



# MUNICIPALITY OF ARRAN-ELDERSLIE

## Special Council Meeting

### AGENDA

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

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#### Pages

1. Call to Order
2. Adoption of Agenda
3. Disclosures of Pecuniary Interest and General Nature Thereof
4. Public Meeting(s)
  - 4.1 Public Meeting - Zoning By-law Amendment Z-2022-127 - Thorn 1
5. Confirming By-law
  - 5.1 Confirming By-law 25-2023 195
6. Adjournment
7. List of Upcoming Council meetings
  - April 11, 2023
  - April 24, 2023
  - May 8, 2023
  - May 23, 2023



## Planning Report

**To:** Arran-Elderslie Council

**From:** Megan Stansfield, Planner

**Date:** April 5, 2023

**Re:** Zoning By-Law Amendment Z-2022-127 (Thorn)

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### Recommendation:

That Council receive this report, which summarizes the project and public comments received thus far, and hold a Public Meeting for the purpose of hearing representations from proponents and the public; and

That staff review comments and matters arising from the public meeting and return to a subsequent meeting with a recommendation.

### Summary:

The application proposes to establish definitions in the Municipality's Zoning Bylaw for a 'micro-cultivation facility' and 'micro-processing cannabis facility' and to permit these uses on the subject lands with limits on the size of the use. 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.

The proposed building is approximately 469 square metres in size with a grow surface of up to 200 square metres. The building will be completely enclosed, with a single exterior window, and an air filtration system that prevents odour escaping the building.

The lands are located at 46 Bruce Road 17, in the village of Tara/Invermay, Arran-Elderslie.

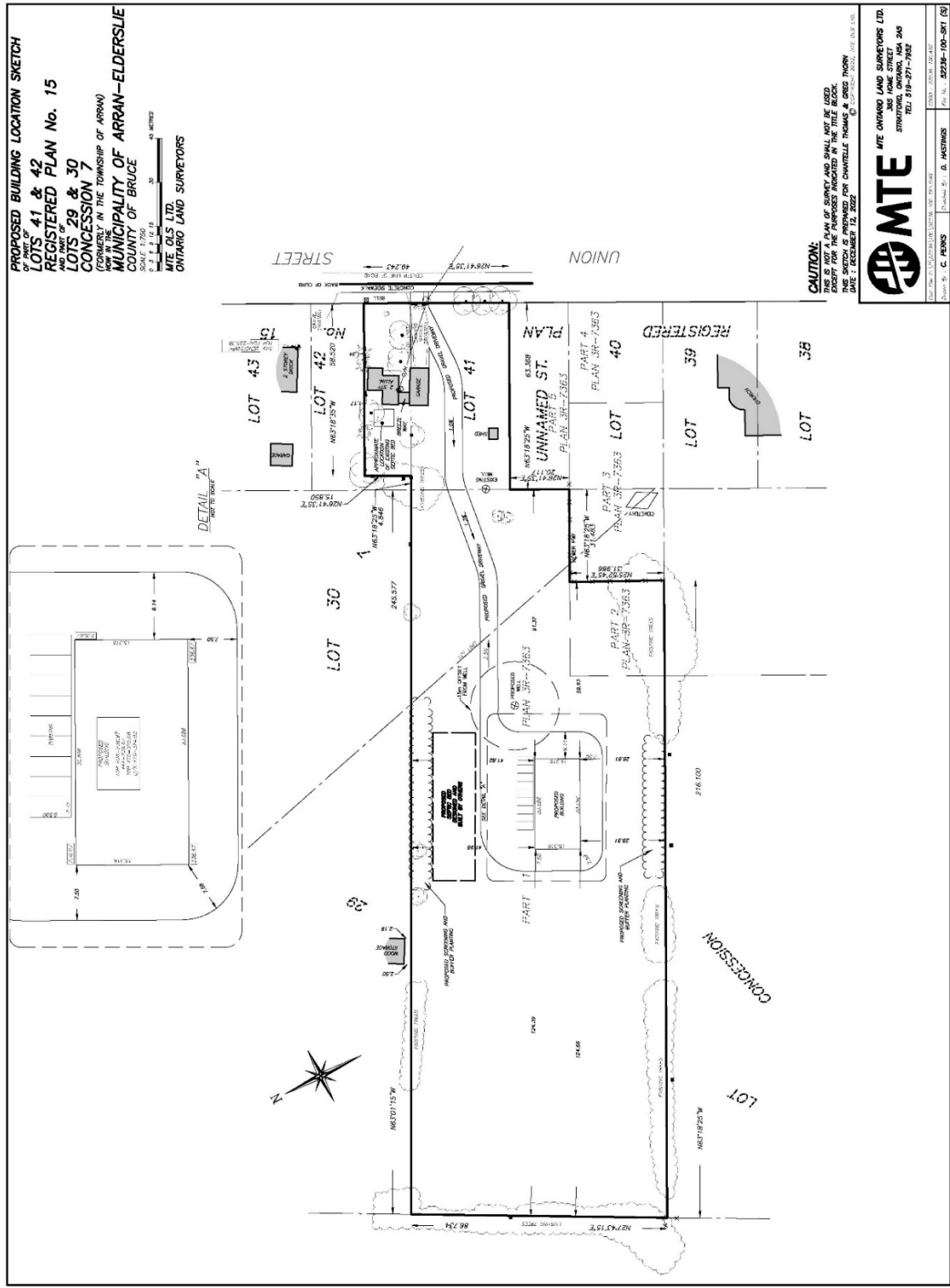
The Notice of Complete Application was posted at the site and circulated to those within 120 metres of the property on January 30, 2023, as per Planning Act requirements.

The Notice of Public Meeting Notice was posted at the site and circulated to those within 120 metres of the property, as well as others who requested the Notice, on March 13, 2023, as per Planning Act requirements.

### Airphoto

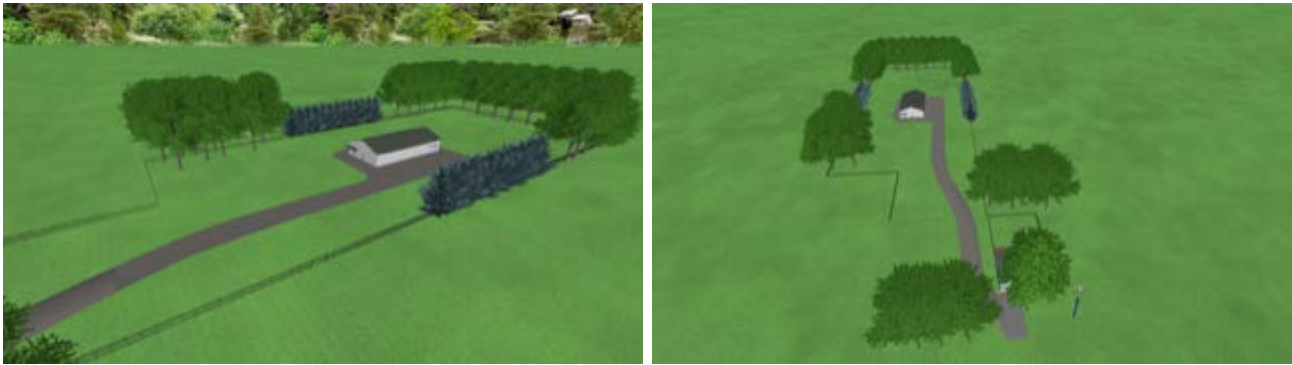


Site Plan





### Image of Proposed Development (rendering)



### Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

### Zoning

The property is zoned R1- Residential: Low Density Single, and A1 - General Agriculture. The proposed building to house the Micro Cultivation and Micro Processing Cannabis Facility will be located within the Agriculture zone. The agriculture zone permits agricultural activities, specifically defined in the Zoning By-Law as:

*'AGRICULTURAL GENERAL' means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures.*

The proposed use of a Micro Cultivation and Micro Processing Cannabis Facility is not specifically listed or defined in the zoning by-law, and as such, the applicants require a zoning by-law amendment. The proposed amendment includes the definition of a Micro Cultivation and Micro Processing Cannabis Facility and the site specific use.

### Official Plan Designation

The Residential portion of the property is within the Urban Area of Tara/Invermay, and designated as Residential in the Arran-Elderslie Official Plan. The agriculture portion of the property is outside the Urban Area of the Local Official Plan, and is designated Rural in the Bruce County Official Plan. The role of the Official Plan is an overarching framework to establish a vision for the County which outlines goals, objectives and policies which help to dictate land use planning decisions. The use is evaluated relative to the criteria of the plan. The Rural Designation permits Agriculture Uses and Agriculture related uses as defined below.

*Agriculture uses, as defined by the Provincial Policy Statement including agriculture, aquaculture, apiaries, agro-forestry, associated on-farm buildings and structures, growing*

*of crops for biomass, maple syrup production, the growing of plants for food production, nurseries, the primary and secondary farm residence, and temporary farm accommodation for workers.*

*Agriculture related uses, as defined by the Provincial Policy Statement, including commercial or industrial uses that are directly related to the processing of agricultural products produced on the same property or providing products or services to farm operations in the area, in accordance with the policies of Section 5.5.9, and retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is to be located.*

## Considerations

Through the pre-consultation process planning staff identified key considerations to the applicants regarding their proposal, namely, odour, lighting, security and traffic. These issues were addressed in the Planning Justification Report provided by the applicant's planner. The major concerns noted, are summarized below; please refer to the Planning Justification Report for details on these considerations.

## Federal Regulations and Requirements

A license from Health Canada is required for the Micro Cultivation and Micro Processing Cannabis Facility. Health Canada has specific regulations and requirements the owners must meet to obtain and maintain a license. Health Canada has the authority to conduct inspections and enforce any Regulations that are not met. A license may not be granted unless appropriate zoning is in effect.

## Odour

Cannabis has a distinct odour that can impact surrounding sensitive uses and needs to be considered when evaluating the suitability of the location of the proposal. The proposed building will be completely enclosed and will be equipped with activated carbon filters on the air handling units which exhaust air outside. The air circulating the facility is also passed through a unit with filters to reduce any odours. In addition, the report notes that no open cannabis will be handled in an area that contains an exterior door. Prior to obtaining a license from Health Canada, it must be demonstrated that sufficient odour controls are in place. Health Canada states that it takes odour complaints seriously, and during inspections ensures that the facility is meeting odour control requirements. It is also noted that there may still be odours from indoor production, even when an air filtration system is in place, but the air filtration does limit odour intensity and frequency.

## Lighting

Typically, there is concern when the facility is a greenhouse, where lights must be on when daylight is insufficient which can contribute to light pollution and general displeasure from those in the surrounding area. The proposed facility in Tara is completely enclosed - the only

window being one for the office. As such lighting associated with cultivation is not a concern. External, motion-activated lighting is proposed for security purposes.

## Security

Health Canada has specific requirements regarding security of the facility, and plans are required to be submitted to Health Canada prior to obtaining a license for the facility.

## Traffic

The Planning Justification Report notes that occasional shipments of materials will occur, with the bulk of materials being delivered at the beginning of operation start-up and processed goods are shipped approximately every 3 months. Subsequent correspondence indicates approximately 6 shipments out of the facility per year. Operational staff reside on site.

## Municipal Regulatory Approaches for Agro-Industrial Use

Cannabis production can be argued to be both an agricultural and an industrial use. By nature, it is an agricultural crop and requires the standard inputs of any plant. Conversely, the proposed form cannabis production can also be considered an industrial use. The indoor facility requires artificial lights, temperature control, etc. and the associated planning concerns (lights, odours, security) are similar to those of industrial developments. Bruce County has other cannabis production facilities, mainly located within industrial zones. The Municipality of Arran-Elderslie Zoning By-Law has setbacks for industrial uses in the specific industrial zones and requires that an interior sideyard setback from a Residential area be 10 metres.

Legal Cannabis production is a relatively new use, and regulatory approaches are emerging. A 2021 report for the City of Niagara Falls, by SGL Planning and Design, summarized the setback requirements to sensitive land uses or zones, for cannabis facilities that have been established in a number of jurisdictions. Some municipalities differentiate between proposals within an industrial or agricultural zone, while others differentiate between indoor facilities equipped with an air filtration system (proposed here) and facilities without odour filtration.

For municipalities that specify a zone (agricultural) and the use of air filtration, setbacks from a sensitive land use range from 100 metres to 150 metres.

The proposal at 46 Bruce Road 17 is approximately 40 metres from the edge of the residential zone, about 50 metres from the edge of a sensitive use (cemetery), and the closest dwelling (the applicants) is about 150 metres away.

Another 2021 report by WSP for the Township of Springwater reviewed similar issues related to cannabis production in surrounding municipalities. Additionally, it reviewed the policies and frameworks in place relative to Springwater to assist council in the creation of a by-law.

The report detailed planning tools used in several municipalities to address common concerns with cannabis production - many created a definition and further applied site-specific requirements.

Provincially, a recent case was decided by the Ontario Land Tribunal (OLT) in respect of the Township of Oro-Medonte's Zoning By-Law amendment that would regulate Cannabis production and processing facilities in the Township. The OLT found that the zoning by-law was not consistent with the PPS 2020 because it removed the growing of a specific crop, which does not promote or protect agricultural uses, as required in the PPS. The same case also notes that requiring a separation distance from a sensitive use, is inconsistent with the PPS, as the PPS requires the protection of Prime Agricultural Areas and all types of agriculture.

Staff note that provincially defined Minimum Distance Separation guidelines apply relative to livestock facilities and manure storage facilities and sensitive uses, and that the proposed development is designated 'Rural' in the County Official Plan.

### Public Comments

Through the public notice process, neighbours and residents of the surrounding area have expressed further concerns for the development. At the time of writing this report, County and Municipal staff have received 26 public comments opposing this application.

A summary of the public concerns and the applicant's response are listed in the table below. The full comments provided by the public are appended to this report, in addition to the Planning Justification Report provided by the applicant's planner.



Public Concern	Explanation	Applicant Comments
Security Concerns and Crime	The community has concerns regarding increased crime in the area. Concerns of guns being used due to increased security presence were mentioned in a few comments, while others were just generally concerned with increased potential for crime	<b>Applicant Comment:</b> The proposed business is committed to running a secure compliant facility. The site has been designed to prevent any un-authorized access and intrusion via a solid structure, physical barriers, and restricted access controls. Visual surveillance for access and exit points into the site is achieved using interior and exterior cameras. Access control is being managed via keylock systems and card readers organized in several layers to only allow authorized staff entry into the operations areas. There will be no guns involved in the security process.
Operating Hours		<b>Applicant Comment:</b> operating hours would be from either 8 am to 4 pm or 9 am to 5 pm.
Property taxes/home values	Commenters are concerned that the proposed development will impact the value of their homes	<b>Applicant Comment:</b> Based on the investment on the current house and proposed new building which is similar to other buildings in the area, the difference being this will be a new building that would blend into the property. This indoor facility will not show any indication of being a small craft cannabis business
Environmental Concerns/ Fertilizers/chemicals in the	Concerns that fertilizers and chemicals will get into the water.	<b>Applicant Comment:</b> The operation is Health Canada regulated and would not allow the use of damaging chemicals. Health Canada has a very high bar on how one would operate which is a good thing for this industry. There



water/proximity to the river		would be no runoff in any event that would impact well water or the river.
Odours	Commenters noted the odours produced by cannabis. Many likened the proposed facility to the 7 Acres facility in Tiverton, and many noted that this would compound the odour from the Lallemand Yeast Plant	<b>Applicant Comment:</b> As per Section 81 of the Cannabis Regulations, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors. The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high-performing activated carbon (also known as activated charcoal) filters which are the gold standard for achieving odour mitigation in cannabis facilities. The Strict Operational Practices (SOP's) at the facility, dictated by Health Canada-approved SOP's, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release. Odour controls, as directed by Section 81 of the Cannabis Regulations, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders. During inspections, licence holders must demonstrate the continued functionality of odour controls at

		their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational.
Noise	Concerns for noise generated by fans and generators	<b>Applicant Comment:</b> The business is family owned and operated and must follow Health Canada rules and regulations. This operation will be considered a small craft business with no automation, just the use of our hands to plant, grow, harvest, and package.
Increased Traffic	Concerns of increased traffic	<b>Applicant Comment:</b> The proposed operation will have less traffic than any other business in the area, or even residences. Aside from initial order of supplies there would be potentially 6 shipments out to the province annually which would require a small vehicle footprint of a typical rented U-Haul.
Lighting	Concerns for light pollution and lights being constantly on, "green lights" coming from the building	<b>Applicant Comment:</b> The proposed facility is a completely self-contained production site which does not produce any exterior light pollution other than the light generated from general office lighting from the single exterior window. Exterior lighting will be limited to motion-sensitive spot lighting on the building envelope near entry and exit points which would activate only in the proximity of an individual approaching an exterior door
'Eye sore'	Concerns of chain link fence/ "prison-like" look due to security fencing	<b>Applicant Comment:</b> The proposed new building will blend in as any other building in the surrounding area. This is not a business that requires security fencing around the perimeter as the building will be secured similar to most businesses in the area.

Greenhouse	Concerns related to a greenhouse building	<b>Planner Comment:</b> The proposed facility is completely enclosed, with only one window in the office.
Close to church/cemetery	Church hosts weddings, Food Bank, Alcoholics Anonymous and also public concern surrounding the stigma of having a cannabis facility near a church	<b>Applicant Comment:</b> The goal is to invest in the property, house and proposed new building that the community would have no issues with. The family plans to be part of the community and help in such good causes as the food bank.  Based on the small scale of the operations there would be no impact to the historical cemetery.
Expansion	One commenter noted concerns that the project would expand to the use of a greenhouse or other facilities once approval was given	<b>Planner Comment:</b> The By-Law specifically limits the space to the 470 square metre building. Expansion would require an additional Planning Act Application.
Water Use	Concerns of extensive water usage, depleting surrounding wells/ affecting water table	<b>Applicant Comment:</b> The water use and runoff would be similar to someone running a flower nursery.  <b>Planner Comment:</b> The facility is regulated by Health Canada. Extraction of water in excess of 50,000l/day requires a Permit to Take Water from the Ministry of Environment, Conservation and Parks.
Public Notification Process	A couple commenters noted their displeasure at the lack of, or late notification for this proposal	<b>Planner Comment:</b> Notice timelines are established under the Planning Act. Notices were issued with more time than required by the Act.

Residential Area/Sensitive use	Commenters reiterated that this is largely a residential area, and they feel that the proposed development is in too close proximity to the residential area	<b>Planner Comment:</b> see discussion above.
Retail sale concerns	Public concerns that a retail store will be established on the property	<p><b>Applicant Comment:</b> All sales will occur via 4-6 deliveries per year to OCS (Ontario Cannabis Stores) DC in Guelph. The provincial government controls the distribution to the 1,700 plus retail stores in Ontario.</p> <p><b>Planner Comment:</b> A retail store is not proposed, and not permitted in the proposed zoning by-law amendment. A retail store would require an additional zoning by-law amendment.</p>
Drainage and run off	Concerns that the proposed building will cause drainage and run off issues	<p><b>Applicant Comment:</b> The water use and runoff would be similar to someone running a flower nursery. We have been working with an engineering group (MTE) that will be providing a grading and drainage design. This design does not allow any water to runoff into other people's property or the Sauble River.</p> <p><b>Planner Comment:</b> Drainage and lot grading is addressed through the building permit stage. The Chief Building Official reviews and approves the final plans. The Grey Sauble Conservation Authority has been circulated on this proposal and noted no objections to the proposed development.</p>
General stigma		<b>Applicant Comment:</b> Aside from the current communication the objective is that it would not be apparent that there is a

		<u>LEGAL &amp; Health Canada regulated</u> small craft micro-operations.
Economics	A few comments noted that no, or few jobs were being created and that this doesn't benefit the community economically	<b>Applicant Comment:</b> The proposed Micro Cultivation and Micro Processing Facility will promote local economic development initiatives and prosperity in the County by broadening the range of business activity. The proposed use will strengthen the agricultural community as a viable and vital component of the County's economy, while at the same time recognize and promote the rural area as an important community and economic resource.
Children walking past the facility to go to school/daycare		<b>Applicant Comment:</b> The investment on the house and proposed new building should reflect a residential owner who cares about the land and property. The building would show similarly to any of the neighbouring company buildings, being fully enclosed & secured.
Health Risks	Concerns of health risks due to the odour in the air, specifically: Hypersensitivity pneumonia, allergic rhinitis, asthma patients having more reaction, mold spores in air causing respiratory infections	<b>Planner Comment:</b> In an evidence brief on "Odours from cannabis production", by Public Health Ontario, it was stated that there was no scientific literature identifying health effects associated with exposure to cannabis odours. The production of cannabis is highly regulated by Health Canada.
Cemetery	Concerns of unmarked graves in the vicinity	<b>Planner Comment:</b> As part of the planning process, the applicants have been asked to complete an Archaeological Assessment. Their archaeologist will need to consult with Saugeen Ojibway Nation (SON), who will oversee the assessment.

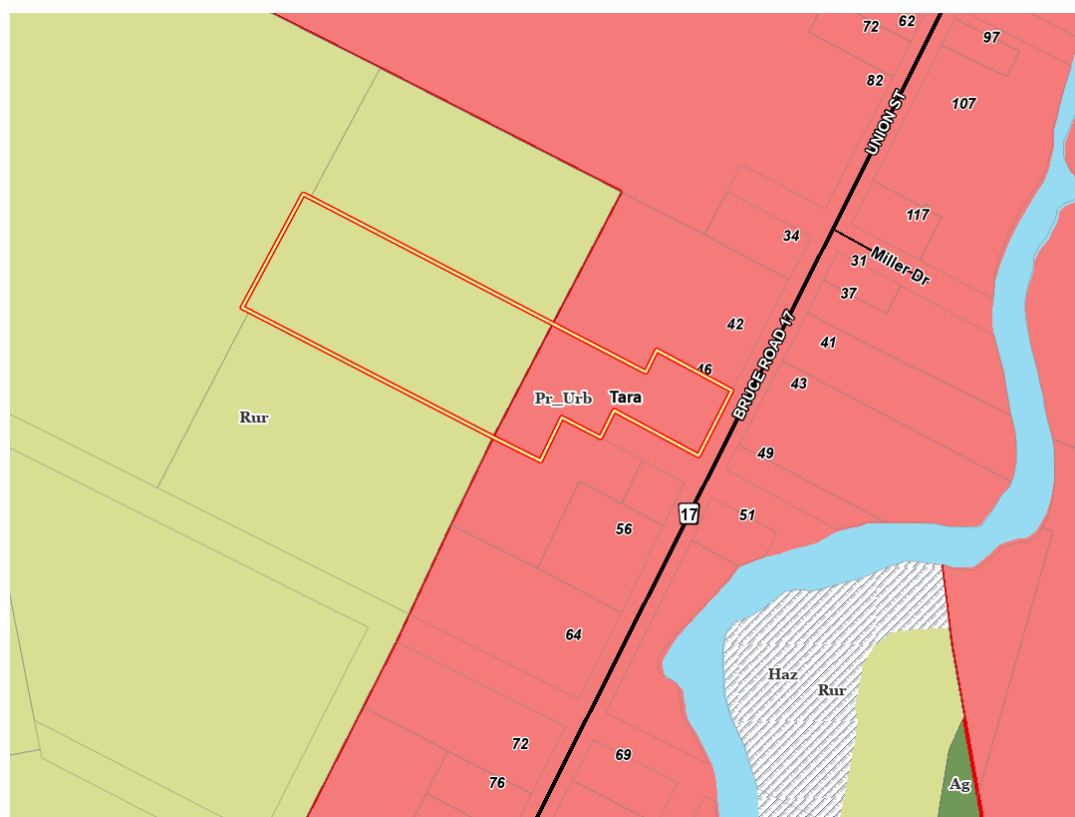




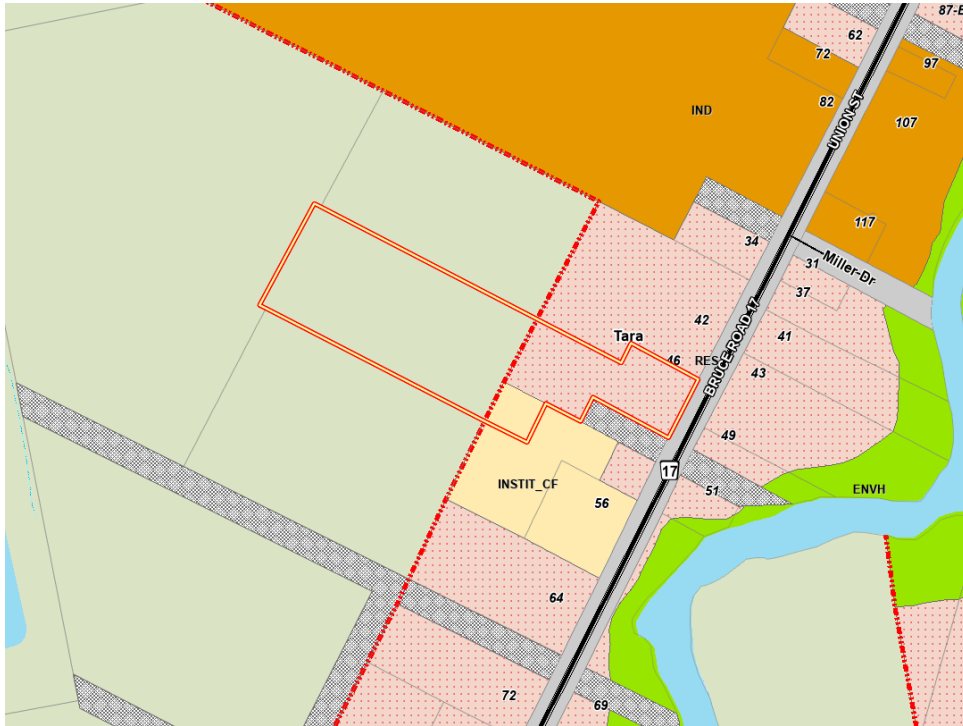
## Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

## County Official Plan Map (Designated Primary Urban Communities & Rural)



### Local Official Plan Map (Designated Residential and Institutional & Community Facility)



### Local Zoning Map (Zoned R1 - Residential: Low Density Single & A1 - General Agriculture)



## List of Supporting Documents

- Planning Justification Report
- Lighting Letter

## References:

Health Canada. May 2022. Cannabis Odours and Odour Control. Link: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/cannabis-odours-control.html>

Public Health Ontario, April 2018. Evidence Brief: Odours from Cannabis Production. Link: [https://www.publichealthontario.ca/-/media/Documents/E/2018/eb-cannabis-production-odours.pdf?rev=dd4efc937211468392cdc427ff3e8e13&sc\\_lang=en](https://www.publichealthontario.ca/-/media/Documents/E/2018/eb-cannabis-production-odours.pdf?rev=dd4efc937211468392cdc427ff3e8e13&sc_lang=en)

Ontario Land Tribunal Hearing. 2023. Township of Oro-Medonte. Link: <https://www.canlii.org/en/on/onlt/doc/2023/2023canlii5427/2023canlii5427.html?searchUrlHash=AAAAAQAIY2FubmFiaXMAAAABABBSU08gMTk5MCwgYyBQLjEzAAAAQAOLzM3NS1jdXJyZW50LTEB&resultIndex=2>

SGL Planning and Design. May 2021. City of Niagara Falls: Cannabis Growing Facilities, Land Use Review. Link: <https://niagarafalls.civicweb.net/document/36020/PBD-2021-23,%20Attachment%20-%20Cannabis%20Growing%20Facilit.pdf?handle=30313C5EAFB04F7ABC9ED1933597FFB4>

WSP. March 2021. Springwater Cannabis Production Review Study. Link: <https://www.springwater.ca/en/business-and-development/resources/Documents/Cannabis-Production-Review-Study.pdf>

## Agency Comments

Arran Elderslie Public Works: No comments

Grey Sauble Conservation Authority: No objections, provided in full below

Source Water: No policies apply to the activities identified. Portion of the property is located in the Wellhead Protection Area E for the Tara Drinking Water System, which requires a Risk Management Plan for storage and/or application of pathogens (agricultural source material)

Saugeen Ojibway Nation: Archaeological Assessment is required

Bruce County Transportation: No comment



County of Bruce  
 Planning & Development Department  
 268 Berford Street, PO Box 129  
 Wiarton, ON N0H 2T0  
 brucecounty.on.ca  
 226-909-5515



January 30, 2023

File Number: Z-2022-127

## Notice of Complete Application

A change is proposed in your neighbourhood: 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.

A public meeting will be scheduled at a later date and another notice will be sent out advising of the date of this meeting.



46 Bruce Road 17

CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;RP 3R7363 PARTS 1 AND 2(Arran)  
 Municipality of Arran-Elderslie  
 Roll Number 410349000315402

## Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by emailing [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca) or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Megan Stansfield

## Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

1. Please contact us by mail (address above) or (hub email) if you have any questions, concerns or objections about the application.
2. You can participate in the Public Meeting (when it is scheduled)

## Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application), you must make a written request to the Bruce County Planning Department.

## Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

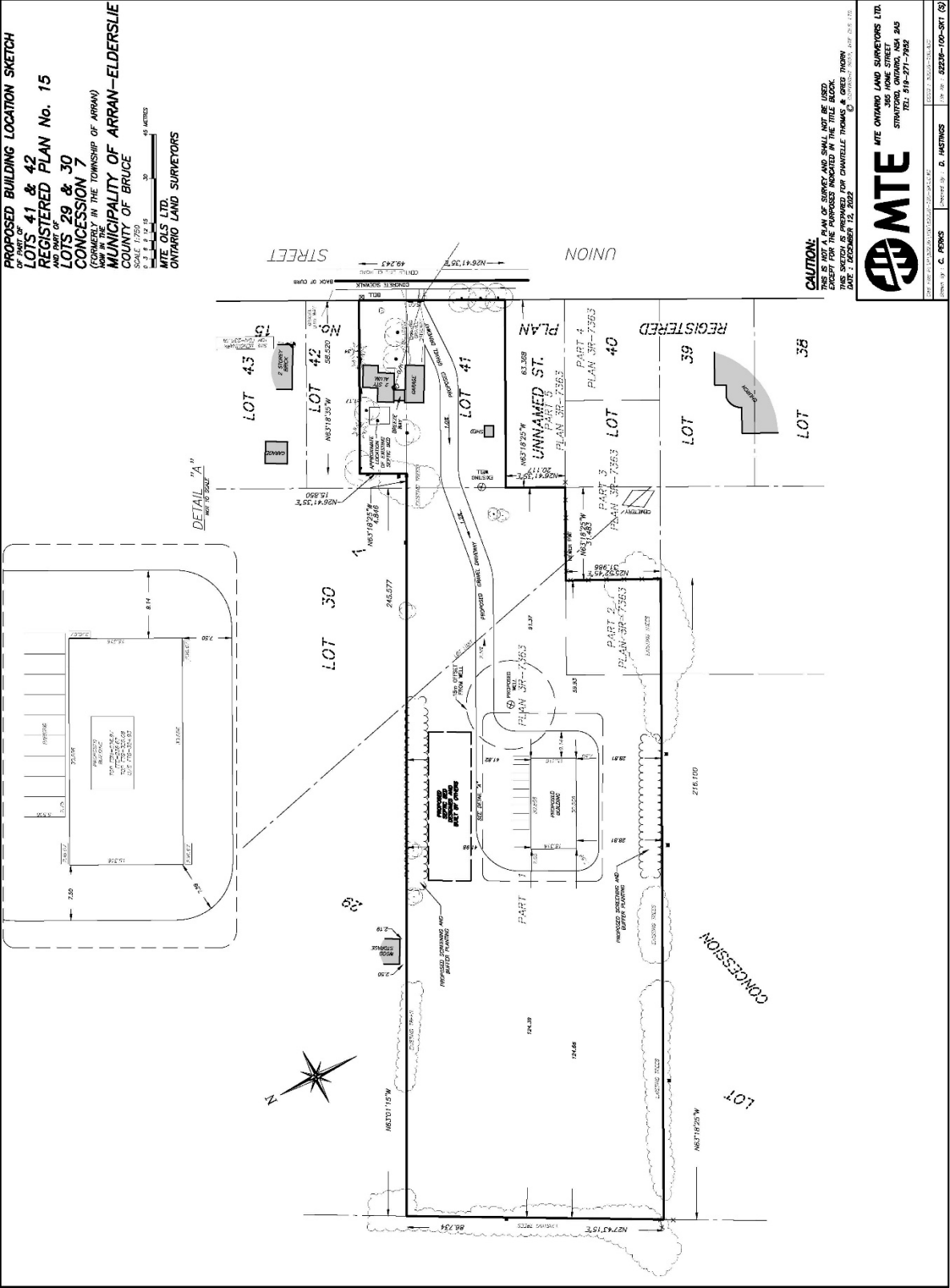
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.



# Site plan





County of Bruce  
 Planning & Development Department  
 268 Berford Street, PO Box 129  
 Wiarton, ON N0H 2T0  
 brucecounty.on.ca  
 226-909-5515



March 13, 2023

File Number: Z-2022-127

## Public Meeting Notice

**You're invited to participate in a Public Meeting  
 to consider Zoning By-Law Amendment File No. Z-2022-127  
 April 5, 2023 at 5:30 pm**

A change is proposed in your neighbourhood: 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.



46 Bruce Road 17

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 Municipality of Arran-Elderslie  
 Roll Number 410349000315402

## Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca) or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Megan Stansfield

## Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after March 27, 2023 may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

Please contact us by email at [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.

## How to access the public meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0. Seating may be limited and you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

Please contact Clerk Christine Fraser-McDonald at [cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca) or 519-363-3039, ext. 101 if you have any questions regarding how to participate in the meeting.

## Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

## Know your rights

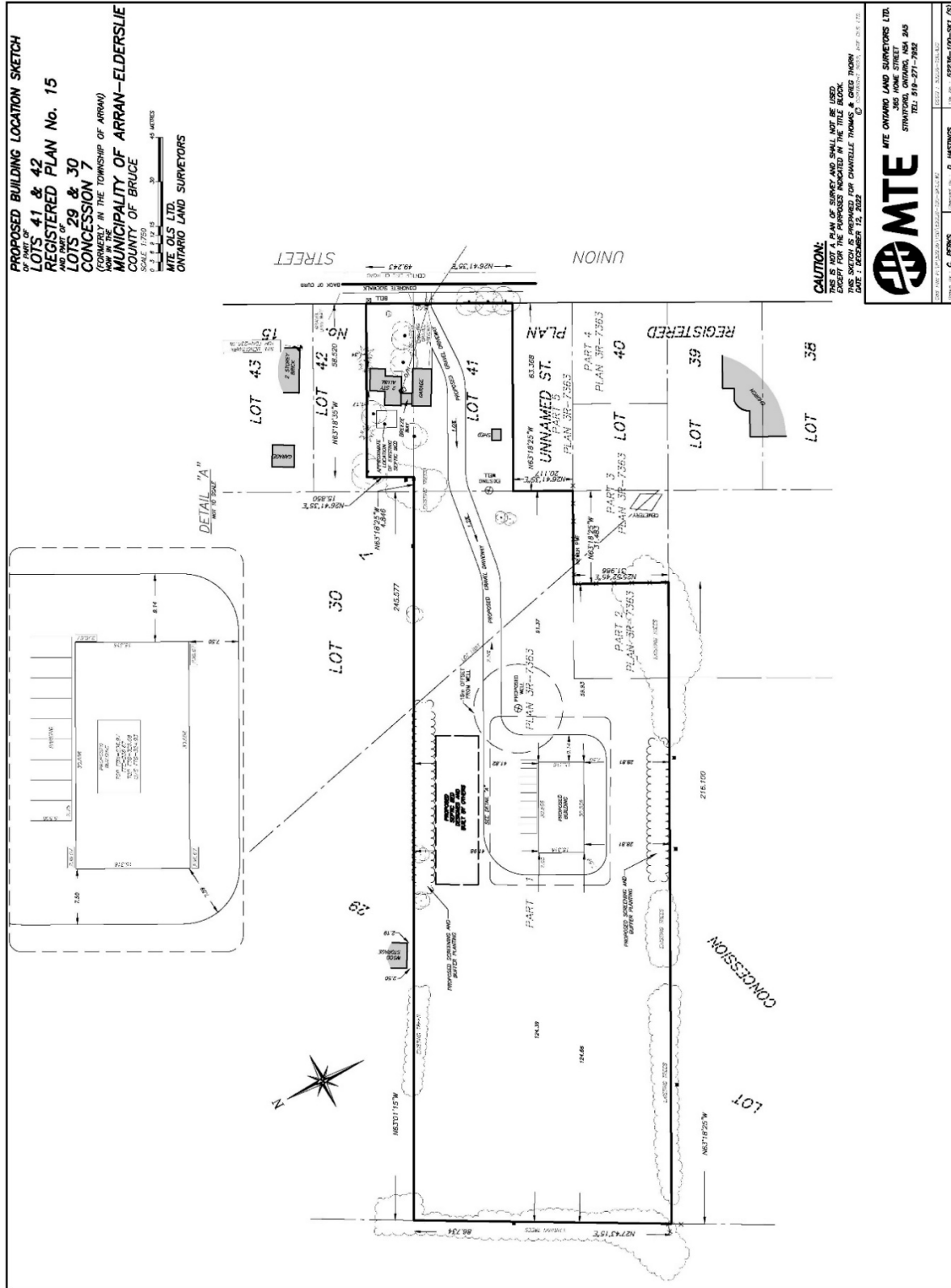
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

# Site plan





**Application for Zoning By-law Amendment  
46 Bruce Road 17  
Municipality of Arran-Elderslie  
County of Bruce**

**PLANNING OPINION**



Prepared by:  
**MIRIAM E. VASNI, MCIP, RPP**  
**LAND USE PLANNING &  
PROJECT MANAGEMENT**

**December 2022**

GREG THORN and NOAH THORN  
 ZONING BY-LAW AMENDMENT APPLICATION  
 46 BRUCE ROAD 17  
 MUNICIPALITY OF ARRAN-ELDERSLIE, COUNTY OF BRUCE

DECEMBER 2022

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Figure 2	Surrounding Land Uses
Figure 3	Floor Plan
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Figure 6	Current Zoning – Arran-Elderslie Zoning By-law 36-09

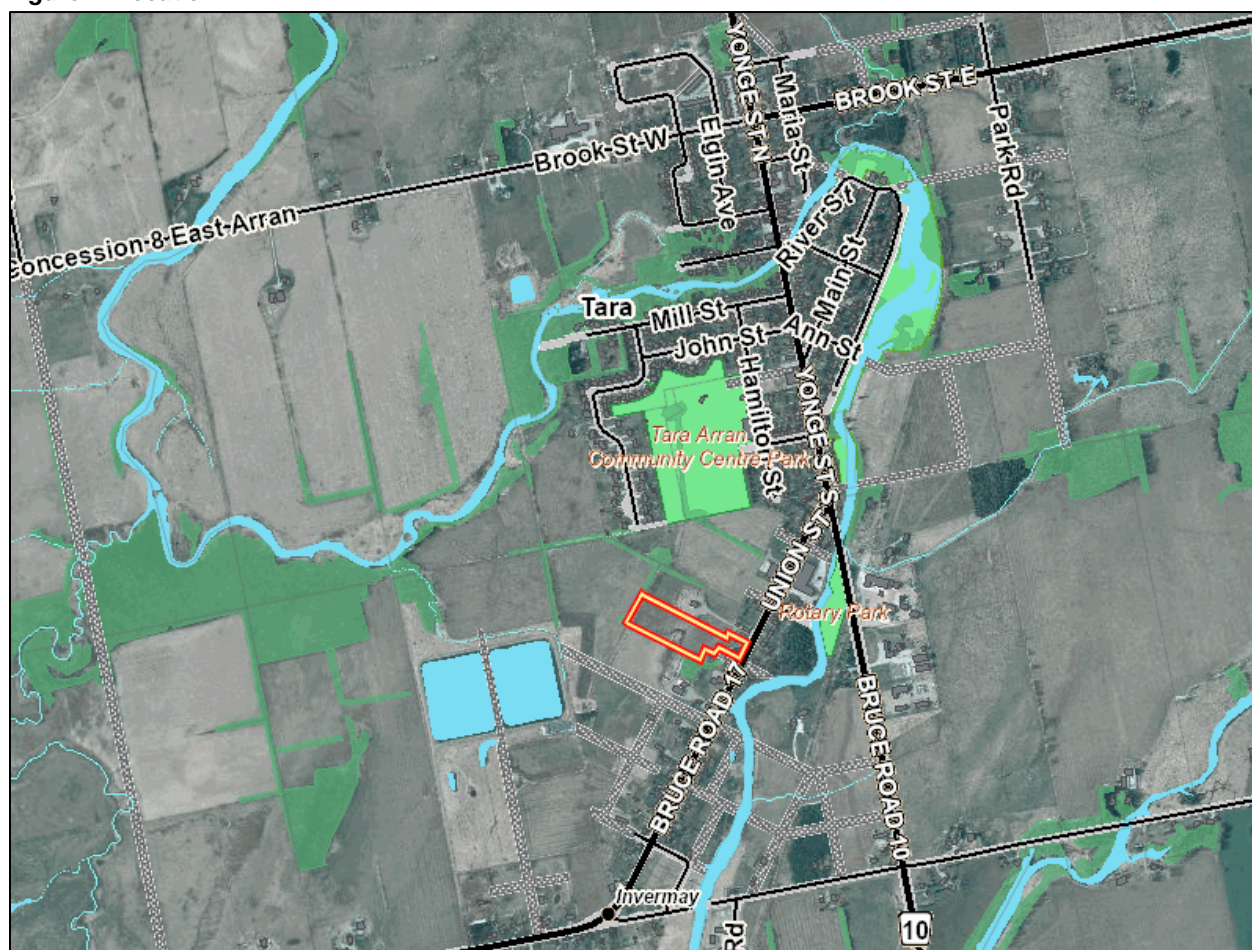
## APPENDICES

Appendix 'A' – Plan of Survey	Appendix 'E' – Draft Zoning By-law Amendment
Appendix 'B' – Certificate of Incorporation	Appendix 'F' – Physical Security Plan Report
Appendix 'C' – Building Location Plan	Appendix 'G' – Physical Security Design
Appendix 'D' – Zoning Letter of Support for Health Canada Application Under Cannabis Regulations	

## 1.0 LOCATION

Greg Thorn and Noah Thorn ('applicants') are the registered owners of those lands described as 46 Bruce Road 17 (ARN# 410349000315402), Municipality of Arran-Elderslie, County of Bruce. The property is within the community of Tara. The lands comprise a total area of approximately 2.2 ha (5.5 ac), with approximately 48 m of frontage onto Bruce Road 17. A Plan of Survey is attached as *Appendix 'A'*.

**Figure 1: Location**



Source: Bruce County GIS Mapping

## 2.0 PURPOSE

The purpose of this Zoning By-law Amendment application is to add a Micro-cultivation and Micro Processing Cannabis Facility as an additional permitted use within the General Agriculture (A1) Zone, establish a definition for a micro-cultivation and micro processing cannabis facility and place limits on the scale of the operation.

A Pre-consultation Meeting with the County of Bruce Planning Staff was held on September 14<sup>th</sup>, 2022.

## 3.0 EXISTING SITE CONDITIONS

The property has approximately 48 m of frontage onto Bruce Road 17 and an approximate land area of 2.2 ha. The property contains an existing residential dwelling in the front portion of the parcel and an existing driveway from Bruce Road 17. A garage and connecting breezeway to the existing dwelling is currently under construction. A small shed is also located on the property. There are no other buildings or structures on the property.



*Front View*



*Rear View*



## 4.0 SURROUNDING LAND USES

Figure 2: Surrounding Land Uses



Source: Bruce County GIS Mapping System

North - #1 Single Family Residence & Taraway Contracting, Tara Centre Community Park  
 South - #2 Single Family Residence & truck storage depot, #3 Christ Church, Residential  
 East - #4 Residential, Agricultural Lands  
 West - Vacant Property, Agricultural Lands, Sewage Treatment Lagoons for the Community of Tara

## 5.0 PROPOSAL

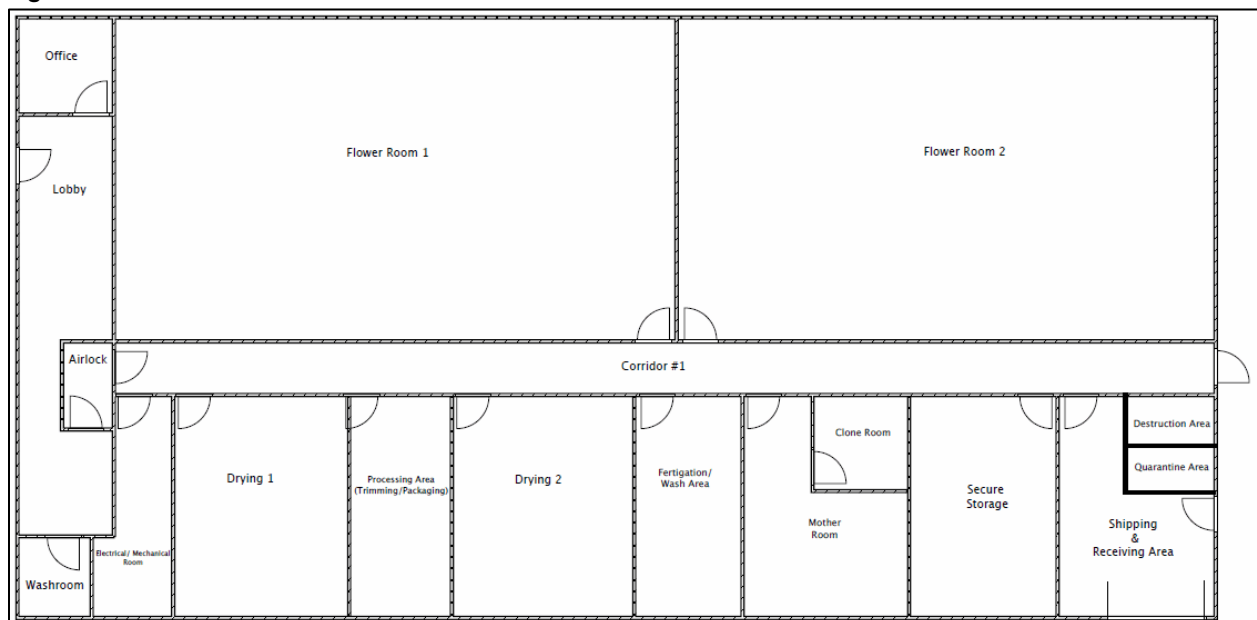
The applicants propose to establish a Micro Cultivation and Micro Processing Cannabis Facility on the subject lands, under a licence to be obtained from Health Canada. The licence will be issued to 1000336730 Ontario Inc. The Certificate of Incorporation is attached as *Appendix 'B'*. The facility will be located on the portion of the property designated Rural and zoned General Agricultural (A1).

A micro-cultivation licence allows the licensee to produce cannabis plants and seeds, and fresh and dried cannabis. A grow surface area (plant canopy) of up to 200 m<sup>2</sup> for growing cannabis plants is permitted. The grow surface areas include all horizontally and vertically arranged surfaces.

Micro-processing includes all of the same activities as standard processing, except on a smaller scale. Processing activities include finished product and packaging of the dried flower.

The growing of the cannabis crop will take place inside the proposed 469 m<sup>2</sup> (5,045 ft<sup>2</sup>) building. The proposed building will be built slab on grade with a maximum height of 6.5m. The proposed building is comprised of:

**Figure 3: Floor Plan**



The proposed product flow of cannabis is as follows:

- Seeds, clones and soil are received in Shipping & Receiving Area. The seeds and clones are then moved to the Quarantine Area. Deliveries and shipments are transported via cube vans, most likely smaller than in the picture shown below. A majority of items would be received at the beginning of the operation start-up.



- Accepted seeds are moved from the Quarantine Area to Secure Storage. Review of quality of materials and supply takes place in the Quarantine Area before being released into the operational areas.
- When ready for use, seeds are moved from Secure Storage and accepted clones are taken from the Quarantine Area to Mother Room and Clone Room (respectively). Clones take up to 14 days to root. Rooted clones are transplanted into 2-gallon pots. Mother plants will be kept in a vegetative state and replaced every 4 to 6 months by their clones. Cuttings are taken from Mother plants to create clones for transfer into Flower Rooms 1 & 2.
- Accepted cannabis plants are then moved from Mother Room to Flower Room 1 and Flower Room 2. Clones to be in vegetative state for 14 days then flipped to flower state for 56 days.
- Fresh cannabis from Flower Room 1 and Flower Room 2 is moved into either Drying Room 1 or Drying Room 2. After cutting plants down the branches will be hung within a controlled drying/humidity room 10 – 14 days for drying.
- Dried cannabis is moved from Drying Room 1 and Drying Room 2 to the Processing Area, where the process of hand trimming will occur. The finished product packaged for sale - 3.5-gram dry flower per pouch and 0.5-gram pre-roll (joint).
- Finished Cannabis Products are moved from Processing Area to Secure Storage.
- Finished Cannabis Products are moved from Secure Storage through Shipping & Receiving Area. Shipping would be every 3 months to OCS (Ontario Cannabis Stores – Province of Ontario – Guelph Distribution Centre).

All waste (fan leaves, stems, etc.) from Flower Room 1, Flower Room 2, Drying Room 1, Drying Room 2, Processing Area, Mother Room and Clone Room are moved to the Destruction Area for cannabis destruction. The plant waste is ground down and is mixed with vinegar and soil, making the cannabis waste a good compost material, and unfit for consumption. The compost can then be sent out to an authorized composting facility or composted on-site. This is considered an eco-friendly option to dispose of the cannabis plant waste.

## 5.1 ACCESS

There currently exists a crushed gravel driveway access from Bruce Road 17 to the existing dwelling on the property. It is proposed to extend this driveway to the proposed Micro Cultivation and Micro Processing Facility building. The proposed extended driveway will encircle the building, thereby providing satisfactory access for emergency vehicles.

## 5.2 PARKING

The Municipality's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not provide parking requirements for a Micro-cultivation and Micro Processing Cannabis Facility. The facility will be operated by approximately 2-4 family members living in the existing dwelling on the property. In reality, only 2 to 3 parking spaces will be required, however, we have provided for 9 parking spaces.

## 5.3 LANDSCAPING/BUFFERING

The Building Location Plan identifies pockets of existing mature trees along portions of the northern and southern property boundary (*see Appendix 'C'*). Proposed vegetative planting is proposed on both the northern and southern lot boundary, where no existing natural buffer exists to the north and south of the proposed building.





## 5.4 SERVICING

The existing dwelling has an existing septic system and drilled well. This existing septic system was pumped out just prior to the applicants taking ownership of the property on September 1<sup>st</sup>, 2022.

A new septic system and drilled well are proposed to service the proposed new building. Details of these proposed private services will be submitted at building permit stage.

The location of the existing septic system and well and the proposed septic system and well are identified on the Building Location Plan (*see Appendix 'C'*).

## 6.0 POLICY FRAMEWORK

### 6.1 PROVINCIAL POLICY STATEMENT (PPS) 2020

The PPS defines Rural lands as “lands which are located outside settlement areas and which are outside prime agricultural areas.”

The subject lands are governed by the County of Bruce Official Plan. The policies of the Local Official Plan are not applicable. The subject property has dual designations. The front one-third is designated Primary Urban Community and remaining property is designated Rural. The area designated Rural is outside the settlement area of Tara and is therefore considered Rural lands. Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards, are permitted uses. The proposed Micro Cultivation and Micro Processing facility will be located on those lands designated Rural.

**Figure 4: Land Use Designations-Bruce County Official Plan**



Source: Bruce County GIS Mapping System

On Rural lands:

- Recreational, tourism and other economic opportunities should be promoted. [Sec. 1.1.5.3]
- Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. [Sec. 1.1.5.4]
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. [Sec. 1.1.5.5]
- Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. [Sec. 1.1.5.7]

**Comment:**

The PPS recognizes Rural areas as important to the economic success of the province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas.

The proposed Micro Cultivation and Micro Processing facility:

- Will promote a diversified economic opportunity.
- Is compatible with the surrounding rural landscape.
- Will be privately serviced (septic & well). The subject lands front onto a County Road maintained year-round. There is no need for the expansion of municipal infrastructure.

***Building Strong Healthy Communities***

Healthy, integrated and viable rural areas should be supported by promoting diversification of the economic base and employment opportunities through goods and services, including value-added products, and the sustainable management or use of resources.

**Comment:**

The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote diversification of the economic base and employment opportunities through goods and services, including value-added products, and the sustainable management or use of resources

### ***Wise Use and Management of Resources***

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

#### ***Comment:***

The subject property is part of the agricultural system of the surrounding area. A micro-cultivation licence allows the licensee to produce cannabis plants and seeds, and fresh and dried cannabis. The growing of the cannabis crop will take place inside the proposed building. The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote a diverse agricultural use on the subject lands.

### ***Protecting Public Health and Safety***

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

#### ***Comment:***

There are no natural or human-made hazards on or adjacent to the subject property. The proposed development will not be a risk to public health or safety or property damage and will not create new hazards.

The proposed development complies with the policies of the Provincial Policy Statement.

## 6.2 BRUCE COUNTY OFFICIAL PLAN

The subject property is designated Primary Urban Community and Rural within the County of Bruce Official Plan. The area designated Rural is comprised of approximately 1.58 ha, with the remaining .63 ha designated Primary Urban Community.

**Figure 5: Land Use Designations-Bruce County Official Plan**



Source: Bruce County GIS Mapping System

The Bruce County Official Plan does not identify any constraints on the subject lands.

Section 1.1(1) to the County of Bruce Official Plan describes the purpose of the Plan and states:

“The purpose of the Bruce County Official Plan is to establish a policy framework to guide the physical, social and economic development of the County and to protect the natural environment within the County.”

Section 1.1(2)(iv) further states that “Through this Official Plan it is County Council’s intent to encourage economic development and prosperity.

Section 3.4 provides the Goals & Objectives of the County Official Plan:

- Recognize the interest in and importance of economic growth of the County [Sec. 3.4.1(5)(iii)]; and
- Recognize, promote and strengthen the agricultural community as a viable and vital component of the County's economy [Sec. 3.4.1(5)(iv)]

Section 4.5 speaks to the Economic Development of the County:

- Broaden and encourage the range of business activity including home industries in the County that can adapt to economic change [Sec. 4.5.1(x)]; and
- Recognize and promote local economic development initiatives [Sec. 4.5.1(xi)]

The Rural Designation identifies those lands that are for the most part undeveloped by urban type uses. The Rural designation contains a mix of land uses and economic activities which include natural resource uses such as farming, forestry and aggregate extraction and tourism-based activities such as nature appreciation and outdoor recreational uses.

The Objectives of the Rural designation is to "recognize and promote the rural area as an important community and economic resource, while at the same time promoting preservation and enhancement of the rural environment for the benefit of future generations." [Sec. 5.6.2(i)]

Permitted uses within the Rural designation include agricultural uses in accordance with the Permitted Uses in the Agricultural Areas:

- The growing of crops or raising of livestock and other animals for food, fur or fibre, including poultry and fish and small-scale farm-related commercial and industrial uses that are directly related to the farm operation and need to be in close proximity to the farm operation [Sec. 5.5.4(1)]
- Small scale industrial and commercial development directly related to, and compatible and supportive of, an agricultural operation [Sec. 5.5.9]

**Comment:**

The proposed Micro Cultivation and Micro Processing Facility will promote local economic development initiatives and prosperity in the County by broadening the range of business activity. The proposed use will strengthen the agricultural community as a viable and vital component of the County's economy, while at the same time recognize and promote the rural area as an important community and economic resource. The growing of crops is permitted in the Rural designation. A crop is a plant or plant product that can be grown and harvested for profit or subsistence. The proposed Micro Cultivation and Micro Processing Facility will grow cannabis plants (crop) and then harvest the crop for profit.

The proposed development maintains the intent and direction of the Bruce County Official Plan.

### 6.3 ARRAN-ELDERSLIE ZONING BY-LAW 36-09

The subject property is zoned General Agriculture (A1) and Residential Low Density Single (R1) in the Arran-Elderslie Zoning By-law.

**Figure 6: Current Zoning**



Source:

*Bruce County GIS Mapping System*

The Municipality's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone. The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future and therefore, a site-specific Zoning By-law Amendment (ZBA) to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone is required. The site-specific ZBA will also provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation. A Zoning Letter of Support for Health Canada Application under Cannabis Regulations, prepared by 'canndelta', is found in *Appendix 'D'*.

The definition for a Non-Farm Lot means a lot that is less than 4.0 hectares (9.9 ac.) in size. The portion of the property zoned A1 is approximately 1.58 ha in size and therefore is considered a 'Non-Farm Lot'. A

General Agricultural use is permitted on a non-farm lot zoned A1. The By-law defines General Agriculture as the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures.

The proposed location of the building complies with all provisions of a Non-Farm Lot within the A1 Zone, except for lot frontage. The portion of the property zoned A1 has no frontage onto a public road, however, the portion of the parcel zoned R1 has approximately 48 m of frontage onto Bruce Road 17.

<b>ZONING CONFORMITY</b>		
<b>Provisions A1 Zone</b>	<b>Non-Farm Lot</b>	<b>Provided</b>
Minimum Lot Area	0.5 ha	1.58 ha
Minimum Lot Frontage	40 m	n/a
Minimum Front or Exterior Yard	10 m	155 m
Minimum Rear Yard	10 m	124 m
Minimum Side Yard	10 m	29 m
Maximum Height	10 m	6.5 m
Maximum Lot Coverage	15%	2.93%

A copy of the proposed 'draft' Zoning By-law Amendment is attached as *Appendix 'E'*.

## 6.4 FARMING AND FOOD PRODUCTION PROTECTION ACT, 1998

The Farming and Food Production Protection Act in Ontario is an Act that serves to protect the agricultural use of land. Under the Act, the term "agricultural operation" is defined to include:

- the production of agricultural crops, greenhouse crops, maple syrup, mushrooms, nursery stock, tobacco, tree and turf grass, and any additional agricultural crops prescribed by the Minister; and
- the processing by a farmer of the products produced primarily from the farmer's agricultural operation

From these definitions, the growing of cannabis, as well as the processing of the same, where legal through the licencing process, appears to be captured in the definition of agricultural operation.

Section 6 of the Act states:

"No municipal by-law applies to restrict a normal farm practice carried on as part of an agricultural operation."



## 6.5 CANNABIS ACT

The Cannabis Act (also known as Bill C-45) came into effect on October 17, 2018. It had the effect of legalizing the production, sale and use of cannabis for recreational purposes in Canada.

The Cannabis Act permits the commercial growth of cannabis by licence holders in Canada. There are a number of licences which can be applied for:

- Cultivation
- Processing
- Analytical Testing
- Sale
- Research; and
- Cannabis Drug Licence

Cultivation licences are broken down into 3 classes:

- Micro-cultivation (surface area of cannabis less than 200 m<sup>2</sup>)
- Standard cultivation; and
- Nursery

The federal licences do not permit sales to the general public.

### ***Location of Uses***

- No activity authorized by a licence can take place in a dwelling.
- Only cultivation, propagation and harvesting may occur outdoors while testing, storage, packaging and labeling of cannabis cannot occur outdoors.

### ***Comment:***

No activity will take place in a dwelling. All cultivation, propagation and harvesting, storage, packaging and labeling of the cannabis will take place indoors, within the proposed building.

### ***Security***

- The site is designed in a manner that prevents unauthorized access.
- The site is surrounded by a physical barrier that prevents unauthorized access.
- Storage areas are surrounded by a physical barrier that prevents unauthorized access.

- Access to each storage area is restricted to individuals whose presence in the area is required by their duties.

**Comment:**

For the purposes of a Micro Cultivation and Micro Processing cannabis operation, the word 'site' means the proposed building, not the grounds surrounding the building. The proposed building exterior will be of 29-gauge metal siding on all sides.

The proposed site's operators have committed to going above and beyond all requirements listed by the Cannabis Act and Cannabis Regulations with respect to the physical security pre-requisites for a Micro Cultivation and Micro Processing Licence holder. Additional security measures will be employed for both record keeping purposes and added protection to the proposed facility.

Only authorized employees with the assigned FOB/key card and pin code will have access into the site. The remaining perimeter doors, such as the overhead shipping doors, driver shipping doors, and emergency exit, will be locked at all times and unable to be accessed from outside of the site. The site plan ensures that the site prevents unauthorized access at all times. In addition, using card readers as access control devices will enable the access control system to log and record every employee's time of entry and exit for anti-theft and record keeping purposes.

The site will also be monitored with visual surveillance cameras on the exterior and interior of the site. The exterior cameras will be positioned around the building envelope and the interior cameras will be placed in Flower Room 1, Flower Room 2 and Secure Storage room to capture all activity within the rooms. All camera feeds will be broadcast to a CCTV monitor where a security staff member will oversee all footage. The entire site will be monitored by a ULC-listed third party monitoring company 24/7 and any attempted or actual break-in will be detected by the intrusion detection security system which will send a notification to upper management and local authorities.

Detailed security protocols are found in the Physical Security Plan Report (*see Appendix 'F'*) and the Physical Security Design (*see Appendix 'G'*).

### ***Odour Controls***

- There must be an air filtration system that prevents the escape of odours from any building where cannabis is produced, packaged, labelled and stored.

### ***Comment:***

Odours are a common concern in cannabis production and distribution and are strictly controlled by federal regulators. As per Section 81 of the Cannabis Regulations, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors.

The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high- performance activated carbon (also known as activated charcoal) filters which are the gold standard for achieving odour mitigation in cannabis facilities.

The Strict Operational Practices (SOP's) at the facility, dictated by Health Canada-approved SOP's, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release.

Odour controls, as directed by Section 81 of the Cannabis Regulations, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders.

During inspections, licence holders must demonstrate the continued functionality of odour controls at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational.

## **6.6 GUIDELINES ON PERMITTED USES IN ONTARIO'S PRIME AGRICULTURAL AREAS – Publication 851**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) developed Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas to help municipalities, decision- makers, farmers and others interpret the policies in

the Provincial Policy Statement (PPS) on the uses that are permitted in prime agricultural areas.

The Guideline defines Prime Agricultural Area as areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the province, as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the province.

Uses permitted in prime agricultural areas include:

- Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; normal farm practices are promoted and protected
- Greenhouses for growing plants

As a best practice, the Guideline states, most municipalities exempt agricultural uses from Site Plan Control and this practice should continue. The Guideline also indicates that “Site Plan Control may be used to ensure that new uses fit in with the agricultural character of the area and are compatible with surrounding agriculture. Use of this tool avoids the need for official plan and zoning by-law amendments”. For example, municipalities could use site plan control to address elements such as:

- entrances, parking, pedestrian pathways and emergency vehicle access
- lighting, walkways and the appearance and design of buildings
- site grading, fencing, landscaping and drainage
- outdoor storage, visual screening and loading areas

***Comment:***

As noted above, the Municipality’s Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone. The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future and therefore, the County has requested a site-specific Zoning By-law Amendment to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone, provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation.

The County has determined that Site Plan Control will not be required.

GREG THORN and NOAH THORN  
ZONING BY-LAW AMENDMENT  
46 BRUCE ROAD 17  
MUNICIPALITY OF ARRAN-ELDERSLIE, COUNTY OF BRUCE

DECEMBER 2022

## 7.0 CONCLUSION

The proposed Zoning By-law Amendment application is consistent with and conforms to the policies of the Provincial Policy Statement, Bruce County Official Plan and the Arran-Elderslie Zoning By-law, as proposed to be amended.

The proposed development has merit and constitutes good planning.

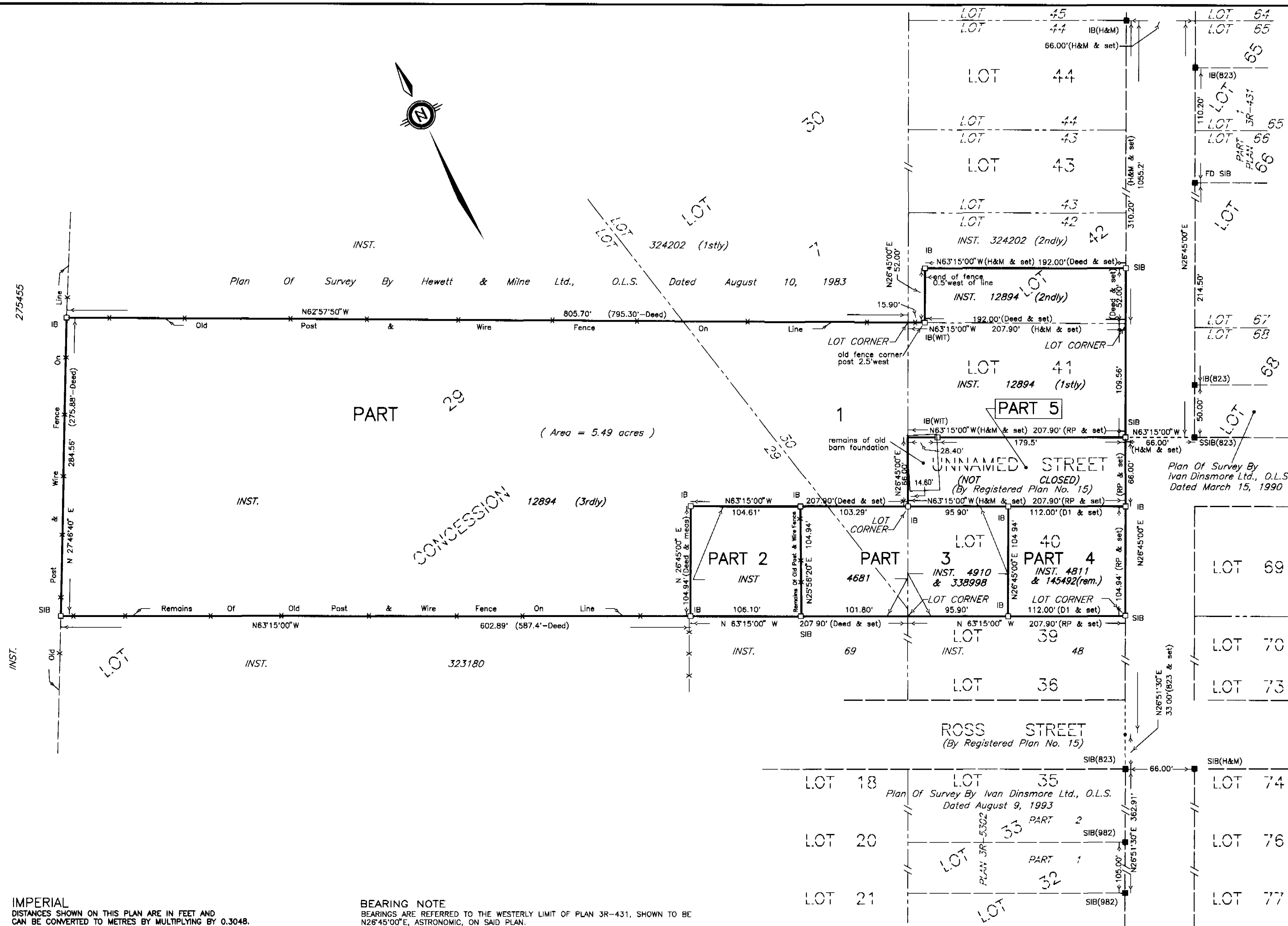
Respectfully submitted,



Miriam Vasni, MCIP, RPP

## **APPENDIX 'A'**

### **PLAN OF SURVEY**



I REQUIRE THIS PLAN TO  
BE DEPOSITED UNDER  
THE REGISTRY ACT.  
DATE APRIL 9, 2001

*Ivan C. Dinsmore*  
IVAN C. DINSMORE  
ONTARIO LAND SURVEYOR

PLAN 3R-7363

RECEIVED AND DEPOSITED

DATE April 20, 2001

*Ng. V. Lander*  
NG. V. LANDER  
ASSISTANT LAND REGISTRAR FOR THE  
REGISTRY DIVISION OF BRUCE (No. 3)

# SCHEDULE OF PARTS

PART	LOT	INST
1	ALL OF LOT 41, AND PART OF LOT 42, REG. PLAN No. 15 AND PART OF LOTS 29 AND 30, CONCESSION 7	ALL OF 12894
2	PART OF LOT 29, CONCESSION 7	PART OF 4681
3	PART OF LOT 40, REG. PLAN No. 15 AND PART OF LOTS 29 AND 30, CONCESSION 7	PART OF 4681 AND ALL OF 4910 AND 338998
4	PART OF LOT 40, REGISTERED PLAN 15	ALL OF 4811 AND PART OF 145492
5	ALL OF THE UNNAMED STREET BETWEEN LOTS 40 AND 41, REG. PLAN 15	NOT CLOSED

PLAN OF SURVEY  
OF ALL OF  
**LOTS 40 and 41**  
AND PART OF  
**LOT 42**  
AND ALL OF  
**THE UNNAMED STREET BETWEEN LOTS 40 & 41**  
REGISTERED PLAN No. 15  
AND PART OF  
**LOTS 29 AND 30**  
CONCESSION 7  
(FORMERLY IN THE TOWNSHIP OF ARRAN)  
NOW IN THE  
MUNICIPALITY OF ARRAN-ELDERSLIE  
COUNTY OF BRUCE  
**2001**

IVAN DINSMORE LTD., O.L.S.  
SCALE: 1 INCH = 60 FEET  
0 30 60 90 120 150 feet

## SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2001.

PORT ELGIN  
APRIL 4, 2001

*Ivan C. Dinsmore*  
IVAN C. DINSMORE  
ONTARIO LAND SURVEYOR

## LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- 823 IVAN DINSMORE LTD., O.L.S.
- H&M HEWETT & MILNE LIMITED, O.L.S.
- 982 HARRY R. WHALE, O.L.S.
- RP REGISTERED PLAN No. 15
- Deed INSTRUMENT 12894
- D1 INSTRUMENT 4811
- Wit WITNESS

IMPERIAL  
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND  
CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING NOTE  
BEARINGS ARE REFERRED TO THE WESTERLY LIMIT OF PLAN 3R-431, SHOWN TO BE  
N26°45'00"E, ASTRONOMIC, ON SAID PLAN.



