



AGENDA
AUGUSTA TOWNSHIP
PLANNING ADVISORY COMMITTEE MEETING
December 19th, 2019 at 6:30 p.m.

1. Call to Order
2. Approval of Agenda
3. Disclosure of Interest
4. Approval of Minutes of November 28th, 2019
5. Business Arising from the Minutes
6. Zoning By-Law Amendment Application:
 - 6.1 Maplehurst -Wellness Centre- Zoning By-law Amendment
7. Other Business:
 - 7.1 Agricultural Cultivation and Processing Opportunities- Review
 - 7.2 Cannabis Zoning Report -Review & Comment
8. Adjournment
9. Date of Next Meeting -TBA



Application to Amend the Official Plan
Application to Amend the Zoning By-law X

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, RSO, 1990, as amended. In addition to completing this form, the Applicant will be required to submit the appropriate fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act. Applicants are encouraged to consult with the Municipality prior to completing the application.

Please Print and Complete or (✓) Appropriate Box(es)

Date of Application 09/13/2019

1. Applicant Information

1.1 Name of Owner(s). An owner's authorization is required in Section 13, <i>if the applicant is not the owner.</i>		
Name of Owner(s) <p style="text-align: center;">Anne Jocelyn Dradon</p>	Home Telephone No.	Business Telephone No.
Address <p style="text-align: center;">16 Brock St, Fonthill</p>	Postal Code <p style="text-align: center;">L0S 1E0</p>	Fax No.
Email: <p style="text-align: center;">anne@cox-worldwide.com</p>		Cell No. <p style="text-align: center;">613.803.7574</p>
1.2 Agent/Applicant: Name of the person who is to be contacted about the application. <i>If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 13)</i>		
Name of Contact Person/Agent <p style="text-align: center;">Gareth Mogg - Dillon Consulting</p>	Home Telephone No.	Business Telephone No. <p style="text-align: center;">613.745.2213 x 3026</p>
Address <p style="text-align: center;">177 Colonnade Road, Suite 101, Ottawa</p>	Postal Code <p style="text-align: center;">K2E 7J4</p>	Fax No.
Email: <p style="text-align: center;">gmogg@dillon.ca</p>		Cell No.
1.3 Indicate the contact for this application (check one please) Owner <input type="checkbox"/> Applicant/Agent <input checked="" type="checkbox"/> All <input type="checkbox"/>		

For Office Use Only	
Date Application Received	
Date Application deemed to be complete	

2. Location of the subject Land (Complete applicable boxes in 2.1)

2.1 Municipal Address (mailing address) 13 Sarah Street, Maitland			Postal Code KOE 1P0
Concession Number(s) 1	Lot Number(s) N	Registered Plan No. 9	Lot(s)/Block(s)
Reference Plan No. 15R10237	Part Number(s)	Parcel Number(s)	Former Township
Assessment Roll No. 0706000035147000000			
2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe the easement or covenant and its effect.			

3. Names and addresses of any mortgages, holders of charges or other encumbrancers of the subject lands (attach separate page if required). _____

_____ Mortgage on property with RBC bank and a line of credit _____

4. Description of the property and servicing information (Complete each section using metric units only).

4.1 Dimensions

Lot Frontage – Street Side (m)	Lot Frontage – Water Side (m)	Lot Depth (m)	Lot Area (ha)
103.8m (Sarah St)		Approx 209m	2.079 ha

108.9m (County Rd.2)

4.2 Access (Check appropriate box and state road name):

- Provincial Highway (#) _____
- Municipal road, maintained year round Sarah Street
- Municipal road, seasonally maintained _____
- County Road (#) 2
- Private Road _____
- Right of way _____
- Water Access _____

4.3 If water access only, describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private.

4.4 Water Supply (Check appropriate box for type of service proposed):

- Publicly owned and operated piped water system
- Privately owned and operated piped water system (communal)
- Drilled well
- Sand point
- Lake or other water body
- Other means (please state)

_____ Water service not proposed

4.5 Sewage Disposal (Check appropriate box for type of service proposed):

- Publicly owned and operated sanitary sewage system
- Privately owned and operated individual septic system*
- Privately owned and operated communal septic system*
- Privy
- Holding tank
- Other (please state) _____
- Sewage disposal service not proposed

* If either of these items checked, please see Section 4.8.

4.6 Other Services (Check if the service is available):

- Electricity
- School bussing
- Garbage collection

4.7 Storm Drainage (Indicate the proposed storm drainage system):

- Storm sewers
- Ditches
- Swales
- Other (please state) _____

4.8 Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report:

- Title and date of servicing options report: Proposed use will not produce this quantity _____
- Title and date of hydrogeological report: _____

5. Planning Information

5.1 Official Plan (current) Land Use designation(s) of subject land Settlement Area

5.2 Provide an explanation of how application conforms to the Official Plan: _____

The proposed re-zoning is appropriate for a settlement area and is compatible with the surrounding residential uses and is compatible with the OP's guiding principles.

5.3 If an Official Plan Amendment is being requested, will the change? (Check all appropriate boxes):

- Replace or delete an existing policy (ies). If yes, list all policy sections affected _____
- Change a land use designation on a property (ies). If yes, what is the proposed land use designation or designations? _____
- Alter the boundary of settlement area (i.e. town, village, hamlet). If yes, name the settlement area and provide sketch of area affected. Name of settlement area _____

(Note: if applicants are requesting a change to a policy, they are required to provide the proposed text of the policy(ies). If applicants are requesting a change to a Land Use Schedule, they are required to provide a map or schedule showing the proposed new land use designation for the affected property(ies).)

5.4 Reason why official plan amendment is being requested: _____

5.5 Existing Zoning on subject lands Village Residential - RV

5.6 Zoning requested Exception Zone: Village Residential 1 - RV-1

5.7 Reason why rezoning is being requested: _____

To permit the use of a Wellness Centre on the subject lands. Relief is also being sought on the number of parking spaces, the front setback on Sarah Street, and the driveway width. More details on this can be found in the Planning Justification Report.

