

The Corporation of the Municipality of Trent Hills

By-law No. 2019-037

A By-law to amend By-law 2010-105,
being the Comprehensive Zoning By-law of
The Municipality of Trent Hills

Whereas the Municipality of Trent Hills Zoning By-law 2010-105, as amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Ch. P.13 as amended;

And Whereas the by-law hereinafter set out is in conformity with the general intent of the approved Official Plan in effect in the Municipality of Trent Hills;

And Whereas the Council of the Corporation of the Municipality of Trent Hills conducted a public meeting in regard to this application, as required by Section 34 (12) of the Planning Act, RSO 1990, Ch. P. 13, as amended;

And Whereas the Council of the Corporation of the Municipality of Trent Hills deems it advisable to amend Zoning By-law No. 2010-105, as otherwise amended, with respect to the above-described lands and under the provisions of the Planning Act has the authority to do so;

Now Therefore the Council of the Municipality of Trent Hills hereby enacts as follows:

1. A new definition will be created, numbered:

4.36.1 "Cannabis"

Means a genus of flowering plants in the family *Cannabaceae*. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels).

2. A new definition will be created, numbered:

4.36.2 "Cannabis Production and Processing"

Means lands, *buildings* or *structures* used for producing, processing, testing, destroying, packaging and/or shipping of *cannabis* authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the *Controlled Drugs and Substances Act, SC 1996, c 19*, as amended from time to time, or any successors thereto."

3. A new definition will be created, numbered:

4.9.1 "Air Treatment Control"

Means the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.

4. New General Provisions

5.33 Cannabis Production and Processing

Notwithstanding any other provision of this By-law, any *Cannabis Production and Processing* shall be subject to the following provisions; this by-law only allows for the Production and Processing of legal Cannabis for those holding a valid license to do so by the Federal Minister of Health or the designated authority to grant such a license.

- a) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *air treatment control* situated in the General Industrial Zone (M1), may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.
- b) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *air treatment control* situated in the Rural Zone (RU) or the Agricultural Zone (A) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.
- c) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *air treatment control* situated in the General Industrial Zone (M1), may be located closer to any *dwelling*, public school, private school, *place of worship*, or *day care nursery* than 150 metres.
- d) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *air treatment control* situated in the Rural Zone (RU) or the Agricultural Zone (A) may be located closer to any *dwelling*, public school, private school, *place of worship*, or *day care nursery* than 150 metres.
- e) No lands, *building* or *structure* or portion thereof used for *Cannabis Production and Processing* purposes that is not equipped with *air treatment control* situated in the General Industrial Zone (M1), may be located closer to any *dwelling*, public school, private school, *place of worship*, or *day care nursery* than 300 metres.
- f) A *building* or *structure* used for security purposes for *Cannabis Production and Processing* may be located in the *required front yard* and does not have to comply with the required minimum *front yard*, *side yard*, and *rear yard* setbacks.
- g) *Outdoor storage* is prohibited on the property in which the *Cannabis Production and Processing* is located.
- h) *Cannabis Production and Processing* shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
- i) All development in relation to the establishment of or expansion to a *Cannabis Production and Processing* shall be subject to Site Plan Control.

- j) i) *Cannabis Production and Processing* located in a Rural or Agricultural Zone shall be required to provide a hydrogeological study or water budget to show that an adequate water supply is available for production without impacting neighbouring properties. This applies to irrigation or indoor growing and will include information regarding water storage and reuse.
- ii) Cannabis being grown as an outdoor crop shall provide information regarding water use.
- k) The site plan referred to in i) will include a copy of the security plan including fencing, areas where crop is grown, surveillance measures, and any buildings associated with producing the product or security.
- l) *Cannabis Production and Processing* located in a Rural or Agricultural Zone shall be limited as follows:
- Building coverage of buildings associated with production and processing – maximum of 4,000 square metres;
 - Maximum area of land for outdoor cultivation of cannabis at one time: 10 hectares (24.7 acres).
- m) *Micro-Cultivation* will be considered on lands within the Rural and Agricultural Zones, including legal non-conforming lots, provided that the micro-cultivation operation can comply with all the regulations that apply to the production and processing of legal cannabis as set out in this by-law.
5. Table 1, Permitted Uses and Activities in General Zone Categories – Text and Table have been amended as per Schedule “A” attached.
6. This by-law shall come into force and take effect on the final passing thereof.

By-law read a first, second and third time, and passed this 19th day of March, 2019.



Robert Crate, Mayor



J. Douglas Irwin, Clerk

Table 1 Permitted Uses and Activities in General Zone Categories
Municipality of Trent Hills