IVAN DINSMORE LTD.

— ONTARIO LAND SURVEYORS —  
515 GODERICH ST., PORT ELGIN, ONT.  
NOH 200 Tel: (519) 832-9008  
Email: idlpe@bmts.com

FILE 111-016G ACCT 00625 DWG 00625



## **APPENDIX 'B'**

### **CERTIFICATE OF INCORPORATION**

**Certificate of Incorporation****Certificat de constitution**

Business Corporations Act

Loi sur les sociétés par actions

**1000336730 ONTARIO INC.**

Corporation Name / Dénomination sociale

**1000336730**

Ontario Corporation Number / Numéro de société de l'Ontario

This is to certify that these articles are effective on

La présente vise à attester que ces statuts entreront en  
vigueur le**October 13, 2022 / 13 octobre 2022***V. Quintanilla W.*

Director / Directeur

Business Corporations Act / Loi sur les sociétés par actions

The Certificate of Incorporation is not complete  
without the Articles of Incorporation.Certified a true copy of the record of the  
Ministry of Government and Consumer Services.*V. Quintanilla W.*

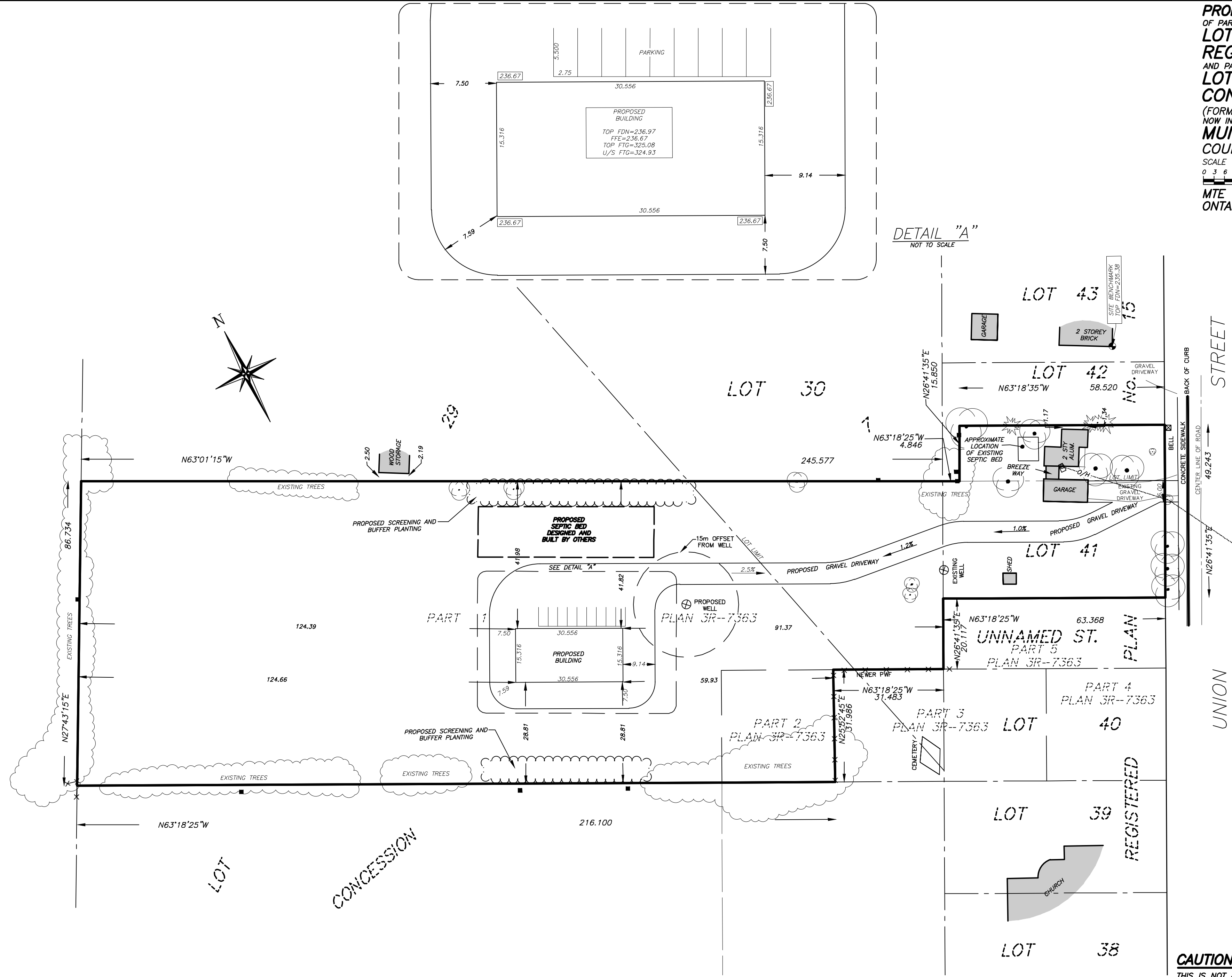
Director/Registrar

Le certificat de constitution n'est pas complet s'il  
ne contient pas les statuts constitutifs.Copie certifiée conforme du dossier du  
ministère des Services gouvernementaux et des  
Services aux consommateurs.*V. Quintanilla W.*


Directeur ou registrateur

**APPENDIX 'C'**  
**BUILDING LOCATION PLAN**

**PROPOSED BUILDING LOCATION SKETCH**  
OF PART OF  
**LOTS 41 & 42**  
**REGISTERED PLAN No. 15**  
AND PART OF  
**LOTS 29 & 30**  
**CONCESSION 7**  
(FORMERLY IN THE TOWNSHIP OF ARRAN)  
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**COUNTY OF BRUCE**  
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**APPENDIX 'D'**

**ZONING LETTER OF SUPPORT FOR HEALTH CANADA**

**UNDER CANNABIS REGULATIONS**

October 7, 2022

**RE: Zoning Letter of Support for Health Canada Application under *Cannabis Regulations***

To Whom It May Concern:  
c/o Zoning and Planning Department,

This letter is to inform you that Mrs. Lisa Thorn has a site located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 ("site address"), and intends to submit an application to Health Canada to obtain a cannabis licence for classes Micro Cultivation and Micro Processing under the *Cannabis Act* (S.C. 2018, c. 16) and the *Cannabis Regulations* (SOR/2018-144).

Mrs. Thorn has engaged the assistance of CannDelta Inc., a leading Canadian regulatory and scientific consulting firm that specializes in regulatory affairs and licensing for cannabis companies, to assist with the federal cannabis licensing process to ensure the proposed site meets and upholds all of the regulatory requirements and best practices related to cannabis production. CannDelta was founded in 2018 by former Health Canada agents. The company's CEO, Dr. Sherry Boodram, holds a PhD in Chemistry from York University and was a former Senior Compliance and Enforcement Officer at Health Canada's Controlled Substances Branch where she acted as a site inspector for federally licensed cannabis production facilities to ensure continued operational compliance by evaluating key areas including, but not limited to, quality management, regulatory affairs, record keeping, sanitation, odour control, and security. CannDelta is comprised of a team of regulatory experts holding advanced degrees in various fields of science (e.g., chemistry, pharmaceutical science, food science, engineering, neuroscience) as well as industry professionals who have held positions in quality assurance, regulatory affairs, and security, at leading licensed cannabis companies. Collectively, CannDelta has assisted over 250 companies achieve cannabis licences at the federal and provincial levels in Canada. CannDelta has been formally engaged to provide support to Mrs. Thorn in preparing their cannabis application to Health Canada, which includes designing the security of the site, creating standard operating procedures (SOPs), and ensuring compliant operational activities such as security and odour mitigation.

As per the request of the Zoning and Planning Department, the following describes operational and design considerations for the facility in question, and pursuant to the requirements set out by the *Cannabis Regulations*:

**Odour Controls**

Odours associated with Volatile Organic Compounds (VOCs) endogenous to the cannabis plant are a common concern in cannabis production and distribution and are strictly controlled by federal regulators. As per Section 81 of the *Cannabis Regulations*, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors.

The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high-performance activated carbon (also known as activated charcoal) filters which are the gold

standard for the removal of VOCs from air and achieving odour mitigation in cannabis facilities. It is a common misconception that standard air purification methods using High Efficiency Particulate Air (HEPA) or Minimum Efficiency Reporting Value (MERV) filters are sufficient in removing VOCs. HEPA and MERV filters are commonly used in clean room environments for the production of food, pharmaceuticals, medical devices, and are designed to remove particulates from air which are larger in size compared to VOCs. In order to control for odours, facilities require the implementation of carbon filters in their airflow matrix to scrub the air of VOCs.

The carbon filters are positioned on air handling units which serve to exhaust air directly to the exterior of the facility. Any exhausted air shall be passed through a carbon filter prior to being exhausted from the building in order to prevent the escape of odours. In addition, any recirculating air units which recirculate air within the facility shall also be equipped with carbon filters in order to scrub the odorous recirculated air of any odours prior to being reintroduced to the facility or exhausted. All carbon filters will be maintained and replaced in accordance with an approved preventative maintenance schedule to ensure they are operating at the proper efficiency at all times in accordance with the manufacturer's instructions. The HVAC system in the proposed unit is an independent system which does not cross-connect with any systems from neighboring units. Additionally, airflow in the facility is strategically designed in such a manner to prevent odorous air from being directed towards exterior access points, vents, or windows, and instead be directed towards the interior parts of the facility where exhaust and return vents will draw odorous air to the locations of carbon filters and mitigate odours before being returned to the facility or exhausted to the facility exterior.

The strict operational practices at the facility, dictated by Health Canada-approved SOPs, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release. Cannabis will only remain in any such area for a transient period of time before being moved into secure storage, which is a sealed, ventilated environment where odour controls via carbon filters are present. All doors in operations areas, including exterior doors, are equipped with vinyl door sweeps in order to air-seal the doors and prevent the escape of odours. Cannabis in storage is always kept in sealed containers to prevent the escape of odours. Since odours are generated primarily during the cannabis grow cycle, areas where cannabis production and processing activities occur are ventilated environments where odour controls via carbon filters are present. The movement into and out of these areas are controlled in a strict manner to ensure that odours are not released from these areas. Once product has been packaged, as well as during shipment, there is no concern for odours as the product will remain in vacuum sealed containers which prevent the escape of odours.

Odour controls, as directed by section 81 of the *Cannabis Regulations*, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders. During



inspections, licence holders must demonstrate the continued functionality of odour controls at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational. The proposed site's operators shall continuously monitor odours during all operations, including production and storage. Increased filtration shall be implemented, as required, in order to maintain strict odour controls at the site.

### **Security Management / Separation Protocols**

As per the *Cannabis Regulations*, the following should be considered when crafting a physical security plan for a Micro Cultivation and Micro Processing licence holder:

**74** *A holder of a licence for micro-cultivation, micro-processing or a nursery must ensure that the following security measures are complied with in respect of the site set out in the licence:*

- **(a)** *the site is designed in a manner that prevents unauthorized access;*
- **(b)** *the site is surrounded by a physical barrier that prevents unauthorized access;*
- **(c)** *storage areas are surrounded by a physical barrier that prevents unauthorized access;*  
*and*
- **(d)** *access to each storage area is restricted to individuals whose presence in the area is required by their duties.*

The proposed site's operators have committed to going above and beyond all requirements listed by the *Cannabis Act* and *Cannabis Regulations* with respect to the physical security prerequisites for a Micro Cultivation and Micro Processing Licence holder. Additional security measures will be employed for both record keeping purposes and added protection to the proposed facility.

The main entrance into the site will be armed with dual-factor pinpad card readers on both sides of the door, ensuring unauthorized access is prevented. Only authorized employees with the assigned FOB/key card and pin code will have access into the site. The Secure Storage door will also be armed with dual-factor pinpad card readers on both sides of the door as it is where all raw, bulk, and finished cannabis will be stored, and is therefore one of the most sensitive areas within the site. This ensures only individuals whose presence in the area is required for their duties will have access to the cannabis storage room. The remaining perimeter doors, such as the overhead shipping doors, driver shipping doors, and emergency exit, will be locked at all times and unable to be accessed from outside of the site. The site plan ensures that the site prevents unauthorized access at all times. In addition, using card readers as access control devices will enable the access control system to log and record every employee's time of entry and exit for anti-theft and record keeping purposes.

The complete site perimeter is surrounded by a physical barrier to prevent and deter any unauthorized access. The building exterior is of 29 gauge metal siding on all sides. The walls of the secure cannabis storage room are constructed out of gypsum and overlaid with food grade refrigerator panelling. In addition, intrusion detection devices such as door contact sensors will be installed in specific places around the site to ensure that any unauthorized intrusion attempts

would be promptly detected and responded to. The intrusion detection device layout ensures the complete interior of the site perimeter is monitored for unauthorized entry at all times. The secure storage room will be armed with a door contact sensor to indicate any attempts at unauthorized access through the door. The site security system will be split into two partitions, the general site area and the secure storage room, to allow the secure storage room to be armed for intrusion detection at all times when it is unoccupied.

The site will also be monitored with visual surveillance cameras on the exterior and interior of the site. The exterior cameras will be positioned around the building envelope and personnel entry points to capture visual recordings of individuals entering and exiting the site. The interior cameras will be placed in Flower Room 1, Flower Room 2 and Secure Storage room to capture all activity within the rooms. All camera feeds will be broadcast to a CCTV monitor where a security staff member will oversee all footage.

The entire site will be monitored by a ULC-listed third party monitoring company 24/7 and any attempted or actual break-in will be detected by the intrusion detection security system which will send a notification to upper management and local authorities. All activities will be captured on the installed visual surveillance system, and access into and out of the site will be recorded via the access control system ensuring there is complete accountability of authorized personnel at the site.

The provided physical security designs illustrate that the proposed cannabis business is completely separated from any other businesses or nearby buildings. Only authorized employees and visitors for the cannabis operation shall be permitted access. The proposed measures meet and exceed the requirements set out in Part 4 of the *Cannabis Regulations* for Micro Cultivation and Micro Processing licence holders.

Should you have any questions, please feel free to contact me or CannDelta directly, c/o Dr. Sherry Boodram at [sherry@canndelta.com](mailto:sherry@canndelta.com) or at (416) 613-8569 ext. 102.

Sincerely,



Dr. Sherry Boodram, PhD  
CEO  
CannDelta Inc.

**APPENDIX 'E'**  
**DRAFT ZONING BY-LAW AMENDMENT**

**BY-LAW NUMBER 2022 - \_\_\_\_\_**

**OF**

**THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE**

Being a By-law to amend Zoning By-law No. 36-09 which may be cited as "The Municipality of Arran Elderslie Zoning By-law"

Whereas the Council of The Corporation of the Municipality of Arran-Elderslie deems it necessary and in the public interest to pass a by-law to amend By-law No. 36-09;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Municipality of Arran-Elderslie hereby enacts as follows:

- 1.) That Schedule '\_\_\_' to the Municipality of Arran-Elderslie Zoning By-law 36-09 is hereby amended by re-zoning those lands known as 46 Bruce Road 17 (ARN# 410349000315402), Municipality of Arran-Elderslie, County of Bruce from the General Agricultural (A1) and Residential Low Density Single (R1) Zones to the General Agricultural-Exception (A1-XX) and Residential Low Density Single (R1) Zones.
- 2.) That Section 6.2(i) "Uses Permitted" be amended by adding the following:

**"A1-XX**

Notwithstanding the permitted uses of Section 6.2(i) of the General Agricultural (A1) Zone, the following shall apply to those lands zoned General Agricultural-Exception (A1-XX).

- (i) A Micro Cultivation and Micro Processing Cannabis Facility shall be an additional permitted use;
- (ii) Maximum building footprint of the Micro Cultivation and Micro Processing Cannabis Facility shall be 470 m<sup>2</sup>; and
- (iii) A Micro Cultivation and Micro Processing Cannabis Facility is defined as:

The growing of cannabis plants for the production of seeds and fresh & dried cannabis; and

Processing activities including finished product packaging of dried flower."

- 3.) That Schedule 'A-1' affixed hereto is declared to form part of this By-law.

And further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

I hereby certify that the foregoing is a true copy of By-law No. 20\_\_ - \_\_ as enacted by the Council of the Municipality of Arran-Elderslie on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Dated at the Municipality of Arran Elderslie, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk

## SCHEDULE 'A-1' TO BY-LAW \_\_\_\_\_



**LANDS TO BE RE-ZONED FROM (A1) ZONE  
TO (A1-XX) ZONE**

**APPENDIX 'F'**  
**PHYSICAL SECURITY PLAN REPORT**

# Physical Security Plan Report

**1000336730 Ontario Inc.**

**46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0**

Micro-Cultivation and Micro-Processing Applicant

2022-11-15

Prepared by CannDelta Inc.



1000336730 Ontario Inc.




Strictly Confidential

To: 1000336730 Ontario Inc.

From: CannDelta Inc.

Date: 2022-11-15



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## 1.0 Security Principles

A comprehensive security plan is developed by considering a facility's security needs and identifying potential risk to create a robust security program that has multiple layers of security. The following key principles are considered in the development of the security program:

- 1) The ability to deter a security incident in the first occurrence;
- 2) The ability to detect a security incident at the earliest opportunity;
- 3) The ability to delay the intruder from their objective following detection;
- 4) The ability to respond to the security incident before the delay period has expired; and
- 5) The ability to recover from the security incident

Each layer of security increases the ability to deter, detect, delay, respond, and recover from a security incident. In addition, Standard Operating Procedures (SOPs) allow staff to be aware of security protocols and to react appropriately. As a result, the potential of diversion of cannabis to or from the illicit market is significantly limited or avoided altogether.

A formal security awareness program has been put in place by 1000336730 Ontario Inc. Establishing and maintaining security awareness through a clearly foundational and defined training program for all employees will be vital to 1000336730 Ontario Inc.'s progress and success. A robust and properly implemented security awareness program assists with the education of employees, security monitoring, and ongoing maintenance of security measures, awareness and communications within the company. A successful security awareness program, within 1000336730 Ontario Inc. includes a security awareness team led by the Head of Security (HoS). More information about security awareness and security training for the physical security and information security of the facility can be found in “**Description of standard operating procedures (SOPs)**” section of the Organizational Security Plan (OSP) for 1000336730 Ontario Inc.

## 2.0 Location Assessment

The proposed facility is located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 on agricultural zoned land. The proposed site comprises of a single storey building located on a 6 (six) acre lot. Figure 1 shows a closer view of the proposed facility and neighbouring buildings. The site perimeter is contained completely within 4 (four) acres of the property boundary which is zoned for agricultural use. The remaining 2 (two) acres of the lot are zoned residential and contain a dwelling house which has its own private driveway with the same civic address as the site. 1000336730 Canada Inc. will not be conducting any activity authorized by the cannabis licence at the dwelling house. All activities authorized by the cannabis licence will be conducted within the site perimeter and there will be no overlapping activities with the dwelling house. The dwelling house on the property is outside of the site perimeter for 1000336730 Canada Inc. Any incoming shipments or deliveries will be provided with clear instruction and signage to ensure they do not erroneously enter the wrong driveway. The responsible person and head of security have both reviewed this information to ensure that any risks have been mitigated as much as reasonably possible.

Arran-Elderslie is a municipality within Ontario with a population of approximately 6803 (Census 2016). The nearest police station is Ontario Provincial Police (OPP) – Chatsworth Detachment which is approximately 23.1 kilometres or a driving time of eighteen (18) minutes away for the proposed facility. The nearest fire department is the Tara-Arran Fire Department which is approximately 1.4 kilometres or a driving time of two (2) minutes away for the proposed facility. All travel times are under average traffic conditions, emergency vehicles will have a faster response time.

There will be no fence around the site, however, the site is in an industrial area and the site perimeter has physical barriers and will have security features to prevent unauthorized access. The area within the proposed site perimeter is wholly occupied by 1000336730 Ontario Inc. and is only accessible to authorized staff.

### 3.0 Compliance with Part 4 Physical Security Measures of the Cannabis Regulations

1000336730 Ontario Inc. is committed to continually maintaining and improving the Security Program of their facility and has carefully written and reviewed their policies, practices and Standard Operating Procedures (SOPs) to ensure compliance with Part 4 Security Measures of the *Cannabis Regulations*, as required by section 74.

#### 3.1 Cannabis Regulations Section 74 Micro-cultivation, Micro Processing and Nurseries

“A holder of a licence for micro-cultivation, micro-processing or a nursery must ensure that the following security measures are complied with in respect of the site set out in the licence:

- (a) the site is designed in a manner that prevents unauthorized access;
- (b) the site is surrounded by physical barrier that prevents unauthorized access;
- (c) storage areas are surrounded by a physical barrier that prevents unauthorized access; and
- (d) access to each storage is restricted to individual whose presence in the area is required by their duties.”

##### 3.1.1 a) The site must be designed in a manner that prevents unauthorized access

The 1000336730 Ontario Inc. site is comprised of one (1) single-story building. The site perimeter has been defined as the building envelope which is outlined in yellow in Figure 2. Any areas that are not used exclusively by 1000336730 Ontario Inc. to conduct activities other than activities with cannabis are outside of the proposed site perimeter. There is a parking lot located in the front. An aerial view (as of November 2022) of the proposed site and surrounding lots within 500 meters is shown in Figure 1.

The 1000336730 Ontario Inc. facility incorporates the following security elements that offers several independent operational security layers to prevent unauthorized access:

##### a. Construction of Building

The proposed site comprises of a single storey building located on a 6 (six) acre lot. Figure 1 shows a closer view of the proposed facility and neighbouring buildings. The site perimeter is contained completely within 4 (four) acres of the property boundary which is zoned for agricultural use. The remaining 2 (two) acres of the lot are zoned residential and contain a dwelling house which has its own private driveway with the same civic address as the site. 1000336730 Canada Inc. will not be conducting any activity authorized by the cannabis licence at the dwelling house. All activities authorized by the cannabis licence will be conducted within the site perimeter and there will be no overlapping activities with the dwelling house. The dwelling house on the property is outside of the site perimeter for 1000336730 Canada Inc. Any incoming shipments or deliveries will be provided with clear instruction and signage to ensure they do not erroneously enter the wrong driveway. The responsible person and head of security have both reviewed this information to ensure that any risks have been mitigated as much as reasonably possible.

The building envelope of the site is constructed out of corrugated steel panels. The roof of the building will also be made of corrugated steel panels. Within the building, the operation areas and storage area have been constructed to prevent unauthorized access via access-controlled doors and physical barriers, while also maintaining GPP standards. The walls of the GPP areas are

made of Trusscore PVC panels resistant to fatigue, humidity and amenable to repeated cleanings. The ceilings of the GPP areas are also Trusscore PVC panels. The floor of all the GPP areas are made of concrete slabs sealed with a durable two-part epoxy coating developed for heavy duty service in a clean facility. All seams are sealed to form a non-porous, washable surface. This will allow the walls, floor and ceiling of the operations areas to be cleaned easily and repeatedly, while also providing physical barriers that prevent unauthorized access.

#### **b. Restricted Access, Staff Only/Clients or Contractors under Staff Supervision**

The proposed facility has four (4) access points along the perimeter: Lobby entrance door (D1), Shipping & Receiving Area man door (D3), one (1) emergency exit in Corridor #1 (D2) and one (1) overhead roll up door in the Shipping & Receiving Area (D5). All access point doors, except the overhead door, are all single hollow-core steel fire-rated doors secured to a pressed steel doorframe that is welded with non-removable pin (NRP) hinges. All access points are controlled to restrict access only to authorized personnel. Within Corridor #1 there is also an emergency exit door (D2) leading to the exterior. The emergency exit door is made of fire-rated hollow-core steel secured to a pressed steel doorframe that is welded with NRP hinges and equipped with a crash bar and door contact sensor. Refer to Figure 4 for the layout of all access controls at the site. The overhead door (D5) in the Shipping/Receiving area is made of steel and armed with an overhead door contact sensor.

The site perimeter is monitored by exterior visual surveillance cameras using four (4) fixed dome cameras (Figure 6a). There will be one covering each corner of the building in order to create a visual record of activities surrounding the perimeter doors and building envelope.

All visitors and contractors will be required to use the Lobby door (D1) and will meet either the Responsible Person (RP) or Head of Security (HoS) and they will be greeted and required to sign-in using a Visitor (Paper) Log (refer to section 8). Once cleared they will be brought through to the Airlock to properly gown and enter the facility. Any visitor or contractor who requires access to restricted areas for their duties will be accompanied by a member of staff who has access credentials. Upon completing their visit, all visitors and/or contractors are required to sign-out in the Visitors Log.

#### **c. Operations Areas and Storage Area**

As illustrated in Figure 2, the building envelope is defined as the site perimeter and is denoted in yellow. Those areas that are within the site perimeter and are shaded in grey are referred to as non-operational areas (i.e., common area). These areas include the Office, Lobby, Washroom, Airlock, Fertigation/Wash Area and Electrical/Mechanical Room.

The red, blue, green, orange and yellow shaded areas in Figure 2 show the operations areas where cannabis will always be present or in transit. These areas are within the site and includes Corridor #1, Mother Room, Clone Room, Flower Room 1, Flower Room 2, Drying 1, Drying 2, Processing Area (Trimming/Packaging), Secure Storage and Shipping & Receiving Area. These areas are restricted to staff who are required by their work responsibilities to be in those areas. Any visitor or contractor (e.g., for maintenance of equipment or Health Canada Inspectors) will be greeted, signed-in/out using a Visitor (Paper) Log, and will be accompanied by a member of staff who has access credentials. All areas within the restricted area that does not have cannabis in any shape or form are highlighted grey in Figure 2.

All interior walls are of Trusscore PVC panels which is resistant to fatigue, humidity and amenable to repeated cleanings. The ceilings of the GPP areas are also made of Trusscore PVC panels. The floor of all the GPP areas is made of concrete slabs sealed with a durable two-part epoxy coating developed for heavy duty service in a clean facility.

### **3.1.2 b) The site is surrounded by physical barrier that prevents unauthorized access**

The building envelope of the site is constructed out of corrugated steel panels. The roof of the building is made of corrugated steel panels. There are no areas along the building exterior which provide unauthorized access into the site.

In addition to the physical barrier surrounding the site, 1000336730 Ontario Inc. has also implemented an intrusion detection system to detect any unauthorized access attempts along the exterior. The site intrusion detection system is comprised of four (4) door contact sensors on all doors that are directly accessible from the exterior, one (1) panic button and one (1) overhead door contact sensor (OHDC-1). The floor plan in Figures 4 and 5 shows all access control and intrusion detection devices within the building. The intrusion system has been separated into two (2) partitions (refer to Figure 3). One partition is used to arm the general facility so that the whole group of devices can be armed and disarmed to allow access to the site. Another partition is used to arm the Secure Storage and the specific group of devices used in the Secure Storage. The intrusion detection system ensures the perimeter of the site is monitored for unauthorized access attempts. Any break-ins would activate the building intrusion system before an intruder can reach areas where cannabis is present. The alarm signal will be sent to a ULC-listed central monitoring station which will notify the HoS or Responsible Person immediately.

All elements that comprise the facility's security systems, including intrusion detection, and access control are anti-tamper resistant. End-of-line resistance is used for each individual sensor device connected to the intrusion and access control systems. This triggers an alarm when the system wiring is tampered or cut.

During operational hours all staff are responsible for intrusion detection while they are on site. In case of any actual or attempted intrusion events, staff will sound site alarms by making use of panic buttons, keypads, emergency exits or by notifying the local police, head of security, or ULC monitoring service based on the situation, the location, and the available resources. The security partitions of the site have been organized such that staff in any of the occupied partitions would be able to detect an intrusion event (actual or attempted) within the partition space. Outside of operational hours all intrusion detection devices will be in operation and will be able to detect any actual or attempted intrusion events along the site perimeter and within the operation and storage areas.

### **3.1.3 c) Storage areas are surrounded by a physical barrier that prevents unauthorized access**

The walls of the Secure Storage is constructed using Trusscore PVC panels. The ceilings of the Secure storage are also made using Trusscore PVC panels. The floor of the Secure Storage is made of concrete slab sealed with durable two-part epoxy coating developed for heavy duty service in a clean facility. This will allow the walls, floor and ceiling of the Secure Storage to be cleaned easily and repeatedly, while also providing physical barriers that prevent unauthorized access.



The entrance into the cannabis secure storage room (D4) is a hollow-core steel fire-rated single door that is secured to a pressed steel doorframe that is welded with NRP (non-removable pin) hinges. The room is can only be accessed from Corridor #1. The Secure Storage room is access controlled with dual card readers (CR 2.1/2.2). Therefore, the Secure Storage is surrounded by sufficient physical barriers which prevent unauthorized access. Only authorized 1000336730 Ontario Inc. staff will have access credentials that permit entry into the Secure room.

Moreover, 1000336730 Ontario Inc. has installed an intrusion detection system to ensure that any unauthorized intrusion attempts are detected immediately and responded to in a timely manner. The floor plan in Figures 4 and 5 shows all access control and intrusion detection devices within the building. The intrusion system has been separated into two partitions (refer to Figure 3) so that the Secure Storage room can remain armed while other people are working at the site. The intrusion detection and access control system of the Secure Storage room is comprised of dual card readers (CR 2.1/2.2), one (1) panic button and a door contact sensor (DC-4) to ensure that any unauthorized intrusion attempts are detected and prevented.

#### **3.1.4 d) Access to each storage area is restricted to individuals whose presence in the area is required by their duties**

Access to the Secure Storage room will be controlled at the single door (D4) via dual card readers (CR 2.1/2.2). The door is also equipped with a single door contact sensor (DC-4) to ensure that any unauthorized intrusion attempts are detected. Access to Secure Storage will be limited to those individuals who are authorized by the HoS and Responsible Person for their duties. The security system of the site will also be monitored by an off-site ULC monitoring station at all times to ensure that any unauthorized access attempts are detected and responded to in a timely manner. The Lobby entrance (D1) is also armed with dual card readers (CR 1.1/1.2).

The following rooms are equipped with key locks to ensure that only authorized personnel will have access to those areas: Office, Washroom, Airlock, Fertigation/Wash Area, Electrical/Mechanical Room, Corridor #1, Mother Room, Clone Room, Flower Room 1, Flower Room 2, Drying 1, Drying 2, Processing Area (Trimming/Packaging), Secure Storage and Shipping & Receiving Area.

The HoS and Responsible Person are responsible for maintaining a list of individuals who have authorized access to specific areas like the Secure Storage and other operation areas as part of their duties. If an individual who does not have authorized access to these areas/rooms tries to use their access credentials it will not work, triggering an alarm which will be sent to the ULC listed central monitoring station with a notification to the HoS and Responsible Person. The attempted access will be recorded as an unauthorized attempt by the HoS or Responsible person who will then initiate an internal investigation. If the attempt is deemed to be an attempted breach in security, the HoS or Responsible Person is responsible for taking appropriate corrective actions and preventative measures (refer to SCR-005.00 Security Concern, Incident or Breach). No matter the outcome the HoS and Responsible Person are responsible for recording all related details as per SCR-005.00 Security Concern, Incident or Breach. Details include the date and time of the attempted breach, and the date, time, and details of the corrective actions and preventative measures taken by the HoS or Responsible Person.

Any visitors or contractors that require access to any operation areas, including Secure Storage (108), must be accompanied by a member of staff who has permitted access to that area. On

arrival, all visitors or contractors must sign in using the Visitor Log (refer to section 8). They will be given a temporary access card by the HoS or Responsible Person and are required to use the temporary access card to record their movement in and out of all operation areas, including Secure Storage.

## 4.0 Product Flow

The proposed product flow of cannabis within the 1000336730 Ontario Inc. facility is illustrated in Figure 7.

Seeds and clones are received in Shipping & Receiving Area and then moved to the Quarantine Area (**dark blue** arrow). Accepted seeds are moved from the Quarantine Area to Secure Storage (**yellow** arrow). When ready for use, seeds are moved from Secure Storage and accepted clones are taken from the Quarantine Area to Mother Room and Clone Room (respectively) (**red** arrow). Accepted cannabis plants are then moved from Mother Room to Flower Room 1 and Flower Room 2 (**purple** arrow). Fresh cannabis from Flower Room 1 and Flower Room 2 is moved into either Drying Room 1 or Drying Room 2 (**light blue** arrow). Dried cannabis is moved from Drying Room 1 and Drying Room 2 to Processing Area (Trimming/Packaging) for packing dried cannabis in totes for trimming and curing. Only one operation will occur at a time in this room (**green** arrow). Bulk Packaged Cannabis and Finished Cannabis Products are moved from Processing Area (Trimming/Packaging) to Secure Storage (**orange** arrow). Bulk Packaged Cannabis and Finished Cannabis Products are moved from Secure Storage through Shipping & Receiving Area for shipment out of the facility to customers or other licence holders (**light purple** arrow). All waste from Flower Room 1, Flower Room 2, Drying Room 1, Drying Room 2, Processing Area (Trimming/Packaging, Mother Room and Clone Room are moved to Destruction Area (**pink** arrow) for cannabis destruction.

## 5.0 Activities with Cannabis – Areas where Cannabis will be present

Area Name	Room Name	Activities
Building 1	Lobby	Non-Operation
Building 1	Office	Non-Operation
Building 1	Washroom	Non-Operation
Building 1	Airlock	Non-Operation
Building 1	Fertigation/ Wash Area	Non-Operation
Building 1	Electrical/ Mechanical Room	Non-Operation
Building 1	Corridor #1	Cannabis in Transit
Building 1	Mother Room	Operation (Cultivation)
Building 1	Clone Room	Operation (Cultivation)
Building 1	Flower Room 1	Operation (Cultivation)
Building 1	Flower Room 2	Operation (Cultivation)
Building 1	Drying 1	Operation (Non-Cultivation)
Building 1	Drying 2	Operation (Non-Cultivation)
Building 1	Secure Storage	Storage
Building 1	Shipping & Receiving Area	Sales Area

## 6.0 Cannabis Surface Areas

1000336730 Ontario Inc.'s total canopy area consists of the four (4) rooms in total, two (2) of which are grow rooms; Mother Room, Clone Room, Flower Room 1, and Flower Room 2. The cumulative canopy area within the aforementioned rooms sums to a total of 186 m<sup>2</sup> as shown in Figure 8.

## 7.0 Cannabis Tracking and Record Keeping

1000336730 Ontario Inc. will be using a paper-based record-keeping system implemented through Standard Operating Procedures (SOPs) for tracking of all cannabis materials and products from the point of entry onto the premises until it leaves the premises.

**Please refer to:** 1000336730 Ontario Inc.'s Record-Keeping document which is part of 1000336730 Ontario Inc.'s Licensing Application for more information.

