

APPENDIX B

Mayor Nelson Santos	X	
Deputy Mayor Gord Queen	X	
Councillor Susanne Coghil	X	
Councillor Tony Gaffan	X	
Councillor Thomas Neufeld	X	
Councillor Larry Patterson	X	
Results	6	0

CARRIED (6 to 0)

3. PUBLIC MEETING--Application for Zoning By-law Amendment ZBA/21/18 by Great Northern Hydroponics 1270 Road 3 E, Part of Lot 8, Concession 3 ED

R. Brown, Manager of Planning Services

Guido Van het Hof of Great Northern Hydroponics, was also in attendance along with Applicant's Solicitor Stephen Cheifetz.

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated September 18, 2018;

ii) Report of R. Brown, dated September 25, 2018;

iii) Proposed By-law 113-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Mr. Brown presented his Planning Report dated September 25, 2018.

Comments from the Applicant:

Mr. Van het Hof indicated that this project is not speculative, and is a Part 1 application. He stated that the initial site plan would comprise around 12.5 acre growing area, being a 7.5 acre flowering area located on the north of the property and ancillary growing area toward the centre. He indicated he has talked to a significant number of people with respect to the issues and how Great Northern Hydroponics will deal with the issues. He advised that there is a greenhouse adjacent on the east of this site including a co-generator with noise abatement enclosures on site and light abatement curtains in the walls and ceiling.

Comments from the audience:

Doug Duff, 71 Robin Court asked how far this location is from the previously discussed application, and what assurances the residents have that the odour won't travel. He asked that Council deny the application.

Gary Kessler, 1517 Lawson Lane stated that there has been some discussion about light abatement, and he asked if there are standards of odour that the applicant will be obliged to follow. He also asked if this application is specific to medical marihuana growing or could it also be for recreational marihuana after October 17, 2018. He asked if he detected an odour, would he then make a complaint to the Town? Mr. Brown verified that the zoning amendment applications are specific to medical marihuana production facilities and there are odour regulation requirements in place.

Marilyn Binder, 1766 Cottonwood Avenue, stated she is against heavy odours because children are unable to play outside at those times. She asked how can the Town be educated enough for emissions control, and how are the greenhouses going to be responsible for emissions that are checked over by an engineer.

Mr. Van het Hof stated that they know that they have to comply with the rules and regulations set by the municipality, the Province, and Health Canada. They have done extensive research pertaining to air flow and emissions controls.

Solicitor Cheifetz stated that the odour control technical plans are stamped by an environmental engineer.

Patty Brown, 71 Robin Court, asked which members of Council were involved when the Town started receiving the applications. Mayor Santos indicated that all members of Council were involved and described the public process during the past months to address and identify concerns, and provide appropriate by-law regulations.

Patty Brown suggested that a committee be established with growers, Council members, staff, and perhaps with some of the retired environmental experts who live in the community, who can help to provide information through proactive research.

Keith Johnston, 710 Road 3 East commented that at recent past Council meetings Deputy Mayor Queen and Councillor Driedger suggested that someone from Council visit an area with established MMPFs to see firsthand those facilities which have shown proven results.

Mr. Van het Hof stated that in the process leading up to this specific application they have spared no expense, and had retained consultative engineers from various geographic areas (California, British Columbia, Holland). By way of a technical explanation, he stated that the odour accumulates once the flowers come into action, and it is at maturity that the strongest odour is present. Therefore, not every phase or stage requires as rigorous odour control as it does in the beginning. Odour control happens in the processing of the plant through a carbon control filtration system.

Mr. Van het Hof stated that he is a horticultural engineer by trade, and as stated above, has done extensive research for these projects and has consulted with experts in the field of cannabis in many geographic areas.

Patricia Statham, 220 Woodycrest, asked whether any Council members have visited the Municipality of Leamington to experience the odour there.

Kevin Black, 317 Applewood, asked what is the definition of what would constitute an odour and commented that the industry deserves to have a specific, measurable definition for the benefit of the residents, the Town, and the greenhouses. Mr. Brown explained the requirement is 'no perceptible odour' at the property line, that everyone perceives smell differently and the Town has at present set the bar at 'zero'.

Helen Eaton, 23 McCallum stated that "we must learn from the mistakes out there" and the Town should be the locomotive rather than the engineer. As stated this evening although the Town has no control over Part 2 licensing, there is control over Part 1 licensing. She suggested that all the facilities be shut down.

Mr. Duff stated this is a terpenoid, and suggests Council go to the scientists in Germany and Uruguay before implementing this. He also stated that he agreed with a previous speaker, that there is no way anybody can determine how bad the smell is; that the best indicator is your nose.

Dan Anzovino, 3193 Graham Sideroad asked what is the current light abatement provision?

There were no further questions or comments from the public.

576-2018

Moved By Councillor Thomas Neufeld

Seconded By Deputy Mayor Gord Queen

That Council deny zoning amendment ZBA/21/18 for a medical marihuana production facility on property located at 1270 Road 3 E.

Recorded	For	Against
Mayor Nelson Santos		X
Deputy Mayor Gord Queen	X	
Councillor Susanne Coghill	X	
Councillor Tony Gaffan	X	
Councillor Thomas Neufeld	X	
Councillor Larry Patterson	X	
Results	5	1

CARRIED (5 to 1)

4. PUBLIC MEETING--Zoning By-law Amendment Application ZBA/22/18 by Domric International Inc. 3069 Graham Side Road, Part of Lot 18, Concession 5

R. Brown, Manager of Planning Services

i) Notice of Complete Application and Public Meeting: Zoning By-law Amendment, dated September 18, 2018;

ii) Report of R. Brown, dated September 25, 2018;

iii) Proposed By-law 114-2018, being a By-law to amend By-law 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville.

Solicitor Stephen Cheifetz, representing the applicant, was in attendance. The applicant was also in attendance.

Mr. Brown presented his Planning Report. He also informed Council of letters of concern that he had received, including correspondence of Sarah and Dan Anzovino of 3193 Graham Side Road, which correspondence was included as Appendix C to said Planning Report.

Comments from the Applicant/Applicant's Solicitor: