

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. XXXX- XX

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this XXX day of XXX, 20XX

Allan Thompson, Mayor

Carey Herd, Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. **XXX** of the Town of Caledon Official Plan.

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AMENDMENT NO. XXX

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Official Plan to include policies and permissions relating to cannabis operations including cultivation and processing, but excluding the retail sale of cannabis or cannabis-derived products.

Location:

The lands subject to this Amendment apply to the entire limits of the Town of Caledon.

Basis:

The basis for this Amendment is contained in Staff Report XXXX, as adopted by Planning and Development Committee on XXX and ratified by Council on XXXX.

The Town of Caledon retained Meridian Planning Consultants to review and provide recommendations for permitting cannabis-related operations in the Prime Agricultural Area, General Agricultural Area and Rural Lands designations. The review and recommendations are outlined in detail in the Technical Report prepared by Meridian Planning Consultants.

The Report recommends that definitions and policies be amended or inserted to reflect that the cultivation of cannabis be considered an agricultural use, and that the processing of cannabis and similar activities be considered an Agricultural-Related Commercial or Industrial Use, subject to a site-specific Zoning By-law Amendment, Site Plan Approval and addressing and mitigating concerns and impacts to surround properties and uses.

The Town initiated an Official Plan Amendment application to amend the Official Plan to include this direction. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on XXXX. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, Region of Peel Official Plan and Town of Caledon Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. XXX of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. A new Section 5.1.1.7.4 is inserted in chronological order:

5.1.1.7.4 For all cannabis-related operations, excluding the outdoor cultivation of cannabis, the applicant shall demonstrate to Council that:

- a) There will be no negative impact to neighbouring properties or adjacent agricultural uses;
- b) The proposed building(s) is complementary to the surrounding areas and that the rural character of the area is maintained;
- c) There will be no traffic hazards or unacceptable congestion or conditions on surrounding roads;
- d) Adequate parking has been provided;
- e) Any impacts from noise, odour, light, dust, etc. on adjacent properties has been mitigated;
- f) There will be no negative impact to water quality or quantity;
- g) There will be no negative impact to environmental features;
- h) Adequate servicing has been provided;
- i) Stormwater management needs have been met on the site;
- j) Signage is designed and located in accordance with the Town's Sign By-law;
- k) Minimum Distance Separation requirements are met; and,
- l) An appropriate setback from adjacent land uses is provided in the Zoning By-law, including but not limited to minimum setbacks from lot lines for buildings, structures and uses.

2. Section 5.1.1.10.4 is deleted and replaced as follows:

5.1.1.10.4 Cannabis-operations, including but not limited to, the storage, drying, and processing of cannabis, may be considered an agriculture-related commercial or industrial use, provided that the use is operating in conjunction with a cannabis cultivation operation, providing that the policies of Sections 5.1.1.7.4 and 5.1.1.10 are satisfied.

3. In Section 6.7 Glossary of Terms, 11. Agricultural Use is amended by inserting the following underlined language as follows "...including nursery, cannabis, biomass...Christmas trees, and maple products, but

excluding the retail sale of cannabis-based or derived products; and associated on-farm...".

4. In Section 6.7 Glossary of Terms, 11. *Agricultural Uses is amended by inserting the following underlined language into a) as follows "...including nursery, cannabis and horticultural crops;"
5. In Section 6.7 Glossary of Terms, 9. Agriculture-Related Commercial or Agricultural-Related Industrial Uses is amended by inserting the following underlined language "...abattoirs, cannabis-related operations, farm cideries, farm distilleries..."
6. In Section 6.7 Glossary of Terms, 9. Agriculture-Related Commercial or Agricultural-Related Industrial Uses is amended by inserting the following underlined language to the end of the definition "..., but excluding the retail sale of cannabis-based or derived products."
7. In Section 6.7 Glossary of Terms, 57. Farm-Based Home Industries is amended by deleting "...or vehicle paint shop." at the end of the definition, and replacing it with "..., vehicle paint shop or cannabis-related operation."
8. In Section 6.7 Glossary of Terms, 77. High Impact Agricultural Uses is amended by inserting the following underlined language into the definition as follows "...commercial greenhouses; cannabis operations, excluding the outdoor cultivation of cannabis; fur-bearing animal farms...".

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.