking Policy and grandfathered members are responsible to ensure that the smoke does not affect their neighbours. Edibles must be prepared and stored in such a way that the odour does not affect their neighbours. Members should recognize that smoke and vapour can be a respiratory health threat and inconvenience to others and ensure that there is no impact (odour and otherwise) on neighbours.
3. Cultivation
The cultivation of cannabis on co-op property is strictly forbidden. This includes but is not limited to:
 - a) Outdoor cultivation (private and shared gardens)
 - b) Indoor cultivation (inside apartments or townhouses)
 - c) Contained cultivation (hydroponic and other contained units)

During the course of regular inspections and maintenance of the co-op units, if cultivation is discovered, the member will be required to immediately dispose of the plant(s) safely or will be responsible for the costs of having the plant(s) removed. The member will also be responsible for any related property damage.

4. Possession and Consumption for Medicinal Purposes

When prescribed by a medical doctor and where required for medicinal purposes in order to alleviate a demonstrated medical disability, the co-op will allow the use of cannabis in the manner set out in this policy.

5. Distribution

Distribution or sale of cannabis and related products is subject to federal, provincial and municipal licensing. The co-op will not approve the sale or distribution of cannabis from co-op property.

Procedure

1. Failure to comply with the Cannabis Policy will result in a fine as per the Fines and Warnings Policy and in more serious and/or repeated cases, could result in a termination process being engaged by the Board of Directors.
2. Refer to the Good Neighbour Policy
3. Refer to the Smoking Policy
4. Refer to Section 6 – Rule 6.01; Page 16 of the Occupancy Agreement.

Approved by the General Membership: October 16, 2018