Refer to Section 6 for detailed requirements

Zones	EP	ES	OS	RU	A	RR	SRR	SR	R1	R2	R3	CF	D	C1	C2	C3	C4	M1	M2	M3	M4
Permitted Uses and Activities																					
Residential																					
Single Detached Dwelling House	•(b)	•(c)	•(a)	•(k)	•(k)	•	•	•	•	•	•		•(c)	•(a)	•(a)		•(a)				
Seasonal Single Detached Dwelling House								•(d)													
Semi-Detached Dwelling House									•	•	•										
Duplex Dwelling House									•	•	•										
Triplex Dwelling House										•	•										
Fourplex Dwelling House										•	•										
Row Townhouse										•	•										
Apartment											•										
Two Unit Dwelling House				•(n)		•(n)	•(n)	•(n)	•(n)	•(n)	•(n)										
Boarding or Lodging House									•(e)	•	•										
Group Home				•		•	•		•	•	•	•	•(p)								
Dwelling Units In Portion Of A Non-Residential Building									•	•		•		•(m)	•(f)	•	•(f)				
Non-Residential																					
Architectural, Engineering or Technical Service Est.																					•
Arena												•					•				
Assembly Hall/Auditorium												•		•	•						
Bakery														•				•			
Bank														•	•	•					
Bed & Breakfast Establishment				•(o)	•(o)	•(o)	•(o)	•(o)	•(o)	•(o)											
Builder's Supply Dealer														•	•			•			
Bulk Storage Tanks															•			•			
Business/Professional Offices									•(h)					•	•(h)	•		•(h)			•(h)
Cabin Establishment			•(a)															•			
Camping Establishment			•(a)															•			
Cannabis Production and Processing				•	•													•			
Cemetery			•	•								•									
Club, Private			•									•		•	•		•				
Commercial School														•							
Community Centre												•					•				
Conservation	•	•	•	•	•																

Schedule "A"
To By-Law No. 2019-037

Table 1 Permitted Uses and Activities in General Zone Categories
Municipality of Trent Hills
Refer to Section 6 for detailed requirements

Zones	EP	ES	OS	RU	A	RR	SRR	SR	R1	R2	R3	CF	D	C1	C2	C3	C4	M1	M2	M3	M4
Contractor's Yard																		•			
Convenience Store														•	•	•	•				
Crisis Care Residence											•										
Day Care Centre				•		•			•	•	•	•		•							
Dry Cleaner's Distribution Centre														•	•	•					
Dry Cleaning Plant																		•			
Eating Establishment														•	•		•				
Eating Establishment, Drive-In															•		•				
Equipment Sales or Rental-Light														•	•			•			
Equipment Sales or Rental-Heavy															•			•			
Fairgrounds			•		•							•					•				
Farm	•	•	•	•	•								•								
Farm Implement Dealer				•											•			•			
Farm Produce Retail Outlet				•(g)	•(g)										•						
Feedmill				•	•													•			
Forest Management	•	•	•	•	•																
Funeral Home														•	•						
Furniture & Appliance Store														•	•						
Golf Course		•	•	•													•				
Government Administration Offices or Building												•		•	•						
Grocery Store														•	•						
Home Industry				•(s)	•(s)	•(s)															
Home Occupation				•(l)	•(l)	•(l)	•(l)	•(l)	•(l)	•(l)			•(l)	•(l)	•(l)		•(l)				
Hospital												•									
Hotel														•	•		•				
Institution -Religious, Fraternal, or Public				•								•		•							
Kennel		•	•	•	•r																
Laboratory - Research & Development or Processing																					•
Laundromat														•	•	•	•				
Library												•		•							
Manufacturing, Processing, Assembling &/or Fabricating Plant																		•			•
Marina			•														•				

Table 1 Permitted Uses and Activities in General Zone Categories
Municipality of Trent Hills

Refer to Section 6 for detailed requirements

Zones	EP	ES	OS	RU	A	RR	SRR	SR	R1	R2	R3	CF	D	C1	C2	C3	C4	M1	M2	M3	M4
Marine Sales & Service															•			•			
Medical Clinic												•		•							
Mobile Home (Trailer) Park																	•				
Motel														•	•		•				
Motor Vehicle -Body Shop															•			•			
Motor Vehicle -Dealership															•	•					
Motor Vehicle -Gasoline Bar															•	•					
Motor Vehicle -Repair Garage																•		•			
Motor Vehicle -Sales & Service															•	•		•			
Motor Vehicle -Service Station															•	•		•			
Motor Vehicle -Wash, Automatic															•	•		•			
Municipal/Regional/Provincial Maintenance &/or Storage Yard				•								•						•			
Museum												•					•				
Nursery/Greenhouse -Commercial		•		•	•									•	•						
Nursery School												•		•							
Nursing Home												•									
Open Storage														•	•			•(j)	•(j)		•(j)
Parking Lot														•	•			•			
Park, Private	•	•	•(a)	•													•				
Park, Public	•	•	•	•				•	•	•	•	•		•			•				
Pit, Sand or Gravel																			•		
Place of Entertainment														•	•						
Place of Worship				•					•	•		•		•							
Portable Processing Plant																			•		
Post Office														•							
Printing Establishment														•				•			•
Public Use	•(i)	•(i)	•(i)	•(i)				•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)	•(i)
Quarry																			•		
Resort Establishment			•														•				

Table 1 Permitted Uses and Activities in General Zone Categories
Municipality of Trent Hills

Refer to Section 6 for detailed requirements

Zones	EP	ES	OS	RU	A	RR	SRR	SR	R1	R2	R3	CF	D	C1	C2	C3	C4	M1	M2	M3	M4
Retail Beverage Outlet														•	•	•					
Retail Commercial Establishment														•	•	•		•(h)			
Salvage Yard																				•	
Sand, Gravel, Rock Stockpiling Operation																			•		
Sawmill				•	•														•		
School												•									
Service Shop, Personal														•		•					
Summer Camp			•	•(q)													•				
Tourist Home														•			•				
Truck Transport Terminal																		•			
Veterinary Clinic														•	•			•			
Warehouse															•			•			•
Waste Disposal Area																				•	
Wayside Pit or Quarry				•															•	•	
Wholesale Commercial Establishment																		•			•
Workshop, Custom														•	•	•		•			•
Workshop, Home				•	•	•	•	•	•	•	•										