6. Description of subject land

- 6.1 Frontage on street side (m) 103.8m Sarah St Frontage on ~~water side~~ (m) 108.9m County Rd. 2
 6.2 Lot Depth (m) Approx. 209m
 6.3 Lot Area 2.23 ha _____ m²

7. Settlement Area Boundary

- 7.1 Does this application propose to change the boundary of a settlement area (e.g. town, village or hamlet)
 € Yes No If Yes, provide description: _____

8. Employment Area

- 8.1 Will this application remove land from a designated employment area? (*Check appropriate box*)
 € Converts all or part of a commercial, industrial or institutional building to a residential use.
 € Converts a brownfield site to a residential use
 € Application is for residential use on land designation for a commercial, industrial or institutional use
 Does not remove any employment land

9. Existing Use(s) of Property

- 9.1 State all existing use(s) of the property (*Check appropriate box(es)*):
 € Residential
 € Commercial
 € Industrial
 € Institutional
 € Agricultural
 € Vacant
 Mixed Use: (*Please state*) Residential Use, B&B, Assembly Hall
 € Other: (*Please state*) _____

List all existing buildings and structures (including accessory buildings and structures) on the property by completing the following Table: (*If more than 5 buildings or structures, please use separate page to provide description*):

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use for each building and structure	Carriage House	The Apartments	Manor House		
Height (m)	6.15m		8.71m		
Setback from front lot line (m)	3.71m	12m	32m		
Setback from rear lot line (m)	204m	183m	172m		
Setback from side lot line one side (m)	29m	47m	37m		
Setback from side lot line - other side (m)	25m	27m	22m		
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)	299m ²	311.5m ²	694m ²		
Year Building or structure constructed	1827				

- 9.2 How many existing parking spaces are provided on the subject land? 12 spaces.

9.3 State the existing use of land on abutting properties:

North: Residential South: Open Space
 East: Residential West: Residential

10. Proposed use of property

10.1 State proposed use(s) of the property (*Check appropriate box(es)*):

- Residential
- Commercial
- Industrial
- Institutional
- Agricultural
- Vacant
- Mixed Use: (*Please state*)
- Other: (*Please state*) A Wellness Centre

10.2 List all proposed buildings and structures to be constructed on the property by completing the following Table: (*If more than 5 buildings or structures, please use separate page to provide description*)

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use of each building and structure					
Height (m)					
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line - other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)					
Year Building or structure constructed					
Proposed date of construction					

10.3 Indicate the number of additional parking spaces to be provided? _____ spaces.

10.4 Are there any uses or features on the subject land or within 500 m of the subject property, unless otherwise specified.
Complete Table:

Use or feature	On the subject Land	Within 500 m of subject land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility		
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		Yes - 420m
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		
A designated heritage building, historic site or cemetery (within 100 m)		Yes - Cemetery - 215 m

11. History of the Subject land.

11.1 Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment? Yes No Unknown *If yes, provide the details and decision of the previous application.*

The subject site was granted a temporary use by-law (2971) in 2012

11.2 If this application is a re-submission of a previous application, describe how it has been changed from the original application.

11.3 Provide the date when the subject land was acquired by the current owner. March 1, 2011

11.4 Provide the length of time that the existing uses of the subject land have continued (*Proof may be required.*)
Year since current uses have continued: 2012 - approx. 7 years

12. Simultaneous Applications

12.1 Is the subject land or any land within 120 m of the subject land subject of any other planning applications at this time?
 Yes No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control).*
Please complete following Table:

Item	Application # 1 (type):	Application # 2 (type):	Any land within 120 m of the subject land:
File Number			
Name of approval authority considering application			
Land affected by application			

Purpose			
Status			
Effect on requested amendment			

13. Authorization

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Anne Jocelyn Dradon, am the owner of the land that is the subject of this application and I authorize Gareth Mogg to make this application on my behalf.

09/13/2019
Date

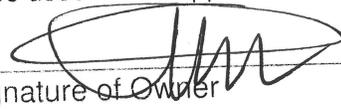

Signature of Owner

13.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Anne Jocelyn Dradon, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize Gareth Mogg as my agent for this application, to provide any of my personal information that will be used in this application or collected during the processing of the application.

09/13/2019
Date


Signature of Owner

13.3 Consent of the Owner

Complete the consent of the owner concerning personal information below.

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, Anne Jocelyn Dradon, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

09/13/2019
Date


Signature of Owner

14. Additional Studies or Information

Additional studies or information may be required by the Municipality to support the application. The application may not be considered a complete application unless these studies have been completed. Applicants are advised to pre-consult with the Municipality to determine what additional studies or information is required.

List of Additional Studies or information required by the Municipality:

- € _____
- € _____
- € _____
- € _____
- € _____
- € _____

(NOTE: LIST TO BE PROVIDED BY MUNICIPALITY)

15. Declaration

NOTE: ALL APPLICANTS SHALL ENSURE THAT A 'COMPLETE APPLICATION' UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THIS DECLARATION

1. I hereby declare that this application is consistent with the policy statements issued under subsection 3(1) of the Planning Act.
2. I hereby declare that this application conforms or does not conflict with any provincial plan or plans.
3. I hereby declare that the information contained in this application and on the attached plan and any associated information submitted with this application are, to the best of my knowledge, a true and complete representation of the purpose and intent of this application.

Sworn (or declared) before me
at the OTAWA
in the CITY OF OTAWA
this 13 day of SEPT, 2009

Commissioner of Oaths


Applicant or Agent

16. Site Plan

A site plan shall be submitted with this application that provides the following information.

- € The boundaries and dimensions of the subject land;
- € The location size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, the rear lot line, each side yard lot line and the shoreline of any water body, where applicable;
- € The approximate location of all natural and artificial features such as railways, roads, water body, drainage ditches, wetlands, wooded areas, wells and septic tanks, all easements, flood plain, organic (muck) soils or leda clay;

(Note: these features must be shown for both the subject land and on any adjacent lands where these features may affect the application.)

- € The current uses of land that is adjacent to the subject land.
- € The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way
- € If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- € North arrow and scale
- € Other (as indicated by Municipality) _____

PLANNING REPORT

To: Planning Advisory Committee
From: Marko Cekic, Land Use Planner
Date: December 11, 2019
Re: Maplehurst Zoning By-law Amendment Application

Recommendation:

That the Planning Advisory Committee recommend that the Council of the Township of Augusta approve the proposed Zoning By-law Amendment to rezone the lands municipally known as 13 Sarah Street from Village Residential to Village Residential Special Exception in order to permit the proposed Wellness Centre, recognize the reduced front yard setback, driveway width and parking space requirements.

