

**THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 87-2017**

(Adoption of OPA 12 to the Town of Lakeshore Official Plan)
(9400 County Road 42)

WHEREAS the Planning Act permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations:

AND WHEREAS the Council of the Corporation of the Town of Lakeshore supports amendments to the Official Plan as provided herein;

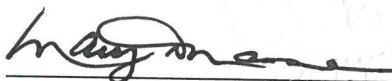
NOW THEREFORE the Council for the Corporation of the Town of Lakeshore, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 12 to the Official Plan for the Town of Lakeshore, consisting of the attached explanatory text and schedule, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 12 to the Official Plan for the Town of Lakeshore;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21
DAY OF NOVEMBER, 2017.**




Tom Bain, Mayor



Mary Masse, Clerk

I, Mary Masse, Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of By-law 87-2017 for the Town of Lakeshore.

Dated this 21 day of November, 2017



Mary Masse, Clerk



Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

January 29, 2018

Ms. Mary Masse
Clerk
Town of Lakeshore
419 Notre Dame
Belle River, ON N0R 1A0

**Re: Official Plan Amendment No. 12
Town of Lakeshore
File No.: 37-OP-2017-006**

Dear Ms. Masse:

Please be advised that the appeal period for the approval of the above noted Official Plan amendment has now expired without appeals being filed. As such, the amendment is in full force and effect. Please find attached two certified copies of the by-law and amendment with the County's approval attached thereto.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, appearing to read "WJ King".

WILLIAM J. KING, AMCT, MCIP, RPP
Manager, Planning Services

Enclosure

c.c. Kim Darroch
MMAH

DECISION

**With respect to Official Plan Amendment # 12
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 12 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 87-2017.

Dated at Essex, Ontario this 4th day of January, 2018



William J. King, MCIP, RPP
Manager, Planning Services
County of Essex

AMENDMENT No. 12

TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

AMENDMENT NO.12 TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

I, Mary Masse, Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 12 to the Official Plan for the Town of Lakeshore.



A handwritten signature in black ink, appearing to read 'Mary Masse', is written over a horizontal line. The signature is cursive and somewhat stylized.

Dated this 21 day of November, 2017

Mary Masse, Clerk

AMENDMENT No. 12
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

INDEX

	PAGE
The Statement of Components	1
Part “A” - Preamble	2
Purpose	2
Basis of the Amendment	2
Part “B” - The Amendment	4
Details of the Amendment	4
Schedule “C.1” follows	5
Part “C” - Appendices	6

Appendix 1 – November 21, 2017 Planning Report attached to the Amendment.

Appendix 2 - The minutes from the public meeting held to consider this amendment attached to the Amendment.

Appendix 3 – Opinion of the Ministry of Agriculture and Food and Rural Affairs, July 26, 2013.

AMENDMENT No. 12
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

STATEMENT OF COMPONENTS

PART "A" - THE PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text and attached Schedule "C.1" Land Use (Rural Area) constitutes Amendment No. 12 to the Official Plan for the Town on Lakeshore.

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART "A" - PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 12 is to permit a *Marihuana for Medical Purposes Production Facility*, on lands municipally known as 9400 County Road 42 located in an 'Agricultural Designation'. (See Map 1 for the location of the subject lands in the Town of Lakeshore).

Basis of the Amendment

Section 6.2 of the Agricultural policies does not permit the Production of Marihuana for Medical Purposes as a permitted use on the subject property, as the subject property is currently designated Agricultural. The intent of the Official Plan policies is to restrict these facilities to Employment land use designations. However, the subject property is currently being used as an Employment land use for wood chip processing in accordance with a site specific, Agriculture, A-27 zone exception and registered site plan agreement.

Section 8.3.6 of the Official Plan permits new land uses on the subject property in place of an existing legal use, otherwise non-conforming, subject to the following criteria:

- i) the buildings lawfully existed prior to the date of adoption of this Plan;
Comment: The buildings and use lawfully exist.
- ii) it is not the intention of the Town that the use cease to exist in time;
Comment: It is not the intention of the Town that the use cease to exist at this time.
- iii) the use to be permitted does not interfere with the desirable development or enjoyment of neighbouring properties;
Comment: The proposed facility will not interfere with any proposal for agricultural related development on the neighbouring lands.
- iv) the use does not constitute a danger to surrounding uses and persons because of its hazardous nature or traffic generated; and
Comment: The proposed use is highly regulated by Federal legislation administered by Health Canada so to eliminate any associated hazard features.
- v) the by-law reasonably limits the amount of expansion that is to be permitted to ensure that the use does not become larger than would be appropriate for the area.
Comment: The proposed use will operate entirely within the existing buildings. The implementing zoning by-law will restrict any further expansion by requiring expansion proposals be subject to a zoning by-law amendment.

The site is considered to be in a Prime Agricultural Area which is intended to be reserved for agricultural uses, agricultural-related uses and on-farm diversified uses. It is the opinion of the *Ontario Ministry of Agriculture and Food and Rural Affairs* as expressed in past correspondence (dated July 26, 2013) that the growing of the medical

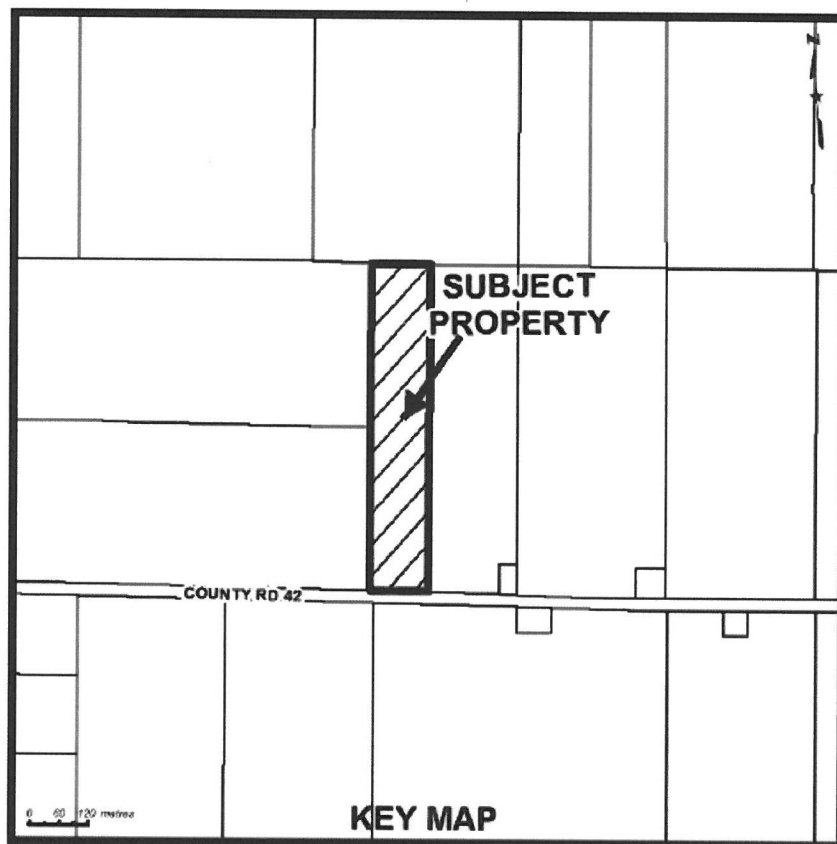
crop would qualify as an agricultural use, whereas the processing/packaging/shipping component would most likely be considered an agricultural-related use.

In summary, the Proposed Development is consistent with the *Provincial Policy Statement* and the *County of Essex Official Plan* and aligns with the interest and direction of Health Canada for these facilities in Agricultural areas and is compatible with surrounding land uses, and in our opinion is appropriate and represents good planning.

For background information, please see the Appendices prepared for this amendment.

