

PLANNING JUSTIFICATION REPORT

For

Sheh Jor Gao

Re:

Zoning By-law Amendment

1374 Port Davidson Road

Part Lots 4 and 5, Concession 3

Roll Number: 260202000805600

Township of West Lincoln, Regional Municipality of Niagara

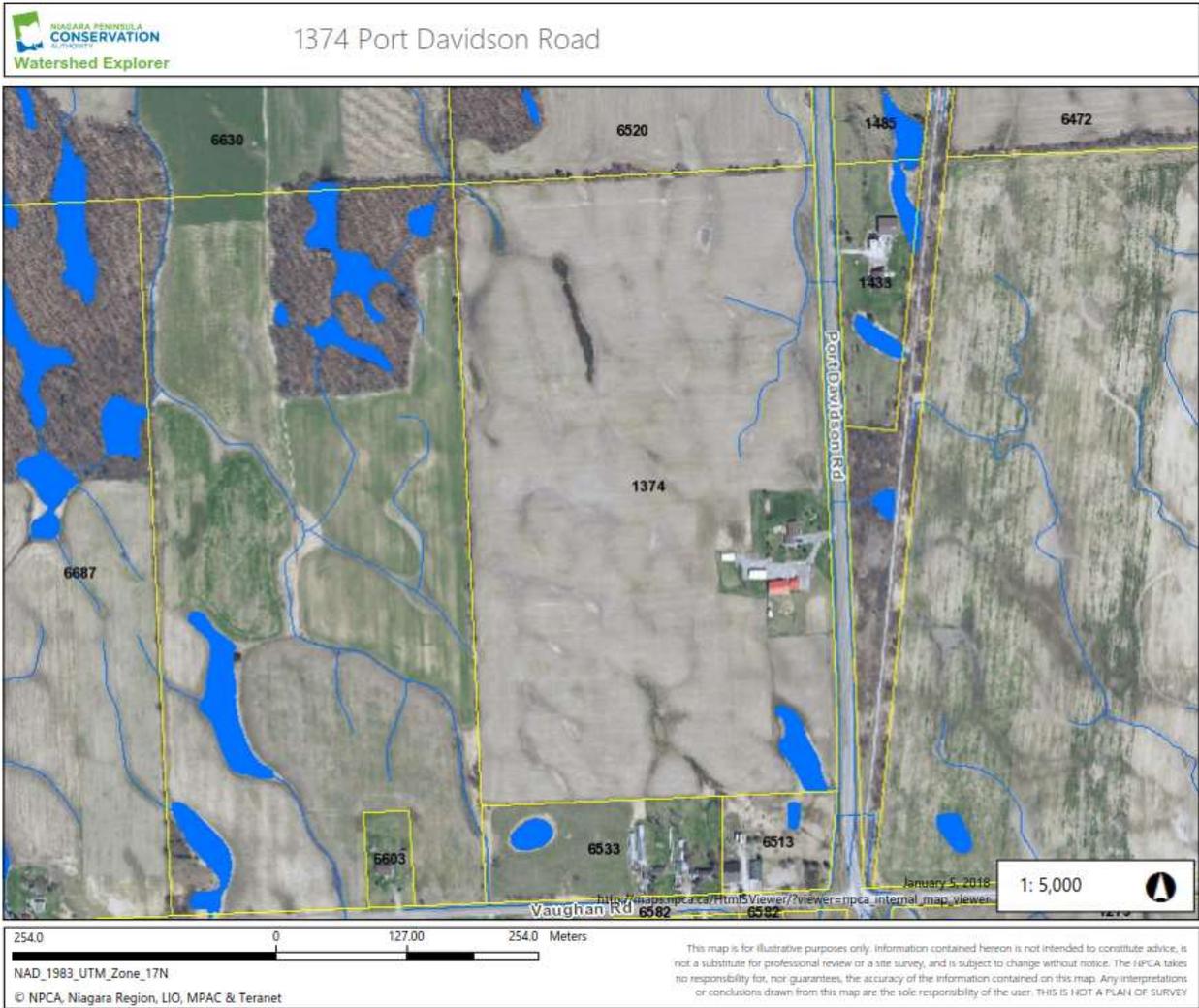


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2018-02-01

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Zoning By-law Amendment / Ontario Municipal Board Hearing
1374 Port Davidson Road
Part Lots 4 and 5, Concession 3
Part Roll Number: 260202000805600
Township of West Lincoln, Regional Municipality of Niagara

