

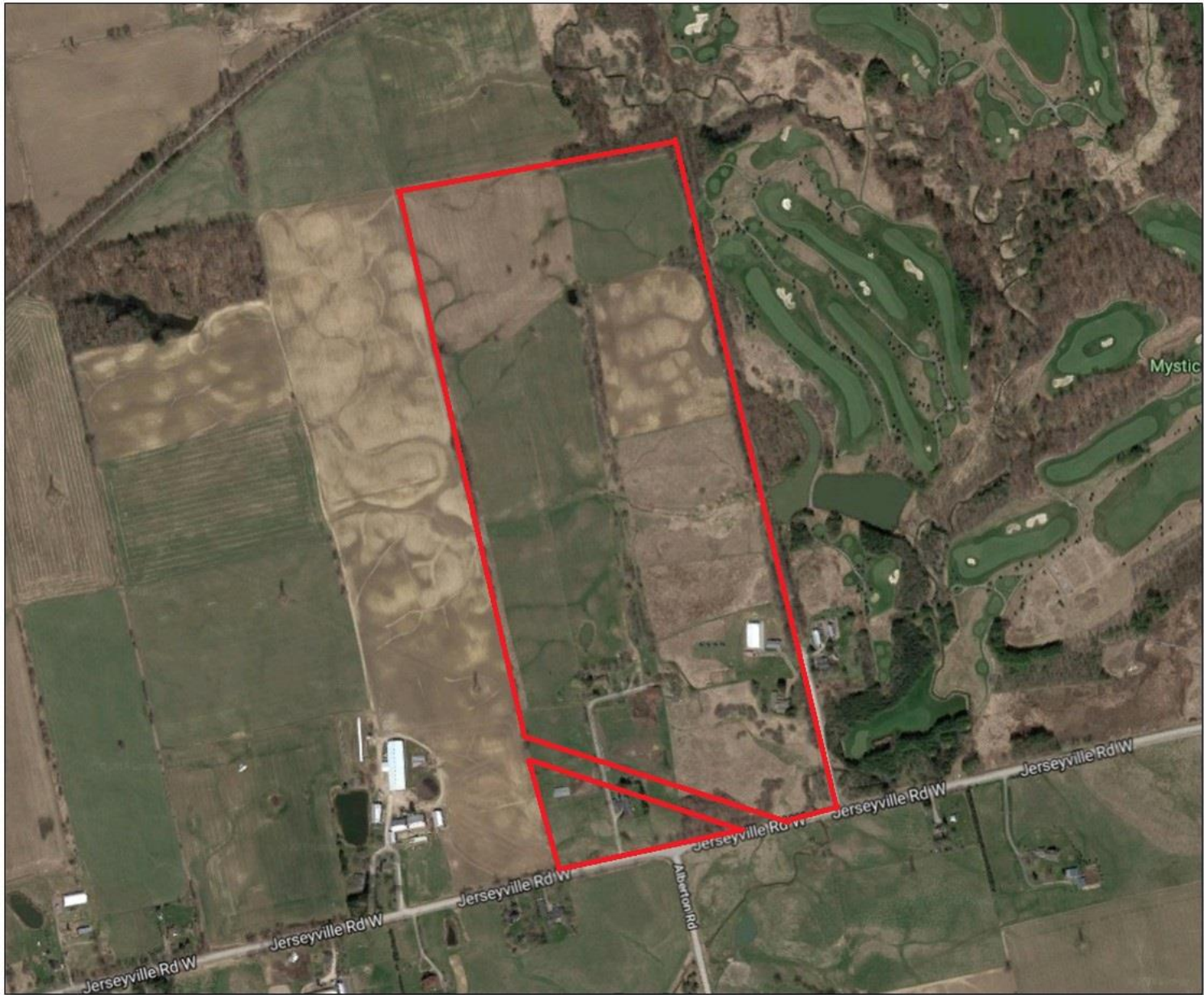


Planning Committee

Official Plan and Zoning By-law Amendment

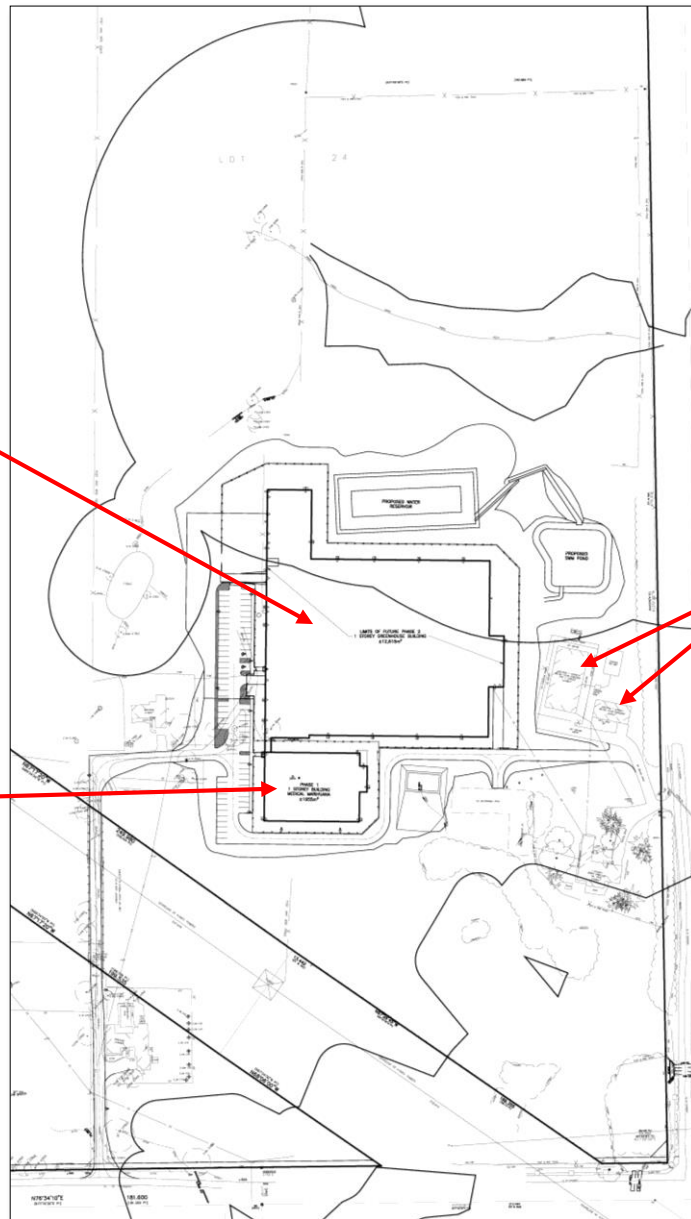


IBI Group
The Green Organic Dutchman Ltd.
1915 Jerseyville Road, Ancaster
July 10, 2018



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
