



Public Meeting

Official Plan and Zoning By-law Amendment



IBI Group

The Green Organic Dutchman Ltd.

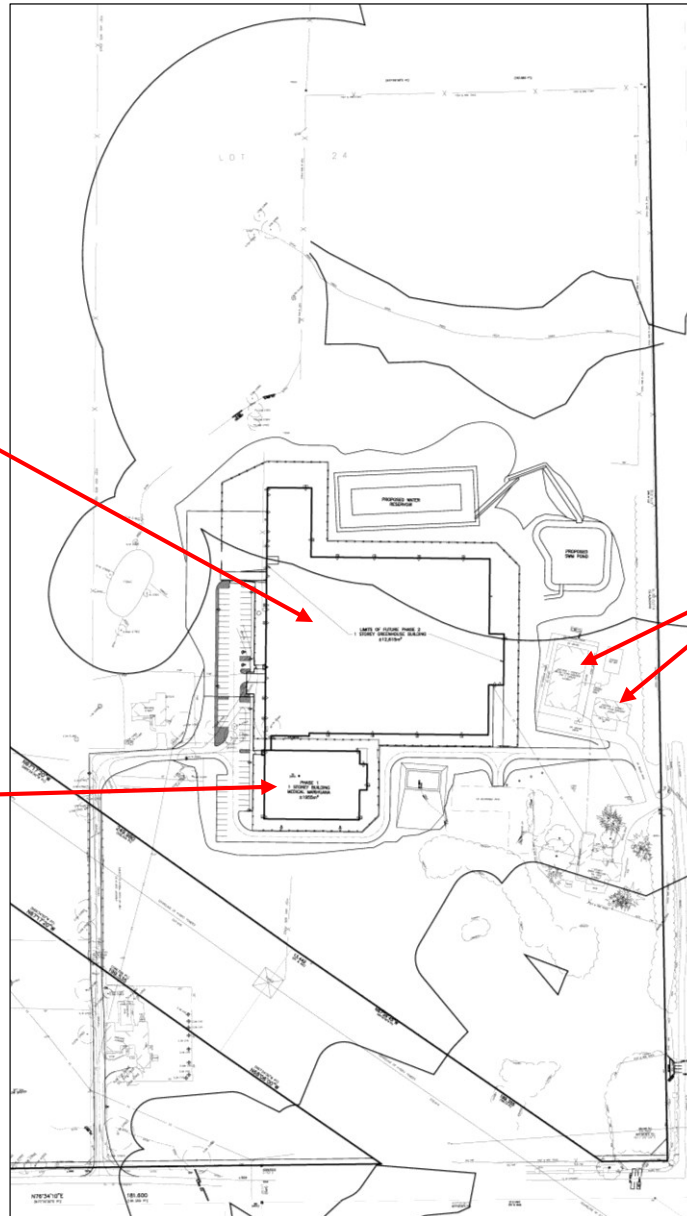
1915 Jerseyville Road, Ancaster

June 5, 2018



13,000sq.m
Greenhouse

2,000sq.m
New Building



Existing

CURRENT OFFICIAL PLAN AND ZONING

- Existing buildings are “grandfathered”
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition of “Medical Marihuana” as per Federal regs

TGOD Application

- Treated the same as any other greenhouse use
- 70% lot coverage, no building GFA cap
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition to remove “Medical Marihuana” reference, instead definition “pursuant to a Federal license”

Staff Report

- Existing buildings are “grandfathered”
- Permit one new greenhouse with a 13,000sq.m GFA
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Retain definition of “Medical Marihuana” as per Federal regs
- Future study of Medical Marihuana greenhouses

“Land Use Planning”

- Cannabis is an agricultural crop
- Zoning should not control the ultimate consumer
- Federal licensing will control the distribution
- Zoning should only address compatibility and land use issues





'Regular' Greenhouse



Cannabis Greenhouse

Willing to accept staff report

- 20% lot coverage
- One large new greenhouse
- Existing definition for “Medical Marihuana”
- Future study of Medical Marihuana greenhouses

Request one exception

- Remove cumulative building cap of 2,000sq.m GFA in case of study delay