1 SUMMARY

1.1 PURPOSE, LOCATION, AND DESCRIPTION

This purpose of the Planning Justification Report is to review a proposal to rezone the approximately 29 hectare Subject Parcel with about 102 metres of frontage on the west side of the road, at 1374 Port Davidson Road north of Vaughn Road in the Township of West Lincoln, to permit a *medical marihuana production facility agricultural use*. The proposal is reviewed against the policies of the Provincial Policy Statement (PPS), The Growth Plan for the Greater Golden Horseshoe (The Growth Plan), the Region of Niagara Official Plan (ROP), and the Township of West Lincoln Official Plan (WLOP) and the provisions of the Township of West Lincoln Zoning By-Law (WLZB).

There are several vacant *existing* buildings including a *single detached residential dwelling* and five *accessory buildings and structures* that have about 1,052 square meters *gross floor area*. The proposed 15 *greenhouses and warehouse* building that will house the *medical marihuana production facility agricultural use* are approximately 10,200 square metres. The warehouse would not cover the entire area shown on the concept plan. The final location of *buildings and structures* will be determined though a Site Plan Control application.

The number of plants permitted is 244 plants per patient. There are four patients for a total of 976 plants. This includes mothers, seedlings, and clones.

Cannabis plants are grown in a number of stages. They begin as either a seed or a clone (a small cutting from a mother plant). The plants will be grown from both seeds and clones.

Process

The **first, seedling stage**, can take between one to three weeks and produces a small plant with a couple of leaves but no consumable cannabis.

The **second, vegetation stage**, takes from three to six weeks. During this stage the plants grow but do not produce consumable cannabis. During the second stage the male plants are kept separate from the female plants. Male plants do not produce consumable cannabis, but can pollinate flowering female plants significantly reducing the quality of the cannabis produced by the female plants. Plants in the second, vegetation stage, also need to be on a different light cycle than those in the first, seedling stage.

The **third, flowering stage**, which takes eight to ten weeks produces consumable cannabis.

The **fourth, curing stage**, occurs after the plants flower, when the cannabis colas or buds are dried, trimmed, and cured and takes a further three to five weeks.

All together production from seed or cutting to completed curing takes 15-24 weeks.

Some plants are anticipated to die before consumable cannabis is produced.

There are many diseases or other issues that can kill plants or significantly reduce their yield - clones may rot before they root. It is common to lose about half of the clones. Plants grown from seeds are about 50 percent male, which do not produce any cannabis, and most are culled. The plants may die or have reduced yield from too much or too little heat or water and / or inadequate nutrients. The plants may die or have reduced yield from common insect pests such as spider mites.

Facilities

One greenhouse will be for mothers and the first stage, seedlings and clones.

A second separate greenhouse will be for the second, vegetation, stage plants.

A third separate greenhouse for the third, flowering, stage plants.

The greenhouse total gross floor area is large because the applicant does not want the plants too close together. Keeping the plants spaced out:

- improves air flow reducing the susceptibility to mold;
- facilitates the inspection of plants for mold and insect pests;
- limits the spread of mold and insect pests from one plant to another;
- means that if one plant is infected with a pest such as spider mites it may not be passed on to the plant next to it;
- to permit ease of access for patients;
- to keep different strains of cannabis apart;
- so that each plant gets more sunlight; and
- to makes it easier to trim them.

Each greenhouse is 7.3 by 45.7 metres or about 335 square metres. There would be about two mothers per patient which means resulting in a total of about 968 other plants for all of the patients. This means that there would be about 968 plants in 14 greenhouses or 69 plants per greenhouse.

However, there is no fixed formula as to the number of plants per greenhouse, but the proposed operation is designed with the intention of having the plants spread out. This was viewed as a practical and responsible manner of growing.