1.0 PURPOSE OF THE APPLICATION

A Zoning By-law Amendment application, submitted by Dillion Consulting, has been received by the Township of Augusta. The subject Zoning By-law Amendment application proposes to rezone the subject lands, municipally known as 13 Sarah Street, from Village Residential (RV) to Village Residential – Special Exception ## (RVX-##) to permit the proposed Wellness Centre use. The application also seeks relief from Zoning By-law Requirements regarding the front yard setback, driveway width and the number of parking spaces.

The proposed change in use also requires that the proponent go through the Site Plan Control process in order amend the existing agreement and plan registered on title.

2.0 BACKGROUND

The subject lands (Roll no. 0706000035147000000) are municipally known as 13 Sarah Street in the Township of Augusta and are developed with a single building broken into three distinct sections, which have a current mixed use of Residential, Bed and Breakfast, and Assembly Hall. The subject lands have an area of 2.079 hectares (5.14 acres) with 103.8 metres of frontage on Sarah Street. The subject lands are further characterized by maintained lawn, as well as trees along the eastern and western lot lines. *Figure 1* illustrates the lands subject to the Zoning By-law Amendment.

The proposed use, a Wellness Centre, is not currently defined in the Zoning By-law. The applicant has proposed the following definition:

Wellness Centre – A building occupied by no more than 9 residents, exclusive of staff, who require 24-hour residential, specialized individual or group care, and provides accessory uses such as (but not limited to) yoga, cooking, gardening and meditation classes.

The applicant does not propose any further development or alteration to the existing land; no new buildings, surface parking, or changes to access points are proposed.

In addition to the new proposed Wellness Centre use, the applicant seeks, as part of the Zoning By-law Amendment, relief from select zoning requirements as follows:

- a) The front yard setback requirement, from Sarah street, be reduced from 6 m to the existing 3.7 m
- b) The driveway width requirement be reduced from 3.5 m to the existing 3 m
- c) The parking space requirement be reduced from 43 to 12 spaces, as only staff will be permitted to park on site



Figure 1: Subject Lands

3.0 POLICY FRAMEWORK AND REGULATORY CONTROL REVIEW

3.1 Provincial Policy Statement

Matters of provincial interest are addressed in Section 2 of the Planning Act and through the Provincial Policy Statement 2014 (PPS) issued under the authority of Section 3 of the Planning Act. The Planning Act requires

that planning matters “be consistent with” the PPS. The subject lands are designated Rural Settlement Area in the United Counties of Leeds and Grenville Official Plan and Settlement Area in the Township Official Plan. The PPS promotes and directs development in settlement areas provided that land is used efficiently, the development does not result in the provision of unplanned municipal infrastructure and services, and the development can be appropriately serviced without unanticipated impacts on municipal finances.

The proposal does not propose any further development on the subject lands, and additional unplanned municipal infrastructure and services are not anticipated. A memorandum prepared by McIntosh Perry (dated November 14, 2019) on behalf of Augusta Township concluded that the proponent had adequately demonstrated that the well serving the site can supply potable water meeting the requirements of the Ontario Drinking Water Standards, while a memorandum dated August 23, 2019 concluded that the proponent had demonstrated that the on-site well is satisfactory to supply the proposed wellness centre’s needs with respect to the quantity of water required, and that the on-site septic system “most likely has sufficient capacity to accommodate the proposed wellness centre.” A Residential Septic System Assessment (dated December 01, 2010) conducted by Matrix Property Inspections concluded that “the leaching beds are functioning adequately from a hydraulic standpoint and is capable of hydraulically handling the sewage currently being applied to it.” It should be noted that, with 9 residents and 5 staff members, the proposed Wellness Centre use is expected to significantly reduce the number of people using the amenities on the subject lands from its current use. As per the Sewage System Completion Certificate (dated November 20, 2012) completed by the Leeds, Grenville and Lanark District Health Unit, the existing waste water system is capable of accommodating up to 140 people. Accordingly, the proposal is consistent with the applicable provisions of the PPS.

3.2 United Counties of Leeds and Grenville Official Plan

The subject lands are designated Rural Settlement Area pursuant to Schedule A of the United County of Leeds and Grenville Official Plan (UCLG Official Plan). Pursuant to Section 2.3.3 of the UCLG Official Plan, Rural Settlement Areas will generally maintain a rural settlement character and evolve as service and residential centres for their surrounding Rural Area. The proposed rezoning does not entail any further development on the subject lands and proposes a new service to potentially service the surrounding area.

The UCLG Official Plan calls for a “range of permitted uses” in Rural Settlement Areas and requires that local municipalities establish more specific policies in their Official Plans related to settlement area development, including permitted uses, and the Township of Augusta Official Plan has incorporated these policies. Accordingly, the proposed rezoning is considered consistent with the UCLG Official.

3.3 Township of Augusta Official Plan

The subject lands are designated Settlement Area pursuant to Schedule A of the Township of Augusta Official Plan (Official Plan). The Official Plan encourages appropriately serviced mixed use development that promotes residential and economic growth in Augusta Township, as per Section 4.1.

Pursuant to Section 4.2.2, the Settlement Area designation permits mixed use development provided that such lands are zoned appropriately in the Township’s Zoning By-law. The Official Plan gives broad direction on the types of uses permitted in lands zoned for residential use in Settlement Areas. The proposed Wellness Centre

use is not listed as a permitted use in Section 4.2.2. It should be noted that Wellness Centre as a permitted use is not referenced at all in the Official Plan. The Official plan does, however, permit other uses deemed appropriate in residential areas. The proposed use decreases the number of people and vehicles accessing the site when compared to its current use and is similar in scope to other permitted uses in the residential zone as outlined in the Official Plan. Furthermore, the proposed Wellness Centre, when compared to the existing use, helps bring that the subject lands back to a more residential in size and scale.

Section 4.3.1 of the Official Plan provides that development be adequately serviced by private on-site water and waste water services, and that no negative environmental impacts result from the provision of such services. As previously mentioned, a memorandum and a Residential Septic System Assessment conducted on the subject lands concluded that the development is adequately serviced by water and waste water services, and that negative environmental impacts are not anticipated.

