

DEFEND LAKEPORT - DELEGATION TO ALNWICK/HADIMAND COUNCIL – Feb 7, 2019

Slide #1: INTRODUCTION

Mayor Logel, Council, staff, press and members of the public – thank you for the opportunity to address Council. My name is Gritt Koehl and Bill Gale is my 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 location of a Cannabis Production Facility (CPF) in Lakeport.

Slide #2: 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 A/H and Cramahe townships, but with different zoning, so both townships have to be involved in any decision making.

Slide #3: MAP – A/H RESIDENTS & TOWNSHIP SHUT OUT COMPLETELY

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

- The invisible A/H-Cramahe boundary bisects the property
- One 4 acre parcel of land with an existing building
- A/H residents to the west and Cramahe residents to the east.

We constantly ask the question “How is it that Cramahe thinks it can solely determine what happens on that parcel of land without consulting A/H Township and residents?”

Slide #4 – 7: The following photographs show residences facing the Sharpshooter property on Townline and Lakeport roads. These residents really couldn't see the factory before Sharpshooter came in and razed the property of all trees & vegetation in early December 2018. Everyone wondered what was going on. Then much to their dismay, installation of an 8 foot fence began around the perimeter of the property. This raised serious alarm bells and citizens reached out to A/H township. They were directed to contact Cramahe Township, with a 100% unsatisfactory response. So here we are.

We appeared as a Delegation before Cramahe Council on Tuesday, February 5, 2019. The materials presented were emailed to this Council & Staff yesterday in advance of our appearance here today. We originally intended to do the same presentation, but after Cramahe Council's dismal response, we decided a different approach is needed with our Council.

Slide #8: The email I sent on Feb 16, 2018 to A/H, Cramahe & Brighton Mayors, expressed concerns about the haste to allow CPFs into small townships. I brought the Sharpshooter proposal to the attention of Alnwick/Haldimand Township as well as Northumberland County by way of that email one year ago. The email also indicated that Sharpshooter claimed to have asked A/H for a letter of support for the proposal.

I received a response from A/H Mayor Logel & CAO Terry Korotki stating that the township had received no such request from Sharpshooter, and Mayor Logel confirmed that is still the case.

Sharpshooter claimed that it “has approval from Health Canada (HC) to operate a CPF”. That is a false statement.

HC confirmed to me in a telephone conversation on Feb 1, 2019 that Sharpshooter has NO licenses; therefore they have no approval to operate a CPF.

Cramahe made the decision to provide a letter of support without seeing any site plans, or knowing anything about the scope of the project. 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 want to read the Closing Paragraph of Sharpshooter's 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 ANY Township to take on from only a letter and a simple report. That's like giving free reign to Sharpshooter in the future! We believe Cramahe Council erred in making such a hasty decision.

Cramahe's Planning Report stated that Sharpshooter had also asked A/H Township for the same letter of support. Indeed Sharpshooter has done no such thing. We do not believe this was an oversight by Sharpshooter, we believe it is because A/H zoning does not permit a CPF in Lakeport.

In light of the false statements and misleading information presented by Sharpshooter so far, we suggested to Council that it is possible for the Township of Cramahe to stop the CPF project from going ahead based on their false and misleading claims. We then asked Cramahe Council to consider the following:

Slide #9: **HEALTH CANADA REQUIREMENTS**

1. **Location too close to residences.** HC has and will deny a license to an applicant, because of this very reason.
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.

To further illustrate the validity of the above, Brighton Municipality retained planning consultants Darryl Tighe and Anne Dorion to address CPF, and in January 2019 they presented their report to Council. Here is a part of that report:

“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 told Council that they would have holding tanks and water would be trucked in. They also said that Municipal Services would not be able to handle the demand, so this was the way to go.

Fast forward to Dec 5, 2018, at an information session hosted by Sharpshooter in Colborne, 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. So does this mean they plan to suck the water table dry and then truck water in???

As you know, the Wells in Lakeport have issues with going dry therefore this problem will be further compounded by a high water consumer being there.

Quite frankly Sharpshooter has been telling different stories along the way, and who really knows what they are planning on doing?

To top all of this off, Cramahe passed an Interim Control By-Law No. 2018-25 to control the location of cannabis facilities on April 17, 2018. It placed a one year moratorium on cannabis facilities, until staff had time 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."

Two questions come to mind.

1. Has anyone from Cramahe staff liaised with A/H staff on this? It's been 10 months already.
2. Why didn't Cramahe tell Sharpshooter to hold off at that point? They hadn't purchased the property yet!

Slide #10-12: **BILL GALE – INTRODUCTION**

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

We purchased 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;

Slide #13: A/H 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 A/H. We received a notice from A/H approx. 9 years ago in January 2010 regarding a request by Anamet to change the zoning in that portion of its property in A/H 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.

Slide #14-15: 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.

Slide #16: 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.

Cramahe ignored all of the information & facts brought forward to them over the past year, and in our delegation on Tuesday. That is unacceptable.

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 the location of any medical marijuana facilities.**
- 2. We ask the Township of Alnwick/Haldimand to send a formal letter to Cramahe Township stating the following:**
 - A/H zoning of the parcel of land in Lakeport does not support a CPF**
 - A/H Council stands with the citizens/taxpayers of A/H and will not support a CPF in Lakeport.**
- 3. We request that letter 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.