Initially an *existing accessory building*, the existing barn which will have enhanced security measures, on the Subject Property will be used to store the crop.

The **existing accessory building** nearest to the road is about 50 metres from the *lot line* of the nearest property to the east, about 285 metres from the nearest *single family detached dwelling* to the north, and about 279 metres from the nearest *single family detached dwelling* to the south.

No outside storage of machinery related to the *medical marihuana production facility agricultural use* is proposed.

Destruction of waste cannabis product (such as stems and leaves) will be done by grinding up the waste and combining it with kitty litter, putting it in a landfill bag and taking it to the dump. Health Canada recommends using kitty litter to destroy cannabis because once it is combined with kitty litter it is unusable

The Subject Parcel is illustrated in **Figure 1, Subject Property** and the proposed development is illustrated in **Figure 2, Conceptual Site Plan**.

The grade at the Subject Parcel is relatively flat, with drainage by overland sheet flow to a roadside ditches.

The *existing accessory buildings* and *structures* on the property were previously used for horses. The majority of the Subject Property has been cash cropped and interest has been expressed by a local farmer to continue to farm the Subject.

There are several agricultural (barns), *residential*, and *commercial buildings* within one kilometre of the Subject Parcel. The surrounding *uses* are:

Surrounding Land Use Schematic		
Agriculture	Agriculture	Non-farm Residential
Agriculture	Subject Parcel	Non-farm Residential
Agriculture	Commercial and Agriculture	Agriculture