The proposed Zoning By-law Amendment is considered to be in conformity with the purpose and intent of the Official Plan.

3.4 Zoning By-law No. 2965

The subject lands are zoned Village Residential (RV) pursuant to Zoning By-law No. 2965. As noted previously, the proposed Wellness Centre use is currently not listed in the Zoning By-law as a permitted use. The Zoning By-law Amendment application proposes to rezone the subject lands to a Village Residential Special Exception zone to permit the proposed Wellness Centre use. The application also seeks to recognize the existing deficiencies in driveway width, front yard setback, and the number of parking spaces required.

Section 6.32.2 of the Zoning By-law provides that driveways designed for one-way vehicular circulation shall have a minimum width of 3.5 metres. The applicant seeks relief of this requirement to recognize the existing 3 metre wide driveway. The reduced use of the site by people and vehicles will compliment the reduction in the driveway width requirement. The minimum front yard setback from Sarah Street shall be 6 metres, as per Section 7.2.2 of the Zoning By-law. The applicant has also requested relief from this requirement to the existing 3.7 metres. As additional development is not proposed and the number of people using the site will be significantly reduced, no additional negative impacts are expected.

Section 6.32.5 of the Zoning By-law provides that permitted uses not already listed in the Zoning By-law have a minimum number of required parking spaces of 1 space per 30m² of gross floor area, which, in the case of the proposed Wellness Centre, would equal 43 spaces. The applicant is seeking relief from this requirement and has proposed 12 spaces, including 1 barrier free parking space. It should be noted that permitted uses providing similar services, such as a long-term care home, require 1 space for every 6 persons and 1 space for every 4 employees. Under a similar metric, the proposed Wellness Centre, with a maximum of 9 patients and 5 staff, would require a total of 4 spaces. It should be noted that, although the subject lands have sufficient area to support more parking spaces, it would be unreasonable to increase the amount of parking spaces when the proposed change in use is expected to reduce vehicular traffic on site. Providing relief of parking requirements to the existing 12 spaces is representative of good planning.

4.0 CONCLUSION AND RECOMMENDATION

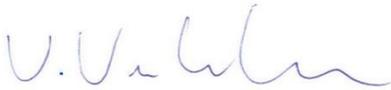
Based on the review of subject Zoning By-law Amendment application, the proposed rezoning is consistent with the applicable provisions of the PPS. The rezoning also conforms to the purpose and intent of the UCLG and Township of Augusta Official Plans. The applicant proposes no further development on the subject lands, and the change in use is expected to reduce the number of people and vehicles accessing the site. Recognizing and providing relief from the existing minimum front setback, existing driveway width and parking space requirements represents good planning. The proponent will also be required to go through the Site Plan Control process in order amend the existing agreement and plan registered on title.

In conclusion, the application to rezone the subject lands to a Village Residential Special Exception zone will result in an appropriate use of the subject lands, is in the public interest, and represents good planning. It is, therefore, recommended that the Planning Advisory Committee recommend that the Council of the Township of Augusta approve the proposed Zoning By-law Amendment to rezone the subject lands (Roll no. 0706000035147000000) from Village Residential to a Village Residential Special Exception Zone.

Respectfully submitted,

McIntosh Perry Consulting Engineers Ltd.

Prepared By:



Vithulan Vivekanandan, MES

Junior Planner

T: 613.317.9819

E: v.vivekanandan@mcintoshperry.com

Reviewed By:



Marko Cekic, MES Pl.

Land Use Planner

T: 613.714.4629

E: m.cekic@mcintoshperry.com

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Conservation Partners Partenaires en conservation



Via E-mail (nwalker@augusta.ca)

December 17, 2019

Ms. Nicole Walker
Community Development and Planning Coordinator
Augusta Township
3560 County Road 26
Prescott, ON

**Re: Zoning By-law Amendment
 13 Sarah Street
 Maitland, Ontario
 Augusta Township**

Dear Ms. Walker,

South Nation Conservation (SNC) has received and reviewed a proposed Zoning By-law Amendment for the above noted property. It is our understanding that the proposal would amend the zoning to permit the use of a wellness centre.

The Conservation Partners have considered the environmental impacts of the application, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 30, 2014) issued under Section 3 of the *Planning Act*.

Natural Heritage

Watercourse

Our review identified a watercourse along the western portion of the property. The watercourse likely contains or contributes to fish habitat.

The following policies may apply to future development of the subject property:

The Township Augusta Official Plan, Section 6.1.12.2 requires an Environmental Impact Assessment for development within 120 metres of a watercourse. The assessment must demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the identified area. This is consistent with the United Counties of Leeds and Grenville's Official Plan policies for Fish Habitat, Section 4.2.10.

In addition, The Township Official Plan requires that any new development be set back the greatest of the following:

- 30 metres from the normal high-water mark of any watercourse;

- Development limits established by a regulatory food line;
- Development limits established by the geotechnical limits of the hazard lands; or
- 15 metres from top of bank.

Ontario Regulation 170/06

It is the obligation of SNC to implement Ontario Regulation 170/06, Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, under the *Conservation Authorities Act*, 1990. Any interference with a watercourse will require a permit and restrictions may apply.

Municipal Source Water Protection

The application does not contribute to a municipal source of drinking water.

Conclusion

SNC does not object to the application and no conditions are requested. If you have any questions, please do not hesitate to call our office.

Regards,



Bradley Wright, M.E.S., G.I.T.
Watershed Planner
South Nation Conservation



Maitland Tower
1243 County Road 2
Maitland ON K0E 1P0

Mailing Address:
38 Christman Court
Markham ON L3P 3C8

December 8, 2019

Attn: Annette Simonian
Township of Augusta
3560 County Road 26
Maynard, ON K0E 1T0

RE: My Support for the proposed Amendment to the municipality's comprehensive Zoning by-law to allow the permitted use of a Wellness Centre

Dear Mayor Malanka, Councilors, Staff, and fellow community members,

I received the NOTICE OF PUBLIC MEETING from the Township of Augusta, but unfortunately, I am not able to attend the public meeting on December 18 that addresses this proposal, but feel it is important to express my support.

