Cannabis Control Committee
Town of Pelham

Minutes of Meeting
Wednesday, July 10th, 2019 - 5:00 p.m.
Fire Station #1 - 177 Highway 20 W, Fonthill

PRESENT: Mike Ciolfi, Councillor - Town of Pelham
Tim Nohara (Chair)
Jim Jeffs
Bill Heska
Louis Damm
John Langendoen
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: Carla Baxter, Jim Steele

1. Declaration of Quorum

Chair declared quorum at 5:13 pm.

2. Approve Agenda

Moved by J. Jeffs, seconded by J. Langendoen that the agenda of July 10 be approved.

Carried.

3. Approve Minutes of Meeting of July 3, 2019

Members have not had sufficient time to review the July 3rd Minutes.

Moved by J. Langendoen, seconded by L. Damm that the approval of the July 3rd minutes be deferred to the next meeting date of July 24, 2019.

Carried.

Approve Minutes of Meeting of June 26, 2019

B. Wiens to amend minutes as agreed upon between members before providing to Callum Shedden, Solicitor, for his review and input.

Moved by J. Langendoen, seconded by L. Damm that minutes of June 26 be approved, as amended for review by Callum Shedden, Solicitor.

Carried.
4. Research Review of Committee Members

It was noted that Health Canada states no odour is permitted.

T. Nohara and B. Heska met with Mr. Phil Girard. P. Girard is currently retired from environmental engineering firm, Pinchin Ltd., where he specialized in odour monitoring and mitigation, however he has not worked in the cannabis industry. P. Girard is willing to put information together related to odour monitoring and make a presentation to the committee.

T. Nohara & B. Heska provided a summary of their meeting with P. Girard. Odour sampling is commonly performed by different industrial businesses. Odour levels can be tested and Odour Impact Studies could be completed for existing cannabis production facilities. M. Ciolfi advised that Pinchin reached out to a production facility that is willing to cooperate. T. Nohara suggested that odour dispersion models should be completed at the site plan application stage. B. Wiens noted that Niagara College has started odour monitoring.

J. Jeffs discussed traffic on Foss Road. B. Wiens noted that a Traffic Impact Study would be required for new facilities with 500 employees.

Carried.

5. Overview of Regulations from Other Jurisdictions

Many municipal by-laws were updated in 2001 when medical marijuana was legalized. A number of the by-laws permitted medical marijuana in industrial areas; few were permitted in agricultural areas. B.C. classified cannabis as farm use. L. Damm noted it is an agricultural product. B. Wiens stated that municipalities are trying to regulate through zoning.

Motion approved by J. Langendoen and J. Jeffs to receive information - Cannabis Production Facilities Zoning provisions, and June 2019 Zoning/Official Plan comparison of other municipalities.

Carried.


One of the proposed amendments to the Official Plan are to prohibit outdoor growing and storage, otherwise a zoning by-law amendment would be required which would give the Town the ability to review applications on a case by case basis. Outdoor growing and storage of hemp was discussed and whether it can be included in the cannabis definition.

The other proposed amendment to the Official Plan would be to update greenhouses to include monitoring plans etc.

The Official Plan would provide very clear policies on information requirements for applications, rather than only amending the Zoning By-Law.
Site Plan Agreements are another tool and would include clauses relating to odour and light controls. It was noted during discussion that site plan approval process is not a public process, however staff does meet with anyone that comes and speaks with anyone that calls and that information is relayed to in the staff report regarding public comments.

Zoning By-Law Amendments to be discussed at the next meeting.

7. **Adjournment:**

   Moved by J. Langendoen, seconded by B.Heska that the meeting be adjourned.

   Carried.

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

**Next meeting:** July 24, 2019 at 5:00 p.m.

Pelham Town Hall Council Chambers, 20 Pelham Town Square, Fonthill

Signed by:

Tim Nohara (Chair)

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