

BY-LAW NO. [XX-26]

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

A By-Law to Amend By-Law 50-12, being a By-Law to regulate the use of land and the use and erection of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at **2469 Bedell Road**.

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at 2469 Bedell Road within the Municipality of North Grenville;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. **THAT** the area affected by this by-law is **2469 Bedell Road** as indicated on Schedule “A” attached hereto and forming part of this by-law.
2. **THAT** Schedule “A-4” of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto from **Rural – Special Exception (RU-67)** to **Rural – Special Exception (RU-XX)**.
3. **THAT** Section 9 of By-law 50-12, as amended, is hereby further amended by adding the following new clause to Subsection **9.4.2 (Rural Special Exception Zones)**, as follows:

RU-XX (2469 Bedell Road)

Notwithstanding the provisions of Subsections **6.1.7, 6.7, 6.8, 9.1** and **9.2** hereof to the contrary, on the lands zoned Rural – Special Exception (RU-XX), the following provisions shall apply:

A. Carry-forward of existing RU-67 provisions

The following provisions (previously applicable to RU-67 at 2469 Bedell Road) shall continue to apply to RU-XX:

i. Front Yard (Minimum)

- a. For the first 34 metres measured from the southern lot line: 12 m
- b. For the remainder: 8 m

ii. Exterior Side Yard (Minimum)

- a. For the first 55 metres from the eastern lot line: 12 m

- b. For the remainder: 8 m
- iii. Rear Yard (Minimum): 8 m
- iv. Maximum Permitted Height (Non-Residential): 15.5 m
- v. Required vegetative buffer for the south and east property lines (minimum)
 - a. For the first 34 metres measured from the southern lot line: 9.25 m
 - b. For the first 55 metres measured from the eastern lot line: 9.25 m
 - c. For the remainder: 8 m
- vi. Notwithstanding Sections 6.41 and 6.48, a maximum of two (2) shipping containers are permitted for periods not exceeding 12 months.

B. Additional permitted uses

In addition to the uses otherwise permitted in the Rural (RU) Zone, the following uses shall be permitted on the subject lands:

- i. **Cannabis Micro-Cultivation** (including outdoor cultivation where licensed by Health Canada), in accordance with Section C and D below;
- ii. **Cannabis Micro-Processing** (including activities ancillary to micro-processing as authorized under Health Canada Cannabis licensing), in accordance with Section C and D below;
- iii. **Cannabis Research** (standalone permitted use), including research-related cultivation/processing activities authorized by Health Canada licence;
- iv. **Industrial hemp cultivation/propagation and related hemp activities.**

C. Outdoor micro-cultivation

Notwithstanding Section **6.8(a)(i)** and **6.8(a)(ii)** of By-law 50-12, **Cannabis Micro-Cultivation may include outdoor cultivation** on the subject lands **where licensed by Health Canada**, provided that outdoor cultivation shall occur only within a secure fenced area to be identified on the approved Site Plan, and subject to compliance with the remaining provisions of this zone.

D. Reduced setback to Sensitive Land Use

Notwithstanding Sections **6.7(a)(i)-(ii)** and **6.8(a)(v)-(vi)** of By-law 50-12, the minimum setback from a **Sensitive Land Use** for:

- any building or structure used for **Cannabis Micro-Processing**, and

- any building, structure, or fenced cultivation area used for **Cannabis Micro-Cultivation** shall be **20 metres**.

For clarity, “Sensitive Land Use” includes residential uses and other human-sensitive receptors as defined in the Zoning By-law.

E. Federal licensing thresholds

The scale of Cannabis Micro-Cultivation and Micro-Processing on the subject lands shall be consistent with the applicable Health Canada micro-licence thresholds, including (without limitation) micro-cultivation grow surface area up to **800 m²** (including indoor and outdoor areas) and micro-processing possession limits up to **2,400 kg/year** of dried cannabis equivalent (subject to federal regulations and any site-specific licence conditions).

4. **THAT** this by-law shall take effect on the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.
5. **THAT** the Clerk is authorized to make minor administrative/grammatical corrections not altering intent.
6. **THAT** Schedule “A” constitutes part of this by-law.

Schedule “A”: [rezoning map / key plan for 2469 Bedell Road]