

**EXTRACT OF DRAFT MINUTES 4
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
June 6, 2019**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 4
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
Le 6 juin 2019**

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

ZONING BY-LAW AMENDMENT: – CANNABIS PRODUCTION FACILITY

ASC2019-PIE-EDP-0021

CITY WIDE

Report Recommendations

- 1. That Agricultural and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to permit Cannabis Production Facility uses in the AG and RU zones as detailed in Document 1b – Details of Recommended Zoning.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 June 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

The Committee heard one delegation

1. Daniel Dejong,¹ Urban Edge Farm – He supports the changes in the report but feels they may not go far enough for small farmers. His presentation went on to examine areas of sales and production which were more suited to zoning. Legal staff would speak with him following the meeting for more information.

The Agriculture and Rural Affairs Committee received the following correspondence, a copy of which is held on file:

- Two emails dated May 23 and June 5 from Jonathan Boland
 - I commend the city on the work put into the bylaw.
 - Why Norfolk county as the benchmark? Norfolk county has over 5.2 million square feet of greenhouse space. Many large greenhouse cannabis operations are there. Growing in a warehouse? Plants need sunshine not industrial lighting.
 - The 300 meter setback? A setback is important for large scale operators. My 100 plants is not large scale. Hemp is cannabis. I could plant my whole farm to hemp and no one would care. It also has a odor.
 - I would propose a case by case setback amendment to neighbouring dwellings. Also that it take place on registered farms.
- Comment sheet dated June 6 from Danielle James
 - Wants the City to support diversification of this industry.
 - Staff person at the City that is knowledgeable and could support residents.

The report recommendation was put to Committee and CARRIED as amended by the following motion.

Motion ARA 05/03

Moved by Vice Chair G. Gower

WHEREAS the report ASC2019-PIE-EDP-0021, Zoning By-law Amendment – cannabis Production Facility proposes an amendment to harmonize the zoning by-law with federal law by amending Section 97 to regulate production of cannabis for both medical and recreational purposes; and

¹ Written submission provided; a copy is held on file with the City Clerk

WHEREAS Document 1b details the required changes to the recommended zoning; and

WHEREAS that since the report was considered at Planning Committee on 22 May 2019, it has been demonstrated that some existing sites would be prevented from continuing a use that they have already started, or could cultivate cannabis in a greenhouse without adding new greenhouse buildings;

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend to Council to amend Document 1b – Details of Recommended Zoning as follows:

- 1) Amend Item 1 on Document 1b – Details of Recommended Zoning so it reads as follows:
“Amend Section 211(1)(c) by adding the following provisions
“Cannabis production facility, limited to outdoor cultivation and greenhouse cultivation in a greenhouse that existed as of the date of the passing of this by-law.”
- 2) Add the following as item 3 on Document 1b – Details of Recommended Zoning:
“Amend Section 240 – Rural Exceptions by amending exception 857r with provisions similar in effect to the following:
 - a. In Column III, replace the text with “Cannabis Production Facility”.
 - b. In Column V, replace the words “medical marihuana production facility” with “cannabis production facility”
 - c. In Column V, add the words “Maximum total floor area for cannabis cultivation in greenhouses: 65,000 square metres.”

AND BE IT FURTHER RESOLVED that pursuant to the Planning Act, subsection 34(17) no further notice be given.

CARRIED