

From: Gritt Koehl

Sent: Tuesday, January 15, 2019 11:44 PM

To: AH Mayor John Logel, Cramahe Mayor Mandy Martin, Deputy-Mayors Sandra Arthur & Gail Latchford; Councillors Tim Gilligan; Don Clark, Ed VanEgmond; Mike Filip, Ray Bennis, Sherry Gibson

Copied to: NC CAO Jennifer Moore, Cramahe CAO Craig Brooks, AH CAO Robin van de Moosdyk, NC Manager Dwayne Campbell (Land Use & Planning), AH Senior Planner Jennifer Current, Lakeport Residents: Femma Norton; Cinnamon Combs, Bonnie Irwin, Bill & Marna Gale, Ken Awender

Subject: SHARPSHOOTER CANNABIS PROPERTY IN HAMLET OF LAKEPORT - ALNWICK/HALDIMAND & CRAMAHE TOWNSHIPS

Dear Mayor Logel, Mayor Martin and Council Members of Alnwick/Haldimand (AH) and Cramahe Townships.

It has been brought to my attention by AH residents living in Lakeport, that construction activity resumed today at the Sharpshooter property in Lakeport.

Sharpshooter began work on the property in December without site plan approval and the required permits in place, from the Township of Cramahe. That still appears to be the case, as no site plan has been brought before Council yet.

I attend all Cramahe Council Meetings and have been following the Sharpshooter story in Cramahe Township since February 10, 2018, when it was first brought to Council. Here is a direct link to information about Sharpshooter and Cramahe posted on our Website:

<https://www.cramahecommunityassociation.ca/cramahe-township/council-meetings>

As an AH resident, and on behalf of residents living in the Hamlet of Lakeport, we respectfully request that the Township of Alnwick/Haldimand ask the Township of Cramahe to order Sharpshooter to STOP all work at the Lakeport location, since no site plan has been approved by Council, and until such time that both Cramahe and AH Townships Council and Staff have time to thoroughly examine all aspects of this project as it relates to Official Plans, Comprehensive Zoning By-laws, a New High Security Industry and the impact on residents in the Hamlet of Lakeport.

This request is being made based on the following information:

1. AH Residents in the Hamlet of Lakeport had no knowledge of this proposal until work began on the parcel of land in December. The parcel straddles the border between the two townships with the factory being on the Cramahe side. Can you imagine coming home and seeing this around your property – and not having any knowledge of it? The fence isn't finished, but when it is complete there will be barbed-wire along the top. Also, the federal regulations of the new industry require security cameras to be positioned along the perimeter fence.



Why didn't the AH residents have any knowledge of Sharpshooter and a proposed Cannabis Production Facility?

- Feb 10, 2018 - Sharpshooter/Baldwin presents proposal to Cramahe Council - nothing to Alnwick/Haldimand Council - requesting letter of support for proposal.
 - Apr 20, 2018 – Cramahe passes By-Law No 2018-25 – Being an Interim Control By-law to control the location of Medical Marihuana Grow Operations in the Township for one year, until April 2019. Based on this noble intention to do the right thing, why didn't Cramahe Township ask Sharpshooter to hold off on moving forward at this time?
 - Sep 2018 PORT HOPE - Sharpshooter holds an information session, by invitation, for potential investors. Sept 20, 2018 article by Celia Naismith appears in Thursday edition of Northumberland News talking about the plans.
 - There is no daily local newspaper in Northumberland County since the closure of Northumberland Today. With the decline of local newspapers, it is much harder for citizens, particularly those that may not be on the internet, to find out what is going on in their communities.
 - AH Township was unaware of the proposal, and therefore residents were not made aware through published Agendas.
2. Mayor Logel confirmed yesterday that the Township of Alnwick/Haldimand has not received any correspondence from Sharpshooter or Baldwin, in spite of Sharpshooter telling Cramahe's Planning Coordinator Himanshu Katyal back in February 2018, that they had contacted AH to ask for a letter of support. That statement is made in Katyal's 09-18 Report to Council on February 10, 2018. I personally asked Himanshu at that meeting about this, and he confirmed that is what he was told by Sharpshooter.