MAP 1

9400 County Road 42



PART "B" - THE AMENDMENT

Details of the Amendment

The Official Plan for the Town of Lakeshore, as modified, is hereby further amended as follows:

1. That Schedule "C.1" Land Use (Rural Area), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.
2. Section 6.2 Agricultural Designation is hereby amended by the addition of a new Section to the following policies to immediately follow Policy 6.2.3 e) to be worded as follows:

"

6.2.4 Site-Specific Policy Areas

6.2.4.1 Marihuana for Medical Purposes Production Facility

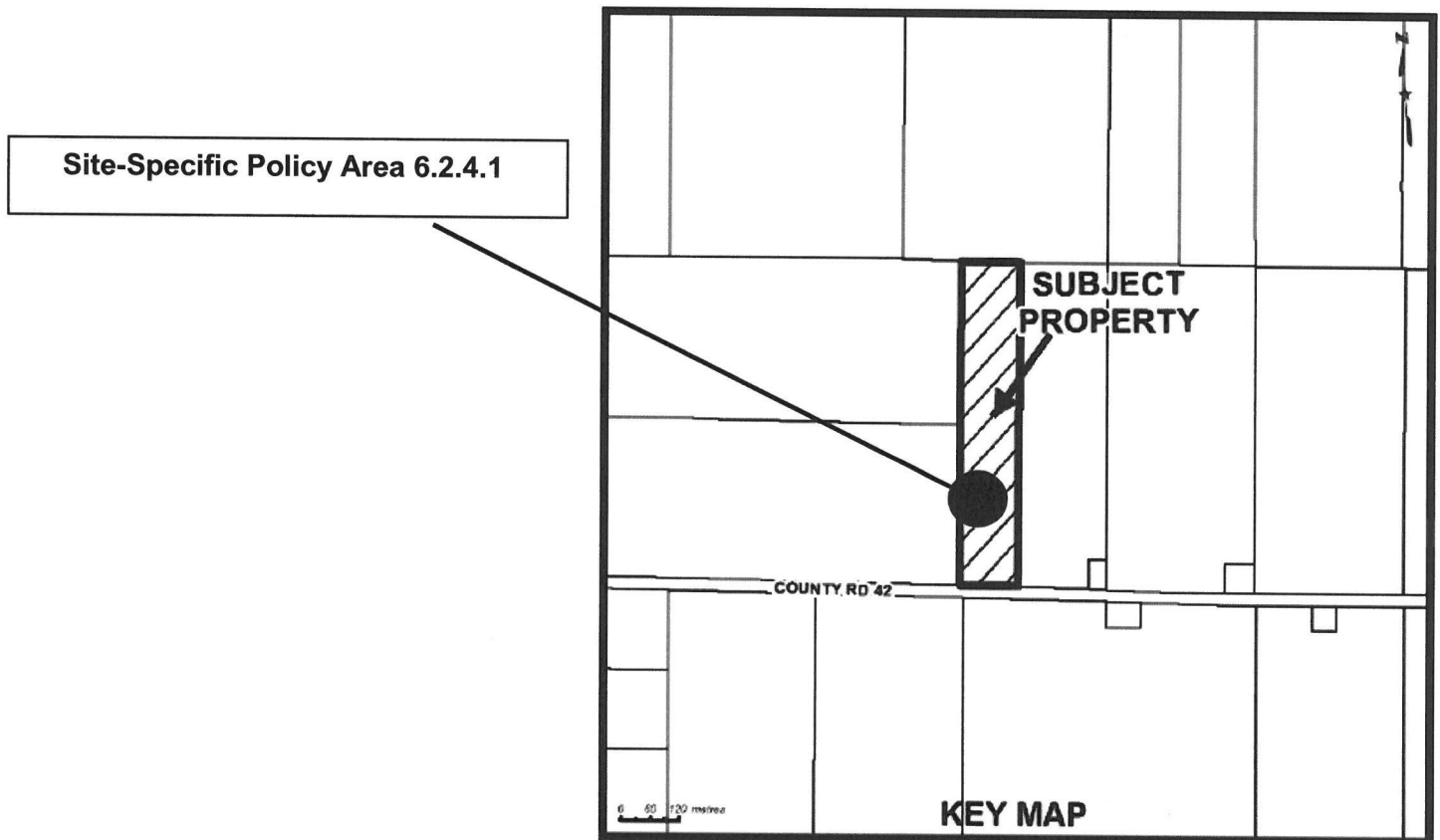
The following policies apply to the lands designated Agricultural Designation and identified as Site-Specific Policy Area 6.2.4.1 on Schedule "C.1", which are located at 9400 County Road 42:

- a) *A Marihuana For Medical Purposes Production Facility* will be a permitted use, in accordance with Health Canada regulations.

Amendment To Schedule "C.1" Land Use (Rural Area)

Town of Lakeshore Official Plan

Site-Specific Policy Area 6.2.4.1



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 12 but are included for information supporting the amendment.

APPENDIX 1 – November 21, 2017 Planning Report (attached).

APPENDIX 2 - The minutes from the public meeting held to consider this amendment are attached.

APPENDIX 3 – OMAFRA Opinion dated July 26, 2013.

**TOWN OF LAKESHORE
COMMUNITY AND DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION**

TO: Mayor and Members of Council

FROM: Kim Darroch, B.A.(Hons.), M.PL., MCIP, RPP
Manager of Development Services – Town Planner

DATE: November 7, 2017

SUBJECT: Marihuana For Medical Purposes Production Facility, Official Plan Amendment OPA-2-2017 and Zoning By-law Amendment ZBA-14-2017, 9400 County Road 42, Essex County Feed Lots Limited

RECOMMENDATIONS:

It is recommended that:

1. Council adopt OPA No.12 (By-law 87-2017) being Official Plan Amendment Application OPA-2-2017, in the Community of Tilbury North, Town of Lakeshore, to permit a *Marihuana for Medical Purposes Production Facility*, on lands municipally known as 9400 County Road 42 and direct Administration to forward OPA No. 12 to the approval authority, County of Essex, for final approval; and
2. Council approve Zoning By-law Amendment Application ZBA-14-2017 (By-law No. 88 - 2017, Town of Lakeshore By-law 2-2012, as amended), on lands indicated as the "Subject Property", on the Key Map, Appendix 1, located at 9400 County Road 42, in the Town of Lakeshore, to amend the current zone "A, Agriculture, Zone Exception 27 to permit a *Marihuana For Medical Purposes Production Facility*; and
 - a). Council append an (h2) Holding Symbol to the A-27 Zone until site plan approval has been granted by the Town and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act* and adopt the implementing by-law.

BACKGROUND:

Official Plan Amendment No. 6

In November of 2014, responding to changes in federal legislation proposed by Health Canada on April 1, 2014 governing the use of marihuana for medical purposes, Council adopted Official Plan Amendment No. 6 and the implementing Zoning By-law to address the Marihuana for Medical Purposes Regulations (MMPR) (SOR/2013-119) and Industrial

Hemp Regulations (SOR/98-156) under the *Controlled Drugs and Substances Act*. OPA No. 6 permitted the commercial production of medical marihuana by licensed producers in the Employment land use designation only. These facilities were not permitted in the Agricultural land use designation. All facilities also required a site specific zoning by-law amendment.

Current Uses

The subject property is a 8.1 hectare parcel of land located at 9400 County Road 42, in the Community of Tilbury North, in the Town of Lakeshore (See Appendix 1). The owner acquired the site in 2009 for the purposes of relocating a wood chip processing facility. The site previously had been used for the construction of wood trusses. The current business includes the grinding of wood debris through a wood chipper located at the rear of the site. To reduce noise emissions and also the blowing of particulate from product stored in outdoor mounds, a 4.25 metre high berm and 15 metre wide grassed berm has been provided on the east and north sides of the site. The necessary zoning and site plan approvals were obtained for the wood chip processing facility (See Appendix 2).

Proposal

The applicant has recently submitted applications to amend the current Agricultural land use designation and current zone exception A-27 to permit a *Marihuana for Medical Purposes Production Facility*. The previous wood chip processing operation would have to cease, as Health Canada regulations for licencing only permit *Marihuana for Medical Purposes Production Facilities* as a standalone use at this location. The applicant is in final review stage by Health Canada following an enhanced screening and security clearance. Following Official Plan and Zoning Amendment approval from the municipality to permit the facility on site, the next step will be a build order, leading to the construction of the facility, final inspection by Health Canada and the issuance of a license.

