



MPC AGENDA

Meeting: November 28, 2019 6:00 p.m. – 7:00 p.m.
Council Chambers
502 – 2 Avenue Bassano

1. CALL TO ORDER

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

4.1 November 4, 2019

5. DEVELOPMENT REPORT

5.1 November 22, 2019

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 041 1235, Block 50, Lots 1-2 - TOB-D-21-19 – Discretionary Permit and Variance

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

10. IN CAMERA

None

11. ADJOURNMENT



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON NOVEMBER 4, 2019.**

ACTIVE

CHAIR:

Tom Rose

BOARD MEMBERS:

Kevin Jones

Ron Wickson

John Slomp

Doug Barlow

Irvin Morey

Sonya Procter

STAFF:

Amanda Davis – Development Officer

Diane Horvath – Oldman River Regional Planning Services
Commission

OTHER:

Jackie Seely, Councillor

1. CALL TO ORDER

Chair Rose called the meeting to order at 4:00 p.m.

2. EXCUSED FROM MEETING

None

3. ADOPTION OF AGENDA

35/19 Moved by **MEMBER PROCTER** that the agenda is approved with the following additions:

Information Items

8.2 Plan 041 1235, Block 50, Lots 1-2 (Change of Use)

8.3 Plan 781 0764, Block 31, Lot 9 (Redesignation)

CARRIED

4. ADOPTION OF MINUTES

**4.1 Adoption of minutes from the Municipal Planning Commission meeting on
September 9, 2019.**

36/19 Moved by **MEMBER MOREY** that the Municipal Planning Commission minutes
of September 9, 2019 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 None

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 3872T, Block 4, Lots 1-4 TOB-D-20-18 – Permit Extension Request

A one-time one-year development permit extension request was sought for Plan 3872T, Block 4, Lots 1-4 (TOB-D-20-18).

37/19 Moved by **MEMBER PROCTER** that the Municipal Planning Commission grants a one-time, one-year extension for development permit TOB-D-20-18 (Plan 3872T, Block 4, Lots 1-4) for retail cannabis with all conditions of development remaining active. The permit extension expires on November 28, 2020.

CARRIED

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

8.1 Municipal Development Plan – 1st Draft

Seely entered the meeting at 4:08 p.m.

38/19 Moved by **MEMBER WICKSON** to recess the meeting at 6:04 p.m.

CARRIED

39/19 Moved by **MEMBER MOREY** to reconvene the meeting at 6:10 p.m.

CARRIED

A first draft of the Municipal Development Plan was presented by Horvath. Discussion ensued.

Seely departed the meeting at 6:49 p.m.

8.2 Plan 041 1235, Block 50, Lots 1-2 (Change of Use)

Davis advised that a change of use application was received for Plan 041 1235, Block 50, Lots 1-2 and an MCP meeting would be scheduled in the next few weeks.

8.3 Plan 781 0764, Block 31, Lot 9 (Redesignation)

Davis advised that an inquiry was received for the redesignation of Plan 781 0764, Block 31, Lot 9 from Industrial Commercial to Residential. Discussion ensued.

9. QUESTION PERIOD

None

10. CLOSED SESSION

None

11. ADJOURNMENT

Chair Rose adjourned the regular Municipal Planning Commission meeting of November 4, 2019 at 6:51 p.m.

Chairperson

Chief Administrative Officer



Development Report

Meeting: November 28, 2019

Agenda Item: 5.1

The following development permits were issued between September 3 and November 22, 2019:

PERMIT NUMBER	LOCATION	DEVELOPMENT
TOB-D-19-19	Plan 3872T, Block 8, Lot 16 (518 – 2 nd Avenue, Bassano).	Adding sloped roof and front overhang to existing flat roof building.
TOB-D-20-19	Plan 191 0296, Block 24, Lot 12 (505 – 5 th Street, Bassano).	New 16' x 40' shed.

Plan 151 1466, Block 1, Lot 2 (1002 – 2nd Avenue, Bassano)

- The Town has been working with the contractors on utility connections beginning the week of November 4, 2019. MPE was contracted to oversee the installation of three manholes and connections to the sanitary and storm water systems. After the approved warranty period, the infrastructure will become a municipal asset. Tie-ins to municipal infrastructure are complete.

2600AM, Block 16, Lots 8-9 (415 – 4th Street, Bassano)

- The property owner removed the greenhouse in accordance with the temporary development permit. Administration and Bylaw Enforcement will assess compliance of the clean-up order in the Spring.

Municipal Development Plan (MDP)

A first draft of the Town's MDP was presented to the Municipal Planning Commission on November 4. Follow-up items are underway to include:

1. Expanding on social policies to be more inclusive to outline volunteerism.
2. More prescriptive with terminology related to education (e.g. Grasslands, Medicine Hat College, etc.) This was not unanimous and will require more discussion in the future.
3. 3.5.5 to change from "shall" to "may".
4. Include smart city technology opportunities throughout all growth areas A-G.
5. More discussion is required on:
 - a. Sidewalks on both sides of the streets
 - b. How an Area Structure Plan works.
 - c. Connection to the municipal utility system.
 - d. Prioritization of lands in Areas A-G. Determine a future use for Area G.

Completion of the MDP has been postponed until the completion of Ph. 3 of the Tiny Home project. The Tiny Home project may influence many sections of the MDP, and we aim to prevent the duplication of work. Council can expect to see the MDP by the end of the 2020 first quarter.



REQUEST FOR DECISION

Meeting: November 28, 2019 MPC
Agenda Item: 6.1

Discretionary Use – Plan 041 1235, Block 50, Lots 1-2 Development Permit Application TOB-D-21-19

Revisions are listed in red

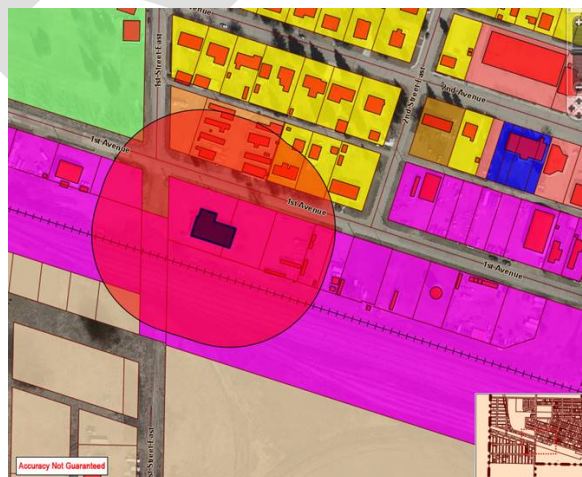
BACKGROUND:

Applicant: 2108760 Alberta Inc.
Plan 041 1235, Block 50, Lots 1-2 2
Land Use District: Industrial Commercial (IC)
Location: 201 – 1st Avenue, Bassano

A development permit application was received for a change of use at the above site from a weld shop to a cannabis production facility (CPF). CPF is a discretionary in the IC district and must be referred to the Municipal Planning Commission (MPC). The development officer worked closely with the applicant to ensure considerations were met prior to submission of the application.

The IC district of the Land Use Bylaw (LUB) lists CPF specific development requirements. When considering this application, variances would be required.

1. The applicant must provide as a condition of the development a copy of the current license for all activities associated with the medical cannabis production issued by Health Canada.
 - a. The applicant is unable to provide a license because a license is not granted until a facility is operations.
2. The development must not be within 75.0 meters of a residential, public institutional, or parks and recreation district, measured from the building foundation containing the use to the nearest property line of the parcel designated as a recreational, public institutional, or parks and recreation district.
 - a. The proposed location does not meet the minimum setback from residential or the parks and recreation district (see image below).



Other Variances

A change of use application requires any new development to conform to all requirements laid out in the LUB.

- Landscaping (Schedule 7, Section 5): within the front setback, a minimum landscaped strip of 10 feet in width along the entire lot frontage must be landscaped to the satisfaction of the development authority.
 - The applicant requests a landscape variance whereby maintaining the existing trees and grass boulevard. To showcase access to the site, driveways will be clearly marked, and a security fence will be installed.

The proposed variance is consistent with other IC properties in the vicinity.

- Fencing (Schedule 7, Section 6): A fence that exceeds 3 feet in height within a front yard or secondary front yard required approval by the Development Authority.
 - The development officer directed the applicant to include a 6' security fence around the perimeter of the property.

The proposed variance is consistent with other IC properties in the vicinity.

Other

- Principal building – meets LUB requirements - the exterior of the building would remain unchanged.
- Fencing – meets LUB requirements.
- Parking – meets LUB requirements.
- Outdoor displays and storage – meets LUB requirements – applicant does not propose outdoor displays or storage.
- Mitigation of impacts from noise, odor, vibration and air quality – in principle, meets the LUB requirements as outlined in the applicant's narrative. The facility will not emit noise or vibration. Odor and air quality will be managed by self-contained plant filtration and HVAC systems. The applicant will not incinerate or burn product at the site.
- The applicant does not plan to install signage on the site.
- Site is connected to the municipal utility system. Drainage is as shown on the site plan – meets LUB requirements.

Notification

Adjacent landowners were notified that the development would be considered by the MPC (as attached). To date, no comments have been received.

OPTIONS:

☒ #1 – That the Municipal Planning Commission approves development permit application TOB-D-21-19 at Plan 041 1235, Block 50, Lots 1-2 for the change of use from a weld shop to a cannabis production facility with the following variances and conditions:

Variance

1. A variance is granted to relax the 75.0-meter setback from residential and parks/recreation district pursuant to Schedule 7, Section 13.7 of the Land Use Bylaw.
2. To provide for a landscape variance whereby the applicant maintains the existing boulevard trees along the property frontage as it remains consistent with adjacent Industrial Commercial developments in the area. A security fence must be installed pursuant to the plan with defined driveways and access points.
3. To permit a 6' chain link security fence with barbed wire around the perimeter of the property.

Conditions

1. Development is approved and must be completed in accordance with the permit application dated October 29, 2019 and Change of Use Narrative with site plans dated November 15, 2019.
2. The developer is responsible to obtain all discipline permits.
3. The developer must provide the municipality with a copy of a current license for all activities associated with the medical cannabis production issued by Health Canada within 6-months from the date of issue of the permit.
4. The developer must provide the municipality with copies of all permits, authorization, consent or licenses that may be required to ensure compliance with applicable federal, provincial or other legislation within 72-hours of receiving a request from the municipality or its delegated representatives.
5. All development must be done in a manner where all processes and functions are fully enclosed in the primary stand-alone building.
6. The weld shop operations shall immediately cease at the location upon permit approval. All weld shop equipment, site material, storage, and signage must be removed from the site.
7. Outdoor storage of materials or supplies is not permitted onsite.
8. The incineration of cannabis or plant material is not permitted onsite without development approval from the Municipal Planning Commission. A waste management plan may be required for incineration of cannabis or plant related materials.
9. Retail sales are not permitted onsite.
10. The developer must maintain an active business license with the Town of Bassano.
11. Any contractors working onsite must obtain a business license before commencing construction or development.
12. Any signage related to the Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in the Land Use Bylaw.

☐ #2 – That the Municipal Planning Commission approves development permit application TOB-D-21-19 at Plan 041 1235, Block 50, Lots 1-2 for the change of use from a weld shop to a cannabis production facility with the following variances and conditions:

Variance

1. A variance is granted to relax the 75.0-meter setback from residential and parks/recreation district pursuant to Schedule 7, Section 13.7 of the Land Use Bylaw.
2. To permit a 6' chain link security fence with barbed wire around the perimeter of the property.

Conditions

3. Development is approved and must be completed in accordance with the permit application dated October 29, 2019 and Change of Use Narrative with site plans dated November 15, 2019 with the condition that a landscape plan is provided for the site as defined in the Land Use Bylaw to the satisfaction of the development authority.
4. The developer is responsible to obtain all discipline permits.
5. The developer must provide the municipality with a copy of a current license for all activities associated with the medical cannabis production issued by Health Canada within 6-months from the date of issue of the permit.
6. The developer must provide the municipality with copies of all permits, authorization, consent or licenses that may be required to ensure compliance with applicable federal, provincial or other legislation within 72-hours of receiving a request from the municipality or its delegated representatives.
7. All development must be done in a manner where all processes and functions are fully enclosed in the primary stand-alone building.
8. The weld shop operations shall immediately cease at the location upon permit approval. All weld shop equipment, site material, storage, and signage must be removed from the site.
9. Outdoor storage of materials or supplies is not permitted onsite.
10. The incineration of cannabis or plant material is not permitted onsite without development approval from the Municipal Planning Commission. A waste management plan may be required for incineration of cannabis or plant related materials.
11. Retail sales are not permitted onsite.
12. The developer must maintain an active business license with the Town of Bassano.

13. Any contractors working onsite must obtain a business license before commencing construction or development.
14. Any signage related to the Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in the Land Use Bylaw.

☐ #3 –That the Municipal Planning Commission denies development permit application TOB-D-21-19 at Plan 041 1235, Block 50, Lots 1-2 for the change of use from a weld shop to a cannabis production facility as the development does not conform to the minimum setbacks outlined in Schedule 7, Section 13.7 of the Land Use Bylaw.

PROPOSED RESOLUTION:

That the Municipal Planning Commission approves development permit application TOB-D-21-19 at Plan 041 1235, Block 50, Lots 1-2 for the change of use from a weld shop to a cannabis production facility with the following variances and conditions:

Variance

1. A variance is granted to relax the 75.0-meter setback from residential and parks/recreation district pursuant to Schedule 7, Section 13.7 of the Land Use Bylaw.
2. To provide for a landscape variance whereby the applicant maintains the existing boulevard trees along the property frontage as it remains consistent with adjacent Industrial Commercial developments in the area. A security fence must be installed pursuant to the plan with defined driveways and access points.
3. **To permit a 6' chain link security fence with barbed wire around the perimeter of the property.**

Conditions

1. Development is approved and must be completed in accordance with the permit application dated October 29, 2019 and Change of Use Narrative with site plans dated November 15, 2019.
2. The developer is responsible to obtain all discipline permits.
3. The developer must provide the municipality with a copy of a current license for all activities associated with the medical cannabis production issued by Health Canada within 6-months from the date of issue of the permit.
4. The developer must provide the municipality with copies of all permits, authorization, consent or licenses that may be required to ensure compliance with applicable federal, provincial or other legislation within 72-hours of receiving a request from the municipality or its delegated representatives.
5. All development must be done in a manner where all processes and functions are fully enclosed in the primary stand-alone building.
6. The weld shop operations shall immediately cease at the location upon permit approval. All weld shop equipment, site material, storage, and signage must be removed from the site.
7. Outdoor storage of materials or supplies is not permitted onsite.
8. The incineration of cannabis or plant material is not permitted onsite without development approval from the Municipal Planning Commission. A waste management plan may be required for incineration of cannabis or plant related materials.
9. Retail sales are not permitted onsite.
10. The developer must maintain an active business license with the Town of Bassano.
11. Any contractors working onsite must obtain a business license before commencing construction or development.
12. Any signage related to the Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in the Land Use Bylaw.

Prepared By: Amanda Davis, Development Officer

Attachments:

1. Development Permit Application TOB-D-21-19
2. Notice to Adjacent Landowners
3. **Development Report**

TOWN OF BASSANO NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application:

Oct 29/19

Development Permit
Application No.

T08-D-21-19

IMPORTANT NOTICE: This application **does not** permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant:

XXXXXXXXXXXXXXXXXXXX

Mailing Address:

XXXXXXXXXXXXXXXXXXXX

Phone:

XXXXXXXXXXXXXXXXXXXX

Phone (alternate):

XXXXXXXXXXXXXXXXXXXX

City:

XXXXXXXXXXXXXXXXXXXX

Fax:

XXXXXXXXXXXXXXXXXXXX

Postal Code:

XXXXXXXXXXXX

Email:

XXXXXXXXXXXXXXXXXXXX

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO"

Name of Owner:

XXXXXXXXXXXXXXXXXXXX

Mailing Address:

201 1st Ave

Phone:

XXXXXXXXXXXXXXXXXXXX

Phone (alternate):

XXXXXXXXXXXXXXXXXXXX

City:

Bassano AB

Fax:

XXXXXXXXXXXXXXXXXXXX

Postal Code:

T050B0

Email:

XXXXXXXXXXXXXXXXXXXX

Applicant's interest in the property:

☐ Agent

☐ Contractor

☐ Tenant

☐ Other

PROPERTY INFORMATION

Municipal Address of
Development:

201 1st Ave Bassano AB

Roll Number:

Legal Description:

Lot(s)

1 8 2

Block

50

Plan

0411235

Land Use District:

Industrial Commercial

What is the existing use?

Welding shop

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ☐ Construct a new building (if greater than 500 ft² see abandoned well information section)

The building is for:

- ☐ Commercial Use
- ☐ Industrial Use
- ☐ Public/Institutional Use
- ☒ Alter/renovate/add to the existing building (if greater than 500 ft² see abandoned well information section)
- ☒ Change in or intensification of use

Describe the proposed use, any changes from existing use, and any work to be done.

Renovate a welding shop to be outfitted
for cannabis cultivation

WAIVERS

Is a waiver of one or more standards of the Land Use Bylaw being requested?

☒ Yes

☐ No

If yes, please specify: _____

BUILDING REQUIREMENTS

	Principal Building	Office Use	
Parcel Size	38,740.2 <input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	38,740 <input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	
Building Size	5800 <input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	5,800 <input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	1497% lot coverage
Height of Building	22 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	22 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Proposed Setbacks from Property Lines			
Front	± 37'-9" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	37' 9" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Rear	± 34'-3" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	34' 3" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Side	± 54'-5" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	54' 5" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Side	± 81'-3" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	81' 3" <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Parcel Type:	<input type="checkbox"/> Interior Lot <input checked="" type="checkbox"/> Corner Lot		

ABANDONED WELL INFORMATION

This applies to developments that require a new permit from the municipality for:

- new buildings larger than 500 sq. ft. (47 sq. m.), or
- additions to buildings that will result in the building being this size or larger.

If your development proposal fits the criteria above, you are required to do the following:

1. Obtain map and well information

Please go to the ERCB's Abandoned Well Viewer (viewer) on the ERCB website at www.ercb.ca. The viewer will provide a map identifying all recorded abandoned well surface locations in the selected area and list any additional details that are available, including the licensee(s) of record and the latitude and longitude of each well's surface location.

If you do not have Internet access or have questions about the information provided by the viewer, you may contact:

- the ERCB Customer Contact Centre by telephone at: 1-855-297-8311 (toll-free), or
- by e-mail at: inquiries@ercb.ca, or
- the ERCB Information Services by mail at: Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4.

2. Submit the following as part of your development permit application

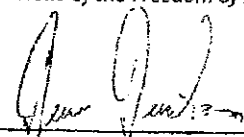
- the ERCB information, including a map of the search area from the viewer and a statement that there are no wells in the project area or a list and map identifying the location of abandoned wells within the search area (including the surface coordinates, as provided by the viewer or ERCB Information Services); and
- if an abandoned well is present, a detailed site plan must be provided that accurately illustrates the actual well location (i.e. latitude, longitude) on the subject parcel as identified in the field and the setback established in the ERCB Directive 079 (a minimum 5 m radius around the well) in relation to existing or proposed building sites.

If there is an abandoned well located in the area of the proposed surface development, the applicant is advised to contact the well licensee of record for any additional information that may be needed or to physically locate the well, and to discuss the proposed development and abandoned well issue in more detail.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).



APPLICANT



Registered Owner (if not the same as applicant)

DEVON DAVIDSON/ADAM BOURBONNAIS

DEVON DAVIDSON

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXX RABBITHORN CIRCLE CANARY AB T0J 0B0
XXXXXX 507-098-1329 XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXX DEVON DAVIDSON@CANALIEF.GA XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Amanda Davis, CAO
Planning & Development, Town of Bassano
502 2 nd Avenue Box 299
Bassano, AB T0J 0B0

To Whom It May Concern,

With regards to 201 1 AVE BASSANO AB CANALIEF INC/2108760 ALBERTA INC

Please be advised that I, **WAYNE SEAWARD** am:

- ☒ the owner of the above mentioned property, and that I authorize
☐ an officer or director of the owner(s) of the above mentioned property,
and that I am authorized by that owner to authorize

CANALIEF INC/2108760 ALBERTA INC and/or its DEVON DAVIDSON/ADAM BOURBONNAIS

to apply for any and all **DEVELOPMENT/ BUILDING PERMITS**

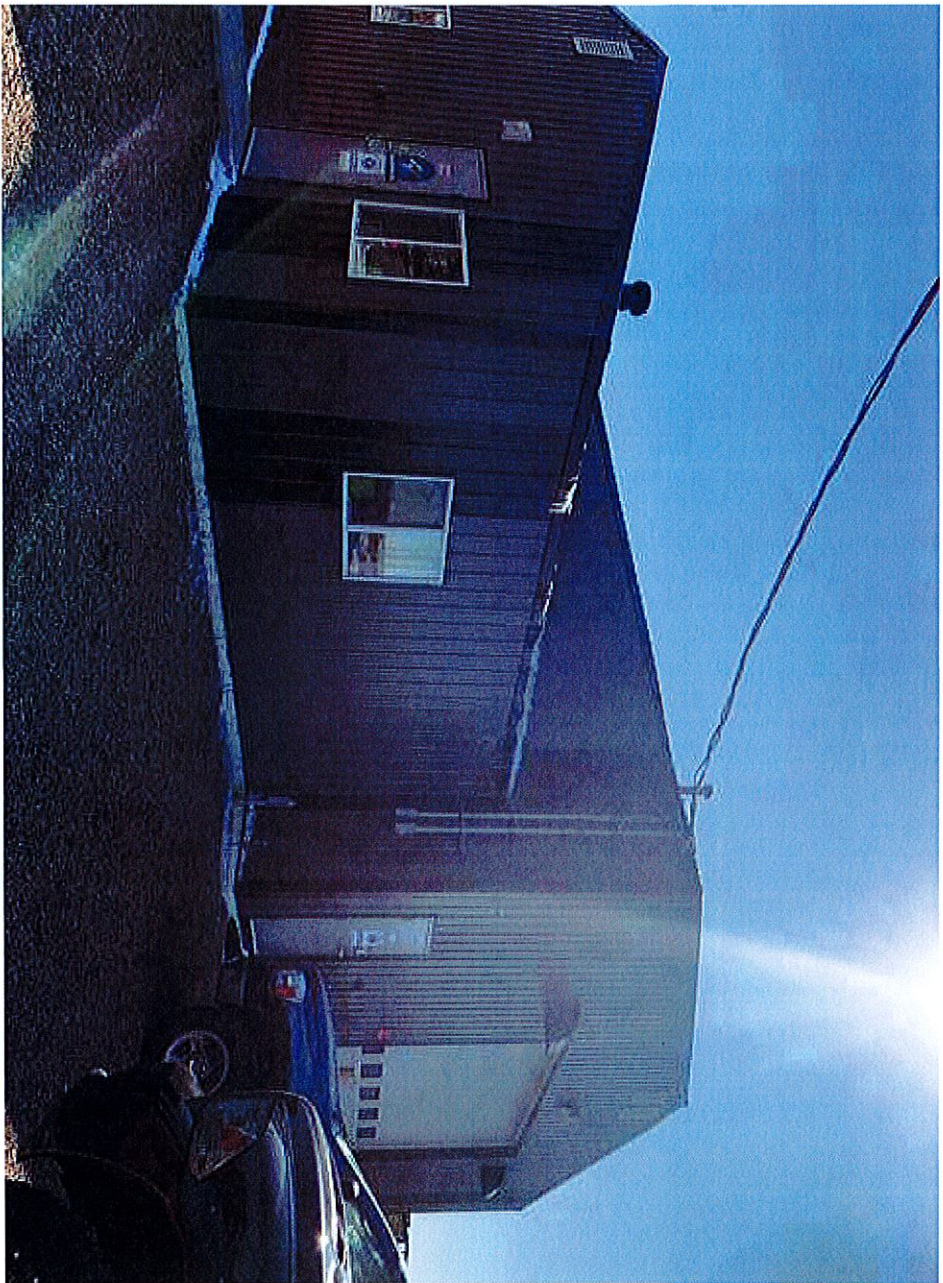
for the above mentioned property.

I further agree to immediately notify the Town of Bassano, in writing, of any changes regarding the above information.

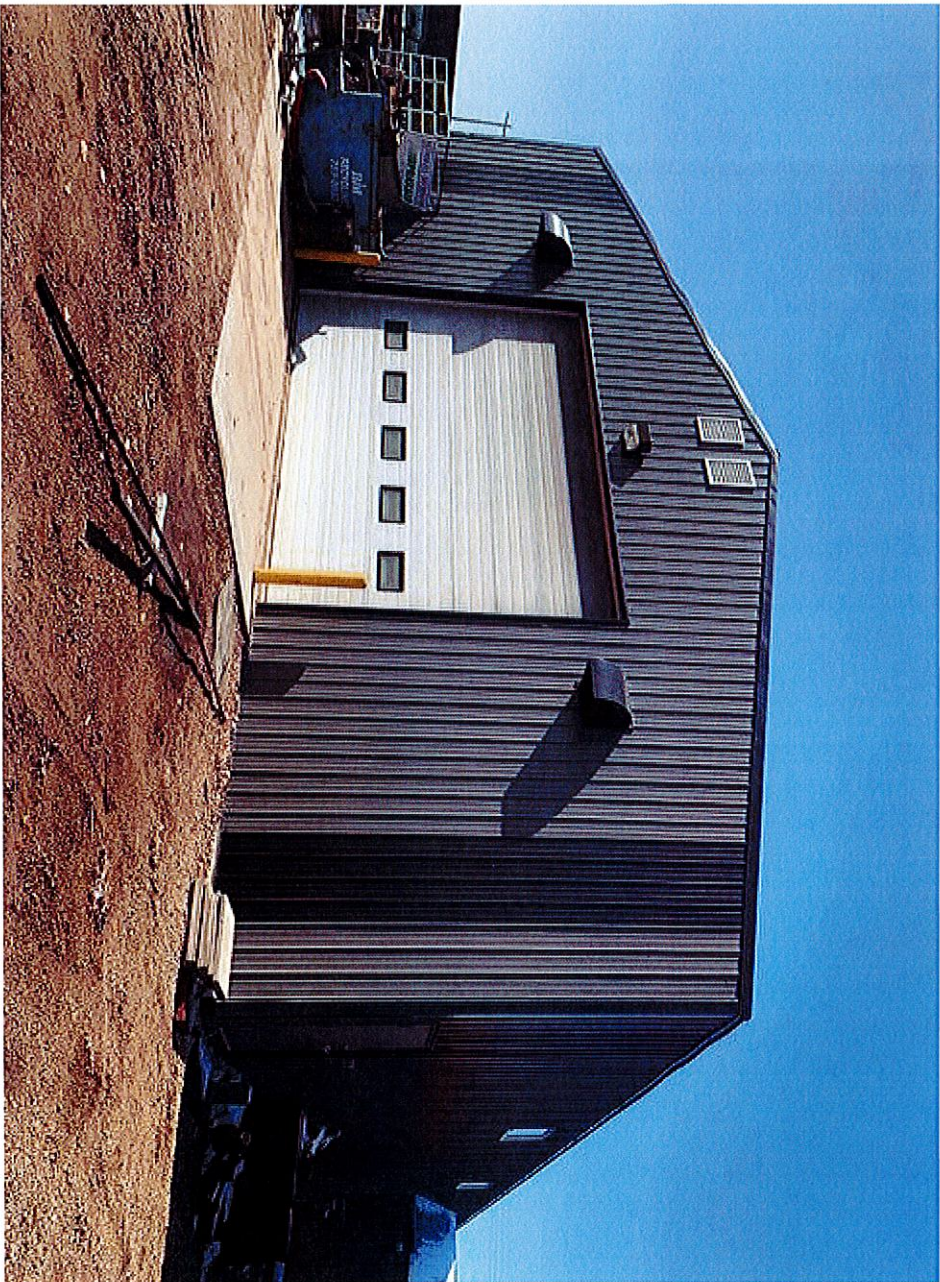
OCTOBER/29 2019



Wayne SEAWARD









Development Permit & Change of Use Narrative

201 – 1st Street, Bassano, AB (Lots 1 & 2)

The following is a narrative provided to clarify the scale and intent of the proposed development and change of use for the above site.

1.1 Description of the Proposed Use

We are proposing to change the use of the existing building from an industrial welding shop use on Lots 1 and 2 at the address above to a cannabis production facility. Lot 3, the adjacent lot to the east, will be a separate lot with a new proposed access for a separate industrial use. Our intent is to keep the site and exterior of the building very similar to what is existing. A siteplan is attached indicating the approximate location of the building on the site and illustrating the intent for screened waste refuse storage and parking.

The use of the building will be limited to only the growing and initial processing/package of the cannabis plant to prepare it for market as a medical cannabis product to approved distributors. We do not intend to do any retail distribution of cannabis on this site.

1.2 Proposed relaxations to select bylaw requirements

Section	Bylaw Requirement & Description
5	<i>Landscaping and Screening</i>
	<p>As the site is an existing industrial use with existing gravel parking areas and on site circulation routes it has limited landscaping within the bounds of the property. We are requesting a relaxation on any bylaw requirements to increase the amount of landscaping from what is existing as the proposed use will have similar parking and on site vehicle circulation requirements as the existing use. The town is also requiring a full security fence on the site which will obscure any additional landscaping that would be provided.</p> <p>There is an existing boulevard with trees and grass along 1st Avenue that we intend to preserve. This is the portion of our lot that faces the residential land use and will provide a soft landscaped buffer between our fence/property line and the street facing these residences.</p> <p>We are proposing to keep our site access off of the west side of the property to minimize any changes to the site access and will restore the corner of the boulevard at our entry to enhance the entrance of our site where the gate is located.</p> <p>The waste bin will be located near the rear of the site and be screened with 6ft fencing.</p> <p>Please see the site for specific notes to the above references.</p>
Section 13 – Cannabis	
13.7	<i>The development must not be within 75.0 metres of a residential, public institutional, or parks and recreation district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential, public institutional, or parks and recreation district.</i>

	<p>The corner of the existing building is less than 75m from the residential properties across the street and the edge golf course across the road. We are requesting a relaxation of this bylaw requirement as this cannabis operation is on the edge of the town and along the railroad tracks where we feel this development has a minimal impact on the town. By using an existing, well maintained, newer building we avoid any major construction and can effectively contain our growing and processing operations within the existing facility. Any traffic coming to the site will follow main roads and as we are affecting the site very minimally with the intent to reduce the impact of our operations beyond what is currently experienced on the site. This analysis has been reviewed in close consultation with the Town of Bassano and we will continue to work with the Town and the community to ensure this change of use is a smooth as possible.</p>
--	--

1.3 Bylaw Compliance Comments

Schedule 7 – Commercial / Industrial Standards of Development

Section 4 corner Visibility	The security fence remains outside of the 20' x20' corner visibility triangle. Refer to the site plan drawing at the northwest corner of the site. No additional items are proposed for this area to maintain a high level of visibility at the street corner.
Section 6 Fencing	A 2.4m high security fence will be provided along the property lines with a secure gate in accordance with Section 6 as per the request of the Town of Bassano. See the site plan drawing for fence details.
Section 7 Parking	Parking calculations for required stalls, a loading stall, and a barrier free are provided in accordance with the bylaw and use. Refer to the site plan.
Section 8 Outdoor Storage	The growing operation is contained within the building and the outdoor waste bin will be screened by a fence 6ft high.
Section 9 Mitigation of Impacts	The building's operations are enclosed in the building and will contain filtration designed and intended to remove odours from the air as per bylaw requirements for Cannabis. See section 13.6

Section 13 – Cannabis	
13.1	<i>The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with medical cannabis production as issued by Health Canada.</i>
	Canalief Inc. is currently in the processing of applying for a license and has submitted an application to Health Canada. The process requires that a completed intended growing facility be submitted for review and approval before a license is issued. Canalief hopes to obtain its growing license after submitting documentation of the completed facility at this location to Health Canada. A copy of Canalief's license will be provided to the Town of Bassano when it is issued.

13.2	<i>The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.</i>
	Noted. Canaleif is working with several consultants including a specialized cannabis compliance agency to ensure that all requirements from the AHJ are met from a building code compliance level as well as any policy and operational health and safety standards.
13.3	<i>The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building.</i>
	The intent is for the growing and processing of the cannabis to be fully contained within the building. The growing will be done in completely contained individual growing pods within the building best described as a “building within a building” type of strategy. Each growing pod has its own HVAC and contained micro-climatic. The processing of the plants is also designed to be completed within the existing building in compartmentalized rooms to keep contaminants away from the product.
13.4	<i>The development shall not operate in conjunction with another approved use.</i>
	The current welding shop will be closed down. The owner will be a major partner in this business and we are looking forward to working with more people in the town as our projects progress. Lot 3, the current adjacent lot also owned by the owner will be designated as a separate use and access from the road, separated by a fence from the Cannabis operation.
13.5	<i>The development shall not include an outdoor area for storage of goods, materials or supplies.</i>
	Noted. We will designate areas indoors for storage of goods. The waste bin for general garbage will be screened and the waste bin for organic waste will be stored inside securely and transported off site to be destroyed.
13.6	<i>The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.</i>
	Each growing room is contained within its own air sealed pod complete with an HVAC system dedicated to each pod. A 2 nd HVAC system will be installed to collect, filter and exhaust the pods and building. This system will be designed by a qualified company complete with filtration that is intended to remove odours from the air.
13.7	Proposed Relaxation, see Section 1.2
13.8	<i>The Development Authority may require, as a condition of a development permit, a Public Utility and Waste Management Plan.</i>
	Noted. We do not know at this time if incineration will be used on site but will comply with the Town’s requirements as needed. To start we will likely be hauling all of our waste off-site.
13.9	<i>The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Light industry/manufacturing use found in Schedule 5.</i>
	Noted. Parking calculations for required stalls, a loading stall, and a barrier free are provided in accordance with the bylaw and use. Refer to the siteplan.
13.10	<i>Any signage relating to a Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in Schedule 8.</i>

	Noted. No signage is planned at this time and will follow separate permit application requirements when/if proposed.
13.11	<i>Cannabis Production Facility is a Discretionary Use within the Industrial Commercial (I-C) Land Use District.</i>
	Noted.

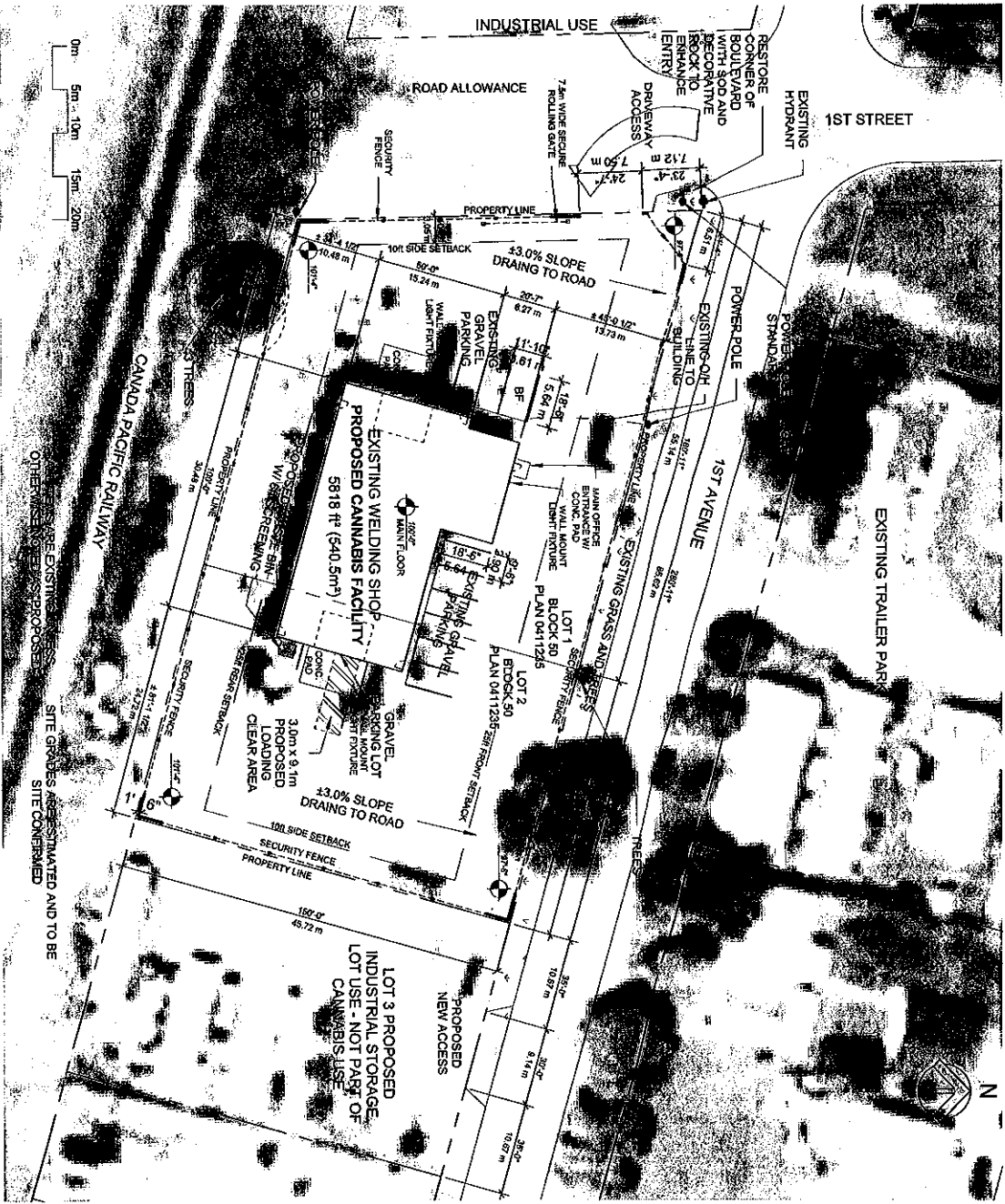
Schedule 5 – General and Use Specific Standards of Development

Section 6 Stormwater and Grading	The existing stormwater drainage and grading is to remain as per the previously approved development. As no changes are being made to the site or building at this time the existing conditions should not be affected. See the siteplan notes regarding how the storm water drains to the north to the catch basins along 1 st avenue. This appears to be in conformance with Section 6.3 of the bylaw where roof and surface drainage is to be directed to the public roadway.
Section 7 Parking and Loading	Parking calculations for required stalls, a loading stall, and a barrier free are provided in accordance with the bylaw and use. Refer to the siteplan.
Section 9	No additional site lighting is being provided. Three existing downlights on the building are noted on the siteplan above the doors.
Section 10 Refuse Collection and Storage	The waste bin will be located near the rear of the site and be screened with 6ft fencing.

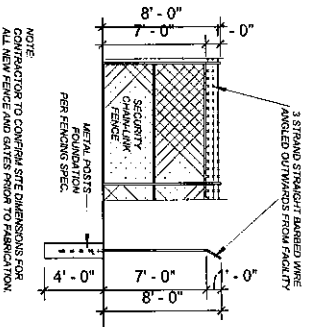
1.4 Water Usage

- A. The total quantity of water expected to be required for the cannabis growing operation that is currently under design is 1440 litres of water per day. This number may be less at the beginning depending on if the operation starts with less grow area and scales up the operation over time.

1 SITE PLAN



2 TYPICAL SECURITY FENCE DETAIL



SITE INFORMATION

LOCATION 201-1 Ave.
MUNICIPAL ADDRESS 1002 2nd Avenue, Bassano, Alberta
LEGAL ADDRESS LOT 1 & 2, BLOCK 50, PLAN 041 1235

SIZE OF PARCEL 43,589.17m² (0.36 ha) 36,740.2 m²

LAND USE INDUSTRIAL, COMMERCIAL (IC)
EXISTING USE INDUSTRIAL WELDING SHOP
PROPOSED USE CANNABIS PRODUCTION FACILITY

PARKING REQUIREMENTS INDUSTRIAL/LIGHT = 1 STALL PER 65m² (7000ft²)

PARKING AREA 58,187 GROSS AREA = 9 REQUIRED STALLS AND 1 BARRIER FREE STALL APPROXIMATE LOCATIONS OF PARKING SHOWN ON SITE PLAN.

SITE DESIGN NOTES
 EXISTING GRADE ELEVATIONS, DRAINAGE PATTERNS, SITE ACCESS, LANDSCAPING AND PARKING LOT SURFACING TO REMAIN AS PER PREVIOUSLY APPROVED BUILDING DEVELOPMENT

EXISTING UTILITIES TO BE SITE CONFIRMED. ANY MODIFICATIONS TO EXISTING SITE SERVICES WILL BE COORDINATED WITH THE TOWN OF BASSANO.

CLIENT

ANALIST
 CAVALIER INC.

COPYRIGHT RESERVED

Any reproduction or distribution not authorized by the copyright owner is prohibited. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from the copyright owner.

CONTRACTOR AND/OR OWNER RESPONSIBILITY FOR ALL PERMITS AND INSPECTIONS
 ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY THE SUPPLIER
 CONSTRUCTION TO CONFORM TO ALL APPLICABLE BUILDING CODES
 OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REMOVAL ALL DEBRIS PRIOR TO STARTING CONSTRUCTION
 WINDOW AND DOOR SIZES ARE APPROXIMATE. ROUGH OPENING SIZES MAY VARY. CONTACT WINDOW/DOOR CONTRACTOR FOR FINAL SIZES
 DO NOT SCALE DRAWINGS

ISSUES
 Nov. 15, 2019 DP & Change of Use

PRIME CONSULTANT

VAN ROEKEL ARCHITECTURE
 Van Roekel Architecture Ltd.
 Calgary, AB
 403 404 5257
 frazer@vanroekel.ca

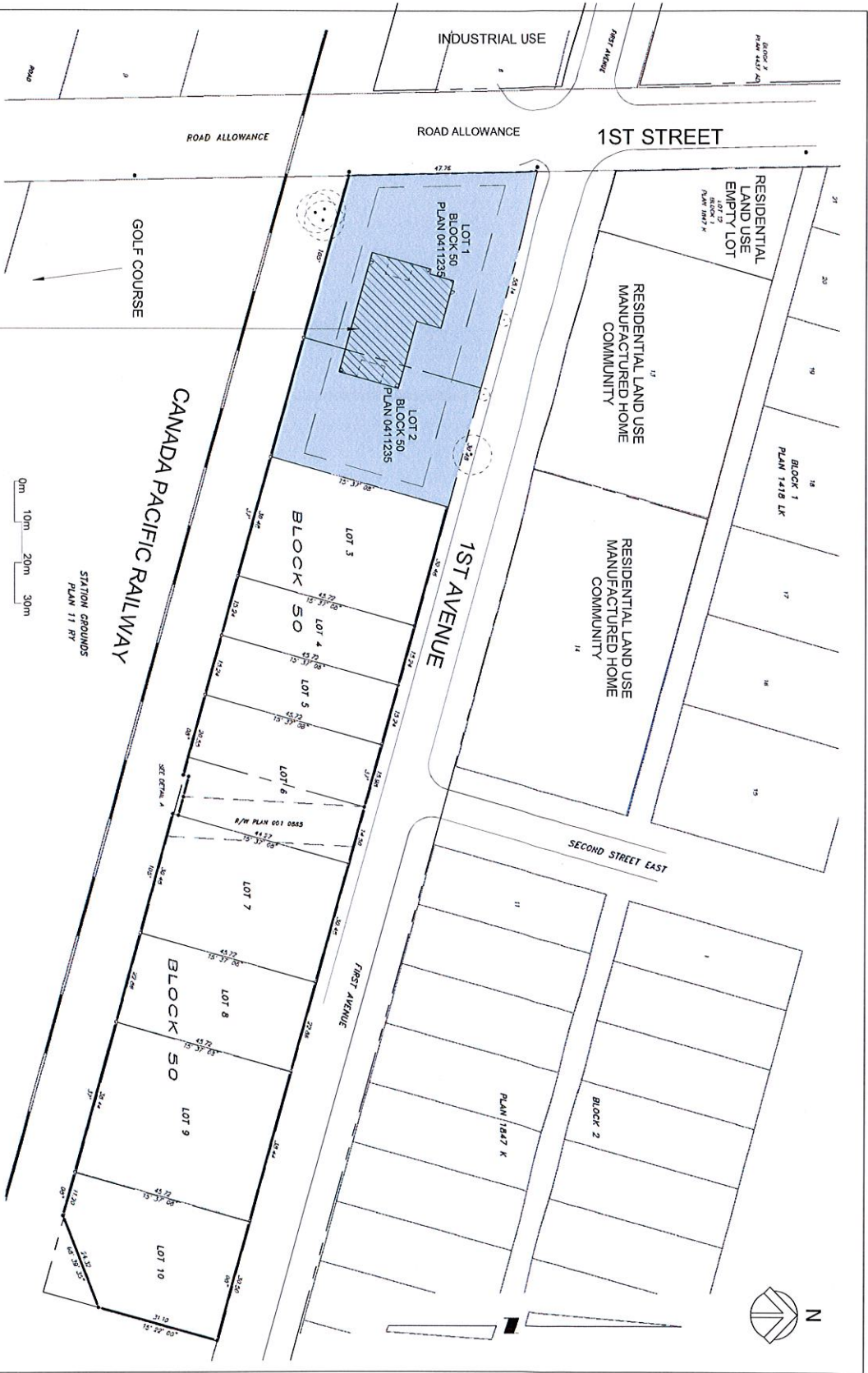
PROJECT
 Cannabis Facility 201
 201-1st Avenue, Bassano, Alberta
 LOT 1 & 2, BLOCK 50, PLAN 041 1235

DATE Nov. 15, 2019
SCALE As indicated
PROJECT NO. 3086
SHEET NAME

SITE PLAN

DP 101

EXISTING WELDING SHOP
PROPOSED CANNABIS FACILITY



CLIENT



COPYRIGHT RESERVED

Any reproduction or distribution not authorized by the consultant is strictly prohibited. Van Roekel Architecture Ltd. reserves exclusive rights in all drawings, plans, specifications, and other documents prepared by it for the client and will not be permitted to be used more than once.

CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS

ALL MANUFACTURED FLOOR AND ROOF STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CANADIAN BUILDING CODES.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING CONSTRUCTION.

WINDOW AND DOOR SIZES ARE SIZES SUPPLIED PRIOR TO FRAMING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.

DO NOT SCALE DRAWINGS

ISSUES

Nov. 15, 2019 DP & Change of Use

PRIME CONSULTANT

VAN ROEKEL ARCHITECTURE
Van Roekel Architecture Ltd.
Calgary, AB
403 404 5257
fraser@vanroekel.ca
PROJECT

Cannabis Facility 201
201 - 1st Avenue, Bassano, Alberta
LOT 1 & 2 BLOCK 50 PLAN 041 1235

DATE Nov. 15, 2019

SCALE 1" = 80'-0"

PROJECT NO. 3096

SHEET NAME

VICINITY PLAN

DP 100



TOWN OF BASSANO

PUBLIC NOTICE OF DEVELOPMENT APPLICATION ADJACENT LANDOWNERS AND PERSONS LIKELY TO BE AFFECTED

***Mailed on November 15, 2019**

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit for the following:

DEVELOPMENT APPLICATION:	Development Permit No. TOB-D-21-19 Application for: Change of use application from a weld shop to a cannabis production facility – discretionary use development.
DISTRICTING:	Industrial Commercial (IC) <ul style="list-style-type: none">▪ Discretionary use application.▪ Variance requested for setbacks and landscaping.
CIVIC ADDRESS:	201 – 1st Avenue
LEGAL DESCRIPTION:	Plan 041 1235, Block 50, Lots 1-2

Dear Sir or Madame:

Pursuant to Section 34 of Land Use Bylaw (LUB) No. 845/13 of the Town of Bassano, notice is hereby given that on **Thursday November 28, 2019 at 6:00 p.m.**, the MPC will consider **Development Application No. TOB-D-21-19**.

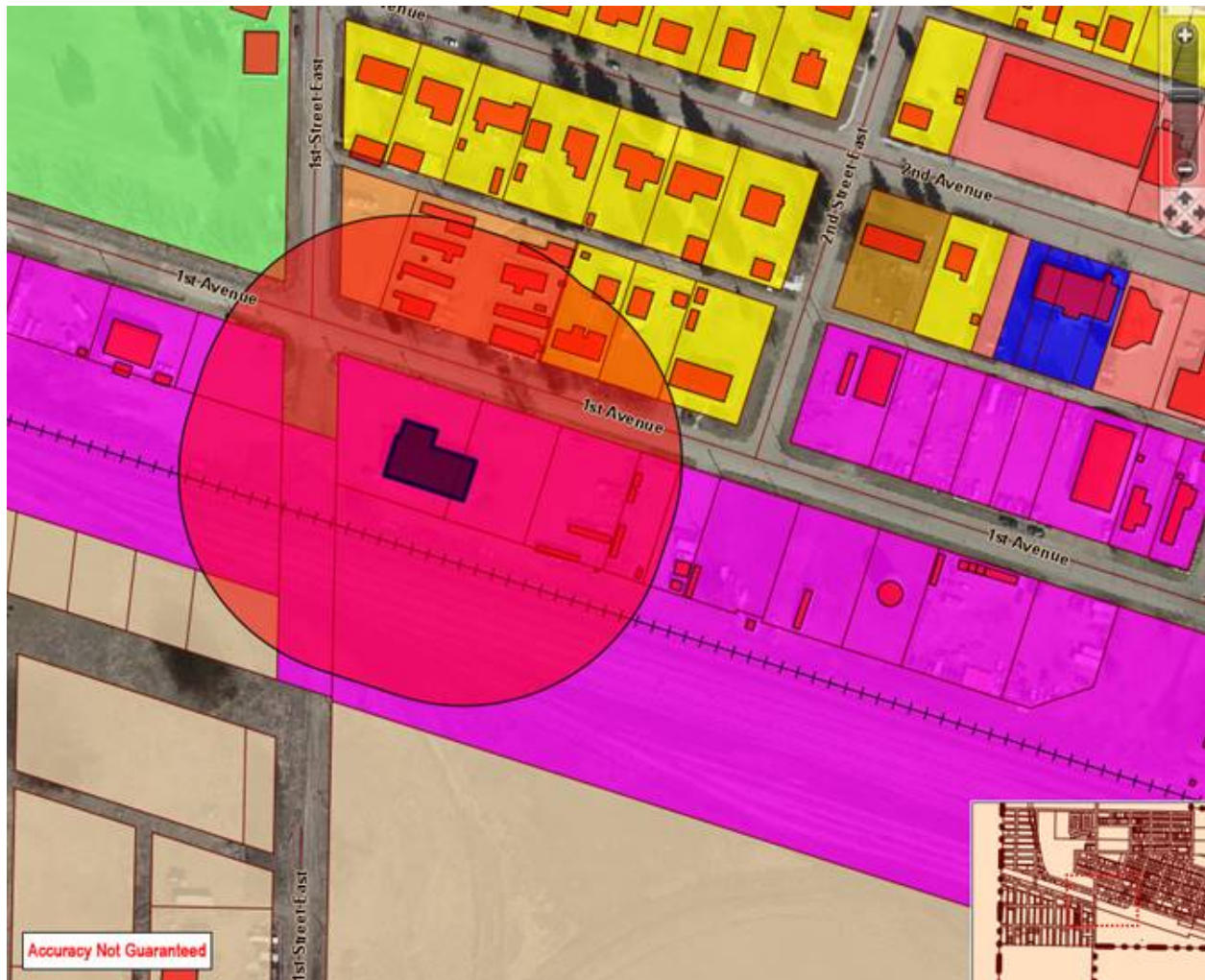
The application under consideration is to allow for a change of use from a weld shop to a cannabis production facility. A variance is being sought regarding the setback requirements. The LUB states that development must not be within 75.0 meters of a residential, public institution, or parks and recreation district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential, public institution, or parks and recreation district. A second variance is being sought to relax landscape requirements. To maintain the existing landscaping where the LUB stated a minimum landscape strip of 10 feet in width along the entire lot frontage.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Thursday November 28, 2019 at 12:00 p.m. Persons who do not submit comments for inclusion in the agenda package may attend the meeting and submit comments in person. A copy of the application is available for inspection at the Town Office – 502 – 2nd Avenue Bassano, Alberta. Comments may be dropped off or mailed to the Town Office; or directed to Amanda Davis, Development Officer/Town of Bassano at cao@bassano.ca or 403-641-3788.



Amanda

Amanda Davis, MBA
Development Officer
Town of Bassano





Development Report

Meeting: November 28, 2019

Agenda Item: 6.2

Applicant: 2108760 Alberta Inc.
Plan 041 1235, Block 50, Lots 1-2 2
Land Use District: Industrial Commercial (IC)
Location: 201 – 1st Avenue, Bassano
Discretionary Use Application: TOB-D-21-19

A letter was received from Moreah Scarletts on November 28, 2019 (attached) to express her concerns as a landowner likely to be affected by the above development. The letter and correspondence were reviewed by Interim CAO Davis and Diane Horvath, Senior Planner, Oldman River Regional Services Commission. The development permit narrative addressed the concerns outlined in the letter.

We consulted with Health Canada a second time to confirm setback requirements. The Cannabis Act or Regulation does not contain any legislated setbacks to residential dwellings. They indicated that any municipal bylaw regarding setbacks would be considered by Health Canada in the review of the application for the facility as applicants are required to comply with all municipal bylaws. This would include a permit issued with waivers from the MPC.

Complaints regarding non-compliant development permits are dealt pursuant to Section 44 (enforcement) of the Land Use Bylaw (LUB).

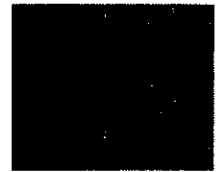
The MPC is not required to respond to the list of demands stated in the letter before or after deciding on the application. Many of the concerns listed in the letter are unknown and are unquantifiable. The MPC shall hear all concerns and then make a fact-based decision. The letter is not an appeal, it is a notice to confirm that a landowner is against the development. If the MPC approves the development permit, an appeal may be filed.

Attachment 1.

- Four Seasons Park Estates Letter (dated November 26, 2019)

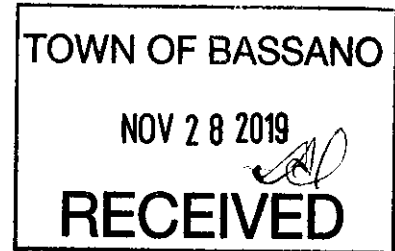
Four Seasons Park Estates

206- 1st Avenue Bassano, Alberta T0J 0B0



November 26, 2019

Attention: Amanda Davis, Town Council and Mayor Wickson



We are in receipt of your letter mailed on November 15, 2019 regarding the Development Permit No. TOB-D21-19.

This response letter and supporting documents are to be heard at the Council meeting on November 28, 2019.

We are against this Development Permit Application and the application for the 2 variances set out in your correspondence. We have serious concerns about the proposed use of the property at 201-1st Avenue (Plan 041 1235, Block 50, Lots 1 and 2. As the properties across and adjacent to the proposed cannabis grow facility are residential and/or recreational, the installation of such a facility at this location would infringe on the health, safety and enjoyment of the residents as well as the public using the golf course, and the recreation areas including the swimming pool facilities.

The residents of Four Seasons Park Estates are also extremely concerned about their quality of life and the potential effects on their health and wellbeing, not to mention the very negative effects on property values. (See attached Appendix #1a, #1b, #2, #3, #4, and #5)

Even with the most sophisticated fans and filtration systems, the intense odour emitted from these facilities may be overpowering and completely compromise the peaceful enjoyment of the residents. (See attached Appendix #1a, #1b, #2, #3, #4 and #5)

Research shows the increased traffic, industrial noise, light pollution, video surveillance not to mention the VOC's and mold exhaust produced by the operation will also infringe on the residents in their homes.

Further the unsightly look of these facilities and "relaxed landscaping" requirements will affect property values and there is great concern regarding potential crime and the fact that the elderly and small children are living directly across the street. (See attached Appendix #1a #4)



The Land Use Bylaws (LUB) have very clear variances for a reason. In this situation, the LUB specifications should be respected and under no circumstances should this application nor either variance being applied for be considered. **It is concerning that the Town of Bassano is allowing only 75 metres for setback requirements when Health Canada has applied a 150-metre screening requirement for all new facilities from any existing residential uses.** Reducing these setbacks even further is unwise.

We understand the potential economic benefit to the Town of Bassano, however compromising the residents by putting this large operation next door to their homes is unthinkable. A location away from the residential and recreational facilities in Town would make much more sense. While the current zoning of the property in question is Industrial Commercial, you cannot ignore the fact that it borders a residential zone where children and seniors live, work and play.

The attached appendix's clearly outline these very large concerns in other municipalities across US and Canada, including excerpts from the Cannabis BACT Final Report. (see attached appendix #6) You will find the complete Cannabis BACT Final Report at https://www2.gov.bc.ca/cannabis_bacts_report.pdf

This is comprehensive report that the Town Council, Mayor and CAO need to read and consider before approving another cannabis facility in Bassano. (See excerpts in attached Appendix #6)

The Town of Bassano recently approved the development of the Cannaleaf cannabis grow facility in town, and has no track record of the short and long term effects that it will have on the community. This includes both positive and negative effects, which will not become clear until it is operational for a minimum of one or two grow seasons. It is irresponsible for the Town to go ahead and approve an application for a second cannabis grow facility within the community, with no evidence of the impact of what the first cannabis grow facility will have, not to mention the risk of putting this one right beside a residential neighbourhood. We ask that you consider your citizens quality of life when analyzing the collateral damage of this enterprise.

We also ask you this...would the Mayor, CAO or any member of the Town Council making these decisions want to reside beside a cannabis grow facility, especially after familiarizing themselves with the risks and challenges? We think not. We are asking that the Town NOT approve this application. Certainly, there must be a more suitable location for such an operation that will still benefit the investors and the Town of Bassano.

Prior to considering and/or approving this application, we request that you provide copies of the following;

The development application sent by email prior to approving any part of this application, as we are unable to inspect it at the Town Office.

The proposed new bylaws the Town of Bassano is considering that may be needed with respect to cannabis facilities as cannabis grow facilities are new to Bassano.

The provisions the Town of Bassano has in place in order to monitor and address complaints and compliance and environmental infractions with respect to the operators of the facility.

The information with respect to the fines, penalties and required corrections and consequences should the operators not comply with any Town Bylaws or promises made in their proposal.

All documentation on how the will the Town protect the rights of the citizens in the community should the facility become an environmental risk, odour issue, eyesore or a nuisance of any kind to the neighbouring residents.

Written confirmation from the Town of Bassano to reassure the residents that they will not have to be subjected to the skunky odours and toxic waste should any of the proposed odour filtration and/or any waste disposal systems fail.

Written confirmation of how the hazardous and environmental waste byproducts produced by the operation being dealt with including the location(s) that this waste will be disposed as well as the short and long-term effects on the environment and the area residents of all waste disposal associated to the cannabis grow facility.

We expect your response to be provided in writing in a timely manner.

Best regards,

Moreah Scarletts

Four Seasons Park Estates

Appendix

Appendix: #1a

4.1.2 Ground Level Ozone VOC chemically react with other types of air contaminants, specifically, nitrogen oxides (NO_x) emissions in the presence of sunlight to form ground-level ozone. **This is of particular concern in urban areas, where traffic-related NO_x emissions are more likely to occur and combine with the VOC from cannabis cultivation facilities. Because ozone formation is driven by solar energy, harmful levels of ozone typically occur during the summer months during the afternoon and early evening hours. High ozone concentrations can form over large regions. This can result in many respiratory ailments, as well as cardiovascular disease, which are aggravated by exposure to high ozone levels**⁶³. The results of the Gentner et al. (2014) study suggests that in rural areas (in this study the San Joaquin Valley), the anthropogenic emissions from motor vehicles are slightly higher or of the same order as summertime biogenic emissions of terpenoids from all agricultural crops. The study by Wang et al. estimated that with 600 cannabis cultivation facilities (CCFs) in the urban area of Denver (which has an area of 21,793 km²), and assuming 10,000 plants per CCF, an emission capacity of 62 Helmig, D., Daly R. W., Milford, J., Guenther A. (2013). Seasonal trends of biogenic terpene emissions. Chemosphere, 93, pp. 35-46. ⁶³ Santa Barbara County, 2017. Cannabis Land Use Ordinance and Licensing Program. Final Environmental Impact Report: Air Quality and Greenhouse Emissions. Section 3.3 20 8,700 ngC/DMg/hr would more than double the existing rate of VOC emissions from 250 tons per year to 520 metric tons per year. The total ozone formation potential from these emissions could produce 2,100 metric tons per year of ozone and 131 metric tons per year of particulate matter (PM).

4.1.3 Measuring Air Emissions The detectability and concentration of Volatile Organic Compounds generated from cannabis activities would vary drastically based on the type of licence and activities proposed or occurring at each site. For instance, greenhouses could have an impact on surrounding air quality during venting, which could allow trapped VOC to emanate. On the other hand, outdoor cultivation may continually generate VOC which may not feasibly be contained. **Additionally, a greenhouse operation located adjacent to residential neighbourhoods or in proximity to sensitive receptors may require more air emission control measures to capture VOC than an operation located in a heavily farmed area. A big challenge for monitoring and controlling emissions of odours is that compounds that can be detected by the human nose may be emitted in low concentrations, sometimes at concentrations lower than the detection limit of analytical instruments. In addition, the odour associated with cannabis can be time dependent as chemical volatilization occurs at different rates for different compounds. While both fresh and dry cannabis emit terpenes, VOC emissions may differ based on rates of chemical volatilization. As a result, it may be difficult to identify one or a select number of chemicals to measure from a facility for**

measurement on a continuous basis, based on traditional methods of monitoring for specific chemical species.

Appendix #1b

Complaints about smelly cannabis not just a problem in Gatineau

Federal minister says odour regulations are 'quite strict,' but local politicians say enforcement is lacking

CBC News · Posted: Jun 06, 2019 3:57 PM ET | Last Updated: June 7



Some cannabis grow operations are having trouble managing the skunky smell emanating from their facilities. (Travis McEwan/CBC)

People in Gatineau, Que., aren't the only ones in Canada frustrated with the skunky stink from nearby cannabis grow operations.

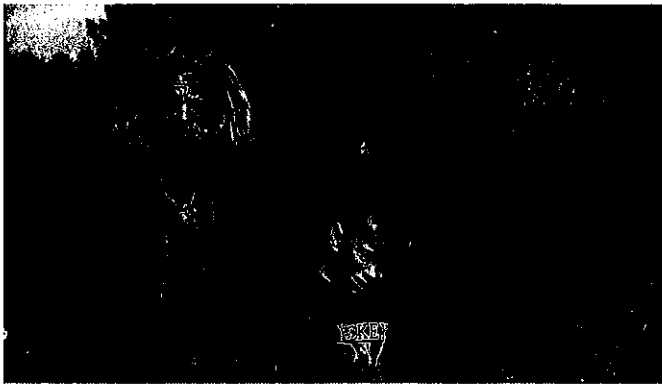
- Masson-Angers residents raise stink about massive cannabis facility

Production facilities have continued to pop up since the drug was legalized across the country last year, but some of their new neighbours aren't pleased with the smell.

"In my experience, the smell of the actual growing of the plant does not represent health concerns, but at the same time I fully accept that it can affect the quality of people's lives and their enjoyment of their properties," said Border Security and Organized Crime Reduction Minister Bill Blair in a recent interview.

Licensed producers are obligated to "prevent odours and other annoyances and pollutants from emanating from their premises," and the regulations to that effect are "quite strict," he said.

But not all producers are heeding them.



Gatineau, Que., resident Virginie Roussin lives down the street from Hexo, a cannabis producer. Roussin says the smell of pot production at the plant is overwhelming. (Radio-Canada)

In Gatineau, the smell from a Hexo plant has become so intolerable that Virginie Roussin no longer hangs her laundry out to dry or leaves her windows open.

"Last Sunday we opened a bit of my son's room [window] and we closed the door. Afterward when we came back at night, it was like we smoked a joint in the room," she said.

CBC Radio's *Ottawa Morning* reached out to some municipalities west of Ottawa also dealing with the same problem.

'Somebody has to step up'

Rich Coleman, the MLA for Langley East in B.C., said there are four cannabis facilities causing a big stink in two communities.

"It is actually very bad. I have one family where the wife ... leaves the home up to four times a week to go stay with a relative because of the migraine headaches that the odour is bringing forward," he said.

"Somebody has to step up and either shut these places down or make them get their act together, because if they're allowed to just go on and not be enforced, it will continue to be a large problem."



Langley East MLA Rich Coleman says someone needs to step up to enforce the law that cannabis producers must control their odours. (CBC)

Coleman said the company involved isn't tackling the problem with proper air filtration, but is instead trying to mask the odour with a sweet smell.

"Basically what they're doing is they're putting Febreze-smelling-type oil through these cannons to try and mitigate the smell, which just makes it a sweeter stink. It doesn't change anything," he said.

Appendix #2

Timothy Beck on March 25, 2018 at 8:22 pm

We live in an RV Park at property line next to a Marijuana processing facility, less than 100 feet away. We do not know exactly what operations take place in this building, **but we are exposed to the strong odor of Pot for many hours of every day and night. Both my wife and I have been experiencing strong sinus type headaches and we are concerned they may be caused by the almost continuous exposure to exhaust chemicals, mold spores, etc. We are both senior citizens.**

Appendix #3

"Like living near a penitentiary": Marijuana grow op causing problems for Stoney Creek residents

NEWS Jun 22, 2018 by [Kevin Werner](#) Stoney Creek News

"...John Ariens, associate director of IBI Group, who represents the new owners told the Stoney Creek News recently they want to operate a cannabis facility. His clients are waiting for a survey plan that will identify the size of the existing greenhouse and buildings on the site.

Irene Hauzar, who was representing Sasha Pejic, who lives on Green Mountain Road, said allowing a cannabis grow operation within a residential neighbourhood is "bad planning.

"It disregards the nature of land uses," she said. **"It makes it like living near a penitentiary."**

She said **residents in the area have described problems with odours, noise, light pollution, video surveillance, and increase traffic because of the facility.**

Driving along Green Mountain Road on June 21 **there was a strong marijuana smell that permeated throughout the area.**

Health Canada has applied a 150-metre screening requirement for all new facilities from any existing residential uses, but city staff stated it is not a zoning bylaw regulation.

Planning staff had proposed to increase the size of the marijuana facilities from 2,000 square metres to 90,000 square meters, a proposal the planning committee rejected. Councillors opted to keep the city's current regulations for marijuana facilities in place.

Meanwhile, Green Mountain Road resident Dale Biehn, who lives near Upper Centennial Parkway, across the street from the Pros Golf Centre, complained about the "suffocating" odour of marijuana that has forced

his family to remain in the house they have lived in since 1962. He said a marijuana growing facility is located nearby where police have visited numerous times.

"This type of operation does not belong here so close to the city," said Biehn. "It belongs in an industrial area."

Appendix #4

Living near marijuana grow can be unhealthy experience

By Richard Sedlock, Jerry Settelmeyer

Posted Nov 3, 2017 at 12:01 AM

Are the neighbors of large cannabis operations just collateral damage? Here's what it's like to live next to the industrial-scale marijuana operation on Cedar Park Road, our mostly residential street just outside Cottage Grove.

Classified by the state as an "agricultural" crop, cannabis can be grown and processed in Lane County on lots surrounded by rural residential properties -- with many undesirable but not really unexpected effects. Our neighborhood's core concern is not the legalization of recreational marijuana, but rather the permitted size and proximity to residential neighborhoods of large-scale grows and processing facilities.

Traffic and noise: We have experienced a huge (six to 10 times) increase in traffic, notably heavy vehicle traffic. Many residents have abandoned their daily walks on this once-safe dead-end street. The facility emits a constant rattle of commercial-scale diesel generators running all day, every day.

The stench: We have experienced an incredible olfactory assault that shocks even those among us who have lived amid smaller-scale marijuana grows in northern California.

For months, the intense, skunk-like, eye-watering stench prevented us from opening our windows and doors to cool our houses on summer nights, raising nighttime temperatures to unhealthy levels and causing sleep deprivation and anxiety.

Involuntary exposure to the concentrated chemicals emitted by the cannabis operations triggered severe headaches, asthma episodes and other respiratory problems in several households on our street. We are greatly concerned about the effects of such chemicals on infants and people with weakened immune systems -- and, frankly, on all of us; we feel like subjects in an ill-conceived experiment on the downwind effects of large-scale marijuana operations.

For months, the stench forced us to involuntarily limit our outdoor time, for both work (in gardens and orchards, with animals, on various outdoor projects) and play (patios, porches, outdoor dinners, swimming pools, etc.).

Water: Cannabis requires irrigation water. State law prohibits pumping groundwater for irrigating recreational marijuana unless the property has irrigation water rights. Nevertheless, groundwater gets pumped for large-scale marijuana irrigation without such water rights, drawing down the local water table and affecting water levels in surrounding wells.

Physical safety: Cannabis may be classified as an agricultural crop, **but the security concerns attached to it produce a cartel-like atmosphere with drones, security cameras and armed guards** with high-powered rifles with ranges of more than two miles. What the heck is this kind of facility doing in a residential area? Hundreds of people live within two miles of it.

Intimidation: In addition to these impacts, which are likely to be experienced by neighbors of any large-scale marijuana operation, **our neighborhood has been subjected to intimidation, threatened violence, profanity and arrogant bullying.**

Examples include sexual threats to young women; drone flights over neighbors, including children and an 80-year-old stroke victim mowing his lawn; frequent discharge of firearms, typically after a confrontation with a neighbor; neighbors stalked by employees with sidearms strapped to their waist; explosive outbursts of profanity; and verbal demands to get off of our own street.

While this may not be typical of large-scale marijuana operations, the current Wild West-like atmosphere of light state and local regulation and insufficient staffing in regulatory agencies invites exploitation by greedy opportunists.

Our neighborhood's cannabis presence has forced itself to the forefront of our everyday lives and introduced **a persistent fear for our health, sanity and physical safety.** Many neighbors are so distraught and intimidated that they are planning to move away, leaving behind invested time and resources, memories and plans, and their attachment to a place -- to their homes -- with the dimly perceived goal of somehow starting all over in a place like our street used to be. Several actions could be taken at the county and state levels to limit the impacts of large-scale cannabis operations on adjacent neighborhoods.

Significantly reduce the permitted size of individual grows near residences.

Limit large-scale operations to sites distant from residences.

Significantly increase the required setback from property lines.

Reclassify cannabis as something other than an "agricultural" crop.

Enforce the water laws.

We believe that such measures could help protect residential neighborhoods from the impacts we've described, would minimize local water-supply issues arising from surreptitious pumping of groundwater, and would slow the influx of exploitative industrial-scale operations.

We know that other neighborhoods are experiencing impacts like those we have described here, and anyone living within a mile of a property zoned F1, F2, or EFU currently is at risk of doing so.

If you wish to share your experiences or concerns, email us at the address below.

Richard Sedlock, a retired professor, and Jerry Settelmeier, a retired educator and school board member, live on Cedar Park Road near Cottage Grove. They can be reached at cedarparkroad@gmail.com.

Skunk smell from marijuana crops driving Californians to distraction

'We don't want a marijuana smell, we want fresh air'

- [Shehab Khan @ShehabKhan](#)
- Thursday 10 May 2018 12:26

The smell from marijuana crops is driving Californians to distraction.

Marijuana has become a new crop of choice in the farmlands surrounding Carpinteria, in south California.

Residents say a thick, skunk-like odour from the marijuana plants settles over the valley in the evenings and before dawn.

"We don't want a marijuana smell," Xave Saragosa, a 73-year-old retired sheriff's deputy who was born and raised in the town and lives near a greenhouse that grows marijuana, said. **"We want fresh air."**

Mr Saragosa said the **smell keeps his wife up at night due to coughing.**

To keep out the stench, they have tried stuffing pillows under doors, lighting incense and shutting windows, a reluctant choice since it also keeps out the cool ocean breezes.

Toni Stuart, an 80-year-old retired Episcopal priest, said the odour doesn't creep into the area near the beach where she lives, but she worries about the community changing.

"If people want to grow cannabis instead of flowers or avocados or macadamia nuts — I suppose that's their right. But they've got to think about their neighbours."...

...Virtually all of Carpinteria's licenses are for small, "mixed-light" facilities, which essentially means greenhouses.

Appendix #5

4.3 Solid Waste Solid waste from cannabis production is mainly generated from agricultural inputs and can be categorized as either green, non-green, or hazardous waste. In addition to the presence of THC and CBD residues in the crop material, cannabis also differs from other crops being produced in BC, based on the ability to produce several rotations per year. This means that the volume of waste generated may be higher on an annual basis. **Forecasts suggest that by 2020, there will be over 6,000 metric tonnes of cannabis waste produced in Canada per year.** 79

Solid waste from cannabis production, using any production method, can include: • Green plant material (cannabis flowers, trim, leaves, stalks, and roots); • Growing media (cocoa, peat, rockwool); • Growing supplies (plastics associated with potting, propagation, and other typical crop production supplies and their associated packaging); and • Chemical containers associated with pesticides and/or cleaning agents.

