



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 19, 2014
SUBJECT/REPORT NO:	City Initiative 14-B - Review Medical Marihuana Growing and Harvesting Facility, Greenhouse and Aquaponics Facility, as Permitted Uses in Rural Areas (PED14037(c)) (Wards 9, 11,12,14 and 15)
WARD(S) AFFECTED:	Wards 9, 11,12,14 and 15
PREPARED BY:	Joanne Hickey-Evans (905) 546-2424, Ext. 1282
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **City Initiative 14-B**, for a general text amendment to Town of Ancaster Zoning By-law 87-57, to establish a definition for a medical marihuana growing and harvesting facility, to add this use to the list of agricultural uses, to establish appropriate regulations, and to prohibit it in certain zones in the urban area that permit some agricultural uses, on the following basis:
 - (i) That the Draft By-law, attached as Appendix “A” to Report PED14037(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
 - (ii) That the proposed changes in zoning conform to the Rural Hamilton Official Plan (RHOP) and the Urban Hamilton Official Plan (UHOP).

- (b) That approval be given to **City Initiative 14-B**, for a general text amendment to Town of Flamborough Zoning By-law 90-145-Z, to establish a definition for a medical marihuana growing and harvesting facility, to add this use to the list of agricultural uses, to establish appropriate regulations and to prohibit it in certain zones that permit some agricultural uses, on the following basis:
 - (i) That the Draft By-law, attached as Appendix “B” to Report PED14037(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,

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- (ii) That the proposed changes in zoning conform to the Rural Hamilton Official Plan (RHOP).
- (c) That approval be given to **City Initiative 14-B**, for a general text amendment to Township of Glanbrook Zoning By-law No. 464, to establish a definition for a medical marihuana growing and harvesting facility, to add this use to the list of agricultural uses, to establish appropriate regulations, to permit this use in the Rural Industrial Business Park “M6” Zone with appropriate regulations and to prohibit a medical marihuana growing and harvesting facility and an aquaponics facility in certain zones that permit some agricultural uses, on the following basis:
- (i) That the Draft By-law, attached as Appendix “C” to Report PED14037(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
 - (ii) That the proposed changes in zoning conform to the Rural Hamilton Official Plan (RHOP) and the Urban Hamilton Official Plan (UHOP).
- (d) That approval be given to **City Initiative 14-B**, for a general text amendment to City of Stoney Creek Zoning By-law No. 3692-92, to establish a definition for a medical marihuana growing and harvesting facility, to add a medical marihuana growing and harvesting facility and aquaponics uses to the list of agricultural uses, to establish appropriate regulations and to prohibit a medical marihuana growing and harvesting facility and an aquaponics facility in certain zones in the urban area that permit some agricultural uses, on the following basis:
- (i) That the Draft By-law, attached as Appendix “D” to Report PED14037(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
 - (ii) That the proposed changes in zoning conform to the Rural Hamilton Official Plan (RHOP) and the Urban Hamilton Official Plan (UHOP).
- (e) That the definition of a medical marihuana growing and harvesting facility and the associated regulations be included in the proposed Zoning By-law No. 05-200 Agricultural (A1) and Agricultural (A2) Zones for the Rural area. Staff will continue to monitor these facilities and identify if any changes are required to the regulations as part of the proposed Agricultural zones.
- (f) That Site Control By-law 03-294 is amended by adding a medical marihuana growing and harvesting facility and an aquaponics facility as paragraphs 9.6 and 9.7 respectively to address such matters water quality/quantity, storm drainage, and wastewater .

- (g) The issue respecting A Review of the Federal Marihuana for Medical Purposes Regulations (MMPR) - Planning and Building Implications for the City of Hamilton, be identified as complete and removed from the Planning Committee Outstanding Business List.

EXECUTIVE SUMMARY

The purpose of this Report is to review the proposed limit on the building size for medical marihuana growing and harvesting facility in the rural area. In Report PED14037(b), staff recommended that a medical marihuana growing and harvesting facility in the rural area be restricted to 500 sq m. This regulation is consistent with the proposed new rural zones which restrict the size of agricultural processing establishments to that size.

Based on an analysis of various options on building sizes and heights, staff have concluded that buildings existing at the date of the passing of the by-law could be converted to a medical marihuana growing and harvesting facility . New buildings would be restricted to 2,000 sq m with a height of 11.5 m.

The changes proposed in Report PED14037(b) as well as changes recommended in this Report are summarized below.

1. Define a medical marihuana growing and harvesting facility as follows:

Medical Marihuana Growing and Harvesting Facility shall mean a wholly enclosed building or structure used for growing, harvesting, testing, destroying, packaging and shipping of marihuana, for medical purposes as permitted under the Marihuana for Medical Purposes Regulations (MMPR) SOR/2013-119 made under the Controlled Substances Act as the MMPR read on March 31, 2014;

2. To list a medical marihuana growing and harvesting facility and aquaponics facility as an agriculture/farming use in all the former municipal Zoning By-laws, except Dundas; to prohibit retail sales and outside storage, to require a 20 m setback from all property lines, to restrict the size of a new building for a medical marihuana growing and harvesting facility to 2,000 sq m with a height of 11.5 m and to permit buildings existing at the date of the passing of the Zoning By-law to be used as a medical marihuana growing and harvesting facility;
3. To amend Zoning By-law No. 464 (Township of Glanbrook) in the “M6” Zone to permit a medical marihuana growing and harvesting facility and to include regulations as noted above.

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4. To prohibit a medical marihuana growing and harvesting facility and aquaponics facility in the Public Industrial “M8” Zone (Glanbrook), which is located in the rural area only, as a greenhouse is already a prohibited use; and,
5. To prohibit lands within the Agricultural Specialty “AS” Zone (Stoney Creek):
 - Outside the Development Control Area for lands bounded by Highway 8, west of 274 Highway 8 to 1326 Highway 8, and north of the toe of the Escarpment; and,
 - Any lands bounded by north of Highway 8, Fruitland Road, Barton Street, and Fifty Road.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider general text Official Plan Amendment and Zoning By-law Amendments. This meeting was held on June 17, 2014.

HISTORICAL BACKGROUND

1.0 PED14037(b):

Planning Committee, at its meeting of June 17, 2014, held a Public Meeting under the Planning Act to consider changes to the Urban Hamilton Official Plan and six Zoning By-laws.

1. To define a medical marihuana growing and harvesting facility and to use this definition in the UHOP and the Zoning By-laws;
2. To amend the UHOP to allow a medical marihuana growing and harvesting facility, greenhouse and aquaponics facility within two Employment Area Designations – Industrial Land and Business Park;
3. To list a medical marihuana growing and harvesting facility and aquaponics facility as an agriculture/farming use in all the former municipal Zoning By-laws, except Dundas; to prohibit retail sales and outside storage, to require a 20 m setback from all property lines and to restrict the size of any building for a medical marihuana growing and harvesting facility in the rural area to 500 sq m;

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4. To amend Zoning By-law 05-200 to allow a medical marihuana growing and harvesting facility, greenhouse and aquaponics in the M2, M3, M5 and M6 zones. In addition, require a 20 m setback for buildings from a residential or institutional zone;
5. To amend Zoning By-law No. 6593 (Hamilton) and No. 464 (Township of Glanbrook) to allow it in the “K” (Heavy Industry, etc.) District and the “M6” Zone, respectively, to permit a medical marihuana growing and harvesting facility, and to include regulations to prohibit retail sales and outside storage to require a 20 m setback from all property lines/certain zones;
6. To prohibit a medical marihuana growing and harvesting facility and an aquaponics facility in the open space zones and urban area where agricultural uses are permitted other than the Industrial zones identified in Zoning By-law 05-200. In many of the by-laws, greenhouses are already a prohibited use;
7. To prohibit a medical marihuana growing and harvesting facility and aquaponics facility in the Public Industrial “M8” Zone (Township of Glanbrook) which is located in the rural area only since a greenhouse is already a prohibited use; and,
8. To prohibit lands within the Agricultural Specialty “AS” Zone (Stoney Creek):
 - Outside the Development Control Area for lands bounded by Highway 8, west of 274 Highway 8 to 1326 Highway 8, and north of the toe of the Escarpment; and,
 - Any lands bounded by north of Highway 8, Fruitland Road, Barton Street, and Fifty Road.