Following that council meeting in February 2018, I immediately contacted Mayor Logel and former CAO Terry Korotki by email, to ask whether they had received anything from Sharpshooter or Baldwin regarding a proposal for a Cannabis Production Facility in Lakeport. Mayor Logel asked Municipal Clerk Robin van de Moosdyk to look into it, and she too had no knowledge of the proposal. I have the emails and responses.

3. Mayor Martin said at Council Meetings on Tue, Jan 8, 2019 that she had contacted Mayor Logel about this project very shortly after becoming Mayor of Cramahe in December 2018. Mayor Logel confirmed this was the first contact from Cramahe to Alnwick/Haldimand. He said that Mandy Martin had called him about 6 weeks ago, told him about the facility, told him that Sharpshooter had gone ahead with construction work without a registered site plan or permits in place, and told him about the fence around the property. Mayor Logel actually went down after that phone call to see the fence for himself, only the posts were in, but he got the idea.

4. Attached to this email is a map (not to scale) that I put together from AH and Cramahe Official Plan Maps, as it will help everyone understand that the majority of residents in the Hamlet of Lakeport live in AH, yet they were never contacted or informed, nor did they have an opportunity to discuss this publicly, because it was never brought before AH Council.
5. The majority of residents in the Hamlet of Lakeport live in AH, yet Sharpshooter only communicated with Cramahe. The parcel of land sits in both AH and Cramahe, so how is it that only Cramahe gets to call the shots on this? It is unethical and callous behavior on the part of Sharpshooter, and especially on the part of the Township of Cramahe, to shut out the MAJORITY of residents AND the Township of AH Council and Staff!
6. A Cannabis Production Facility is a NEW INDUSTRY. I have copied the pertinent sections from the OP's & CZB's for AH and Cramahe regarding new industry in hamlets. I am not an expert, but common sense on reading those suggests there is a real argument to be made that Cramahe should not have provided a letter of support to Sharpshooter's proposal without full examination of the implications of this High-Security New Industry. The question is, are Cramahe's actions in contravention of the OP and CZB in both townships? I have attached those sections to this email for your review.

It is hoped, that a solution to this serious matter can be worked out between the townships, county and residents.

Respectfully,

Gritt Koehl

905-349-2392

Township of Alnwick/Haldimand
Schedule "A" Zoning By-Law

Map No. 36

1:12,500

BASE FEATURES

- Provincial Highway 
- County Roads 
- Township Roads-Year Round 
- Township Roads-Seasonal 
- Private Roads 
- Oak Ridges Moraine Area 
- First Nation Lands 

