

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA - JUNE 19, 2023 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/87381355242>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 873 8135 5242

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**ZBA 07/23** Township of Wellington North

**OWNERS/APPLICANT**

ZBA 07/23 Township of Wellington North

**LOCATION OF THE SUBJECT LAND**

The proposed amendment affects all lands in the Township of Wellington North. A map showing the affected lands has not been provided since the By-law affects all lands in the Township

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to update and introduce new zoning regulations for cannabis related uses in the Township. The proposed zoning by-law amendment includes regulations for the growing of cannabis, the processing of cannabis and other related uses. The proposed by-law does not propose to regulate the growing of cannabis plants for recreational purposes at a residence in accordance with the personal use allotments permitted under the Cannabis Act and by the Province of Ontario.

**NOTICE**

Notice was posted in the May 25th, 2023 edition of the Wellington Advertiser and mailed and emailed to agencies on May 25, 2023.

**PRESENTATIONS**

Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated June 6, 2023

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Michael Oberle, Environmental Planning Coordinator, Saugeen Valley Conservation Authority	
• Email dated June 9, 2023 (No Objection)	18
Jessica Conroy, Resource Planner, Grand River Conservation Authority	
• Email dated June 12, 2023 (No Objection)	19

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of June 19, 2023 be adjourned at \_\_\_\_\_ pm.



## **PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** June 6, 2023  
**TO:** Darren Jones, Chief Building Official  
Township of Wellington North  
**FROM:** Curtis Marshall, Manager of Development Planning  
County of Wellington  
**SUBJECT:** **Cannabis Production and Processing Land Use Study  
Final Report**

### **PURPOSE**

The purpose of this report is to present a draft zoning by-law amendment for public review and council's consideration which proposes to regulate cannabis production and processing uses in the Township. Planning Staff have prepared the draft zoning by-law amendment following the preparation of a background report (April 2022) and a regulatory options report (June 2022) which were endorsed by Council. The preparation of this draft by-law completes the Cannabis Production and Processing Land Use Study.

### **INTERIM CONTROL BY-LAW (092-21)**

On September 21, 2023, Township Council passed an interim control by-law which prohibits the establishment of "Cannabis Production Related Uses" in the Township for a one year period to allow for a land use planning study on the growing and processing of cannabis to be undertaken.

On September 12, 2022, Township Council extended the interim control by-law for a second year. The interim control by-law is set to expire on September 27, 2023.

### **CANNABIS PRODUCTION AND RELATED USES STUDY**

In late 2021, Planning Staff together with Township Staff commenced a study of the Township's planning policies related to cannabis production and processing facilitates. The study includes 4 main phases:

1. Background Review

A review of applicable policy and regulations, land use impacts, and municipal best practices. A background report has been prepared (dated April 2022), completed and presented to Council.

2. Review of Policy Options

A regulatory option report has been prepared presenting and reviewing regulatory options for cannabis production and processing uses.

### 3. Public Consultation

A public meeting will be held in accordance with the *Planning Act*. Input welcomed throughout process from agencies and the public.

### 4. Final Recommendations

Final report which includes final policy recommendations for Council's consideration.

## **BACKGROUND REPORT: CANNABIS PRODUCTION AND PROCESSING AS A LAND USE**

Planning Staff prepared a background report titled: "A Review of Cannabis Production and Processing as a Land Use" dated April 2022. The report was presented to Council on April 11, 2022. The purpose of the report was to provide Township with background information on cannabis production and processing as a land use.

## **REGULATORY OPTIONS**

In June of 2022 Planning Staff prepared a regulatory options report which reviewed and recommended policy options for regulating cannabis production and processing uses in the Township. The Council endorsed options have formed the basis of the draft zoning by-law provisions.

## **PUBLIC MEETING**

Notice of the public meeting for the proposed zoning by-law amendment has been provided in accordance with the Planning Act to the public and commenting agencies. No written comments have been submitted to date. The public meeting is scheduled for June 19, 2023.

