

**PROPOSED ZONING BY-LAW AMENDMENT**

**46 BRUCE ROAD 17  
MUNICIPALITY OF ARRAN-ELDERSLIE  
COUNTY OF BRUCE**

**PUBLIC MEETING  
APRIL 5, 2023**

# **PRESENTING TODAY**

**PLANNING POLICY – Miriam Vasni, Land Use Planner**

**INTRODUCTION – Greg Thorn, Owner**

**COMPLIANCE – Dario Jeginovic, Senior Consultant, CannDelta Consulting Inc.**

# PURPOSE

- **The Township's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry.**
- **The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future.**
- **Proposal complies with OP policies. No OPA is required.**
- **Therefore, a site-specific Zoning By-law Amendment is required to:**
- **Re-zone the rear portion of the subject lands from the General Agricultural (A1) Zone to the General Agricultural Exception(A1-XX) Zone.**

**The 'exception' will:**

- **Permit a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use;**
- **Limit the building footprint to 470 m<sup>2</sup>; and**
- **Establish a definition for the Micro Cultivation and Micro Processing Cannabis Facility.**

# LOCATION



TARA  
CENTRE  
COMMUNITY  
PARK

TARAWAY  
CONTRACTING

Tara Siding

SEWAGE  
LAGOONS

TRUCKING  
BUSINESS

CHURCH

Invermay



Arran Township Garage





# PROVINCIAL POLICY STATEMENT 2020 (PPS)

The proposed development is consistent with the PPS:

- Will promote a diversified economic opportunity.
- Is compatible with the surrounding rural landscape.
- Will be privately serviced (septic & well).
- The subject lands front onto a County Road maintained year-round.
- No need for the expansion of municipal infrastructure.
- The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote diversification of the economic base and employment opportunities through goods and services.
- The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote a diverse agricultural use on the subject lands.
- The proposed development will not be a risk to public health or safety or property damage and will not create new hazards.

# COUNTY OF BRUCE OFFICIAL PLAN



- Rural - 1.58 ha; Primary Urban Community .63 ha
- No environmental constraints on the subject lands

Section 4.5 speaks to the Economic Development of the County:

- Broaden and encourage the range of business activity including home industries in the County that can adapt to economic change
- Recognize and promote local economic development initiatives

**Permitted Uses** within the Rural designation include:

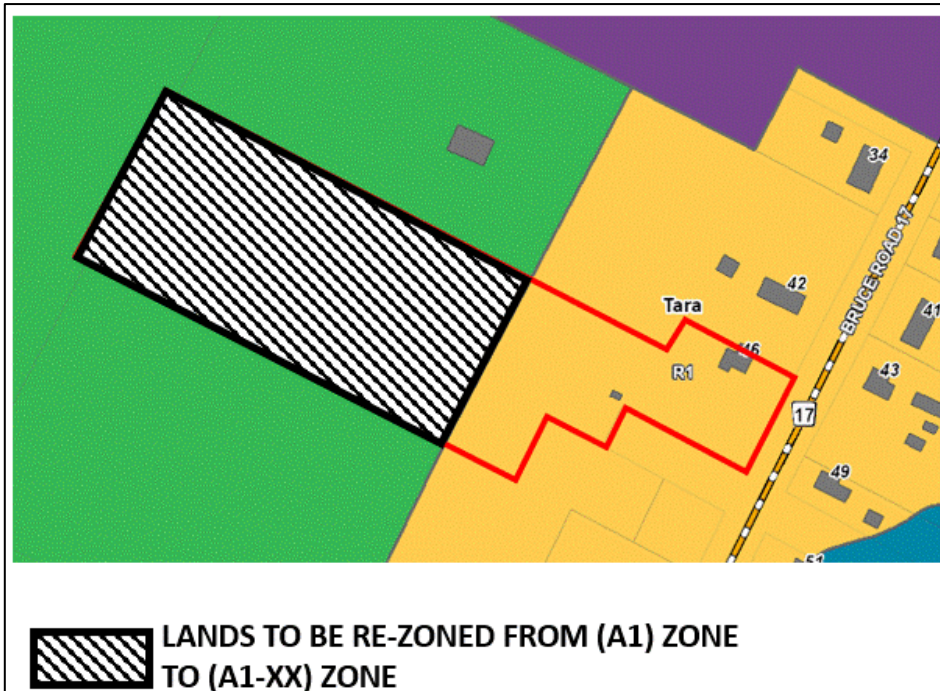
- Growing of crops
- Crop is a plant or plant product that can be grown and harvested for profit or subsistence
- Small scale industrial and commercial development directly related to, and compatible and supportive of an agricultural operation