- Site Plan Approved
- Retain definition of “Medical Marihuana” as per Federal regulations

“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



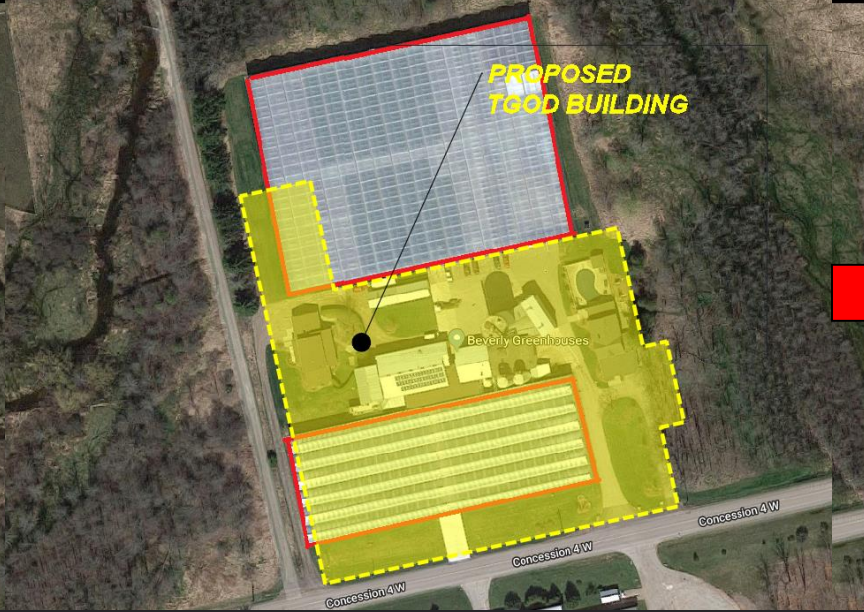
**Total Structure Area:
30,000m2**

Terra Waterdown Greenhouse (8 Concession 5 Road East, Waterdown)