## **DRAFT ZONING BY-LAW**

A draft zoning by-law amendment is attached as **Schedule 1** to this report which proposes to regulate cannabis production and processing uses in the Township. Planning Staff have prepared this by-law in consultation with Township Staff and having considered the background and regulatory option reports which have been endorsed by Township Council.

A summary of the proposed zoning by-law provisions and regulations are provided below.

### Additional Defined Terms:

The draft by-law revises existing definitions and adds new definitions to the Township's comprehensive zoning by-law which serve to define cannabis related uses. The new definitions include:

- CANNABIS
- CANNABIS-RELATED USE – INDOOR
- CANNABIS-RELATED USE – OUTDOOR
- GREENHOUSE STRUCTURE
- HOOP HOUSE STRUCTRE
- INDUSTRIAL HEMP-RELATED USE – INDOOR
- INDUSTRIAL HEMP-RELATED USE – OUTDOOR

- SENSITIVE LAND USE

New Parking Standard for Cannabis Uses:

The draft by-law revises the parking regulations in the Township comprehensive zoning by-law to include new parking standards for indoor cannabis and hemp uses. This standard will ensure that parking is provided for any employees at a production or processing facility.

Site Plan Approval for Indoor Cannabis Uses:

Township Staff will proceed with updating the Township's Site Plan Control By-law to clarify that indoor cannabis and hemp uses, both production and processing, are subject to site plan approval. Wording has been included in the draft zoning by-law to this effect as well. A revised site plan by-law will be brought to Council for consideration and approval in the future.

Outdoor Growing of Cannabis:

The draft by-law includes provisions which permit the growing of cannabis and hemp within the agricultural area of the Township subject to specific standards and regulations. Planning Staff have proposed that cannabis and hemp can be grown outdoors on agricultural properties which meet a minimum size of 10.1 ha (25.0 ac) and have a minimum of 122.0 m (400.3 ft) of frontage. Furthermore, the following additional regulations apply:

<b>OUTDOOR GROWING ONLY</b> Cannabis and hemp shall only be grown outdoors and shall not be grown in a greenhouse structure or hoop house structure.
<b>MAXIMUM BUILDING AREA</b> All buildings and structures associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses shall be limited to a maximum of 232 m <sup>2</sup> (2,500.0 ft <sup>2</sup> ) on a lot.
<b>SETBACK TO LOT LINE</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 30 m (98.4 ft) from a lot line.
<b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurements shall be to the dwelling and not the lot line.
<b>SETBACK TO SETTLEMENT AREAS</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor

growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 500 m (1640.4 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).

The permission to allow the outdoor growing of cannabis and hemp recognizes the agricultural nature of “growing” the plant, and it is noted that the proposed setbacks and separation distances to sensitive land uses, should serve to limit impacts and nuisances related to odours. The seasonal nature of outdoor growing will also limit impacts and nuisances to sensitive land uses as only one crop per year is grown, as opposed to an indoor facility where numerous crops can be grown with plants potentially always in bloom and odorous.

The growing of cannabis outdoors is also subject to federal law and regulations and these must be met for any outdoor growing use. The proposed zoning by-law amendment also does not prohibit or regulate the growing of cannabis plants for recreational purposes at a residence as permitted by the *Cannabis Act* and provincial regulations (currently 4 or fewer cannabis plants).

Indoor Growing and Processing of Cannabis:

The draft zoning by-law introduces three new zoning categories for the indoor growing and processing of cannabis and hemp: A-CAN - Agricultural Cannabis zone, M1-CAN - Industrial Cannabis zone, and RIN-CAN Rural industrial zone.

