

From: Gritt Koehl

Sent: Friday, February 16, 2018 1:39 PM

To: Mayor John Logel; Mayor Marc Coombs; Mayor Mark Walas

Cc: CAO Jennifer Moore - NC; CAO Craig Brooks - Cramahe; CAO Terry Korotki - AH; Dwayne Campbell – Planning NC; Himanshu Katyal – Planning Cramahe

Subject: ACMPR - Federally Regulated Marijuana Production Facilities

Importance: High

Good Afternoon,

I am writing as a concerned taxpayer & resident living in Northumberland County.

With legalization of cannabis coming in July 2018, many opportunists are rushing to get facilities up and running as quickly as possible.

The concern expressed by many is that municipalities are not ready with tax/zoning/property standards by-laws specific to and reflecting the nature of a particular township, when it comes to the highly regulated Marijuana Production Facilities under the new ACMPR.

The reality is that these facilities are not “normal” industrial operations, and people are rightfully concerned.

These facilities will require 8 foot perimeter fencing with barbed-wire around the top, security lighting at night, and some facilities will have greenhouse style roofs.

Due to the nature of the “industry”, the potential for criminal activity in the area of these facilities is a real concern. As a result, the need for increased policing may be a necessity.

Planners across the county have discussed these types of facilities, and the consensus is that they belong in industrial zones/parks. This makes sense on many fronts:

- High-security facility, with barbed-wire fences
- Not in residential areas
- Municipal services are in place
- Security lighting & glow from roofs confined to non-residential area
- Criminal activity less likely to affect residents

Proposed Marijuana Facility – Lakeport Area – Sharpshooter Industries Inc.

Location of these types of facilities is of great concern to residents, particularly in Cramahe and Alnwick/Haldimand, where a “new” company is proposing to take over an “old building” in the Lakeport Area. The parcel of land is 4 acres, with an existing “old building” on it, and is partly in Cramahe Township and partly in A/H Township. There are numerous concerns with this location:

- Lakeport is a quaint rural, residential area
- There are no municipal services in Lakeport. It is an environmental conservation area, and concern is with protecting the creek
- Sharpshooter Industries Inc. (fledgling company – seeking financing) is proposing to expand the building vertically. Is that even allowed under existing zoning by-law?
- Sharpshooter claimed at Cramahe’s Feb 6, 2018 council meeting to have requested a letter of support from Alnwick/Haldimand, yet CAO Terry Korotki (Planning), has no knowledge of this.
- Cramahe’s zoning by-law does not have a specific use listed for ACMPR facilities, and interpretation of the existing by-law does not satisfy the high-security component of these facilities

One look at the ACMPR documentation should motivate municipalities to create their own "by-laws & regulations", with the objective of ensuring the safety & well-being of citizens, and making sure such facilities are in appropriate locations.

Cramahe has an Industrial Park that would be perfectly suited for this type of operation. If companies can't afford to buy land/buildings in industrial parks for cannabis production facilities, and be able to meet all the ACMPR security measures, should municipalities even be considering such applications?

This isn't a question of whether cannabis will be legalized, that's a done deal. By being pro-active in developing relevant by-laws, our elected officials and municipal staff can absolutely exercise control over where these facilities are allowed to operate.

It would be hasty and irresponsible for municipalities to approve any proposals without first studying the impact of these high-security facilities on their communities.

It's not just tax dollar revenue that matters, it's the residents safety, well-being & quality of life that matters.

Furthermore, there are no great tax revenue benefits to municipalities other than normal commercial taxes, and maybe 3 to 5 full-time (and some part-time) jobs when fully operational.

The reality is that opportunists are pushing hard & fast to get into the game. Municipalities need to take the time to establish by-laws regarding Federally Regulated Medical Marijuana Production Facilities.

At the January 15, 2018 Brighton council meeting, Council passed Resolution No 2018-22 that a proposal by Gnome Works Greenhouses Inc. for a medical marijuana facility in Brighton must be discussed openly by council, so that citizens knew what was going on.

The proposed 52,000 sq ft facility would be constructed in the Brighton Industrial Park, optimum location - if Council approves. Councillors still expressed concern with the facility being there, due to 24/7 security lighting and the "glow" the glass roofs would generate. Safety concerns surrounding criminal activity due to the growing of marijuana plants was also expressed.

Many people have mentioned that lots of grow ops already exist in their areas, but we must not confuse what is coming under the new regulations, with what exists.

The proposed facilities (coming through faster than a VIA train) will have 8 foot fences with barbed wire at the top around the perimeter, plus security lighting - all night!

SUMMARY

Municipalities/townships must make sure they are ready & able to accommodate Medical Marijuana Production Facilities, and I respectfully make the following suggestions:

1. Councils direct Staff to study the impact on the municipality and its residents with respect to all aspects of safety, visual, property values, environmental & health implications.
2. Municipalities draft a By-law that specifically relates to Medical Marijuana Production, to ensure that they can be built nowhere else other than in Industrial Parks, or not in residential areas.
3. Municipalities follow the example of Brighton and insist that all proposals related to Medical Marijuana Facilities be public from the outset through Council Agendas.
4. Cramahe specifically not allow any such facility in the Lakeport area, which has no municipal water/sewer services, is an environmental conservation area with a creek running alongside the property.
5. Alnwick/Haldimand to not provide a "letter of support" to Sharpshooter Industries Inc. for the Lakeport proposal.

Thank you for your consideration of concerns around Medical Marijuana Production Facilities and their impact on our communities.

Sincerely,
Gritt Koehl