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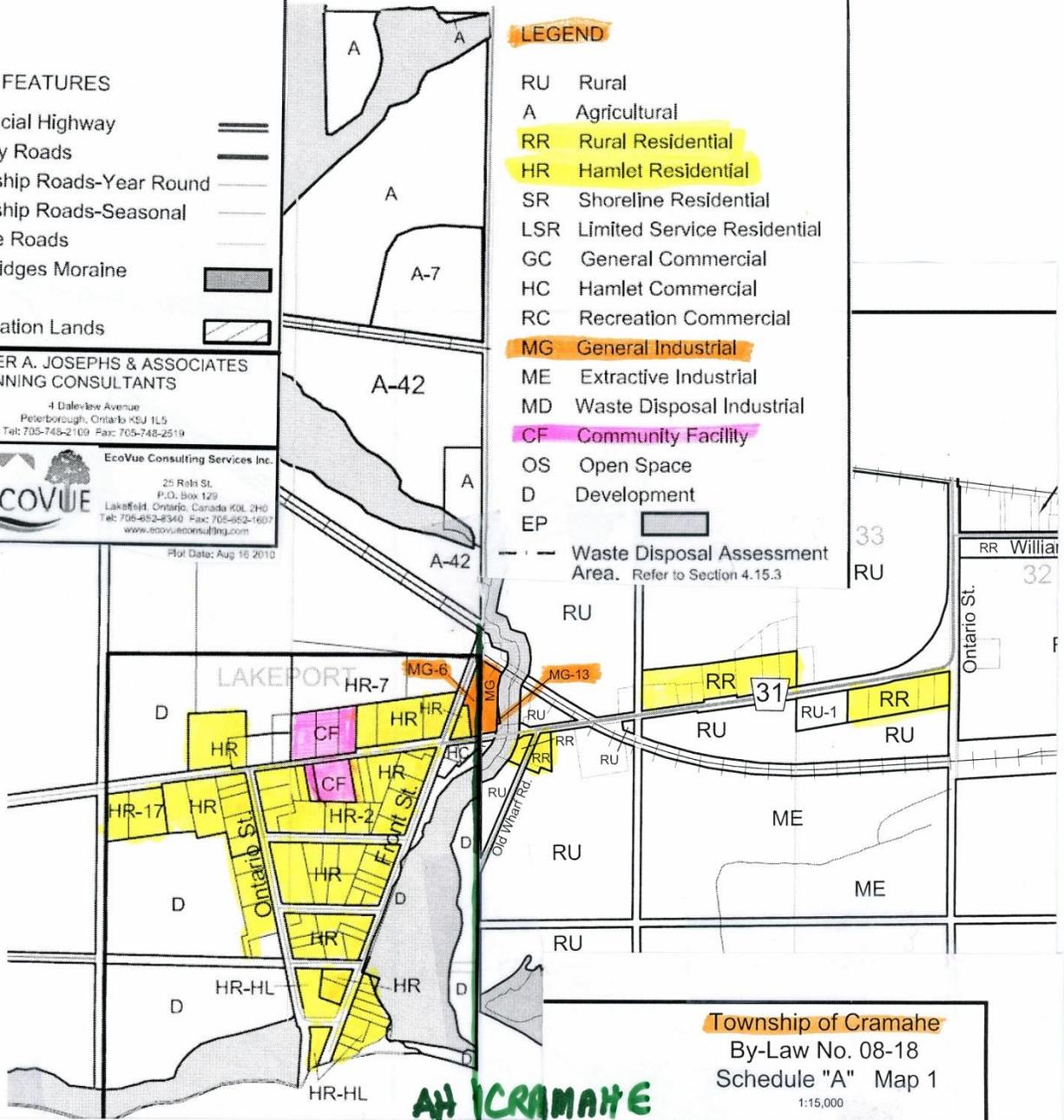
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Plot Date: Aug 16 2010

LEGEND

- RU Rural
- A Agricultural
- RR Rural Residential
- HR Hamlet Residential
- SR Shoreline Residential
- LSR Limited Service Residential
- GC General Commercial
- HC Hamlet Commercial
- RC Recreation Commercial
- MG General Industrial
- ME Extractive Industrial
- MD Waste Disposal Industrial
- CF Community Facility
- OS Open Space
- D Development
- EP 

 Waste Disposal Assessment Area. Refer to Section 4.15.3



Township of Cramahé
By-Law No. 08-18
Schedule "A" Map 1

1:15,000

LEGEND

- | | |
|--------------------------------------|---|
| R1 RESIDENTIAL 1 ZONE | VC VILLAGE COMMERCIAL ZONE |
| R2 RESIDENTIAL 2 ZONE | RC RECREATION COMMERCIAL ZONE |
| R3 RESIDENTIAL 3 ZONE | MG GENERAL INDUSTRIAL ZONE |
| ER ESTATE RESIDENTIAL ZONE | ME EXTRACTIVE INDUSTRIAL ZONE |
| SR SHORELINE RESIDENTIAL ZONE | MD WASTE DISPOSAL INDUSTRIAL ZONE |
| LSR LIMITED SERVICE RESIDENTIAL ZONE | CF COMMUNITY FACILITY ZONE |
| RU RURAL ZONE | OS OPEN SPACE ZONE |
| A AGRICULTURAL ZONE | D DEVELOPMENT ZONE |
| RR RURAL RESIDENTIAL ZONE |  ENVIRONMENTAL CONSERVATION ZONE |
| GC GENERAL COMMERCIAL ZONE | |

