

**BREAKDOWN OF THE CANNABIS PRODUCTION FACILITIES
ZONING BY-LAW AMENDMENT
(By-law No. 500-2020-0009 (PL-5))**

Definitions

AIR TREATMENT CONTROL: means an industrial multi-stage carbon filtration system, or similar technology, which reduces and/or treats the emission of pollen, dust and odours expelled from a facility, and which filtration system is operated at all times in accordance with the specifications as set out within a report prepared by a qualified person and approved by the Town.

CANNABIS PRODUCTION FACILITY, DESIGNATED: means the use of land, buildings or structures for cultivating, propagating, harvesting, drying, storing, packaging and distribution of cannabis which is authorized by a valid registration certificate and document for designated person issued by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, as amended, under the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor.

CANNABIS PRODUCTION FACILITY, LICENSED: means the use of land, buildings or structures for cultivating, propagating, producing, harvesting, drying, storing, processing, research, analytical testing, destroying, packaging, sale, and distribution of cannabis which is authorized by a valid license issued by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, as amended, and the Industrial Hemp Regulations, SOR/2018-145, under the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor.

GATEHOUSE: means a building or structure located near the entrance of a property used to house personnel and/or equipment for the purpose of monitoring and securing the premises of the property and its buildings and structures and restricting unauthorized access.

REGISTERED PERSON: means an individual who is authorized to cultivate, propagate and harvest cannabis in accordance with a registration certificate issued under by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, as amended, under the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor.”

**Refer to Section 2 of Zoning By-law No. 500, as amended, for a complete list of definitions.*

Zone Categories Which Permit Cannabis Production Facilities

The table below indicates the zone categories which Cannabis Production Facilities are permitted, subject to complying with all zoning standards:

X = Permitted

Zone	Designated Cannabis Production Facility	Licensed Cannabis Production Facility
Restricted Industrial (M1)	X	X
General Industrial (M2)	X	X
Business Park 3 (BP-3)		X
Rural (RU)	X	X

General Provisions

REGISTERED PERSON

A registered person is permitted to cultivate, propagate and harvest cannabis at any property and in such manner as identified pursuant to a registration certificate issued by the Federal Minister of Health to said registrant.

PARKING REQUIREMENTS

Use	Required Spaces
Licensed Cannabis Production Facility	2 spaces, plus 2 spaces per 95 square metres of non-residential floor area
Designated Cannabis Production Facility	2 spaces, plus 1 space per 95 square metres of non-residential floor area

**Refer to Section 5 of Zoning By-law No. 500, as amended, for all general provisions.*

Requirements for Cannabis Production Facilities by Zone Category

The following zoning standards are required for **Designated** and **Licensed Cannabis Production Facilities** in the **Restricted Industrial (M1)** and **General Industrial (M2)** Zones:

Standard	Requirement
Lot Frontage (min.)	No minimum, except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
Lot Area (min.)	Private Sanitary Services, 4 000 sq. metres Municipal Sanitary Sewers, no minimum required
Front Yard (min.)	15 metres
Exterior Side Yard (min.)	15 metres
Rear Yard (min.)	11 metres, provided that where the rear yard abuts a Residential or Transitional Zone, the minimum rear yard shall be increased to 15 metres.
Interior Side Yard (min.)	6 metres, provided that where the interior side yard abuts a Residential or Transitional Zone, the minimum interior side yard shall be increased to 15 metres.
Lot Coverage (max.)	20%, provided that where served by sanitary sewers, the maximum coverage maybe increased to 50%.
Height of Building (max.)	11 metres
Lot Frontage and Lot Area	Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.
Open Storage	M1 zone: The storage of goods, material, or machinery, shall not be permitted other than in a wholly enclosed building.
	M2 zone: Open storage of goods, materials and vehicles shall be permitted, subject to the following provisions: <ul style="list-style-type: none"> • such open storage is a permitted use or accessory to the use of the main building on the lot; • such open storage is not located within the minimum yards; • such open storage does not cover more than 30% of the lot area.
Gatehouse	M1 zone: A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.
	M2 zone: Notwithstanding the yard and setback provisions of this by-law, a building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line.
Outdoor Cultivation Prohibited	Cultivating, propagating and harvesting of cannabis shall only be permitted in a wholly enclosed building or structure.

