



CANNABIS PRODUCTION REVIEW STUDY



December 14, 2020

Agenda

1. Summary from August 24, 2020 Meeting
2. Study Update
3. Public Consultation
4. Recommendations

Cannabis Production Review Study Summary from August 24, 2020 Meeting

- Legislative Context
 - Cannabis Act, 2018
 - Municipal Guide to Cannabis Legalization, 2018
 - Provincial Policy Statement, 2020
 - Growth Plan for the Greater Golden Horseshoe, 2020 Consolidated
 - County of Simcoe Official Plan
- Existing Tools
 - Township of Springwater Official Plan
 - Zoning By-law
 - Site Plan Control By-law 2015-027

Cannabis Production Review Study

Summary from August 24, 2020 Meeting

- Legislative Context
 - Cannabis Act, 2018
 - Regulates matters such as required notice to local authorities (government, fire authority and police or RCMP), physical and personnel security, and production practices
 - Permits both indoor and outdoor cultivation, but permits only indoor storage and processing
 - Requires measures to prevent the escape of odours and pollen from indoor areas
 - Requires physical and personnel security measures, such as securing the perimeter to prevent unauthorized access with physical barriers and restricting access to areas where cannabis is present

Cannabis Production Review Study

Summary from August 24, 2020 Meeting

- Legislative Context
 - Municipal Guide to Cannabis Legalization, 2018
 - Outlines options for municipalities:
 - Allows municipalities to permit within existing land use framework
 - agricultural in the case of cultivation and processing and industrial in the case of processing – it is up to the municipality
 - Allows municipalities to restrict where uses may be permitted and be subject to a special use permit

Cannabis Production Review Study Summary from August 24, 2020 Meeting

- Legislative Context
 - Provincial Policy Statement, 2020
 - Silent on matters related to cannabis
 - Growth Plan for the Greater Golden Horseshoe, 2020 Consolidated
 - Silent on matters related to cannabis
 - County of Simcoe Official Plan
 - Silent on matters related to cannabis

Cannabis Production Review Study

Summary from August 24, 2020 Meeting

- Options for Consideration
 - Official Plan
 - Add definitions for Cannabis uses
 - Require mitigation for cannabis uses (e.g. air quality, security, lighting, setbacks, etc.)
 - Zoning By-law
 - Add a definition for Cannabis uses
 - Generally permit cannabis cultivation and processing within Agricultural (A) Zones
 - Generally permit cannabis processing and limited cultivation within Industrial (I) Zones
 - Site Plan Control By-law 2015-027
 - Require demonstration of: lighting, screening, landscaping, access, parking, and location of certain infrastructure associated with these facilities

Cannabis Production Review Study Summary from August 24, 2020 Meeting

- Best Practices
 - Eleven (11) municipalities reviewed (8 in Ontario, 2 in Alberta, 1 in Nova Scotia), which implemented the following approaches:
 - Zoning By-law Definitions
 - Official Plan Amendment
 - Use-Specific Lot & Building Requirements
 - Use-Specific Provisions
 - Licensing Framework

Cannabis Production Review Study Summary from August 24, 2020 Meeting

- Discussion
 - Consider Clearview, ON as a best practice study
 - Further research required regarding potential health impacts related to odour
 - Public survey questions to be launched in September
 - Reviewed Best Practices to determine their status

Cannabis Production Review Study

Study Update

- Clearview, ON
 - Interim Control By-law passed on October 5, 2020 for one year
 - Undertaking a study in respect to land use planning policies relating to cannabis operations
- Health Impacts & Mitigating Odour
 - Public Health Ontario published “Odours from cannabis production” in 2018
 - No studies to date on the health effects associated with exposure to cannabis production
 - Current practices recommend appropriate ventilation and filtering systems at indoor cannabis production
 - Brief did not provide specific measures for outdoor cannabis cultivation facilities, but a potential tool includes adopting a system to report and track odours
- Public Consultation
- Recommendations