My property is adjacent to Maplehurst, directly across the street, on the south side of County Road 2, hosting the Maitland Tower. The Tower and Maplehurst share the same creator – George Longley, who built the Tower (then a windmill and part of his flour mill) in 1828, and he later built Maplehurst as his family home.

My family & I are relative newcomers to the village (2016). We love Maitland, we are growing roots here, and we can strongly relate to the need for improved health and wellness. We have been welcomed, and we feel we have started our own journey to a healthier life already in the time we have spent here. We are committed to this place for the long haul. Our first steps have been physically restoring health to the Stone Tower and the Chart House next to it, which were literally falling down, and I feel that this work has not only made the buildings physically healthier, but they have also made our minds healthier too – by making sure the Tower and other stone buildings are around for future generations to love as much as we do. Many local residents have expressed their happiness with our efforts as they walked by, showing that what we do as individuals really can contribute to making a community feel better. This is just the beginning, and we will be here to play a growing role in the health of our community.

Josie and Seth at Maplehurst, have been in this community for much longer than my family, and are looking to heal people by creating and running a Wellness Centre. I applaud them.



Dec 8, 2019

RE: My Support for the proposed Amendment to the municipality's comprehensive Zoning by-law to allow the permitted use of a Wellness Centre

Maitland is a small village where services in general are lacking, and mental and physical health are no different. The need for resources in this area is growing not just within our community, but in society in general.

I would like to express my strong support of the proposed change to the by-law that would allow Maplehurst become a Wellness Centre.

Personally, as a 59 year old, I am keenly aware of needing to be proactive around physical and mental health more than any previous time in my life, and I think most, especially in my age bracket and beyond, can relate.

As a neighbor, I see the proposed long term health mission as very positive for the community for several reasons:

First, we need to welcome and encourage everyone who steps up to providing a new service within our community – Maplehurst's wellness mission makes it all the more important to support.

Second, there are only a handful of full-time jobs in our tiny community, so creating multiple stable, professional jobs is a wonderful benefit to Maitland.

Third, by being in the middle of our village, people staying at Maplehurst will feel included – part of a large family, a powerful remedy to the isolation that destroys and defeats people.

To conclude, we all face more stressful times across the different aspects of our lives than we have before. By approving this proposal, we as a community are saying yes to healthier future for all of us – we are being welcoming and not just saying we care, but actually caring by acting in support.

I pledge to be part of this journey of regeneration. Join me.

I would appreciate this letter being read to those in attendance at the public meeting.

Sincerely,

Philip Ling, P.Eng.
Owner, Maitland Tower

nwalker@augusta.ca

To: Marko Cekic; mbelej@augusta.ca
Subject: FW: Maplehurst Zoning By-law Amendment Application -Circulation

Nicole,

I have read all the documents and am still unsure of what kind of use / activities will take place. In section 3.1 Proposed Zone, it states that

“In a review of the definitions in the Zoning By-law, the proposed use of the subject site is currently undefined in the Zoning By-law. When reviewing other uses, both ‘clinic’ and ‘group home’ were assessed to determine whether the proposed use would match either of these. It was determined that it cannot be referred to as a clinic as a clinic does not provide accommodation and it cannot be referred to as a group home as the center will not be licensed under Provincial Statutes. ‘Institutional’ was also considered but the proposed use is a for-profit operation and therefore does not match the definition in the Zoning By-law.”

From this paragraph I can ascertain that people will be sleeping there, it will not be licensed under and Provincial Statute, and the use will be for profit.

In the next paragraph of the same section, 3.1 Proposed Zone it also states:

“While the site is proposed to be used as a place where people can seek treatment, it does not share the same level of intensity that a medical facility would. Clients of the proposed Wellness Centre would be picked up by the Centre’s staff and then remain on the premises until the end of their stay.

This paragraph states that some type of treatment will be given / received but not to the same level of intensity a medical facility would.

I assuming this is some type of substance abuse facility but I’m not sure, can this be clarified? This will assist me in determining the Major Occupancy Classification as per the Ontario Fire Code.

If this is stated in any of the documents, I apologize and could you please point out the section.

Thanks

Rob Bowman
Fire Chief
Augusta Fire Rescue.
(P)613-348-3455 ext201
(F)613-348-3232
rbowman@augustafire.ca
www.augustafire.ca

From: nwalker@augusta.ca <nwalker@augusta.ca>

Sent: Monday, December 9, 2019 1:10 PM

To: Andy.Brown@uclg.on.ca; 'Mills, Cherie' <Cherie.Mills@uclg.on.ca>; 'Mukherjee, Arup' <Arup.Mukherjee@uclg.on.ca>; Damien.Schaefer@ontario.ca; 'Orpana, Jon (MECP)' <Jon.Orpana@ontario.ca>; noticereview@infrastructureontario.ca; landuseplanning@hydroone.com; Suzanne.flaro@ucdsb.on.ca; 'Kapusta,

REPORT TO PAC: December 19, 2019
RE: Cannabis Cultivation and Processing in Augusta
AUTHOR: Nicole Walker, Community Development and Planning
Coordinator; and Myron Belej, Planner

RECOMMENDATION:

THAT the following report pertaining to cannabis cultivation and processing in rural, agricultural, and industrial zones in Augusta Township be received for information.

INTRODUCTION / PURPOSE:

Production of cannabis dates back to at least 1801 in Augusta Township, with an Upper Canada Legislature proposal that directed the distribution of cannabis sativa (hemp) seeds to settlers of the area to harvest in order to support rope production for sailing vessels. (Connell, 1985)

The purpose of this report is: i) to review and assess recent federal legislation on cannabis indica (marijuana) cultivation and processing and its impacts on land use planning; and ii) to identify options for regulating this activity in the Township of Augusta;

With the goal of:

- Enabling local regulations for these activities in Augusta Township.
- Providing a summary of federal regulations for cannabis and licences available under the Cannabis Act (Canada).
- Outlining potential regulatory considerations for Township policy, including odour concerns associated with production, resource consumption, and social considerations.
- Discussing options for regulating cannabis cultivation and processing within established land use zoning classifications.

CONSIDERATIONS:

Cannabis regulation involves all levels of government. The Federal Government licenses production for health and recreation purposes under the Cannabis Control Act, 2018; the Provincial Government governs retail sales under the Cannabis License Act, 2018; and the municipality governs land use.