<p>Distance from Sensitive Land Uses</p>	<p>A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:</p> <ol style="list-style-type: none"> 1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary. 2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property. <p>Notwithstanding any other provision in this by-law, a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres from:</p> <ol style="list-style-type: none"> 3. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility, to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary. 4. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property. <p>Notwithstanding paragraphs 1 and 3, above, a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line containing the private or public school.</p>
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The following zoning standards are required for **Designated** and **Licensed Cannabis Production Facilities** in the **Rural (RU) Zone**:

Provision	Requirement
Lot Frontage (min.)	60 metres
Lot Area (min.)	8,000 sq. metres
Front Yard (min.)	15 metres
Exterior Side Yard (min.)	15 metres
Rear Yard (minimum)	9 metres
Interior Side Yard (min.)	9 metres
Lot Coverage (max.)	30%
Height of Building (max.)	11 metres
Lot Frontage and Lot Area	Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.
Open Storage Prohibited	The storage of goods, materials or machinery, shall only be permitted in a wholly enclosed building or structure.
Outdoor Cultivation Permitted	Cultivation, propagation and harvesting of cannabis outdoors shall be permitted subject to the distances from sensitive land uses and the minimum yard setbacks for non-residential uses as outlined in this section.
Gatehouse	A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.
Distance from Sensitive Land Uses	<p>A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:</p> <ol style="list-style-type: none"> 1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the zone boundary. 2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of the RU zoned property. <p>Notwithstanding any other provision in this by-law, cannabis cultivated outdoors and/or a designated cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres from:</p>

	<p>3. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the cannabis cultivated outdoors and/or the designated or licensed cannabis production facility to the closest portion of the zone boundary.</p> <p>4. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the cannabis cultivated outdoors and/or the designated or licensed cannabis production facility to the closest portion of the lot line of the RU zoned property.</p> <p>Notwithstanding paragraphs 1 and 3, above, cannabis cultivated outdoors and/or a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the cannabis cultivated outdoors and/or the designated or licensed cannabis production facility to the closest portion of the lot line containing the private or public school.</p>
Restrictions	<p>Notwithstanding Section 2.36 B), processing, research, analytical testing, and sale of cannabis shall only be permitted with respect to cannabis that is grown on the same property. Further, the total maximum floor area devoted to the above-noted uses shall be a maximum of 2% of the overall lot area of the property, to a maximum of 10,000 square metres.</p> <p>No designated or licensed cannabis production facility or part thereof shall be located within a dwelling unit</p>

The following zoning standards are required for **Licensed Cannabis Production Facilities** in the **Business Park 3 (BP-3)** Zone:

Provision	Requirement
Lot Frontage (min.)	20 metres
Lot Area (min.)	2,000 sq. m
Front Yard (min.)	6 metres
Exterior Side Yard (min.)	6 metres
Rear Yard (min.)	11 metres
Interior Side Yard (min.)	6 metres
Lot Coverage (max.)	60%
Height of Building (max.)	15 metres or 4 storeys (whichever is greater)
Lot Frontage and Lot Area	Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.
Open Storage	Permitted only as an accessory use in conjunction with a permitted use in existence on the lot.
Outdoor Cultivation Prohibited	Cultivating, propagating and harvesting of cannabis shall be conducted in a wholly enclosed building or structure.
Gatehouse	A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.
Distance from Sensitive Land Uses	<p>A licensed cannabis production facility shall be located a minimum of 150 metres from:</p> <ol style="list-style-type: none"> 1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the licensed cannabis production facility to the closest portion of the zone boundary. 2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the licensed cannabis production facility to the closest portion of the lot line of the RU zoned property. <p>Notwithstanding paragraph 1, above, a licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the lot line containing the licensed cannabis production facility to the closest portion of the lot line containing the private or public school.</p>