

Public Meeting Cannabis and Industrial Hemp By-law Amendment

Zoning By-law Amendment Application

AM-05-2023

June 26, 2024

Project Overview

In July 2020, Council approved amendments to the Town's Official Plan and Zoning By-law to regulate cannabis and industrial hemp cultivation in Pelham. These amendments were appealed to the Ontario Land Tribunal (OLT). On August 23, 2022, the OLT released an interim decision which among other items, approved versions of the Official Plan and Zoning By-law amendments that had been negotiated by Redecan and the Town.



Project Overview Continued

In April 2023, the new Comprehensive Zoning By-law approved by Council on August 30, 2022 came into effect. In order to incorporate the OLT-approved zoning changes into the New Comprehensive Zoning By-law and bring it into alignment with the Town's Official Plan, it is necessary to undertake a technical process to amend the Comprehensive Zoning By-law.



Why do we need a Zoning By-law?

A zoning bylaw:

- Implements the objectives and policies of a municipality's official plan; and
- Provides a legal and precise way of managing land use and future development

What Can Zoning Regulate?

- How land may be used;
- Where buildings and other structures can be located;
- The types of buildings that are permitted and how they may be used; and
- The lot sizes and dimensions, parking requirements, building heights and densities (the number of people, jobs and building floor area per hectare), and setbacks from the street.

Applicable Policies & Plans

Provincial Policy Statement, 2020

Planning Act

Growth Plan for the Greater Golden Horseshoe, 2020

Greenbelt Plan, 2017

Niagara Escarpment Plan, 2017

Region of Niagara Official Plan, 2022

Town of Pelham Official Plan, 2014

Town of Pelham Zoning By-law, 2022

Proposed Changes

- Changes are being proposed to:
 - Section 2: Definitions
 - Introduction of new definitions for cannabis-related uses (indoor and outdoor) and industrial hemp-related uses (indoor and outdoor); and
 - Introduction of new definition for sensitive land use.
 - Section 4: Parking
 - Specific parking requirements for indoor cannabis-related and industrial-hemp related uses.

Proposed Changes

- Section 5: Agricultural/Rural
 - Additional setback requirement of 300m for outdoor cannabis-related and industrial hemp-related uses from a sensitive land use in the Agriculture Zone and Specialty Agriculture Zone
 - New Section 5.1.A: Agriculture Zone – Cannabis (A-CAN) and specific regulations applicable to indoor cannabis-related and indoor industrial hemp-related uses.
 - New Section 5.2.A: Specialty Agriculture Zone – Cannabis (SA-CAN) and specific regulations applicable to indoor cannabis-related and indoor industrial hemp-related uses.
 - New Section 5.3.A: Rural Employment Zone – Cannabis (RE-CAN) and specific regulations applicable to indoor cannabis-related and indoor industrial hemp-related uses.

Conclusion

No decisions or recommendations concerning this amendment have been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information as soon as possible if you wish to receive future notices.

Thank you for Participating!

For more information please contact:

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Or visit the project page at:
engagingpelham.ca for more information and updates!