Neighbouring Land Uses

The immediate surrounding lands on the north and south sides of County Road 42 are row crops. The nearest dwelling to the proposed facility itself is on the south side of County Road 42, about 163 metres away. The nearest dwelling on the north side to the east is 203 metres away.

COMMENTS:

Recent Changes in Legislation

Medical Marihuana

As of August 24, 2016, the *Access to Cannabis for Medical Purposes Regulation* (ACMPR) will replace the *Marihuana for Medical Purposes Regulation* (MMPR). Part 1 of the new regulation is similar to the framework under the MMPR. It sets out a framework for

commercial production by licenced producers for the production and distribution of quality controlled fresh or dried marihuana or cannabis oil or starting materials (i.e. marihuana seeds and plants) in secure and sanitary conditions. Under the ACMPR, Health Canada will continue to accept and process applications to become a licenced producer that were submitted under the former MMPR. Further, all licences and security clearances granted under the MMPR will continue under the ACMPR, which means licenced producers can continue to register and supply clients with cannabis for medical purposes. New applicants can continue to apply for licences to produce under the ACMPR. Licences and licence applications under the ACMPR consolidate the MMPR licence requirements for the production and sale of dried marihuana, the requirements for supplemental licences and the new requirements for the sale of marihuana seeds and plants.

Legalization for Personal (non-medical) Consumption

Legalization for personal (non-medical) consumption of marihuana would need to be legislated, and that is the plan of the Government of Canada, as confirmed in 2015 and more specifically in 2016. On April 13, 2017, the Government of Canada introduced proposed legislation to legalize and regulate marijuana in Canada before July 2018, following Royal Assent (i.e. *Cannabis Act*). The enactment of that legislation will be the concluding point in a long history of attempts to legalize recreational cannabis through the courts. The provinces will have the power to determine the method of distribution and sale, as well as the legal age for cannabis use. All producers of cannabis or cannabis products will, under the proposed *Cannabis Act*, need to be federally licensed to operate. Following the coming into force of the proposed Act, the Government of Canada will establish application processes and criteria for those individuals or entities who wish to become producers of legal cannabis. All individuals or entities, including federally licensed producers, who wish to pursue a retail operation under the proposed *Cannabis Act* will be required to meet any criteria that may be set out by their province or territory of residence or operation. Under this legislation, the federal oversight for hemp will be moved from the *Controlled Drugs and Substances Act* to the new *Cannabis Act*. Possessing and selling cannabis for non-medical purposes is still illegal everywhere in Canada and until new legislation and new rules are in place, current laws remain in force and should be obeyed.

Planning Act

The *Planning Act* is silent on the specific issue of medical marihuana.

Provincial Policy Statement (PPS)

The subject property is located in a prime agricultural area which is to be protected and reserved for agricultural uses. The Ministry of Agriculture, Food and Rural Affairs has expressed that the growing of medical marihuana is considered to be an agricultural use. Therefore the proposal is consistent with the PPS.

Essex County Official Plan

The County of Essex Official Plan is also silent on the matter. In that the proposed use is consistent with the PPS and the County has not objected to other proposals for medical marihuana facilities in Agricultural land use designations, it is assumed it conforms with the County Official Plan.

Lakeshore Official Plan

Section 6 of the Agricultural policies does not permit the production of marihuana for medical purposes as a permitted use on the subject property. The subject property is currently designated Agricultural. The intent of the Official Plan policies is to restrict these facilities to Employment land use designations. However, the subject property is currently being used as an Employment land use for wood chip processing in accordance with a site specific, Agriculture, A-27 zone exception and registered site plan agreement.

Section 4.2.5.1.1 of the Official Plan outlines the criteria that needs to be met when considering a marihuana for medical purposes facility:

- a) Facilities shall not be located within close proximity to sensitive land uses, such as residential, institutional, parks and open space, as detailed in the zoning by-law;
Comment: The applicant has noted the nearest residential use is 163 metres from the proposed facility.
- b) All facilities shall require a site-specific zoning amendment. When an application is made to re-zone a property, the following considerations may be requested as part of the new application:
 - i) Fire Safety Plan will be required for all new and existing buildings to be used in the operation;
Comment: The medical marihuana facility is subject to site plan approval whereby the applicant will have to abide by Building and Fire Code requirements (i.e. fire routes / access and water quantity for fire- fighting purposes).
 - ii) Waste Management Plan that identifies how all waste (solid and liquid) will be dealt with;
Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted that all waste is handled and stored inside the building.
 - iii) Hydrology report identifying quantity and quality of water required for the proposed operation;
Comment: The medical marihuana facility is subject to site plan approval whereby the applicant will have to abide by Building and Fire Code requirements. The applicant has noted that water usage

should be approximately 6,000 gallons/day once 100% production capabilities have been reached.

- iv) Traffic Management Plan and/or Traffic Impact Analysis identifying on-site truck movements and traffic generation analysis;

Comment: The County of Essex had no objections to the proposal and did not require a traffic study. On-site truck movements will be reviewed via the on-going site plan process. A holding symbol will be applied to the subject lands until site plan approval has been granted by the Town.

- v) Odour/Ventilation Plan to mitigate noxious odours being released into the atmosphere that may cause discomfort for neighbouring properties;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted the HVAC system has carbon filters so no odour should be expelled. The Ministry of Environment and Climate Change (MOECC) regulates air quality in the province.

- vi) Lighting Analysis that shows any all proposed security lighting does not injuriously affect neighbouring properties;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. Lighting is also reviewed via the site plan approval process.

- vii) Crime Prevention Through Environmental Design (CPTED) analysis;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted that cameras, card readers / keypads, motion detectors, intercom video, chain link fencing with microwave perimeter fence detection and manned security will be utilized on-site.

- c) Within the Employment Designation, facilities are to be located in close proximity to an arterial or collector road;

Comment: County Road 42 can be regarded as an arterial road.

- d) Owner(s) must consult the Police and Fire Services for any Police or Fire criteria applicable for such facilities;

Comment: The applicant has advised that the Fire Chief and Police Sargent were notified on April 15, 2015. However, no response was provided. However, the proposal is being reviewed via the site plan process. Fire and Police will formally comment on the application through that process.

- e) Access to municipal services (water and sanitary service) is required in the Employment Designation;

Comment: There is access to municipal water. The site is serviced by a private septic system. A solid and liquid waste management plan is required to be approved by Health Canada.

- f) Where a medical marihuana production facility use is located on a lot, no other use, shall be permitted on the lot or within the building as a whole, other than the growing of accessory “legal” crops, in accordance with Zoning By-law 2-2012;
Comment: The current zoning notes that no other use shall be permitted on the lot or within a building other than the growing of medical marihuana.
- g) A medical marihuana production facility will be subject to site plan control pursuant to Section 41 of the Planning Act;
Comment: The applicant has submitted a site plan application which is currently under review. A holding zone is being recommended as part of this report to Council, which will be removed once site plan approval has been granted by the Town.
- h) Only facilities licensed by Health Canada under the Marihuana for Medical Purposes Regulations (MMPR) SOR/2013-119 or as amended, will be permitted.
Comment: The applicant is in Final Review and expects approval in the near future. The next step will be construction of the facility leading to a final inspection and issuance of a license.