The following individual(s) at 1000336730 Ontario Inc. are responsible for entering data into the Cannabis Tracking and Licensing Systems (CTLS) for cannabis tracking purposes:

Full Legal Name	Title	Contact Information
Lisa Thorn	Director	Phone: 905-414-4471 Email: lisalthorn@hotmail.com
Emily Thorn	Responsible Person (RP)	Phone: 905-920-9738 Email: emily.thorn@hotmail.com
Noah Thorn	Master Grower	Phone: 905-577-7316 Email: noaht14@hotmail.com
Chantelle Thomas	Head of Security (HoS)	Phone: 289-213-1588 Email: chantelle-thomas@outlook.com
Alexandra Kachura	Quality Assurance Person (QAP)	Phone: 905-746-7966 Email: Akachura2@gmail.com

## 8.0 Conclusions

1000336730 Ontario Inc. has demonstrated that it is committed to running a secure compliant facility. The site has been designed to prevent any unauthorized access and intrusion via a solid structure, physical barriers, and restricted access controls. Visual surveillance for access and exit points into the site is achieved using interior and exterior cameras. Access control is being managed via keylock systems and card readers organized in several layers to only allow authorized staff entry into the operations areas. As such, the physical site plan described above has met and exceeded the requirements set out in Part 4 of the *Cannabis Regulations* for a micro-processing cannabis licence. These plans have been reviewed by the Head of Security and they have provided a signed attestation confirming that the designs including the site plan have been approved and meet all necessary physical security requirements (see Appendix A: Physical Security Attestation).

## 9.0 Visitors Log

### VISITOR ACCESS LOG

Document Number: SEC-0005.00-F.01

Month: \_\_\_\_\_ Year: \_\_\_\_\_

Date	First and Last Name	Company	Reason for visit	Responsible Employee	Time IN	Time OUT

PLEASE WRITE IN PRINT. NO ASTERISKS, SHORTHAND, OR DITTO MARKS ALLOWED.

## 10.0 Record of Detected Occurrences

### INCIDENT INVESTIGATION FORM

Incident Investigation Form		
Date of Incident:	Time of Incident:	
Where did the incident occur:		
Who was involved:		
Were there any witnesses:		
Brief description of the event:		
What Happened?	Check	Go to section
Any loss or theft of cannabis materials?	<input type="checkbox"/>	A
Was anyone injured?	<input type="checkbox"/>	B
Was there any damage to property or equipment?	<input type="checkbox"/>	C
Did the alarms go off?	<input type="checkbox"/>	D
Was the security of the facility compromised?	<input type="checkbox"/>	E
Was the incident related to a courier?	<input type="checkbox"/>	F
Was there a fire or other hazard?	<input type="checkbox"/>	G
Unauthorized Intruder(s)?	<input type="checkbox"/>	H
Review		
Written by:	Signature:	
HoS or RP Name:	Signature:	
Date:	Total pages:	



**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>Section A – Loss or Theft</b>			
<b>Missing Cannabis</b>	<b>Check</b>	<b>Quantity</b>	<b>Batch and/or Lot Number(s)</b>
Plant Seeds	<input type="checkbox"/>		
Clones	<input type="checkbox"/>		
Mother Plants	<input type="checkbox"/>		
Fresh Cannabis	<input type="checkbox"/>		
Dried Cannabis	<input type="checkbox"/>		
Waste Cannabis	<input type="checkbox"/>		
Cannabis Extracts	<input type="checkbox"/>		
Bulk Cannabis	<input type="checkbox"/>		
Finished Cannabis Products	<input type="checkbox"/>		
Loss or Theft form filled out and attached? <input type="checkbox"/>			
Where did the theft/loss occur:			
Description of the incident:			
<b>Review</b>			
Written by:		Signature:	
HoS or RP Name:		Signature:	
Date:		Total pages:	

**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>Section B – Injury</b>	
Name(s) of injured person(s):	
Details of injury:	
Description of the incident:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM****Section C – Property Damage**

What property was damaged:

Details of damages:

Description of the incident:

**Review**

Written by:

Signature:

HoS or RP Name:

Signature:

Date:

Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

1000336730 Ontario Inc.

Physical Security Plan

Page 19 of 37

**Section D – Alarms**

Which alarm(s) were activated:

Why did the alarm(s) activate:

Additional details:

**Review**

Written by:

Signature:

HoS or RP Name:

Signature:

Date:

Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

**Section E – Compromise of Security**

In what way(s) was the security of the facility compromised (i.e. leaked information, lost access tokens, faulty equipment, etc.):

How did the compromise occur:

Additional details:

**Review**

Written by:

Signature:

HoS or RP Name:

Signature:

Date:

Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM****Section F – Courier Incident**

Contact information of the courier company and the driver(s):	
Courier destination:	
Was the courier harmed:	
Was anything taken or damaged:	
Description of the incident/additional details:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>Section G – Facility Hazard</b>	
Describe the hazard: (i.e. fire, chemical spill, obstruction of pathways, inappropriate employee behaviour, etc.):	
How did the hazard occur:	
Was safety equipment used (i.e. fire extinguisher, first-aid kit, spill absorption kit, etc.):	
Description of the incident/additional details:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>Section H – Unauthorized Intruder</b>	
Location of the unauthorized access:	
How did the intruder gain access:	
What was the purpose of the intrusion:	
Description of the incident/additional details:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**



<b>Additional Details</b>	
Describe the actions taken as a response to each security incident:	
Date of Response:	Time of Response:
Were any local authorities involved? Why or why not:	
Date of Response:	Time of Response:
Was Health Canada notified? Why or why not:	
Date of Response:	Time of Response:
How will these events be prevented in the future:	
Additional documents or pages attached to the report:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>Internal Investigation</b>	
Names of the facility staff assigned to investigate the incident:	
Related documents:	
Details of internal investigation conducted:	
Additional documents or pages attached to the report:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

**CONTINUED – INCIDENT INVESTIGATION FORM**

<b>External Agents</b>	
Contact information of local police:	
Date Notified: _____	
Contact information of local authorities (fire department, etc.):	
Date Notified: _____	
Contact information of agent(s) representing Health Canada:	
Date Notified: _____	
Details of investigation conducted by the local police, authorities and/or Health Canada:	
Additional documents or pages attached to the report:	
Date Investigation Closed:	
<b>Review</b>	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

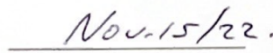
## 11.0 Appendix A: Attestations

### ATTESTATION FROM HEAD OF SECURITY

I, Chantelle Thomas, the Head of Security for 1000336730 Ontario Inc., attest that I have reviewed and approved all documents related to the physical security of the site located at 46 Bruce County Rd 17, Arran-Elderslie, ON, N0H 2N0, including the site plan and how the physical security requirements, as per part 4 of the *Cannabis Regulations*, are met.

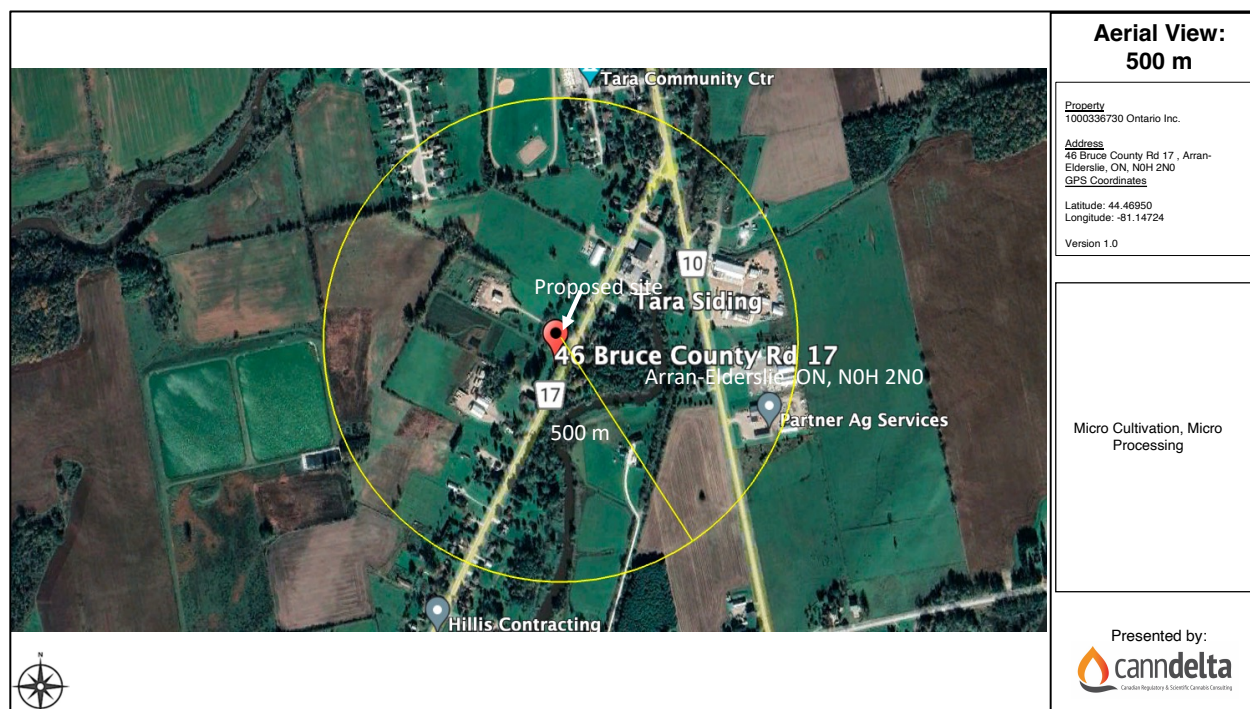
I have a comprehensive understanding of the design of the facility, including the site floor plan, operations that will be conducted at the site, and the physical security as outlined the site plan and Physical Security Compliance Report enclosed in the submitted application.

Sincerely,

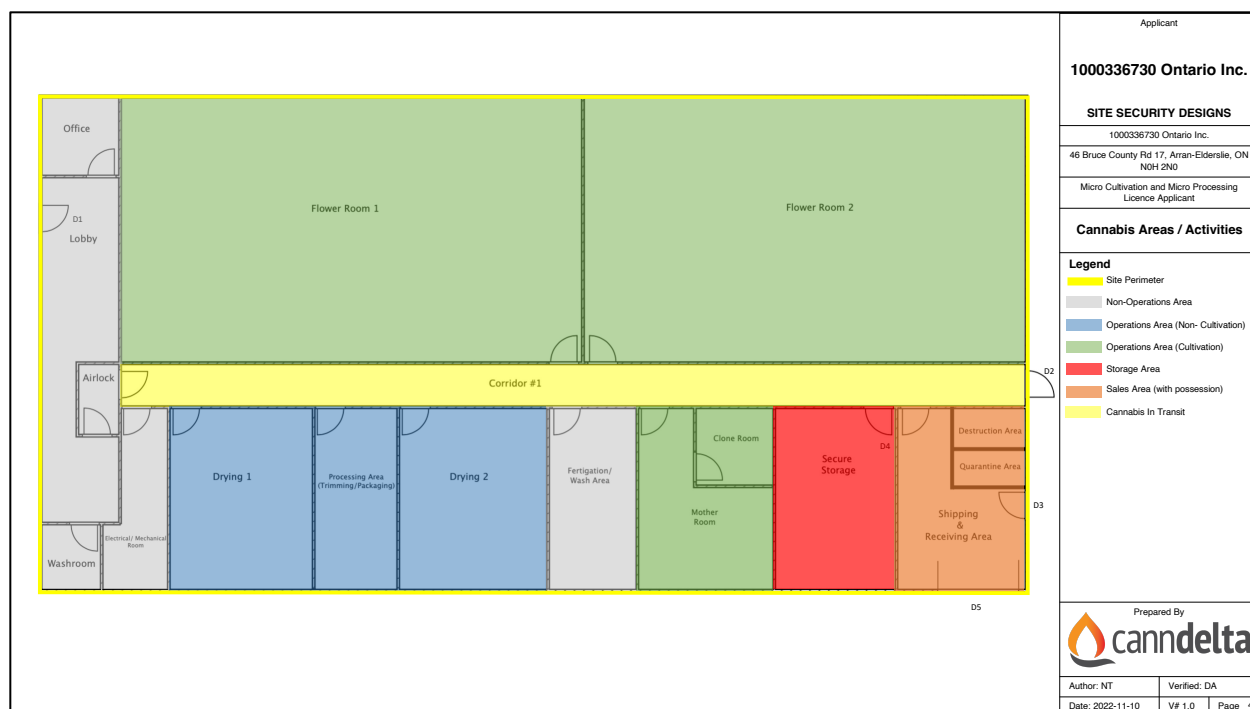
  
Signature  
Date

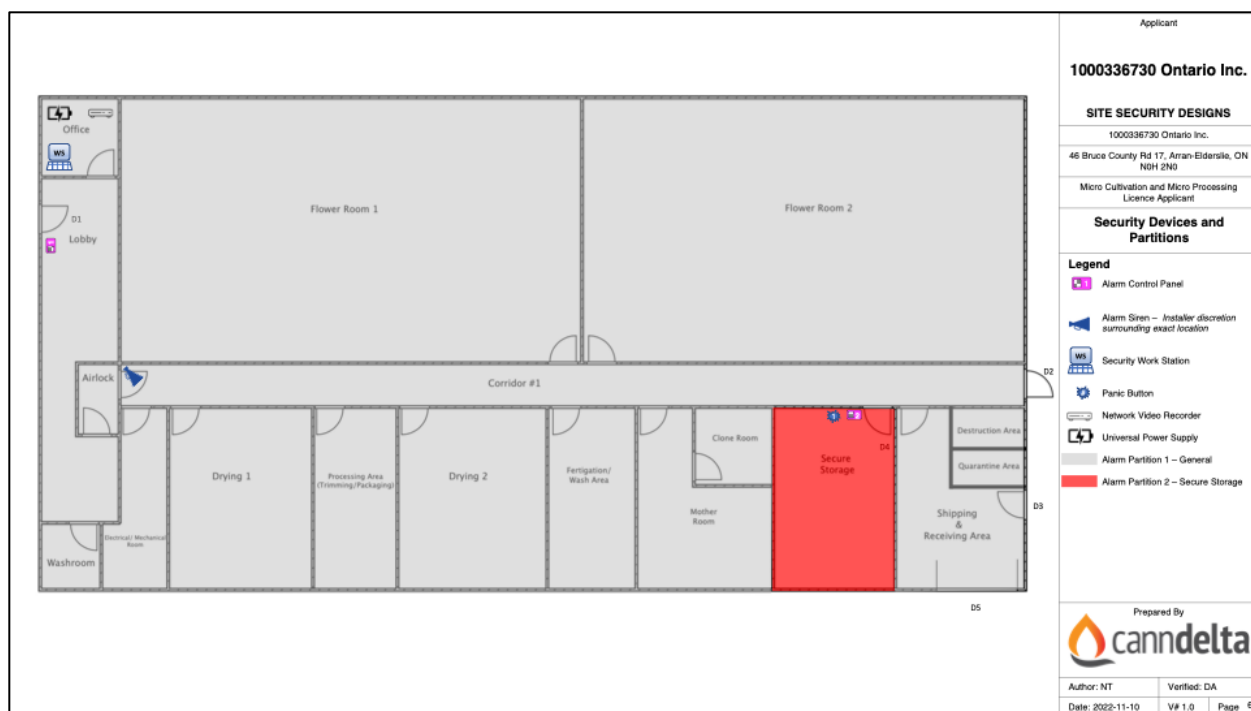
**Chantelle Thomas**  
Head of Security  
1000336730 Ontario Inc.

## 12.0 Appendix B: Figures

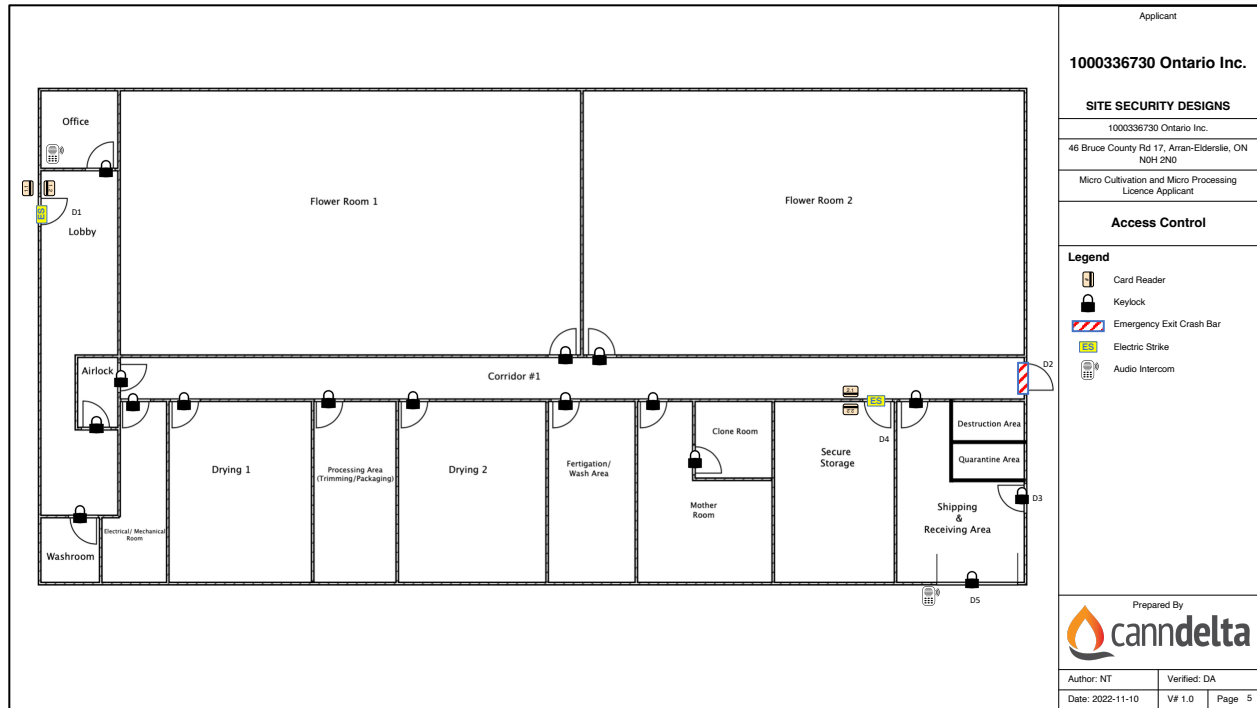


**Figure 1.** Aerial view of 1000336730 Ontario Inc. 's proposed site with 500m radius.



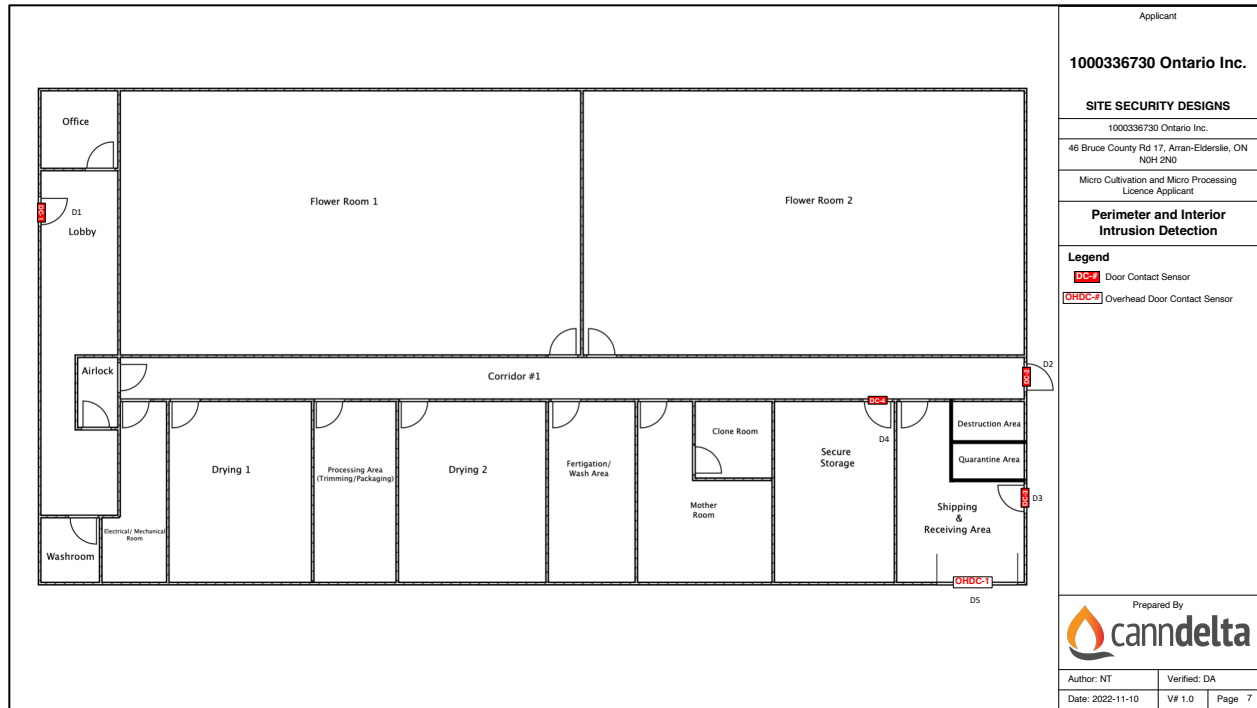


**Figure 3.** 1000336730 Ontario Inc. 's site floor plan with alarm partitions.

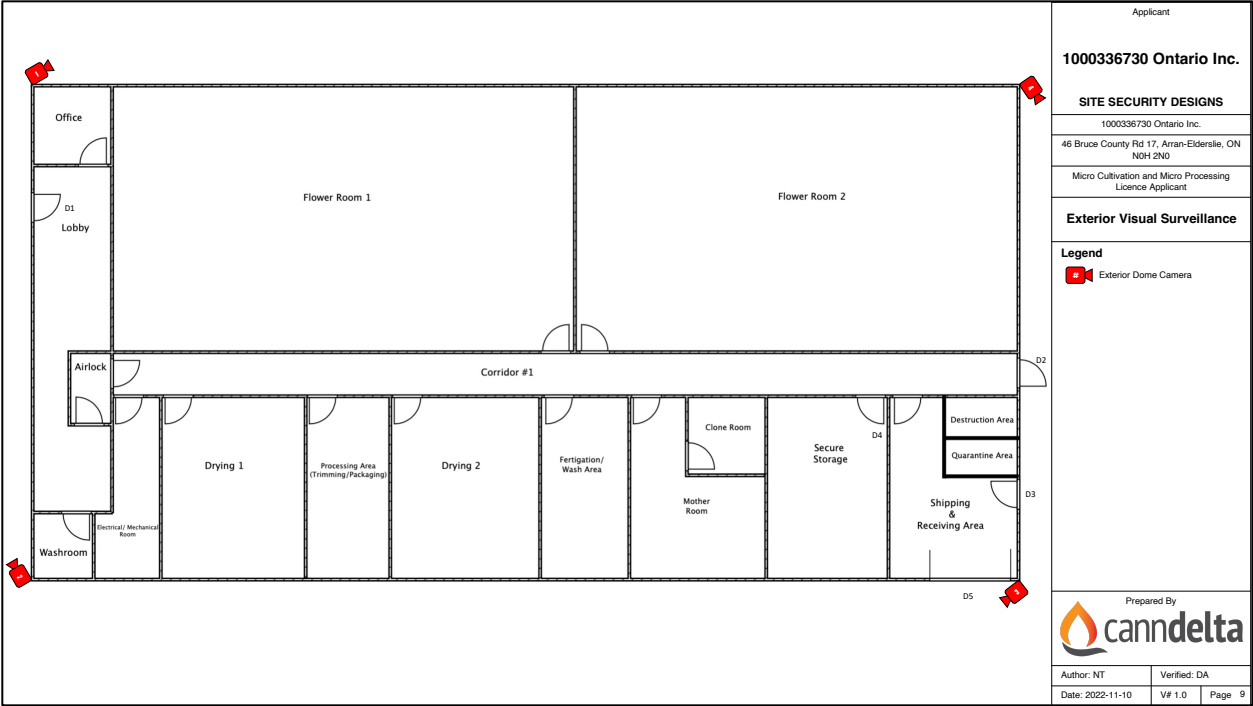


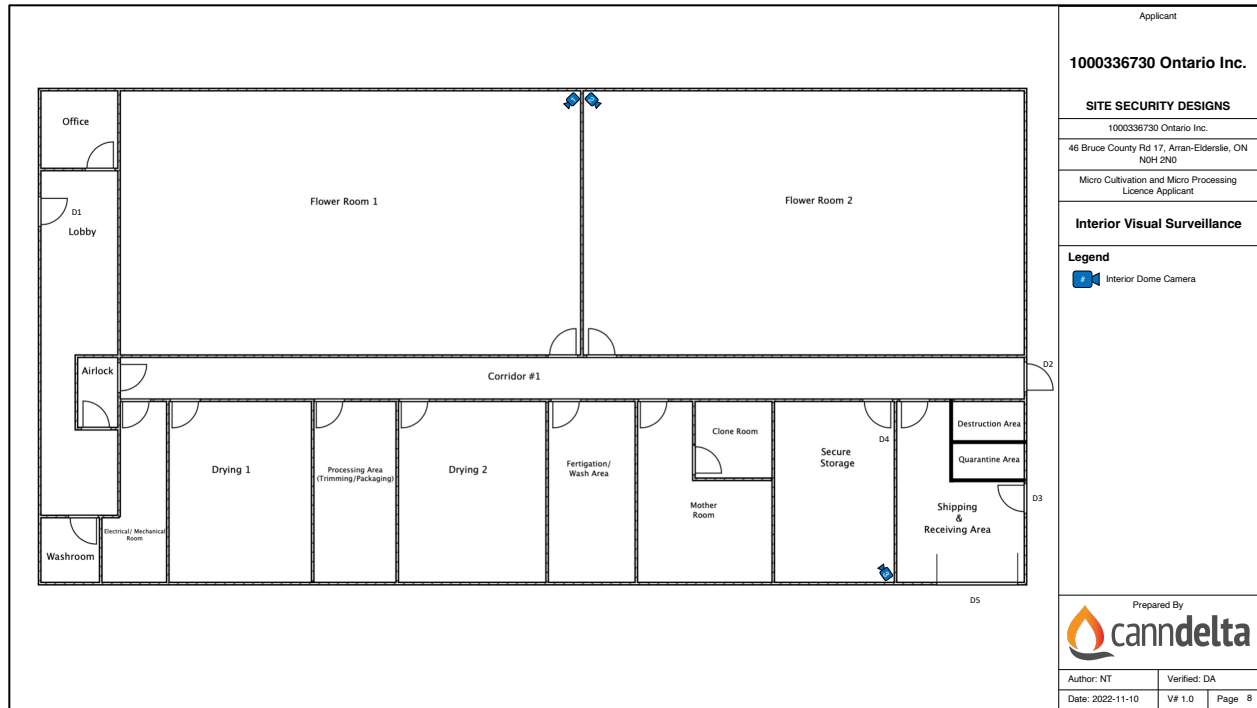
**Figure 4.** Access control device layout at the proposed facility.



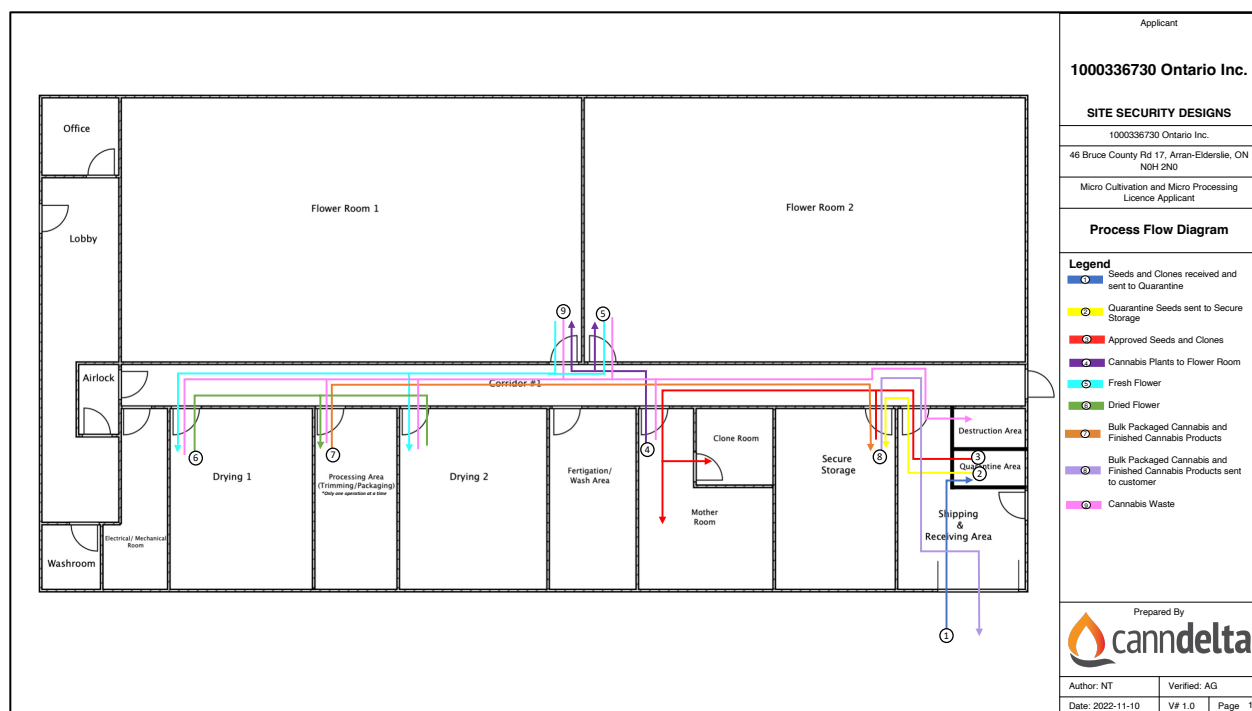


**Figure 5.** Intrusion detection device layout at the proposed facility.

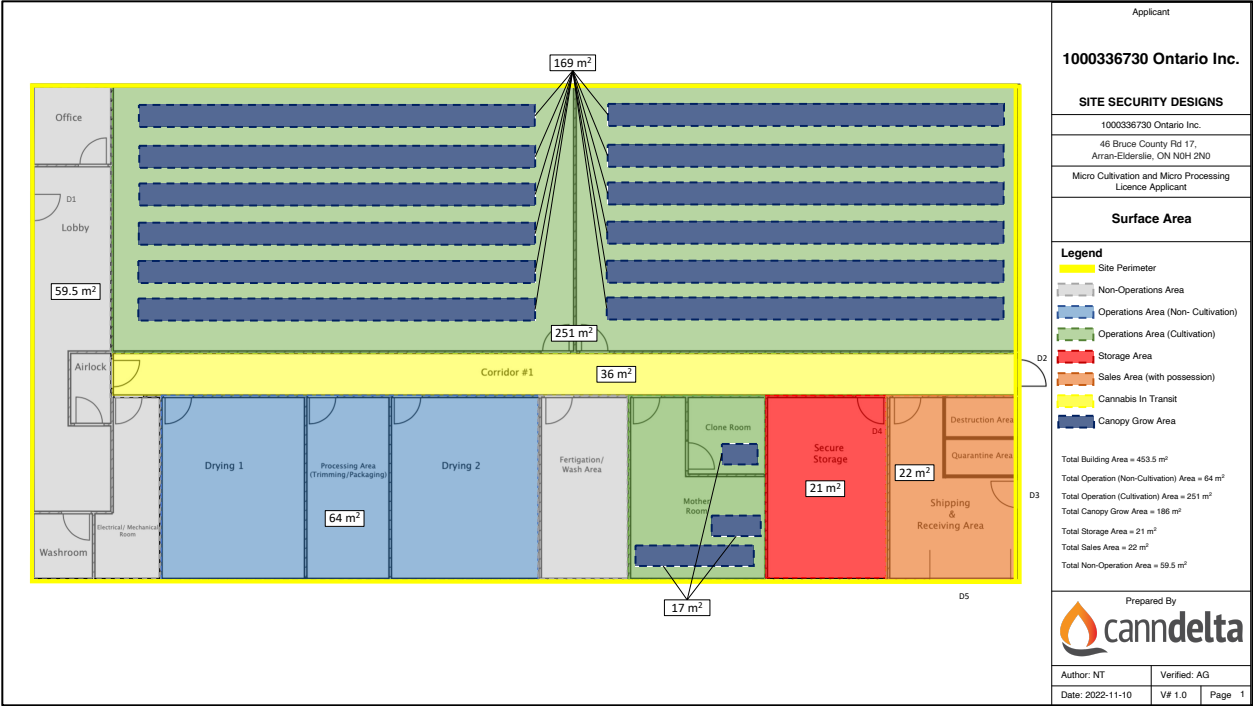




**Figure 6b.** Interior Visual Surveillance device layout at the proposed facility.



**Figure 7. Product Flow Chart**



## **APPENDIX 'G'**

### **PHYSICAL SECURITY DESIGN**

# **1000336730 Ontario Inc.**

Micro Cultivation & Micro Processing Licence Applicant

## **Physical Security Design**

**46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0**

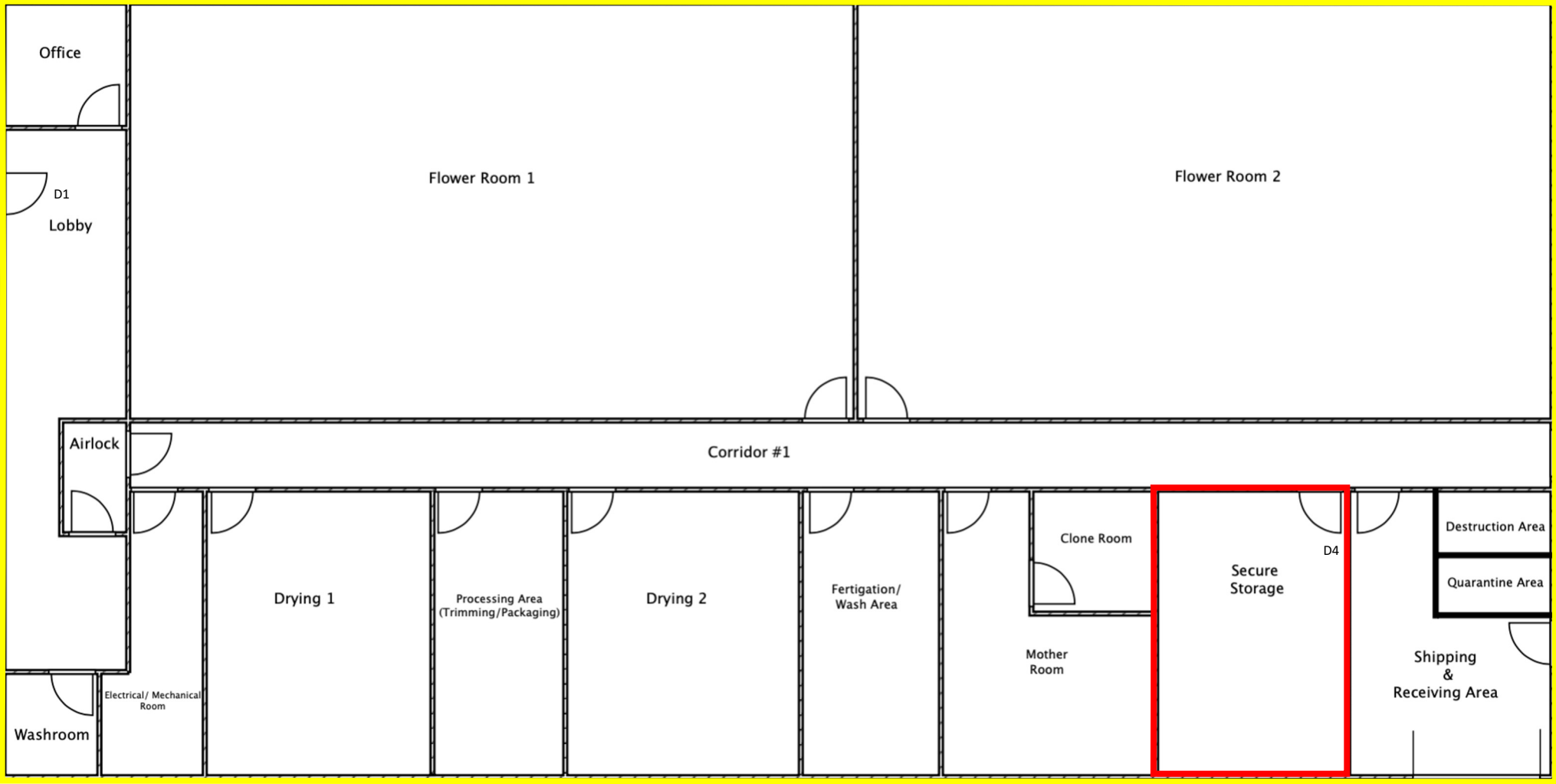
2022-11-10

# CONFIDENTIAL

*The following site design report is a confidential document that is not intended to be shared outside of your organization. Explicit written permission is requested to share this document to anyone outside of your organization, it is intended solely for the use of the individual or entity to whom they are addressed. If you have received this document in error, please notify the originator. This document contains confidential information and is intended only for the entity named. If you are not the named addressee, you should not disseminate, distribute or copy this report. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.*

**Disclaimer:** This Physical Security Plan details the recommended placement of security features. It uses a system design tool that features general specifications that could be met with various products from several manufacturers. CannDelta in is in no way endorsing recommending the use and implementation of camera or other security products from a specific manufacturer (as these can differ with each brand manufacturer), however, any deviation from the recommended equipment contained within this document may require professional specific evaluation of the specifications of the products and the reevaluation of the number and placement of recommended devices. The device locations here are not prescriptive but are suggestions based on the floor plans alone and may not be feasible based on the physical site features. The client recognizes that adjustments to these design plans may be required and that the installation locations may vary or differ due to circumstances outside of the control of the security installer and/or CannDelta.



