



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: August 16, 2017
TO: Bill White, C.A.O.
Town of Minto
FROM: Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Krosinski Enterprises Inc.**
Part Lot 24, Con 1
200 Minto Road, Palmerston
Zoning By-law Amendment

PLANNING OPINION The purpose of the site specific zoning amendment is to permit the cultivation of cannabis within a greenhouse on the subject property. A medical cannabis production facility is being proposed on the property.

The proposed facility includes both a processing and cultivation ("growing" of cannabis) components. The processing component of the operation is permitted by the zoning on the property as an industrial use, however it is the cultivation in a greenhouse on a permanent basis which requires an amendment to the zoning by-law.

The proposed 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.

We are satisfied that the proposal is consistent with the PPS and is in general conformity with the County of Wellington Official Plan and we are supportive of the application to rezone the property. A draft zoning by-law amendment has been prepared and is attached to this report for Councils' consideration.

INTRODUCTION

The property subject to the proposed amendment is 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 owned by the Town of Minto (figure 1).

PROPOSAL

The Town of Minto has signed an agreement of Purchase and Sale with Krosinski Enterprises Inc. for a 1.2 ha (3.0 acre) parcel of land on Minto Road in Palmerston. Krosinski Enterprises is proposing to construct a medical cannabis production facility on the property. The proposed use includes a 464.5 m² (5000 ft²) processing facility ("head house") and three 464.5 m² (5000 ft²) cultivation greenhouses. The property will utilize municipal sanitary sewer and water

services which are available to the property. The applicant has indicated that the facility will recycle water as part of their process. Further details of the proposal were outlined in a report to Minto Council, from Bill White, CAO/Clerk dated July 27, 2017.

The proposed 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 indicated that their application is currently in review stage 5 of 7.

A zoning by-law amendment has been initiated by the Town to rezone the property to permit the cultivation of cannabis in the Industrial M1-30 Exception Zone.

Figure 1: Location Map



PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the urban centre of Palmerston. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix

of densities and land uses.

COUNTY OFFICIAL PLAN

The property is located within the Palmerston Urban Centre and is designated Industrial. A variety of industrial uses are permitted within the designation including but not limited to: Manufacturing, processing, fabricating, assembly and warehousing.

Section 8.1.4 - Major objectives outlines that it is a major objective that all urban centres are to provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community.

The Plan also sets objectives related to industrial development including: “To diversify the local tax base by increasing industrial assessment”.

ZONING BY-LAW 01-86

The subject lands are zoned Industrial M1-30 (H) under Zoning By-law 01-86 as amended. The property is subject to an Exception (31.30) and a Holding (H) Provision.

Permitted uses within the M1 Industrial Zone, (Section 24.1) include manufacturing and processing. We note that Exception 31.30 (which is applicable to the subject property) establishes that agriculture is a permitted use in addition to the other permitted uses in the M1 Industrial Zone. An “Agricultural Use” is defined in the Zoning By-law as including greenhouses and horticulture crops.

A Holding (H) Provision is in place which must be removed by Council prior to the issuance of a Building Permit. Council may lift the holding provision when satisfied that servicing, stormwater management and residential land use compatibility matters have adequately been addressed.

A draft zoning by-law amendment has been prepared which permits cannabis cultivation in a greenhouse on the subject property as an additional use, and is attached to this report for Councils’ consideration.

SITE PLAN APPROVAL

Subject to the approval of the Zoning By-law amendment, Site Plan approval will be required for the project. Town requirements, including servicing, grading, drainage, stormwater management, landscaping etc. will be addressed through the review and approval of the site plan application. As part of the site plan application lighting impacts from the greenhouse, and air quality impacts should be addressed.

As noted above the proposed is subject to federal legislation requirements and approval. The Access to Cannabis for Medical Purposes Regulations (ACMPR) include specific site requirements which must be met for facilities related to security and air quality. For example, visual monitoring (cameras), intrusion detection (alarms), and physical barriers must be provided. Areas where cannabis is present must be equipped with a system that filters air to prevent the escape of odours and, if present, pollen. A producer must produce, package and

store cannabis within an enclosed building. These requirements may be shown on the site plan application for the facility.

PLANNING DISCUSSION

The proposed facility includes both a processing and cultivation (“growing” of cannabis) components. The processing component of the operation is permitted by the zoning on the property as an industrial use, however it is the cultivation in a greenhouse on a permanent basis which requires an amendment to the zoning by-law.

We note that facility will be entirely indoors, and will include typical components associated with an industrial use such shipping, receiving, loading, truck and employee traffic, deliveries etc. which are appropriate in an industrial area. The inclusion of greenhouses for cultivation is compatible in an industrial area and involves many of the same supportive activities.

Respectfully submitted

County of Wellington Planning and Development Department



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