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Appendix B - Excerpts From Alnwick/Haldimand & Cramahe Zoning And Planning Documents

Alnwick/Haldimand Official Plan Information Re Hamlets

5.2.6 Industrial Uses

Industrial uses generally of limited extent will be permitted in Hamlets. Provision shall be made for adequate off-street parking, together with appropriate separation distances (depending on whether the industry is light, medium or heavy), and adequate buffer planting and/or screening, where industrial uses abut residential uses. Industrial uses serviced by private water supply and sewage disposal services shall be dry use industries that use low amounts of water, do not require water for cooling, washing or processing, and whose subsurface sewage disposal systems are used solely for the disposal of domestic wastes.

5.2.7 Location of Industrial and Commercial Uses

Care shall be taken that the commercial and industrial uses permitted in the Hamlet areas are not incompatible with the residential nature of the Hamlets. The policies of Section 3.12 (Land Use Compatibility) shall be considered to promote compatibility between industrial uses and sensitive land uses. The establishment of new commercial uses in any Hamlet should be grouped with established existing commercial establishments to form a commercial core.

New industrial use will not be permitted in areas that have developed as predominantly residential or in the path of logical residential expansion. New industrial uses will be encouraged to locate with other industrial uses or in areas where they will be isolated or shielded from *sensitive land uses*.

Alnwick/Haldimand Zoning By-law Information Re MG zones

14.7 SPECIAL GENERAL INDUSTRIAL (MG) ZONES

Notwithstanding the provisions outlined in the above sections for the General Industrial (MG) Zone to the contrary, the following sections outline site specific General Industrial (MG) Zone exception zone categories. All other provisions of the General Industrial (MG) Zone shall apply and be complied with.

14.7.6 MG-6 Part Lot 1, Concession B (Former Township of Haldimand)

On lands zoned General Industrial Exception No. 6 (MG-6) the following zone provisions shall apply:

a) Permitted Uses:

- i. A business, professional or administrative office
- ii. The following Class 1 Industrial Facilities:
 - a custom workshop
 - a warehouse
 - a workshop

b) Zone Regulations:

- i. The minimum interior side yard width adjacent to the east property boundary shall be 0.0 metres (0.0 ft.).
- ii. The minimum lot frontage on County Road 31 shall be 30.48 metres (100 ft.).
- iii. The minimum interior side yard width where the MG-6 zone abuts a property zoned Hamlet Residential (HR) shall be 20 metres (65.62 ft.).
- iv. The maximum building height shall be 9.14 metres (30 ft.).

Cramahe Official Plan Information Re Rural Residential & Rural Zones

5.3 Rural

The "Rural" designation recognizes lands which are of marginal value for agriculture and have potential for non-agricultural development. The main purpose of this designation is to protect these lands from indiscriminate and haphazard development and by directing low intensity rural uses into these areas, thereby protecting agricultural development.

5.3.1 Permitted Uses

Permitted uses shall include agricultural uses and commercial and industrial uses clearly oriented to either farm service or production as defined in Section 5.2.1, forestry management, resource management uses, passive recreational uses, parklands, community and institutional facilities, wayside pits and quarries, and existing uses. Secondary uses to the principle use of the property including home occupations, home industries and uses that produce value added agricultural products such as maple syrup from the farm operation are also permitted. Agri-tourism activities accessory to an agricultural or farming operation may also be permitted. A bunkhouse for the temporary lodging of seasonal farm help may be permitted on a property in the Rural designation, but a bunkhouse shall not be used for permanent residential occupation. The establishment of a bunkhouse shall require an amendment to the Comprehensive Zoning By-law. Limited residential uses in the form of one single unit per lot may also be permitted in the Rural designation.

