



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee Agenda
March 28, 2019, 6:00 p.m.
Sanford Council Chambers**

1. Call to order
2. Approval of Agenda & Additions
3. Approval of Planning/Heritage Advisory Committee Meeting Minutes February 21, 2019
4. Hantsport Area Advisory Committee Update from Chair
5. Business Arising from the Minutes
 - (a) Update - West Hants Household Livestock (Saira Shah)
 - (b) Update - Hantsport Household Livestock (Saira Shah)
 - (c) Update - Land Use By-law Map Amendment – Bonnie Lane, Newport Station (Saira Shah)
 - (d) Update - Municipal Planning Strategy: Public Engagement Meetings (Sara Poirier)
 - (e) Update - Brison Developments Ltd. – Development Agreement Amendments (Madelyn LeMay)
 - (f) Update - Commercial Development District Improvement By-law (Sara Poirier)
 - (g) Update - Municipal Registration of Sainte Famille Cemetery (Madelyn LeMay)
 - (h) Cannabis in West Hants (Saira Shah)
 - (i) Update – 50 Lynch Road, Newport Corner – Development Agreement to Permit a Campground (Sara Poirier)
 - (j) Update - Nova Scotia Planning Directors Association 2019 Spring Conference (Sara Poirier)
6. Building and Development Activity Report
 - (a) Monthly Report – February 2019
7. New Business
 - (a) Hantsport Cemetery Project
8. Notices from adjacent municipal units – *no notices received*
9. Miscellaneous
 - (a) Consolidation Update
10. Questions and comments from public



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ACTIVITY REPORT

For Month of February 2/28/19

Type	<i>Feb 2018</i>			<i>Feb 2019</i>		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
*Single Unit	1	1	80,000	5	0	308,000
Duplex/Semi	4	8	726,000	0	0	0
Apartments	0	0	0	0	0	0
**Other Residential	5	0	82,300	3	0	82,000
Commercial	0	0	0	1	0	15,000
Industrial	0	0	0	0	0	0
Inst & Gov	0	0	0	0	0	0
Agriculture	0	0	0	0	0	0
Park/Recreational	0	0	0	0	0	0
Total	10	9	888,300	9	0	405,000
Year To Date	27	13	2,005,500	23	2	663,100
Demolition	0	0		0	0	
Sign Permits	0			0		
Sub Applications	3	2 (Lots Requested)		1	0 (Lots Requested)	

*includes new construction, additions, renovations, repairs, and development permits.

**includes garages/sheds/carports, decks, and swimming pools.



MUNICIPALITY OF THE DISTRICT OF WEST HANTS INFORMATION REPORT

To: Members of West Hants Planning Advisory Committee

Submitted by: _____
Saira Shah, Planner

Date: 03-21-2019

Subject: Cannabis in West Hants

File #: 18-08

1.0 BACKGROUND

An application submitted for a licensed Nursery for cannabis, licensed Micro-Cultivation and licensed Micro-Processing, was the third request for cannabis land uses in West Hants. This sparked a staff investigation into amending West Hants planning documents to incorporate all of the federal cannabis licenses.

Staff presented an update on the application and general amendments to the Planning Advisory Committee (PAC) in January and have since drafted amendments based on feedback received at that meeting. PAC requested that staff consider Standard Cultivation and Processing an industrial use and consider increasing separation distances for residential uses from those proposed in January.

2.0 DISCUSSION

The detailed amendments are attached as Appendix A. There are seven (7) cannabis licenses available through Health Canada:

- Standard Cultivation license;
- Standard Processing license;
- Micro-Cultivation license;
- Micro-Processing license;
- Nursery license;
- Analytical Testing license; and
- Research license.

2.1 *Standard Cultivation and Processing*

These licenses permit the cultivation and processing of cannabis and are not limited in terms of size of growing area or production operation. As per Health Canada requirements, an individual may operate a Standard Cultivation business on the same site as a Standard Processing business.

PAC has directed that these licenses be considered industrial in nature and they have been specified as such in draft Policy 4.25.3. This provides clarity for applicants and staff in terms of the intention of Council when considering amendments. As an industrial use, staff suggest permitting these licenses in the following zones:

- Resource Industrial (M-1);
- Hamlet Industrial (M-2);
- Light Industrial (LI-1); and
- Joint Industrial Type Two (LI-2).

