



FOOD- FRIENDS OF OLDCASTLE DEVELOPMENT – PROPONENTS OF SMART GROWTH

October 22, 2019 Regular Meeting of Council

Re: Part of the delegation to appear before council regarding the letter of notification from Epione Remedios advising Council of the intended licensed cannabis activities for 2085 Highway 3, Oldcastle, On. NOR1L0.

A) Introduction

- i) Short explanation of the goals
- ii) Objection to the site location

B) Location and Property identification

- i) Overview using Sandwich South Official Plan mapping of Oldcastle (*Schedule "A-2"*)
- ii) Zoning of subject property in relation to surrounding property zoning
- iii) Official Plan designation of subject land.

C) Confirmation and clarification of a Municipalities roles and responsibilities within the Cannabis Act.

- i) overview chart

D) Nonconformity of the Agricultural Zoning of Sandwich South to the County Official Plan and the Sandwich South Official Plan.

- i) Multiple interpretations of the definitions for permitted uses: Crop, Green Houses.
- ii) County Official Plan definition of agriculture is not reflected in the Sandwich South Official Plan.
- iii) Refer to 3.8 Hamlet Development: Suggest it is placed in a special agricultural zone not permitting intensive farming practises.
- iv) There appears to be a need to update our zoning bylaws when it comes to cultivating large quantities of cannabis plants for the purpose of balancing the public interest with those in the business. Zoning bylaws can be ambiguous.

E) Long Term impact of a Cannabis facility on subject property.

- i) Impact on Area a future residential development

F) The need for Cannabis regulation:

- i) to protect the interest of the general public
- ii) to provide a clear set of rules for those growing cannabis as a business

G) Conclusion: The need for time to get our house in order before we begin to accommodating cannabis industry such as:

- i) Consult other Municipalities as to the best zones for permitted cannabis facility within settlement boundaries. (Chart overview)
- ii) Engage the public and other key stakeholders, including industry
- iii) Seek legal advice to carve in clear cannabis amendments

Therefore we are submitting our objection to allowing a cannabis facility at 2085 highway 3, Oldcastle;

- 1) Because it is premature of any amendment that regulates the Cannabis Industry in the Town of Tecumseh for the purpose of serving the best interest of the people.
- 2) The lack of conformity in the zoning bylaws with the official plans of the county and Sandwich South.
- 3) Premature of a secondary plan for Oldcastle.
- 4) The absence of a process that engages the people and all stake holders.

We support the recommendation of a motion by council that would put in place a “**interim control by-law for the purpose of studying the cannabis issue.**”

Judy Wellwood–Robson
FOOD Representative