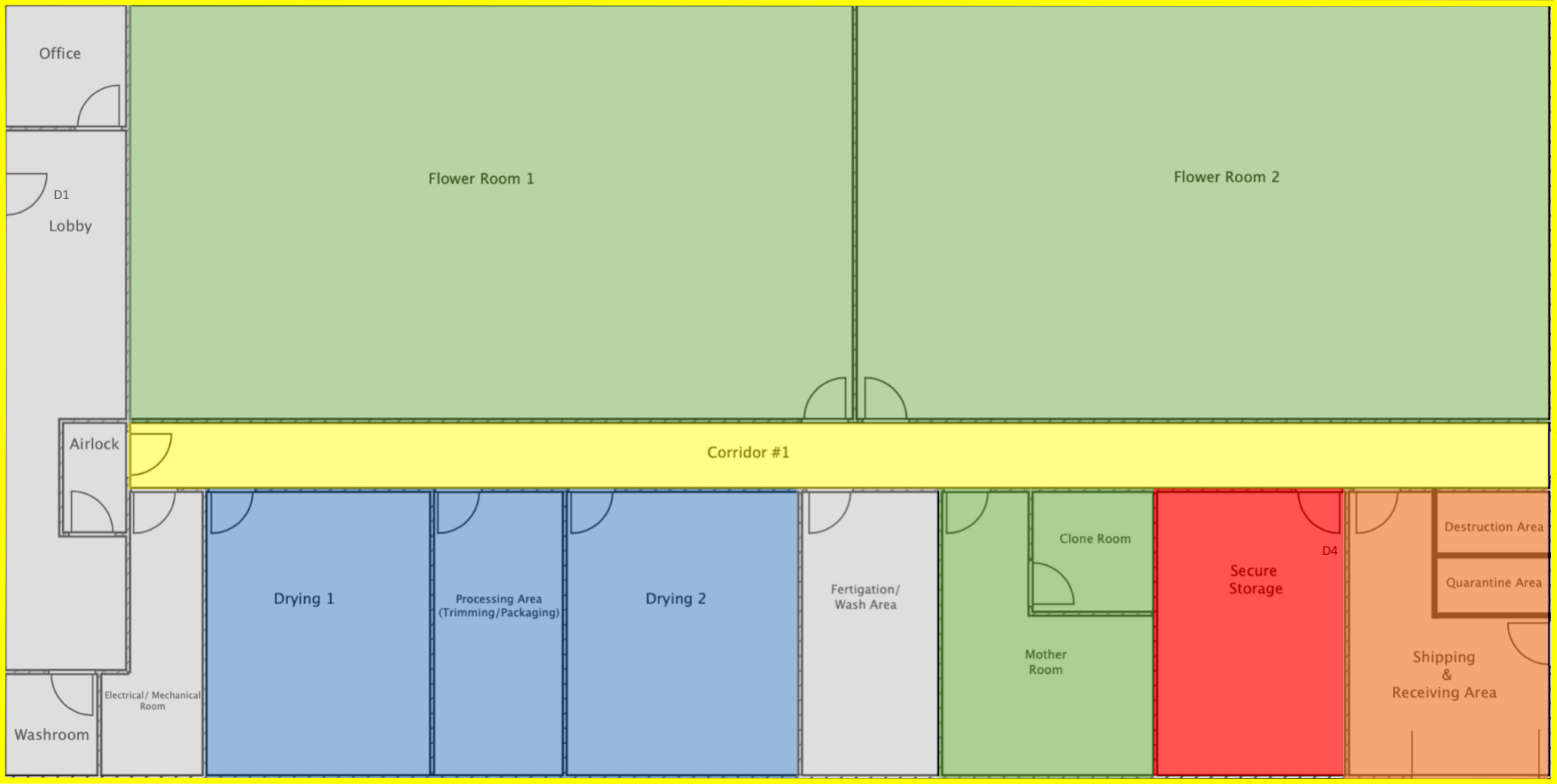


Floor Plan and Site Perimeter

Legend

Site Perimeter

Secure Storage



Cannabis Areas / Activities

Legend

Site Perimeter

Non-Operations Area

Operations Area (Non- Cultivation)

Operations Area (Cultivation)

Storage Area

Sales Area (with possession)

Cannabis In Transit

SITE SECURITY DESIGNS






1000336730 Ontario Inc.

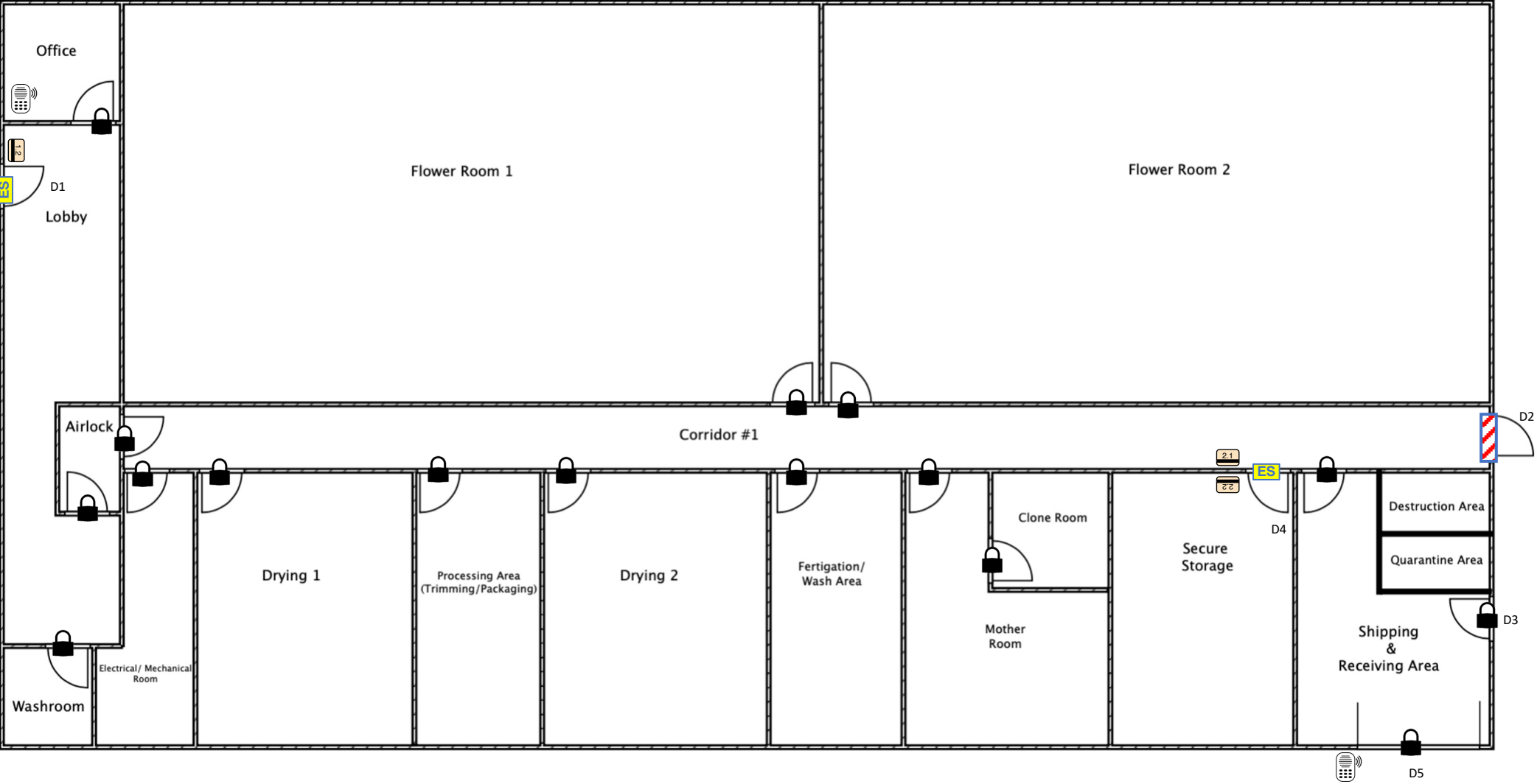
46 Bruce County Rd 17, Arran-Elderslie, ON  
N0H 2N0

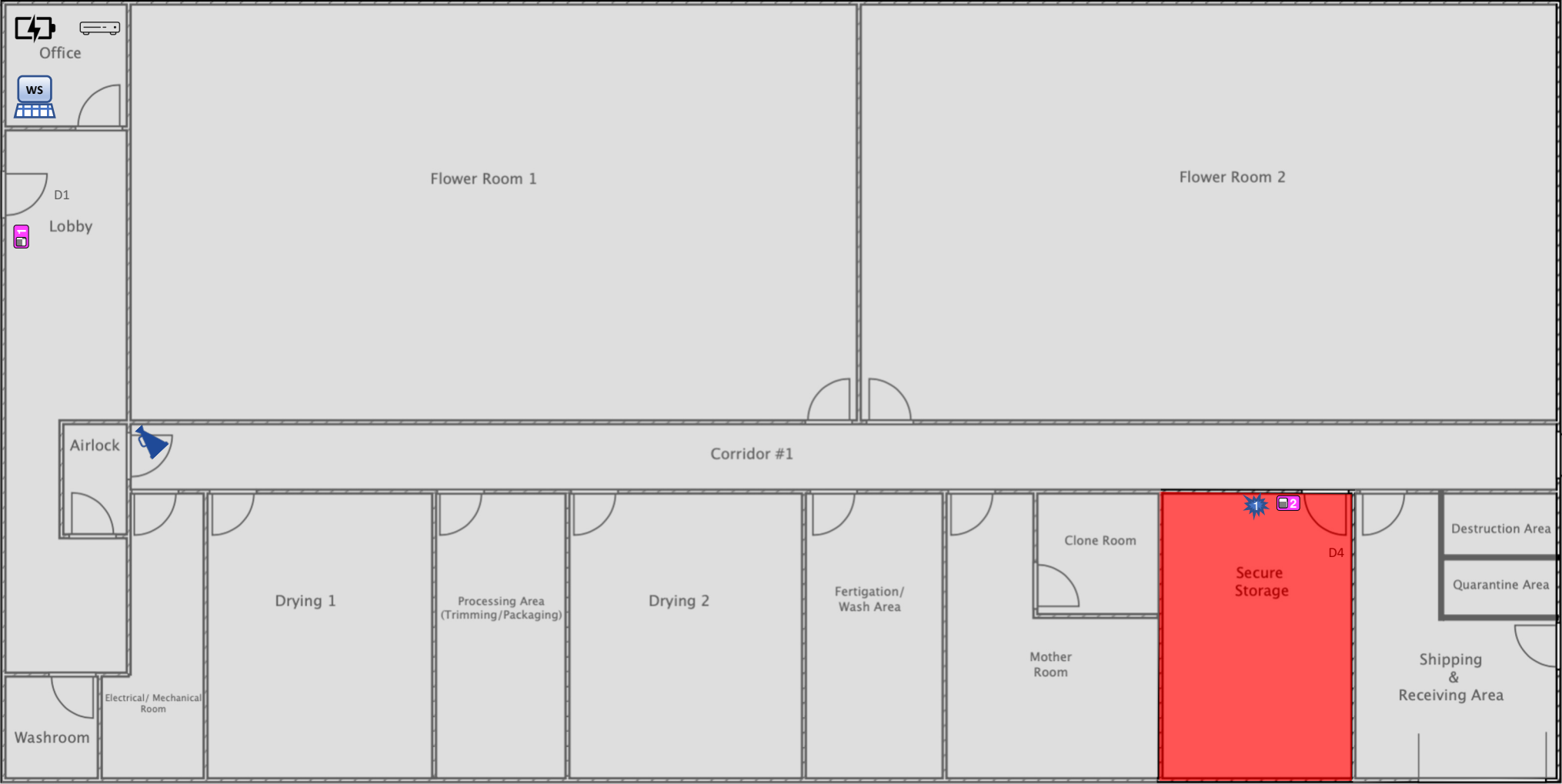
Micro Cultivation and Micro Processing  
Licence Applicant

Access Control

Legend

-  Card Reader
-  Keylock
-  Emergency Exit Crash Bar
-  Electric Strike
-  Audio Intercom





Security Devices and  
Partitions

Legend

Alarm Control Panel

Alarm Siren – *Installer discretion  
surrounding exact location*

Security Work Station

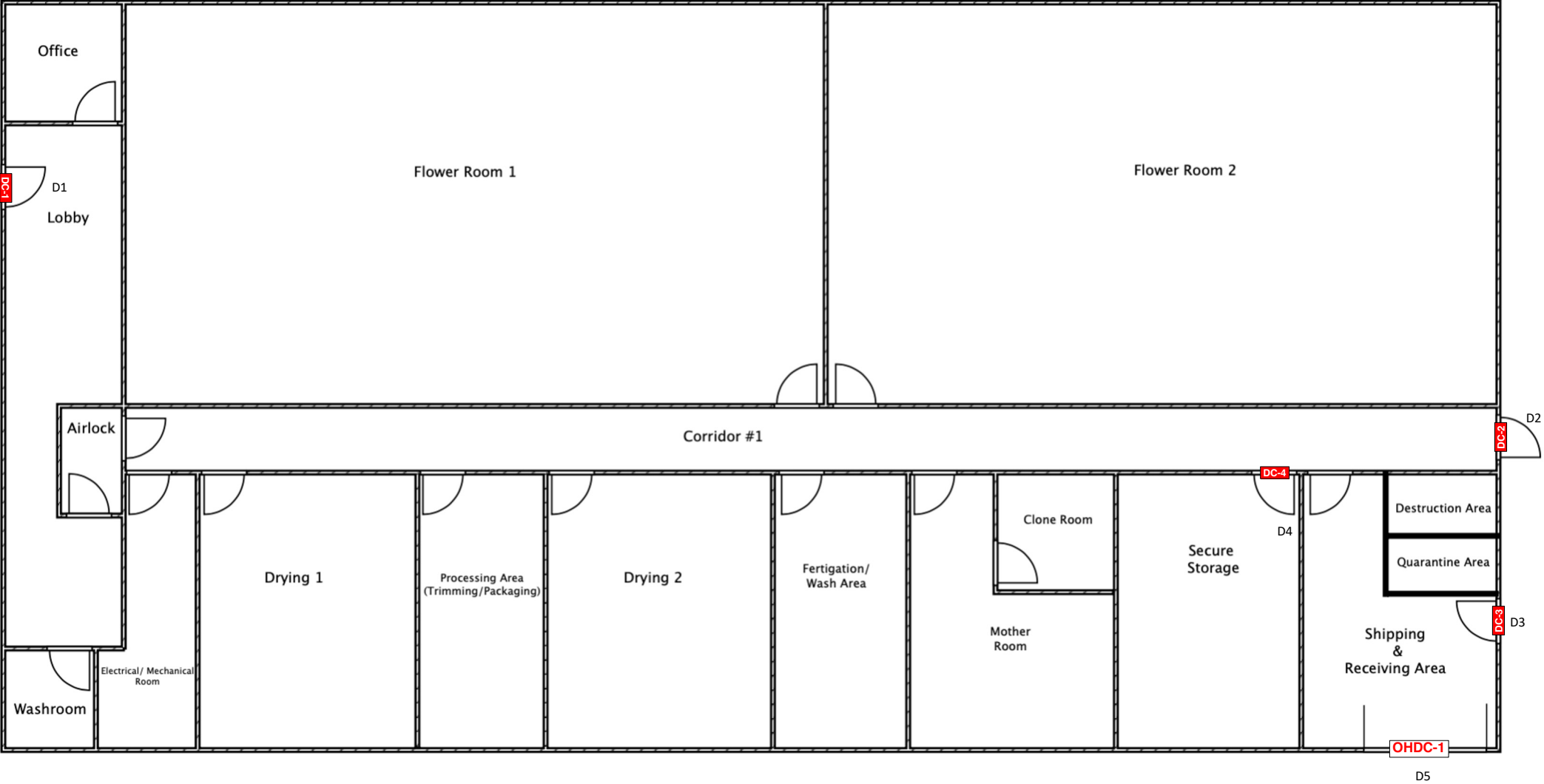
Panic Button

Network Video Recorder

Universal Power Supply

Alarm Partition 1 – General

Alarm Partition 2 – Secure Storage



Applicant

105

1000336730 Ontario Inc.

SITE SECURITY DESIGNS

1000336730 Ontario Inc.

46 Bruce County Rd 17, Arran-Elderslie, ON  
N0H 2N0

Micro Cultivation and Micro Processing  
Licence Applicant


Perimeter and Interior  
Intrusion Detection

Legend

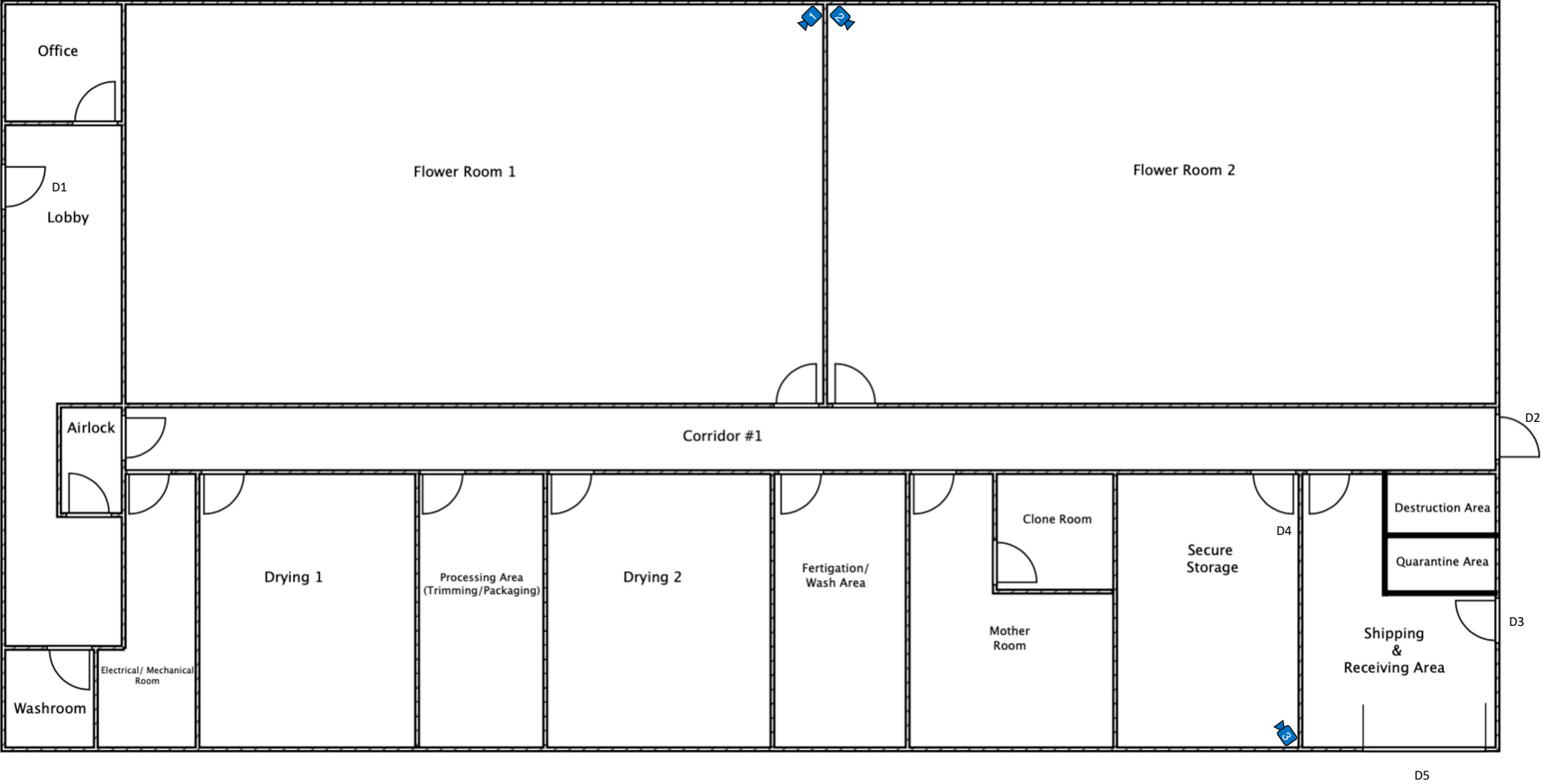
DC-# Door Contact Sensor

OHDC-# Overhead Door Contact Sensor

Prepared By




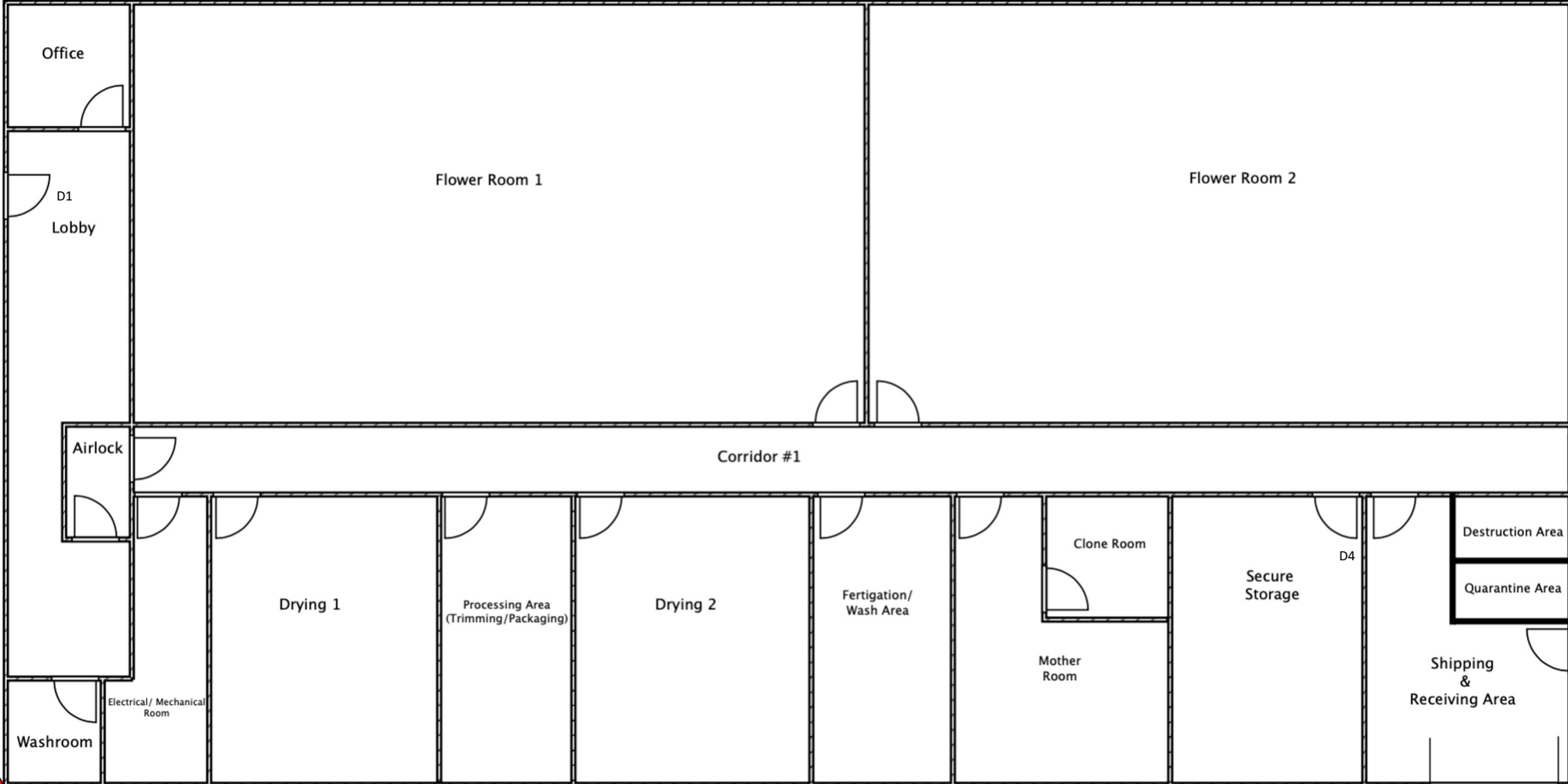
Author: NT	Verified: DA	
Date: 2022-11-10	V# 1.0	Page 7





Interior Visual Surveillance

Legend

 Interior Dome Camera



Applicant		
107		
1000336730 Ontario Inc.		
SITE SECURITY DESIGNS		
1000336730 Ontario Inc.		
46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0		
Micro Cultivation and Micro Processing Licence Applicant		
Exterior Visual Surveillance		
Legend		
 Exterior Dome Camera		
Prepared By		
		
Author: NT		Verified: DA
Date: 2022-11-10	V# 1.0	Page 9

Device Type	Device Count	Comments	Slide
Card Reader	4		5
Keylock	15		5
Electric Strike	2		5
Emergency Exit Crash Bar	1		5
Audio Intercom	2		5
Alarm Control Panel	2		6
Alarm Siren	1		6
Security Work Station	1		6
Panic Button	1		6
Network Video Recorder	1		6
Universal Power Supply	1		6
Door Contact Sensor	4		7
Interior Camera	3		8
Exterior Camera	4		9





519.376.3076  
 237897 Inglis Falls Road  
 Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca)

Protect.  
 Respect.  
 Connect.

February 13, 2023  
**GSCA File: P23038**

County of Bruce  
 Planning and Economic Development Department  
 268 Berford Street, Box 129  
 Wiarton, ON  
 N0H 2T0

Sent via email: [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

**Re: Application for Zoning By-law Amendment Z-2022-127**  
**Address: 46 Bruce Road 17**  
**Roll No: 410349000315402**  
**Municipality of Arran-Elderslie**  
**Applicant: Thorn**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

### **Subject Proposal**

The subject proposal is to establish definitions in the Municipality's Zoning Bylaw to facilitate the construction of a Micro Cultivation and Micro Processing Cannabis facility on the subject property.

### **GSCA Regulations**

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

### **Provincial Policy Statement 2020**

#### **3.1 Natural Hazards**

GSCA staff have not identified any natural hazards on the subject property.

### **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

### **Recommendations & Conclusions**

GSCA has no objections to the proposed development.

---

#### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Regards,

A handwritten signature in black ink, appearing to read 'J. Bousfield-Bastedo', is written over a faint, circular official stamp.

Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Building Department, Municipality of Arran-Elderslie

## Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

### Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: \_\_\_\_\_

Location Address: \_\_\_\_\_

Assessment Roll #: \_\_\_\_\_

Property Owner Name \_\_\_\_\_ and/or

Person engaged  
in Activity  
(where applicable) \_\_\_\_\_

Notice File No. \_\_\_\_\_ RMP File No. \_\_\_\_\_

From the information noted in the application to amend bylaw that would facilitate construction and operation of Micro Cultivation and Micro Processing Cannabis Facility on this property, it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the a portion of the property is located within the Wellhead Protection Area E for the Tara Drinking Water System, whereby the storage and/or application of pathogens (agricultural source material) requires the development of a Risk Management Plan.

**If any activities or operations on this property change, please contact this office.** If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at [c.seider@greysauble.on.ca](mailto:c.seider@greysauble.on.ca).

Signature of RMO:  \_\_\_\_\_ Date: \_\_\_\_\_

<b>Existing Services</b>	Private
<b>Proposed Services</b>	Private
<b>Access</b>	Year-Round Municipal Road
<b>Surrounding Land Uses</b>	North – Residential and Tara Centre Community Park; South – Residential, truck storage depot and Church; East – Residential, Agricultural West – Vacant Property, Agricultural Lands and Sewage Treatment Lagoons for the Community of Tara
<b>Designations and Zones</b>	<b>Existing</b>
<b>County Official Plan</b>	Primary Urban and Rural
<b>Local Official Plan</b>	Residential
<b>Zoning By-law</b>	Residential: Low Density Single and General Agriculture
<b>Designations and Zones</b>	<b>Proposed</b>
<b>County Official Plan</b>	No change
<b>Local Official Plan</b>	No change
<b>Zoning By-law</b>	Residential: Low Density Single and General Agriculture with Special Provision

File Number: Z-2022-127

Agency: Bruce County Transportation Services

No Comment: ☒ X

Title: Eng. Technician

Signature:



Comments:

**From:** [Scott McLeod](#)  
**To:** [Christine Fraser-McDonald](#); [CAO Arran-Elderslie](#); [building](#); [Chris](#)  
**Cc:** [Lori Mansfield](#)  
**Subject:** RE: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn  
**Date:** Tuesday, January 31, 2023 12:13:37 PM  
**Attachments:** [image001.png](#)

---

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No Comments at this time from Public Works.

Entrance onto Bruce County Roadway. No municipal water or sewer services available.

Thanks,

*Scott McLeod*

Municipality of Arran-Elderslie  
 Manager of Public Works  
 1925 Bruce Road #10  
 Chesley, Ontario  
 N0G 1L0  
 519-363-3039 ext. 115  
 Cell 519-373-9781

---

**From:** Christine Fraser-McDonald <clerk@arran-elderslie.ca>  
**Sent:** January 30, 2023 3:32 PM  
**To:** Sylvia Kirkwood <cao@arran-elderslie.ca>; Scott McLeod <works@arran-elderslie.ca>; Pat Johnston <building@arran-elderslie.ca>; Chris Legge <water@arran-elderslie.ca>  
**Subject:** FW: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn

Please see attached.

Thanks.

*Christine Fraser-McDonald*  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

---

**From:** Lori Mansfield <[LMansfield@brucecounty.on.ca](mailto:LMansfield@brucecounty.on.ca)>  
**Sent:** January 30, 2023 3:07 PM  
**To:** Bruce County Planning - Peninsula Hub <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>  
**Cc:** Megan Stansfield <[MStansfield@brucecounty.on.ca](mailto:MStansfield@brucecounty.on.ca)>  
**Subject:** Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn

**Re: File Number Z-2022-127**

Dear County of Bruce Planning & Development Department:

As a life-long resident and current property owner in the village of Tara, **I am opposed** to Zoning By-Law Amendment File No. Z-2022-127. The application is seeking zoning changes for the purpose of establishing a “micro-cultivation facility” and “micro-processing cannabis facility” at 46 Bruce Road 17.

I am greatly opposed to the proposed location of the cannabis facility in the application. The proposed site is in very close proximity to the village of Tara and sits on the west side of town. A mere few hundred meters from the proposed site sits another commercial facility (Lallemand) that currently produces an unpleasant odor that town residents have been forced to put up with for years. No one, not the company nor any level of government – seems to be able to prevent the odor. The headline “Tara Stinks” was published in local media and the effect on nearby property values was certainly not positive. We do not need another commercial facility producing an odor that deters residents from enjoying the outdoors in their own community. I have heard first-hand about the distinctive odor a cannabis facility produces in conversations with employees from another local cannabis operation in Tiverton (note that facility is in an industrial park and not near a densely populated residential area). Furthermore, the proposed site is a few hundred meters from Tara’s community center that includes outdoor soccer fields, ball diamonds, a playground and new splash pad. The predominant west wind will carry the odor into town and make these popular amenities unpleasant for users.

I am also concerned about the social effect a commercial cannabis facility might have on a small-town community. The exposure to large-scale cannabis production can certainly have a negative influence on local residents and most importantly, local youth.

There are plenty of suitable locations for a micro-processing cannabis facility – beside a largely residential small-town community is not one of them. The residents of Tara should not have to put up with another commercial odor, and we should not have our properties devalued further.

File Number Z-2022-127 simply does not benefit the local community, but rather detracts from it.

Regards,

**Adam Alpaugh**

*Concerned Tara resident, property owner and taxpayer*

87 Maria Street

Tara, ON N0H 2N0



March 26, 2023

Dear County of Bruce Planning & Development Department:

Re: File Number Z-2022-127

We are writing this letter as we are very concerned and opposed to Zoning By-Law Amendment File Number Z-2022-127. This is a proposed construction of a 'micro-cultivation facility' and a 'micro-processing cannabis facility' at 46 Bruce Road 17 in Invermay.

How in the world could this ever be even considered in a residential and agricultural area, let alone beside the Invermay Anglican Church and the Methodist Cemetery??!! The Church is a place for people to gather to worship God and the Cemetery beside this church is where some of our beloved ancestors are buried. They would probably roll over in their graves if they knew this was happening! The Church and Cemetery are holy and sacred! Please let's show some respect!

This property is located in very close proximity to the Village of Tara, in fact Invermay is often considered a part of Tara. We are a close knit community with friendly neighbours that we consider as family. Many of us grew up in Tara or close by, went off to post secondary schools and have chosen to come back to raise our children and our grandchildren here as we love this area so much!