Proposed Micro Cultivation and Micro Processing Facility will:

- Promote local economic development initiatives and prosperity in the County by broadening the range of business activity.
- Strengthen the agricultural community as a viable and vital component of the County's economy
- Recognize and promote the rural area as an important community and economic resource
- Proposed Micro Cultivation and Micro Processing Facility will grow cannabis plants (crop) and then harvest the crop for profit.



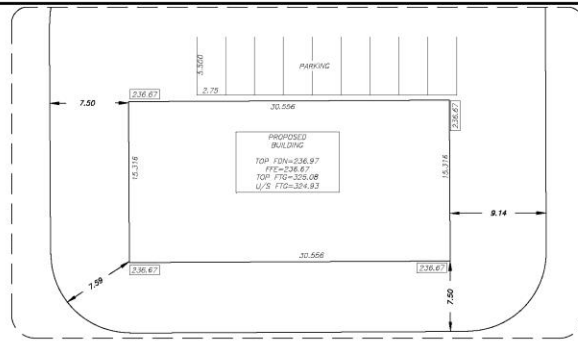
# PROPOSED ZONING



Notwithstanding the permitted uses of Section 6.2(i) of the General Agricultural (A1) Zone, the following shall apply to those lands zoned General Agricultural-Exception (A1-XX).

- (i) A Micro Cultivation and Micro Processing Cannabis Facility shall be an additional permitted use;
- (ii) Maximum building footprint of the Micro Cultivation and Micro Processing Cannabis Facility shall be 470 m<sup>2</sup>; and
- (iii) A Micro Cultivation and Micro Processing Cannabis Facility is defined as:
  - The growing of cannabis plants for the production of seeds and fresh & dried cannabis; and
  - Processing activities including finished product packaging of dried flower.