The Ontario Federation of Agriculture (OFA) adopted a 'Position on Cannabis Production' in February of 2018, requesting that cannabis cultivation for both medicinal and recreational purposes be considered as a normal farming activity. The OFA Position further requested that all levels of government treat income, workers and facilities dedicated to the growing of cannabis in a manner consistent to the treatment applied to those associated with other farming activities.

Concerns that need to be addressed:

- The size and scale of operations can vary significantly, from small micro operations to larger industrial buildings, which may have greater impacts on the landscape (e.g. traffic generated, resource requirements, security lighting and fencing).
- Energy, water and waste disposal requirements will vary depending on the size of proposed operations.
- Higher quality soils of prime agricultural lands, including Canada Land Inventory (CLI) Class 1 and Class 2 soils, should be utilized for their highest and best agricultural use (i.e., large-scale indoor operations that do not specifically require high quality grounds may be situated on less arable lands).
- Cannabis operations may generate lighting and/or odour nuisances for surrounding landowners. Consideration should be given to setbacks to help mitigate potential impacts.
- Evaluating the need for larger licensed uses and facilities from schools, day-care facilities, and sensitive land uses as defined in the Provincial Policy Statement.
- Appropriately defining 'Sensitive Land Use' in the Zoning By-law could enable setbacks on cultivation and processing operations.
- Potential air quality, runoff, effluent and/or health issues associated with production may be addressed with appropriate air filtration standards or regulations, to be monitored and enforced by the appropriate level of government.
- Pursuing site-specific rezoning for cannabis production could hinder the ability to evaluate the potential impacts of an operation. Site-specific zoning can create challenges when businesses close and new operators seek to start up in their place.
- Different types of facilities (e.g., for cultivation, for processing) may need to be established in different types of zones. Certain facilities may be more suitable for rural or agricultural lands, whereas industrially-zoned lands may be more appropriate for others.

DEFINING TERMS:

Municipal zoning bylaw should include definitions that are synonymous with the proposed federal and provincial legislation, the definitions below are derived from federal and provincial legislation. Not all of the following terms may be necessary for all municipal zoning bylaws but explain common terms for the various types of cannabis-related facilities. Municipalities may adapt the proposed definitions or add more definitions:

1. **Cannabis** means cannabis as defined in the Cannabis Act (Canada).
2. **Cannabis distributor** means a person who holds a cannabis distributor licence issued under the Liquor, Gaming and Cannabis Control Act.
3. **Cannabis retail store** means the premises specified in a retail cannabis licence where the retail sale of cannabis is authorized.
4. **Retail cannabis licence** means a licence to be issued under the Liquor, Gaming and Cannabis Control Act.
5. **Cannabis concentrate** means the hashish, cannabinoids, or any alkaloid, salt, derivative, preparation, compound, or mixture, whether natural or synthesized, of cannabinoids.
6. **Cannabis-infused product** means a product infused with cannabis that is intended for use or consumption other than by smoking, including but not limited to, edible product, ointments and tinctures.

Cultivation: Indoor and Outdoor

- 7. Standard cultivation** means the large-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.
- 8. Micro-cultivation** means the small-scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.
- 9. Industrial hemp** means the growing of industrial hemp plants (those containing 0.3 per cent THC or less) and associated activities.
- 10. Nursery** means the growing of cannabis plants to produce starting material (seed and seedlings) and associated activities.

Processing:

- 11. Standard processing** means the large-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.
- 12. Micro-processing** means the small-scale manufacturing, packaging and labelling of cannabis products destined for sale to consumers, and the intra-industry sale of these products, including to provincially/territorially authorized distributors, as well as associated activities.

Other terms to define:

- 13. Cannabis analytical testing**
- 14. Cannabis research facility**
- 15. Cannabis medical sales establishment**
- 16. Air treatment control**
- 17. Sensitive land use**

Defining these terms would be the first step in regulating all forms of cannabis production (both medical and recreational) with the exception of personal cultivation in private residences (maximum four plants) permitted under the Cannabis Act.

A definition for Sensitive Land Use currently exists in the Townships Zoning By-law. "Sensitive Land Use means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby facility and includes a dwelling, day care centre and an educational or health facility."

CLASSES OF LICENCES:

Cannabis regulation establishes a series of classes of licences that authorize activities that are related to cannabis and these are as follows:

- **A licence for cultivation;** Cultivation can occur indoors or outdoors and the plants can be rooted in the native soils. If grown indoors, it would be typically grown in a greenhouse type building. If grown outside, it would have the appearance of a typical cash crop.

- **A licence for analytical testing;** The holder of a licence for analytical testing is authorized to possess cannabis and to obtain cannabis by altering its chemical or physical properties by any means. The sale or distribution of any product from the holder of a licence for analytical testing is not permitted and there are rules on how long cannabis can be kept on site before it needs to be destroyed.
- **A licence for sale (medical purposes);** The holder of a licence for sale of cannabis for medical purposes is permitted to possess cannabis products and to sell cannabis products. These products can be sold to other types of licence holders, a person to whom an exemption has been granted under the Cannabis Act or to a hospital employee.
- **A licence for research;** The holder of a licence for research is permitted to possess cannabis, produce cannabis or transport, send or deliver cannabis between the sites that are set out by the licence. Additionally, the licence holder can sell cannabis plants and cannabis plant seeds to other licence holders, the Minister or a person to whom an exemption has been granted under the Cannabis Act
- **A cannabis drug licence.** The holder of a cannabis drug licence is permitted to possess cannabis and produce or sell a drug containing cannabis. These products can be sold to other types of licence holders, a person to whom an exemption has been granted under the Cannabis Act or to a pharmacist, a practitioner or a hospital employee.