Section 8.3.6 of the Official Plan permits new land uses on the subject property in place of an existing legal use, otherwise non-conforming, subject to the following criteria:

- i) the buildings lawfully existed prior to the date of adoption of this Plan;
Comment: The buildings and use lawfully exist.
- ii) it is not the intention of the Town that the use cease to exist in time;
Comment: It is not the intention of the Town that the use cease to exist at this time.
- iii) the use to be permitted does not interfere with the desirable development or enjoyment of neighbouring properties;
Comment: The proposed facility will not interfere with any proposal for agricultural related development on the neighbouring lands.
- iv) the use does not constitute a danger to surrounding uses and persons because of its hazardous nature or traffic generated; and
Comment: The proposed use is highly regulated by Federal legislation administered by Health Canada so to eliminate any associated hazard features.
- v) the by-law reasonably limits the amount of expansion that is to be permitted to ensure that the use does not become larger than would be appropriate for the area.
Comment: The proposed use will operate entirely within the existing buildings. The implementing zoning by-law will restrict any further

expansion by requiring expansion proposals be subject to a zoning by-law amendment.

Zoning By-law

Medical marihuana facilities are governed by Section 6.32.1 of the Town's Zoning By-law.

- a) A Medical Marihuana Production Facility and an Industrial Hemp Production Facility, will be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O., 1990;

Comment: A site plan application has been submitted which is currently under review. It is recommended that a holding symbol (h) be appended to the current zone exception A-27 to be removed once site plan approval has been granted.

- b) A Medical Marihuana Production Facility must comply with the zoning provisions of the zone it is located within;

Comment: The facility will be housed in existing buildings.

- c) A Industrial Hemp Production Facility must comply with the zoning provisions of the zone it is located within;

- d) Parking Requirement: 1 per 93 m² of gross floor area;

Comment: 36 parking spaces are required for the proposed facility which can be accommodated on-site.

- e) Outdoor storage is prohibited on a property on which a medical marihuana production facility is located;

Comment: The applicant has noted that outdoor storage and other activities associated with the wood chipping operation will or are in the process of being removed.

- f) No building or structure or portion of land thereof used for medical marihuana production facility purposes or industrial hemp production facility purposes may be located closer to any residential or institutional zone or parks and open space zone than 150 metres or from any day nursery, school, community centre or training facility aimed primarily at children less than 16 years of age;

Comment: There is no nearby residential, institutional or parks and open space zones. As noted there are two dwellings in the area but they are zoned Agriculture. In any event they satisfy the 150 metre minimum setback requirement.

- g) The minimum separation distance between medical marihuana production facilities shall be at least 500 metres;

Comment: There are no other facilities in this area.

- h) No outdoor signage or advertising shall be permitted;
Comment: The applicant will have to comply with this standard, as it is a zoning by-law requirement.
- i) Where a medical marihuana production facility or an industrial hemp production facility use is located on a lot, no other use shall be permitted on the lot or within the building as a whole, other than the growing of accessory “legal” agricultural crops;
Comment: The wood chipping operation will cease.
- j) For a medical marihuana production facility or an industrial hemp production facility, the minimum lot area must not be less than 4 hectares;
Comment: The minimum lot area is 8.1 hectares.
- k) Minimum setback for all structures associated with a medical marihuana production facility is 30 metres from all property lines;
Comment: Buildings are existing and currently do not meet this requirement, particularly on the west and south sides of the property. The implementing zoning by-law will recognize the existing setbacks and any future expansion will require a zoning by-law amendment.
- l) A building or structure used for security purposes for a medical marihuana production facility may be located in the front yard and does not have to comply with the required minimum front yard setback;
Comment: The applicant will have to comply with this provision as it is a zoning by-law requirement.
- m) Loading spaces for a medical marihuana production facility must be in a wholly enclosed building;
Comment: The applicant has noted that loading and unloading will take place inside the building(s).
- n) All uses associated with the medical marihuana production facility must take place entirely within a building.
Comment: The applicant will have to comply with this standard as it is a zoning by-law requirement.

Site Plan

Site plan approval is a requirement for a medical marihuana facility in the Town’s Official Plan and Zoning By-law. There is an existing site plan on file for the existing use. Modest changes are proposed as an amendment to the existing site plan, recognizing that no building construction is proposed. The site plan application is still under review by the municipality. A holding zone will be placed on the zoning and removed once a site plan agreement has been entered into with the Town. The applicant is proposing to remove

outside storage and other activities associated with the wood chipping operation. A six foot high security fence will be added in close proximity to the Building further away from County Road 42. All other features of the site plan, stormwater management system, berms, firefighting pond, parking areas will remain.

Conclusion

Under the *Planning Act*, when considering an Official Plan Amendment and Zoning By-law Amendment, Council has the following five alternatives when making its decision:

1. *Alternative 1 - Refusal* - Should the Approval Authority, County of Essex, refuse to approve the OPA, or modify it in a way unacceptable to the Applicant, then the Applicant may appeal the decision to the OMB.

Comment: The County of Essex is the approval authority for Official Plan Amendments. The Official Plan Amendment, if adopted by Council, will be forwarded to the County of Essex for approval. Anyone who has met the requirement of the Planning Act regarding an objection, may appeal the decision. In addition, should Council choose to refuse an application to amend a Zoning By-law, under Subsection 34(10.9) of the Planning Act, it is now required that a Notice of Refusal be issued, not later than 15 days after the day of the refusal, containing the prescribed information, to be given to:

- (a) the person or public body that made the application;
- (b) each person and public body that filed a written request to be notified of a refusal; and
- (c) any prescribed person or public body.

As part of the required prescribed information, the Notice of Refusal must also now contain a written explanation for the refusal.

Comment - In this particular instance, the Applicant would have the option of appealing Council's decision to the Ontario Municipal Board.

2. *Alternative 2 - Deferral* - deferral of an application often occurs when further information or consultation is required, usually becoming apparent after the scheduled public meeting date has been set or after the planning report has been completed. Consequently, it is usually something that Administration will recommend either in the planning report or in lieu of the written recommendations. From Council's perspective, a deferral option is often considered should new issues arise at the public meeting or when Council feels that it requires further information in order to make an informed decision.

Comment - At the time of writing, no additional information or studies were deemed necessary.

3. Alternative 3 - Approve as modified or revised - this is an approach used where the planning review of the application or the consultation process reveals the need for mitigation measures or compromises. Often the planning report will recommend to approve the application, subject to certain modifications, conditions, etc., that are slightly different from what has been requested in the application. From Council's perspective it may also choose to approve the application, but also modify the approval to the recommendations as submitted.

Comment – there have been no modifications to the originally submitted proposal.

4. Alternative 4 - Approval - the application is approved as submitted without modifications.

Based on the foregoing, the Town's Planner supports the proposal and recommends Alternative 4 – Approval.

OTHERS CONSULTED:

Pre-Application Consultation

A pre-application consultation meeting was held prior to the application submission to discuss complete application submission requirements and to identify preliminary issues with the proposal.

Departments and Agency Comments

The application has been circulated to all internal departments for Town comments and external agencies in accordance with *Planning Act* regulations.

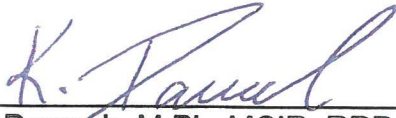
Public Open House and Statutory Public Meeting

An Open House was held on October 17, 2017 at the Town Hall. The statutory public meeting is scheduled on November 21, 2017. Notice was circulated in accordance with the *Planning Act*. In addition, those who signed in or sent in written comments were notified of Council's meeting on November 21, 2017. No member of the public, other than the media attended the Open House.

FINANCIAL IMPACTS:

No direct financial impacts, as a result of the recommendations of this report to Council.