**Total Structure Area:
28,000m2**

Scharringa Greenhouses (379 Concession 4 W, Waterdown)



Total Structure Area:
30,000m²

Beverly Greenhouses NORTH (1241 Concession 4 W, Dundas)



Total Structure Area:
24,000m²

Beverly Greenhouses SOUTH (1241 Concession 4 W, Dundas)



**PROPOSED
TGOD BUILDING**



**Total Structure Area:
50,000m2**

Hortico Air Greenhouse (422 Concession 5 Road East, Waterdown)



**PROPOSED
TGOD BUILDING**



**Total Structure Area:
25,960m2**

Ubbela Mushroom Farm Greenhouse (1160 Edgewood Road, Millgrove)



'Regular' Greenhouse



Cannabis Greenhouse

Willing to accept staff report

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

Public Concerns

1. **Traffic**
2. **Water Supply**
3. **Security**
4. **Lighting**
5. **Odor**
6. **Use of Prime Farmland for Non-food Production**

1. Traffic

- Heavy construction vehicles are no longer a concern as construction is complete
- One product pick up by a cube van per day
- 40 employees
 - Car pooling and shuttle service to be provided
- 1 garbage truck pick up per week
- No public access allowed / no retail sale
- Soil replenishing deliveries – sporadic
- Site at entrance is adequate

1. Traffic continued - Entrance Street View



WEST



EAST

2. Water

- Recirculation, Recycle and Recapture
 - Collect and recycle all rain and storm water
 - Reuse water sources and recirculate in crop production
 - Actively manage and monitor
- Closed irrigation system
 - Water vapour is condensed and recycled
- Site Plan approval requires a monitoring program
- Water study has been peer reviewed

3. Security

- Fencing and security gates will be around the property
- Employees will only be able to access the facility via a card lock entry system
- Infra red cameras
- Motion detectors
- Mandatory employee police checks
- All leading positions require additional RCMP criminal background checks

4. Lighting

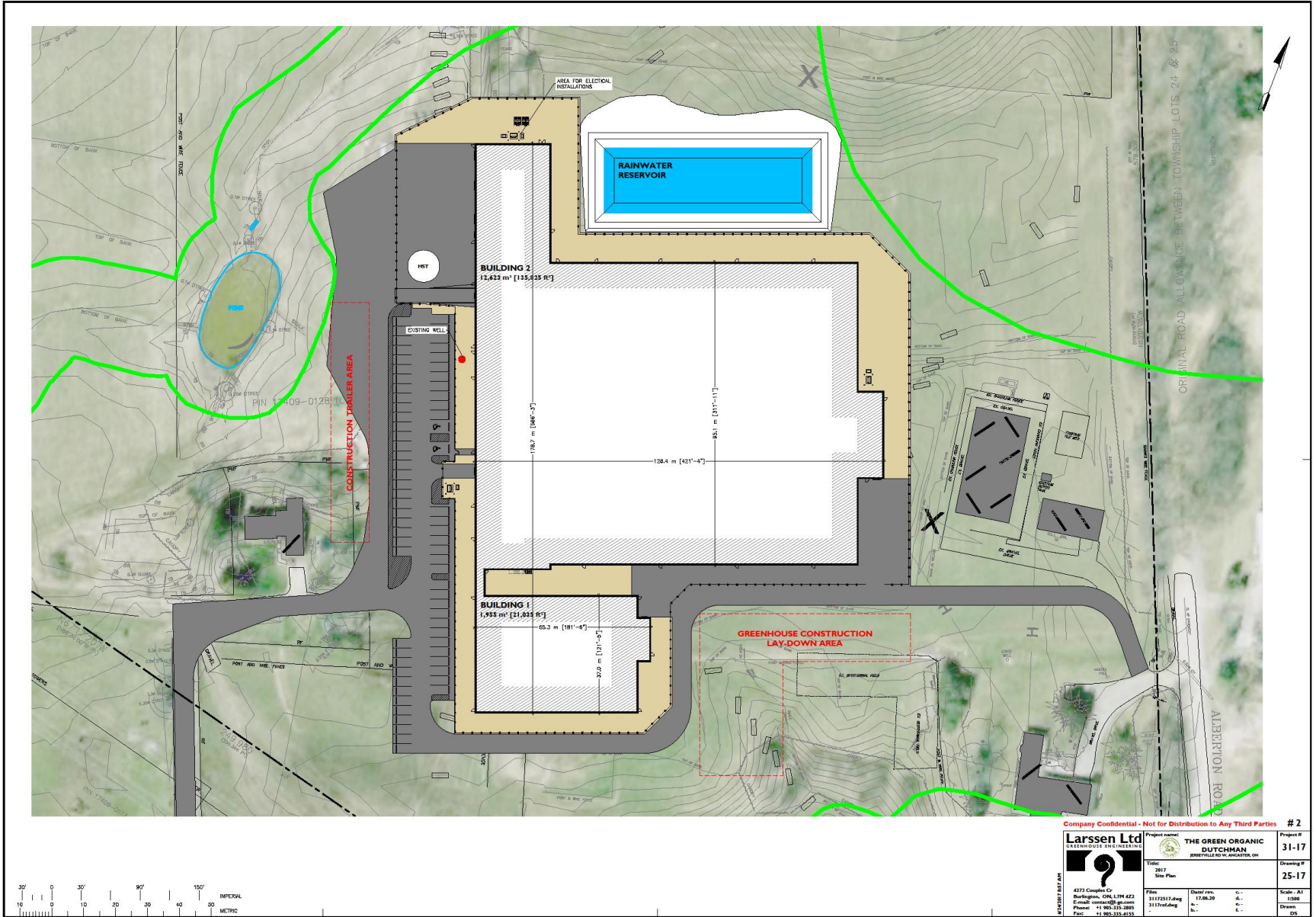
- Greenhouse will not be lit at night
 - Cannabis requires darkness at night
- Normal building security lighting will be provided

