

## **DEFEND LAKEPORT - DELEGATION TO AH & CRAMAHE COUNCILS – Feb 5 & 7, 2019**

### **INTRODUCTION**

Mayor Martin, Council, staff, press and members of the public – thank you for the opportunity to address Council. My name is Gritt Koehl and Bill Gale co-presenter. We are with Defend Lakeport, a group representing the majority of residents of the Hamlet of Lakeport who are opposed to the proposed Cannabis Production Facility - CPF.

We are here to speak to major issues around location, zoning compliance & communications with respect to the matter of a CPF under Health Canada's Cannabis Regulations. Sharpshooter Industries Inc. has begun work on a CPF on a 4 acre parcel of land in Lakeport, WITHOUT site plan approval and building permits. The parcel of land is located in both AH and Cramahe townships, but with different zoning, so both townships have to be involved in the approval process.

### **MAP – AH RESIDENTS & TOWNSHIP SHUT OUT COMPLETELY**

Here is a map that I put together from the AH & Cramahe Official Plan maps to illustrate where the parcel of land is, and why the residents of Lakeport are opposed to the Sharpshooter proposal.

1. The AH/Cramahe boundary bisects the property here, with AH residents to the west and Cramahe residents to the east. There is no visible boundary, just one big parcel of land. As you can see the majority of residents live in Alnwick/Haldimand. We constantly ask the question "How is it that Cramahe thinks it can solely determine what happens on that parcel of land without consulting AH township & residents?"

### **SHARPSHOOTER CLAIMS**

**Feb 6, 2018 Council Meeting** - Baldwin letter January 25, 2018 & Report No. PLAN-09-18

- **Claimed approval from HC to operate a CPF – false statement – council misled**

HC confirmed to me in a telephone conversation on Feb 1, 2019 that all existing licenses (including those issued under MMPR & ACMPR) have been combined into one list for all of Canada under the Cannabis Regulations. As of Feb 1<sup>st</sup> there are 148 license holders in the country, with one BC license under suspension. HC confirmed Sharpshooter has NO licenses, therefore they have no approval to operate a CPF.

- **Asking for Letter of support from Council re zoning of land & proposal – council misled**

Did Cramahe have adequate time to consider the proposal? No they did not. What is disturbing is that Cramahe was asked to provide a letter of support to a letter of proposal only – and Council did that without seeing any site plans, or knowing the scope of the project, nothing! Furthermore, the decision to support was made without understanding the nature of the New Industry of Cannabis Production Facilities, whether the zoning actually supported this New Industry, and most importantly what impact it would have on hamlet residents. I can tell you that AH zoning does NOT allow for a CPF.

**Closing Paragraph Baldwin letter:** We kindly request that Council and the Planning Department of the Township provide a letter of support and confirmation of compliance that Sharpshooter Industries Inc. can rely upon with respect to its purchase of the Property, as well as its future development and use of the Property.

Wow – that’s quite a burden for the Township to take on from only a letter and a simple report.

- **Claim they asked AH for the same letter of support – false statement – council misled**

I sent an email on Feb 16, 2018 to AH, Cramahe, Brighton Mayors, and copied NC, AH, Cramahe CAOs & NC, Cramahe planning expressing concern about the haste to allow CPFs into small townships. I received a response from AH Mayor Logel stating that the township had no such request from Sharpshooter or Baldwin, and I can confirm that as of this past Friday, they still have no correspondence from Sharpshooter at all.

In light of the false statements and misleading information presented by Sharpshooter so far, we believe it is possible for the Township of Cramahe to stop the CPF project from going ahead. But there is still more for the township to consider.

### **HEALTH CANADA REQUIREMENTS**

HC will not issue a licence to any CPF until all strict requirements have been met under the CR. When a CPF is ready to operate, HC will do an inspection. If a license is granted, the CPF can bring plants in and begin operation. However, if a license is not granted the CPF cannot operate. There are a couple of major considerations that HC uses to determine whether a CPF site is not suitable:

1. **Location too close to residences.** Fact, HC denied a license to an applicant, because of this very reason. The applicant did not go through an appeal process, and instead chose to reapply at a new location. Let that sink in – Imagine having put all that money into readying a CPF, only to have the license denied – all because proper attention to location was not paid. We believe this will be the case in Lakeport.
2. **Municipal Services – Water & Sewer.** Due to the high water consumption of CPFs, these facilities should be located in areas where municipal services are available and adequate. That is not the case in Lakeport, where there are no such services.