Staff recommend not permitting these licenses in the Joint Industrial Type Three (LI-3) zone as the uses permitted in this zone are predominantly commercial and retail businesses.

By permitting these licenses in the zones listed above, Standard Cultivation and Processing would be permitted in the Joint Industrial Park which will require the Land Use By-law amendments to be considered and approved for both the West Hants and Windsor documents in a joint session of Windsor-West Hants Councils.

These licenses also would be permitted on any properties currently zoned Hamlet Industrial or Resource Industrial. Any property owner in a Hamlet can apply to have their property rezoned to the Hamlet Industrial zone (Policy 7.2.6). Any property owner with property in the General Resource (GR) zone can apply to have their property rezoned to the Resource Industrial zone (Policy 9.1.6). Resource Industrial uses can be considered by Council by development agreement in the Agricultural Priority-2 (Policy 8.9.4) and Agricultural Priority-3 (Policy 8.10.5) zones. New resource Industrial uses are permitted in the Growth Centres by development agreement (Policy 5.7.2). This provides a significant amount of flexibility for property owners while still requiring Council's approval for rezoning and development agreement applications.

2.2 *Micro-Cultivation and Micro-Processing*

These licenses permit small-scale cultivation and processing of cannabis. The Micro-Cultivation license allows an individual to grow cannabis for commercial use in an area a maximum of 200 m². The Micro-Processing license allows individuals to produce up to 600 kg of product in one (1) calendar year. As per Health Canada requirements, an individual may operate a Micro-Cultivation business and a Micro-Processing business on the same site if the individual is awarded both licenses.

Staff suggest permitting these licenses in any zone that permits Standard Cultivation and Processing as specified in draft Policy 4.25.4. Micro-Cultivation and Micro-Processing have already been added to the definitions for Agricultural Use and

Agricultural Support Use respectively. However, staff suggest adding specific policies in the new draft cannabis section of the Municipal Planning Strategy to clarify exactly how these uses are permitted (draft Policy 4.25.5 and 4.25.6).

Following the amendments recommended by PAC on November 13, 2018, Micro Cultivation and Micro-Processing are currently permitted as follows:

As an Agricultural Use, Licensed Micro-Cultivation is permitted in the following zones:

- Prime Agricultural (P/Ag);
- Agricultural Priority Two (AR-2);
- Agricultural Priority Three (AR-3);
- General Resource (GR); and
- Mineral Resource (MR).

As an Agricultural Support Use, Licensed Micro-Processing is permitted in the following zones:

- Agricultural Priority Two (AR-2);
- Agricultural Priority Three (AR-3);
- General Resource (GR); and
- Mineral Resource (MR).

2.3 *Nursery for cannabis*

The Nursery license restricts licensees to a smaller growing area than the Micro-Cultivation license (50 m² compared to 200 m²). If someone has any of the other cannabis licenses (except Analytical Testing), they can sell cannabis to license holders. However, the intent of the Nursery license is to produce and sell starter plants and seeds which has the potential to be similar to a retail use.

Staff suggest permitting the Nursery license in any zone that permits Standard Cannabis Cultivation and Processing (draft Policy 4.25.4.).

The potential for retail sales at cannabis nurseries creates an opportunity for Council to consider this license in commercial areas. Staff reviewed current zones in West Hants and considered which zones permit nursery production and sales.

In addition to the zones that permit Standard Cultivation and Processing, staff suggest permitting this license in the following zones (draft policy 4.25.7):

- Rural Commercial (RC);
- General Resource (GR); and
- Industrial Type Three (LI-3).

By permitting these licenses in the zones listed above, cannabis nurseries would be permitted in the Joint Industrial Park which will require a joint Land Use By-law amendment with the Town of Windsor.

Any property owner in a Hamlet can apply to have their property rezoned to the Rural Commercial (RC) zone (Policy 7.2.6). New non-resource Rural Commercial (RC) uses can be considered by Council by development agreement in the Agricultural Priority-2 (Policy 8.9.4) and Agricultural Priority-3 (Policy 8.10.5) zones. This provides some flexibility for property owners while still requiring Council's approval for rezoning and development agreement applications.

