

**Cannabis Control Committee  
Town of Pelham**

**Minutes of Meeting  
Wednesday, July 31, 2019 - 5:00 p.m.  
Fire Station #1 - 177 Highway 20 W, Fonthill**

**PRESENT:** Tim Nohara (Chair)

Jim Jeffs  
Louis Damm  
John Langendoen  
Jim Steele  
Carla Baxter  
David Cribbs, CAO - Town of Pelham  
Barbara Wiens, Director, Community Planning & Development - Town of Pelham  
Shannon Larocque, Senior Planner, Community Planning & Development-Town of Pelham  
Jodi Legros, Administrative Assistant, Community Planning & Development-Town of Pelham (Secretary)

**OTHER:** Gloria Katch, Media

**REGRETS:** Mike Ciolfi, Councillor - Town of Pelham  
Bill Heska

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**1. Declaration of Quorum**

Chair declared quorum at 5:10 pm.

**2. Approve Agenda**

Moved by J. Jeffs, seconded by J. Steele that the agenda of July 31 be approved.

Carried.

**3. Callum Shedden Response to Minutes of June 26, 2019**

Committee members reviewed and discussed C. Shedden's edits to the Minutes.

Moved by J. Langendoen, seconded by C. Baxter that the Minutes of June 26 be approved with questioner's names removed.

Carried.

**4. Approve Minutes of July 10 & 24, 2019**

T. Nohara and other members requested additional time to review the Minutes.

Moved by T. Nohara, seconded by C. Baxter that the approval of the July 10 and July 24 Minutes be deferred to the next meeting date of August 7, 2019.

Carried.

**5. Overview of Research by L. Damm**

L. Damm presented his research relating to the growing of medicinal cannabis and areas of focus including genetics, nutrition, environment, sanitation and records. Water quality and purification of water was a discussion due to the need to not permit heavy metal accumulation in the medicinal cannabis plants. Health Canada sets standards which cannabis producers must follow. It is unknown how the local producers are disposing of brine and by-products from water purification systems. The Town does not have jurisdiction relating to internal systems to a greenhouse. It was noted that Waste and Nutrient Management Plans could be required through the site plan control approval process.

**6. Review Proposed Zoning By-Law Amendment**

B. Wiens and S. Larocque provided a draft proposed zoning by-law amendment, noting a 150m setback requirement and advised that there are houses within the 150m of the production facility on Balfour. The parking coverage should be a maximum parking coverage, not minimum.

J. Langendoen noted he met with a Planner from another municipality to discuss setbacks, referencing the 300m setback in the Town of Norfolk and from all property lines and a minimum planting strip of 3.5m. D. Cribbs clarified that the 300m setback in Norfolk was for a facility without an odour mitigation system and 150m setback is for a facility with an odour mitigation system in Norfolk County. J. Steele and other committee members believe the public would not be supportive of the proposed setback. D. Cribbs advised that the Town cannot make a setback impossible to comply with, need to consider the context and setbacks cannot be so restrictive that they prevent a business from locating. There was concern about the amount of work within the given time-frame. Town staff noted that the Zoning By-Law and Official Plan could still be amended at a later date based on new information.

T. Nohara indicated that the committee has a lot of work to do before it can recommend any particular setback(s). As a result, he urged staff not to include setbacks in its draft zoning by-law proposed for the Public meeting because the Committee may have to come out against them. He also indicated that any setbacks proposed, had they been in place, should have caused CannTrust and Redecan to consider other Town locations for their operations, given the adverse impacts that have resulted with loss of enjoyment for neighboring residents.

T. Nohara is meeting with B. Wiens & S. Larocque later in the week to better understand the relationship of the zoning by-law to the official plan and to ask questions that will facilitate a presentation to the Committee. He will also review the setback maps requested for our two existing cannabis production facilities, CannTrust and Redecan.

**7. Items for Discussion at Next Meeting**

Zoning By-Law Amendment review to continue.

**8. Adjournment:**

Moved by J. Jeffs, seconded by J. Steele that the meeting be adjourned.

Carried.

The meeting adjourned at approximately 7:10 p.m.

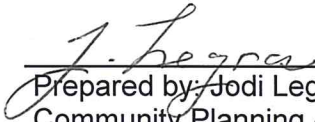
**Next meeting:** Wednesday, August 7, 2019 at 5:00 p.m.  
Fire Station #1 - 177 Highway 20 W, Fonthill

Signed by:



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Tim Nohara (Chair)



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Prepared by: Jodi Legros, Administrative Assistant  
Community Planning & Development-Town of Pelham