

**Cannabis Control Committee  
Town of Pelham**

**Minutes of Meeting  
Wednesday, March 11, 2020 - 5:00 p.m.  
Fire Station 1, 177 Highway 20 W, Fonthill**

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

**OTHERS:** Mayor Junkin, Nick McDonald (Meridian Planning Consultants)  
Media – Don Rickers, The Voice of Pelham

**REGRETS:** Carla Baxter

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**1. Declaration of Quorum**

Chair declared quorum at 5:02 pm.

**2. Approve Agenda**

Moved by J. Jeffs, seconded by B. Heska that the agenda of March 11, 2020 be approved.

CARRIED

**3. Minutes of January 29, 2020**

The Chair provided signed Minutes of January 29, 2020 to the Secretary.

CARRIED

**4. Minutes of February 5, 2020, February 12, 2020, February 26, 2020 and March 5, 2020**

Moved by J. Steele, seconded by J. Langendoen that the minutes of February 5, February 12, February 26 and March 5, 2020 be deferred to the next meeting date.

CARRIED

**5. Working Group Discussion:**

## **Meridian Planning Consultants Inc. - N. McDonald Presentation of first draft Official Plan and Zoning By Law Amendments**

N. McDonald is the land use planner retained by the Town to work with the Cannabis Control Committee to develop the Official Plan and Zoning By-Law Amendments. He introduced himself and described his 30 years of experience including the last few years with cannabis.

N. McDonald introduced his first draft Official Plan and Zoning By-Law Amendments for Pelham which he noted were incomplete, but which he wished to review with the Committee and staff to obtain input which he would use in preparing a second draft following the meeting. He explained the draft documents first, and then opened the meeting up to about 90 minutes of interactive questions, answers and discussion.

Discussions took place between N. McDonald, Committee members and staff relating to among other items: Greenbelt versus non-Greenbelt areas, indoor versus outdoor, setbacks, studies, cannabis zones, normal farm practice, micro-growers, and odour management.

The draft Zoning By-Law Amendment regulations pertaining to standards for minimum lot area, maximum lot coverage, minimum setbacks, et cetera in the new cannabis zones were discussed. J. Langendoen asked N. McDonald to confirm that these set backs and percentage of lot coverage only apply to cannabis grow ops and not to uses as greenhouse and nursery growers – which N. McDonald confirmed.

He noted that he has not yet dealt with the existing facilities that were legally established and he is looking for input from staff on existing facilities. B. Wiens took an action to provide N. McDonald with the requested information.

The Greenbelt Plan does not apply to Niagara Escarpment Plan Area, which needs to be investigated in more detail.

N. McDonald will continue to work on amendments and provide an update at the next committee meeting.

6. **Next meeting Date:** Wednesday, March 25 - Fire Station 1.

7. **Adjournment:**

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

The meeting adjourned at approximately 6:50 p.m.

CARRIED

Signed by:

*Edited*  
*By:* Tim J. Nohara  
Tim Nohara (Chair)

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