Figure 1, Subject Property

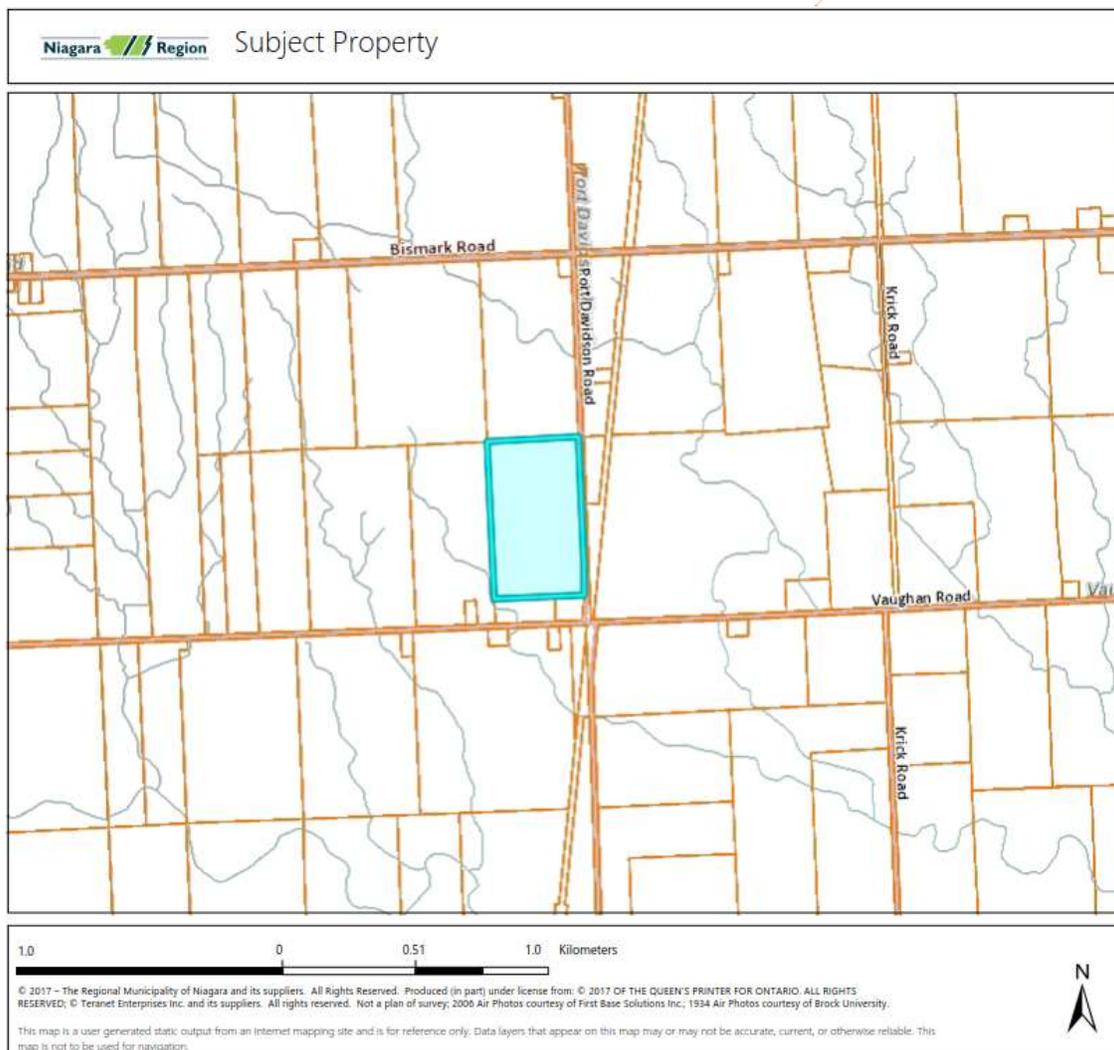


Figure 2, Conceptual Site Plan



1.2 POLICY REVIEW SUMMARY

Good planning practice directs that the plan and its policies are not written in stone. Policies such as those of the PPS, the Growth Plan, the ROP, the WLOP, and the Niagara Peninsula Conservation Authority Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy (NPCA Guidelines) reviewed here, are used to try to reach a goal. They are not to be used as a set of threshold measures where the inability to meet every policy results in a proposal's failure. All of the policies may not be and, based on good planning practice, don't have to be, satisfied as though they are zoning by-law regulations. If, on the balance, the proposal satisfies most of the policies and moves the community towards its stated goals, then the proposal should be given serious consideration for approval.

Land use planning in Ontario, Niagara and West Lincoln is about development. Protecting and preserving resources is important but, land use planning is primarily about **promoting and encouraging appropriate development**. There are aspects of control to protect valuable and sensitive resources such as *prime agricultural land* and significant natural heritage features, from negative impacts from nearby uses but, the primary purpose is guiding development.

The philosophy of guiding development is evident starting with the *Planning Act*. The Citizen's Guide to Land-use Planning (the Citizen's Guide) states ***the Act, among other things promotes sustainable economic development*** in a healthy natural environment and provides for a land use planning system led by provincial policy. The Citizen's Guide further states, *the Act* provides the basis for preparing **official plans and planning policies that will guide future development**.

The Citizen's Guide states the PPS provides policy direction that will help **build strong communities by protecting, among others, agricultural resources**. Community planning is aimed at identifying common community goals and balancing competing interests of the various parties.

1.2.1 Planning Act

The Council of the Township has the authority under the *Planning Act* (Sections 34 and 39) to zone a property for a permitted use if it implements the policies of the OP. *The Planning Act* specifies factors which must be taken into account. It lists, in Section 2, topics which Council shall have regard to in the form of Provincial Interest. Section 3(5)a adds that the planning tools (zoning) available to Council must be consistent with the PPS. Section 14 of *the Places to Grow Act* says planning decisions must also conform to the Growth Plan. Under Section 24(i) of *the Planning Act*, by-laws must conform to applicable OPs like the Regional and the Township OPs.

1.2.2 Provincial Policy Statement

The PPS came into effect April 30, 2014 and applies to this proposal. It states, that in *prime agricultural areas*, permitted uses include *agriculture* and *agriculture-related uses*. Criteria for these uses are based on the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (The OMAFRA Guidelines). **Both The OMAFRA Guidelines and the PPS define agricultural uses as the growing of crops** and associated on-farm buildings and structures.

1.2.3 Growth Plan

The Growth Plan for the Greater Golden Horseshoe (GPGGH), which took effect on July 1, 2017, is a 25-year plan to [among other things] enhance the long-term viability and productivity of agriculture by protecting *prime agricultural areas*. The policies of the Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. The geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network* will be maintained and enhanced.