# SITE PLAN

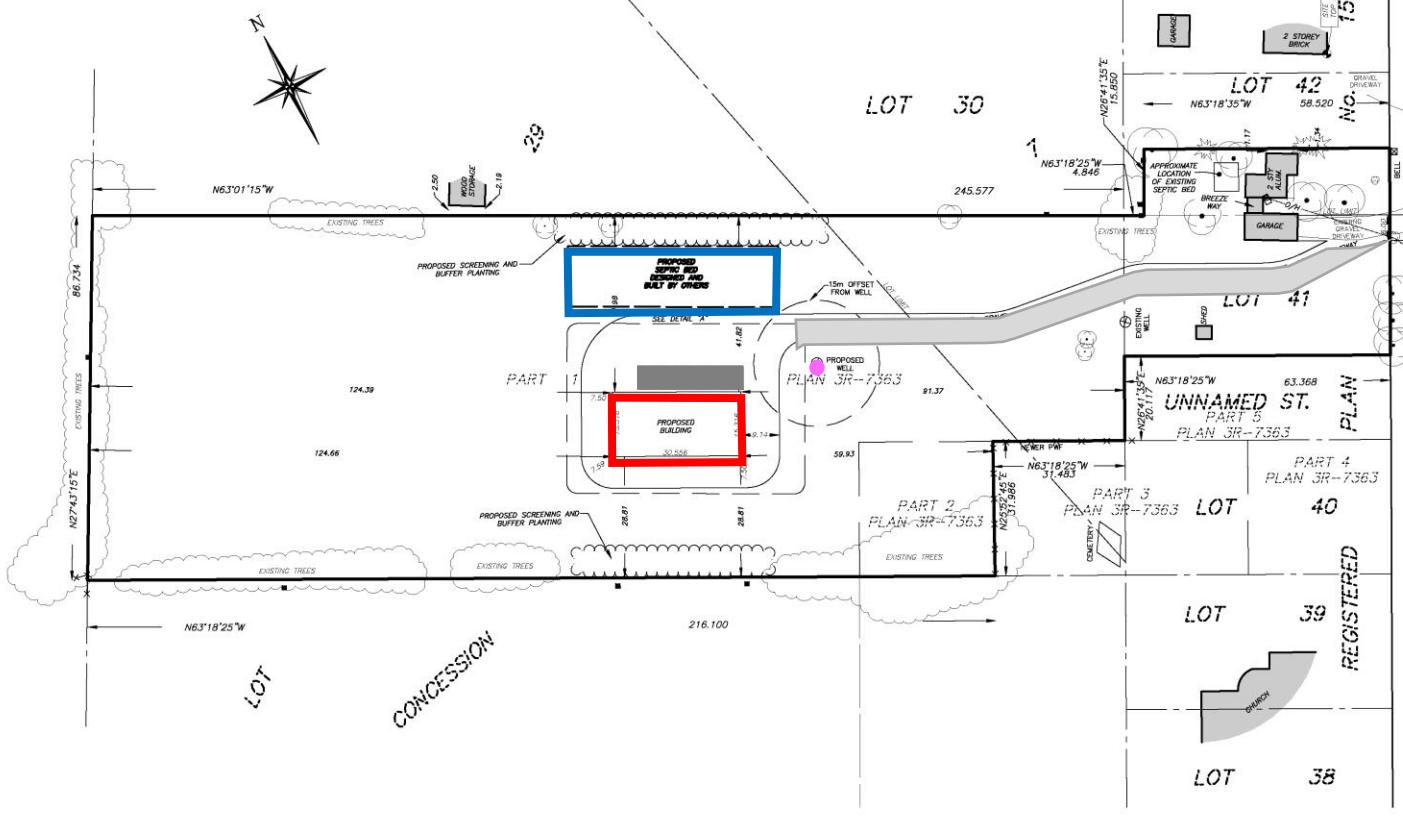


DETAIL "A"  
NOT TO SCALE

**PROPOSED BUILDING LOCATION SKETCH**  
OF PART OF  
**LOTS 41 & 42**  
**REGISTERED PLAN No. 15**  
AND PART OF  
**LOTS 29 & 30**  
**CONCESSION 7**  
(FORMERLY IN THE TOWNSHIP OF ARRAN)  
NOW IN THE  
**MUNICIPALITY OF ARRAN-ELDERSLIE**  
**COUNTY OF BRUCE**

SCALE: 1:750  
0 3 6 9 12 15 30 45 METRES

MTE OLS LTD.  
ONTARIO LAND SURVEYORS



- PROPOSED BUILDING
- PROPOSED SEPTIC
- EXTENDED DRIVEWAY
- PARKING
- NEW WELL

**CAUTION:**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.  
THIS SKETCH IS PREPARED FOR CHANTELE THOMAS & GREG THORN  
DATE: 1 DECEMBER 12, 2022

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
365 HOME STREET  
STRATFORD, ONTARIO, N5A 2A5  
TEL: 519-271-7952

|  |  |
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| Date File: P:\152236\1501\52236-100-SK1.DWG<br>Drawn By: C. PERKS<br>Checked By: D. HASTINGS | 0200 : 52236-100-430<br>File No. : 52236-100-SK1 (3) |
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## ADDITIONAL LANDSCAPING/BUFFERING



## DELIVERIES/SHIPPING



Deliveries and shipments are transported via cube vans, most likely smaller than in this example

# PLANNING POLICY CONCLUSION

The proposed Zoning By-law Amendment conforms to:

- Provincial Policy Statement
- Policies of the County of Bruce Official Plan
- Provisions of the Township of Arran-Elderslie Zoning By-law, as proposed to be amended.

The proposed Zoning By-law Amendment has merit, is in the public interest and constitutes good planning.



# **INTRODUCTION**

**Greg Thorn, Owner**

# **COMPLIANCE**

**Dario Jeginovic, Senior Consultant  
CannDelta Consulting Inc.**



# Prepare your information for a cannabis licence application: Cultivation, processing and sale for medical purposes with possession of cannabis licence

## On this page

- [1.0 CTLS submission information](#)
  - [1.1 For corporations, cooperatives or partnerships](#)
  - [1.2 Site details](#)
  - [1.3 Identified people](#)
  - [1.4 Site ownership](#)
  - [1.5 Organizational security plan](#)
  - [1.6 Good production practices](#)
  - [1.7 Record keeping](#)
  - [1.8 Key investor reports](#)
  - [1.9 For cultivation licences: Sources of starting material](#)
- [2.0 Site evidence package](#)
  - [2.1 How to format](#)
  - [2.2 What to prepare](#)

## Sections

- [Overview of the licence application process](#)
- [Before you start applying for a licence](#)
- [Micro-cultivation, nursery and micro-processing licences](#)
- Prepare your information: Cultivation, processing and sale for medical purposes with possession of cannabis licences
- [Prepare your information: Sale for medical purposes without possession of cannabis licences](#)
- [Apply for a licence](#)



## Cannabis duty – Apply for a cannabis licence from the CRA



The information described on this webpage is based on the Excise Act, 2001 and its regulations.

[Apply for a cannabis licence](#)

[Register for the cannabis stamping regime](#)

[Calculate the excise duty on cannabis](#)

[Report and remit \(pay\) the duty on cannabis](#)

[Completing a cannabis duty return](#)

### Who should apply for a cannabis licence

You must apply for a cannabis licence under the Excise Act, 2001 if you are:

- cultivating (you grow cannabis products)
- producing (you produce cannabis products)
- packaging (you package cannabis products)



Applicant

**1000336730 Ontario Inc.**

**SITE SECURITY DESIGNS**

1000336730 Ontario Inc.

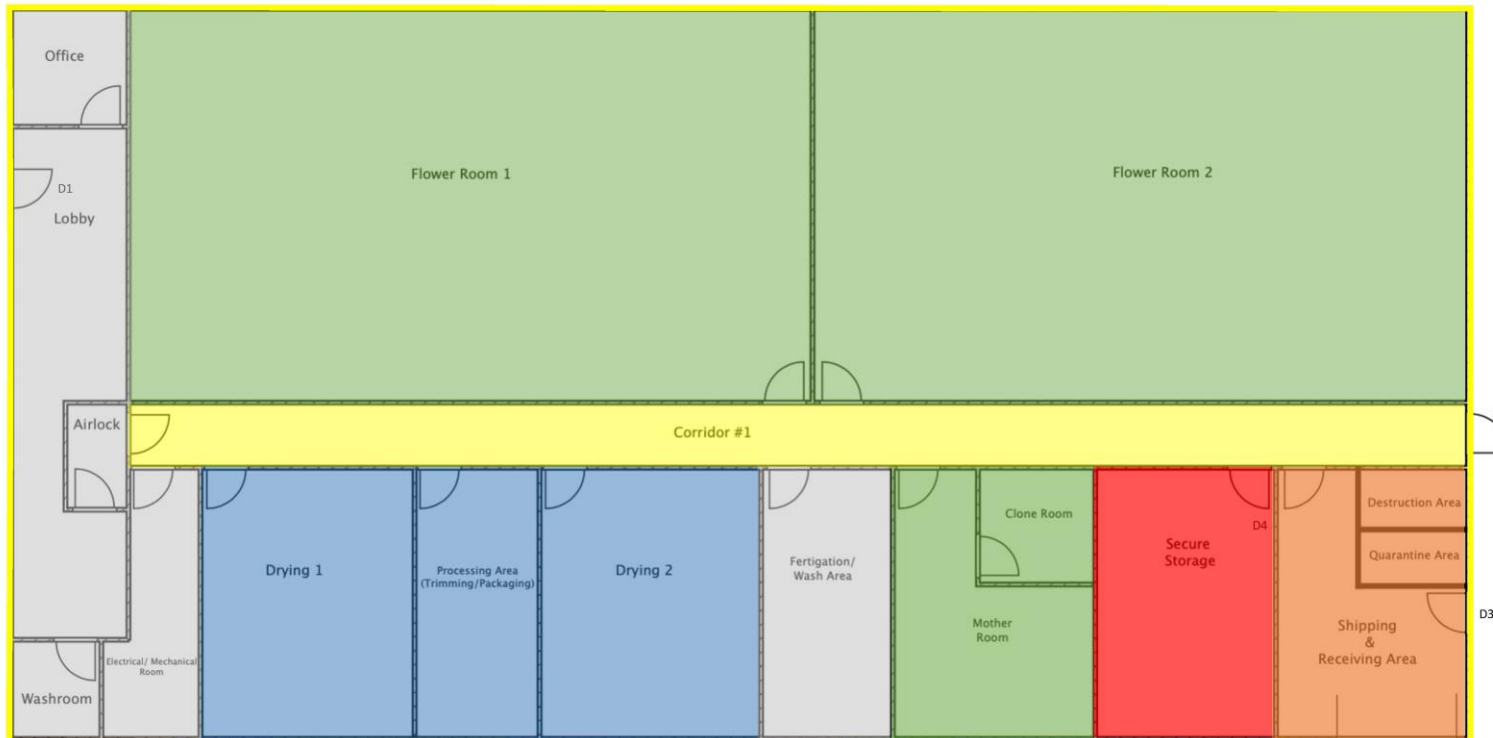
46 Bruce County Rd 17, Arran-Elderslie, ON  
N0H 2N0

