

CANNABIS USE - POLICY
Crossbow Point Policy and Rules

September 15, 2018

As a result of Federal legalization of cannabis, effective October 17, 2018, many condominiums across Canada, including your Board, have been reviewing matters related to cannabis consumption. Further, your Board members have been engaged in discussion with some representatives of other condominium corporations in Canmore, along with a few Owners and Residents of Crossbow Point who have expressed concern regarding Cannabis use.

While time will provide further insight into the potential problems associated with various related activities, the Board determined that clear action needed to be taken prior to October 17, 2018, for the benefit of our Owners and Residents.

We include here the subjects of cannabis consumption, growing and use for medical need.

CANNABIS - SMOKING and VAPING

Cannabis smoking and vaping is prohibited in all Common areas of the condominium structure which includes, and is not limited to, parking garages, hallways, lobbies and the amenities building. Such use is also prohibited within 5 metres of a doorway, window or air intake and is therefore not permitted on balconies.

Due to the pervasiveness of cannabis smoke and vapor, the Board also prohibits smoking of cannabis in individual Units.

In addition, cannabis smoking and vaping limitations are governed by the By-laws of Crossbow Point which prohibit any activities that may “cause nuisance to any other Owner or an Occupier of another Unit”. Article 3 (f) states in part *“not use his Unit or any Common Property or permit it to be used in any manner or for any purpose which may be illegal, injurious or that will cause nuisance or hazard to any occupier of another Unit (whether an Owner or not) or the family of such an occupier;”*

Cannabis smoking and vaping is permitted on Common Property where it is outside the buildings, not on a balcony and not within 5 metres of any building opening. In all cases any butts and residue must be disposed of in a safe and secure manner, and not discarded onto any Common Property. Please note that 'planters' must not be used to dispose of butts or residue as there have been a number of catastrophic fires arising from such actions, including total loss of condominium structures.

CANNABIS GROWING

The growing of cannabis plants results in a nuisance odor that permeates an entire building structure. In addition, the growing of cannabis requires an inordinate amount of electrical use and water supply; the latter often giving rise to the development of mildew and related issues. There also may arise a variety of insurance concerns where cannabis is grown. As a result of these considerations, and the fact that electrical and water are funded out of Common Expense elements for Owners, the Board prohibits the growing of cannabis throughout the Crossbow Point property,

including all locations both within the buildings (including individual Units) and anywhere outside on Common Property.

Within Canada, Alberta and Canmore, the retail marketplace provides ample opportunity to purchase suitable products.

MEDICAL Needs

All requests to smoke or vape cannabis based on medical need will be considered by the Board on an individual basis, requiring appropriate medical documentation stating that alternative forms of consumption would not be effective. Approval by the Board would remain subject to By-law Article 3 (f) as outlined earlier in this document. Common area use restrictions continue to apply and the growing/cultivation of cannabis will NOT be permitted. Approval may require the Occupier to install and use an air purification system in their Unit.

ADMINISTRATIVE NOTES

A1- RENTAL OF UNIT

Owners who rent out their Units shall include this Policy in information packages provided to Tenants and are encouraged to amend their Lease Agreements accordingly. If the Owner uses a management firm for such rentals, the Owner shall make arrangements through such firm to provide a copy of this document to the Tenant(s).

A2- GUESTS

Owners/Residents who have visitors/guests are responsible for ensuring their compliance with this policy.

A3- ADMINISTRATIVE FEES

Failure to comply with this Policy may result in the levy of Administrative Fees against the applicable Unit Owner.