

COMMITTEE REPORT
COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
Tuesday, February 18, 2020

Subject: Land Use Study on Cannabis Production in the Town of Pelham

Recommendation:

THAT Committee receive Report #2020-14 and recommend to Council:

THAT the Land Use Study in Appendix A be received for information and that Staff be directed to fulfill the recommendations of the Land Use Study.

Background:

On October 15, 2018, the Council of the Town of Pelham approved an Interim Control By-law 4046 (2018) under Section 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, placing a moratorium on new uses of land, buildings or structures for agricultural, commercial or industrial cannabis purposes across the Town for a period of one year while a review of land use policies and regulations was undertaken pertaining to cannabis related uses.

By-law 4046 (2018), the Interim Control By-law, was extended by the Town Council on September 23, 2019 until July 15, 2020 within the rural areas of the Town in order to allow adequate time to undertake an in depth analysis and review of land use considerations for this new, challenging and quickly evolving industry.

This Land Use Study on Cannabis Production has been prepared by Town Planning staff to serve as the review and study of land use impacts and recommends proposed policy changes and a regulatory framework for cannabis production and related land uses in the context of the Town of Pelham.

Analysis:

Extensive analysis of the existing regulatory and planning policy framework, municipal best practices, land use impacts specific to the Town of Pelham and

finally, recommendations for policy and regulatory changes are included in the Land Use Study.

Financial Considerations:

There are no financial considerations at this time as the Study is provided for information purposes.

Alternatives Reviewed:

Staff considered many alternatives to address land use impacts associated with cannabis uses in the Town. The findings and recommendations in the Land Use Study are Planning staff's professional opinions for future policy and regulatory changes.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

The Strategic Plan includes addressing cannabis requirements and regulations as an action for 2019. Substantial work was undertaken in 2019 as part of this goal, including approval of the amended Fence By-law and Fortification of Lands By-law and the changes already made to the Site Plan Control By-law and the Development Charges By-law. The Land Use Study informs draft Official Plan and Zoning By-law amendments which will be prepared for Council's consideration prior to the expiry of the Interim Control By-law on July 15, 2020.

Consultation:

Town staff have considered comments provided by commenting agencies, the public and the Cannabis Control Committee in preparation of this study. A draft copy was provided to the Cannabis Control Committee at its January 29, 2020 meeting for information purposes. As the recommendations of the Land Use Study are fulfilled, there will be other public meetings, particularly as it relates implementing the recommendations regarding the proposed amendments to the Official Plan and Zoning By-law.

Other Pertinent Reports/Attachments:

Appendix A Land Use Study on Cannabis Production

Prepared and Recommended by:

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