

CORPORATION OF THE TOWNSHIP OF BECKWITH

TO: COUNCIL
FROM: STEPHEN CLOSS, PLANNING ADMINISTRATOR
SUBJECT: INTERIM CONTROL BY-LAW
PURPOSE OF MEETING: DRAFT PLAN FOR SIX MONTH REVIEW

BACKGROUND

The Council of the Township of Beckwith is considering passing an Interim Control By-law to restrict all cannabis-related uses while a study of their impact and the appropriate zoning and restrictions is undertaken.

REQUIREMENTS

The study period must culminate with updates to two municipal documents:

- 1) The Zoning By-law: The Township's Zoning By-law contains provisions specifically for "Medical Marijuana Facilities". The definition will be updated to include all types of cannabis production, and the description of what is permitted on these sites should be expanded upon and clarified so that there is not room for interpretation or argument when a developer is considering cannabis production.
- 2) The Site Plan Control By-law: This will be updated to include cannabis facilities and farms – both indoor and outdoor – to give Council the authority to impose site plan control and have oversight over all features and setbacks.

METHODOLOGY

During the review period, the Township would undertake or commission the undertaking of the following studies:

- a) A review of the existing Zoning By-laws in Ontario that apply to cannabis cultivation – both indoor and outdoor. The phrasing of the policies will be reviewed, in order to determine how Beckwith's policies can be re-written to be both unambiguous and encompassing of all types of cannabis operations.
- b) A review of existing cannabis operations, how they have been impacted by the zoning in place, and the effectiveness and shortfalls of the policies in governing these facilities.
- c) As much information as is available will be gathered pertaining to cannabis odour, mitigation methods, and the distance the odour can travel from both indoor and outdoor facilities and farms. This will be used to determine what the appropriate setbacks should be to ensure that the odour does not impact residences.
- d) Township Council will consult with Ministers from the federal government in an effort to convince Health Canada to establish odour mitigation methods and standards for outdoor cannabis growth.
- e) The upcoming hearing with OMAFRA will have a huge bearing on updates to the Zoning By-law. If the Ministry determines that setbacks and zoning restrictions should not apply to

cannabis, and that it is to be treated as a regular field crop, the studies noted above will be effectively rendered null.

- f) Staff will draft updates to the Zoning By-law and Site Plan Control By-law in house. These proposed updates will be reviewed by Council, as well as the Township's planning consultant at JL Richards. Council may also consider having the proposed updates sent to OMAFRA for review.

TIMELINE

Should the Interim Control By-law be passed on February 11th, the review period will commence immediately, and will terminate on August 12th, 2019. Information and updates will be presented at Planning Committees that take place during this period. The following is a suggested timeline:

<i>February 11th:</i>	Interim Control period commences.
<i>March 19th:</i>	Normal Farm Practices Board Pre-Hearing.
<i>April 8th Planning Committee:</i>	Staff will present the comprehensive review of existing Zoning By-laws relating to cannabis and existing operations, as outlined in parts (a) and (b) of the methodology.
<i>May 14th Planning Committee:</i>	Staff will present the draft updates to the Zoning By-law and Site Plan Control By-law.
<i>June 10th Planning Committee:</i>	Staff will bring back the draft updates, which will have been reviewed by the Township's planning consultant.
<i>July 8th Planning Committee*:</i>	Staff will present the final version of the updates to the Planning Committee, for recommendation of approval.
<i>August 12th:</i>	Interim Control period ends. Cannabis operations will once again be permitted, under the provisions of the updated Zoning By-law and Site Plan Control By-Law.

**Date pending. Planning Committee may not take place in July and August, with planning items being included instead in the All Committee meetings.*