



Township of
Springwater

**Cannabis Production Facility
Council Workshop**

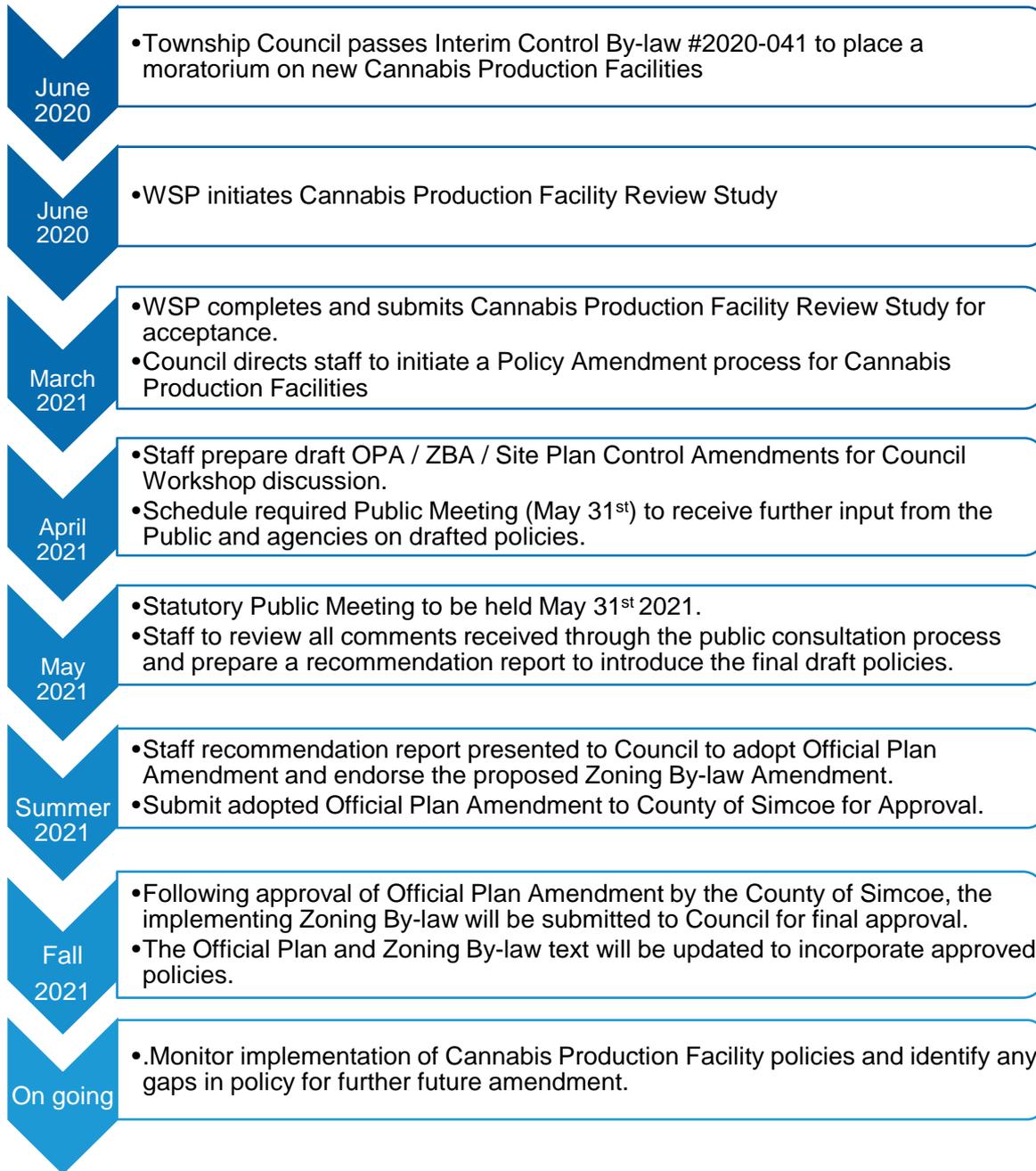
OP-2021-002 & ZB-2021-005

April 21, 2021 | 4:30 pm

Overview

- On March 17, 2021 Council directed that staff initiate an amendment process to the Township's policy documents related to Cannabis Production Facilities prior to the cessation of Interim Control By-law (ICBL) #2020-041 on June 3, 2021.
- Staff have prepared preliminary draft policy amendments to the Official Plan and Zoning By-law for discussion purposes in-line with the key recommendations of the Cannabis Production Review Study prepared by WSP Group.





We are here!

OP-2021-002 & ZB-2021-005 (Cannabis Production Facilities)

Subject Lands:

The entire geographic area of the Township of Springwater

Purpose of Applications:

To align the Township of Springwater Official Plan and Zoning By-law policies with the recommendations of the Cannabis Production Review Study prepared by WSP Group.

The effect of the proposed amendments is to permit the use of Agricultural and Industrial land for the cultivation and processing of cannabis.