Prepared by:



Kim Darroch, M.PL, MCIP, RPP
Manager of Development Services

Reviewed by:



Steve Salmons, Director of Community and
Development Services

Submitted by:



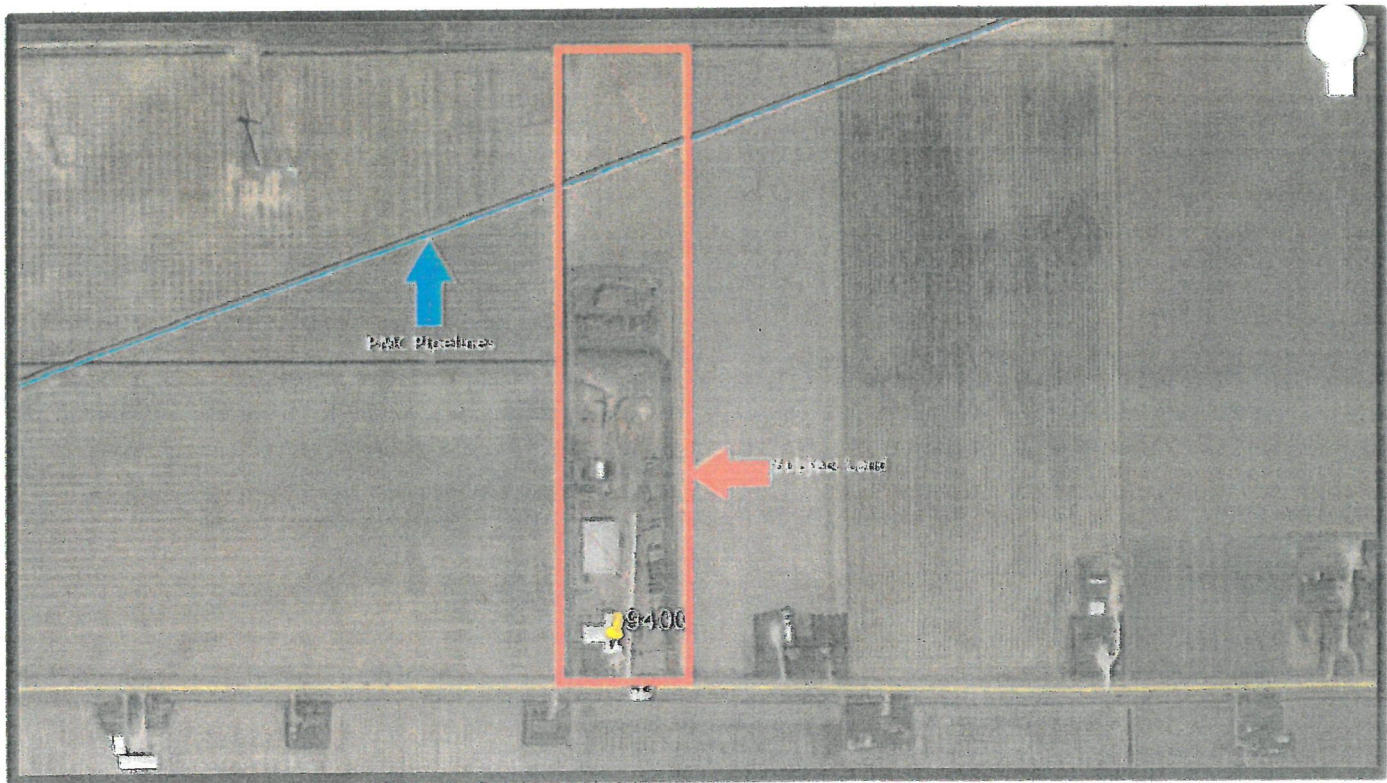
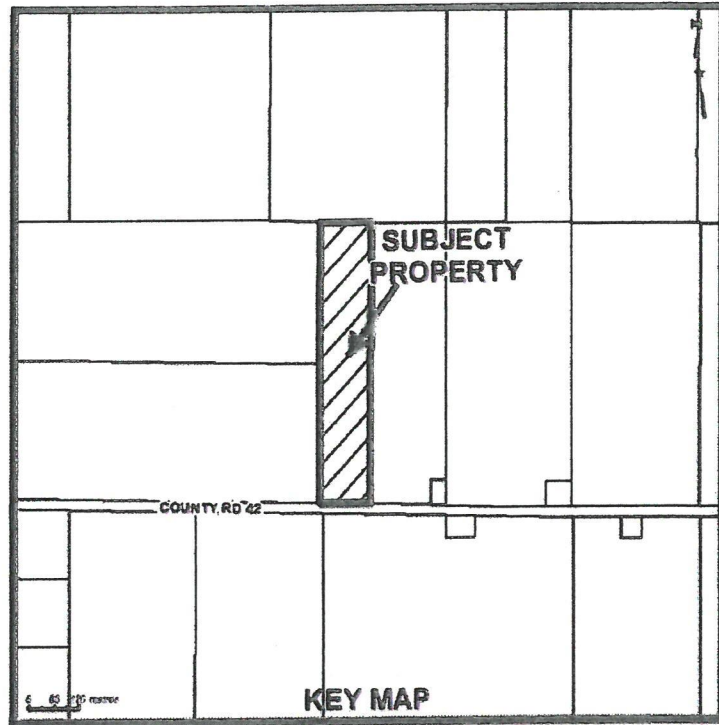
Tom Touralias, P. Eng, MBA
Chief Administrative Officer

Appendix 1 – Key Map and Air Photo

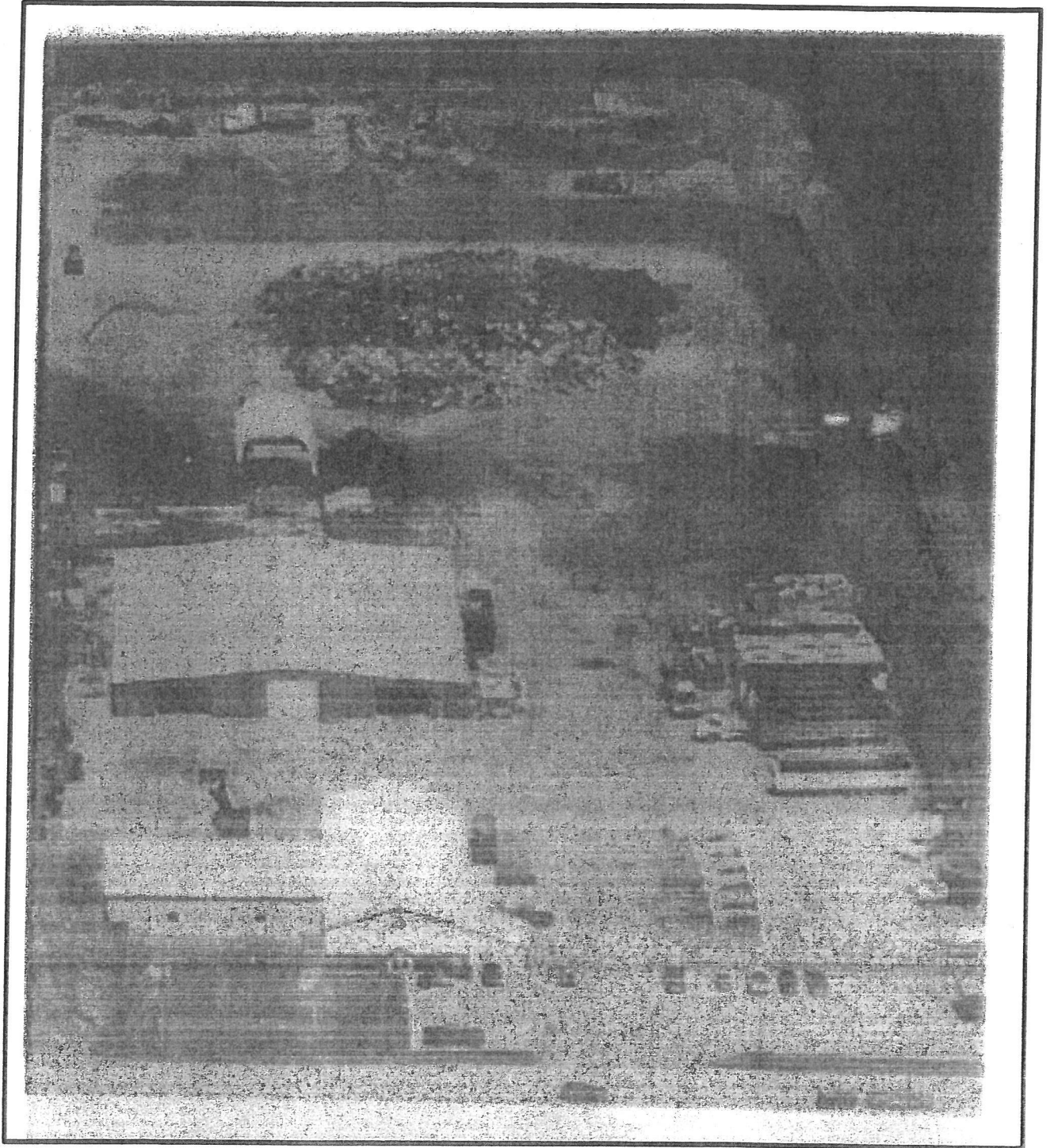
Appendix 2 – Existing Site and Buildings Photo

R:\2017 Meeting Dates - Reports\11 - November 21, 2017\Community And Development\Essex County Feed Lots OPA and ZBA\OPA-2-2017 and ZBA-14-2017 Essex County Feed Lots Planning Report - KD REV 1.doc

Appendix 1 – Key Map



Appendix 2 – Existing Site and Buildings



ii) Marihuana For Medical Purposes Production Facility, Official Plan Amendment OPA-2-2017 and Zoning By-law Amendment ZBA-14-2017, 9400 County Road 42, Essex County Feed Lots Limited.