This proposed facility will be right next door at the rear of it, to the Tara- Arran Community Centre that has soccer fields, baseball diamonds, playground, splash pad, picnic pavilion and hosts many events there including tournaments, horse shows and our annual Tara Fall Fair. Let's not forget all the hockey, curling, dances, meetings, and other events that happen inside the Community Centre. Parents and children gather here all the time.

This proposed 'micro-processing cannabis facility' will have large trucks coming and going, the very high risk of unsafe and undesired elements and the very unpleasant smell that is associated with cannabis. We do not need our youth and others here to be exposed to these risks! People who work at another local cannabis facility in Tiverton talk about the dominant unpleasant 'skunky' smell that comes from there. We are very unfortunately already exposed to some very unpleasant odours coming from the Lallemand Bio-Ingredient plant that started up here a few years ago and is close by to this proposed facility. We have tried to get some answers and some improvements with this plant but not much has changed. The unpleasant 'yeast' smell that it releases from them already has us known as the 'Stink Town' or the 'Northern Rothsay'. Having to close your windows or bring your laundry in from the clothesline or come home early from an outside event or turn around when you're out for a nice walk because you get a headache or taste in your mouth from the strong unpleasant smell is not good! We do not want another smelly, stinking odour released for us to smell in Tara or Invermay!! This cannot be good for our health!!!

We own three properties all within walking distance and downwind of this proposed facility that will no doubt devalue our properties even more!

We are a small town community that is not a place for this 'micro-processing cannabis facility' or this 'micro-cultivation facility' to start up. Our residents and families want to feel and be safe and enjoy where we live here. We should not have to endure another unpleasant stinking facility or have our properties devalue any further.

Would you want to live beside this proposed facility? We would think not!

Very concerned residents,

Dennis and Lorie Alpaugh

153 River Street

Tara, ON N0H 2N0

[REDACTED]

[REDACTED]



From: [REDACTED]  
 To: [Steve Hammell; cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca); [Bruce County Planning - Peninsula Hub](#)  
 Subject: Proposed Cannabis Facility in Village of Tara File Number: Z-2022-127  
 Date: Sunday, March 26, 2023 11:16:45 PM  
 Attachments: [Boerema Gerrit.pdf](#)

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**\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern.

I am addressing the proposal for a cannabis marihuana facility on Bruce Road 17 in Tara. As a long time resident, I am contacting you to indicate my concern and objection with permitting this type of facility into our community for a variety of reasons.

Tara already deals daily with an outrageous odour from a plant within the community, it does not need a second contributor. Anyone who is outdoors in Tara realizes how this odour affects the community. No one can argue this. I watch people walk throughout the community covering their mouth and nose with their sweater or jacket so as not to take in the odour already. We as a community have been advised there are filters and other means in place to remove the current odour. Not so. Now add this potential cannabis facility. Anyone who has ever had anything to do with cannabis, personally or professionally, can relate to the pungent smells. Whether it be of a personal quantity or something of more industrial capacity like this proposal, cannabis is quite notable in any stage of cultivation or during post cultivation with the finished product.

I ask that you consider the effects not only to the nearby residents, but the outdoor community facilities all situated within two blocks of the proposed site. These include a neighbouring church community/cemetery, the Rotary Park, and Community Centre grounds containing the gymkana, soccer and ball fields, children's playground, and new children's water park. Very disturbing to think that within eyesight of these community properties, a cannabis facility producing its adult product, will be there for our children and the rest of the community to enjoy year round.

Along with the odour, I raise concerns regarding increased local traffic, environmental concerns, and ongoing safety for both the employer and the community, amongst others.

I quote one of many articles written on the topic of Cannabis and the concerns for not only cannabis dispensary facilities, but cultivation production facilities. This is a small section from a thesis written at the University of Waterloo under the topic of Community Impacts:

2.2.4 Community Impacts Cannabis facilities, such as medicinal cannabis dispensaries, have been generally regarded as unwanted land uses (Nemeth & Ross, 2014). A factor contributing to their undesirability are the impacts or perceived impacts on the community. While the legalization of cannabis for medicinal use has strong public support, support for the legalization of recreational cannabis was not as strong in most jurisdictions where now permitted (Hsu et al., 2018). As a result of the various levels of public support, jurisdictions have begun further regulating cannabis facilities and, in some cases, prohibiting them from their communities (Salking & Kansler, 2010; Daley, 2012). While all cannabis facilities appear to be locally undesirable land uses, impacts to the community varied based on facility

type. Real and perceived impacts to the community were similar for medicinal dispensaries and recreational cannabis retail stores, but were different from impacts generated from cannabis production facilities.

Medicinal and recreational cannabis dispensaries and retail stores appear to impact the communities socially through real or perceived increase access for youth, addiction, and other health impacts (Johnson, 2018; Nemeth & Ross, 2014).

**Impacts from cannabis production facilities have also been noted. In jurisdictions such as California and Washington State, environmental concerns have arisen including impacts on water supply, waste and wastewater disposal, and energy consumption (Bustic, et al., 2017; Stoa, 2016).**

**There have been other impacts noted from cannabis production including noise, traffic, light, and security concerns (Stoa, 2016; 2017; Mills, 2012; and Nevius, 2015). In Ontario compatibility issues, mainly surrounding odour emissions from cannabis production facilities, have arisen (Vaughan, 2018). Cannabis when grown can emit a pungent smell often compared to the odour from a skunk (Turpin, 2020). Concerns about odour emissions has also led to concerns around potential mental and physical health impacts, although there is no evidence to back these claims (Agar, 2020; Public Health Ontario, 2018; Grochowski, 2020; McEwan, 2019)**

The entire 181 page document written by Gerrit BOEREMA is attached to this email.

I will also attached this article link regarding [Cannabis and the Environment: Seven Significant Side-Effects | News & Events | Clark Hill PLC](#). As I said, there are numerous articles from all over North America relating to the topic at hand. Dozens upon dozens of communities have and are dealing with these same concerns.


Along with the obvious concerns like water usage and contamination, water tables for the community already dealing with pressure issues, I would like to bring up the public concern and displeasure I have witnessed. I would also like to bring forward concerns for fire suppression techniques and the increased dangers for our local volunteer firefighters dealing with this type of facility, including the obvious airborne moulds and spores, electrical hazards, chemicals and hazardous materials, all disposal methods for contaminated soils, plant materials and other bioproducts, etc..

Is there writing on the wall for a dispensary as well? Other cultivation facilities in our local counties are reducing with layoffs because the government production and dispensary sales are diminishing and illegal black market sales of cannabis are increasing. My own opinion is to not allow these gateway drug dispensary/production facilities within our community. I would suggest that the current state of emergency on the Saugeen First Nation can be attributed indirectly to their allowing cannabis dispensaries and the like within their community in the past few years. It all starts with one facility or storefront and transforms from there. Good for the business owner concerned about the bottom line, not so good for the community as a whole.

I would ask that council consider the overall risks of having a facility of this nature to be permitted within the Village proper. This facility would be more appropriately built in an open area outside a mainstream community population, preferably not Arran Elderslie.

Maybe it's time for official consideration and determination by council to prevent this sort of facility from occurring throughout the Arran Elderslie community.

For council's consideration. Please forward to all Arran Elderslie council members.

Bruce Angel  
59 John Street  
Tara, Ontario  


Christ Church, Anglican  
56 Bruce Road 17, PO Box 430  
Tara, ON N0H 2N0

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March 22, 2023

Ms. Megan Stansfield, Planner  
County of Bruce, Planning & Development Department  
268 Berford Street, PO Box 129  
Warton, ON N0H 2T0

Dear Ms. Stansfield,

As members of Christ Church Anglican in Tara, we are very concerned about the proposed zoning change (File number: Z-2022-127) to enable a Micro Cultivation and Micro Processing Cannabis Facility to be built and operated so near our church. We had a church meeting and many concerns were raised.

We are concerned that the plant would create an odour outside the church and even inside when the winds send it our way. This would be a challenge for our summer services due to smell and noise as we often worship outside and even if inside, definitely have windows open. This would also jeopardize the rentals that want to use our building. There are also concerns about increased lighting, shipping traffic, and noises associated with their security system. The serenity of our green space, tree lot and churchyard cemetery are at risk, as are the receptions, weddings and services that may want to use this space.

It is important to note that Christ Church is a community-use building. In particular it is used weekly by the Tara Area Food Bank and Alcoholics Anonymous. We do not want anything such as lights or odour to make it difficult for these clients to use our facility. Both organizations are grateful to meet where people can participate discretely and comfortably.

We ask you to decide against re-zoning this property to let them know that this location near family homes and a church that houses community supports is not an appropriate place for such a facility.

Thank you for your consideration.

Sincerely,

Marilyn Bloomfield, Church Warden

Anne Crocker, Church Warden

Rev. Canon Carrie Irwin, Rector

cc: Steve Hammell, Mayor of the Municipality of Arran-Elderslie  
Chris Peabody, Warden of Bruce County

**From:** [Megan Stansfield](#)  
**To:** [REDACTED]  
**Cc:** [Christine Fraser-McDonald](#); [REDACTED]; [Lori Mansfield](#)  
**Subject:** RE: Application Z-2022-127 - Concerns  
**Date:** Thursday, March 2, 2023 9:04:15 AM  
**Attachments:** [REDACTED]

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Hi Stuart,

Thank you for providing your concerns regarding application Z-2022-127. Your comments will be included in my planning report to Council, and a Notice of Public Meeting will be circulated to you, informing of the public meeting date and time, should you wish to attend.

Please reach out if you have further questions or comments.

Thanks,  
Megan

**Megan Stansfield**  
 Planner  
 Planning and Development  
 Corporation of the County of Bruce

Office:  
 Direct: 1-226-909-2754  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)




---

**From:** Stuart Doyle [REDACTED]  
**Sent:** Wednesday, March 1, 2023 9:14 AM  
**To:** Megan Stansfield <MStansfield@brucecounty.on.ca>  
**Cc:** Christine Fraser-McDonald <clerk@arran-elderslie.ca>; Barry Kruisselbrink [REDACTED]  
**Subject:** Application Z-2022-127 - Concerns

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Megan,

We are in receipt of the Notice of Complete Application for file Number Z-2022-127 with respect to a Zoning By-Law amendment for a 'Micro-cultivation facility' and 'Micro processing cannabis facility' in Invermay.

We have had an opportunity to review the available documents,

- Application
- Planning report and appendices

Although we support new business in Bruce County and the effort the applicants have put into this application we are concerned with the location of this facility and the idea that this type of highly regulated use could simply be added to a zone that abuts existing residential zoning. As noted in the application there are sensitive uses adjacent to the North, South and East that include single family homes and a local Church. We feel that a more comprehensive approach should be taken when contemplating adding a use that has the potential to affect local residents with odour issues, security concerns and general incompatibility.

The other Cannabis facility in Bruce County is situated within an industrial park that is not located near residential zoning and seems to be better planned out for this type of use. We feel that a similar location would be reasonable for this type of facility as opposed to an accessory structure directly adjacent to an urban boundary with residential uses.

As noted several times in the applicants planning report, the policies in Arran-Elderslie have not caught up to the advances of the cannabis industry. As such, it may be prudent to take a pause in order to develop well thought out policies to ensure the successful integration of a new business type in the Municipality. Perhaps this type of issue should be included in an upcoming general Zoning by-law update so a more fulsome community engagement process could occur. This wouldn't mean that the Municipality is turning this type of business away, but that some more time is needed to make sure policies can catch up to this new industry.

We appreciate the opportunity to comment on this matter.

Stuart Doyle, C.E.T.

Barry's Construction

Allenford, ON

[REDACTED]  
[REDACTED]  
[REDACTED]

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all

copies (electronic or otherwise). Thank you for your cooperation.

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** 46 Bruce rd 17  
**Date:** Tuesday, March 28, 2023 12:56:14 AM

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**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Arran Elderslie township,

As an immediate neighbour (42 Bruce rd 17, Tara) to 46 Bruce rd 17, Tara, I would like to express my concerns and my disapproval to the proposed marijuana grow and sell business next door.

1.

My first issue with this proposed grow facility next door would be the stench coming from it. Regardless of the top notch filtration systems for air pollution they may present, there is no denying the skunk like smell will make its way to the people and neighbourhoods of Tara.

After talking to current employees of the 7 acres plant near the Bruce nuclear facility, I've been made aware of how potent these smells are. Not only do the employees have the smell saturated into their clothing, some even say it has saturated into their skin.

The smell of marijuana can be noticed from highway 21, over 7 kilometres away from the 7 acres facility! It is my understanding that this happens even with state of the art ventilation systems.

I can imagine how my clothing hanging out on the line for a day will smell beside this new facility. Will my summer nights spent outdoors be ruined by the smell of marijuana?

As if the yeast factory and the Tara sewer lagoons weren't enough odour for the town of Tara!

2.

Water consumption. As any greenhouse owner would tell you, water is in high demand to grow any plant. The proposal shows a well separate from the house well will be drilled to meet these demands. What happens when my well, which is likely to be on the same vein, dries up in the middle of July?

3.

Crime. There will be an increase in public traffic to the neighborhood along with public traffic bordering my property lines. As a small business with inventory stockpiled in my yard, I can't help but feel the vulnerability to theft, trespassing, or vandalism.

4.

Property values. With the concerns listed above it's only proper to think next about the neighborhoods real estate values. This new facility will no doubt decrease the value of surrounding residences, especially next door properties. Where is the value in the proposed facility for home owners for me?

5.

As it is mentioned in a few different spots, it is proposed to be a business operated solely by Thorn family members. This benefits the town of Tara virtually nothing as there will be no new jobs created for its people.

It is my desire that the township of Arran Elderslie and the county of Bruce will view these concerns with seriousness and from a perspective of "wearing my shoes".

After talking to many neighbours and others from the Tara community, it is clear to me that most people are voting against this proposal also for similar reasons. It has been neat to see the community come together about this and as a member of it, I write this email on behalf of them.

Thank you,  
 Caleb



**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Cannabis production and processing facility in Invermay  
**Date:** Saturday, March 18, 2023 3:36:51 PM

---

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My wife and I have been residents of Invermay since 2009 , I have to admit, I was very disappointed and even somewhat astounded that a proposal for a cannabis production and processing facility was even considered for this quiet area of our town. We live very near to the proposed site and there are many concerns that have been on my mind.

1. Smell, we already deal with very undesirable smells coming from the local factory just north of our house, this can be very disruptive to enjoying time outside at any time but especially in the summer or simply leaving the windows open to enjoy the fresh outdoors. With the stench of cannabis coming from the west we will be very limited on days where we can actually enjoy time outside without some sort of horrible odor wafting over our house.
2. Security, this one is pretty obvious as it's no secret as to the type of people that products of this nature will attract.
3. Health and environmental concerns, there are many people residing near this site. I know from experience that production plants say they have taken all the steps to provide environmentally safe and healthy production to protect those around them. The measures, however, are rarely as impressive and safe as what they make them out to be.
4. My wife runs a daycare out of our home. This is a huge concern as all of these above concerns are only magnified when it now affects children that are under her care.
5. Water , these facilities require a lot of water to operate.

In conclusion , this facility will bring no benefits to our community but the problems, issues and potential dangers are many. So I just have to ask, why does a facility like this have to be built in a nice, peaceful, well populated residential area where it rudely intrudes on, and even endangers peoples homes , lives and wellbeing? It would seem to me it would be more suited to being built in an area that is more remote , and of course, properly zoned for commercial use.

I respectfully request that this facility would NOT be allowed to move forward.

Thankyou for your consideration

Leroy Brubacher

TO ARRAN-ELDERSLIE COUNCIL

RE. FILE # 2-2022-127

MY CONCERNS

#1 THERE IS A POTENTIAL OF UNDESIRABLE  
PEOPLE WHO MAY BE SCOUTING THE  
AREA THAT COULD PUT MY PROPERTY  
AND ADJACENT NEIGHBORS SECURITY  
AT RISK!

#2 DEVALUATION OF SURROUNDING  
PROPERTY'S

DATE MARCH 25 2023

NORMAN CAPLING

SIGNED: Norman Capling



**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#); [Megan Stansfield](#)  
**Subject:** FW: Micro cannabis facility proposal  
**Date:** Sunday, February 19, 2023 10:20:02 AM

---

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

---

**From:** Crystal DeBoer [REDACTED]  
**Sent:** Saturday, February 18, 2023 4:20 PM  
**To:** Christine Fraser-McDonald <[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)>  
**Subject:** Micro cannabis facility proposal

Hello,

As a resident of Arran-Elderslie, I would like to express my concerns regarding the proposal for a cannabis facility just a few doors down from my home.

Obviously, some of my immediate concerns are:

- the significant decrease of my property value
- the increase for potential crime in the area
- odours- as if the yeast plant isn't bad enough already
- increased traffic with shipping/receiving on a road that is already poorly monitored/enforced from speeding vehicles
- environmental concerns with its close proximity to the River- Is the Sauble Conservation Authority aware of this proposal? Will they be informed, or be able to do an environmental impact assessment?
- the concern of run off from chemicals potentially contaminating our well water or the River.
- assuming they would need special security could mean more guns in a residential community

- I have a young child, and lots of young children in the community need to walk by this facility to get to school

The list could go on really, these are just a few thoughts that immediately came to mind.

I don't understand why this location was even chosen, there is much land available further away from populated communities in more rural/remote areas where it would not impact children and families daily lives.

I hope that the County will consider not allowing this proposal to go through to the next phase. The neighbours that I have spoke to do not support this, nor do I.

Thanks for listening and for your time,

Crystal DeBoer  
75 Bruce Rd 17  
Tara

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Cannabis Plant  
**Date:** Wednesday, March 29, 2023 4:31:33 PM

---

\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We object to the rezoning to allow a Cannabis growing/processing plant 46 Bruce Rd.17. The air quality in that area is already compromised by the yeast plant even with the million dollar(s) scrubbers. A three family operation will not have the ability financially to install that expensive type of scrubber. Seven Acres at Bruce Power and the grow op at Leamington On. are prime examples of the stench emanating from these types of businesses. This area is residential for 98% and rezoning should not be allowed to reduce home values and enjoyment of life provided by the Canadian Bill of Rights.(a)the right of the individual to life, liberty, security of the person and enjoyment of property, and the right not to be deprived thereof.

Regards

Bob and Karen Elliott  
Yonge St S  
Tara On

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Zoning Bylaw for 46 Bruce Rd 17, Roll # 410349000315402  
**Date:** Thursday, March 2, 2023 3:32:50 PM

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**\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern:

As a new resident of Bruce Rd 17, I totally oppose to a Micro Cultivation facility and a Micro Processing Cannabis facility

On this street.

I moved to this area from Guelph to retire, and move away from Commercial areas to a quiet rural place.

This facility will devalue my property ,as well as the other properties on this street, creating more traffic and noise pollution.

Possibly increasing criminal activity.

As I heard, there is a facility outside of Port Elgin, the facility keeps its lights on at all times and is surrounded by a 10 foot chain

Link fence, this will dimmish the scenery of this beautiful area.

It is my understanding, cultivating cannabis requires large amounts of water consumption, which could affect the water table,

Being on a well and not a cistern, could deplete my water usage.

In my opinion, even though cannabis has been legalized recently, I find it disrespectful to be so close to a church. This facility does not belong on this street.

Thank you

Yolanda Finora

Sent from [Mail](#) for Windows

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Invermay micro grow  
**Date:** Monday, February 27, 2023 12:40:48 AM

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**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello;

Of the 3 approved grow operations that I know of in Bruce County, the largest is in an industrial park above Douglas Point, the second is near the intersection of County Rd 1 and County Rd 20, the third is about a mile East of the Port Elgin police station. None of these are in a residential backyard!

I find it inappropriate that this is being proposed in a residential area, even manure storage has to be at least 200m from a neighbours residence.

I would hope that more consideration and respect would be given to the existing residents and their property values.

Thank you for your time.

***Jeff Horning***

[REDACTED]

**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#); [Megan Stansfield](#)  
**Subject:** FW: Proposal of micro cannabis facility  
**Date:** Sunday, February 19, 2023 10:20:27 AM

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**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

---

**From:** Betina J [REDACTED]  
**Sent:** Saturday, February 18, 2023 7:54 PM  
**To:** Christine Fraser-McDonald <[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)>  
**Subject:** Proposal of micro cannabis facility

To whom it may concern,

The opening of cannabis facility in the small community of Tara would be not only a very bad idea but, a detriment. This will drive down housing values, the smell, and as in Oro-Medonte Township **“ neighbours have noticed a constant hum caused by a natural gas generator and an the smell that wafts from the greenhouses.”**

Bringing this into the community will change the quaint peaceful surroundings of everyone living here, the reason they moved here in the first place.

Please put the homeowners and community first especially at the proposed location. It's a fact in other communities anyone close by lose their peaceful surroundings.

Respectfully,  
 J & B Jensen



**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#); [Megan Stansfield](#)  
**Subject:** FW: Proposal of micro cannabis facility  
**Date:** Sunday, February 19, 2023 10:19:11 AM

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Christine Fraser-McDonald  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
 clerk@arran-elderslie.ca

-----Original Message-----

From: Steve Jensen [REDACTED]  
 Sent: Saturday, February 18, 2023 4:08 PM  
 To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>  
 Subject: Proposal of micro cannabis facility

2/18/23

Hello, please see that this letter reaches the appropriate people to help keep our town safe and respectful.

As a member of Arran township this is a horrible idea for the community.

I've briefly put in point form my concerns :

-kids walking past this for school everyday -property taxes going up/house values decreasing -introducing guns and crime with security and large sums of drugs/cash on site -contamination from fertilizers and chemicals into the sauble river or well water residents -odours and noise from hvac systems and fans running 24/7. The yeast plant is bad enough -providing no meaningful jobs, just minimum wage if any -an eye sore on a nice residential road -more traffic on an unmonitored road with a lot of children -Is sauble conservation authority aware of this proposal?  
 -what will operating hours be? There is suppose to be no noise between 9pm-9am?  
 -I don't get why this location was chosen, this will impact a lot of peoples daily lives

I strongly disagree with this proposal just steps from my house.

Thanks for your understanding and listening to the communities issues with this.

Have a great day,

Thank you

Steve J.  
 Bruce road 17  
 [REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Zoning By-Law Amendment File No. Z-2022-127  
**Date:** Saturday, March 18, 2023 11:52:27 AM

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**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing to strongly object to the proposed request for a zoning by law amendment for a micro-processing cannabis facility in the village of Tara.

We have been residents in Tara for 20 years . We re- located here because of the beautiful family oriented village and have raised our family here.

There is no way a facility like this should be built anywhere near a residential area and we are disappointed the county would even consider such a development.

The negatives far outweigh any tax base you may get from this.

The smell from these facilities are unbearable to live with and who knows what other health concerns will arise. We have experienced this while visiting a vineyard in Niagara on the Lake where one of these set up beside it. The vineyard was going to have to close as it was affecting their business so badly from the smell , no one could sit on their outdoor patio because the smell was so bad.

In Tara we already have an issue with the terrible smell of the Yeast plant that makes taking a walk in my own village unpleasant at times. This will no doubt affect real estate in future as well.

We ask you to do the right thing and to deny this proposed amendment.

Regards,

Jacquie and Robert Macey

24 Heather Lynn Blvd., Tara, On N0H 2N0

County of Bruce

Rae & Joyce McLennan

Planning and Development Dept.

[REDACTED]

268 Berford Street

[REDACTED]

P.O. Box 129

Tara, Ontario N0H 2N0

Warton, Ontario N0H 2T0

March 20, 2023

Attention: Megan Stansfield – Planner

Regarding file number Z-2022-127

We are opposing the development and rezoning of the proposed micro cultivation and micro processing cannabis facility on part of lots 41 & 42, registered plan no. 15 and part of lots 29 & 30, concession 7 formerly in the township of Arran, now in the Municipality of Arran-Elderslie, county of Bruce.

Please be advised of our concerns listed below.

1. Water usage.
2. Grey water disposal as well as other waste products.
3. Is facility govt inspected regularly?
4. Air quality (smell).
5. Land values.
6. Will rezoning affect our property?
7. Could this facility lead to a retail business onsite?
8. Why build beside a church and cemetery?
9. How many grow-ops are in Bruce and Grey counties?
10. How many people will work out of the facility?
11. More traffic, Bruce County 17 is already busy highway.
12. Chances are this facility would encourage more theft and illegal activity in our neighbourhood.

We are OPPOSED to this development and rezoning application file # Z-2022-127.

Thank you for our concerns,

Rae and Joyce McLennan

RECEIVED  
FEB 16 2022

February 11, 2023

County of Bruce  
Planning and Development Department  
269 Berford Street, P.O. Box 129  
Wiarton, Ontario  
N0H 2T0

Re: File # Z-2022-127

As owners of Lot 45, Plan 15, Fire # 34, Bruce Road 17, RR # 2, Tara, for 41 years, we are forwarding our concerns to the proposed "microcultivation facility" and "microprocessing cannabis facility" application we received written notice from your department.

Firstly, can you please send us a PDF version by email [REDACTED] of the site map. The details on the copy enclosed aren't legible. Cannot make out the working, measurements etc.

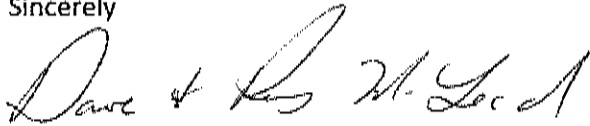
Below we've listed our concerns, questions, regarding this establishment and would appreciate clarification in writing on the items listed below:

1. Do these owners firstly have approval and licensing from Health Canada to operating such an establishment, and if not, this establishment rezoning will not move forward until such license has been received.
2. This is primarily a residential area on all sides of this operation. Families of all ages, who enjoy their home and properties inside and out, and wish to be able to continue as such. It was nice to see the owners of this property improving the total physical appearance of the current buildings on the property, not anticipating the proposed plan
3. If rezoning does occur, will all of our properties be rezoned differently, and how will that affect our tax base as well as resale values
4. Resale values of our property will be dropping most definitely as a result of this operation in the neighbourhood.
5. Ongoing concerns of what guarantees can be provided that there will be no smells, no extra noises, and no 24 hour light pollution.
6. What will be the hours of operation of this processing plant?
7. How many people will the plan employ?
8. Increased demands on traffic flow both vehicles and commercial trucks. Increase in traffic in this already too busy of a road due to closure of the bridge in Invermay, creating safety issues for pedestrians as well as residents in entering and exiting our properties. Where will the access to this property be, and should appropriate signage, turning lanes be installed at the expense of the owners.

9. Security is a definite concern of everyone. Will there be security on premises at all time.
10. Respect for the adjacent longstanding church in this community as well as the community food bank located directly next door.
11. Will there be a retail outlet?
12. Drainage from this property. Including run off onto other properties due to grade of land, adding buildings, etc. Taxing on the water table in this area, by assuming they will be drilling an additional well or wells to provide water for this operation. What is their plan for waste product and water? Is there a plan for increase septic bed, again concerning regarding run off and access very close by to the Sauble River bed.
13. Concerns regarding the longstanding historical cemetery of the Methodist United Church which is directly beside this property.
14. Ongoing stigma of having a "grow op" in your neighbourhood and village.

We would appreciate you addressing the above list in response to our concerns and questions at this time. We look forward to your response

Sincerely



Dave and Penny McLeod  
 34 Bruce Road 17  
 R R # 2  
 Tara, Ontario  
 N0H 2N0



**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Gro Op  
**Date:** Monday, March 13, 2023 2:53:31 PM

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as I have two family members and their families living on Heather Lynnn Blvd. at the southern end, I don't believe this is the proper place to have a Gro op.

It should be out in the country far away from children.

I understand there is a very strong smell in the mid summer to late fall. They already have the stence from the former milk plant.

Marlene Price.

Sent from my iPad

**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#); [Megan Stansfield](#)  
**Subject:** FW: Micro Cannabis Facility  
**Date:** Thursday, February 16, 2023 2:30:39 PM

---

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Christine Fraser-McDonald  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

-----Original Message-----

From: Bill\_Marlene Price [REDACTED]  
 Sent: Thursday, February 16, 2023 2:16 PM  
 To: Christine Fraser-McDonald <[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)>  
 Subject: Micro Cannabis Facility

Just writing a short note regarding the proposal of a micro cannabis facility being proposed on the outskirts of Tara. Please please stop this. We have a son and his family plus a daughter and her family living at the south end of Heather Lynn Blvd. right close to where the facility is proposed. I understand there is quite a smell during the flowering period which is when families would be enjoying their backyards. There is quite a number of children living in that area, the last thing they need is to have to stay inside because of the awful stench coming from the plant for 3 months.

Please please consider this along with the bright lights that will be shining in their windows at night. It's a beautiful neighbourhood, don't ruin it.

Marlene and Bill Price  
 Sent from my iPad



From: [REDACTED]  
 To: [Derrick Thomson](#); [Bruce County Planning - Peninsula Hub](#); [Christine Fraser-McDonald](#)  
 Subject: Zoning Change for Micro Cannabis Facility 46 Bruce Rd 17  
 Date: Monday, March 6, 2023 9:10:40 PM

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To Whom It May Concern

As a homeowner at 31 Bruce Rd 17, I am writing to make my objection known that I do not agree there should be a zoning change at 46 Bruce Rd 17 for many reasons including but not limited to the following;

- 1) The chances of this facility being profitable for the long term is slim. The cannabis industry is not doing as well as people and the government predicted. The market has been flooded with cannabis facilities to the point there is an oversupply. Locally 7 Acres has had several layoffs in the past year. Canopy Growth Corp., one of the biggest cannabis manufacturers in Ontario has reduced by 60% and is closing its headquarters in Smith Falls. In Toronto, the Scarborough research facility is also planned to close in the near future. Licensed producers SNDL Inc. and Delta 9 Cannabis are reducing their cultivation capacity, resulting in layoffs.
- 2) House values will plummet.
- 3) This is a residential area not industrial. There is no need to change that. If an industrial property is needed; they can go where it is already zoned for that. I am not against there being a facility but it needs to be away from everyone like 7 Acres is.
- 4) Traffic increase. This is a quiet area and the increase of traffic and the trucks needed to distribute the cannabis will disturb the residents, making it dangerous for the children riding their bikes and others out for walks.
- 5) Light pollution. The lights from the facility will have to be so strong that you will be able to see them for a minimum of 5 kms. We chose not to live in cities so that we can enjoy the stars at night. This will no longer be possible not to mention the light produced is not a normal looking light but an eerie green colour.
- 6) The security outlined in the proposal is insufficient. To fully protect from thieves they would be similar to those at 7 Acres. 10 foot barbed wire fence and security guards not video cameras being monitored by a third party not even on the property. If proper security is in place the area will resemble a prison.
- 7) The homes in this area all use well water. A cannabis facility needs a lot of water which will reduce the amount of water the remaining residents will have access to. Every house may have their own well, but there are only so many underground water streams. We have not had winters with heavy snowfall in recent years so the water supply is lower each year. This facility could make the residents' wells go dry.

8) The reputation of Tara will be sullied. Tara is known as a nice little town where everyone is friendly and there is little to no crime. The perfect town to raise a family. If there is a cannabis facility right in the middle of a residential street no one will want to come here. There will be no profitable respectful businesses wanting to move to the area and families won't buy homes here. There will be no further growth in Arran-Elderslie.

Thank you,  
Teesha Sangster

**From:** [Christine Fraser-McDonald](#)  
**To:** [Lori Mansfield](#); [Megan Stansfield](#)  
**Subject:** FW: Micro cannabis facility  
**Date:** Thursday, February 16, 2023 3:03:35 PM

---

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Please see below.

Christine Fraser-McDonald  
 Clerk  
 Municipality of Arran-Elderslie  
 1925 Bruce Road 10  
 P.O. Box 70  
 Chesley, ON N0G 1L0  
 Ph: 519.363.3039 x 101  
 Cell: 519.270.4922  
[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)

-----Original Message-----

From: Carrie Sopkowe [REDACTED]  
 Sent: Thursday, February 16, 2023 2:57 PM  
 To: Christine Fraser-McDonald <[clerk@arran-elderslie.ca](mailto:clerk@arran-elderslie.ca)>  
 Subject: Micro cannabis facility

To whom it may concern,

Upon having recently heard about the proposed Cannabis facility being built in our neighbourhood has me upset. I was disappointed that this was not brought up sooner and as paying tax members I feel that all citizens of this municipality should be notified and not left in the dark about such a proposal that can affect us all.

We have been paying tax members in this beautiful municipality since 2004 when we built our forever home in Tara. We already have to deal with the unfortunate smell that comes from the Lallemand plant so the possibility of having to smell a Cannabis plant would be very unsettling and we feel would decrease the value of our homes. We love our neighbourhood and municipality however if this goes ahead not sure we would want to stay in the area.

Please do not let this go ahead. I want to see growth in our municipality, however not at the expense of affecting my family and neighbours from enjoying their own backyards we pay generous property tax fees for.

Sincerely, Carrie Sopkowe

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Cannabis Cultivation Invermay Ontario  
**Date:** Saturday, March 18, 2023 2:06:39 PM

---

\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Marilyn Swack and I am writing on behalf of my husband Eric and myself. We are residents of Invermay since 1988. Certainly not in favour of the proposed cannabis cultivation facility for the following reasons.

Stench... the intense skunk like odour causes concerns such as the inability to open windows if the wind is blowing. Residents of Invermay and Tara now try to deal with the milk plant's malodorous air..

Increased health risks...the air quality may cause hypersensitivity pneumonia, allergic rhinitis and asthma patients to have more reactions, Also the mold spores in the air causing respiratory infections and as noted exacerbation of patients with respiratory issues.

Safety....increased traffic. We have a speeding problem now in Invermay and do not need any more traffic coming through our hamlet.

Policing...this issue speaks for itself

Water consumption...cannabis is a water and nutrient intensive cash crop and uses twice as much water as maize, soybean and wheat. (Carah et al 2015) As we are on well water there are concerns the water table and aquifer levels will be diminished.

Sincerely  
 Marilyn Swack R.N.

RECEIVED  
FEB 24 2022

Tara United Church  
33 Market St., PO Box 5  
Tara, ON, N0H2N0  
519-934-2222

February 14, 2023-02-14

Re: File Z-2022-127

Planner on file Megan Stansfield

Dear Megan;

The Tara United Church received a "Notice of Complete Application" regarding the property next to the Invermay Methodist Cemetery. As per the letter, I'm asking as Chair of the Board of Trustees of the Tara United Church, to be notified of the decision on this file.

Thank you

Jeff Horning

Chair of the Board of Trustees of the Tara United Church

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Grow-op in invermay  
**Date:** Sunday, February 26, 2023 8:04:34 PM

---

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I am very concerned about the the negative impact this will have on our community. Not just the eyesore it will be, but the terrible smell that it will produce. I would have sent a complaint sooner, but I have only just learned of this application second hand, which I believe unacceptable. As I live close enough to this property for my property value to be negatively impacted.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Emily Azevedo - Comment on Cannabis Facility proposed at 46 Bruce Road 17 rev005  
**Date:** Sunday, March 26, 2023 9:27:52 PM  
**Attachments:** [REDACTED]

---

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Please find the PDF documents below for the proposed cannabis facility at 46 Bruce Road 17 Tara, Ontario, which include my comments, evidence and supporting documents.

