

The Corporation of the Township of North Huron

By-law No. 04-2022

Being a by-law to amend By-law No. 82-2008, as amended, being the Zoning By-law of the Corporation of the Township of North Huron; for a Zoning By-law Amendment, as it applies to all lands within the Township of North Huron

WHEREAS Section 39.1(3) of the Planning Act, R.S.O. 1990, authorizes a municipality to pass a by-law under Section 34 of the Planning Act, R.S.O. 1990, for the purpose of authorizing the use of lands, buildings, or structures for purposes otherwise prohibited by the by-law;

AND WHEREAS the Council of the Corporation of the Township of North Huron considers it advisable to amend Zoning By-law No. 82-2008 of the Township of North Huron;

NOW THEREFORE the Council of the Corporation of the Township of North Huron ENACTS as follows:

1. This by-law shall apply to all lands within the Township of North Huron.
2. Section 2 (Definitions) is hereby amended by the addition of the following:

“AIR TREATMENT CONTROL” shall mean 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.

3. Section 3 (General Provisions) is hereby amended by the addition of the following:

3.28 Planting Strip Requirements

3.28.1 A planting strip shall be provided:

- For use of cannabis production facilities on lands zoned General Industrial Zone (IND2) or Light Industrial Zone (IND1) abutting lands that are otherwise not zoned or used for industrial or utilities along the interior or rear lot line

3.45 Cannabis Production Facility

Notwithstanding any other provision of this By-law, any Cannabis Production Facility shall be subject to the following provisions:

- a) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is equipped with air treatment control situated in the General Industrial Zone (IND2), Light Industrial Zone (IND1), General Agricultural Zone (AG1), and Agricultural Commercial/Industrial Zone (AG3) may be located any closer than 150m to a Residential Zone, Community Facility Zone, commercial recreational facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.
- b) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is not equipped with air treatment control situated in the General Agricultural Zone (AG1) and Agricultural Commercial/Industrial Zone (AG3) may be located any closer than 300m to a Residential Zone, Community Facility Zone, commercial recreational

facility, park or similar recreational use, dwelling, public school, private school, place of worship, community centre, or a day care.

- c) No lands, building or structure or portion thereof used for Cannabis Production Facility purposes that is not equipped with air treatment control situated in General Industrial Zone (IND2) or Light Industrial Zone (IND1) shall be permitted.
 - d) Cannabis Production Facilities must be entirely contained within wholly enclosed buildings or structures or portions thereof in the General Industrial Zone (IND2) or Light Industrial Zone (IND1).
 - e) Accessory buildings or structures used for security purposes for Cannabis Production Facilities may be located in any yard. The minimum setback for an accessory building used for security purposes from a front, side, or rear lot line shall be 1.5 metre, but it shall not be located in the sight triangle.
 - f) Outdoor storage is prohibited on the property in which a Cannabis Production Facility is located.
 - g) A Cannabis Production Facility shall only be permitted within the zones as explicitly indicated in this Zoning By-law.
 - h) Setback requirements do not apply to dwellings located on the same parcel as the cannabis production facility.
 - i) All development in relation to the establishment of or the expansion to a Cannabis Production Facility shall be subject to Site Plan Control.
4. All other provisions of By-law No. 82-2008 shall apply.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) and 39.1(3) of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 17th day of January, 2022.

Read a third time and passed this 17th day of January, 2022.

Bernie Bailey, Reeve

CORPORATE SEAL

Carson Lamb, Clerk

**SCHEDULE 2
CORPORATION OF THE
TOWNSHIP OF NORTH HURON
BY-LAW -2022**

By-law 04-2022 has the following purpose and effect:

- 1) The purpose of the proposed zoning by-law amendment is to establish provisions within the Zoning By-law to allow for the production of cannabis as a permitted use within appropriate zones subject to provisions that protect neighbouring sensitive uses through the use of setbacks.

- 2) This by-law affects all lands within the Township of North Huron and amends the Zoning By-law 82-2008 of the Township of North Huron.