- Presentation by Administration/Planning Consultant
- Public Input/Comments
- Presentation by the Applicant
- Council Discussion
- Action by Council

TOWN OF LAKESHORE
COMMUNITY AND DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION

TO: Mayor and Members of Council

FROM: Kim Darroch, B.A.(Hons.), M.PL., MCIP, RPP
Manager of Development Services / Town Planner

DATE: November 7, 2017

SUBJECT: Marihuana For Medical Purposes Production Facility, Official Plan Amendment OPA-2-2017 and Zoning By-law Amendment ZBA-14-2017, 9400 County Road 42, Essex County Feed Lots Limited

RECOMMENDATIONS:

It is recommended that:

1. Council adopt OPA No.12 (By-law 87-2017) being Official Plan Amendment Application OPA-2-2017, in the Community of Tilbury North, Town of Lakeshore, to permit a *Marihuana for Medical Purposes Production Facility*, on lands municipally known as 9400 County Road 42 and direct Administration to forward OPA No. 12 to the approval authority, County of Essex, for final approval; and

2. Council approve Zoning By-law Amendment Application ZBA-14-2017 (By-law No. 88 -2017, Town of Lakeshore By-law 2-2012, as amended), on lands indicated as the "Subject Property", on the Key Map, Appendix 1, located at 9400 County Road 42, in the Town of Lakeshore, to amend the current zone "A, Agriculture, Zone Exception 27 to permit a *Marihuana For Medical Purposes Production Facility*; and
 - a). Council append an (h2) Holding Symbol to the A-27 Zone until site plan approval has been granted by the Town and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act* and adopt the implementing by-law.

BACKGROUND:

Official Plan Amendment No. 6

In November of 2014, responding to changes in federal legislation proposed by Health Canada on April 1, 2014 governing the use of marihuana for medical purposes, Council adopted Official Plan Amendment No. 6 and the implementing Zoning By-law to address the Marihuana for Medical Purposes Regulations (MMPR) (SOR/2013-119) and Industrial Hemp Regulations (SOR/98-156) under the *Controlled Drugs and Substances Act*. OPA No. 6 permitted the commercial production of medical marihuana by licensed producers in the Employment land use designation only. These facilities were not permitted in the Agricultural land use designation. All facilities also required a site specific zoning by-law amendment.

Current Uses

The subject property is a 8.1 hectare parcel of land located at 9400 County Road 42, in the Community of Tilbury North, in the Town of Lakeshore (See Appendix 1). The owner acquired the site in 2009 for the purposes of relocating a wood chip processing facility. The site previously had been used for the construction of wood trusses. The current business includes the grinding of wood debris through a wood chipper located at the rear of the site. To reduce noise emissions and also the blowing of particulate from product stored in outdoor mounds, a 4.25 metre high berm and 15 metre wide grassed berm has been provided on the east and north sides of the site. The necessary zoning and site plan approvals were obtained for the wood chip processing facility (See Appendix 2).

Proposal

The applicant has recently submitted applications to amend the current Agricultural land use designation and current zone exception A-27 to permit a *Marihuana for Medical Purposes Production Facility*. The previous wood chip processing operation would have to cease, as Health Canada regulations for licencing only permit *Marihuana for Medical Purposes Production Facilities* as a standalone use at this location. The applicant is in final review stage by Health Canada following an enhanced screening and security clearance. Following Official Plan and Zoning Amendment approval from the municipality to permit the facility on site, the next step will be a build order, leading to the construction of the facility, final inspection by Health Canada and the issuance of a license.

Neighbouring Land Uses

The immediate surrounding lands on the north and south sides of County Road 42 are row crops. The nearest dwelling to the proposed facility itself is on the south side of County Road 42, about 163 metres away. The nearest dwelling on the north side to the east is 203 metres away.

COMMENTS:

Recent Changes in Legislation

Medical Marihuana

As of August 24, 2016, the *Access to Cannabis for Medical Purposes Regulation* (ACMPR) will replace the *Marihuana for Medical Purposes Regulation* (MMPR). Part 1 of the new regulation is similar to the framework under the MMPR. It sets out a framework for commercial production by licenced producers for the production and distribution of quality controlled fresh or dried marihuana or cannabis oil or starting materials (i.e. marihuana seeds and plants) in secure and sanitary conditions. Under the ACMPR, Health Canada will continue to accept and process applications to become a licenced producer that were submitted under the former MMPR. Further, all licences and security clearances granted under the MMPR will continue under the ACMPR, which means licenced producers can continue to register and supply clients with cannabis for medical purposes. New applicants can continue to apply for licences to produce under the ACMPR. Licences and licence applications under the ACMPR consolidate the MMPR licence requirements for the production and sale of dried marihuana, the requirements for supplemental licences and the new requirements for the sale of marihuana seeds and plants.

Legalization for Personal (non-medical) Consumption

Legalization for personal (non-medical) consumption of marijuana would need to be legislated, and that is the plan of the Government of Canada, as confirmed in 2015 and more specifically in 2016. On April 13, 2017, the Government of Canada introduced proposed legislation to legalize and regulate marijuana in Canada before July 2018, following Royal Assent (i.e. *Cannabis Act*). The enactment of that legislation will be the concluding point in a long history of attempts to legalize recreational cannabis through the courts. The provinces will have the power to determine the method of distribution and sale, as well as the legal age for cannabis use. All producers of cannabis or cannabis products will, under the proposed *Cannabis Act*, need to be federally licensed to operate. Following the coming into force of the proposed Act, the Government of Canada will establish application processes and criteria for those individuals or entities who wish to become producers of legal cannabis. All individuals or entities, including federally licensed producers, who wish to pursue a retail operation under the proposed *Cannabis Act* will be required to meet any criteria that may be set out by their province or territory of residence or operation. Under this legislation, the federal oversight for hemp will be moved from the *Controlled Drugs and Substances Act* to the new *Cannabis Act*. Possessing and selling cannabis for non-medical purposes is still illegal everywhere in Canada and until new legislation and new rules are in place, current laws remain in force and should be obeyed.

Planning Act

The *Planning Act* is silent on the specific issue of medical marijuana.

Provincial Policy Statement (PPS)

The subject property is located in a prime agricultural area which is to be protected and reserved for agricultural uses. The Ministry of Agriculture, Food and Rural Affairs has expressed that the growing of medical marijuana is considered to be an agricultural use. Therefore the proposal is consistent with the PPS.

Essex County Official Plan

The County of Essex Official Plan is also silent on the matter. In that the proposed use is consistent with the PPS and the County has not objected to other proposals for medical marijuana facilities in Agricultural land use designations, it is assumed it conforms with the County Official Plan.