1.2.4 Official Plans

The review of the ROP and the WLOP has been combined for the review of this proposal. The relevant policies in these documents are very similar. The Region initiated working groups for this policy set to create draft policies for the lower tier municipalities so that the wording and permissions would be consistent throughout the Region.

The Objectives for Agricultural and Rural Areas in the ROP, is **to preserve Niagara's agricultural lands, provide for a limited amount of non-farm development in Rural Areas, provide an efficient and orderly pattern of land uses in the Agricultural and Rural Areas.**

In Good General Agricultural Areas, the predominant use of land will be for agriculture.

The WLOP designates the Subject Property **Good General Agricultural** which permits all types of *agricultural uses*.

1.2.5 Zoning By-Law

The Subject Property is zoned “A” and “EP” in the Township’s Zoning By-law. Neither permit *medical marihuana production facility*.

1.2.6 Groundwater Contamination

The Township Building Department requires the septic system be reviewed to ensure municipal requirements are satisfied if the proposed use has additional employees. Other comments can be implemented through site plan control.

There will be no additional waste water from the greenhouses. The only waste water will be from the waste disposal system for the single family detached dwelling on the Subject Property where the four individual who hold the licences will reside.

1.3 POLICY EVALUATION SUMMARY

- **Regional Strategic Objectives are satisfied** including:
 - Efficient use of land; minimization of conflict between incompatible *uses*;
 - Selective rural development in areas of disturbed agricultural land where farming activities would not be adversely impacted; and
 - Minimizing the introduction of incompatible land *uses* within the *agricultural areas*.
- **The Township’s Vision of continued viability of agriculture on *prime agricultural lands* is not offended** because the impact on existing and potential agricultural operations is minimal.
- **The Township’s Goals and Objectives are satisfied** including:
 - Provision of an environment for sustainable agriculture and related activities through the protection of *prime agricultural lands* and by preventing incompatible land *uses*. Promotion of *agricultural uses*, agricultural related commercial *uses* and secondary *uses* including value added operations and agri-tourism;
 - Recognition of the mixed *use* landscape of agricultural areas;
 - Encouragement of more diversified employment opportunities for residents of the Township through the promotion new and expanding industrial *uses*, commercial businesses and institutional *uses*;

- Ensure the long term sustainability of the Township by expanding the property tax base;
 - Support of a pattern of agricultural land holdings that increase the flexibility of agricultural operations and avoid the fragmentation of land ownership by developing undersized and underutilized rural parcels; and
 - Promoting small scale secondary *uses* compatible with and do not hinder surrounding agricultural operations.
- **NPCA Sensitive Ground Water Features and Township septic system concerns are satisfied**
 - ***Development is restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored;* and**
 - **The production water used in the medical marihuana production facility is supplied by a local water hauler to the cistern on the Subject Property. A well may be used in the future. The production water is filtered and then used for the plants. Any excess water is gathered and reused. Water use is a closed system with the exception of the water brought by a water hauler to the cistern - no water goes to the natural environment outside the building.**

2 COMMENT

The *medical marihuana production facility greenhouse* produces a crop and is therefore an ***agricultural use*** permitted in a ***prime agricultural area***. While the WLZB has provision for *medical marihuana production facilities* they are not specifically listed as a permitted use in any agriculture or employment zone. A zoning by-law amendment is required to permit the proposed medical marihuana production facility greenhouse on the Subject Property.

ODOUR

The *minimum distance separation formulae* are formulae and guidelines developed by the Province to separate uses to reduce incompatibility concerns about odour from livestock facilities. They apply on rural lands (PPS 1.1.5.9) and in prime agricultural areas (PPS 2.3.3.3) to: new land uses, including the creation of lots (MDS I); and new or expanding livestock facilities, including barn and manure storage construction (MDS II).