The new A-Can – Agricultural Cannabis Zone permits the indoor growing and processing of cannabis and hemp on lands subject to this zone. A zoning by-law amendment is required to rezone lands to this zone in the agricultural area. The following regulations apply to this zone:

<b>LOT AREA, MIN</b>	10.1 ha (25.0 ac)
<b>LOT FRONTAGE, MIN</b>	122.0 m (400.3 ft)
<b>MAXIMUM BUILDING AREA</b>	
All buildings and facilities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall be limited to a maximum of 464.5 m <sup>2</sup> (5000.0 ft <sup>2</sup> ) on a lot.	
<b>SETBACK TO LOT LINE</b>	
All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor, including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 80 m (262.5 ft) from a lot line.	
<b>SETBACK TO SENSITIVE USES</b>	
All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings,	

<p>and parking and loading areas, shall be setback a minimum of 500 m (1640.4 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurements shall be to the dwelling and not the lot line.</p>
<p><b>SETBACK TO SETTLEMENT AREAS</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 1000 m (3280.8 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).</p>
<p>No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.</p>
<p>All buildings where cannabis or hemp is being grown, processed or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.</p>
<p>Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.</p>

Planning Staff note that the by-law has been structured so that a proponent will need to obtain a zoning by-law amendment to produce and process cannabis and hemp on an agricultural property in the Township. The zoning by-law amendment would provide the opportunity to confirm that compatibility of the proposed use has been met. The applicant will be required to provide an odour control report/study which addresses compatibility and odour controls of the facility. Odour is a concern at indoor facilities considering that plants are grown in a concentrated fashion, and there are typically multiple crops being grown at once which may be in various stages of growth. Potentially, there may be some plants which are odours at any given time of the year. Planning Staff are recommending this approach considering the absence of any further guidance from the province or federal government related to odour and compatibility such as an “MDS” type of guideline.

The new M1-CAN - Industrial Cannabis zone permits the indoor growing and processing of cannabis and hemp on lands subject to this zone. A zoning by-law amendment is required to rezone lands to this zone in urban industrial areas. The following regulations apply to this zone:

<p>The M1 Industrial Zone regulations under sections 24.2, 24.4, and 24.6 are applicable to this zone.</p>
<p><b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurements shall be to the dwelling and not the lot line.</p>
<p>No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.</p>
<p>All buildings where cannabis or hemp is being grown, processed or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.</p>
<p>Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.</p>

Planning Staff note that the M1 Industrial regulations are being applied for uses within the new M1- CAN zone (e.g. lot sizes, setbacks etc.).

Similarly to the A-Can zone, it is proposed that a proponent will have to obtain a zoning by-law amendment for a cannabis or hemp production or processing use in an urban industrial area of the Township.

Finally the new RIN-CAN zone permits the indoor growing and processing of cannabis and hemp on lands subject to this zone. A zoning by-law amendment is required to rezone lands to this zone in rural industrial areas. The following regulations apply to this zone:

<p>The RIN Industrial Zone regulations under sections 25.2.1 to 25.2.8 and 25.3 are applicable to this zone.</p>
<p><b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m</p>



(984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurements shall be to the dwelling and not the lot line.
No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.
All buildings where cannabis or hemp is being grown, processed or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.
Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.

Similarly to the A-Can and M1-CAN zones, it is proposed that a proponent will have to obtain a zoning by-law amendment for a cannabis or hemp production or processing use in a rural industrial area of the Township.

Planning Staff note that the growing and processing of cannabis indoors is also subject to federal law and regulations which must be met for any indoor use. The proposed zoning by-law amendment also does not prohibit or regulate the growing of cannabis plants for recreational purposes at a residence as permitted by the *Cannabis Act* and provincial regulations (currently 4 or fewer cannabis plants).

**EXISTING CANNABIS APPROVALS IN RIVERSTOWN**

There are two properties in the Township of Wellington North where the growing of cannabis is specifically permitted in the Zoning By-law. The two properties are located in the Riverstown Rural Employment Area and both obtained site specific zoning by-law amendments to permit “the indoor cultivation of cannabis for commercial sale by a licensed producer ... subject to approval and licensing by Health Canada under the Access to Cannabis for Medical Purposes Regulations (ACMPR) or subsequent regulations”. Planning Staff are not proposing any changes to the zoning of these properties.