5. Odour

- Complete negative pressure building with ‘air lock’ system
- Carbon filter equipped ventilation system

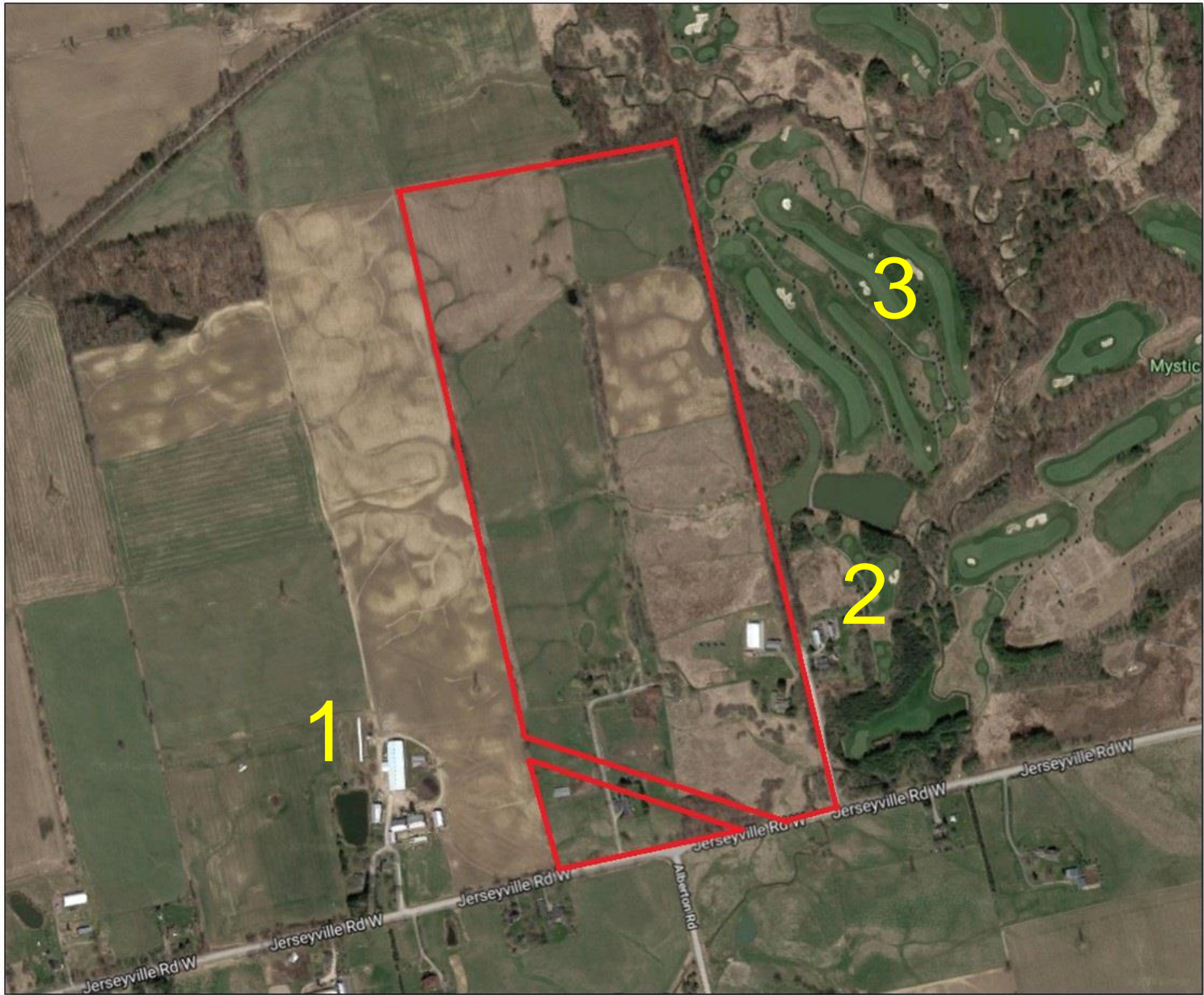
6. Use of Prime Farmland for Non-food Production

- Area where TGOD greenhouse is situated is Class 5 Farmland
- Class 5 = Marginal not Prime
- Cannabis is an agricultural crop



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<p>Larsen Ltd LANDSCAPE ARCHITECTURE</p> <p>4275 Complex Ct. Burlington, ON L7R 4Z2 Canada Phone: +1 905-335-8888 Fax: +1 905-335-4152</p>	<p>Project name THE GREEN ORGANIC DUTCHMAN JERSEYVILLE RD, ANCASTER, ON</p>	<p>Project # 31-17</p>
	<p>Title 2017 Site Plan</p>	<p>Drawing # 25-17</p>
<p>File # 31172917.dwg</p>	<p>Date/Rev. 17.06.20</p>	<p>Scale: A1 1:500</p>
<p>Author 31172917.dwg</p>	<p>Drawn 31172917.dwg</p>	<p>Checked 31172917.dwg</p>
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The Green Organic Dutchman (TGOD) Hamilton Philosophy

- Hire Local
- Buy Local
- Give Local



MAKING *Life* BETTER

MAKING *Life* BETTER

Hire Local

1. Part time

- 7 summer student jobs
 - Above minimum wage, lunches provided

2. Full time

- 40+/- full time positions of various education and experience

3. Occasional

- Hire local business to do one off jobs
 - Building sheds for live stock
 - Pounding of fence posts
 - Tree trimming and removal

Buy Local

- Settler supplies
- Quick Feeds
- Brothers Equipment
- Crossroads Equipment
- Rankin Septic
- Adam's Plumbing Tyco
- PPE
- Staples
- Costco
- Walmart
- Dominos Pizza
- Pioneer Gas Station
- Plant Products
- Lyndon Security
- CBS Electric
- TT Liquid
- Scott's Landscaping
- Greenville Gourmet
- Catering by Luigi
- Old Hickory Buildings
- Lowes
- Cintas
- Home Depot
- Carter Painting Canadian Hydrogardens
- Subway Ancaster
- St. John's Ambulance
- Skyfi Jr Jones electrical



MAKING *Life* BETTER

**+ MANY
MORE**

MAKING *Life* BETTER

Give Local

- Hamilton Food Share
 - Growing food specifically to provide free fruits, vegetables, eggs and meat for our Hamilton citizens in need
- Working with Ontario Soil & Crop Improvement Association
 - Completed our Environmental Farm Plan
 - Project Pollinator
- Hamilton Conservation Authority (HCA) Foundation
 - Rare breeds Canada
- Grand River Conservation Authority (GRCA)

MAKING *Life* BETTER

Current Farming Activity in TGOD – Ancaster

- 41 acres of land planted in corn rented to a local farmer
- 2 acres in vegetable gardens
 - Growing for Food Share
- 1 acre in fruit orchard
- 4 acres in pasture
 - Chickens and goats currently on site
 - Sheep and beef cows to be added next spring
 - Purpose: meat to donate to Food Share

