

AMENDMENT NO. --
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

INITIATED BY
TOWN OF GRIMSBY

TABLE OF CONTENTS

PART I: THE CERTIFICATION

Certification Page
Adopting By-law of the Town of Grimsby

PART II: THE PREAMBLE

1. Title
2. Purpose of this Amendment
3. Location of this Amendment
4. Basis of this Amendment

PART III: THE AMENDMENT

1. The Amendment

PART I: THE CERTIFICATION

“The enacting portion attesting the official status of the document.”

DRAFT

PART I: THE CERTIFICATION

AMENDMENT NO. --
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

Amendment No.-- to the Official Plan of the Town of Grimsby constituting the following text, was prepared by the Town of Grimsby Planning department and was adopted by the Council of the Town of Grimsby by By-law No. XX-XX in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the X day of X, 2022.

Mayor

Town Clerk

PART II: THE PREAMBLE

“An introduction to the Amendment and a summary of its background and basis.”

The Preamble does not constitute part of the Amendment.

PART II: THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. --

to the Official Plan

of the Town of Grimsby

2. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Sections 3.3 and 3.7 of the Town of Grimsby Official Plan to provide the Town with new policy direction in regard to land uses related to the growth of cannabis as regulated by the Cannabis Act.

3. LOCATION OF THIS AMENDMENT

Amendment No. -- applies to all of Grimsby, providing specific permissions for cannabis related uses in Rural and Agricultural Areas and Employment Areas.

4. BASIS OF THIS AMENDMENT

This amendment provides further clarification regarding permissions for indoor cultivation of cannabis in Agricultural and Rural areas and Employment Areas. A study of cannabis facilities was undertaken in 2019

to 2022 by SGL Planning and Design Inc. The study recommended a number of policy and zoning changes to address cannabis cultivation and cannabis facilities within the Town of Grimsby. While the cultivation of crops is captured in the Official Plan's definition of agricultural uses, this amendment includes an additional policy to clarify that cannabis cultivation is considered an agricultural use. The amendment also addresses cannabis in employment areas. The new policies also provide additional requirements for cannabis related uses, including the requirement for the uses to be enclosed in a building that contains air filtration; that the uses be separated from sensitive uses; and that the use be subject to site plan control.

DRAFT

PART III: THE AMENDMENT

“The operative part of this document which amends the original Official Plan.”

PART III: THE AMENDMENT

THE AMENDMENT

The following changes are proposed for the Official Plan. Deletions are shown in strikethrough lettering, while additions are shown in bold font.

1. A new Section 3.3.1.10 be added as follows:

3.3.1.10 Cannabis cultivation shall be permitted as an *agricultural use* in the Specialty Crop Area – Tender Fruit and Grape Lands, Agricultural, Rural and Escarpment Rural designations, provided:

- a) Cultivation is undertaken wholly within an enclosed building;**
- b) Cultivation of cannabis is in accordance with all applicable Federal Regulations, as amended from time to time.**
- c) Accessory on-farm diversified uses related to cannabis cultivation such as processing, packaging, testing, destruction, research and shipping must occur on the same lot as cultivation and are subject to the policies of this section that apply to cultivation.**

- d) The building within which cannabis is cultivated, processed, packaged, tested, destroyed, shipped or stored is equipped with a system that filters air to prevent the escape of odours as demonstrated by a technical odour control study submitted through the site plan control approval process to the satisfaction of the Town;**
- e) Buildings within which cannabis is cultivated, processed, packaged, destroyed, shipped, tested or stored shall be a minimum of 150 metres away from:**
 - a. an existing dwelling, except a dwelling on the same lot on which the building is located;**
 - b. any residential zone and institutional zone; and**
 - c. existing sensitive uses, such as a day care, place of worship, public park, or school;**
- f) Buildings and sites containing cannabis cultivation will be subject to site plan control.**

2. A new Section 3.7.9 be added as follows:

3.7.9 Cannabis production, including cultivation, processing, packaging, testing, destruction, research and shipping, shall be permitted in Employment Areas, provided:

- g) Cannabis production is undertaken wholly within an enclosed building;**
- h) Cannabis production is in accordance with all applicable Federal Regulations, as amended from time to time.**
- i) The building within which cannabis is cultivated, processed, packaged, tested, destroyed, shipped or stored is equipped with a system that filters air to prevent the escape of odours as demonstrated by a technical odour control study submitted through the site plan control approval process to the satisfaction of the Town;**
- j) Buildings within which cannabis is cultivated, processed, packaged, destroyed, shipped, tested or stored shall be a minimum of 150 metres away from:
 - a. an existing dwelling, except a dwelling on the same lot on which the building is located;**
 - b. any residential zone and institutional zone; and**
 - c. existing sensitive uses, such as a day care, place of worship, public park, or school; and****
- k) Buildings and sites containing cannabis production will be subject to site plan control.**

3. Section 9.7.3 shall be deleted and replaced with the following:

Notwithstanding the provisions of Section 9.7.1, agricultural and farm related buildings and operations, other than greenhouse operations and any building containing cannabis cultivation or production uses, shall be excluded from site plan control.

4. A new Section 9.12.3 ac) be added as follows:

ac) An Odour Control Study

DRAFT