



Municipality of North Grenville

To:	COUNCIL	Meeting Date: 2020/11/12
Subject:	Cannabis Study	Report No: PD-032-2020
Prepared by:	Amy Martin, Acting Director of Planning and Development	File No: C7-PD

RECOMMENDATION(S)

THAT Council receive the Cannabis Study and direct Planning staff to prepare a Zoning By-Law Amendment after consulting with the North Grenville community.

EXECUTIVE SUMMARY

Purpose

- To present the Cannabis Study to Council and ask Council to direct staff to prepare a Zoning By-law Amendment after consultation with the North Grenville community.

Key Findings

- The legalization of Cannabis has created an increase and demand for Cannabis Production and Processing Facilities.
- There are a variety of concerns regarding Cannabis Facilities, including odour, lighting, setbacks, and security.
- Although Health Canada has established licensing requirements, municipalities can further regulate the establishment of Cannabis Facilities through good land use planning principles and Zoning Regulations.
- There is no one size fits all approach to zoning for Cannabis Facilities. Municipalities across Ontario have taken different approaches to address the location, setbacks, and development standards for new and establishing Cannabis Facilities.

Financial Implications

- There is no financial cost to the Municipality to implement zoning standards.

BACKGROUND

Council passed an Interim Control By-law on August 27th, 2019, and directed Staff to prepare a Cannabis Study to look at the concerns and impact of Cannabis Facilities and recommend land use planning best practices.

On August 19, 2020, Council extended the Interim Control By-law to allow for additional time for staff to complete the Cannabis Study. The intent of the study is to review land use planning practices and

provide recommendations for the Municipality to implement regarding Cannabis Production and Processing Facilities.

ANALYSIS

The Cannabis Study was prepared by researching Municipal Official Plans, Zoning By-laws and Zoning By-law Amendments, literature around the impacts of Cannabis Facilities and through conversation with planning professionals.

In 2018, the first Cannabis Facility in North Grenville was established through retrofitting a vacant industrial building previously used for furniture making. Once in operation, issues such as odour, lighting and noise became a concern for nearby residences. Questions were raised over the appropriateness of the site location and identified the need for the Municipality to better define where Cannabis Facilities should be located and implement some standards for development to reduce the impact to sensitive land uses.

The Cannabis Study looks at a variety of concerns pertaining to Cannabis Facilities, including odour, setbacks, noise, light pollution, and location to sensitive land uses. Through a review of public health literature, news articles and Municipal Official Plans and Zoning By-laws, there were common trends that emerged. This included requiring greater setbacks from sensitive land uses, location with an Industrial zone and restrictions on outdoor storage.

It was evident that larger urban municipalities with well-established industrial parks did not have to pivot as quickly as smaller more rural municipalities to address the impacts of new and establishing Cannabis Facilities. Zoning By-law Amendments to bring in new provisions for Cannabis Production and Processing facilities included many similar common elements, such as enhanced setbacks from sensitive land uses, requirement for site plan control, greater landscaping requirements and restriction of the use to Industrial and/or Agricultural zones.

The Cannabis Study provides a variety of options that can be implemented through a Zoning By-law amendment. Further consultation with Council and the public on these options is required to develop final zoning recommendations.

Strategic Alignment

Strategic Focus Area 1: Sustainable, Strategic Growth (Goal 1: Work Where We Live)

- Outcome: To ensure that North Grenville is an attractive place to set up business by identifying appropriate locations and zoning standards for new and establishing Cannabis Facilities to avoid land use conflicts.
- Outcome: Address North Grenville's commuter impact and daily out-migration through more local employment and support the expansion of transit options by creating support land use planning regulations to permit the future establishment of Cannabis facilities in North Grenville.

COMMENTS

None.

EXISTING POLICY/BY-LAW

Comprehensive Zoning By-law 50-12 and the Municipal Official Plan currently provide policies and zoning provisions for land development.

FINANCIAL IMPACT

This item has been identified in the current budget: Yes ☐ No ☐ N/A ☒

This item is within the budgeted amount: Yes ☐ No ☐ N/A ☒

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

PUBLIC INPUT

Staff will be undertaking a public consultation process to engage the public on the findings of the Cannabis Study and to gain feedback on the options presented. Due to the current COVID-19 pandemic, traditional in person open house and meetings are not possible. A copy of the presentation will be posted online along with the Study and members of the community will be invited to provide their written comments. Staff are looking into hosting a virtual event where the public can engage with staff on the recommendations/options and provide feedback.

INTERNAL/EXTERNAL CONSULTATION

Staff consulted with the County of Norfolk's Planning Department to discuss Zoning Regulations and land use planning best practices in support of the Cannabis Study.

CONCLUSION

The Cannabis Study illustrates that there is no one set approach to zoning and regulating the Land Use of Cannabis Facilities. Through public consultation and input from Council, Zoning By-law Provisions can be developed to address community concerns and establish good land use planning standards for new Cannabis Facilities that want to establish themselves within North Grenville.

SIGNATURE

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Original Signed By

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Submitted for

Council consideration by:

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ATTACHMENTS

- Cannabis Study