### **MUNICIPALITY OF BRIGHTON**

Brighton Council retained planning consultants Darryl Tighe and Anne Dorion, and in January 2019 they presented their report to Council. They said:

**“Cannabis production facilities would more appropriately be considered an industrial use, because they involve more than growing plants. They include processing, testing, storing, packaging, labelling, shipping, receiving and destroying of cannabis and cannabis products. Simply put, CPF’s are akin to pharmaceutical manufacturing industries as they are subject to very stringent regulations regarding good product practices, in addition to security measures. CPF’s also maintain relatively high servicing demands for water and electricity. Given the high water usage the most suitable location for these facilities should have full municipal services with sufficient water capacity. Moreover, traffic associated with the distribution activities of CPF would be best served in the municipality’s industrial areas as there is generally a more direct connectivity of these areas to major arterial roads.”**

Back on Feb 6, 2018 Sharpshooter was questioned by Deputy Mayor Arthur as to how they would address the water supply. Sharpshooter said that they would have holding tanks and water would be trucked in. They went on to say that Municipal Services would not be able to handle the demand, so this was the way to go. That doesn’t make any sense at all, based on the municipal service

requirements of Health Canada and what the planning consultants are saying after studying the regulations and new industry.

Fast forward to Dec 5, 2018, at the Sharpshooter information session held in Colborne, when Sharpshooter's CEO Adam Dasovich said they WOULD USE WELLS, and if that was NOT ENOUGH, they would have catch systems for rainwater and would truck water in.

Well, did you know that the Wells in Lakeport have issues with going dry, therefore it further compounds the problem of a high water consumption CPF being there. **Council has been misled.**

### **CRAMAHE INTERIM CONTROL BY-LAW No. 2018-25 April 17, 2018**

I believe it was around March 22, 2018 that Cramahe provided the letter of support. Only 3 weeks later Council passed the Interim Control By-Law. In fact, in an article dated April 23, 2018 Craig Brooks is quoted as saying the following:

“Most municipalities have been caught off guard and are attempting to stay ahead of the legislation and the new industrial sector it has created. The interim control by-law will allow township staff to liaise with colleagues in other municipalities in NC to develop policies that will properly deal with any medical marijuana facilities that show an interest in setting up in Cramahe.”

Why didn't Cramahe tell Sharpshooter to hold off at that point? They hadn't purchased the property yet!

### **BILL GALE – INTRODUCTION**

I and Marna are the owners of 113 Townline (Boundary) Rd., the house that is surrounded on two of its property lines by the Sharpshooter property;

We purchased the property in 2009. Like a lot of baby boomers from Toronto who are and will be looking for quiet, peaceful countryside settings for their retirement, as they take their money out of that increasingly loud, overcrowded and mean environment in the City;

We did our research prior to buying, and we did look into the Anamet facility and learned that it was a quiet unobtrusive neighbour consistent with that description by the previous owner of our property;

### **AH MEETING IN JANUARY 2010 TO AMEND ZONING BY-LAW FOR ANAMET**

As Gritt has pointed out to you that portion of the Sharpshooter property which abuts our property on the east and north is actually located in AH. We received a notice from AH approx. 9 years ago in January 2010 regarding a request by Anamet to change the zoning in that portion of its property in AH from “Hamlet Residential” to Hamlet industrial Exception #10. I wrote a letter dated January 20, 2010, which is here for your review.

You will see in the third paragraph I wrote, “My wife and I searched for the type of quiet property in the country that the Hamlet of Lakeport represented. We bought this property to escape from the expansion of commercialism and industrialization that had infringed on our lives in Toronto.”

