

The Corporation of the Township of Springwater

By-law 5000-346

Being a By-law to amend Zoning By-law 5000 as amended, with respect to Cannabis Production Facilities within the Township of Springwater

(ZB-2021-005 – Cannabis Production Facilities)

Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-Law of the Township of Springwater;

And Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

And Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

No Therefore the Council of the Corporation of the Township of Springwater enacts as follows:

1. That By-law 5000 as amended, is hereby further amended by adding the following definitions to Section 35 and renumbering all subsequent section as necessary:

“35.25 Cannabis Production Facility” shall mean any building or structure license and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulation as amended from time to time.”

2. That Section 33, Agricultural (A) Zone is hereby amended by adding the following permitted uses to the list of non-residential uses:

“33.2.2.m) Cannabis Production Facility in accordance with General Provisions Section 3.49”

3. That Section 26, General Industrial Inside Storage Zone (MI) Zone is hereby amended by adding the following permitted uses to the list of non-residential uses:

“26.2.2.h) Cannabis Production Facility in accordance with General Provisions Section 3.49 and only by way of site-specific Zoning By-law Amendment.”

4. That Section 3, General Provisions is hereby amended by adding the following new subsection and renumbering all subsequent section as necessary:

“3.49 Cannabis Production Facility

Cannabis Production Facility uses, which are subject to the Section entitled Licenses, Permits and Other By-laws as well as the Building By-laws Section of this By-law, shall be permitted only in the zones indicated in this By-law and the use shall be maintained in accordance with the following provisions:

- a. All Cannabis Production Facilities are subject to Site Plan Control pursuant to Section 41 of the Planning Act;
- b. In addition to the requirements of this Section, a Cannabis Production Facility shall comply with all zone provisions of the zone it is located within;
- c. A Cannabis Production Facility will be prohibited on any lot within a Residential, Institutional or Commercial Zone;
- d. Minimum setback for all structures associated with a Cannabis Production Facility shall be 30.0 metres from all property lines within the Agricultural (A);
- e. Notwithstanding d) above, where outdoor cultivation is proposed in the Agricultural (A) zone, no building or structure or portion of land thereof used for cannabis production facility purposes may be located closer than 150 metres to any Residential or Institutional Zone, Parks, Open Space Zone, any residential dwelling in an Agriculture Zone, day nursery, school, community centre, place of entertainment, place of assembly, place of worship, long term care home, retirement home, cultural facility or any other sensitive use;
- f. Outdoor storage shall be prohibited on a property on which a Cannabis Production Facility is located;
- g. No outdoor signage or advertising related to a Cannabis Production Facility shall be permitted;
- h. Within the General Industrial (MI) Zone, loading spaces for a Cannabis Production Facility must be wholly enclosed building within a building; and,

- i. All uses associated with a Cannabis Production Facility, except the outdoor cultivation of cannabis within an Agricultural (A) zone, must take place entirely within a building.”

- 5. That Subsection 3.41.3 Off-Street Parking Requirements is hereby amended by adding the following and renumbering all subsequent section as necessary:

<u>Use</u>	<u>Minimum Parking Requirement</u>
a) Cannabis Production Facilities	1 space per 100 square metres of gross floor area

- 6. That this By-law shall take effect and come into force pursuant to the final approval of OPA 63 by the County of Simcoe and the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

Read a First, Second and Third Time and Finally Passed this 3rd day of November, 2021.

[Original Signed By]

Don Allen, Mayor

[Original Signed By]

Renée Ainsworth, Clerk