

Archived: August 23, 2021 2:48:45 PM

From: Mara Burton

Sent: Fri, 20 Aug 2021 15:29:57 +0000

To: Christine Taggart

Subject: FW: amendment to zoning bylaw 06-54

Sensitivity: Normal

Attachments:

letter to Council.docx

Mara Burton BAA, MCIP, RPP

Director of Community Services

Clearview Township

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CLEARVIEW

Official Plan Review

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From: Chris Hoffmann <Hoffmann@bromptongroup.com>

Sent: August 19, 2021 9:09 AM

To: Mara Burton <mburton@clearview.ca>; council@clearview.com; Doug McKechnie <douglasmckechnie@yahoo.ca>

Subject: amendment to zoning bylaw 06-54

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To Members of Clearview Council,

I have owned land in Clearview since 1989 and been a resident since 1993. I am writing to express my concerns regarding the draft cannabis control bylaw under development. I think the matter is very important for the future of Clearview.

I am aware of the efforts of many other townships in Ontario struggling to understand and anticipate the implications of this developing industry. I know that several municipalities have passed very strict bylaws governing the production of cannabis and I am anxious for Clearview to take a stand that will be sufficiently strong to not emerge as a weaker jurisdiction that then attracts developers who have been prevented from operating elsewhere.

I would ask Council to modify the draft bylaw as I do not see it as sufficiently robust to prevent the well-known problems and conflicts associated with this industry: complaints from neighbours regarding the stench of cannabis plants and their processing, the security requirements of a regulated industry, the lighting requirements, the increased traffic, the oversized water consumption and so on. These many problems have been experienced elsewhere and in many instances handling them, mitigating them, or reversing directions is extremely difficult or impossible for governing authorities.

This is a very important moment for Clearview – a chance to prevent discord and unhappiness among neighbours and to minimize the problems and costs associated with this land use. Clearview has to find a way to balance the interests of its agricultural community, its rural residents, its existing economy of tourism and recreation, its environmental stewardship of one of the most desirable places to live in the province. I understand the Council's interest in wanting to avoid appeals and costly confrontations of controlling cannabis production.

I propose a fairly straightforward solution:

1. require all cannabis production (including greenhouse growing and processing facilities) to be located only in areas zoned as "industrial". Each application for developing a facility would have to submit a site specific plan for individual approval. This allows the municipality to control size, setbacks, odour control, water use, traffic and so on.
2. The only cannabis production allowed outside of industrial areas would be Micro Growing (as specified and limited by federal licensing rules), and these growing areas would be restricted to no more than 200 square meters on lots of at least 25 hectares, and with only one micro grow plot per lot. In other words, small scale outdoor growing would be allowed for smaller landholders with reasonable setbacks and separation distances to protect neighbours.

I will support the strongest measures possible to control the further entry of this industry into our community. My neighbours and I do not want cannabis production next to our properties which would spoil our enjoyment of and use of our land, and I want larger-scale production and all processing to be restricted to industrial areas that are designed for such facilities and which minimize the possibility that they harm other Clearview residents.

Thank you for considering my views and suggestions.

Sincerely,

Christopher S.L. Hoffmann
7540, 21/22 SR Nottawasaga

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CLEARVIEW

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