2.4 *Analytical Testing and Research*

The Analytical Testing license allows license holders to process and test cannabis while the Research license allows license holders to process, produce, sell and test cannabis. Neither license is limited in size and can be combined with any other cannabis license.

Staff are considering recommending Analytical Testing and Research licenses as accessory to cannabis operations in any zone that permits cannabis cultivation or processing (draft Policy 4.25.1). Staff are also considering recommending these licenses in the Institutional (I) zone for academic institutions (draft Policy 4.25.2).

2.5 *Separation Distances from Residential Uses*

Staff have considered the separation distances for other uses in the West Hants Land Use by-law (Appendix B) and the separation distances specific for cannabis in other municipalities (Appendix C).

In the West Hants Land Use By-law, separation distances range from 20 ft. (6 m) to 1,000 ft. (304 m) depending on the use. Some of the most noise and odour intensive operations have a separation distance ranging from 300 ft. (91 m) for kennels to 1,000 ft. (304 m) for intensive livestock operations.

Councilor Monroe sent staff articles on cannabis odour concerns in Ontario. The Town of Pelham and the Town of Lincoln passed interim control by-laws that prevent new cannabis facilities from starting for one (1) year to enable staff to update zoning by-laws to control odour. The Town of Pelham passed its interim control by-law in October 2018 and the Town of Lincoln passed its by-law in January 2019. Staff contacted Curtis Thomson, Planner for the Town of Pelham. Mr. Thomson is in the early stages of investigating the options but was kind enough to share his research on separation distances in Ontario municipalities. Staff have tried to contact the Town of Lincoln but have not received a response.

Six (6) of the 14 municipalities considered in Appendix C have a separation distance requirement for cannabis uses ranging from 101 m (331 ft.) to 150 m (492 ft.). Based on this investigation, staff suggest a separation distance for licensed cannabis uses of 500 ft (152 m) from a residential or institutional building. This separation distance would apply to all licensed cannabis land uses; however, PAC may recommend only applying this separation distance to Standard Cultivation and Processing.

3.0 Options:

In response to this report, PAC may:

- request staff proceed with the amendments as drafted, or as revised by direction of PAC, and prepare a recommendation report for PAC in both Windsor and West Hants to consider;
- determine that the requirements for a joint amendment are too onerous at this time, and direct staff to eliminate consideration of any amendment which would require joint approval until the Regional Government has been formed; or
- provide alternative direction, such as requesting further information on a specific topic.

4.0 ATTACHMENTS

Appendix A Draft Amendments

Appendix B Separation Distance Comparison for the West Hants Land Use By-law

Appendix C Separation Distance Comparison for Cannabis Land Uses in Other Municipalities

Report Approved by: _____
Madelyn LeMay, Director of Planning and Development

Appendix A Draft Amendments

Text Amendments to the West Hants Municipal Planning Strategy and Land Use By-law to allow for a variety of Federal cannabis licenses in West Hants.

1. **Amend Part 4 of the West Hants Municipal Planning Strategy, General Land Use Policies, by inserting section "4.25 Licensed Cannabis Uses" following Section 4.24 so that Section 4.25 reads as follows:**

4.25 Licensed Cannabis Uses

On October 17, 2018 the Federal government legalized the use of recreational cannabis in Canada. As of that date, in addition to the ability to produce cannabis for personal use, property owners can apply to Health Canada to obtain licenses to cultivate, produce and perform testing on cannabis for commercial and academic purposes. Currently there are seven (7) licenses available through Health Canada:

- Standard Cultivation license
- Standard Processing license
- Micro-Cultivation license
- Micro-Processing license
- Nursery license
- Analytical Testing license
- Research license

For the purposes of the Municipal Planning Strategy and Land Use By-law, these licenses will be discussed as "*licensed cannabis uses*".

Council wishes to encourage legal cannabis cultivation and processing in West Hants. Council feels Standard Cultivation and Processing should be considered industrial in nature due to the size of facilities, the amount of power necessary for production and the security requirements established by Health Canada. Small-scale (i.e. micro) cannabis cultivation and processing is considered compatible with agricultural and industrial uses.

As a result, it shall be the policy of Council to:

Policy 4.25.1 Permit Analytical Testing and Research for cannabis in all zones as accessory to any licensed cannabis use.

Policy 4.25.2 Permit Analytical Testing and Research for cannabis in the Institutional (I) Zone.