**CONCLUSION**

Planning Staff have prepared a draft zoning by-law for Council’s consideration which regulates cannabis related uses in the Township. Planning Staff are of the opinion that the proposed by-law is consistent with provincial policy and the County of Wellington Official Plan. Planning Staff have prepared the draft by-law based on the Council endorsed background and regulatory

options reports, and based on a review of other municipal by-laws and best practices in the province.

Planning Staff also recommends that the Township continue to monitor federal cannabis laws and regulations, as well as other municipal best practices related to zoning and land use. The Township may wish to revisit the matter in the future if desired or necessary.

Respectfully submitted,  
County of Wellington Planning and Development Department



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Curtis Marshall, MCIP RPP  
Manager of Development Planning

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER XXXX**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Section 5 – Definitions, **AGRICULTURAL** is amended by adding the words “**cannabis-related use – indoor, cannabis-related use – outdoor, industrial hemp-related use - indoor, industrial hemp-related use - outdoor,**” after the word “abattoir”.
2. THAT Section 5 – Definitions, **GREENHOUSE** is amended by adding the following second sentence: “A greenhouse use does not include the growing or processing of **cannabis.**”
3. THAT Section 5 – Definitions, **COMMERCIAL GREENHOUSE AND/OR NURSERY** is amended by adding the following second sentence: “A commercial greenhouse and/or nursery use does not include the growing or processing of **cannabis.**”
4. THAT Section 5 – Definitions, **NURSERY** is amended by adding the following second sentence: “A nursery use does not include the growing or processing of **cannabis.**”
5. THAT Section 5 – Definitions be amended by adding the following new definitions in alphabetical order:
  - I. **CANNABIS**, shall mean a genus of flowering plants in the family Cannabaceae as defined by the federal Cannabis Act and Regulations as amended. Synonyms include but are not limited to marijuana, and marihuana. This definition also includes hemp, agricultural hemp and industrial hemp as defined by the federal Industrial Hemp Regulations as amended.
  - II. **CANNABIS-RELATED USE – INDOOR**, means those activities authorized in accordance with the Federal Cannabis Regulation SOR-2018-144 as amended that are carried out within an enclosed building or structure including, but not limited to, **greenhouse structures and hoop house structures.**
  - III. **CANNABIS-RELATED USE – OUTDOOR**, means those activities authorized in accordance with the Federal Cannabis Regulation SOR-2018-144 as amended that only involve the growing and harvesting of **cannabis** outdoors.
  - IV. **GREENHOUSE STRUCTURE**, means a building having metal, wood, or other framing enclosed with glass, plastic, polyurethane, or similar material for the growing, drying, or processing of plants and designed such that the building can be ventilated to the open air.
  - V. **HOOP HOUSE STRUCTRE**, means a non-permanent building or structure, including a tent structure having metal, wood or other framing covered with plastic, polyurethane or similar material used for the growing, drying, or processing of plants.

- VI. **INDUSTRIAL HEMP-RELATED USE – INDOOR**, means those activities authorized in accordance with the Federal Industrial Hemp Regulation SOR-2018-145 as amended that are carried out within an enclosed building or structure including, but not limited to, **greenhouse structures** and **hoop house structures**.
- VII. **INDUSTRIAL HEMP-RELATED USE – OUTDOOR**, means those activities authorized in accordance with the Federal Industrial Hemp Regulation SOR-2018-145 as amended that only involve the growing and harvesting of hemp outdoors.
- VIII. **SENSITIVE LAND USE**, includes lands designated and/or zoned for residential uses, existing residential dwellings in any zone, vacant agricultural lots less than 10.1 ha (25.0 ac) in size, nursing homes and assisted care facilities, retirement homes, hotels, inns, motels, parks, community centres, libraries, daycare centres, hospitals and medical clinics, places of worship, cemeteries, schools, fair grounds, trailer parks, campgrounds, golf courses or any other place where people regularly gather or sleep.

6. THAT Section 6.27.8, Table #3 – Number of Parking Spaces is amended by adding the following new standard in alphabetical order:

TYPE OF USE	MINIMUM NUMBER
INDUSTRIAL	
<b>CANNABIS-RELATED USE – INDOOR</b>	1/90m <sup>2</sup> (1/969 ft <sup>2</sup> )
<b>INDUSTRIAL HEMP-RELATED USE – INDOOR</b>	1/90m <sup>2</sup> (1/967 ft <sup>2</sup> )

7. THAT Section 7.1 is amended by adding the following new zones and symbols:

DESCRIPTIVE NAME OF ZONE	SYMBOL	SECTION
Agricultural Cannabis Zone	A-CAN	34
Industrial Cannabis Zone	M1-CAN	35
Rural Industrial Cannabis Zone	RIN-CAN	36

8. THAT Section 8.1 (Agricultural Zone), Permitted Uses, be amended by adding the following permitted uses in alphabetical order:

- Cannabis-Related Use – Outdoor in accordance with Section 8.11
- Industrial Hemp-Related Use - Outdoor in accordance with Section 8.11

9. That existing Section 8.11 Other Provisions, be renumbered as 8.12.

10. That Section 8 (Agricultural Zone) is amended by adding the following new section:

**8.11 REGULATIONS FOR OUTDOOR CANNABIS AND INDUSTRIAL HEMP USES**

The following regulations shall apply to Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses:

<b>8.11.1</b>	<b>LOT AREA, MIN</b>	10.1 ha (25.0 ac)
<b>8.10.2</b>	<b>LOT FRONTAGE, MIN</b>	122.0 m (400.3 ft)
<b>8.10.3</b>	<b>OUTDOOR GROWING ONLY</b>	Cannabis and hemp shall only be grown outdoors and shall not be grown in a greenhouse structure or hoop house structure.

<b>8.10.4</b>	<b>MAXIMUM BUILDING AREA</b> All buildings and structures associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses shall be limited to a maximum of 232 m <sup>2</sup> (2,500.0 ft <sup>2</sup> ) on a lot.
<b>8.10.5</b>	<b>SETBACK TO LOT LINE</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 30 m (98.4 ft) from a lot line.
<b>8.10.6</b>	<b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.
<b>8.10.7</b>	<b>SETBACK TO SETTLEMENT AREAS</b> All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related - Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 500 m (1640.4 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).

11. That a new Section 34, Agricultural Cannabis Zone be added as follows:

**Section 34 - A-CAN - Agricultural Cannabis Zone**

**34.1 PERMITTED USES**

- Cannabis-Related Use – Indoors
- Industrial Hemp-Related Use – Indoors

**34.2 REGULATIONS**

<b>34.2.1</b>	<b>LOT AREA, MIN</b>	10.1 ha (25.0 ac)
<b>34.2.2</b>	<b>LOT FRONTAGE, MIN</b>	122.0 m (400.3 ft)
<b>34.2.3</b>	<b>MAXIMUM BUILDING AREA</b> All buildings and facilities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall be limited to a maximum of 464.5 m <sup>2</sup> (5000.0 ft <sup>2</sup> ) on a lot.	
<b>34.2.4</b>	<b>SETBACK TO LOT LINE</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor, including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 80 m (262.5 ft) from a lot line.	

<b>34.2.5</b>	<p><b>SETBACK TO SENSITIVE USES</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 500 m (1640.4 ft) from the lot line to a sensitive use. In the case where the sensitive land use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.</p>
<b>34.2.6</b>	<p><b>SETBACK TO SETTLEMENT AREAS</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 1000 m (3280.8 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).</p>
<b>34.2.7</b>	<p>No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.</p>
<b>34.2.8</b>	<p>All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.</p>
<b>34.2.9</b>	<p>Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.</p>

**34.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.

12. That a new Section 35, Industrial Cannabis Zone be added as follows:

**Section 35 – M1-CAN - Industrial Cannabis Zone**

**35.1 PERMITTED USES**

- Cannabis-Related Use – Indoors
- Industrial Hemp-Related Use – Indoors

**35.2 REGULATIONS**

The M1 Industrial Zone regulations under sections 24.2, 24.4, and 24.6 are applicable to this zone.