2.0 Planning Committee (June 17) and Council Resolution (June 25)

At its meeting of June 17, 2014, Planning Committee approved items 1, 2, 4 and part of 5.

Planning Committee and Council further directed staff to:

- (a) include a site plan control process as part of the Official Plan Amendment that will permit medical marihuana growing and harvesting facilities, Greenhouses and Aquaponics facilities in the Rural Areas.
- (b) determine the number of current applications/facilities that exceed the square footage limits in the rural area, referred to in the report.

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- (c) review the development charge exemptions for industrial use in light of new marijuana by-laws and report back to the Planning Committee on possible changes to the development charges by-law.

In addition, the Committee referred the Zoning By-law amendments that related to the rural areas (Ancaster, Flamborough, Glanbrook and Stoney Creek) back for further review of the proposed restriction on the square footage of the medical marihuana growing and harvesting facility. Included in these by-laws were some changes for the urban area (outside the employment areas) to prohibit a medical marihuana growing and harvesting facility as an agricultural use.

OPA (U)-23 and By-laws Nos. 14-162 and 14-163 were passed by Council on June 25, 2014. No appeals were received.

The issue of taxation will be addressed in a subsequent report.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

1.0 Rural Hamilton Official Plan

Agricultural uses are permitted within the Agriculture, Specialty Crop and Rural designations for the Rural Hamilton Official Plan. A medical marihuana growing and harvesting facility has been determined to be an agricultural use.

2.0 Zoning By-laws

The detail changes to the Ancaster, Flamborough, Glanbrook and Stoney Creek zoning by-laws are contained in Report PED14037(b).

3.0 Provincial Policy

The Provincial Policy review is contained in Report PED14037(b).

4.0 Marihuana for Medical Purposes Regulations (MMPR)

Staff inquired with Health Canada if there were specific setback requirements from sensitive lands uses, such as schools, residential uses and day-cares. There are no setbacks established in the MMPR. As part of an application for a licence the prospective owner has to identify lands uses within 500 m of the site through an aerial photograph.

RELEVANT CONSULTATION

- City Manager's Office - Legal Services and Administration Divisions
- Planning and Economic Development - Building Division

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The purpose of this Report is to review the proposed limit on the building size for medical marihuana growing and harvesting facility in the rural area. In Report PED14037(b), staff recommended that a medical marihuana growing and harvesting facility in the rural area be restricted to 500 sq m. This regulation is consistent with the proposed new rural zones which restrict the size of agricultural processing establishments to that size.

1.0 Letters of Intent as of June 17, 2014

As of June 17, 2014, the City had received 17 Letters of Intent respecting future licences under MMPR. A Letter of Intent is a notice to the municipality that a prospective operator wishes to get a licence from Health Canada to operate a medical marihuana growing and harvesting facility. There are several rigid requirements (e.g. security, procedures, growing etc.) these facilities must meet prior to the government issuing any license. Health Canada will not reveal how many licenses will be issued across Canada, nor will they identify where such facilities are. At the time of writing this report, 13 licenses have been issued in Canada; staff are not aware of any license being issued for a facility in Hamilton.

Of the 17 Letters of Intent, eight were in the urban area and nine in the rural area.

- Urban Area – five properties would permit a medical marihuana growing and harvesting facility in accordance with By-laws No. 14-162 and 14-163. The other three properties do not permit the use.
- Rural Area – two of the properties would not permit the use (within the Niagara Escarpment Commission area or zoned Settlement Commercial); one property, use permitted on a portion but will be permitted once the new rural zoning is approved and the remaining six properties would permit a medical marihuana growing and harvesting facility.

As requested by Planning Committee, Building staff sent letters to the seven rural property owners requesting them to provide the proposed and/or existing size of all buildings intended to be used for a Medical Marihuana Growing and Harvesting Facility.

All the prospective operators intend to use their existing buildings which range in size from 510 sq m to 3,483.9 sq m. Four operators are looking at future expansion plans to include new buildings ranging from 3,500 sq m (37,700 sq ft) to 21,168 sq m (227,900 sq ft) (see Appendix “E”).