In the next two paragraphs I point out that we do not want to stand in the way of a local business trying to make use of their land in a more efficient way BUT I did want to make it clear that in granting the amendment “that there are some limits placed on the use of the land so that the essential

character of the area as a hamlet in the country is not degraded through major construction or significant changes to the topography of the land, or a substantial increase in traffic up and down Townline Road.”

I was assured at the meeting that the amendment would not result in the type of changes that would alter the ”essential character of the area as a hamlet in the country”. And it wasn’t changed. Until December 2018, almost 9 years later, when my wife and I discovered the quiet residential character of Lakeport was being turned on its head when we drove up to our property and saw the levelling of the vegetation and topography of the land beside our property and the erection of 8 foot ugly chain link security fences – You have seen the photos presented by Gritt. That is what it looks like from our property.

It was a complete surprise to us because nobody had given us any notice that this was happening. One would think that if Sharpshooter wanted to be a good neighbour that we would have received something from them in our mailbox (especially since this was in the works going back to early 2018) and there were investor solicitations in the area, one hosted at Gilligans, just to give us a heads up that we are now the owners of the Anamet property and will be making significant changes.

## POTENTIAL PROBLEMS

- a) The essential quiet residential Hamlet of Lakeport has lost that quaint look and now appears like a prison
- b) Light pollution - security lighting will ruin one of our favourite escapes from the City, ie. looking at the sky at night and actually being able to see the stars;
- c) Smell pollution – notwithstanding filtration systems at the plant, cultivating marijuana does create a distinctive skunky unpleasant smell;
- d) Increased traffic;
- e) Environmental concerns – given the statements about the amount of water required to grow marijuana and the Sharpshooter officials talking about using the well to draw water, we have real concerns about the lowering of our water table. In addition the flow of water south of there needs to continue to maintain the wetlands down there.
- f) Potential for increase in criminal activity. This is different than cultivating normal crops or manufacturing widgets – a cannabis production facility will be cultivating and manufacturing a Controlled Substance that has great value. If stick ups at local pharmacies are occurring now, it isn’t hard to see that a marijuana facility full of this valuable Controlled Substance, in a quiet out of the way residential community would be a tempting target for criminals.

## PETITION

We visited our neighbours in Lakeport during that frigid Arctic Vortex weather a couple of weeks ago, and were able to connect with over half the households in Lakeport at that time. Ninety per cent (90%) of those households supported the premise of the petition that the proposed Sharpshooter cannabis facility ought not to be located in Lakeport. That overwhelming majority represents the intense motivation that we have in Lakeport to ensure that Sharpshooter is required to relocate their facility to a more fitting industrial zoned location within Cramahe, not abutting a residential area.

## SUMMARY

To summarize, Lakeport is not an industrial area or zone, as there are no other industries around. There is only one parcel of land that was “zoned” general industrial many decades ago, and certainly not with the intent of a CPF, which didn’t even exist.

It has no municipal services. Impact on local wells and water tables has to be considered.

It is a hamlet residential area, with environmentally protected areas – Colborne Creek and Lake Ontario. Pretty sure residents never envisioned a prison-like facility to be thrust into their hamlet – particularly without public knowledge and the opportunity to speak to our Councils about this.

Cramahe's Industrial Park would be a more suitable location, with little impact to residents.

Cramahe made a decision in haste, based on misleading information, and it would be in the best interests of all parties involved to withdraw the initial support.

### **REQUEST & RESPONSE**

- 1. We respectfully request the Councils of Cramahe and Alnwick/Haldimand Townships to not allow Sharpshooter Industries Inc. to proceed with a CPF in Lakeport. Particularly in light of Cramahe's CAO admitting that staff needs time to develop policies that will properly deal with any medical marijuana facilities.**
- 2. We ask for a written response to our request from the Township of Cramahe, and said response to be included on the Tuesday, February 19, 2019 Council Agenda.**
- 3. We ask for a written response to our request from the Township of Alnwick/Haldimand, and said response to be included on the Thursday, February 21, 2019 Council Agenda.**

**Thank you for hearing our delegation, and we would be happy to answer any questions.**