



Cannabis Production Zoning Draft Amendments to Zoning By-law and Site Plan Control By-law

A draft of proposed by-law changes for Drummond/North Elmsley has been inserted below and includes changes to the Definitions, General Provisions, and Zones sections of the Zoning By-law. In addition, a minor change to the Site Plan Control by-law has been proposed.

Definitions- Section 3

Introduce a new definition to specifically define cannabis production facilities:

CANNABIS PRODUCTION FACILITY: Means any building, structure, or lands licensed by Health Canada to undertake cultivation, processing, sales, analytical testing and research of cannabis in accordance with all regulations under the Cannabis Act or any successor legislation.

General Provisions- Section 4

Introduce a new general provision with regulations specific to Cannabis Production Facilities:

Cannabis Production Facilities

Notwithstanding any other provisions of this By-law, the following regulations apply to a Cannabis Production Facility:

1. *All buildings and structures shall be set back a minimum distance of 150 m from any:*
 1. *Existing residential dwelling on a separate lot; and,*
 2. *Residential, Institutional, Open Space or Tourist Commercial zone.*
2. *Outdoor storage shall not be permitted on a property where a Cannabis Production Facility is located.*
3. *An approved Cannabis Production Facility near a dwelling or zone which is subsequently established within a required setback outlined in subsections (1) and (2) above shall be permitted to expand provided that the expansion does not further reduce the separation distance.*
4. *Section (1) above shall not apply to Cannabis Production Facilities where the cultivation area is less than 200 m², or to any outdoor cultivation areas.*

Zones- Sections 6, 7, 15, 16

The proposed amendment would introduce Cannabis Production facilities as a permitted use into several existing zones within the Zoning By-law:

Agricultural Zone (A): Allow Cannabis Production Facility as a permitted non-residential use.

Rural Zone (RU): Allow Cannabis Production Facility as a permitted non-residential use.

General Industrial Zone (M1): Allow Cannabis Production Facility as a permitted non-residential use.

Rural Industrial Zone (M2): Allow Cannabis Production Facility as a permitted non-residential use.

Site Plan Control By-law

The proposed amendment would also introduce a minor change to the Site Plan Control By-law by adding an additional use to the list of developments requiring site plan agreements.

Section 4: Add Cannabis Production Facilities to list of “classes of development” requiring site plan agreements.