Policy 4.25.3 Consider Standard Cultivation and Processing for cannabis as an industrial land use.

Policy 4.25.4 Permit Micro-Cultivation, Micro-Processing and Nurseries for cannabis in any zone that permits Standard Cultivation and Processing as-of-right.

Policy 4.25.5 Include Micro-Cultivation for cannabis in the definition of Agricultural Use.

Policy 4.25.6 Include Micro-Processing for cannabis in the definition of Agricultural Support Use.

Policy 4.25.7 Permit Nurseries for cannabis in the Rural Commercial (RC), General Resource (GR) and Joint Industrial Type Three (LI-3) zones.

Policy 4.25.8 Require specific setback requirements for cannabis land uses to reduce the impact of noise and odour on nearby uses.

2. **Amend Part 5 of the West Hants Land Use By-law, General Provisions, by inserting section "5.56 Licensed Cannabis Uses" following Section 5.55 so that Section 5.56 reads as follows:**

Licensed Cannabis Uses

5.56

(a) Permit Analytical Testing and Research for cannabis in all zones as accessory to any licensed cannabis use; and

(b) Require any building or structure used for a licensed cannabis use to be located a minimum of 500 ft (152.4 m) from a residential or institutional building.

3. **Amend the list of permitted uses in Part 16 of the West Hants Land Use By-law by inserting the phrase "Licensed Nursery for cannabis" so that Section 16.1 reads as follows:**

16.0 RURAL COMMERCIAL (RC)

Permitted Uses

16.1 The following uses shall be permitted in the Rural Commercial (RC) zone:

- Automobile service stations
- Banks and financial institutions
- Clubs
- Day care centres, licensed or non-licensed
- Farm supplies and equipment sales and service
- Farm markets
- Funeral homes
- Garden and nursery production, sales and supplies
- Hotels, motels and other tourist accommodations, but does not include campgrounds

- Kennels
- Licensed Nursery for cannabis
- Offices
- One dwelling unit in conjunction with a permitted commercial use, located either in the same building or as a single unit dwelling on the same lot
- Personal service shops
- Post offices and postal outlets
- Restaurants
- Retail stores
- Existing dwellings

4. **Amend the list of permitted uses in Part 22 of the West Hants Land Use By-law by inserting the phrase "Licensed Nursery for cannabis" so that Section 22.1 reads as follows:**

22.0 GENERAL RESOURCE (GR)

Permitted Uses

22.1 The following uses shall be permitted in the General Resource (GR) zone:

- Agricultural support uses
- Agricultural uses
- Automobile service stations
- Churches, community centres and fire halls
- Farm equipment sales and service
- Forestry and forestry related activities
- Indoor storage facilities accessory to an agricultural use subject to Section 5.19 (Amendment 18-03 Effective December 25, 2018)
- Licensed Nursery for cannabis
- Manufactured homes
- Personal service shops
- Restaurants
- Retail stores under 5,000 ft² (139.35 m²) in commercial floor area
- Seasonal dwellings on private roads
- Single and two unit dwellings
- Structures associated with sand and gravel extraction operations
- Existing automobile, truck and motorcycle sales, service and rental establishments
- Existing commercial and institutional uses (Amendment WHLUB 14-01 Effective January 22, 2015)

Amend the list of permitted uses in Part 26 of the West Hants Land Use By-law by inserting the phrases “Licensed Micro-Cultivation for cannabis”, “Licensed Micro-Processing for cannabis”, “Licensed Nursery for cannabis”, and “Licensed Standard Cultivation and Processing for cannabis” so that Section 26.1 reads as follows:

26.0 RESOURCE INDUSTRIAL (M-1)

Permitted Uses

26.1 The following uses shall be permitted in the Resource Industrial (M-1) zone:

- Abattoirs
- Agricultural processing industries
- Any activity connected with the automobile trade other than an automobile scrap yard or automobile related commercial recreation establishment
- Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes, smoke, or other obnoxious emission of refuse matter or water-carried waste, or by reason of unsightly open storage
- Building supply and equipment depots
- Bulk storage of sand and gravel
- Commercial and office uses accessory to a main use
- Commercial greenhouses
- Excavation and landscaping operations
- Farm supplies and equipment sales and service
- Feed and fertilizer industries
- Fruit and vegetable sorting, grading and packaging establishments
- Fuel storage depots
- Heavy equipment sales and service
- Licensed Micro-Cultivation for cannabis
- Licensed Micro-Processing for cannabis
- Licensed Nursery for cannabis
- Licensed Standard Cultivation and Processing for cannabis
- Railway uses
- Recycling depots
- One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot
- Saw mills
- Service industries
- Structures related to sand and gravel excavation and processing
- Utility facilities
- Wood processing and manufacturing establishments