2.0 Additional Background Information

A medical marihuana growing and harvesting facility is a new type of use which makes it difficult to rely on evidence based planning to determine/understand building size and mass, site development (e.g. storm water), height of building (e.g. multiple storeys), and impacts on groundwater (e.g. from chemicals and amount of water being taken) and wastewater systems. One applicant has indicated their desire to house the facility in a three storey building; while another one intends to expand the uses to a size greater than the future commercial development at Fifty Road and the QEW (see Appendix “E”).

A medical marihuana growing and harvesting facility is not a typical agricultural operation. The requirements of the federal licence include building a secure storage facility (e.g. vaults) for the product as well as labs to test the balances between the canneboids and THC, chemicals produced by the cannabis plant. Unlike greenhouses or mushroom products, dried marihuana is produced for a small segment of the population and is not available on the open market. In addition, there are no retails sales and all products are shipped; therefore, the location of the products is not dependent on the location of customers.

Characteristics and Zoning for Greenhouses and Mushroom Operations

A parallel was drawn between mushroom operations, greenhouses and medical marihuana growing and harvesting facilities.

Mushroom operations are typically in one storey warehouse buildings. Mushroom operations are limited to the agricultural areas only; there are potential impacts on neighbouring properties because of odour. Based on site visits, the nature of the operation requires the use of manure for growing and the manure is often stored outside. To address this concern the buildings and storage of manure is proposed to be setback 30 m from all property lines in the new rural Zoning By-law. The Rural Hamilton Official Plan requires these operations to be placed under site plan control; the inclusion of this use will be addressed when the proposed rural zoning comes forward to Planning Committee in Q1 2015. According to the 2011 Statistics Canada data, the City has 7 mushroom operations. Based on the City records, the largest facility is approximately 9,300 sq m in size and has a maximum height of 11.3 m.

Greenhouses are typically one-storey glassed structures. Regulations for these uses include maximum lot coverage of 70% (proposed in the new rural zoning). They are under site plan control to address issues such as traffic, lighting, storm water management and water use.

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Other Municipal Approaches

Different municipalities (that have a rural area) permit and establish regulations for this use - apply greenhouse regulations, restrict them to certain parts of the rural areas (e.g. rural industrial parks) or limit them to urban industrial areas only (Kelowna, Kamloops).

3.0 Options for Medical Marihuana Growing and Harvesting Facility in the Rural Area

Option 1: No restriction on building size in Rural Area	
Pro	Con:
Other than a site plan control application, the operator would have no restrictions other than requirement of the zone in which the use is located.	The operation could become very large which would be more suitable for the urban area and would conflict with the vision for the rural area. Based on the information received from prospective operators the minimum size expansion is 3,500 sq m up to 21,168 sq m.
It would be consistent with other agricultural operations, such as mushroom operations, that do not have a building area maximum.	If the building is no longer used for a medical marihuana growing and harvesting facility, there are limited types of agricultural operations that require large buildings. There will be pressure to convert it to another use (e.g. storage, industrial use).

Option 2: Restrict the total building size to 500 sq m	
Pro	Con:
From administrative and inspection perspectives, the total size of the building is easier to determine rather than delineating the building into various uses.	Smaller facilities would be permitted but existing or new buildings over 500 sq m would require site specific amendments.
It would control the size of buildings that could be built for this purpose.	It would not allow for the adaptive reuse of buildings in the rural area; many buildings may be larger than 500 sq m.
There is an opportunity to use smaller vacant agricultural sites for productive agricultural uses.	

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Option 3: Use 70% lot coverage for greenhouses with a 15 m setback from property lines. Add a 11.5 m height limit.

Pro	Con:
<p>Lot coverage at 70% would be consistent with the proposed rural zoning.</p> <p>Restricting the height will address multiple storey warehouse type buildings in the rural area which are not characteristic of the rural landscape.</p>	<p>Since lot coverage is relative to the size of the site and depending on the percentage of lot coverage, buildings could become very large.</p>

Option 4: Permit a medical marihuana growing and harvesting facility in buildings existing at the date of the passing of the By-law.

Pro	Con:
<p>It allows existing agricultural, former industrial, commercial or other types of buildings to be adapted to another agricultural use.</p>	<p>Operators may be concerned about the potential for a public process in cases where building expansions would be required.</p>
<p>Any expansion would go through a public process and the City would have a better understanding of the use and how to address any impacts.</p>	

Option 4a: Allow the use within an existing building and create site specific amendments for the four properties as per their proposed expansion plans.

