



PLANNING & DEVELOPMENT

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To: Reeve Vincent and North Huron Council

Sharon Chambers, CAO

From: Laura Young, Planner

Date: March 16 2015

Re: Site Plan Application for Medical Marihuana Production and Packaging Facility (110 Pine Street, Plan 410 Pt Park Lot 17, RP 22R3610 Parts 14 & 15, Wingham Ward, Township of North Huron)

Applicant: Tony Sampogna

Owner: Natural Pharm Industry Inc.

RECOMMENDATION

It is recommended that the site plan application (110 Pine Street, Plan 410 Pt Park Lot 17, RP 22R3610 Parts 14 & 15, Wingham Ward, Township of North Huron) be **approved** with the following conditions and a site plan agreement be entered into:

1. this site plan approval applies to the site plan entitled Project No. 2015-18, prepared by David James Diebel Architect, dated September 18, 2015 and referred to as " Site Plan A1- Proposed Light Industrial Building " and drawings entitled Drawing No. 1 Site Grading and Drainage Plan, prepared by B.M Ross and Associates, dated March 16, 2016;
2. this site plan approval includes submitted drawings prepared by David James Diebel Architect, dated September 18, 2015, entitled:
 - Project No. 2015-18 Elevations: East and North A4
 - Project No. 2015-18 Elevations: West and South A5
3. this site plan approval includes submitted drawings prepared by B.M Ross and Associates Limited, dated March 16, 2016, entitled:
 - Project No. 15254 Drawing No. 1 Site Grading and Drainage Plan
 - Project No. 15254 Drawing No. 2 Notes and Specifications
4. This site plan approval also includes the submitted documents of:
 - Maitland Valley Conservation Authority Permit to Develop in a Regulated Area, No. DEV30/2015;
 - Ausable Bayfield Maitland Valley Source Protection Region Restricted Land Use Notice, Notice No. 024, File No. 1044;
 - Ministry of the Environment and Climate Change Guideline D-6 Study, Proposed Industrial Development, Lot 17, Wingham Ont, Reference No. 11111380, prepared by Tim Wiens of GHD Limited.
 - 110 Pine Street Wingham Site Development Stormwater Management Report, prepared by B.M Ross and Associates Ltd, dated February 16, 2016and any conditions contained within the above documents.
5. installation or repair of any curbing or infrastructure works and facilities;

6. providing and maintaining the site grading, drainage of surface waters and storm water management on the lands in accordance with the submitted drawings, and the Engineer's specifications;
7. all surfacing on the lands is to be complete;
8. all snow is to be removed from entrance/exit driveways and vehicle parking areas and snow is not permitted to be stored underneath the overhead hydro wires located on the north boundary of the subject property;
9. all exterior lighting is to be installed to prevent glare on adjacent properties; and
10. landscaping and planting shall be completed and maintained in accordance with the Site Plan.

PURPOSE AND DESCRIPTION

The subject property is designated *Industrial* on Schedule B, Ward of Wingham of the North Huron Official Plan and zoned *Light Industrial Zone (IND1)* in the North Huron Zoning By-law. The applicant is proposing to develop a medical marihuana production and packaging facility on the property with accompanying parking space for employees and loading area.

COMMENTS

The property is currently a vacant lot in an industrial area in Wingham. The applicant completed a D-6 Study to investigate the potential environmental dust, odour and noise impacts of the proposed medical marihuana production facility on nearby sensitive land uses. This D-6 Study concluded that the proposed facility is over the minimum separation distance of 20 metres required for a Class II facility from the nearest sensitive land use and it is the opinion of GHD that the properties within the 70 metre zone of influence will experience insignificant environmental noise impacts.

The subject property was in the Wingham and Area Industrial Land Use Strategy boundary and was included in the archaeological assessment and Environment Impact Statement completed for the Strategy.

The site plan has been reviewed against the requirements of the North Huron Zoning By-law and the proposed medical marihuana production facility and accessory parking is found to comply.