A series of subclasses of a licence for cultivation have also been established and they are:

- **A licence for micro-cultivation;** The difference between a licence for micro-cultivation and standard cultivation is that the surface area for a licence for micro-cultivation cannot exceed 200 square metres in which all cannabis plants, including all the parts of the plants, must be contained.
- **A licence for standard cultivation;** holder can possess cannabis, obtain dried or fresh cannabis, cannabis plants or cannabis plant seeds by propagating, cultivating, or harvesting. For the purpose of testing, they can alter the chemical or physical properties of the cannabis. They can sell and distribute dried cannabis, fresh cannabis, cannabis plants or cannabis plant seeds to other licence holders (cultivators, processors, analytical testers, researchers, cannabis drug licence holders), with the exception that dried cannabis or fresh cannabis cannot be sold to the holder of a nursery licence. Sell and distribute cannabis plants or cannabis plant seeds to a licensed nursery. Send and deliver cannabis products that are cannabis plants or cannabis plant seeds to the purchaser at the request of a licence holder that is authorized to sell cannabis for medical purposes or of a person authorized to sell cannabis under a provincial or territorial Act. Conduct ancillary activities (e.g., drying, trimming, milling, etc.)
- **A licence for a nursery.** The holder of a licence for a nursery (which is a subclass of a licence for cultivation) is allowed to carry on the activities of a holder of a licence for microcultivation or standard cultivation, except they are not able to obtain dried cannabis or fresh cannabis. In other words, only cannabis plants or cannabis plant seeds can be used for growing cannabis in a nursery. If the holder of a licence for a nursery cultivates cannabis for the purpose of obtaining cannabis plant seeds, the total surface area that can be devoted to this purpose cannot exceed 50 square metres.

In addition, the following subclasses have been established as a licence for processing: Two types of licences have been established for processing – standard processing and micro processing. In both circumstances, the licence does not allow the cultivation, propagation or harvesting of cannabis. In other words, a processing licence only allows the licence holder to produce cannabis for sale.

- **A licence for micro-processing;** The difference between a standard processing licence and a micro-processing licence is that no more than 600 kilograms of dried cannabis can be sold or distributed in a calendar year with a micro-processing licence. For micro-processing, the cannabis cannot be obtained by synthesis.
- **A licence for standard processing;** Can possess cannabis. Produce cannabis, other than obtaining it by propagating, cultivating, or harvesting. Sell and distribute cannabis to other licence holders (processors, analytical testers, researchers, cannabis drug licence holders). Sell and distribute to licensed micro-cultivators or standard cultivators: dried cannabis, fresh cannabis, cannabis plants, or cannabis plant seeds or cannabis produced for the purposes of testing that is necessary to determine the chemical characterization of cannabis, such as a reference standard. Sell and distribute to licensed nursery: cannabis plants or cannabis plant seeds or cannabis produced for the purposes of testing that is necessary to determine the chemical characterization of cannabis, such as a reference standard. Send and deliver cannabis products to the purchaser at the request of a licence holder that is authorized to sell cannabis for medical purposes or of a person authorized to sell cannabis under a provincial or territorial Act

Multiple licences can be held by one person or company, creating the potential for cultivation, processing and other licenced activities to occur on the same site.

NOTE: The Regulation does not deal with the retail sale of cannabis to the general public since this is governed by the Cannabis License Act, 2018 (Canada). This is because the responsibility for establishing a distribution system and retail sale network is the responsibility of the provinces and territories. Prior to the last Ontario Provincial election, the Provincial government announced plans to regulate the sale of cannabis using the LCBO for sale and distribution. Mirroring the LCBO model, 'Ontario Cannabis Stores' would have been standalone retail stores, with locations being selected by the Province. The LCBO had plans to open 150 OCS stores by 2020

DESCRIPTION OF OPTIONS:

Option A – Broaden Provisions of Agricultural Commercial Zone

Agricultural Commercial (CA) zones already permit commercial greenhouses, agricultural coops, agricultural machinery sales and services, agriculture related commercial use, and accessory uses to the foregoing. CA zones have additional provisions to establish setbacks and separation from adjacent sensitive or residential land uses.

Option B – Broaden Provisions of Agricultural, Rural and Industrial/Industrial Park Zones

This option would permit cannabis cultivation and processing within the Agricultural/Rural Area and Industrial/Industrial Park, as defined in the Zoning By-law. The Zoning By-law would be amended to incorporate particular aspects of cannabis cultivation and processing into the specific use classes, based on their alignment with the intended uses of each respective zone.

This option may expedite the process for operators looking to establish themselves in areas where agricultural and industrial uses are already permitted. Public consultation, as a result, would only be required where an application has been made in a designation/zone that does not permit agricultural or industrial uses.

Option C – Create a New Zone for Agricultural Industries

Agricultural industries could include cultivation, processing, and canning/packaging facilities for cannabis, hops, other herbs, plants, fruits, vegetables or grains. Such a zone could also provide for pre- and post-processing warehousing and storage, including cold storage, and associated logistics access and support requirements.

Option D – Require Site-Specific Zoning for All Proposals Involving Cannabis

This option would permit cannabis cultivation and processing in Industrial, Industrial Park, Agricultural, Agricultural Commercial and Rural Zones subject to criteria and a site-specific rezoning for each application.

Over time, an increasing number of site-specific zoning applications could become administratively more challenging to track and manage. Additionally, sites with limitations can be more difficult to repurpose at a future date (e.g., when an agricultural operation closes). Also, with the Ontario Federation of Agriculture requesting cannabis cultivation for both medicinal and recreational purposes to be considered as a normal farming activity, this ad hoc option may have equity concerns raised, relative to similar agriculturally-related operations.

Additional General Points Relating to the Four Options Discussed:

Factors to consider in evaluating applications would include setbacks from sensitive land uses and requirements for adequate servicing, air quality and odour control measures.

Site Plan Approval would also be required for cannabis and other applications to establish agricultural/industrial operations. Site plan control could be used to reinforce the requirements for regulating odours and perhaps the layout of a production site; site factors to review may include parking, site access, landscaping, lighting, and other details of development.

During the next update of the Zoning By-law, a general provision could be included to require appropriate separation distances from off-site sensitive land uses. Revisions to the Zoning By-law would be limited to incorporating and defining the various types of cannabis uses.

AMENDING THE SITE PLAN CONTROL BY-LAW 2009-2778

To support the proposed options, an amendment to the Township's Site Plan Control By-law would be required to ensure site plan approval is required for any cannabis production buildings and structures (See Site-Plan Control By-law 2009-2778). It is preferable that all cannabis production proposals go through Site Plan Approval for the following reasons:

- Site Plan Approval ensures cannabis operations will develop on a site in accordance with Township-approved Site Plan drawings and accompanied by studies identified through the Pre-Consultation process.
- Site Plan Applications must go through Pre-Consultation, therefore, in the absence of a site-specific zoning requirement, there is assurance that a proposed operation will be assessed by the Township early in its planning stages.