The following additional regulations shall apply:

<b>35.2.1</b>	<p><b>SETBACK TO SENSITIVE USES</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurements shall be to the dwelling and not the lot line.</p>
<b>35.2.2</b>	<p>No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.</p>
<b>35.2.3</b>	<p>All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.</p>
<b>35.2.4</b>	<p>Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.</p>

**35.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.

13. That a new Section 36, Rural Industrial Cannabis Zone be added as follows:

**Section 36 – RIN-CAN – Rural Industrial Cannabis Zone**

**36.1 PERMITTED USES**

- Cannabis-Related Use – Indoors
- Industrial Hemp-Related Use – Indoors

**36.2 REGULATIONS**

The RIN Industrial Zone regulations under sections 25.2.1 to 25.2.8 and 25.3 are applicable to this zone.

The following additional regulations shall apply:

<b>36.2.1</b>	<p><b>SETBACK TO SENSITIVE USES</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.</p>
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<b>36.2.2</b>	No light or glare from lighting used for the for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with section 6.9 (External Lighting) of the zoning by-law.
<b>36.2.3</b>	All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.
<b>36.2.4</b>	Cannabis-Related – Indoor, and Industrial Hemp-Related - Indoor uses are subject to site plan control.

**36.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.

14. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS xx<sup>th</sup> DAY OF JUNE, 2023**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**



## **EXPLANATORY NOTE**

### **BY-LAW NUMBER XXXX**

**THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT** is to provide regulations for cannabis related uses in the municipality. This by-law includes new definitions, provides regulations for the outdoor growing of cannabis and hemp, and regulations for the indoor growing and processing of cannabis and hemp. Three new zones Agricultural Cannabis (A-Can), Industrial Cannabis (M1-Can), and Rural Industrial Cannabis (RIN-CAN) have been created with applicable regulations for indoor cannabis and hemp related uses.

## Tammy Pringle

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**From:** Michael Oberle <m.oberle@SVCA.ON.CA>  
**Sent:** June 9, 2023 11:19 AM  
**To:** Tammy Pringle  
**Cc:** Steve McCabe; Karren Wallace  
**Subject:** SVCA comments ZBA 07/23 (Cannabis)

Good morning Ms. Pringle,

This email is further to the email of below with regard to the above referenced application.

Please be advised that the SVCA has no objection to the application.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. I trust that this is helpful. Should you have any questions, please contact the undersigned.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

[www.saugeenconservation.ca](http://www.saugeenconservation.ca)

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**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>

**Sent:** Thursday, May 25, 2023 8:51 AM

**Subject:** NOTICE OF ZONING BY-LAW AMENDMENT PUBLIC MEETING: Township of Wellington North (Cannabis)

**\*\*[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

## Tammy Pringle

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**From:** Jessica Conroy <jconroy@grandriver.ca>  
**Sent:** June 12, 2023 9:22 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF ZONING BY-LAW AMENDMENT PUBLIC MEETING: Township of Wellington North (Cannabis)

Good morning Tammy,

The GRCA has no objection to Zoning By-law Amendment application ZBA 07/23 to update and introduce new zoning regulations for cannabis related uses in the Township.

Thank you,  
Jessica

**Jessica Conroy, MES Pl.**

Resource Planner

Grand River Conservation Authority

400 Clyde Road, PO Box 729

Cambridge, ON N1R 5W6

Office: 519-621-2763 ext. 2230

Toll-free: 1-866-900-4722

Email: [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca)

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

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**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>

**Sent:** Thursday, May 25, 2023 8:51 AM

**Subject:** NOTICE OF ZONING BY-LAW AMENDMENT PUBLIC MEETING: Township of Wellington North (Cannabis)