I also want to be added to the list of speakers for the meeting on 05APR2023.

Thank you,

Emily Azevedo  
 192 Yonge St, PO BOX 390  
 Tara, ON  
 N0H 2N0

**Please see attached documents:**

**Write up:**

- Emily Azevedo Review - Cannabis Facility Planning Justification proposed at 46 Bruce Road 17 rev005

**Evidence**

- 79-20-Greenhouse-Light-Abatement---with-in-force-provisions
- BlackburnNews.com - City decides to wait and see on smelly pot plant issue
- BlackburnNews.com - Leamington greenhouse growers still not complying with light pollution bylaw
- By-law-41-22-Greenhouse-Light-Abatement-repeals-79-20
- Leamington greenhouse owners facing charges over light abatement \_ CTV News
- North America's greenhouse capital passes light abatement by-law - Greenhouse Canada

**Email from Patrick Johnston - Zoning A1 permit for a horse barn October 2017**

- zoning email OCT2017
- zoning email image OCT2017

**Letter rom applicants sent 20MAR2023**

- letter from applicants 20MAR2023 - REV000



## **Emily Azevedo Concerns Related to the Cannabis Facility Proposed at 46 Bruce Road 17**

### **Opening Statement**

The legalization of cannabis in Canada in 2018 has led to the establishment of numerous cannabis-growing facilities across the country. While the industry has the potential to contribute to economic growth, it also raises concerns about the environmental and social impact on small communities. Tara, Ontario, is one such community where the introduction of a cannabis growing facility could have significant consequences. I will discuss the potential issues associated with water usage, water pollution, odors, light pollution, crime, proximity to sensitive areas, and drug addiction in the context of a cannabis growing facility in Tara.

### **Water Usage**

Cannabis cultivation is a water-intensive process, with some estimates suggesting that a single plant can consume up to 22 liters of water per day (Bauer et al., 2015). In a small community like Tara, where water resources may already be limited, the increased demand for water from a large-scale growing facility could strain the local water supply. This strain could lead to water restrictions for residents and negatively impact other water-dependent industries, such as agriculture.

### **Water Pollution**

The use of fertilizers, pesticides, and other chemicals in cannabis cultivation can pose a risk to local water sources if not managed properly. Runoff from these substances can contaminate nearby rivers, streams, and groundwater, posing risks to both human health and the environment (Scott et al., 2018). In a small community like Tara, where residents rely on local water sources, the potential for water pollution from a cannabis growing facility is a significant concern.

### **Odours**

Cannabis plants produce strong odours, particularly during the flowering stage. These odours can be a nuisance to nearby residents and businesses, impacting their quality of life and potentially leading to complaints and conflicts within the community (Belackova et al., 2017). In Tara, where the community is small and tightly knit, the introduction of a cannabis growing facility could create tension and dissatisfaction among residents.

### **Light Pollution**

Cannabis growing facilities often use artificial lighting to optimize plant growth, resulting in significant light pollution. This can disrupt local ecosystems, impact the behavior of nocturnal animals, and interfere with the enjoyment of the night sky for stargazing enthusiasts (Longcore & Rich, 2004). In Tara, where residents value their rural lifestyle and connection to nature, the introduction of a cannabis growing facility could negatively impact the community's environment and ambiance.

### **Crime**

Although the legalization of cannabis in Canada has reduced some criminal activities associated with the drug, the presence of a cannabis growing facility could still attract crime to the area. Theft, vandalism,

and other crimes may increase as individuals attempt to gain access to the facility or its products (Dragan et al., 2019). This would not only put a strain on local law enforcement but also create a sense of unease and insecurity within the community.

### **Proximity to Sensitive Areas**

The location of a cannabis growing facility in Tara may be particularly concerning due to its proximity to sensitive areas such as schools and churches. The presence of a cannabis facility near these locations could expose children and other vulnerable populations to the drug, potentially leading to increased usage and normalization of cannabis within the community (Shi et al., 2016). This could undermine the efforts of educators and religious leaders to promote healthy behaviors and positive values among local residents.

### **Drug Addiction and Cannabis**

While cannabis is often considered a less harmful substance compared to other drugs, it is not without risks. Long-term cannabis use has been associated with addiction, mental health issues, and cognitive impairment, particularly among young people (Volkow et al., 2014). The introduction of a cannabis growing facility in Tara could increase the availability and accessibility of the drug, potentially leading to higher rates of usage and addiction within the community. This would place additional burdens on local healthcare and social services, as well as families and individuals struggling with addiction.

### **Closing Statement**

The establishment of a cannabis growing facility in Tara, Ontario, will have significant environmental, social, and health consequences for the small community. Concerns about water usage, pollution, odors, light pollution, crime, proximity to sensitive areas, and drug addiction must be carefully considered by local decision-makers and residents. While the cannabis industry may offer economic opportunities, it is crucial to weigh these benefits against the potential costs to the community's well being and quality of life.

### **References**

- Bauer, S., Olson, J., Cockrill, A., van Hattem, M., Miller, L., Tauzer, M., & Leppig, G. (2015). Impacts of surface water diversions for marijuana cultivation on aquatic habitat in four northwestern California watersheds. *PloS one*, 10(3), e0120016.
- Belackova, V., Wilkins, C., & Rácmolnár, L. (2017). Cannabis regulation, rural communities and local government: the case of the Uruguayan model. *Drugs: Education, Prevention and Policy*, 24(6), 468-477.
- Dragan, M., Worthington, A. K., & Hardin, J. W. (2019). The impact of marijuana legalization on crime: A partial replication of Miles and Raymer (2016). *International Journal of Drug Policy*, 72, 46-51.

Longcore, T., & Rich, C. (2004). Ecological light pollution. *Frontiers in Ecology and the Environment*, 2(4), 191-198.

Scott, C. E., Arnold, T., Monohan, C., & Suliman, A. (2018). Environmental and health risks of cannabis cultivation in California. *Journal of Environmental Planning and Management*, 61(5-6), 797-816.

Shi, Y., Meseck, K., & Jankowska, M. M. (2016). Availability of medical and recreational marijuana stores and neighborhood characteristics in Colorado. *Journal of Addiction*, 2016, 7193740.

Volkow, N. D., Baler, R. D., Compton, W. M., & Weiss, S. R. (2014). Adverse health effects of marijuana use. *New England Journal of Medicine*, 370(23), 2219-2227.

**Emily Azevedo Review of the Planning Justification for the Cannabis Facility  
proposed at 46 Bruce Road 17 and Evidence collected and analyzed**

**General concerns**

- A1 zoning on the property currently does not allow the cannabis facility to be built and should not be amended to allow this. Residential zoning is the initial zoning to the property, which leads to the A1 zoning, and the proposed plans do not align with current zoning requirements.
- Sewer property size
- The size of the well to be built potentially interfering with neighbouring houses wells with the large amount of water consumption required for cannabis growing. Current neighbours are already having difficulties with sufficient water with their currents wells.
- Odour issues from the growing of cannabis to the community
- Air quality for the community
- Grow light issues from the light requirements for growing cannabis.
- Even though the applicants are proposing a metal sided facility, there is no guarantee, once permitted, that they will not add additional greenhouses on the 5 acre property that are a traditional style greenhouse, which will cause grow light issues
- Extra traffic requirements for the shipping, receiving, sales, deliveries, workers etc.
- Hours of operation, hours of work (example: 12 hours, 24 hours)
- Hours of work may not be good for shift workers
- What will be the construction time noise?
- Chemical spill plan
- Will the waste product on the compost site be disposed of in our local dumps? Where will the waste pickup from the facility be disposed of?
- Is there proper drainage for underground and natural run off?
- Will it be fenced in to protect pets, animals and children from harm? (Example: wind blowing compost beyond the facility to accessible property)
- How can a permit be obtained when there are unmarked graves on or near the property? (Currently two commentaries at the Church with the gravestones that were moved from their original locations, plus the potential for graves that never had gravestones)
- How can this type of business be built near a Church?
- Every person has the right to own and enjoy private property as per the Canadian charter of rights and freedoms, the cannabis plant goes against this right
- Constitution states that everyone has the right to life, liberty, security of the person and enjoyment of property and the right not to be deprived thereof except in accordance with the principles of fundamental justice. The community of Tara is being deprived of this right if this cannabis facility is permitted.
- As per an email in October of 2017 of Emily Azevedo inquiring on 46 Bruce Road 17 about building on barn on the property, Patrick Johnson, the chief building official stated **“because you are so close to the village”** it would be very

difficult to obtain a permit to build a small horse barn and if I was able to be approved for this, it would only be in the back corner of the property due to the distance to the residential zoning. So how can A1 zoning have difficulties with a small horse barn because it is so close to the village, yet a cannabis facility is not? This does not make any sense.

- There is no notice for a cannabis plant proposal nor a permit for the current construction posted at 46 Bruce Road 17 as of 26MAR2023
- The document states that the applicants are growing their plants from seed, in which case, why would they need or have a quarantine area? This would indicate they are bringing in plants from an outside source. They contradict themselves and say that plants come in and go into quarantine and then move around.
- The cameras are being contracted through a third party security system; this seems extremely unsafe for the community of Tara.

#### **Thesis based out of University of Waterloo;**

From a thesis based out of University of Waterloo;

“Medicinal and recreational cannabis dispensaries and retail stores appear to impact the communities socially through real or perceived increase access for youth, addiction, and other health impacts (Johnson, 2018; Nemeth & Ross, 2014).

Impacts from cannabis production facilities have also been noted. In jurisdictions such as California and Washington State, environmental concerns have arisen including impacts on water supply, waste and wastewater disposal, and energy consumption (Bustic, et al., 2017; Stoa, 2016). There have been other impacts noted from cannabis production including noise, traffic, light, and security concerns (Stoa, 2016; 2017; Mills, 2012; and Nevius, 2015).

In Ontario compatibility issues, mainly surrounding odour emissions from cannabis production facilities, have arisen (Vaughan, 2018). Cannabis when grown can emit a pungent smell often compared to the odour from a skunk (Turpin, 2020). Concerns about odour emissions have also led to concerns around potential mental and physical health impacts.”

Sounds like a good partner for our current odour emitting plant never mind the potential community risks...Ask Saugeen First Nation about their ongoing issues after permitting numerous cannabis facilities, etc on their territory few years back. Money may be good for owners, results for community, not so much.

Bruce Angel

### Current Leamington lighting, odour and by-law issues

Since the Cannabis Act (also known as Bill C-45) came into effect on October 17, 2018 and facilities started to emerge. Leamington municipality has had to pass several by-laws, which greenhouses have still not complied with in 2023. By-laws have been passed in 2020 and 2022 and even so, 12 greenhouse owners are facing 88 charges in February 2023, related to the greenhouse lighting. Kingsville, Ontario, which is the neighbouring town to Leamington, had to pass their own by-law to address greenhouse lighting and cannabis odours on October 25, 2020. Across the boarder, the municipality of Huron, Ohio had to implement restrictions on greenhouse light abatement curtains between sunrise and sunset.

Farming and Food Production Protection Act, 1998 indicates that a farmer is not liable in nuisance to any person for a disturbance resulting from an agricultural operation carried on as a normal farm practice. The legislation defines a “disturbance” as odour, dust, flies, light, smoke, noise and vibration. Light from greenhouses at night, or farm equipment used at night is one example of a common nuisance complaint identified on the Ontario Ministry of Agriculture, Food and Rural Affairs’ (OMAFRA). Part of the legislation also indicates **“no municipal by-law applies to restrict a normal farm practice carried on as a part of an agricultural operation.”**

Farmers who feel that a municipal by-law is preventing them from carrying out normal farm practices are able to apply to the Normal Farm Practices Protection Board. The board will then determine whether the practice in question is indeed a normal farm practice under those particular circumstances. “If it is, then, under the FFPPA, the by-law does not apply to that practice at that location,” says OMAFRA’s website. Similarly, a person directly affected by a disturbance from an agricultural operation may apply to the Board for a determination as to whether the disturbance results from a normal farm practice.

The Act defines a **normal farm practice** as one that is,

- *“is conducted in a manner consistent with **proper and acceptable customs and standards**, as established and followed by similar agricultural operations under similar circumstances, or*
- *makes use of innovative technology in a manner consistent with proper advanced farm management practices”*

**Normal is site specific for a given set of circumstances, and may change over time.**

The recently enacted by-laws in Kingsville and Leamington may be impractical and unenforceable.

Hence, if the cannabis facility is allowed in Tara, we already have a precedence from 7



Acres in the local cannabis plant in Tiverton, which currently has odour and lighting problems, however it is situated in a commercial area surrounded primarily by farm land verses what is found in Leamington and neighbour towns, where they have had to pass multiple by-laws, which have not been effective, in addition to by-laws not being able to be enforceable anyways.

### References and Evidence

The Corporation of the Municipality of Leamington **By-law 79-20** Being a by-law requiring the abatement of interior **greenhouse light** Being a by-law requiring the abatement of interior greenhouse light

- <https://www.learmington.ca/en/municipal-services/resources/79-20-Greenhouse-Light-Abatement---with-in-force-provisions.pdf>

The Corporation of the Municipality of Leamington **By-law 41-22** Being a by-law requiring the abatement of interior **greenhouse light**

- <https://www.learmington.ca/en/resources/ZBA-Content-2022/By-law-41-22-Greenhouse-Light-Abatement-repeals-79-20.pdf>

Leamington greenhouse growers still not complying with **light pollution** bylaw → April 29, 2021

- <https://blackburnnews.com/windsor/windsor-news/2021/04/29/learmington-greenhouse-growers-still-not-complying-light-pollution-bylaw/>

12 greenhouse owners in Leamington facing 88 charges for bylaw offences → October 23, 2020

- <https://windsor.ctvnews.ca/12-greenhouse-owners-in-learmington-facing-88-charges-for-bylaw-offences-1.6287815#:~:text=The%20Municipality%20of%20Leamington%20says,meeting%20held%20June%2014%2C%202022.>

City decides to wait and see on smelly pot plant issue → May 4, 2021

- <https://blackburnnews.com/windsor/windsor-news/2021/05/04/city-decides-wait-see-smelly-pot-plant-issue/>

North America's greenhouse capital passes **light abatement by-law** → December 12, 2020

- <https://www.greenhousecanada.com/north-americas-greenhouse-capital-passes-light-abatement-by-law/>

**Analysis of the  
Application for Zoning By-Law Amendment 4 Bruce Road 17  
Municipality of Arran-Elderslie  
County of Bruce  
Planning Opinion**

• **Reference: Page 2 section 2.0 Purpose:**

A pre-consultation meeting with the county of Bruce Planning staff was held on September 14, 2022.

- There are no meeting minutes for this pre-consultation. The meeting which took place on September 15, 2022, is the only meeting that took place, which this bylaw amendment is not discussed, nor is not referenced in the meeting minutes or agenda.
- Where are the details to this? This is supposed to be public information.

• **Reference: Page 4 section 5.0 Proposal:**

The growing of the cannabis crop will take place inside the proposed **469 m2 (5,045 ft2) building**.

- As per an email in October of 2017 of me inquiring on 46 Bruce Road 17 about building on barn on the property, Patrick Johnson, the chief building official stated **“because you are so close to the village”** it would be very difficult to obtain a permit to build a small horse barn and if I was able to be approved for this, it would only be in the back corner of the property due to the distance to the residential zoning. So, how can A1 zoning have difficulties with a small horse (2-4 horses) barn because it is so close to the village, yet a cannabis facility is not? This does not make any sense.
- There are more restrictions on normal farming on A1 then cannabis, which cannabis farming does not exist within A1 zoning.
- **Reference email attached**

• **Reference: Page 6 section 5.0 Proposal**

**All waste (fan leaves, stems, etc.)** from Flower Room 1, Flower Room 2, Drying Room 1, Drying Room 2, Processing Area, Mother Room and Clone Room are moved to the **Destruction Area for cannabis destruction**. The plant waste is ground down and is **mixed with vinegar and soil**, making the cannabis wastes a good **compost material**, and unfit for consumption. The compost can then be **sent out to an authorized composting facility or composted on-site**. This is considered an eco-friendly option to dispose of the cannabis plant waste.

- There should be no **“or”** option here. The waste should be removed from site by an authorized composting facility, not composted on-site, regardless of their process with vinegar and soil. There is a potential of the waste to be accessible



to people or pets and thus is an unacceptable practice.
<ul style="list-style-type: none"> <li>• <b>Reference: Page 6 section 5.1 Access</b> There <b>currently exists a crushed gravel driveway</b> access from Bruce Road 17 to the existing dwelling on the property. It is proposed to <b>extend this driveway</b> to the proposed Micro Cultivation and Micro Processing Facility building. The proposed extended driveway will encircle the building, thereby providing satisfactory access for emergency vehicles.</li> <li>• Driveway is on residential zoning, you are not able to merely extend a driveway to accommodate your business needs and have a driveway from residential breakoff into commercial/A1.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 6 section 5.2 Parking</b> <b>The Municipality's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not provide parking requirements for a Micro-cultivation and Micro Processing Cannabis Facility.</b> The facility will be operated by approximately 2-4 family members living in the existing dwelling on the property. In reality, only 2 to 3 parking spaces will be required, however, we have provided for <b>9 parking spaces</b>.</li> <li>• Please explain how the Municipality's Zoning Bylaw is "thirteen years old and pre-dates legalization" when it does not conform to the needs or wants of the applicants, yet that same zoning bylaw, when it fits within their needs is argued as allowed. If this is our zoning bylaw at this time then no changes shall be made at this time. If there is no need for 9 parking spaces, then why is the applicant requiring them? This seems as though they are planning for a larger establishment than the proposed plan is showing. Not to mention that some details on the floor plan differ from one page to the next.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 6 section 5.3 Landscaping/Buffering</b> <b>Proposed vegetative planting</b> is proposed on both the northern and southern lot boundary, where no existing natural buffer exists to the north and south of the proposed building.</li> <li>• What vegetative planting are they planning to plant? What size? How far apart? This could just as easily be an eye sore or completely useless if small vegetation was chosen.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 7 section 5.4 Servicing</b> A <b>new septic system and drilled well</b> are proposed to service the proposed new building. <b>Details</b> of these proposed private services will be <b>submitted at building permit stage</b>.</li> <li>• This information should be noted directly in this document. Many items seem to be strategically missing from this document. If these applicants are completely forthcoming, this document would have everything listed. Instead this document is a repeat of the same information and missing some glaring details.</li> <li>• The size of this well could easily be detrimental to surrounding wells considering</li> </ul>

<p>how much water is required for a cannabis facility grow operation. Their property is surrounded by residential homes with wells that are already having difficulties over the last few years.</p>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 8 section 6.1 Provincial policy statement (PPS) 2020</b> The subject <b>lands are governed by the County of Bruce Official Plan</b>. The policies of the Local Official Plan are not applicable. The subject property has dual designations. The <b>front one-third is designated Primary Urban</b> Community and <b>remaining property</b> is designated <b>Rural</b>. The area designated <b>Rural is outside the settlement area of Tara</b> and is therefore considered Rural lands.</li> <li>• The rural portion of this property can only be accessed by the urban portion of this property through a driveway that is zoned residential for 48 meters of frontage. To say that the rural portion of this property is “outside the settlement area of Tara and is therefore considered Rural lands” is simply a play on words and is not accurate.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 9 section 6.1 Provincial policy statement (PPS) 2020</b> Recreational, tourism and other economic opportunities <b>should be</b> promoted. [Sec. 1.1.5.3]</li> <li>• Should be indicated that it does not have to be <b>Reference:</b> Development that is <b>compatible</b> with the rural landscape and can be sustained by rural service levels should be promoted. [Sec. 1.1.5.4]</li> <li>• This is a commercial business on rural land that is accessed through residential/urban property <b>Reference:</b> Is <b>compatible</b> with the surrounding rural landscape.</li> <li>• A micro cultivation and micro processing facility (greenhouse) <b>is not compatible</b> with surrounding rural landscape. Between odour and lighting, not to mention that this is part of the town of Tara where students walk past daily to school, daycares walk past, pets are walked past and located directly beside a church. <b>Reference:</b> Healthy, integrated and viable rural areas should be supported by promoting diversification of the <b>economic base</b> and <b>employment opportunities</b> through goods and services, including value-added products, and the sustainable management or use of resources.</li> <li>• This does not improve Tara’s economics. This is a family employed only business. The only “benefit” to Tara would be the increased land taxes. In fact, this would negatively impact our community. Please reference the thesis from Waterloo University attached. <b>Reference:</b> Ontario's long-term prosperity, environmental health and social well-</li> </ul>

being depend on **reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.**

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

- The waste is proposed to be dealt with by an “authorized composting facility **or composted on-site**”, and even though the waste is being mixed with vinegar and soil, this still proposes a risk to people and animals. An on-site compost site, due to winds and potential break-ins poses a risk to animals and people, remembering of course that this property is attached to a sidewalk that children walk to/from school, people walk with their pets/children, and famers have their grazing animals near.

• **Reference: Page 11 section 6.2 Bruce County Official plan**

**The Bruce County Official Plan does not identify any constraints on the subject lands.**

- A1 zoning does, hence why applicants are proposing A1-xx bylaw amendment

**Reference:** Section 1.1(2)(iv) further states that “Through this Official Plan it is County Council’s intent to **encourage economic development** and prosperity. Recognize the interest in and importance of **economic growth of the County** [Sec. 3.4.1(5)(iii)]; and

- This is not economic for the residents of Tara, Arran-Elderslie, or Bruce County; this is only economical for the applicants. This corporation is family run; there is no benefit to the county with the possible exception of increased property taxes which does not help the residents of Tara. Considering the property values will decrease with this imposed on Tara, this has a negative impact.

• **Reference: Page 13 section 6.3 Arran-Elderslie Zoning By-Law 36-09**

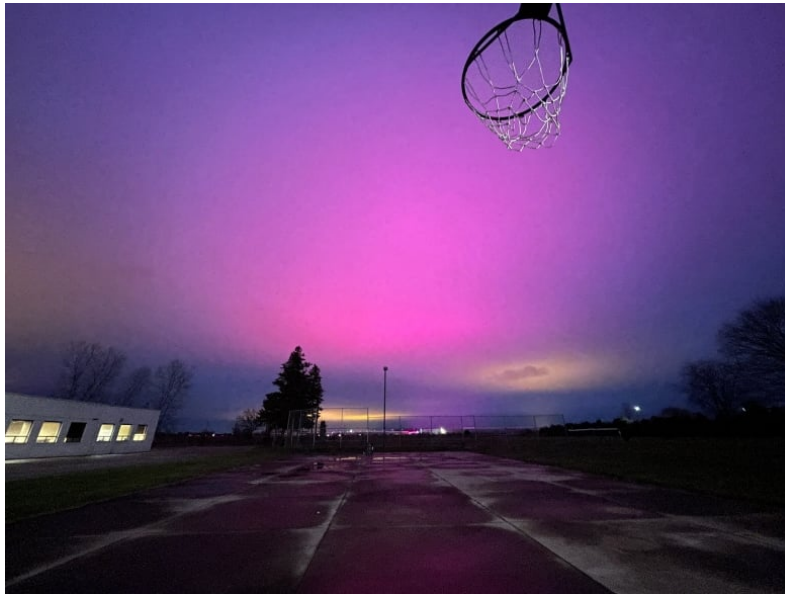
**The Municipality’s Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone.** The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are **no immediate plans to do so in the near future** and therefore, a site-specific Zoning By-law Amendment (ZBA) to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone is required. The **site-specific ZBA** will also provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation. A Zoning Letter of Support for Health Canada Application under Cannabis Regulations, prepared by ‘**canndelta**’, is **found in Appendix ‘D’.**

The definition for a Non-Farm Lot means a lot that is less than 4.0 hectares (9.9 ac.) in size. The portion of the property zoned A1 is approximately 1.58 ha in size and therefore is considered a **‘Non-Farm Lot’**. A

If there is no by-law for cannabis, no cannabis facility should be built until the municipality/county has vetted through the difficulties other municipalities have had

since the passing of the Cannabis act in 2018, before creating a by-law amendment. This process takes time to ensure the well being of all and should not be done hastily.

**Example → February 24, 2023 article:** The Municipality of Leamington has laid dozens of charges against greenhouse operators for allegedly violating new rules restricting lighting. Eighty-eight charges have recently been laid against 12 greenhouse companies, stemming from enforcement that began **last November**, the municipality said in a news release Friday. <https://www.cbc.ca/news/canada/windsor/leamington-greenhouse-lights-charges-1.6759395>



- **Reference: Page 14 section 6.4 Farming and food production protection act, 1998**

From these definitions, the growing of cannabis, as well as the processing of the same, where legal through the licencing process, appears to be captured in the definition of agricultural operation.

“No municipal by-law applies to restrict a **normal** farm practice carried on as part of an agricultural operation.”

- The definition of “agricultural operation” does not capture cannabis farming, hence why the applicants want to amend the A1 zoning by-law. Also, cannabis is not a “normal” farming practice.

- **Reference: Page 15-17 section 6.5 Cannabis act**

**Odour Controls** - There must be an air filtration system that prevents the escape

of odours from any building where cannabis is produced, packaged, labelled and stored.

- If this is the case then Leamington and Tiverton plants also have this system, which does not eliminate the odour. The odour is atrocious when passing the Tiverton plant.

**Reference:** The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high- performance activated carbon (also known as activated charcoal) filters **which are the gold standard for achieving odour mitigation in cannabis facilities.**

- Which plants use this system? Tiverton and Leamington have extensive odour released from their plant.

**Reference:** The Strict Operational Practices (SOP's) at the facility, dictated by Health Canada-approved SOP's, will also ensure the **prevention of odour release to surrounding areas.** Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release.

- **Prevention** does not mean **elimination**, thus the smell will still be present by their own admission in the town of Tara, beside a church, near a school which students walk past daily to attend school, with a maintained sidewalk used by the community.

**Reference:** Odour controls, as directed by **Section 81 of the Cannabis Regulations, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence.** Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders.

- How do you demonstrate this before you build a plant? A paper based "demonstration" is not sufficient considering what Leamington and Tiverton currently release.

**Reference:** During inspections, licence holders must **demonstrate the continued functionality of odour controls** at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational.

- If so, how does Leamington and Tiverton still release an atrocious odour. Tiverton I can say first hand that their plant has an extreme odour released.

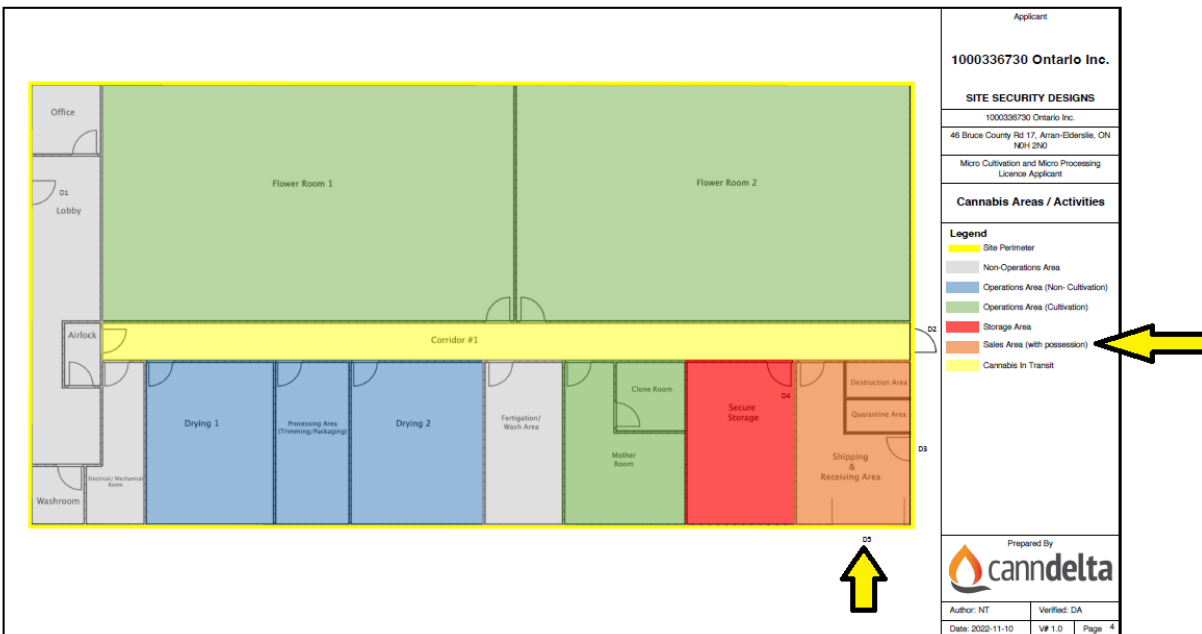
- **Reference: Page 18 section 6.6 Guidelines on Permitted uses in Ontario prime agricultural areas – publication 851**

As a best practice, the Guideline states, **most municipalities exempt**

<p><b>agricultural uses from Site Plan Control and this practice should continue. The Guideline also indicates that “Site Plan Control may be used to ensure that new uses fit in with the agricultural character of the area and are compatible with surrounding agriculture. Use of this tool avoids the need for official plan and zoning by-law amendments”.</b></p> <ul style="list-style-type: none"> <li>• Does Arran-Elderslie municipality exempt this?</li> <li>• If yes, then why are the applicants applying for a zoning by-law amendment?</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Reference: Page 18 section 6.6 Guidelines on Permitted uses in Ontario prime agricultural areas – publication 851</b></li> </ul> <p>As noted above, the Municipality’s Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone. The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future and therefore, the County has requested a site-specific Zoning By-law Amendment to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone, provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation.</p> <ul style="list-style-type: none"> <li>• A1 zoning does not allow a cannabis facility the way it is currently written</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Reference: Page 19 section 7.0 Conclusion</b></li> </ul> <p>The proposed development has merit and constitutes good planning.</p> <ul style="list-style-type: none"> <li>• Many areas of planning are missed or not planned well</li> <li>• Odour has not been addressed efficiently</li> <li>• Lighting has not been addressed at all</li> <li>• Waste has not been addressed efficiently</li> <li>• Please reference <b>general concerns</b> and <b>Analysis of the Application for Zoning By-Law Amendment 4 Bruce Road 17 Municipality of Arran-Elderslie</b> section, at the top of this document</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Reference: Appendix B Certificate of incorporation</b></li> </ul> <p>Corporation Name <b>1000336730 Ontario Inc.</b>, Ontario corporation number <b>1000336730</b> issued October 13, 2022 does not say who the corporation is owned by or any additional details as per <a href="http://www.ontario.ca">www.ontario.ca</a> search. It is also registered under Southampton Ontario.</p>







**Figure 2.** 1000336730 Ontario Inc.'s site floor plan with the site perimeter outlined in

#### 5.0 Activities with Cannabis – Areas where Cannabis will be present

Area Name	Room Name	Activities
Building 1	Lobby	Non-Operation
Building 1	Office	Non-Operation
Building 1	Washroom	Non-Operation
Building 1	Airlock	Non-Operation
Building 1	Fertigation/ Wash Area	Non-Operation
Building 1	Electrical/ Mechanical Room	Non-Operation
Building 1	Corridor #1	Cannabis in Transit
Building 1	Mother Room	Operation (Cultivation)
Building 1	Clone Room	Operation (Cultivation)
Building 1	Flower Room 1	Operation (Cultivation)
Building 1	Flower Room 2	Operation (Cultivation)
Building 1	Drying 1	Operation (Non-Cultivation)
Building 1	Drying 2	Operation (Non-Cultivation)
Building 1	Secure Storage	Storage
Building 1	Shipping & Receiving Area	Sales Area

#### • Reference: 7.0 Cannabis tracking and record keeping

1000336730 Ontario Inc. will be using a **paper-based record-keeping system** implemented through Standard Operating Procedures (SOPs) for tracking of all cannabis materials and products from the point of entry onto the premises until it leaves the premises.

- Something like cannabis should not merely be a paper-based record keeping system. This information should have an electronic record keeping. Paper based is too easily changed.

**Reference:** Please refer to: 1000336730 Ontario Inc.'s Record-Keeping document which is part of **1000336730 Ontario Inc.'s Licensing Application** for more information.

- This cannot be easily attained and needs to be included in order for the community to be properly educated of the applicant's intents of the business.



# The Corporation of the Municipality of Leamington

## By-law 79-20

Being a by-law requiring the  
abatement of interior greenhouse light

**Whereas**, Section 128(1) of the Municipal Act, 2001, R.S.O. 2001, c. 25 (herein the “Act”) provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances.

**And Whereas** without proper abatement of interior greenhouse light, the effects of such unabated light could become or cause a public nuisance.

**Now Therefore by its Council The Municipality of Leamington Hereby Enacts as Follows:**

### Interpretation

1. In this By-Law:
  - a) “Council” means the Council of the Municipality.
  - b) “Curtains” shall mean a “blackout” curtain or shade that that blocks one hundred percent (100%) of light from emitting from the Greenhouse.
  - c) “Greenhouse” means a structure made of plastic or glass that is used for growing plants including but not limited to fruits, vegetables, flowers or cannabis in regulated temperatures, humidity and ventilation.
  - d) “Lights” means any light that is used for the purpose of inducing plant growth including, but not limited to Incandescent, Halogen, Fluorescent, Metal halide, Induction, Light Emitting Diode or High Pressure Sodium lights.
  - e) “Municipality” means The Corporation of the Municipality of Leamington.
  - f) “Owner” means the registered owner, lessee or occupant of a Greenhouse.

### Requirements for Greenhouse Curtains

2. An Owner of a Greenhouse that utilizes Lights shall install and maintain Curtains on the sidewalls and endwalls of the Greenhouse in accordance with section 4(a) and 4(b). **Section 2 to come into force April 1, 2021**

3. An Owner of a Greenhouse that utilizes Lights shall install and maintain Curtains on the ceiling of the Greenhouse in accordance with section 4(c). **Section 3 to come into force October 1, 2021**
4. Curtains shall be installed and maintained as follows:
  - (a) to the height of the top of the sidewalls and endwalls; **Section 4(a) to come into force April 1, 2021**
  - (b) such that the Curtain seals between the sidewalls and endwalls ensuring that no light escapes; and **Section 4(b) to come into force April 1, 2021**
  - (c) such that the Curtain seals between the sidewalls, endwalls and ceiling ensuring that no light escapes. **Section 4(c) to come into force October 1, 2021**
5. An Owner of a Greenhouse shall ensure that:
  - (a) Curtains are closed completely on Greenhouse sidewalls and endwalls from one hour before sunset until one hour after sunrise; and **Section 5(a) to come into force April 1, 2021**
  - (b) Curtains are closed completely on a Greenhouse ceiling from one hour before sunset until one hour after sunrise; except between the hours of 2:00 a.m. and 6:00 a.m. during which time ceiling Curtains must be at least ninety percent (90%) closed, **Section 5(b) to come into force October 1, 2021**

sunrise and sunset being determined by the National Research Council Canada's sunrise/sunset calculator.
6. **Commencing January 1, 2021** and on each any every day thereafter between the hours of 8:00 p.m. and 2:00 a.m. an Owner of a Greenhouse shall ensure that:
  - (a) Lights are shut off and remain off; or
  - (b) Curtains are closed completely on Greenhouse sidewalls and endwalls and on a Greenhouse ceiling. **Section 6 to be repealed upon section 5(b) coming into force.**
7. Upon the coming into force of sections 2, 3, 4(a), 4(b), 4(c), 5(a) and 5(b) respectively, such sections shall not apply if Lights in a Greenhouse are shut off and remain off from one hour before sunset until one hour after sunrise.