76 Beginin, M. 2017. Legal brief: Licensed activities for cannabis oil extraction. Submitted by Abattis Bioceuticals Corporation to House of Commons Canada. 77 Fish, N. and M. Jordan. 2017. Environmental Services Regulatory Requirements for the Cannabis Industry. Department of Environmental Services, City of Portland, Oregon. 78 Ibid. 79 Senate of Canada – Senate Standing Committee on Agriculture and Forestry. 42nd Parliament, 1st Sessions, December 3, 2015 to Present. Evidence Briefing: March 27, 2018. Topic: Composting of cannabis residues and potential impacts on the environment. 24

Growing media is typically used for only one growing cycle and can therefore **generate a significant amount of waste**. Rockwool is not compostable, therefore if the growing media contains rockwool, the rootballs will be surrounded by it and will not be able to be composted. For this reason, some growers avoid using rockwool. **One issue of concern regarding cannabis waste is whether or not THC may enter the environment upon solid waste disposal.** The range of THC content of various cannabis plant parts (dry weight) are⁸⁰: • 10-24% in flowers • 1-2% in leaves • 0.1-0.3% in stalks • < 0.03% in the roots. By comparison, hemp has THC content of less than 1% in the entire plant. **Some jurisdictions classify cannabis plant waste as hazardous if the material being disposed of has concentrations of THC greater than 10% dry weight^{81,82}.** These high concentrations are typically found in the flower, or bud, and are therefore not likely to be included in the plant wastes since most of the flowers (buds) are harvested and sold. The remaining plant materials include leaves, stalks, and roots, which are relatively low in THC concentrations. It is expected that if soil and plant materials were to be composted, THC compounds would likely be degraded early in the process, although published data has been difficult to find. **If an entire crop had to be disposed of due to**

disease or other contamination, then the THC levels may be higher in the waste material than in typical production waste.

4.3.1 Estimating Solid Waste Production Growing media waste per acre per year Producers indicate that there is a large amount of growing media waste (such as cocoa, peat, and perlite) produced over the cannabis crop cycle. Some growers will also use a plug transplant made from rockwool, which is not fully biodegradable. However, the majority of the spent growing media is compostable. A range of production styles exists, and producers may use anywhere from 5 L to 40 L of growing media per plant per cycle. For the purposes of these calculation estimates, an average of 15 L per plant is used. The following calculation is provided as an example to indicate realistic numbers associated with cannabis growing media production⁸³: • Facility size: 4,645 m² (50,000 ft² or just over 1 acre) • Number of plants: 7,000 total or about 1.5 plants per m² • Number of crop rotations: 3 per year (4 month growing cycle) • 15 L per plant x 7,000 plants x 4 plant cycles per year = 420,000 L = 420 m³ Therefore, on a 1 acre cultivation site, 420 m³ of growing media waste would be produced per year.

80 United Nations Office on Drugs and Crime. 2009. Recommended methods for the identification and analysis of cannabis and cannabis products. Manual for use by national drug analysis laboratories. United Nations Publication Sales No. E.09.XI.15. ISBN 978-92-1-148242-3 81 Report to the BC Ministry of Environment: Assessment of Means by Which Jurisdictions Regulate Waste from Medical Marijuana Operations. Prepared by Tri-Star Environmental Consulting, 2016. 82 Washington Regulatory Compliance for Cannabis Operations. 2016. Interagency Resource for Achieving Cooperation. 83 Ahearn, T. and P. Larouche. 2018. Composting in the Cannabis Industry. Brome Compost. 25

Typical growing media mixes have a dry bulk density of 750 kg/m³, however this is assuming the media is dry. Saturated media, which is common at the end of a growth cycle, may have a bulk density of up to 1,000 kg/m³. Therefore, annual mass of growing media waste may range from 315,000 to 420,000 kg or 315 to 420 tons. Green waste per acre per year Plant residues (stems, trimmings) weigh an average of 0.2 kg and yield an average of 1.75 L of green waste per plant. At a one acre site with 7,000 plants, as described above: 1.75 L per plant x 7,000 plants x 4 plant cycles per year = 49,000 L per year or 49 m³ per year. The calculated bulk density can be calculated at: 0.2 kg/1.75 L x 1,000 kg/1 m³ = 114 kg/m³ for green cannabis waste. Therefore 49 m³ of plants would be the equivalent of 5,586 kg per year or 5.5 tons of green waste. Total growing media and green waste per acre per year **The total calculated growing media and green waste for a 1 acre site would be: 420 tons (growing media) + 5.5 tons (green waste) = 425.5 tons per year.** It is worth considering that Health Canada requires that plant waste material be rendered un-recognizable prior to disposal, and therefore many growers have chosen to mix their material 50/50 by volume with other materials such as sand or soil. This would essentially potentially double the amount of organic waste being produced. However, some producers are using the spent growing media to render their green waste unrecognizable, therefore there is no net increase in waste volumes or waste mass in these circumstances.

H4.2.1 Indoor and Greenhouse Liquid Waste Discharges In indoor and greenhouse cultivation, growers irrigate such that to 10-30% of the water is expelled as “overdrain” or “flush water”, to ensure ample crop irrigation. The over-drain water is then reused through incorporation back into the irrigation system. Over-drain water typically contains macronutrients (e.g., nitrate, ammonia and phosphorus), base cations (e.g., potassium, calcium, magnesium, sodium), anions (e.g., chloride and sulphate), and micronutrients (e.g., iron, copper, manganese, and zinc). The degree of over-drain required to maintain healthy plants is strongly correlated to the salt tolerance of the crop. A 20% over-drainage is a common recommendation to keep fertilizer salts from accumulating in the substrate⁶⁴. A plant pot that is irrigated to saturation and allowed to drain is referred to as being at container capacity, synonymous with the agriculture term for moisture status of field capacity. Over-
⁶⁴ Cannabis Business Times, 2017. Automated irrigation for cannabis crops. 21 drain volumes of approximately 4 to 8 m³/day for a 1 acre (approximately 40,000 ft²) facility can be anticipated⁶⁵. There is limited information on the expected concentration of total nitrogen and total phosphorus in the over-drain; however, a wide range is expected based on the life stage of the plant and the amount of new freshwater that has been introduced to the irrigation system. One interviewee representing a water purification system operation indicated that nitrate-N concentration of wastewater recently measured from a growing room was 36 mg/L and phosphorus was measured at 76 mg/L⁶⁶. Another grower provided over-drain sample results that indicated 316 mg/L of nitrate-N and 43 mg/L of phosphorus. Water quality guidelines present limits for nitrogen in water bodies such as lakes, streams, and aquifers, however less information is available regarding maximum nutrient levels allowable in agricultural leachate. Insufficient information is available to establish a guideline for nitrogen in irrigation water since an allowable concentration would be dependent on soil type, irrigation rate, and other factors⁶⁷, but according to BC’s Contaminated Sites Regulation, the criteria level for nitrate-N to support aquatic life is a maximum of 400 mg/L⁶⁸.

Under BC’s EMA, the 2019 Code of Practice for Agricultural Environmental Management⁶⁹ (AEMCoP) which replaces the Agricultural Waste Control Regulation, states that: Section 52(1): A person who applies nutrient sources to a crop but not to land must ensure all of the following: a) That nutrient sources and leachate produced by nutrient sources do not escape during transportation or piping; b) That, in the case of nutrient sources applied to crops in containers, i) Nutrient sources are not discharged or applied directly to a watercourse, across a property boundary, or below the seasonal high water table, and ii) Contaminated runoff, leachate, solids, or drift from sprayed nutrient sources does not enter a water course, cross a property boundary or go below the seasonal high water table; c) That the total amount of available nitrogen from all nutrient sources applied in one year of application is equal or less than the amount of nitrogen needed for optimum crop growth and yield.

In high-tech vegetable greenhouse production systems, a computer-controlled irrigation system delivers precise amounts of nutrient water as required⁷⁰. Over-drain from irrigation water is

typically collected in the recirculation tank and then reintroduced with incoming nutrient solution and water mixture, to maintain target nutrient feed and drain concentrations. **Current operators of indoor and greenhouse cannabis systems are looking to adopt these production practices, however it is largely recognized that they are still in the learning phase. THC and its metabolites have been detected in some over-drain samples, however, there is a lack of information regarding the impact of THC, its metabolites and transformation by-products on the aquatic** 65 Assumes that 1 to 2 liters of over drain per m2 of growing space is produced per day. This will be higher in the hotter months, lower in the cooler months.

Plant life stage will also play a role. 66 HydroLogic Purification Systems. 67 Nordin, R.N. and L.W. Pommen (updated by C.L. Meays), 2009. Water quality guidelines for Nitrogen (Nitrate, Nitrite, and Ammonia): Overview Report Update. BC Ministry of Environment. 68 BC Ministry of Environment. Environmental Management Act. Contaminated Site Regulation. Schedule 3.2. Generic Numerical Water Standards. 69 BC Environmental Management Act, Code of Practice for Agricultural Environmental Management. 2019. Ministerial Order No. M039. 70 Water Canada, 2018. Cannabis Legalization Spurs a Need for Targeted Wastewater Treatment. 22 environment71. **More research is needed to determine the risk of THC and its metabolites to aquatic communities.** There are currently 24 pesticides permitted by Health Canada, although this number is somewhat fluid. The pesticides are permitted through the Pest Management Regulatory Agency (PMRA), under the Federal Pest Control Products Act, that are allowed as inputs to cannabis production systems, however current labeling indicates that they are only suitable for indoor use72. The pesticides that are permitted by Health Canada are strictly controlled, and final products must pass strict laboratory testing for residuals73. When used judiciously, from a liquid waste discharge perspective, they could be considered very low risk of causing environmental harm. **Sanitation-based liquid wastes may also be generated at cannabis cultivation sites. These may include bleach detergents or other cleaning agents.** Greenhouses and indoor growing areas are completely cleaned and disinfected at the end of each production cycle - this is true for cannabis as well as for other crops, such as tomatoes74. This cleaning sets the stage for the new crop to minimize pest and disease problems carrying over from the previous cycle. **There is a lack of information regarding the amounts of cleaning agents used and to what degree they may be present in liquid waste from cannabis operations.** e's written to the federal attorney general and the health minister to try to get the odour control law.

Moreah Scarletts 1211C Madison Avenue, Burnaby, BC V5C 4Y4 Ph: 778-387-7078 /Email: madisonavenue@telus.net