



## TOWN OF MINTO

**DATE:** July 27, 2017

**REPORT TO:** Mayor and Council

**FROM:** Bill White, CAO/Clerk

**SUBJECT:** Zoning Medical Cannabis Production Facility  
Palmerston Industrial Lands

---

### STRATEGIC PLAN:

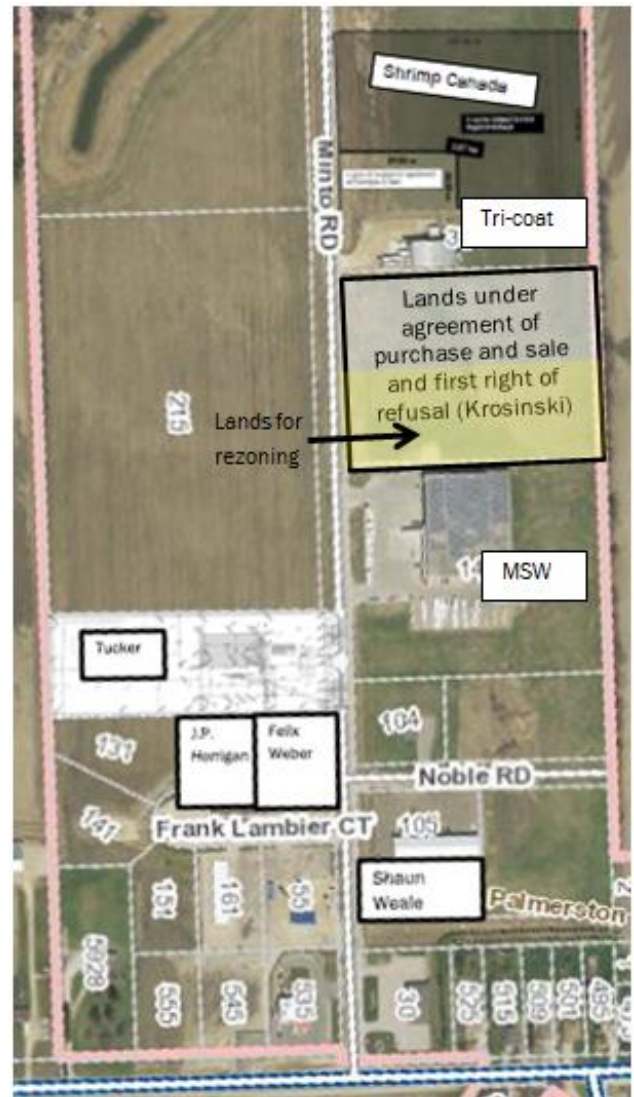
4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto's three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies.

### BACKGROUND:

Council signed an agreement of Purchase and Sale with Krosinski Enterprises Inc. to permit a sale of land to allow construction of a medical cannabis production facility on three acres between Tri-coat to the north and MSW Plastics to the south. Under the purchase and sale agreement the Town is to initiate a zoning amendment to permit construction of a 5,000 sq. ft. processing head house and three 5,000 sq. ft. cultivation greenhouses. It is the greenhouse portion of the proposed use that requires rezoning. Processing product is typically allowed under a general industrial zone.

The subject lands are shown on the adjacent map. The lands are in a M1-30(H) category in the zoning by-law (see map page 2). This holding zone allows limited agricultural use pending a report on the availability of municipal services, stormwater management and compatibility with lands to the south zoned residential. The M1-30(H) zone was amended earlier this year to allow aquaculture north of Tri-coat so that the Shrimp Canada proposal can go ahead.

If rezoning is approved for cannabis cultivation within the greenhouse portion of this facility, the holding provision (H) would be removed and the general industrial zone provisions apply. The 100 foot setback from the natural environment area to the north can be met by this proposal.



Below is a map showing zoning of the lands and the current rules for the M1-30(H) zone. It is proposed that only the three acres being purchased be considered in the rezoning. The first right of refusal lands would remain in the M1-30(H) zone.



The three acre parcel to be considered for rezoning has access to sanitary sewer and water services. If the rezoning proceeds a detailed site plan is needed to set building location, grade, access and servicing requirements. Tri Coat to the north is at the end of the Minto Road waterline, and has a private pump for sanitary sewer to a location on Minto Road in front of MSW. It is not expected sewage pumping will be needed for the proposed development, although this will be confirmed at the site plan approval stage.

#### COMMENTS:

When bringing forward the idea of a Northwest Palmerston secondary plan and during discussion of Shrimp Canada's rezoning, it was suggested Council consider the sewage lift station on Minto Road in the 2018 capital budget. This sewage lift station would be on Minto Road in front of MSW and this development if it proceeds. The lift station will open additional lands in the Palmerston Industrial Park for development.