5. **Amend the list of permitted uses in Part 27 of the West Hants Land Use By-law by inserting the phrases “Licensed Micro-Cultivation for cannabis”, “Licensed Micro-Processing for cannabis”, “Licensed Nursery for cannabis”, and “Licensed Standard Cultivation and Processing for cannabis” so that Section 27.1 reads as follows:**

27.0 HAMLET INDUSTRIAL (M-2)

Permitted Uses

27.1 The following uses shall be permitted in the Hamlet Industrial (M-2) zone:

- Agricultural processing industries
- Aquaponics industries (Amendment H8LUB 17-01 Effective December 5, 2017)
- Feed and fertilizer establishments
- Fruit and vegetable sorting, grading and packaging establishments
- Licensed Micro-Cultivation for cannabis
- Licensed Micro-Processing for cannabis
- Licensed Nursery for cannabis
- Licensed Standard Cultivation and Processing for cannabis
- One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot
- Saw Mills
- Self Storage Operations (Amendment GC1LUB 11-01 Effective October 7, 2011)
- Service industries and shops
- Wood processing and manufacturing establishment

6. **Amend the list of permitted uses in Part 29 of the West Hants Land Use By-law by inserting the phrases “Licensed Micro-Cultivation for cannabis”, “Licensed Micro-Processing for cannabis”, “Licensed Nursery for cannabis”, and “Licensed Standard Cultivation and Processing for cannabis” so that Section 29.1 reads as follows:**

29.0 LIGHT INDUSTRIAL (LI-1)

Permitted Uses

29.1 The following uses shall be permitted in the Light Industrial (LI-1) zone:

- Abattoirs
- Agricultural processing industries
- Animal hospitals and veterinarian establishments
- Any activity connected with the automotive trade other than an automotive scrap yard or automobile-related commercial recreational establishment
- Any manufacturing, industrial, assembly, or warehousing operation conducted and wholly contained within an enclosed building and which is not considered obnoxious by reason of sound, odour, dust, fumes, smoke, or other emission

- Building supply and equipment depots
- Bulk sales establishments
- Commercial and office uses accessory to a main use
- Display courts
- Dry cleaning and laundry establishments
- Excavation and landscaping operations
- Farm supplies and equipment sales and service
- Fuel storage depots
- Garden and nursery sales and supplies
- Heavy equipment sales and service
- Industrial training facilities
- Licensed Micro-Cultivation for cannabis
- Licensed Micro-Processing for cannabis
- Licensed Nursery for cannabis
- Licensed Standard Cultivation and Processing for cannabis
- Moving and storage depots
- Railway uses
- Recreational vehicle sales, service and rental establishments
- Recycling depots
- Research facilities
- Sales and service of manufacturing and processing machinery or equipment
- Sawmills
- Service industries
- Support services
- Telecommunications towers and accessory buildings
- Transport depots
- Utility uses
- Wholesale establishments

7. Amend the list of permitted uses in Part 30 of the West Hants Land Use By-law by inserting the phrases "Licensed Micro-Cultivation for cannabis", "Licensed Micro-Processing for cannabis", "Licensed Nursery for cannabis", and "Licensed Standard Cultivation and Processing for cannabis" so that Section 30.1 reads as follows:

30.0 JOINT INDUSTRIAL TYPE TWO (LI-2)

Permitted Uses

30.1 The following uses shall be permitted in the Joint Industrial Type Two (LI-2) zone:

- Animal hospitals and veterinarian establishments

- Any manufacturing, industrial, assembly, or warehousing operation conducted and wholly contained within an enclosed building and which is not considered obnoxious by reason of sound, odour, dust, fumes, smoke, or other emission
- Any activity connected with the automotive trade other than an automotive scrap yard or automobile-related commercial recreational establishment
- Breweries, distilleries, wineries
- Building supply and equipment depots
- Business and professional offices excluding doctor, dentist and lawyer offices, financial institutions, real estate offices, and personal service office uses such as beauty consultants
- Chemical and chemical products
- Commercial uses accessory to a permitted main use which is conducted in the main building
- Courier services
- Display courts
- Existing donut shop
- Farm implement sales, service and repair
- Fencing and fence erectors
- Fuel storage depots
- Garden and nursery sales and supplies
- Government establishments except retail outlets
- Indoor recreation establishments
- Industrial training facilities
- Laundry and dry cleaning establishments
- Licensed Micro-Cultivation for cannabis
- Licensed Micro-Processing for cannabis
- Licensed Nursery for cannabis
- Licensed Standard Cultivation and Processing for cannabis
- Manufacturing and processing machinery or equipment, sales and service
- Marine sales, service & repair
- Manufactured homes sales and service
- Moving and storage depots
- Railway uses
- Research facilities
- Recreation vehicles sales and service
- Recycling depots
- Service industries
- Support services
- Taxi and bus depots
- Transportation depots

- Utility facilities
- Wholesaling and wholesale sales
- Ambulance service
- Animal shelters

8. Amend the list of permitted uses in Part 31 of the West Hants Land Use By-law by inserting the phrase “Licensed Nursery for cannabis” so that Section 31.1 reads as follows:

31.0 JOINT INDUSTRIAL TYPE THREE (LI-3)

Permitted Uses

31.1 The following uses shall be permitted in the Joint Industrial Type Three (LI-3) zone:

- Animal hospitals and veterinarian establishments
- Any activity connected with the automotive trade other than an automotive scrap yard, or automobile-related commercial recreational establishment
- Breweries, distilleries, wineries
- Banks and financial institutions
- Building supply and equipment depots
- Business and professional offices
- Commercial uses accessory to a permitted main use which is conducted in the main building
- Courier services
- Display courts
- Farm implement sales, service and repair
- Fencing and fence erectors
- Garden and nursery sales and supplies
- Government establishments
- Grocery stores
- Hardware stores
- Indoor recreation establishments
- Industrial training classroom facilities
- Laundry and dry cleaning establishments
- **Licensed Nursery for cannabis**
- Manufacturing and processing machinery or equipment, sales and service
- Marine sales, service & repair
- Personal service shops
- Recreation vehicles sales and service
- Restaurants, drive-in restaurants
- Retail stores

- Service industries
- Service shops
- Support services
- Taxi and bus depots
- Wholesaling and wholesale sales
- Hotels/motels

9. Amend the list of permitted uses in Part 32 of the West Hants Land Use By-law by inserting the phrases “Licensed Analytical Testing for cannabis” and “Licensed Research for cannabis” so that Section 32.1 reads as follows:

32.0 INSTITUTIONAL (I)

Permitted Uses

32.1 The following uses shall be permitted in the Institutional (I) zone:

- Any institutional use which is incorporated under the Societies Act
- Churches and associated halls
- Colleges, universities and schools, including school dormitories
- Community centres
- Community service clubs and organizations
- Emergency services facilities (i.e., police, ambulance and fire stations)
- Government offices
- Homes for special care
- Hospitals and medical clinics
- Indoor recreation uses
- Libraries, museums and art galleries
- Licensed Analytical Testing for cannabis
- Licensed Research for cannabis
- Residences accessory to permitted uses
- Senior citizen housing
- Tourist bureaus