MDS II identifies minimum setback distances between proposed new or altered livestock facilities and anaerobic digesters, and existing or approved development, lot lines and road allowances. It is applied at the time of a building permit application and becomes ‘applicable law’ under the Building Code after it is incorporated into a municipal zoning by-law.

The Minimum Distance Separation (MDS) Document (Publication 853) states greenhouses do NOT require either MDS I or MDS II setbacks. (Implementation Guidelines 3 and 13)

The applicant has retained Mr. Jack Lloyd to design a passive and forced air intake system for the proposal described in *Annex 6, Odour Reduction Treatment System*. The applicant is using Paul Boers brand freestanding greenhouses with forced air heating. Odour from the plants may be released from a greenhouse if the rollup side vent or the roof vent are opened for passive air intake without any forced air intake or pressure issues addressed. To resolve this issue a system of negative air pressure within each greenhouse will be created so that in the event any side or roof vents are open, they will operate as forced intake air points, not passive exhaust points.

Each of the four shutters located on the ends of the greenhouses has an exhaust fan attached to charcoal air filters. These exhaust fans operate at CFM levels which range from 2000 to 5850 CFM, resulting in negative air pressure inside the greenhouse.

7200 CFM of exhaust is required to facilitate a healthy growing environment as well as the temperature and odour reduction requirements. No air will leave the greenhouse by way of passive exhaust through side or roof vents. All air which leaves the greenhouse will be through the four filtered exhaust fans attached to perforated HVAC / air circulation ducts running the length of the greenhouse, allowing filtration of the rising air and its expulsion from the greenhouse, while permitting intake of fresh air.

The proposed greenhouse air ventilation system will benefit and be affected by an activated carbon air filtration system.

The four exhaust fans draw air through perforated HVAC ducts which run throughout the greenhouses. The perforations draw air in and it is filtered through charcoal air filters, and then exhausted from the greenhouse. This air exhaust creates a negative air pressure inside of the greenhouse. When any vents in the sides or roof of the greenhouse are opened, air will be drawn in and will not passively escape.

Activated carbon / charcoal air filters are effective at removing the smell of cannabis through a chemical activity known as “adsorption”. Essentially, because granular carbon is extremely porous, its surface area is very large despite its small size. As a result, the odor molecules are bonded by the carbon molecules which are not airborne. The odour is trapped in the filter and is not released into the atmosphere when the cleaned air is exhausted from the greenhouse by the exhaust fan. The filters become clogged over time and need to be changed at regular intervals. The size and amount of the carbon particulates effects on how long they last.

Generally, the carbon adsorbents are used in the form of spherical pellets, rods, moldings, or monoliths with a hydrodynamic radius between 0.25 and 5mm. They need to have high abrasion resistance, high thermal stability, and small pore diameters, which results in higher exposed surface area and hence a high capacity for adsorption. The adsorbents must also have distinct pore structure that enables fast transport of the gaseous vapors. Carbon air filtration systems are hydrophobic and polar, including materials such as silica gel and zeolites.

Activated carbon is a highly porous and amorphous solid consisting of microcrystallites with a graphite lattice, usually prepared in small pellets or a powder. It is non-polar and cheap.

These carbon air filters are most effective in a greenhouse grow operation of this nature if they are used in two ways.

Method 1 Carbon filter sheets are placed inside of the perforated HVAC ducting so that the air drawn into the ducts is filtered through the carbon. The perforations act as suction points through which air is drawn, and the filters clean the air. The HVAC ducting is at the top of the greenhouse, so as hot air rises, it is drawn out through the duct, as is the odor.

Method 2 Throughout the greenhouse a single high impact filter is placed on the end of ducting attached to a fan in the middle of the grow room, in addition to the four exhaust systems outlined previously. This would mean air in the grow room is also drawn into the carbon air filter which is in the middle of the greenhouse. It is filtered and then exhausted straight back into the greenhouse for the purpose of air circulation, and odour elimination.

Methods 1 and 2 can be used together in the event that additional air cleaning is needed.

An industrial / agricultural carbon filter supplier will need to provide the charcoal filters. They can be purchased in bulk and replaced regularly on an as needed basis. Further, should there be issues with odour, additional fan / filter systems pursuant to “method 2” can be placed throughout the garden to improve air circulation and filtration throughout the greenhouse.

DSB Mechanical reviewed Mr. Lloyd’s design and believes the system proposed will meet or exceed any expectations of the municipality and is more than adequate in comparison to the suggestions of industry leading carbon filter manufactures. All fans to be used have higher Cubic Feet Per Minute (CFM) ratings than those needed for the space in question and oversized filtration stations will allow for circulation at all times. While gardening centers can be quite pungent there is very little airborne particulate to clog filters in comparison to automotive powder coating facilities, however the collecting systems and frequency of filter material cleanings would be consistent with those of a factory with far more filter clogging material in the air. Through the process of adsorption all air in the greenhouses would be able to be filtered multiple times daily.

DSB states, greenhouse odors can occur at different levels based on the season and materials being exposed to temperature shifts while being kept within the filtered areas. As the air conditioning and heating systems used to manage this environment are capable of keeping it at any temperature desired, regardless of seasonal changes in outside temperature, this environment will allow the owners to keep the odor under control in any conditions. To further ensure that no smell would escape the buildings, the use of strategically timed opening and closing of the greenhouse panels will be synced in accordance with the HVAC systems, running the high CFM rated fans whenever the panels are open. This will create a negative pressure air flow on demand and allow the constant intake of air by the filters to move more air than all open panels would

allow to escape. By drawing air into the filters rapidly, these premises will only allow air to escape after being sent through the filtration systems as exhaust they choose to allow to escape.

Systems such as this are able to scrub the air without having any negative impact on the surrounding area or the produce being grown on site. This makes such a plan the most complete solution insuring that all air exiting the building will be fresh, clean, odourless and in fact cleaner than when it came in, as the plants will absorb the CO₂ and help increase the oxygen levels in the ambient air. DSB states, while there are some other promising solutions on the horizon (bio filtration and electrostatic air cleaners) this plan is safe, documented and a proven solution to odor control in an industry such as theirs.

SECURITY

Like property value, security is not a land use planning issue. A new bank or other similar business or a ginseng farmer are not expected to provide security information as part of a Planning Justification Study.

Health Canada states that the registered or designated farmer is responsible for taking all necessary measures to ensure the security of the cannabis in his / her possession, in storage, and in his / her production area. Health Canada recommends measures such as:

- Strong locks on the doors to the areas where the registered or designated person produces or stores cannabis, or
- Installing a home monitoring or alarm system.

The Township requires a 150 metre separation distance from all neighbouring property lines and the presence of a 1.8 metre high security fence around the Subject Property. The applicant proposes an additional security fence closer to the *greenhouses* and *warehouse* as illustrated on the conceptual site plan.

Exposure will be minimized since there will be no exterior, publicly visible signage on the Subject Property. This *medical marijuana production facility greenhouse* and warehouse is private, with no public access permitted. Only those individuals with licenses to grow at this location will be permitted access.

SAFE-TECH ALARM SYSTEMS has designed a HD Camera Installation Security System and the crop will be stored inside four safes - one for each patient – similar to the ones in Annex 5: Toronto Safes – USCAN Burglary Series Safes. The owner is negotiating camera installation and a security agreement with Safe-Tech. The camera installation plan will have 18 to 20 surveillance night vision cameras on the:

- perimeter of the buildings;
- barn door;
- safes; and
- front entrance.

The licenced patients, who will reside in the single detached dwelling on the Subject Property, will monitor the cameras.

The security plan will include an alarm system with motion detectors in the greenhouses and on the barn door.

There will be an enhanced grade 1 lock on the barn door.

SETBACK REDUCTION

The vacant parcel east of the existing dwelling and accessory buildings is very long and narrow and triangular at its southern end. It has a variety of vegetation communities including: marsh; meadow; and thicket indicating poorly drained soils. The parcel appears to be part of an abandoned rail line. It may be contaminated, requiring an Environmental Site Assessment and Record of site condition before any development is approved.

The parcel appears to have limited development potential given its shape, drainage, and potential for contamination and costly remediation.