Micro Cultivation and Micro Processing  
Licence Applicant

**Cannabis Areas / Activities**

**Legend**

- Site Perimeter
- Non-Operations Area
- Operations Area (Non- Cultivation)
- Operations Area (Cultivation)
- Storage Area
- Sales Area (with possession)
- Cannabis In Transit



D5

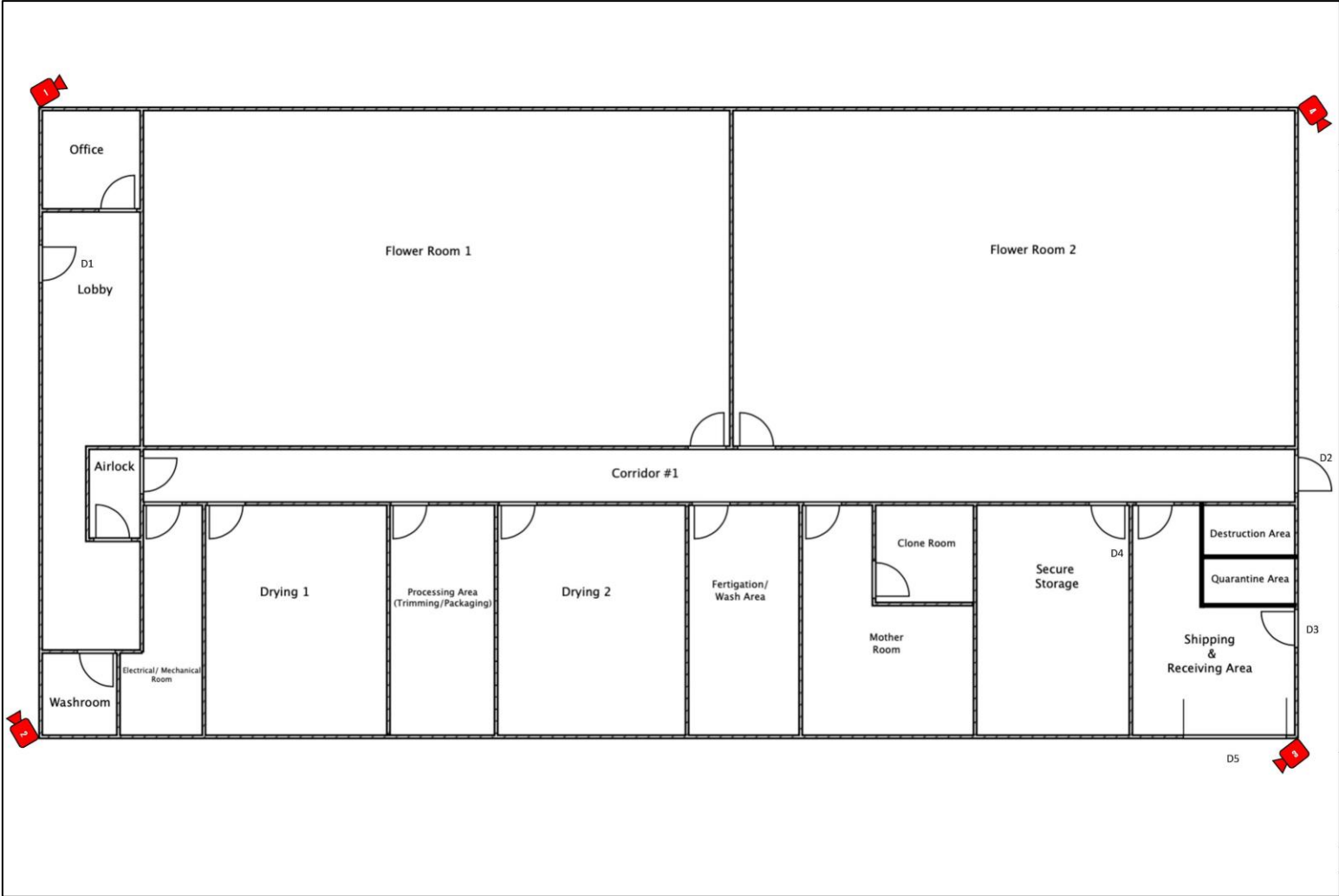
D2

D3

Prepared By



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| Author: NT       | Verified: DA  |
| Date: 2022-11-10 | V# 1.0 Page 3 |