Appendix B
Separation Distance Comparison for West Hants Land Use By-law

Policy	Use	Separation Distance
5.20 (a) (IV)	Kennels	300 ft from dwellings on an adjacent property
5.40	New Dwelling	1,000 ft of an existing intensive livestock operation (does not apply to accessory farm dwellings)
5.52 (f)	Small Wind Turbines	200 ft. from any dwelling on an adjacent lot
13.3 (a)	Commercial in General Commercial (GC) zone	20 ft. minimum side yard from the abutting residential lot line
14.3 (a)	Commercial in Highway Commercial (HC) zone	20 ft. minimum side yard from the abutting residential lot line
15.4	Commercial in Local Commercial (LC) zone	20 ft. minimum side yard from the abutting residential lot line
16.4	Commercial in Rural Commercial (RC) zone	20 ft. minimum side yard from the abutting residential lot line
18.3 (a)	Intensive Livestock Operation	1,000 ft. from a non-farm residential, commercial or institutional building;
18.3 (b)	Intensive Livestock Operation	200 ft. of an adjacent property, other than another livestock farm or another property that is part of the farm under consideration in which case the distance shall be 40 ft.
18.6 (a)	Non-intensive Livestock Operation	50 ft of an adjoining property in the Growth Centre, Village or Hamlet designations
18.6 (a)	Non-intensive Livestock Operation	40 ft of an adjoining property in a resource designation
18.7 (a)	Manure Storage for Non-Intensive Livestock	100 ft of an adjoining residential, commercial or institutional property unless contained in a concrete or wooden enclosure a minimum of 5 ft in height and built on a concrete pad, in which case the separation distance may be reduced to 50 ft;
18.7 (a)	Manure Storage for Non-Intensive Livestock	40 ft of an adjoining resource property
18.9	Agricultural Support or Forestry and Forestry Related	500 ft from any adjacent non-farm residential, commercial or institutional building
22.3 (a)	Commercial in General Resource (GR) zone	20 ft. minimum side yard from the abutting residential lot line
23.3	Mineral Processing	500 ft from land designated Growth Centre, Village or Hamlet as well as from existing

		residential, commercial or institutional buildings
28.3 (a)	Local Industrial (LI)	20 ft. minimum side yard from the abutting residential lot line
29.3 (a)	Light Industrial (LI-1)	20 ft. minimum side yard from the abutting residential of institutional lot line
30.3 (a)	Joint Industrial Type Two (LI-2)	20 ft. minimum side yard from the abutting residential of institutional lot line
30.3 (a) (it is not numbered correctly in the LUB it should be 31.3)	Joint Industrial Type Three (LI-3)	20 ft. minimum side yard from the abutting residential of institutional lot line

Appendix C
Separation Distance Comparison for Cannabis Land Uses in Other Municipalities

America:

Municipality	Zoning By-law
Santa Barbra, CA	<ul style="list-style-type: none"> • 228.6 m (750 ft.) from a school providing instruction in kindergarten or any grades one through 12, day care center, or youth center. • 457.2 m (1,500 ft.) for outdoor cultivation from a residential zone and/or a school providing instruction in kindergarten or any grades one through 12, day care center, or youth center.

Canada:

Municipality	Zoning By-law
City of Courtenay, BC	30 m (98 ft.) from all property lines.
City of Kamloops, BC	150 m (492 ft.) from any residential zone, daycare facility, playground, community centre, school, public park, or any use catering to individuals under the age of 18.
Williams Lake, BC	100 m (328 ft.) any residential use.
City of Terrace, BC	30 m (98 ft.) from all parcel lines
Prince George, BC	<ul style="list-style-type: none"> • 30 m (98 ft.) setback • 150 m (492 ft.) setback from any parks and education uses
Halifax, NS	70 m (230 ft.) from residential or a daycare, community centre, school, religious institution, public park or playground.

Research provided by Curtis Thomson, Planner Town of Pelham ON

Municipality	Zoning By-law
Fort Erie, ON	70m (230 ft.) setback to sensitive uses, except on existing building.
West Lincoln, ON	Permitted zones: <ul style="list-style-type: none"> • Agricultural <ul style="list-style-type: none"> ○ 150m (492 ft.) setback • Employment <ul style="list-style-type: none"> ○ 45m (147 ft.) setback
Grimsby, ON	Modest setbacks 10m-30m Setback of 150m (492 ft.) to lot line of any Residential / Institutional zone.
Wainfleet, ON	Modest setbacks 15m (49 ft.)

Hamilton, ON	Setback of 150m (492 ft.) to lot line of any Residential / Institutional / Commercial zone.
Leamington, ON	Industrial zone 200 m (656 ft.) setback
Kingsville, ON	100m (328 ft.) setback from any residential, recreational or institutional <u>zone or use</u>
Norfolk, ON	<ul style="list-style-type: none"> • 70m (230 ft.) setback for <i>Industrial</i> zoned facility from <i>Residential / Institutional / Open Space</i> zone • 150m (492 ft.) setback for <i>Agricultural</i> zoned facility from the same ^ • 150m (492 ft.) setback from schools, place of worship or day care nursery