Lakeshore Official Plan

Section 6 of the Agricultural policies does not permit the production of marijuana for medical purposes as a permitted use on the subject property. The subject property is currently designated Agricultural. The intent of the Official Plan policies is to restrict these facilities to Employment land use designations. However, the subject property is currently being used as an Employment land use for wood chip processing in

accordance with a site specific, Agriculture, A-27 zone exception and registered site plan agreement.

Section 4.2.5.1.1 of the Official Plan outlines the criteria that needs to be met when considering a marihuana for medical purposes facility:

- a) Facilities shall not be located within close proximity to sensitive land uses, such as residential, institutional, parks and open space, as detailed in the zoning by-law;

Comment: The applicant has noted the nearest residential use is 163 metres from the proposed facility.

- b) All facilities shall require a site-specific zoning amendment. When an application is made to re-zone a property, the following considerations may be requested as part of the new application:

- i) Fire Safety Plan will be required for all new and existing buildings to be used in the operation;

Comment: The medical marihuana facility is subject to site plan approval whereby the applicant will have to abide by Building and Fire Code requirements (i.e. fire routes / access and water quantity for fire-fighting purposes).

- ii) Waste Management Plan that identifies how all waste (solid and liquid) will be dealt with;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted that all waste is handled and stored inside the building.

- iii) Hydrology report identifying quantity and quality of water required for the proposed operation;

Comment: The medical marihuana facility is subject to site plan approval whereby the applicant will have to abide by Building and Fire Code requirements. The applicant has noted that water usage should be approximately 6,000 gallons/day once 100% production capabilities have been reached.

- iv) Traffic Management Plan and/or Traffic Impact Analysis identifying on-site truck movements and traffic generation analysis;

Comment: The County of Essex had no objections to the proposal and did not require a traffic study. On-site truck movements will be reviewed via the ongoing site plan process. A h or holding symbol will be applied to the subject lands until site plan approval has been granted by the Town.

- v) Odour/Ventilation Plan to mitigate noxious odours being released into the atmosphere that may cause discomfort for neighbouring properties;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted the HVAC system has carbon filters so no odour should be expelled. The Ministry of Environment and Climate Change (MOECC) regulates air quality in the province.

- vi) Lighting Analysis that shows any all proposed security lighting does not injuriously affect neighbouring properties;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. Lighting is also reviewed via the site plan approval process.

- vii) Crime Prevention Through Environmental Design (CPTED) analysis;

Comment: A submission is required by Health Canada as part of the licensing and overseeing the facility. The applicant has noted that cameras, card readers / keypads, motion detectors, intercom video, chain link fencing with microwave perimeter fence detection and manned security will be utilized on-site.

- c) Within the Employment Designation, facilities are to be located in close proximity to an arterial or collector road;

Comment: County Road 42 can be regarded as an arterial road.

- d) Owner(s) must consult the Police and Fire Services for any Police or Fire criteria applicable for such facilities;

Comment: The applicant has advised that the Fire Chief and Police Sargent were notified on April 15, 2015. However, no response was provided. However, the proposal is being reviewed via the site plan process. Fire and Police will formally comment on the application through that process.

- e) Access to municipal services (water and sanitary service) is required in the Employment Designation;

Comment: There is access to municipal water. The site is serviced by a private septic system. A solid and liquid waste management plan is required to be approved by Health Canada.

- f) Where a medical marihuana production facility use is located on a lot, no other use, shall be permitted on the lot or within the building as a whole, other than the growing of accessory "legal" crops, in accordance with Zoning By-law 2-2012;

Comment: The current zoning notes that no other use shall be permitted on the lot or within a building other than the growing of medical marihuana.

- g) A medical marihuana production facility will be subject to site plan control pursuant to Section 41 of the Planning Act;

Comment: The applicant has submitted a site plan application which is currently under review. A holding zone is being recommended as part of this report to Council, which will be removed once site plan approval has been granted by the Town.

- h) Only facilities licensed by Health Canada under the Marihuana for Medical Purposes Regulations (MMPR) SOR/2013-119 or as amended, will be permitted.

Comment: The applicant is in Final Review and expects approval in the near future. The next step will be construction of the facility leading to a final inspection and issuance of a license.

Section 8.3.6 of the Official Plan permits new land uses on the subject property in place of an existing legal use, otherwise non-conforming, subject to the following criteria:

- i) the buildings lawfully existed prior to the date of adoption of this Plan;
Comment: The buildings and use lawfully exist.
- ii) it is not the intention of the Town that the use cease to exist in time;
Comment: It is not the intention of the Town that the use cease to exist at this time.
- iii) the use to be permitted does not interfere with the desirable development or enjoyment of neighbouring properties;
Comment: The proposed facility will not interfere with any proposal for agricultural related development on the neighbouring lands.
- iv) the use does not constitute a danger to surrounding uses and persons because of its hazardous nature or traffic generated; and
Comment: The proposed use is highly regulated by Federal legislation administered by Health Canada so to eliminate any associated hazard features.
- v) the by-law reasonably limits the amount of expansion that is to be permitted to ensure that the use does not become larger than would be appropriate for the area.
Comment: The proposed use will operate entirely within the existing buildings. The implementing zoning by-law will restrict any further expansion by requiring expansion proposals be subject to zoning by-law amendment.

Zoning By-law

Medical marihuana facilities are governed by Section 6.32.1 of the Town's Zoning By-law.

- a) A Medical Marihuana Production Facility and an Industrial Hemp Production Facility, will be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O., 1990;
Comment: A site plan application has been submitted which is currently under review. It is recommended that a holding symbol (h) be appended to the current zone exception A-27 to be removed once site plan approval has been granted.
- b) A Medical Marihuana Production Facility must comply with the zoning provisions of the zone it is located within;
Comment: The facility will be housed in existing buildings.
- c) A Industrial Hemp Production Facility must comply with the zoning provisions of the zone it is located within;

- d) Parking Requirement: 1 per 93 m² of gross floor area;
Comment: 36 parking spaces are required for the proposed facility which can be accommodated on-site.
- e) Outdoor storage is prohibited on a property on which a medical marihuana production facility is located;
Comment: The applicant has noted that outdoor storage and other activities associated with the wood chipping operation will or are in the process of being removed.
- f) No building or structure or portion of land thereof used for medical marihuana production facility purposes or industrial hemp production facility purposes may be located closer to any residential or institutional zone or parks and open space zone than 150 metres or from any day nursery, school, community centre or training facility aimed primarily at children less than 16 years of age;
Comment: There is no nearby residential, institutional or parks and open space zones. As noted there are two dwellings in the area but they are zoned Agriculture. In any event they satisfy the 150 metre minimum setback requirement.
- g) The minimum separation distance between medical marihuana production facilities shall be at least 500 metres;
Comment: There are no other facilities in this area.
- h) No outdoor signage or advertising shall be permitted;
Comment: The applicant will have to comply with this standard, as it is a zoning by-law requirement.
- i) Where a medical marihuana production facility or an industrial hemp production facility use is located on a lot, no other use shall be permitted on the lot or within the building as a whole, other than the growing of accessory "legal" agricultural crops;
Comment: The wood chipping operation will cease.
- j) For a medical marihuana production facility or an industrial hemp production facility, the minimum lot area must not be less than 4 hectares;
Comment: The minimum lot area is 8.1 hectares.

- k) Minimum setback for all structures associated with a medical marihuana production facility is 30 metres from all property lines;

Comment: Buildings are existing and currently do not meet this requirement, particularly on the west and south sides of the property. The implementing zoning by-law will recognize the existing setbacks and any future expansion will require a zoning by-law amendment.

- l) A building or structure used for security purposes for a medical marihuana production facility may be located in the front yard and does not have to comply with the required minimum front yard setback;

Comment: The applicant will have to comply with this provision as it is a zoning by-law requirement.

- m) Loading spaces for a medical marihuana production facility must be in a wholly enclosed building;

Comment: The applicant has noted that loading and unloading will take place inside the building.

- n) All uses associated with the medical marihuana production facility must take place entirely within a building.

Comment: The applicant will have to comply with this standard as it is a zoning by-law requirement.