Applicant

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Licence Applicant

**Exterior Visual Surveillance**

**Legend**

 Exterior Dome Camera

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**SITE SECURITY DESIGNS**





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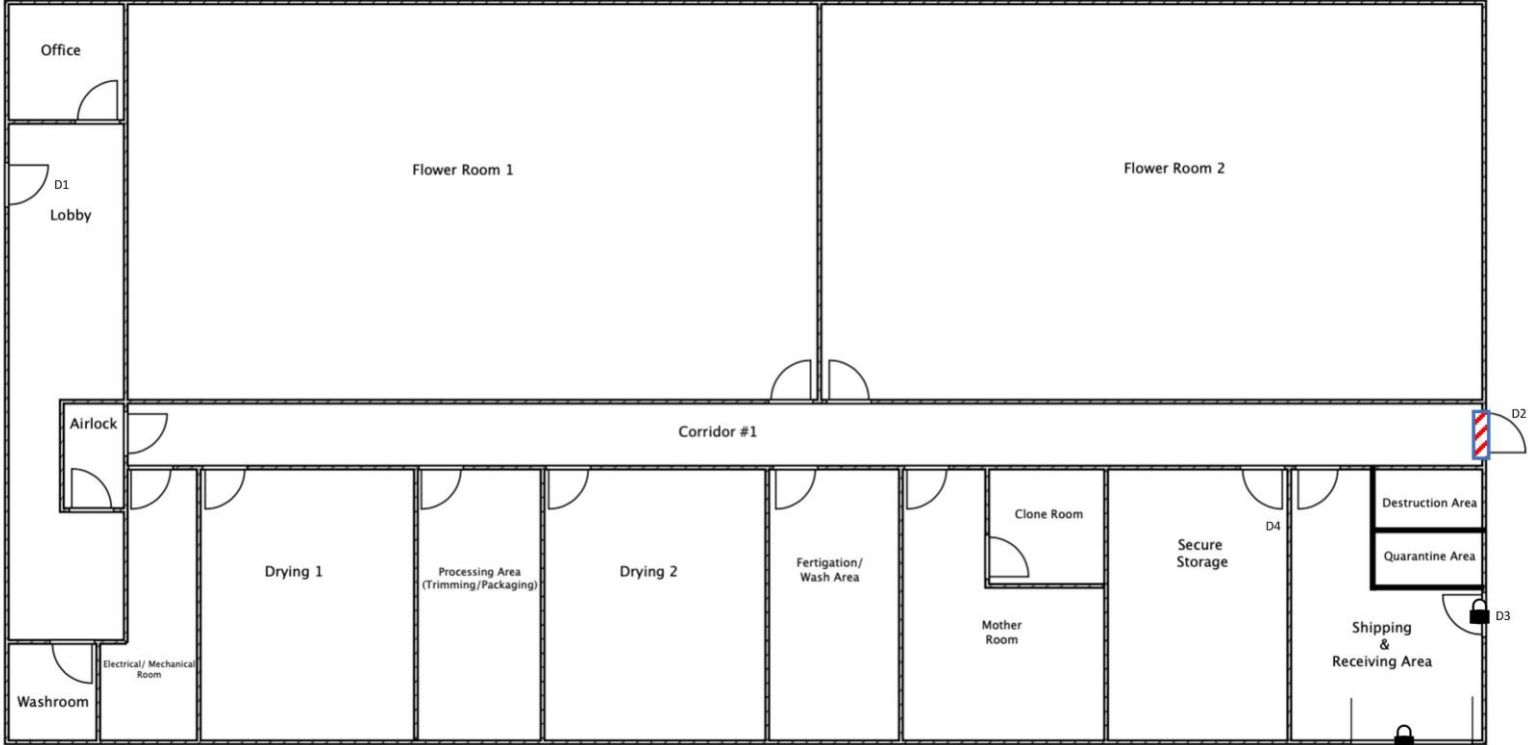
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Micro Cultivation and Micro Processing  
Licence Applicant