Cannabis Production Review Study

Public Consultation

- Public Survey was issued online via SurveyMonkey, open from August 31, 2020 until October 5, 2020
- 166 Responses
- Key Findings:

53% of survey respondents **support** cannabis and/or hemp production facilities in Springwater

The majority of respondents believe cannabis should be **regulated more** than traditional agricultural uses (64%) and industrial uses (56%)

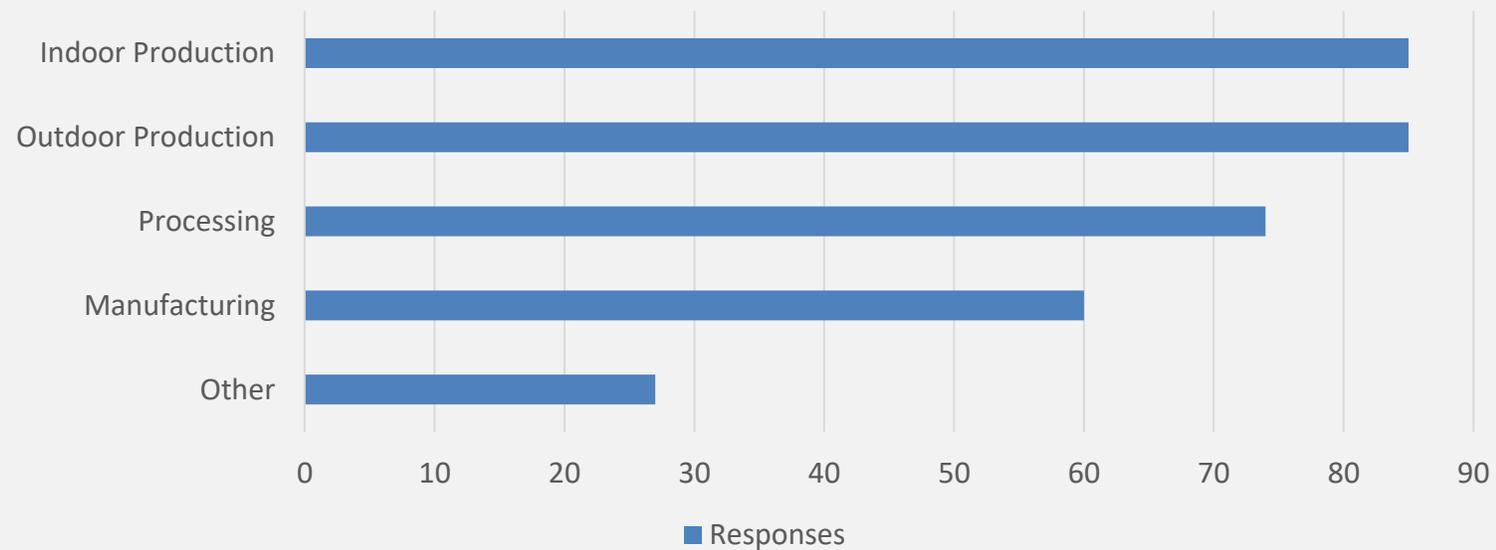
Top 3 Concerns
Among Respondents:

1. **Odour**
2. **Safety / Security**
3. **Property Values**

Cannabis Production Review Study Public Consultation

Key Findings:

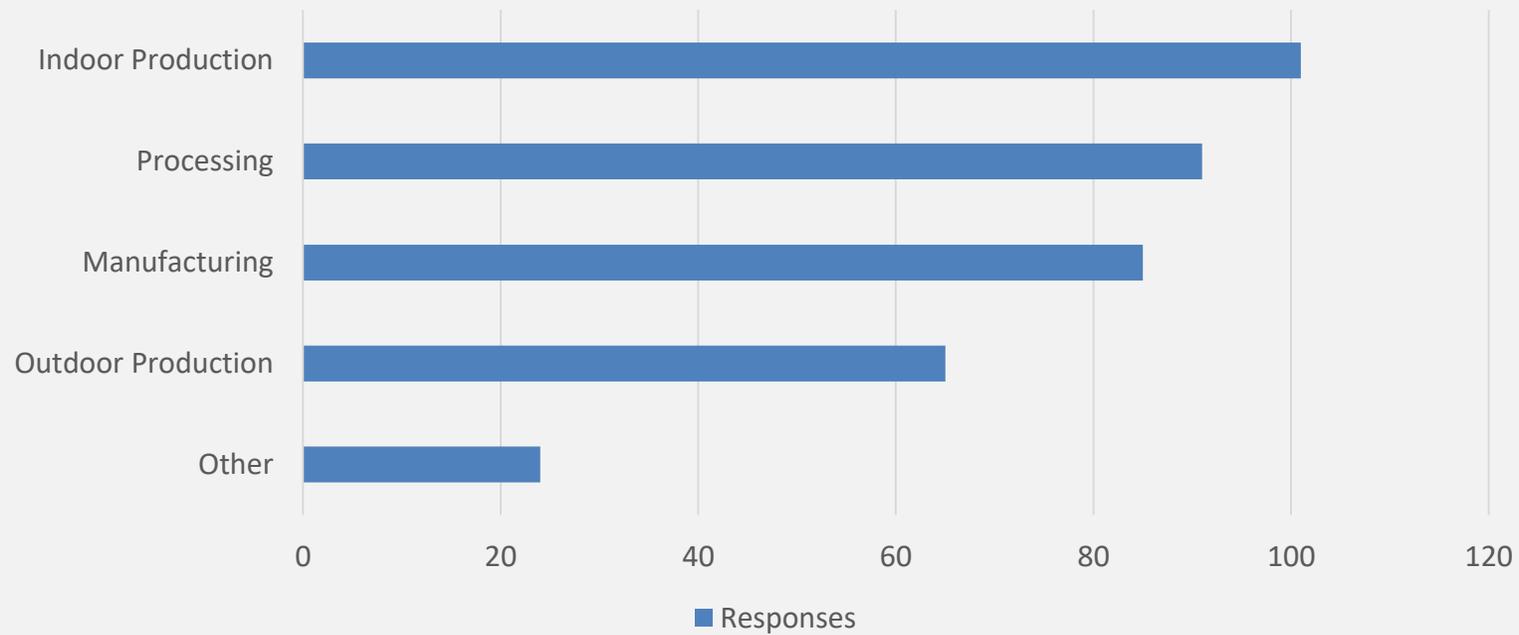
Which activities should be permitted within an agricultural cannabis/hemp use?



Cannabis Production Review Study Public Consultation

Key Findings:

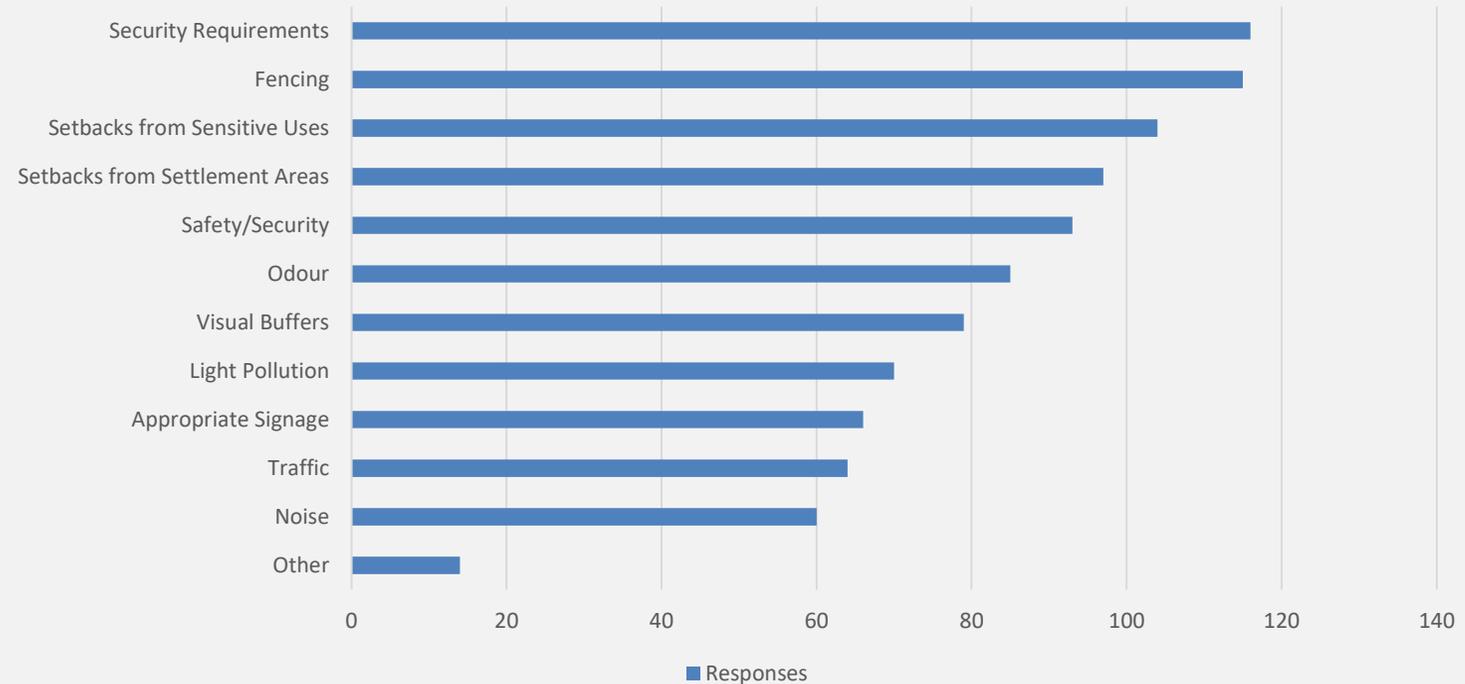
Which activities should be permitted within an industrial cannabis/hemp use?



Cannabis Production Review Study Public Consultation

Key Findings:

What are the regulations you feel that the Township of Springwater should put in place regarding cannabis and/or hemp production facilities? (Select all that apply)



Cannabis Production Review Study

Recommendations

Options for Official Plan Amendment

- Cannabis cultivation defined and considered as an agricultural use
 - Includes processing as an agriculture-related use
- Indoor cultivation permitted as industrial or agricultural use
 - If permitted indoors as industrial use, it would need to accommodate a smaller yield and include the processing of everything grown on-site
 - For industrial, determined on a case-by-case basis through a rezoning
- Cannabis processing independent from any growing operation should be defined and considered as an industrial use
- Complete application requirements should be updated to require a waste management plan, lighting plan, and odour control/ventilation plan to address nuisance issues
- These uses should be subject to site plan control

Cannabis Production Review Study

Recommendations

Options for Zoning By-law Amendment

- New definitions related to Cannabis cultivation and processing
- Cannabis cultivation should be permitted as-of-right in the Agricultural Zone
- Cannabis processing should be permitted as-of-right in the Agricultural Zone provided it is associated with cultivation
- Cannabis cultivation and processing should not be permitted as-of-right in Industrial zones
 - may be considered on a case-by-case basis through a rezoning depending on the scope and scale of the proposed facility
- Add regulations related to: minimum lot area, setbacks, separation distances, security, fencing, parking, and loading spaces

Cannabis Production Review Study

Recommendations

Options for New and Existing By-laws and Tools

- Nuisance By-law
 - Regulate potential odour, light or noise impacts of existing facilities
 - Establish penalties for non-compliance
 - Authority of municipality to enforce such a by-law for legally licensed cannabis facilities
- Property Standards By-law
 - Another option to address the issues of odour, light or noise impacts
- Site Plan Control By-law
 - Amend to include requirements for lighting, screening, landscaping, access, parking, and location of certain infrastructure associated within these facilities
 - Amend to apply to Cannabis production facilities within the Agricultural Zone



THANK YOU

 Township of
Springwater 

December 14, 2020