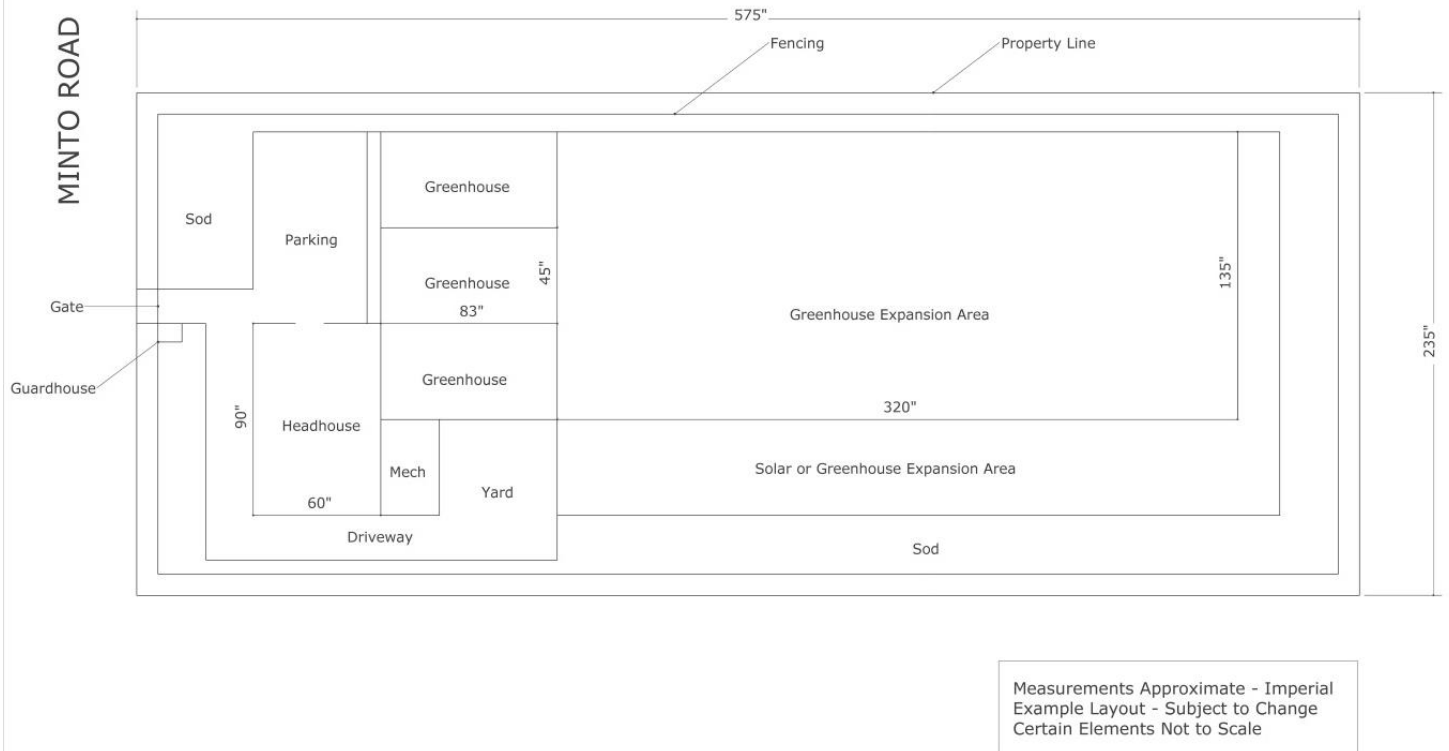
There is adequate capacity within the sanitary collection system and the treatment plant to accommodate the proposed facility. The applicant has suggested the greenhouse operation would involve considerable re-cycling of water which will help reduce call on treatment plant capacity. Additional servicing details for the project will be required through rezoning and site plan approval.

The purchaser must obtain all Provincial and Federal approvals for the proposed use. Staff was advised Mr. Krosinski has worked with Heath Canada in this regard since 2013. His initial application was for a distribution license but due to legislative and marketplace changes the Purchaser amended the application to a distribution and cultivation license and is currently in stage 5 of 7 of the review stage.

The site plan on the next page is very preliminary and will require considerable more detail during the rezoning process so that the compatibility of the use with surrounding property

can be confirmed. Hanover, Owen Sound and Kincardine were contacted because they have similar operations in different stages of approval. The purchaser should also provide information on required security for the operation including shipping and receiving.

County Planning Staff will review the proposal in more detail and will provide a full report on the rezoning consideration at the public meeting if Council agrees to proceed to that step.



#### RECOMMENDATION:

That Council receives the July 27, 2017 report from the C.A.O. Clerk regarding Zoning Medical Cannabis Production Facility Palmerston Industrial Lands, and approves initiating a zoning by-law amendment to permit cannabis cultivation within a medical cannabis production facility proposed on three acres of land located on Minto Road between Tri-coat and MSW Plastics.

Bill White  
C.A.O. Clerk