



MUNICIPALITY OF ARRAN-ELDERSLIE

Special Council Meeting

MINUTES

Meeting No. 8-2023
Wednesday, April 5, 2023, 5:30 p.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Council Present: Mayor Steve Hammell
Deputy Mayor Jennifer Shaw
Councillor Ryan Nickason
Councillor Darryl Hampton
Councillor Brian Dudgeon
Councillor Moiken Penner
Councillor Peter Steinacker

Staff Present: Sylvia Kirkwood - CAO
Christine Fraser-McDonald - Clerk
Julie Hamilton - Deputy Clerk
Scott McLeod - Public Works Manager

1. Call to Order

Mayor Hammell called the Special Council meeting to order at 5:30 p.m. A quorum was present.

2. Adoption of Agenda

Council passed the following resolution:

109-08-2023

Moved by: Councillor Hampton

Seconded by: Councillor Steinacker

Be It Resolved that the agenda for the Special Council Meeting of Wednesday, April 5, 2023 be received and adopted, as distributed by the Clerk.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

None.

4. Public Meeting(s)

4.1 Public Meeting - Zoning By-law Amendment Z-2022-127 - Thorn

Mayor Steve Hammell called the public meeting to order at 5:30 p.m..

He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2022-127 (Thorn). The purpose of the application is to establish definitions in the Municipality's Zoning Bylaw for a 'micro-cultivation facility' and 'micro-processing cannabis facility'. The application seeks to permit these uses on the subject lands and to place limits on its scale operation. The application also proposes a holding provision on a portion of the lands with high archaeological potential. If approved, the proposed amendment would facilitate the construction and operation of a Micro Cultivation and Micro Processing Cannabis Facility on the subject lands, under a licence to be obtained from Health Canada.

Mayor Hammell noted that Council would not be making a decision tonight on this application.

Megan Stansfield, Planner for the County of Bruce, attended the meeting and gave her report as well as with the Manager of Planning Jack Van Dorp. She will not be making a recommendation to Council at this time. The Notice of Decision will be sent out after the decision and there is a 20 day appeal period. It is Council's decision. If they do not pass the by-law, the applicants have the opportunity to appeal the decision. You must have participated in the process before the decision has been made in order to appeal. There is a \$400 appeal fee.

The Mayor asked Members of Council if they had any questions.

Deputy Mayor Shaw asked about cannabis being an industrial crop and if there were other facilities in the County and what was the zoning in Brockton?

Councillor Penner asked what constituted a "micro" growth and the odour. Is it a constant odour?

Councillor Hampton asked if there were any other facilities in residential areas in Bruce or Grey. He also asked for examples of similar sized facilities for Council to inquire about.

Councillor Steinacker was concerned about the smell and its mitigation. Why build in an urban area? Why not in the country? He thanked the applicants and the public for coming out.

Councillor Dudgeon asked what is done with the left-over plant? Is the applicant's family being hired to work in this business?

Deputy Mayor Shaw asked about community engagement.

Mayor Hammell believes the biggest hurdle is odour and a belief that the carbon filtration system will only do an adequate job. Will Health Canada be easily contacted?

The Mayor asked if the applicant or agent were present and wished to make a submission.

Miriam Vasni, Planner for the applicant made a presentation. Greg Thorn, owner, was also present to discuss the day to day operations.

She noted that the development will promote a diversified economic opportunity and is compatible with the surrounding rural landscape. It will be privately serviced (septic well). The subject lands front onto a County Road maintained year round and there is no need for the expansion of municipal infrastructure.

The proposed Micro cultivation and Micro Processing Cannabis Facility will promote diversification of the economic base and employment opportunities through goods and services. The proposed Micro cultivation and Micro Processing Cannabis Facility will promote a diverse agricultural use on the subject lands.

The proposed development will not be a risk to public health or safety or property damage and will not create new hazards.

Deliveries and shipments are transported via cube vans.

She note that the proposed Zoning By law Amendment has merit, is in the public interest and constitutes good planning.