TGOD Facts and Future Goals



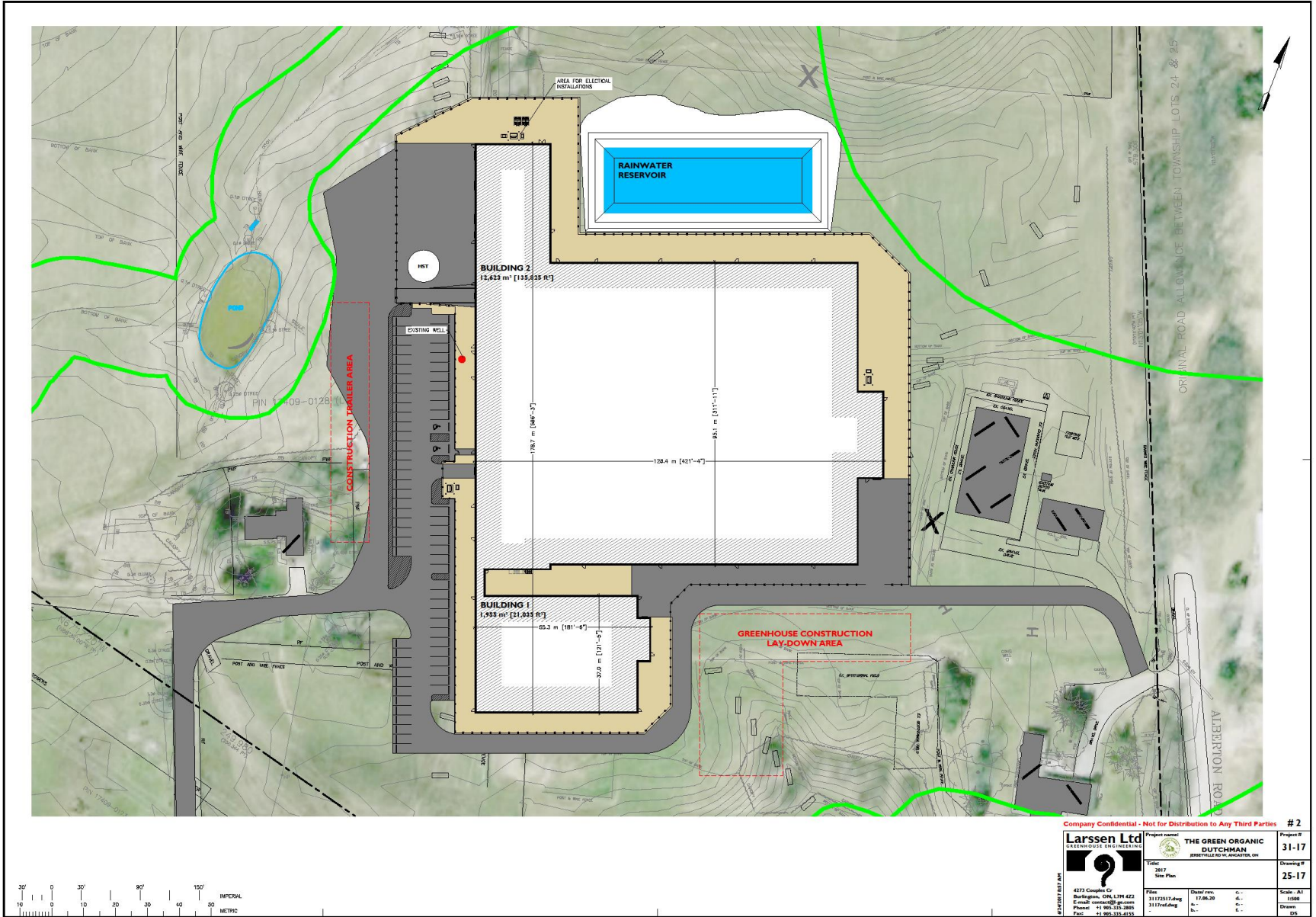
MAKING *Life* BETTER

- OFA member for 3+ years
- Have Farm business number
- Have a completed Environmental Farm Plan Spring 2018
- Nutrient Management Plan to be completed Spring 2019



MAKING *Life* BETTER

- 13,000m² Cannabis Greenhouse is an appropriate use and is in character with the surrounding rural area
- No adverse impacts
- No traffic or safety concerns
- TGOD is a model producer



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<p>Project Manager</p> <p>31172917.dwg</p>	<p>Drawn</p> <p>31172917.dwg</p>	<p>Checked</p> <p>31172917.dwg</p>