Pro	Con:
<p>Recognizing the individual properties would meet the needs of the prospective operators as per their Letters of Intent.</p>	<p>These operations are very large and there is no guarantee they are going to receive a licence, yet they have received extensive permissions compared to other properties.</p>
	<p>If these buildings are built or the permissions are granted for such large buildings and the use ceases there will likely be pressure to convert the buildings to uses other than agriculture.</p>

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Option 4a: Allow the use within an existing building and create site specific amendments for the four properties as per their proposed expansion plans.	
Pro	Con:
	For a few of these sites, these buildings are significantly larger than many agricultural operations. There are unknown factors such as the impact on ground water supply.

Option 5: Restrict a new building to 2,000 sq m with a height limit of 11.5 m.	
Pro	Con:
The building size would not be in conflict with the vision and rural character of the area.	Operators may be concerned about the potential for a public process in cases where operation expansions would be required.
New buildings larger than the proposed area and height will be required to apply for a rezoning. At that time, staff, will be able to review the proposal to gain a better understanding of the impacts of this use.	Some prospective operators have indicated their operations will be significantly larger than 2,000 sq. m.
Larger buildings would be directed to the urban area where no restrictions exist.	
A low profile building is more in keeping with many similar building structures in the rural areas.	

4.0 Recommended Changes to Zoning By-law for Building Size

As noted in Section 2, since a medical marihuana growing and harvesting facility is a new use, municipalities have been identifying appropriate locations and regulations, without any specific experiences or the knowledge as to the number of licenses that will be issued or the size of the facility required.

The preferred option is a hybrid of various options that have been presented in this report. The preferred options would be:

- Option 4: Permit a medical marihuana growing and harvesting facility in buildings existing at the date of the passing of the by-law; and,
- Option 5: Restrict the new buildings to 2,000 sq m with a height limit of 11.5 m.

Combining these options addresses the size of new buildings and allows for the adaptive reuse of existing agricultural, commercial or rural industrial buildings.

5.0 Rationale for Recommendations on Building Size

The purpose of establishing regulations for a medical marihuana growing and harvesting facility is to permit a use that fits in with the vision and the landscape of the rural area. Unlike mushroom operations or livestock buildings, this use is also permitted within the urban area without a building size or height limitation. As such, larger facilities are more suitable location and can be accommodated on employment lands within the urban area.

Buildings existing at the date of the passing of the Zoning By-law

There are a number of existing agricultural, industrial and commercial buildings that may be suitable for a medical marihuana growing and harvesting facility. In particular, buildings within former rural industrial areas or highway commercial areas may provide opportunities for an adaptive reuse given the restrictions imposed by the Greenbelt Plan.

Size of new Buildings:

Based on a review of the building information received from the prospective operators; the existing buildings range from 510 sq m to almost 3,500 sq m in area. There is also an interest in expanding the use with the construction of additional buildings. Some prospective operators do not specify if there are multiple buildings or one building.

Size of Buildings	Number of Buildings (in some cases there is more than 1 building on a property)
< 500 sq m	0
> 500 sq m and < 1,000 sq m	3 (510 sq m, 800 sq m, 929 sq. m.)
> 1,000 sq m and < 1,500 sq m	1 (1,133 sq m)
> 1,500 sq m and < 2,000 sq m	3 (2 x 1,858 sq m 1,970 sq m)
> 2,000 sq m	1 (3,484 sq m)

The majority of the buildings that are proposed for a medical marihuana growing and harvesting facility are less than 2,000 sq m (approximately 21,000 sq ft) in size. It appears these buildings can accommodate the use. As existing buildings, these buildings do not undermine the rural character of the area.

Similar to other agricultural operations, there would be no restriction as to the number of buildings permitted on the site. The location of the buildings can be addressed under site plan control.

Height of new buildings

The rural landscape is dominated by low rise agricultural buildings (except silos). A review of the building height for a recent mushroom operation expansion has the tallest building at 11.3 m. The current Zoning By-laws do not regulate height of agricultural buildings.