### Severability

8. If a Court of competent jurisdiction should declare any section or part of a section of this By-law to be invalid, such section shall not be construed as having persuaded

or influenced Council to pass the remainder of the By-law and it is hereby declared that the remainder of the By-law shall be remain in force.

### **Penalty**

9. Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is subject to a fine pursuant to the Provincial Offences Act, R.S.O. 1990, c. P. 33, as amended from time to time.

### **Continuing Offence**

10. Each calendar day a violation of section 2, 3, 4, 5 or 6 continues is deemed to be a separate offence.

### **Enforcement**

11. Pursuant to section 447.1 of the Act and in addition to any other penalty or remedy available to the Municipality, the Council may, on behalf of the Municipality with the consent of the local detachment commander of the Ontario Provincial Police or the chief of police of the municipal police force as the case may be, and with notice to the Attorney-General of Ontario, apply to the Superior Court of Justice for an order requiring all or part of a Greenhouse be closed for a period not exceeding two (2) years if it be proved on a balance of probabilities that:
  - (a) activities or circumstances on or in the Greenhouse constitute a public nuisance or cause or contribute to activities or circumstances constituting a public nuisance in the vicinity of the Greenhouse;
  - (b) the public nuisance has a detrimental impact on the use and enjoyment of property in the vicinity of the Greenhouse;
  - (c) the Owner of the Greenhouse or part of the Greenhouse knew or ought to have known that the activities or circumstances constituting the public nuisance were taking place or existed and did not take adequate steps to eliminate the public nuisance; or
  - (d) a conviction for a contravention of this By-law by a court of competent jurisdiction of a public nuisance in respect to the Greenhouse has been entered, and the conviction is not currently under appeal.

### **Powers of Entry**

12. Pursuant to section 436 of the Act and in addition to any other powers of entry granted to the Municipality, the Municipality, by its employees or agents, may enter into the Greenhouse at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
  - (a) this By-law or any other by-law passed by the Municipality;

- (b) any direction or order of the Municipality made under the Act or this By-law;  
or
- (c) an order to discontinue or remedy a contravention of this By-law for which a conviction has been entered by a court of competent jurisdiction.

### **Powers of Inspection**

13. The Municipality may do any of the following for the purposes of an inspection under section 12:
- (a) require the production for inspection of documents or things relevant to the enforcement of this By-law;
  - (b) inspect and remove documents or things relevant to the enforcement of this By-law for the purpose of making copies or extracts;
  - (c) require information from any person concerning a matter relevant to the enforcement of this By-law; and
  - (d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, sample or photographs necessary for the purposes of the inspection.

### **Effective Date**

14. Sections 2, 4(a), 4(b) and 5(a) of this By-law will take effect and come into force on April 1, 2021.
15. Sections 3, 4(c) and 5(b) of this By-law will take effect and come into force on October 1, 2021.
16. Section 6 shall be and is hereby repealed upon the coming into force of section 5(b).
17. Subject to sections 14 and 15, this By-law will take effect and come into force upon its enactment.

Read a first, second and third time and finally enacted this 8<sup>th</sup> day of December, 2020.

**Signature on File**

Hilda MacDonald, Mayor

**Signature on File**

Brenda M. Percy, Clerk



# City decides to wait and see on smelly pot plant issue



*Cannabis plant. (Photo courtesy of Statistics Canada)*

By **Adelle Loiselle**

**May 4, 2021 11:03am**



The problem is not so much those who have up to four cannabis plants for their own use but those who have a license to grow many more for medical use. A [report to councillors](#) said there have been ten complaints to 311, all about the same home.

Leamington has a bylaw on the books restricting where people can grow large numbers of plants to industrial areas. However, the bylaw is before the Superior Court of Justice, which will decide if it violates the federal law legalizing cannabis.

Health Canada is also expected to wrap up public consultations this week.

Ward 8 councillor Gary Kaschak asked the administration why bylaw enforcement can investigate complaints about garbage in yards and smells associated with that, but not the odour from cannabis cultivation.

"I can understand that it is frustrating for residents," said City Clerk Valerie Critchley. "The challenge is that the source of these odours is something that is

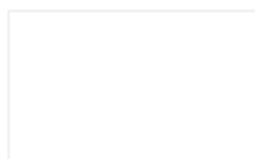
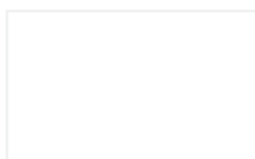
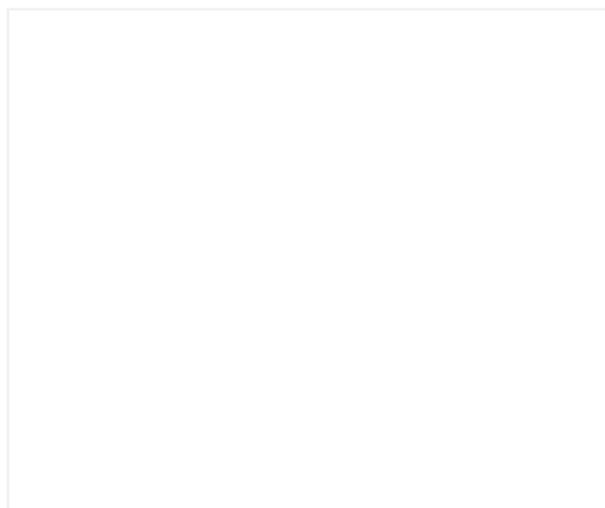


corrected, but we're still in the interim stages here, and we're not quite there yet," he said.

Councillors ultimately decided to defer the report until after the courts rule on Leamington's bylaw.

[PREVIOUS](#)[NEXT](#)

## Podcasts







# Leamington greenhouse growers still not complying with light pollution bylaw



*Leamington's greenhouse glow from Tilbury. (Photo by Adelle Loiselle)*

By **Adelle Loiselle**

**April 29, 2021 9:59am**

Since putting a bylaw on the books forcing  
greenhouses to turn off their grow lights at night,



After sending out letters to the operators, more than half either cut the lights at night or installed blackout curtains, but 12 are still in violation.

Councillors received a report Tuesday night saying five orders have been issued by the Superior Court of Justice, and another seven are being prepared.

Two of the seven orders still in the works are also for violating the municipality's Cannabis bylaw. The report does not say what specifically the violation is, but the bylaw addresses odour along with other issues.

Those greenhouse operators who have already been served have an appearance in court next month. It is estimated the others will appear in June.

**Related story:** [Enforcement on light control underway in Kingsville](#)

Leamington and Kingsville enacted bylaws governing light pollution after residents complained their sleep was being disrupted by almost daylight

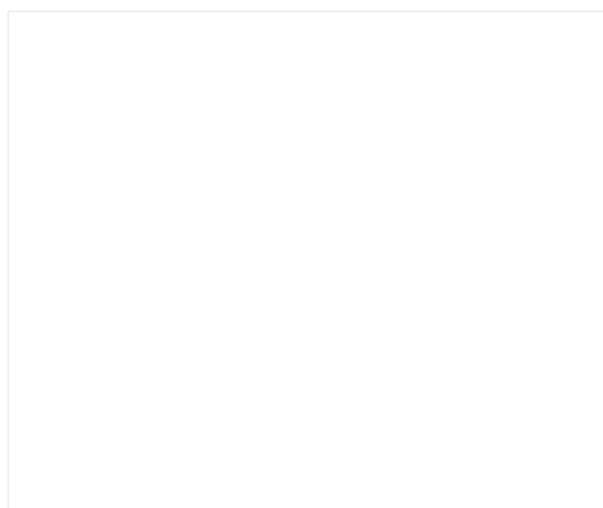


\$750 fine for each occurrence, although in the most egregious cases fines could be up to \$100,000 depending on the seriousness of the violation and the size of the operation.

Kingsville's bylaw was enacted last October, and Leamington's, in December.

[PREVIOUS](#)[NEXT](#)

**Podcasts**



# The Corporation of the Municipality of Leamington

## By-law 41-22

Being a by-law requiring the  
abatement of interior greenhouse light

**Whereas**, Section 128(1) of the Municipal Act, 2001, R.S.O. 2001, c. 25 (herein the “Act”) provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances.

**And Whereas** without proper abatement of interior greenhouse light, the effects of such unabated light could become or cause a public nuisance.

**Now Therefore by its Council The Municipality of Leamington Hereby Enacts as Follows:**

### Interpretation

1. In this By-Law:
  - a) “Council” means the Council of the Municipality.
  - b) “Curtains” shall mean a “blackout” curtain or shade that based upon the manufacturer’s specifications blocks ninety-nine percent (99%) of light from emitting from the Greenhouse.
  - b1.) “Director” shall mean the Director of Legal and Legislative Services or his or her designate.
  - c) “Greenhouse” means a structure made of plastic or glass that is used for growing plants including but not limited to fruits, vegetables, flowers or cannabis in regulated temperatures, humidity and ventilation.
  - d) “Lights” means any light that is used for the purpose of inducing plant growth including, but not limited to Incandescent, Halogen, Fluorescent, Metal halide, Induction, Light Emitting Diode or High Pressure Sodium lights.
  - e) “Municipality” means The Corporation of the Municipality of Leamington.
  - f) “Owner” means the registered owner, lessee or occupant of a Greenhouse.

### Requirements for Greenhouse Curtains

2. An Owner of a Greenhouse that utilizes Lights shall install and maintain Curtains on the sidewalls and endwalls of the Greenhouse in accordance with section 4(a) and 4(b).

3. On or before October 1, 2023, an Owner of a Greenhouse that utilizes Lights shall install and maintain Curtains on the ceiling of the Greenhouse in accordance with section 4(c).
4. Curtains shall be installed and maintained as follows:
  - (a) to the height of the top of the sidewalls and endwalls;
  - (b) such that the Curtain covers the entirety of the sidewalls and endwalls; and
  - (c) such that the Curtain covers the entirety of the sidewalls, endwalls and ceiling, subject to section 5 of this By-law.
- 4.1 An Owner of a Greenhouse that utilizes Lights shall ensure that Curtains are closed completely on the sidewalls and endwalls from 5:00 p.m. until 8:00 a.m.
- 4.2 On or before October 1, 2022, an Owner of a Greenhouse that utilizes Lights but has not, by such date, installed Curtains on the ceiling of the Greenhouse in accordance with section 4(c), shall submit to the Director, in a form and in the manner as determined by the Director in his or her sole discretion, the following:
  - (a) evidence that Owner shall be in a position to install and maintain Curtains on the ceiling of the Greenhouse in accordance with section 4(c) on or before October 1, 2023; or
  - (b) a declaration that section 5 of this By-law shall not apply as the Lights in the Greenhouse shall be shut off and remain off.
5. On the earlier of October 1, 2023 or the date that an Owner of a Greenhouse has installed Curtains on the ceiling of the Greenhouse in accordance with section 4(c), an Owner of a Greenhouse that utilizes Lights shall ensure that Curtains are closed completely on a Greenhouse ceiling from 5:00 p.m. until 8:00 a.m.; except:
  - (a) between the hours of 5:00 p.m. and 10:00 p.m.; and
  - (b) between the hours of 2:00 a.m. and 8:00 a.m.,during which time ceiling Curtains must be at least ninety percent (90%) closed.
- 5.1 Until the earlier of October 1, 2023 or the date that an Owner of a Greenhouse has installed Curtains on the ceiling of the Greenhouse in accordance with section 4(c), the Owner of a Greenhouse that uses Lights shall, between the hours of 10:00 p.m. and 8:00 a.m. ensure that such Lights are shut off and remain off.
6. Sections 2, 3, 4(a), 4(b), 4(c), 4.1 and 5 respectively, shall not apply if Lights in a Greenhouse are shut off and remain off.

**Severability**

7. If a Court of competent jurisdiction should declare any section or part of a section of this By-law to be invalid, such section shall not be construed as having persuaded or influenced Council to pass the remainder of the By-law and it is hereby declared that the remainder of the By-law shall be remain in force.

**Penalty**

8. Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is subject to a fine pursuant to the Provincial Offences Act, R.S.O. 1990, c. P. 33, as amended from time to time.

**Continuing Offence**

9. Each calendar day a violation of section 2, 3, 4, 4.1, 5 or 5.1 continues is deemed to be a separate offence.

**Enforcement**

10. Pursuant to section 447.1 of the Act and in addition to any other penalty or remedy available to the Municipality, the Council may, on behalf of the Municipality with the consent of the local detachment commander of the Ontario Provincial Police or the chief of police of the municipal police force as the case may be, and with notice to the Attorney-General of Ontario, apply to the Superior Court of Justice for an order requiring all or part of a Greenhouse be closed for a period not exceeding two (2) years if it be proved on a balance of probabilities that:
  - (a) activities or circumstances on or in the Greenhouse constitute a public nuisance or cause or contribute to activities or circumstances constituting a public nuisance in the vicinity of the Greenhouse;
  - (b) the public nuisance has a detrimental impact on the use and enjoyment of property in the vicinity of the Greenhouse;
  - (c) the Owner of the Greenhouse or part of the Greenhouse knew or ought to have known that the activities or circumstances constituting the public nuisance were taking place or existed and did not take adequate steps to eliminate the public nuisance; or
  - (d) a conviction for a contravention of this By-law by a court of competent jurisdiction of a public nuisance in respect to the Greenhouse has been entered, and the conviction is not currently under appeal.

**Powers of Entry**

11. Pursuant to section 436 of the Act and in addition to any other powers of entry granted to the Municipality, the Municipality, by its employees or agents, may enter

into the Greenhouse at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

- (a) this By-law or any other by-law passed by the Municipality;
- (b) any direction or order of the Municipality made under the Act or this By-law;  
or
- (c) an order to discontinue or remedy a contravention of this By-law for which a conviction has been entered by a court of competent jurisdiction.

#### **Powers of Inspection**

12. The Municipality may do any of the following for the purposes of an inspection under section 12:
- (a) require the production for inspection of documents or things relevant to the enforcement of this By-law;
  - (b) inspect and remove documents or things relevant to the enforcement of this By-law for the purpose of making copies or extracts;
  - (c) require information from any person concerning a matter relevant to the enforcement of this By-law; and
  - (d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, sample or photographs necessary for the purposes of the inspection.

#### **Effective Date and Repeal**

13. Section 5.1 be and is hereby repealed on September 30, 2023.
14. By-law 79-20 be and is hereby repealed.

**Read a first, second and third time and finally enacted this 14<sup>th</sup> day of June, 2022.**

Hilda MacDonald, Mayor

Ruth Orton, Deputy Clerk

WINDSOR | News

## 12 greenhouse owners in Leamington facing 88 charges for bylaw offences



Greenhouse lights in Essex County on Oct. 23, 2020. (Chris Campbell/CTV News Windsor)

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Melanie Borrelli

CTV Windsor Multi-Skilled Journalist / Digital Lead

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Published Feb. 24, 2023 11:19 a.m. EST

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The Municipality of Leamington says 12 greenhouse owners are facing 88 charges related to the [Greenhouse Light Abatement By-law](#).

After an investigation, the municipality the charges under Part III of the Provincial Offences Act.

ADVERTISEMENT

Leamington Council passed the Bylaw 41-22 at its meeting held June 14, 2022.

"It is unfortunate that several greenhouse owners continue to be in violation of our bylaw, particularly those greenhouse owners with whom the municipality settled previous proceedings," said Mayor Hilda MacDonald. "We are hopeful that in most cases, compliance will be achieved within a reasonable amount of time."

The bylaw requires owners of greenhouses utilizing lights to have installed and keep closed, sidewall and endwall curtains from 5 p.m. to 8 a.m.

Those greenhouse owners who had not already installed curtains on the greenhouse ceiling were required to submit evidence that the owner would be able to install ceiling curtains on or before Oct. 1, 2023.

Alternatively, owners could submit a declaration that the greenhouse lights would be shut off and remain off.

The date upon which either of these documents was required to be submitted was Oct. 1, 2022.

The municipality says only two owners submitted evidence related to a planned ceiling curtain installation and no owners submitted a declaration that lights would be shut off and remain off.

Since November 2022, Leamington By-law Enforcement Officers have engaged in a patrol of the municipality for the purpose of gathering evidence of greenhouse owners operating in contravention of the bylaw.

The municipality says the charges reflect numerous contraventions across many calendar days.

The matters are not expected to be heard by the courts for a number of months. In the interim, investigations will continue and further proceedings are pending.

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## News

# North America's greenhouse capital passes light abatement by-law

December 12, 2020 By Greenhouse Canada

*Note: This article was updated Dec. 19.*

The municipality of Leamington, Ont. passed a greenhouse light abatement by-law this week to curb light pollution concerns.

Approved at Tuesday's council meeting, the by-law mandates complete closure of light abatement curtains on greenhouse ceilings, sidewalls and endwalls one hour before sunset until one hour after sunrise.

### ADVERTISEMENT

Based on practices in the Netherlands, the council allowed ceiling curtain openings up to a maximum of 10 per cent between 2 am and 6 am to help release heat and humidity in the greenhouse.

The provision on sidewalls and endwalls is set to take effect on April 1, 2021, while the provision on ceiling curtains begins October 1, 2021. In the interim, operators without

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the designated curtains will be required to shut off greenhouse lights between 8pm and 2am.  
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The neighbouring town of Kingsville, Ont. passed their own by-law to address greenhouse lighting and cannabis odours on Oct. 26 this year. The by-law does not allow any light to “shine upon the land of others” or “into the dark night sky.” Cannabis odours that cause a nuisance to the public are not allowed at any time.

Across the border, the municipality of Huron, Ohio allows a 10 per cent opening in greenhouse light abatement curtains between sunrise and sunset.

## The Farming and Food Production Protection Act

In a document submitted by Ruth Orton, director of legal and legislative services for the municipality of Leamington, she noted, “It is important to acknowledge that the Farming and Food Production Protection Act, 1998 indicates that a farmer is not liable in nuisance to any person for a disturbance resulting from an agricultural operation carried on as a normal farm practice. The legislation defines a “disturbance” as odour, dust, flies, light, smoke, noise and vibration.

To this point, “light from greenhouses at night, or farm equipment used at night” is one example of a common nuisance complaint identified on the Ontario Ministry of Agriculture, Food and Rural Affairs’ (OMAFRA) website.

Part of the legislation also indicates that “no municipal by-law applies to restrict a normal farm practice carried on as a part of an agricultural operation.”

Farmers who feel that a municipal by-law is preventing them from carrying out normal farm practices are able to apply to the Normal Farm Practices Protection Board. The board will then determine whether the practice in question is indeed a normal farm practice under those particular circumstances. “If it is, then, under the FFPPA, the by-law does not apply to that practice at that location,” says OMAFRA’s website.

“Similarly, a person directly affected by a disturbance from an agricultural operation

may apply to the Board for a determination as to whether the disturbance results from a normal farm practice,” Orton noted.

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The Act defines a normal farm practice as one that is,

- *“is conducted in a manner consistent with proper and acceptable customs and standards, as established and followed by similar agricultural operations under similar circumstances, or*
- *makes use of innovative technology in a manner consistent with proper advanced farm management practices”*

The ministry also adds, “What is normal, or not, varies depending on location, type of farm, method of operation, and timing of the farm practice. Normal is site specific for a given set of circumstances, and may change over time.”

All eyes will be on the results of ongoing research projects collaboratively undertaken by OMAFRA, Agriculture and Agri-Food Canada (AAFC), the University of Guelph, University of Windsor and Ontario Greenhouse Vegetable Growers (OGVG). Addressing light abatement products and best practices, final results are expected around 2023.

### ***Update: Addressing community concerns and greenhouse needs***

In a statement issued by OGVG on Dec. 18, the association says that while they recognize legitimate concerns from the community regarding greenhouse nighttime glow, they are concerned that the recently enacted by-laws in Kingsville and Leamington may be impractical and unenforceable.

“The realities of Canadian winters, such as low light levels and temperatures, mean that growers must provide plants with additional light and heat to support their growth. As a critical source of fresh local vegetables during the COVID-19 pandemic, that goal is only becoming more important,” continues the release.

In addition to light abatement solutions, OGVG is working with their partners on the adoption of good neighbour policies that can meet both the expectations of residents

and the needs of greenhouse vegetable farmers. To find out more, read our [privacy policy](#).



“These research initiatives are ongoing and will provide growers with the technical knowledge needed to meet crop needs and provide more nighttime glow abatement”, said Joseph Sbrocchi, General Manager of OGVG. “I am confident that our work with government and academia will provide solutions that meet community expectations and ensure the continued production of safe, nutritious, local produce year-round”.

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Emily Azevedo &lt;eazevedo698@gmail.com&gt;

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## Zoning question

5 messages

---

**Emily Azevedo** [REDACTED]  
To: building@arran-elderslie.ca

Tue, Oct 3, 2017 at 12:47 PM

I'm looking to purchase 46 bruce road 17. Roll# 41034900315400

I am wanting to know if animals can be on the agriculture portion of this land. How much of the property is a1. I believe it's 4acres. Can I build a small barn on this land. How many animal units are allowed on this land. Mine will be horses.

What are the restrictions on the barn?

Thank you

Emily Azevedo

Sent from my iPhone

---

**Patrick Johnston** <building@arran-elderslie.ca>  
To: Emily Azevedo [REDACTED]

Wed, Oct 4, 2017 at 8:23 AM

Emily,  
Yes & no.....

Generally speaking you are allowed .5 Nutrient units per acre, meaning you might be allowed -2- full size horses?

That being said, if you were to hire someone to do a Nutrient Managemnt Strategy for you, we could rule that number out and it would be based upon the findings of the NMS.

Regardless, of NMS, I would still also need to check your MDS (Minimum Distance Setback), and because you are so close to the village, that number may be too much.

How many animals were you thinking? I can run a quick MDS to double check.

pj

**Patrick Johnston**  
Chief Building Official  
Municipality of Arran Elderslie  
1925 Bruce Road 10 PO Box 70  
Chesley, ON  
N0G 1L0  
519-363-3039 ext 106  
[Quoted text hidden]

---

**Emily Azevedo** [REDACTED]  
To: Patrick Johnston <building@arran-elderslie.ca>

Wed, Oct 4, 2017 at 9:02 AM

I am wanting 2 horses Right now and would like have possibly 4. If you could run that, that would be great.

Emily Azevedo

Sent from my iPhone

[Quoted text hidden]

---

**Patrick Johnston** <building@arran-elderslie.ca>  
To: Emily Azevedo [REDACTED]

Wed, Oct 4, 2017 at 9:29 AM

Emily,

A barn for -4- medium framed (227-680kg= 4 Nutrient Units) horses would need to be 550' away from the R1 Zone.

A barn for -4- large framed (227-680kg= 5.7 Nutrient Units) horses would need to be 559' away from the R1 Zone.

This one would technically trigger a NMS as it is over 5 Nutrient Units.

The A1 setbacks are 66' from the property line.

I quickly drew something out (refer attached) and it looks like you would be into the R1 zone once the barn is built, but you are very close. I'm not sure whether this helps, but at least gives you an idea of the requirements.

pj

**Patrick Johnston**  
Chief Building Official  
Municipality of Arran Elderslie  
1925 Bruce Road 10 PO Box 70  
Chesley, ON  
N0G 1L0  
519-363-3039 ext 106

[Quoted text hidden]



**PrintResult (8).pdf**  
224K

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**Emily Azevedo** [REDACTED]  
To: Patrick Johnston <building@arran-elderslie.ca>

Wed, Oct 4, 2017 at 3:42 PM

So the barn would need to be built at the back of the property? Is that what you're saying. Sorry I'm a little confused.

Emily Azevedo

Sent from my iPhone

[Quoted text hidden]

<PrintResult (8).pdf>





County of Bruce

Bruce County



Legend

- Wellhead Protection Area Bou
- Zone A - 100m Buffer
  - Zone B - 2 yr ToT
  - Zone C - 10 yr ToT
  - Zone D - 25 yr ToT
- Provincial Highway
- County Road
- Municipal or Other Road
- Deemed Lot
- Property Parcel
- Assessment Parcel
  - Condo Unit or Common Element
  - First Nation Parcel
  - Propane buffer placemaker
- Severance
- Severed portion
  - Retained portion
- Subdivision
- Draft Approved
  - Final Approved
- Wellhead Protection Area
- Wellhead Protection Zone A
  - Wellhead Protection Zone B
  - Wellhead Protection Zone C
  - Wellhead Protection Zone D
- Municipal Drain

Notes



1: 2,500

0.1 Kilometers

0

0.06

0.1

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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NAD\_1983\_UTM\_Zone\_17N  
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46 Bruce Road 17

Hello Tara community!

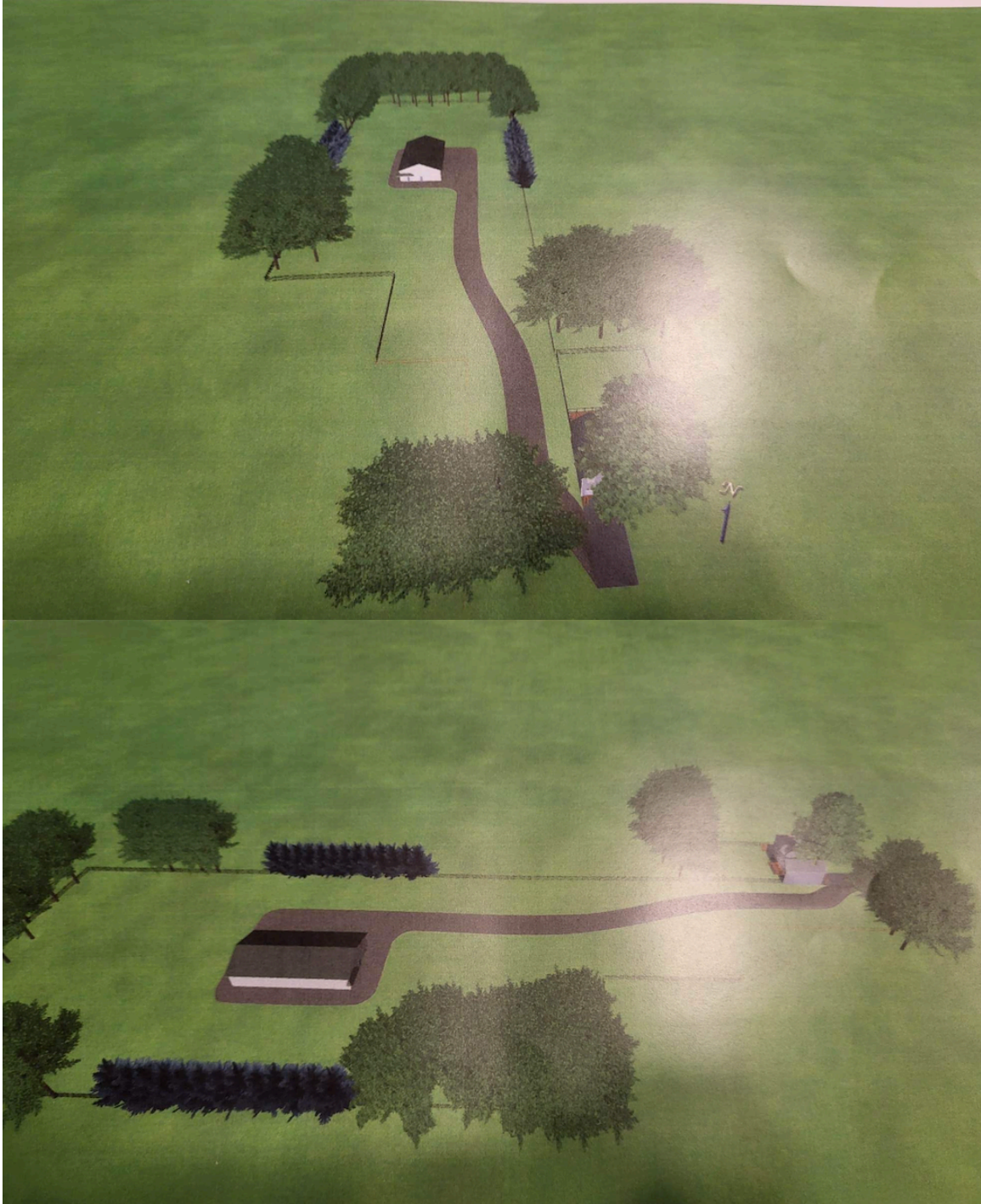
We are a small family from the Southampton and Warton area, who are in the process of opening a small batch, quality craft cannabis indoor grow. This will be a 5000 sq ft metal building with front entrance, and office window only. This operation will be Health Canada approved and under strict regulations at all times. There will be no light emitting from the building, and it will be equipped with top of the line, Health Canada approved filtration system so that no odours will be of concern. There will be no machinery except for our hands as the cannabis will be grown from seed, to plant, and harvested by us. Then the hand packaged bud will be transported to Ontario Cannabis Stores (OCS). There will be no increase in traffic since the craft business will be operated by our family. Our family will be residing on the property as this will be our home. We want to be a part of the community and support all that is Tara. We are fully disclosing to you out of respect, and so that we can educate and alleviate concerns as we understand the term "cannabis" may sound concerning. We look forward to meeting you all. Warm regards,

Lisa and Greg Thorn.

905-414-4471

[gthorn66@gmail.com](mailto:gthorn66@gmail.com)









**From:** [REDACTED]  
**To:** [Megan Stansfield](#); [Bruce County Planning - Peninsula Hub](#)  
**Subject:** Re: Emily Azevedo - Comment on Cannabis Facility proposed at 46 Bruce Road 17 rev005  
**Date:** Sunday, March 26, 2023 11:08:23 PM  
**Attachments:** [REDACTED]

---

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please also note that in the **planning & development department form on planning act application** file # 2-2022-127, which I attached, the application has the following problems:

- question on page 5 of the document, **is the property abutting a cemetery**, the applicants answered **no**.
- the property has zoning for **source water protection - WHPA E vulnerability**, yet on page 7 question 14, **is there a steam, pong, or other wetlands within 100 meter of the subjects land** they answered **no**.

On Sun, Mar 26, 2023 at 9:35 PM Emily [REDACTED] wrote:

----- Forwarded message -----

**From:** **Emily** [REDACTED]  
**Date:** Sun, Mar 26, 2023 at 9:25 PM  
**Subject:** Emily Azevedo - Comment on Cannabis Facility proposed at 46 Bruce Road 17 rev005  
**To:** <[bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)>

Please find the PDF documents below for the proposed cannabis facility at 46 Bruce Road 17 Tara, Ontario, which include my comments, evidence and supporting documents.

I also want to be added to the list of speakers for the meeting on 05APR2023.

Thank you,

Emily Azevedo  
 192 Yonge St, PO BOX 390  
 Tara, ON  
 N0H 2N0

**Please see attached documents:**

**Write up:**

- Emily Azevedo Review - Cannabis Facility Planning Justification proposed at 46 Bruce Road 17 rev005

### **Evidence**

- 79-20-Greenhouse-Light-Abatement---with-in-force-provisions
- BlackburnNews.com - City decides to wait and see on smelly pot plant issue
- BlackburnNews.com - Leamington greenhouse growers still not complying with light pollution bylaw
- By-law-41-22-Greenhouse-Light-Abatement-repeals-79-20
- Leamington greenhouse owners facing charges over light abatement \_ CTV News
- North America's greenhouse capital passes light abatement by-law - Greenhouse Canada

### **Email from Patrick Johnston - Zoning A1 permit for a horse barn October 2017**

- zoning email OCT2017
- zoning email image OCT2017

### **Letter rom applicants sent 20MAR2023**

- letter from applicants 20MAR2023 - REV000

January 25, 2023

**RE: Lighting Letter of Support for Health Canada Application under *Cannabis Regulations***

To Whom It May Concern:  
c/o Zoning and Planning Department,

This letter is to inform you that Mrs. Lisa Thorn has a site located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 ("site address"), and intends to submit an application to Health Canada to obtain a cannabis licence for classes Micro Cultivation and Micro Processing under the *Cannabis Act* (S.C. 2018, c. 16) and the *Cannabis Regulations* (SOR/2018-144).

CannDelta confirms that the proposed facility is a completely self-contained production site which does not produce any exterior light pollution other than the light generated from general office lighting from the single exterior window. If needed, this office light can be mitigated with blinds. Exterior lighting will be limited to motion-sensitive spot lighting on the building envelope near entry and exit points which would activate only in the proximity of an individual approaching an exterior door. At night, after work hours, all the exterior and office lights will be turned off at the site and no other light would be produced from the facility. Lighting associated with cultivation activities at the site must operate on a 24-hour cycle. However, the areas where cultivation lighting is present are in interior operation rooms which are separated by several layers of accessible rooms between the exterior. The cultivation areas are strictly environmentally controlled rooms where no light may enter or escape. No exterior light pollution would be produced based on the facility design.

Should you have any questions, please feel free to contact me or CannDelta directly, c/o Dr. Sherry Boodram at [sherry@canndelta.com](mailto:sherry@canndelta.com) or at (416) 613-8569 ext. 102.

Sincerely,



Dr. Sherry Boodram, PhD  
CEO  
CannDelta Inc.

**THE CORPORATION OF THE  
MUNICIPALITY OF ARRAN-ELDERSLIE**

**BY-LAW NO. 25-2023**

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE SPECIAL COUNCIL  
MEETING OF THE MUNICIPALITY OF ARRAN-ELDERSLIE  
HELD APRIL 5, 2023**

WHEREAS by Section 5(1) of the *Municipal Act 2001, S.O. 2001, c. 25, as amended*, grants powers of a Municipal Corporation to be exercised by its Council; and

WHEREAS by Section 5(3) of the *Municipal Act, S.O. 2001, c.25, as amended*, provides that powers of every Council are to be exercised by By-law unless specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Arran-Elderslie for the period ending April 5, 2023, inclusive be confirmed and adopted by By-law.

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. The action of the Council of the Municipality of Arran-Elderslie at its Special Council meeting held April 5, 2023 in respect to each motion and resolution passed, reports received, and direction given by the Council at the said meetings are hereby adopted and confirmed.
2. The Mayor and the proper Officials of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
3. The Mayor and Clerk, or in the absence of either one of them, the Acting Head of the Municipality, are authorized and directed to execute all documents necessary in that behalf, and the Clerk is authorized and directed to affix the Seal of the Corporation to all such documents.

\*\*\*\*\*

READ a FIRST and SECOND time this 5th day of April, 2023.

READ a THIRD time and finally passed this 5th day of April, 2023.

\_\_\_\_\_  
Steve Hammell, Mayor

\_\_\_\_\_  
Christine Fraser-McDonald, Clerk