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
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
PUBLIC MEETING

IBI GROUP

Scharringa Greenhouses (379 Concession 4 W, Waterdown)

Total Structure Area: 30,000m²

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

Total Structure Area: 28,000m²

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Beverly Greenhouses NORTH (1241 Concession 4 W, Dundas)

Total Structure Area: 30,000m²

Beverly Greenhouses SOUTH (1241 Concession 4 W, Dundas)

Total Structure Area: 24,000m²
Hortico Air Greenhouse (422 Concession 5 Road East, Waterdown)

Ubbela Mushroom Farm Greenhouse (1160 Edgewood Road, Millgrove)

Total Structure Area: 50,000m²

Total Structure Area: 25,960m²
‘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

**EXISTING ENTRANCE**

**EXISTING ENTRANCE**
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
The Green Organic Dutchman (TGOD) Hamilton Philosophy

- Hire Local
- Buy Local
- Give Local
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
- Greensville 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

+ MANY MORE
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)
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

- 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
Conclusion

• 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