


Town of Minto

DATE: August 28, 2017
 Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-08 Krosinski Enterprises Inc. Cannabis Facility

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The Town initiated the proposed amendment on property located on Part Lot 24, Con 1, Parts 1, 2, 3 and 6 of RP 61R11700; Parts 4 and 5 PT of RP 61R9419; Parts 2 and 6, with a civic address of 200 Minto Road, Palmerston. The property is currently vacant and is subject to a conditional agreement of purchase and sale between Krosinski Enterprises and the Town.



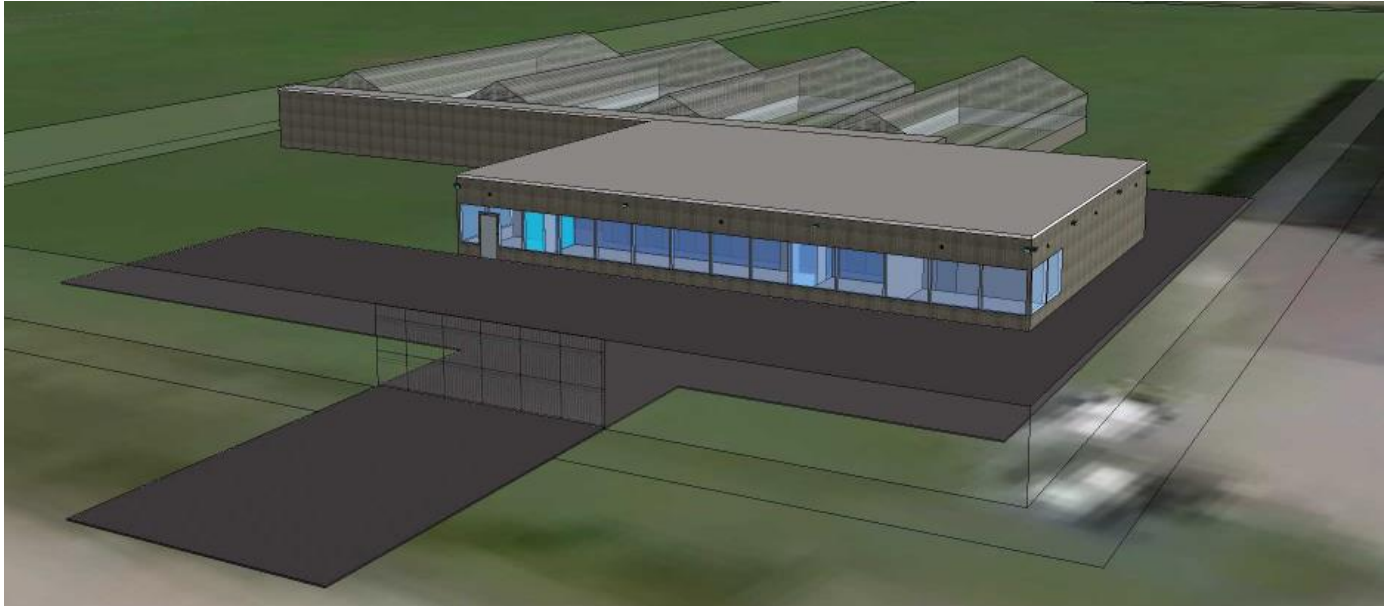
The proposed rezoning would allow for cultivation of cannabis within greenhouses proposed for the subject property. The proposed facility will include processing along with cultivation. Processing is already permitted under the M1-Industrial Zoning of the subject property. The relief is sought to allow for the greenhouse within which product will be cultivated.

The following information was provided to Council when the rezoning was initiated:

- 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
- Town has initiated this zoning b-law amendment to permit construction of a 5,000 sq. ft. processing head house and three 5,000 sq. ft. cultivation greenhouses

- The property will utilize municipal sanitary sewer and water services to be made available to the property by the proposed owner, who has indicated the facility will recycle water as part of their process.
- The facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed. The applicant has advised Town Staff that the company has been working with Health Canada since 2013 to obtain the necessary approvals, initially for a medical cannabis distribution license, and now for a distribution and cultivation license

The applicant has provided conceptual renderings as shown below:



The following details were provided in relation to security:

Security Points:

Outside:

- 12 foot wire fence around the perimeter of the property
Entrance gate to the property
- Multiple security 24/7 security cameras around outside of building structures
- Flood lights around outside of building structures
- Live monitoring

Inside (un-classified):

- Live monitoring
- Monitored intrusion, unauthorized access sensors
- Internal video surveillance
- Multi-step verification access control
- Vault
- Extensive standard operating procedures – Security
- Crop profiling

Personnel

- Police Record Check prior to employment commencement and periodic rechecks
- RCMP security clearance to key position employees

COMMENTS

Clerks

This by-law amendment would permit the proposed use on the subject property. However, currently there is a holding provision in place to ensure adequate servicing is available. This holding provision should remain in place until the Town sees the details of the project including site plan and servicing. Under Ontario Regulation 545/06, Council must give notice of its intention to pass a by-law to remove a holding symbol, as such this will be brought back to council when details are confirmed with the purchaser.

Building

The building department supports the application. Details in relation to the provision set out in the M1 – Industrial Zone will be confirmed at the time of Site Plan Approval and the Issuance of a building permit. All applicable development charges will apply.

Public Works

Currently the site has access to a water main on Minto Road, where a connection would be required. The 6” sanitary sewer goes as far north as the second drive way at MSW plastics. The site would be required to provide engineering to confirm whether pumping sanitary waste will be needed to access the existing 6” main. This will depend on the building elevation relative to the street. Similar to Tri-coat Finishing, details would have to be confirmed prior to site plan approval such as servicing, traffic flow and access, drainage and storm water management.

RECOMMENDATION

THAT Council receives the Building Assistants report dated August 28, 2017 on the proposed rezoning for Town of Minto/ Krosinski Enterprises Inc. Cannabis Facility, Minto Road, and considers passing a by-law in open session.

Stacey Pennington,
Building Inspector