The nearest single detached dwelling east of the most easterly accessory structure is about 285 metres north east.

3 OPINION

The *medical marihuana production facility greenhouse agriculture use* of the land at 1374 Port Davidson Road Twenty, **conforms to the policies of the Provincial Policy Statement, Niagara Region Official Plan, Township of West Lincoln Official Plan, Growth Plan for the Greater Golden Horseshoe, and Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. There are no significant negative environmental, traffic, visual, agricultural or noise impacts.**

The *medical marihuana production facility greenhouse agriculture use* is not permitted in the A Zone.

The reduced set back between the existing accessory structure and the parcel to the east is does not increase the need for mitigation since it appears the parcel has little if any development potential.

4

RECOMENDATION

A Zoning By-law Amendment is required to permit the *medical marihuana production facility greenhouse* on the Subject Property and the minimum setback of 150 metres from all *lot lines* of other *lots* must be reduced to 45 metres from the *existing* approximately 245 square metre *accessory building* to the *lot line* on the parcel to the east.

A draft Zoning By-law Amendment follows:

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2018- 0X

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT Schedule 'A' Map 'E5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Part Lot 4 Part Lot 5 Concession 3, in the former Township of Gainsborough, now in the Township of West Lincoln, known municipally as 1374 Port Davidson Road, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'E5' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Agricultural "A-X" zone.
3. THAT Part 6 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part X:

A-X

Permitted Uses:

As per the Parent Zone; plus a Medical Marihuana Growing Facility within the existing 245 square metre accessory building, 15, 335 square metre greenhouses and a 5,175 square metre warehouse building that will house the medical marihuana production facility to operate in conjunction with an approved site plan which shall address concerns around noise, outside storage, buffering, signage, odour, and security. All other provisions of the Agricultural 'A' Zone and medical marihuana production facility provisions of Section 3.10.3 apply, except as amended by this exception.

Regulations:

As per the parent zone and Section 3.10.3, except; the medical marihuana production facility shall be limited to an existing accessory building no greater than 245 square metres, 15, 335 square metre greenhouses, and a 5,175 square metre warehouse building. The minimum setback from lot line for the medical marihuana production facility in the existing 245 square metre accessory building only shall be 45 metres.

4. THAT all other provisions of Bylaw 2017-70 continue to apply.
5. AND THAT this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
X DAY OF FEBRUARY, 2018.**

MAYOR DOUGLAS JOYNER

CAROLYN LANGLEY, CLERK
EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2017-70

This By-law involves a parcel of land located on the west side of Port Davidson Road, north of Vaughan Road and is legally described as Part Lot 4 Part Lot 5 Concession 3, in the former Township of Gainsborough, now in the Township of West Lincoln. The property is municipally known as 1374 Port Davidson Road.

The rezoning application was to amend the existing zoning of Agricultural 'A' zone to an Agricultural "A-X" zone to permit a Medical Marihuana Growing Facility.

The Public Meetings were held on July 24, 2017, November 13, 2017, and February 12, 2018.

File: 1601-009-17
Applicant: Sheh Jor Gao

Steven Rivers

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2018-02-01

ANNEX 1

EXCERPTS FROM RELEVANT DOCUMENTS

AVAILABLE ON REQUEST

ANNEX 2

DETAILED POLICY REVIEW

AVAILABLE ON REQUEST

ANNEX 3

**RELEVANT MINIMUM DISTANCE SEPARATION GUIDELINES
AND CALCULATIONS**

AVAILABLE ON REQUEST

ANNEX 4

**NIAGARA PENINSULA CONSERVATION AUTHORITY
POLICIES, PROCEDURES AND GUIDELINES FOR THE
ADMINISTRATION OF ONTARIO REGULATION 155/06 AND
LAND USE PLANNING POLICY DOCUMENT**

AVAILABLE ON REQUEST

ANNEX 5

**TORONTO SAFES
USCAN BURGLARY SERIES SAFES**

AVAILABLE ON REQUEST

ANNEX 6

ODOUR REDUCTION TREATMENT SYSTEM

AVAILABLE ON REQUEST