Comments from Township staff on the application indicated that there were no objections to the proposal. However, there were several items identified to be addressed through the site plan agreement to ensure suitability of the development:

- a) installation or repair of any curbing or infrastructure works and facilities;
- b) providing and maintaining the site grading, drainage of surface waters and storm water management on the lands;
- c) all surfacing on the lands is to be complete;
- d) all snow is to be stored outside of the driveways and parking;
- e) all exterior lighting is to be installed to prevent glare on adjacent properties; and
- f) all planting and landscaping is to be completed and maintained.

Figure 1. Subject Parcel – Air Photo (property outlined in yellow)



Figure 2. Site Plan of Subject Property – North Half of Plan

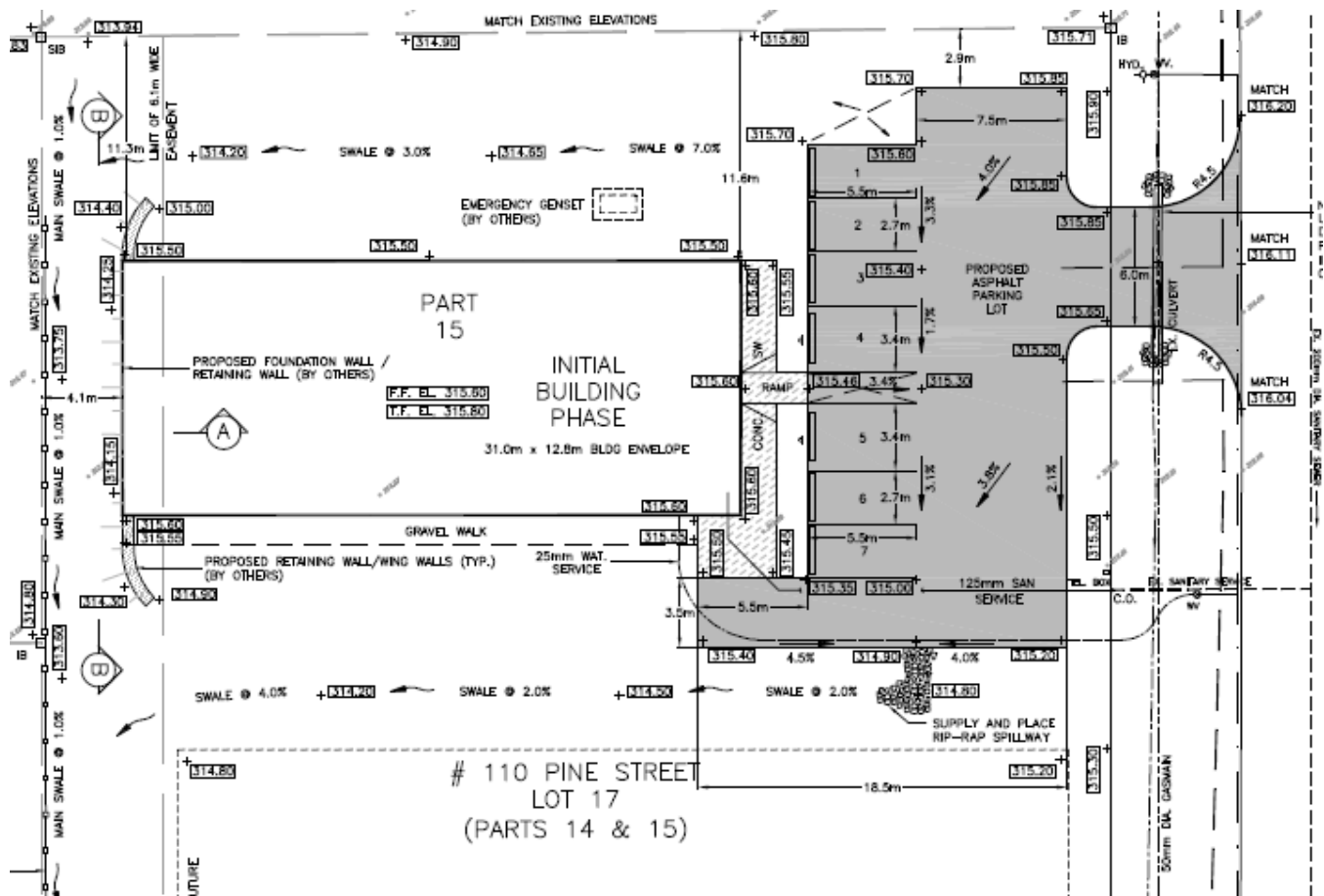
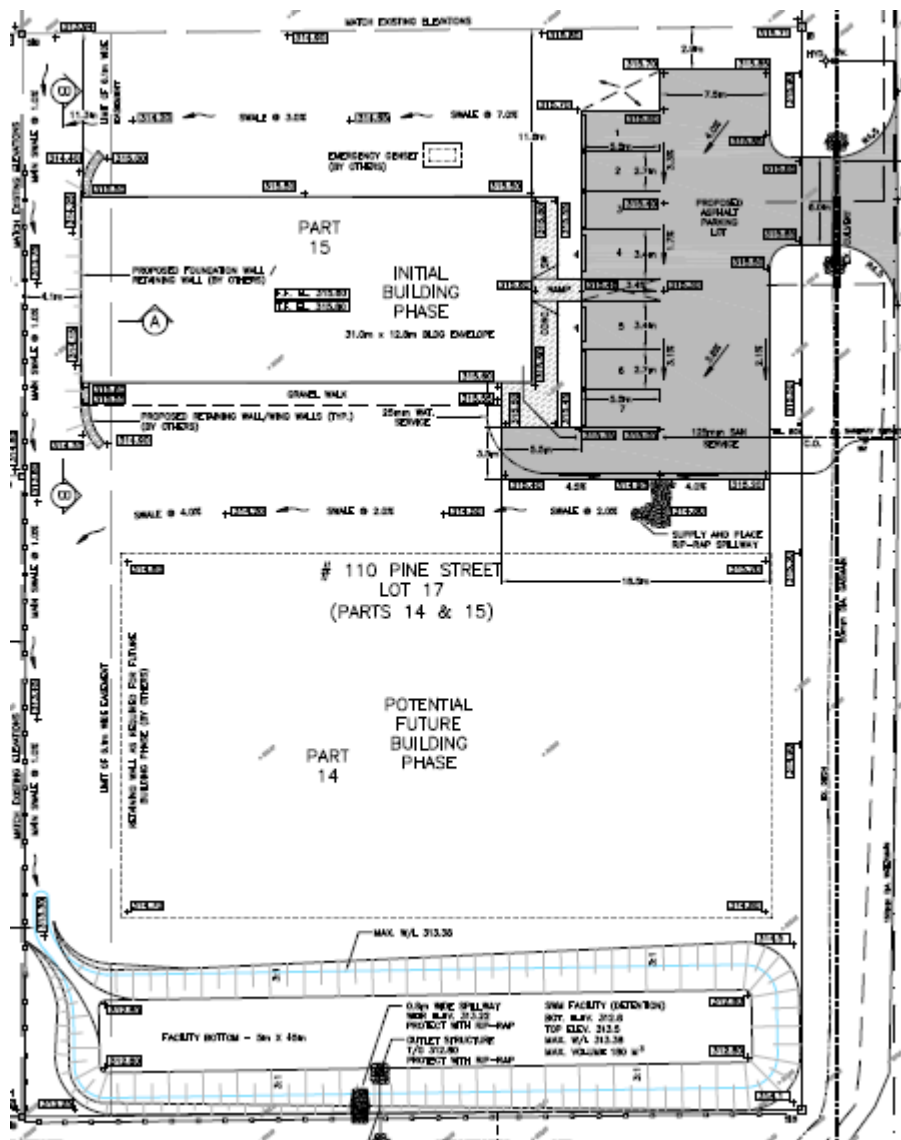


Figure 2. Site Plan of Subject Property



There are no anticipated negative impacts from the proposed facility and parking lot. All proposed changes to the property grading and drainage and the storm water management plan have been addressed through drawings submitted by B.M Ross and Associates Limited and reviewed by Burnside and Associates Limited.

It is recommended that submitted site plan application with supporting documents be **approved**. Please note that this recommendation is based on the assumption all conditions in the site agreement will be met.

Sincerely,

Original signed by

Laura Young, Planner

16 March 2016

Date