Staff will monitor the building size and height limitations once there are more facilities that have been developed and licenses issued. If there are changes required, then such changes would be proposed in the Agricultural zones which are to be considered by the Planning Committee and Council in Q1 2015.

6.0 Summary of All Zoning By-law changes for Rural Area for aquaponics and a medical marihuana growing and harvesting facility for lands within rural area

Planning Committee, at its meeting of June 17, 2014, tabled the recommended Zoning By-law changes for these uses in the rural area. Below is a summary of all the Zoning By-law changes contained in Reports PED14037(b) and 14037(c):

1. Define a medical marihuana growing and harvesting facility as follows:

Medical Marihuana Growing and Harvesting Facility shall mean a wholly enclosed building or structure used for growing, harvesting, testing, destroying, packaging and shipping of marihuana, for medical purposes as permitted under the Marihuana for Medical Purposes Regulations (MMPR) SOR/2013-119 made under the Controlled Substances Act as the MMPR read on March 31, 2014;

2. To list a medical marihuana growing and harvesting facility and aquaponics facility as an agriculture/farming use in all the former municipal Zoning By-laws, except Dundas; to prohibit retail sales and outside storage, to require a 20 m setback from all property lines, to restrict the size of a new building for a medical marihuana growing and harvesting facility in the rural area to 2,000 sq m with a height of 11.5 m and to permit buildings existing at the date of the passing of the Zoning By-law to be used as a medical marihuana growing and harvesting facility;
3. To amend Zoning By-law No. 464 (Township of Glanbrook) in the “M6” Zone to permit a medical marihuana growing and harvesting facility and to include regulations as noted above.

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4. To prohibit a medical marihuana growing and harvesting facility and aquaponics facility in the Public Industrial “M8” Zone (Glanbrook), which is located in the rural area only, as a greenhouse is already a prohibited use; and,
5. To prohibit lands within the Agricultural Specialty “AS” Zone (Stoney Creek):
 - Outside the Development Control Area for lands bounded by Highway 8, west of 274 Highway 8 to 1326 Highway 8, and north of the toe of the Escarpment; and,
 - Any lands bounded by north of Highway 8, Fruitland Road, Barton Street, and Fifty Road.

7.0 Site Plan Control For Medical Marihuana Growing And Harvesting Facility

Recommendation (a) of the June 17, 2014, Planning Committee minutes directed staff to include a site plan control process as part of the Official Plan Amendment that will permit medical marihuana growing and harvesting facilities, greenhouses and aquaponics facilities in the rural areas.

Medical marihuana growing and harvesting facility, aquaponics and greenhouses are permitted uses with the Rural Hamilton Official Plan. No amendment is required to permit the use. However, staff did suggest that as part of the proposed rural zoning process, the Rural Hamilton Official Plan and the site plan control by-law should be amended to add this use under site plan control. The purpose of the OPA is to identify the issues the City would address – building location, water quality, storm water management, and drainage as part of the site plan control process. These amendments will not be brought forward until Q1 2015.

In the interim, the Site Plan Control By-law can be amended immediately to place the use under site plan control. Since this use has the potential to be harmful to groundwater through the use of chemicals used in production, there may be facilities that would receive their licence before the proposed rural zoning and other amendments to the site plan control are undertaken. It should be noted that if a use were to locate within an existing building and no permits were required, then site plan control would not apply.

ALTERNATIVES FOR CONSIDERATION

Option 1:

Do not make any changes to the Zoning By-law for Ancaster, Flamborough, Glanbrook and Stoney Creek. The existing agricultural building provisions would apply.

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Option 2:

Select different type of regulations to apply to a medical marihuana growing and harvesting facility in the rural area.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

1.1 Continue to grow the non-residential tax base.

Appendices

- Appendix “A” Draft Zoning By-law Amendment to Zoning By-law No.87-57 (Ancaster)
- Appendix “B” Draft Zoning By-law Amendment to Zoning By-law No.90-145-Z (Flamborough)
- Appendix “C” Draft Zoning By-law Amendment to Zoning By-law No. 464 (Glanbrook)
- Appendix “D” Draft Zoning By-law Amendment to Zoning By-law No. 3692-92 (Stoney Creek)
- Appendix “E” Building sizes for proposed medical marihuana growing and harvesting facility in the rural area

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