Site Plan

Site plan approval is a requirement for a medical marihuana facility in the Town's Official Plan and Zoning By-law. There is an existing site plan on file for the existing use. Modest changes are proposed as an amendment to the existing site plan, recognizing that no building construction is proposed. The site plan application is still under review by the municipality. A holding zone will be placed on the zoning and removed once a site plan agreement has been entered into with the Town. The applicant is proposing to remove outside storage and other activities associated with the wood chipping operation. A six foot high security fence will be added in close proximity to the Building further away from County Road 42. All other features of the site plan, stormwater management system, berms, firefighting pond, parking areas will remain.

Conclusion

Under the *Planning Act*, when considering an Official Plan Amendment and Zoning By-law Amendment, Council has the following five alternatives when making its decision:

1. Alternative 1 - Refusal - Should the Approval Authority, County of Essex, refuse to approve the OPA, or modify it in a way unacceptable to the Applicant, then the Applicant may appeal the decision to the OMB.

Comment: The County of Essex is the approval authority for Official Plan Amendments. The Official Plan Amendment, if adopted by Council, will be forwarded to the County of Essex for approval. Anyone who has met the requirement of the Planning Act regarding an objection, may appeal the decision. In addition, should Council choose to refuse an application to amend a Zoning By-law, under Subsection 34(10.9) of the Planning Act, it is now required that a Notice of Refusal be issued, not later than 15 days after the day of the refusal, containing the prescribed information, to be given to:

- (a) the person or public body that made the application;
- (b) each person and public body that filed a written request to be notified of a refusal; and
- (c) any prescribed person or public body.

As part of the required prescribed information, the Notice of Refusal must also now contain a written explanation for the refusal.

Comment - In this particular instance, the Applicant would have the option of appealing Council's decision to the Ontario Municipal Board.

2. Alternative 2 - Deferral - deferral of an application often occurs when further information or consultation is required, usually becoming apparent after the scheduled public meeting date has been set or after the planning report has been completed. Consequently, it is usually something that Administration will recommend either in the planning report or in lieu of the written recommendations. From Council's perspective, a deferral option is often considered should new issues arise at the public meeting or when Council feels that it requires further information in order to make an informed decision.

Comment - At the time of writing, no additional information or studies were deemed necessary.

3. Alternative 3 - Approve as modified or revised - this is an approach used where the planning review of the application or the consultation process reveals the need for mitigation measures or compromises. Often the planning report will recommend to approve the application, subject to certain modifications, conditions, etc., that are slightly different from what has been requested in the application. From Council's perspective it may also choose to approve the application, but also modify the approval to the recommendations as submitted.

Comment – there have been no modifications to the originally submitted proposal.

4. Alternative 4 - Approval - the application is approved as submitted without modifications.

Based on the foregoing, the Town's Planner supports the proposal and recommends Alternative 4 – Approval.

OTHERS CONSULTED:

Pre-Application Consultation

A pre-application consultation meeting was held prior to the application submission to discuss complete application submission requirements and to identify preliminary issues with the proposal.

Departments and Agency Comments

The application has been circulated to all internal departments for Town comments and external agencies in accordance with *Planning Act* regulations.

Public Open House and Statutory Public Meeting

An Open House was held on October 17, 2017 at the Town Hall. The statutory public meeting is scheduled on November 21, 2017. Notice was circulated in accordance with the *Planning Act*. In addition, those who signed in or sent in written comments were notified of Council's meeting on November 21, 2017. No member of the public, other than the media attended the Open House.

FINANCIAL IMPACTS:

No direct financial impacts, as a result of the recommendations of this report to Council.

Prepared by:

Reviewed by:

Kim Darroch, M.PL, MCIP, RPP
Development Services

Steve Salmons, Director of Community and Manager of
Development Services

Submitted by:

Tom Touralias, P. Eng, MBA
Chief Administrative Officer

The Manager of Development Services reviewed the application for Official Plan Amendment OPA-2-2017 and Zoning By-law Amendment ZBA-14-2017, 9400 Clarence Chauvin, c/o Fermes Chauvin Farms Ltd., 3003 Tecumseh Road.

The Mayor inquired if there were any members of the public wanting to make representation on the application. There were no members of the public wanting to make representation.

491-11-2017

Councillor Diemer moved and Councillor McInlay seconded:

That:

1. Council adopt OPA No.12 (By-law 87-2017) being Official Plan Amendment Application OPA-2-2017, in the Community of Tilbury North, Town of Lakeshore, to permit a *Marihuana for Medical Purposes Production Facility*, on lands municipally known as 9400 County Road 42 and direct Administration to forward OPA No. 12 to the approval authority, County of Essex, for final approval; and
2. Council approve Zoning By-law Amendment Application ZBA-14-2017 (By-law No. 88 -2017, Town of Lakeshore By-law 2-2012, as amended), on lands indicated as the "Subject Property", on the Key Map, Appendix 1, located at 9400 County Road 42, in the Town of Lakeshore, to amend the current zone "A, Agriculture, Zone Exception 27 to permit a *Marihuana For Medical Purposes Production Facility*; and
 - a). Council append an (h2) Holding Symbol to the A-27 Zone until site plan approval has been granted by the Town and a site plan agreement has been

entered into, pursuant to the provisions of the *Planning Act* and adopt the implementing by-law.

Motion Carried Unanimously

Draft

Hi Chad, I know that my co-worker (Sean Westerveld) in our Simcoe OMAF/MRA office has worked with these growers from an agronomic perspective and could perhaps shed some light on the unique particulars involved in the growing of this crop. While I do not claim to be an expert, I seem to recall that some of these operations are still carried out in greenhouses, but that they are typically well-fenced and visually screened from the public.

In terms of categorizing such operations for land use planning purposes, in my opinion the growing of the medicinal crop would qualify as an 'agricultural use', whereas the processing/packing/shipping component would most likely be considered an 'agriculture-related use' similar to how a winery is an agriculture-related use to a vineyard, or a pepper packing facility is agriculture-related to the greenhouses. From that perspective I don't think an industrial zone or designation would be necessary; however, I will reserve my final interpretation until a specific application has been submitted.

I hope that is somewhat helpful.

Regards,

Drew Crinklaw
Rural Planner
Ontario Ministry of Agriculture & Food
Ontario Ministry of Rural Affairs
667 Exeter Road, London, ON N6E 1L3
519-873-4085
drew.crinklaw@ontario.ca

From: Chad Jeffery [<mailto:cjeffery@tecumseh.ca>]

Sent: July 26, 2013 10:39 AM

To: Crinklaw, Drew (OMAFRA)

Subject: Medical Marijuana Operations

Good morning Drew,

The Town of Tecumseh has received an inquiry from the Windsor-Essex Development Commission with respect to the zoning of medical marijuana facilities. The link below provides information on how to become a licensed dealer of medical marijuana. Although the growing of marijuana would seem to be an agricultural use, there are elements of these operations that are more industrial in nature. For example, it is my understanding that these operations must be wholly contained within a secure building (not a greenhouse) and the packaging and shipping elements are all part of the operation under one facility.

Could you let me know if the Ministry has had any experience with these facilities and whether it has developed a position on their classification as agricultural or industrial uses.

<http://www.hc-sc.gc.ca/dhp-mps/marihuana/info/index-eng.php>

Thanks,

Chad Jeffery
Manager, Planning Services/Senior Planner
cjeffery@tecumseh.ca
Town of Tecumseh - 917 Lesperance - Tecumseh, ON. - N8N1W9
519.735-2184 x154 - 519.735-6712 - www.tecumseh.ca

From: Ryall, Tammie (MAH)
Sent: July 31, 2013 11:53 AM
To: Crinklaw, Drew (OMAFRA)
Cc: Oliver, Scott (MAH); Curtis, Bruce (MAH); Ryall, Tim (MAH)
Subject: New Marihuana for Medical Purposes Regulations: "centralized commercial producers"

Hi Drew

I was wondering if your Ministry will be dealing with this issue – and giving any direction on how this fits in with the PPS?

Thanks so much, Tammie