5.3.2 Commercial and Industrial Uses

The establishment of small scale commercial or industrial uses at the home of the proprietor, or in a separate building on the same lot, or both, shall be permitted in the Rural designation. The following matters shall be considered prior to the establishment of such uses:

- a) The compatibility of the proposed use with surrounding land uses;
- b) The siting and design of the proposed use to ensure the provision of an acceptable driveway location, adequate off-street parking and loading facilities, appropriate building setbacks from property boundaries and other uses, landscaping and buffering, and that any lighting or signs are arranged to blend in with the character of adjacent uses;
- c) Such development shall comply with the provisions of the Minimum Distance Separation Formulae, where required; and

d) The provisions of Section 5.2.4 of this Plan.

These business establishments shall be regulated as home industries or home occupations within the Township's Zoning Bylaw.

Commercial and industrial uses clearly oriented to either farm service or farm production may be permitted in accordance with the provisions of Section 5.2.3 of this Plan.

5.3.6.4 Part Lot 29, Concession VII

In addition to the uses permitted within the Rural land use designation, for the lands located in Part Lot 29, Concession VII, an electrical contracting business and a building, or portion of a building, for the storage of electrical stock inventory with a small workshop area shall be permitted. The implementing zoning by-law shall put into place regulations regarding the scale of the operation and any other site specific regulations that are appropriate.

5.4.8 Industrial Uses

Industrial uses generally of a limited extent may be permitted in hamlets. Provision shall be made for adequate off-street parking and loading facilities together with adequate buffer planting or screening, where industrial uses abut residential uses.

5.4.9 Location and Requirements of Commercial and Industrial Uses

Care shall be taken that the commercial and industrial uses permitted in the hamlet areas are compatible with the residential nature of the hamlets. The degree to which these uses should be separated from sensitive land uses and the adequacy of buffer planting or screening or other mitigating measures will depend on the nature of the uses involved. Regard should be had to the Ministry of the Environment's guidelines on *Land Use Compatibility and Compatibility Between Industrial Facilities and Sensitive Land Uses*.

Commercial uses, wherever possible, should be grouped with existing commercial establishments to form a commercial core.

New industrial uses will not be permitted in areas which have developed as predominantly residential or in the path of logical residential expansion, but they will be encouraged to locate with other industrial uses or in areas where any adverse effects on surrounding uses will be minimized.

New commercial and industrial development or major expansions to existing uses shall require the prior submission and approval of a detailed hydrogeological study, by the Township and other approval authorities.

Cramahe Zoning By-Law Information (From 2011-04-28 Office Consolidation Of Cramahe Zoning Bylaw)

SECTION 5 – RURAL (RU) ZONE

No person shall within any Rural (RU) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

5.1 PERMITTED USES

- 5.1.1 a single detached dwelling
- 5.1.2 a duplex dwelling
- 5.1.3 a converted dwelling containing a maximum of two dwelling units
- 5.1.4 an agricultural or farm use
- 5.1.5 a bed and breakfast establishment
- 5.1.6 a cemetery
- 5.1.7 a commercial dog kennel
- 5.1.8 a commercial greenhouse
- 5.1.9 a conservation area including recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 5.1.10 a day nursery
- 5.1.11 a farm produce outlet
- 5.1.12 a feed mill
- 5.1.13 forestry and reforestation
- 5.1.14 a garden nursery sales and supply establishment
- 5.1.15 a grain cleaning plant
- 5.1.16 a grain drying and storage facility
- 5.1.17 a group home
- 5.1.18 a home industry
- 5.1.19 a home occupation
- 5.1.20 a livestock sales barn
- 5.1.21 a portable asphalt plant
- 5.1.22 a riding or boarding stable
- 5.1.23 a veterinary clinic
- 5.1.24 a wayside pit or quarry

SECTION 7 - RURAL RESIDENTIAL (RR) ZONE

No person shall within any Rural Residential (RR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

7.1 PERMITTED USES

- 7.1.1 a single detached dwelling
- 7.1.2 a duplex dwelling
- 7.1.3 a converted dwelling with a maximum of two dwelling units, provided one dwelling unit has a maximum dwelling unit area of 65.0 square metres
- 7.1.4 a bed a breakfast establishment
- 7.1.5 a group home
- 7.1.6 a home occupation
- 7.1.7 a private or public park

SECTION 17 - GENERAL INDUSTRIAL (MG) ZONE

No person shall within a General Industrial (MG) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

17.1 PERMITTED USES

- 17.1.1 an accessory single detached dwelling
- 17.1.2 an accessory dwelling unit
- 17.1.3 an agricultural use
- 17.1.4 a building supply outlet or lumber yard
- 17.1.5 a business office as an accessory use to a permitted use specified herein
- 17.1.6 a cartage or transport depot and yard facilities
- 17.1.7 a dry cleaning or laundry establishment
- 17.1.8 any type of equipment sales, rental and service establishment
- 17.1.9 a feed mill or seed cleaning plant
- 17.1.10 a general contractor's or tradesman's yard and related shop facilities
- 17.1.11 a manufacturing, processing, assembly or fabricating plant and including a machine or welding shop, or a workshop
- 17.1.12 any type of motor vehicle facility, including a motor vehicle body shop
- 17.1.13 a Municipal, County, Provincial or other public works yard, or maintenance depot
- 17.1.14 outside storage
- 17.1.15 a propane refill station
- 17.1.16 a retail commercial establishment, including a factory outlet, as an accessory use to a permitted use specified herein
- 17.1.17 a public transportation depot
- 17.1.18 a saw mill and/or planing mill
- 17.1.19 a service shop
- 17.1.20 a warehouse
- 17.1.21 a parking lot

17.8.13 General Industrial-13 (MG-13) Zone, Part Lot 35, Concession 1

Notwithstanding any provisions of the By-law to the contrary, within the General Industrial-13 (MG-13) Zone, the following shall apply:

- (a) The minimum setback between any part of a building in the General Industrial-13 (MG-13) Zone and the high water mark of a watercourse shall be 20.0 metres.
- (b) Notwithstanding Section 17.2.7(b), the minimum yard requirement for a building in the General Industrial-13 (MG-13) Zone and the boundary of the Environmental Conservation (EC) Zone shall be 3.0 metres.
- (c) The maximum lot coverage of all buildings located on the same property within the General Industrial-13 (MG-13) Zone and the abutting General Industrial (MG) Zone combined shall be 35 percent.

SECTION 20 - COMMUNITY FACILITY (CF) ZONE

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

20.1 PERMITTED USES

- 20.1.1 an accessory single detached dwelling
- 20.1.2 an accessory dwelling unit

20.1.3	an arena
20.1.4	an assembly hall or auditorium
20.1.5	a camping park
20.1.6	a cemetery
20.1.7	a community centre
20.1.8	a curling rink
20.1.9	a day care centre
20.1.10	a day nursery
20.1.11	an elderly persons centre
20.1.12	a family resources centre
20.1.13	a fire hall
20.1.14	a fraternal lodge
20.1.15	a home for the aged or retirement lodge
20.1.16	a hospital
20.1.17	a medical or dental clinic
20.1.18	a municipal office
20.1.19	a museum
20.1.20	a nursery school
20.1.21	a nursing home
20.1.22	a place of worship
20.1.23	a police station
20.1.24	a post office
20.1.25	a private club
20.1.26	a library
20.1.27	a public or private school
20.1.28	a parking lot
20.1.29	a private park
20.1.30	a public park
20.1.31	a public use