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Sent: Tuesday, April 20, 2021 3:41 PM

To: Laura Hall <laura.hall@caledon.ca>

Cc: Lynn Kiernan <Lynn.Kiernan@caledon.ca>

Subject: Planning Committee meeting April 20 - written submission and request to delegate

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Dear Ms. Hall – I am writing with respect to the draft by-law that will be before the Planning Committee this evening relating to cannabis production in Caledon. I would ask that you forward this email to all members of Council before that meeting takes place. I would also like to be added to the list of people wishing to delegate on the subject of the proposed cannabis by-law at tonight's meeting.

I have been following this issue very closely for some time. My husband and I own the property located at 2163 Highpoint Sideroad in Caledon. It is a 22 acre (approx.) lot adjacent to 2049 Highpoint Sideroad. The owner of 2049 has, to the best of our understanding, leased out part of his property to Kelly Roldo and her company, LLC Farms. It is our understanding that they intend to use a portion of this land for the outdoor cultivation of cannabis. This lot is approximately 25 acres in size. There is a house located on the property, and there is also an accessory building located on the property, which, we understand is to be used for the processing of cannabis. A one acre portion of the property has been fenced in adjacent to the accessory building. This is where the cannabis would be grown and processed. Barbed wire has been placed along the perimeter of the fence, and the fenced in area attaches to the accessory building. (Photo attached) The photo clearly shows the proximity of the fenced in area to the lot line with our property, which is marked by the post and wire fence. The 2049 lot is approximately 220 m wide, and this fenced in area is approximately 10 m from our lot line.

It has come to my attention that Kelly Roldo plans to delegate to the Planning Committee meeting tonight. As a result of this, I thought it important to put our concerns on the record as it relates to this by-law in general and to this property specifically. This area of Ward 1 is primarily rural or estate residential. The property across the road has recently been used for a CSA farm operation, but this is only on a very small portion of the land, and has no impact on adjoining properties. The idea that there may be a cannabis operation on the property adjacent to ours has caused us many sleepless nights. From the superficial research I have conducted, cannabis operations produce odors, impact the water table and can use excessive amounts of light. Cannabis is not like any other crop. The unique qualities of cannabis operations have been recognized by town staff and the retained consultants in the preparation of their reports and in the draft by-law and Official Plan Amendment. The minimum set back of 300 m from certain neighbouring uses, including residential and institutional, take into account the impacts of cannabis cultivation on neighbouring properties and go some distance to protect neighbouring land owners.

The amendments made to 2049 Highpoint Sideroad were made at a time when cannabis production was only permitted on land zoned industrial. As you are aware, Ms. Roldo appealed the change to the zoning by-law that permitted cannabis growth on certain industrial lands, and that appeal continues, although it is informally awaiting the outcome of this zoning review process. Notwithstanding the fact that cannabis production is not permitted on the land at 2049 Highpoint, Ms. Roldo proceeded to clear the land and erect the fence, and to obtain a building permit to make changes to the accessory building to accommodate the associated cannabis production. It is unfortunate that this investment was made in

the property, and now the by-law, as proposed, will not permit the growth of cannabis at that location. However, it would be even more unfortunate if the property were to be exempted from the by-law or otherwise excused from compliance with the proposed by-law, simply because this work has already been undertaken. The by-law was drafted in such a way as to permit the production of cannabis in certain circumstances and on certain lands. A tenant should not be permitted to receive an exemption from those important considerations just because they have already invested in the property, especially where that investment was made with full knowledge of both the current state of the zoning by-law and the proposed restrictions on cannabis production.

My husband and I urge the Planning Committee and Council to accept the staff report as it relates to the growth of cannabis in Caledon. It balances the needs of adjoining property owners with the rights of farmers to grow cannabis. This is not a crop that should be treated like any other. Council is well aware of the experience of other municipalities relating to this issue. We hope that Caledon will strike the right balance between existing use and enjoyment of land in Caledon, and changes to those uses that could impact property owners in the immediate future.

Thank you for your consideration of this issue.