**Access Control**

**Legend**

-  Card Reader
-  Keylock
-  Emergency Exit Crash Bar
-  Audio Intercom



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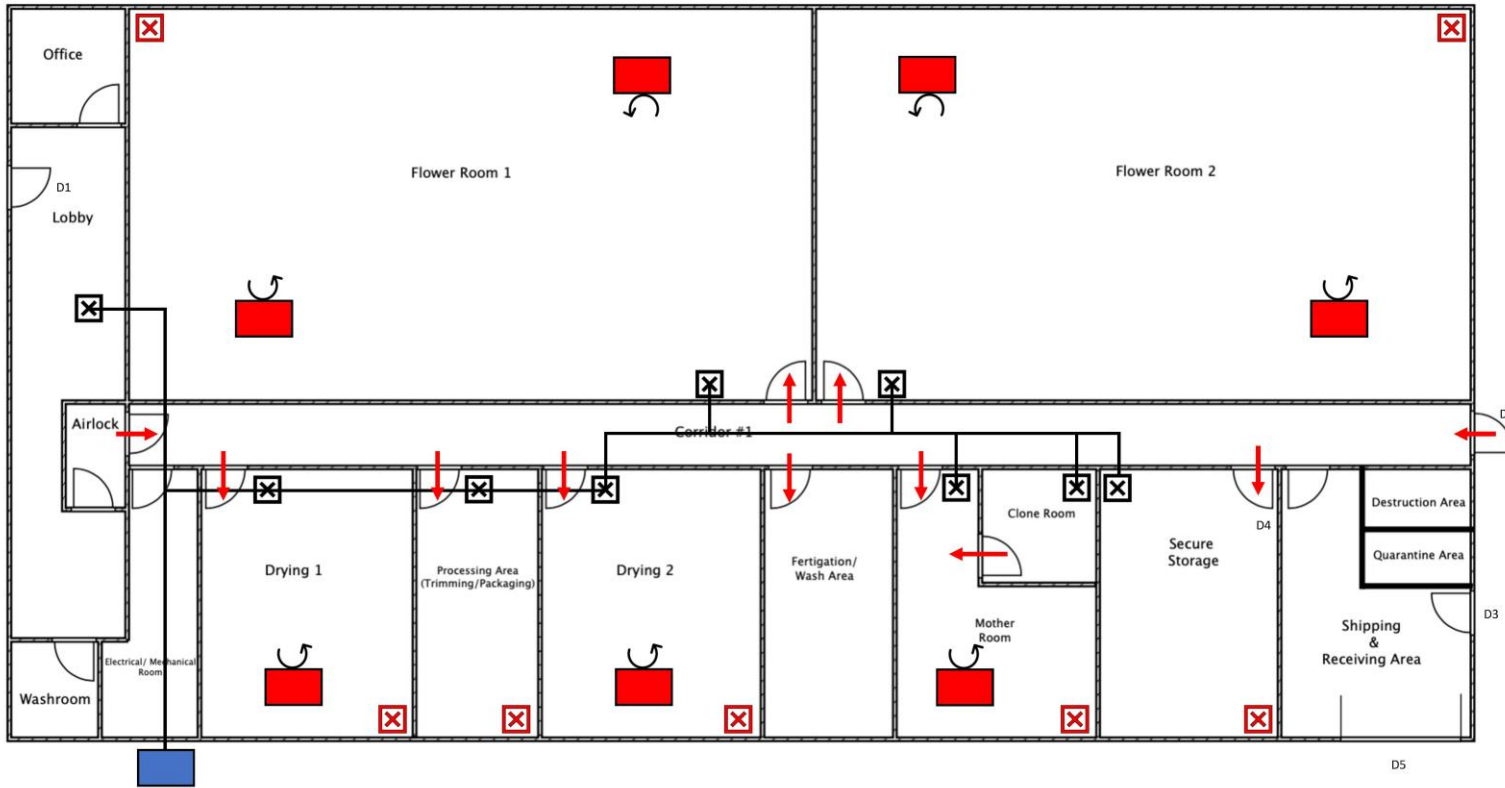
Micro Cultivation and Micro Processing  
Licence Applicant

**HVAC Design Plans**

**Legend**

- Directional airflow
- ☒ Supply Grill with spring dampener and MERV 11 filter
- ☒ Exhaust Vent with Fan and Charcoal Filter

-  Air Handling Unit (AHU)
-  Dehumidifier



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**QUESTIONS?**