- All facilities licenced under the Cannabis Act are subject to security requirements, including perimeter fencing and loading restrictions. Site Plan Approval provides the Township and external agency staff the opportunity to properly evaluate how these requirements will influence site design and relate to abutting properties.
- In the absence of Site Plan Approval there is no formal requirement for developers of a cannabis production site to follow through on submitted concept drawings.

OUTDOOR CULTIVATION:

Notwithstanding the regulatory frameworks proposed in the options identified, the site-specific zoning and Site Plan Control requirements for outdoor cannabis cultivation operations that do not propose to use any buildings or structures may pose a challenge from an implementation perspective. Outdoor cultivation operations would still be subject to security requirements under the Cannabis Act, including physical barriers around the site and visual monitoring at entrances. These requirements are not typical of a standard agricultural crop operation and consideration for a setback from sensitive land uses is warranted. It is therefore recommended that outdoor cultivation be defined and identified as an agricultural use, and subject to setback requirements.

RECOMMENDATION:

Option B is the preferred regulatory approach for formally bringing cannabis cultivation and production into Township policy.

In the Agricultural and Rural Zones, this approach identifies agricultural and rural areas as situationally suitable for production, with cultivation being the primary activity. In the Industrial and Industrial Park Zones, this approach allows for an expedited process where available lots, sufficiently separated from sensitive land uses, can be developed through a Site Plan Approval process.

The Site Plan Approval process would ensure the Township is consulted in the early stages of the planning process for cannabis production operations and is able to guide applicants towards a site design that fully respects surrounding uses. Setbacks from sensitive land uses would still be required under this approach given some lots in the Industrial/Industrial Park fall in proximity to, among others, residential and institutional uses.

Applications for Agricultural and Rural Zones will be reviewed for the size and scale of facilities, their potential impacts on prime agricultural land, key features of the Natural Heritage System, and varying servicing requirements.

In selecting Option B as the preferred approach, Planning staff recognize that consideration for joint cultivation and processing proposals supports the Provincial Policy Statement principle of providing for a diversified economic base, while recognizing that processing activities may be considered agriculturally-related.

The Administration intends to develop a step-by-step procedure/checklist to support proponents submitting new Cannabis Applications. The Administration further intends to work toward necessary amendments of the Township's Official Plan and Zoning By-law.

NEXT STEPS:

Where Zoning By-law and/or Official Plan Amendments are required to define and regulate cannabis production in the Township of Augusta, a Statutory Public Meeting will be required. Approaches to regulating cannabis production in Augusta Township have been identified with a preferred option selected. The Administration is recommending that PAC receive this report for information.

PAC may opt to endorse the Recommend Option for cannabis cultivation and processing in Augusta Township at the same time if desired.

Ray Morrison
CAO/Treasurer

Nicole Walker
Comm. Dev. & Planning

APPENDIX A:

In December of 2018 the Town released a survey on cannabis retail and production for Halton Hills residents to complete. This survey included seven questions on cultivation and processing:

1. Where do you think cannabis growing should locate?
2. Where do you think cannabis processing should locate?
3. Should cannabis growing and processing operations be clearly identifiable from the road or discreet and positioned further back to be less noticeable?
4. Where do you think establishing setbacks (distance perimeters) from sensitive land uses is important?
5. Do you have any concerns about the Town allowing growing and processing operations in Halton Hills?
6. On a scale of 1 = most important to 4= least important, please rank the following (potential for economic benefit; impact on surrounding property values; odour from growing and processing; threat to public safety)
7. Do you think that attracting commercial cannabis growing operations should be part of the Town's economic development efforts?

The survey results and key themes from responses will be summarized in the section below:

1. The majority (65 percent) of respondents felt cultivation is acceptable in both agricultural and industrial areas, with 24 percent supporting agricultural areas only, and the remaining 11 percent favouring industrial areas only.
2. The majority (66 percent) of respondents felt processing is acceptable in both agricultural and industrial areas, with 18 percent supporting industrial areas only, and the remaining 16 percent favouring agricultural areas only.
3. Respondents were more favourable (41 percent) to cultivation and processing operations being discreet and positioned further back from the road, with 19 percent being more in favour of clearly identifiable operations from the road. The remaining 40 percent of respondents had no opinion for this question.
4. Where respondents were asked to select uses from which cultivation and processing should be set back the most common response was schools (382), with youth-oriented facilities (334) and daycare centres (330) close behind. Residences (231) and health facilities (158) were also common responses.
5. The majority of respondents (70 percent) indicated they have no general concerns about the Town allowing operations in Halton Hills.
6. Responses for the next question of the survey ranked (on average) 'Potential for economic benefit' as most important when considering cultivation and processing in Halton Hills. This was followed by 'Impact on surrounding property values', 'Odour from growing and processing', and 'Threat to public safety' as least important (on average).
7. For the final question, the majority of respondents (64 percent) felt attracting commercial cannabis cultivation and processing should be part of the Town's economic development efforts.

APPENDIX B:

List of key resources:

Connell, G. (1985). Augusta: Royal Township Number Seven. Prescott: St. Lawrence Printing Company. 330 pages.

<http://augusta-1248.appspot.com.storage.googleapis.com/2778-site-plan-control-bylaw.pdf>

<https://fcm.ca/sites/default/files/documents/resources/guide/municipal-guide-cannabis-legalization.pdf>

<https://laws-lois.justice.gc.ca/eng/regulations/SOR-2018-144/>

<https://ottawa.ca/en/city-hall/public-engagement/projects/cannabis-production-facilities-zoning-law-amendment>

<https://pub-haltonhills.escribemeetings.com/filestream.ashx?DocumentId=4018>

<https://pub-haltonhills.escribemeetings.com/filestream.ashx?DocumentId=4154>

<https://www.ajax.ca/en/resources/Cannabis-in-Ajax---FINAL-REPORT-TO-COUNCIL.pdf>

<https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/licensing-summary/guide.html#b>

https://www.cpha.ca/sites/default/files/uploads/resources/cannabis/mb_zoning_for_cannabis_guide.pdf