Assessing Land Use Planning Tools to Mitigate Odour and Lighting Nuisances Related to Cannabis Production

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Why Research Cannabis Cultivation Policy?

- Rapid expansion into Southern Ontario – predominantly in the rural country-side
- Although there are potential economic benefits, lighting and odour nuisances' impact nearby dwellings
- The novelty of cannabis legalization poses a gap in current research, that this project aims to address

Jurisdictional Analysis: Overarching Themes

Zoning By-law policies

- Analyzing setback requirements
- Zoning: Agricultural vs Industrial
- Proximity to other land uses

Themes

- Inconsistency
- Zoning trends

Municipality	Setback	Zone
Niagara-on-the-lake, Niagara	600m from the property line	Agricultural
Grimsby, Niagara (unofficially)	150m from residential and industrial zone	Agricultural, Rural
Pelham, Niagara	300m from sensitive land use	Agricultural & Industrial
Melancthon, Dufferin	2000m from another cannabis facility & SA 300m from dwelling	Agricultural

Local Planning Appeals Tribunals (LPAT)

- Current LPATs: Oro-Medonte, Enniskillen, County of Norfolk (x2), Town of Caledon, Town of NOTL, City of Hamilton, New Tecumseth

Most Common Themes:

- Town-wide versus Site Specific Amendments
- Issues with set-backs
- Issues with Interim Control By-laws

Next Steps:

- Interviews with municipal authorities, producers, adjacent landowners, and other stakeholders
- Case Studies in various municipalities
- Policy database relating to cannabis zoning bylaws

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Questions?

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