



Planning Committee

Proposed Changes to Official Plans and Zoning
By-Laws: Marijuana Growing and Harvesting



IBI Group

The Green Organic Dutchman Ltd.

1915 Jerseyville Road, Ancaster

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Our Position

- Cannabis is a legal agricultural crop licensed by the Federal Government
- Planning regulates land use and compatibility issues, and should not control the consumer
- Cannabis greenhouses should be treated the same as any other agricultural greenhouse

Benefits of Greenhouse Growing

- Fully enclosed & Self Contained
 - Odour and Noise is controlled
- Crop is not visible
- Energy Efficient
- Multiple Crop Rotations
- Number of facilities are controlled by the Federal Government

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #1: Updating definition to replace (MMPR) with Access to Cannabis for Medical Purposes Regulations (ACMPR)
- Our Position: Define cannabis as an agricultural crop subject to federal licensing without specific reference to the actual legislation

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #3: Definition of Greenhouse could be added to Zoning By-law since there are specific zoning regulations for greenhouse but no definition
- Our Position: Agree- Define Cannabis Growing Greenhouses as requiring a federal license

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #4: Definition of Lot Coverage could exclude P7 and P8 zones as part of the lot coverage calculation
- Our Position: Leave P7 and P8 zones as part of the lot coverage calculation as it is not removed from any other greenhouse facility lot coverage calculations

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- Proposed Option for Change #5: Restriction of 2,000 m² replaced with a maximum cap of 90,000 m² GFA or max lot coverage requirement of 20% for farm buildings except greenhouses which have 70%, whichever is lesser
- Our Position: Change Max Lot Coverage to 70%, instead of 90,000 sq metre GFA maximum cap
 - Where did 90,000 sq metre come from?

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #6: Setback increased from 20 m to 30 m from any lot line in Agriculture Zones to treat processing the same as growing
- Our Position: Differentiate between greenhouses and cannabis oil production facility setbacks; Keep 20 metres for greenhouses and change 30 metres for cannabis oil processing

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #7: Medical Marihuana Growing Facilities should not be located within 150 metres of a sensitive land use
- Our Position: Federal licensing regulates separation distances, not zoning

Proposed Changes to Official Plans and Zoning By-Law 05-200

- Proposed Option for Change #8: All unenclosed parking areas be screened using a wall, berm or fence
- Our Position: This provision should be in Site Plan Control, not Zoning By-Law

Under Site Plan Control

The following studies were completed

- Hydro-geological (includes Water Supply)
- Environmental Impact Study
- Storm-water management Report
- Archaeological Study
- Noise Study
- Landscape Plan
- Servicing Plan



'Regular' Greenhouse



Cannabis Greenhouse

Recommendations

- Allow cannabis greenhouses in all Agricultural Zones
- Provisions should be the same as Greenhouses
- Site Plan Control & Greenhouse Regulations maintained
- Let Federal Government licensing deal with setbacks and consumer regulation