OP-2021-002 & ZB-2021-005 (Cannabis Production Facilities)

Draft Official Plan policies:

‘Cannabis Production Facility’ shall mean: any building or structure, use of land, license and/or authorization to possess, sell, provide, ship, deliver, transport, destroy, produce, cultivate, process, 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.

Agricultural Designation (Section 17):

- Licensed Cannabis Production Facilities in accordance with the Federal Cannabis Act and subject to other pertinent policies of this Plan, may be permitted, subject to the Township’s Comprehensive Zoning By-law, as amended, and approval of Site Plan Control pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and the Township of Springwater Site Plan Control By-law.

For Cannabis Production Facilities which do not meet the minimum requirements of the Agricultural (A) zone, the applicant shall address the following criteria:

- A Zoning By-law Amendment shall be required for any proposal for a Cannabis Production Facility which does not comply with the minimum requirements of the Agricultural (A) Zone .
- New purpose-built facilities will be encouraged as the first option, and any retrofit or use of existing agricultural buildings or structures must first demonstrate suitability for such use;
- That mitigation measures be taken to reduce impacts on abutting residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public.
- That buffering and screening will preserve the agricultural character of the surroundings.
- That required facilities will be installed such as, but not be limited to, on-site water storage and rate-of-flow control facilities and complete Stormwater management facilities.
- That a waste management plan will be submitted to the satisfaction of the Township describing the method and location of collection and disposal of any waste products.

OP-2021-002 & ZB-2021-005 (Cannabis Production Facilities)

Draft Official Plan policies (con't):

Industrial Designation (Section 12):

- Licensed Cannabis Production Facilities in accordance with the Federal Cannabis Act and subject to other pertinent policies of this Plan, may be permitted, subject to a site-specific Zoning By-law Amendment, and approval of Site Plan Control pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and the Township of Springwater Site Plan Control By-law.

For Cannabis Production Facilities which do not meet the minimum requirements of the General Industrial (MI/MO) zones, the applicant shall address the following criteria:

- A Zoning By-law Amendment shall be required for any proposal for a Cannabis Production Facility which does not comply with the minimum requirements of the General Industrial (MI/MO) Zones.
- New purpose-built facilities will be encouraged as the first option, and any retrofit or use of existing industrial buildings or structures must first demonstrate suitability for such use;
- That mitigation measures be taken to reduce impacts on nearby residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public.
- That required facilities will be installed such as, but not be limited to, on-site water storage and rate-of-flow control facilities and complete Stormwater management facilities.
- That a waste management plan will be submitted to the satisfaction of the Township describing the method and location of collection and disposal of any waste products.
- Access to municipal water supply is preferred and mandatory where available; however, in the case of a private water supply, the Township will require justification from a qualified person that there is sufficient water for daily usage (Provincial water taking permit may be required) and adequate fire suppression.
- Access to municipal sanitary sewer is preferred and mandatory where available, however in the case of a private septic system or other on-site disposal system, the Township will require confirmation from a qualified person that discharge from the facilities can be safely treated in a private septic system or alternative. If discharge or treatment of produce requires off-site handling, the owner(s) will provide documentation of agreement(s) with approved handlers.

OP-2021-002 & ZB-2021-005 (Cannabis Production Facilities)

Draft Zoning By-law Provisions

‘Cannabis Production Facility’ shall mean: any building or structure, use of land, license and/or authorization to possess, sell, provide, ship, deliver, transport, destroy, produce, cultivate, process, 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.

Agricultural (A) Zone – Section 33

33.2.2.m) Cannabis Production Facility in accordance with General Provisions Section 3.XX

General Industrial Inside Storage (MI) Zone - Section 26

26.2.2.h) Cannabis Production Facility in accordance with General Provisions Section 3.XX and only by way of site-specific Zoning By-law Amendment.

General Provisions – Section 3

3.XX 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:

- All Cannabis Production Facilities are subject to Site Plan Control pursuant to Section 41 of the Planning Act;
- 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;
- A Cannabis Production Facility will be prohibited on any lot within a Residential, Institutional or Commercial Zone;
- Minimum setback for all structures associated with a Cannabis Production Facility shall be 30.0 metres from all property lines within the Agricultural (A);
- 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;
- Outdoor storage shall be prohibited on a property on which a Cannabis Production Facility is located;
- No outdoor signage or advertising related to a Cannabis Production Facility shall be permitted;
- Within the General Industrial (MI) Zone, loading spaces for a Cannabis Production Facility must be wholly enclosed building within a building;
- 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;

OP-2021-002 & ZB-2021-005 (Cannabis Production Facilities)

Question/Comments?

Next Steps...

- Gather feedback from public and Council on drafted policies
- Statutory Public Meeting May 31, 2021
- Recommendation Report to be submitted to Council Summer 2021 which addresses comments received through the consultation process
- Council adoption of OPA policies followed by County for final approval
- Zoning By-law approval to follow