Owner Greg Thorn explained who his company is and he is an accountant. He worked for the largest private producer in Niagara where he was the CFO. Everything is completed by hand and pruners. They will not be selling on site, but rather delivering it to the retailer. There will be landscaping completed. Health Canada will be able to inspect at any time. There will also be security cameras. This will be a sealed building with an HVAC system that will contain the smell. it is not a greenhouse. There will be 1200 plants in a 5,000 sq. foot building with 5 people employed. There will be not increase in traffic. The Fire Department will have access to the property if necessary. Health Canada requires them to notify the OPP and Fire. Water from the dehumidifiers is reclaimed and reused.

The left over plants are mixed with kitty litter and water to "de-nature" it. The entire plant has to be accounted for.

The plants only use one litre of water as opposed to the suggested 22 litres of water.

Dario Jeginovic, Senior Consultant CannDelta Consulting Inc. also spoke regarding the presentation. He noted that there will be no noise or lights

visible. Health Canada attends the location fairly often, at least once a year. They have an email that they can be contacted through if there are any compliance issues.

Emily Azevedo noted that she has a petition and has read through the documents. She had issues regarding the smell, issues with wells as she feels that lots of water will be used to maintain the plants, issues with the vinegar and soil and people walking by, this does not economically benefit Tara with the exception of land taxes, and the smell is not going to be completely gone.

Jeff Horning stated that there were no signs posted and he was worried about odour. Will the compost end up in the landfill. What is the notice for Health Canada to show up. Greg Thorn noted that the signs were posted.

Norm Caplin - had never been asked to sign a petition and is concerned about security.

Jennifer Tedford - concerned about the stigma of cannabis.

Craig Bartlett - concerns regarding cannabis supply or lack of supply that would necessitate having a micro cultivation facility here in this area.

Mary Trelford - has property close to the back of the proposed facility and feels that her property will be devalued if council goes ahead with the proposal.

Brenda Funston - thanked the owners for answering all the questions and they didn't know that his family was moving into the house and what will the taxes be for this property once it is up and running.

Gary Thorn - how often do the plants flower and for how long? Will they guarantee that if there are smells or complaints, will they shut down until the problem is corrected.

Marion Ace asked when it would be opening and how will the carbon filters work well enough?

Doreen Kirkland - opposed - air quality, smell, and close to the church. The operation needs to be located away from the community and is inappropriate to be located near the church and cemetery.

Adam Alpaugh - not opposed to business, but location. Is it a suitable location as it is near the church, community centre etc.

David McLeod - concerns about odours, maintenance, composting waste, security, audible alarms, nearest OPP response is Walkerton, are there retail sales?

Shawn Trelford - providing examples of like businesses in a residential area? Will they have generators? Concerns about decrease in property taxes.

Kelsey Nixon - how are they going to support local businesses and give back to the community.

Chantelle Thomas - concerns about security.

Kevin and Natalie Tedford - what qualifies them to run this business, size of building, and peak times for water consumption.

Jeff Horning - is there any chance of increasing transparency to increase the area of notification to be greater than 120m to cut down on innuendos and suspicion?

The Clerk noted that all written submissions that had been received in relation to the application had been forwarded to the County Planning Department for inclusion in the planning report.

Councillor Penner asked if there was any waste water?

Councillor Nickason asked about fire suppression and dehumidifiers? Is the water reclaimed?

No further questions were raised and the Mayor declared the public meeting closed at 8:15 p.m.

5. Confirming By-law

5.1 Confirming By-law 25-2023

Subsequent to further discussion, Council passed the following resolution:

110-08-2023

Moved by: Councillor Dudgeon

Seconded by: Councillor Hampton

Be It Resolved that By-law No. 25-2023 be introduced and read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 25-2023 being a By-law to confirm the proceedings of the Special Council meeting of the Municipality of Arran-Elderslie held Wednesday, April 5, 2023.

Carried

6. Adjournment

Subsequent to further discussion, Council passed the following resolution:

111-08-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Hampton

Be It Resolved that the meeting be adjourned to the call of the Mayor at 8:20 p.m.

Carried

7. List of Upcoming Council meetings

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk