

## **TOWNSHIP OF CHISHOLM**

### **PUBLIC MEETING RE: ZONING BY-LAW AMENDMENT**

**TUESDAY, December 4<sup>TH</sup>, 2018**

Mayor Leo Jobin called the meeting to order at 7:00 p.m. with Councillors, Chris Jull, James Gauthier, and Nunzio Scarfone present. Linda Ringer, Paul Graveline, Heidi O'Brian, and Doug Mick were the guests in attendance. Applicant in attendance was Mike Vanderheyden. Staff member present was Administrative Assistant Jessica Scarfone-Laberge.

Mayor Leo Jobin explained that the Public Meeting, held under Section 34 of the Planning Act, is for a Zoning By-law Amendment to rezone the lands located at Part of Lot 2 and Lot 3, Concession 10 to permit the establishment of a production facility for industrial hemp. Mayor Jobin advised that in order to appeal any decision of Council to the Local Planning Appeal Tribunal, the appellant must have outlined comments or concerns at the public meeting or submitted comments and concerns to Council in writing.

Admin. Assistant Jessica Laberge confirmed that notice of the Public Meeting was given by circulation to all persons and others by regular mail as per Ontario Regulation 545/06, as amended.

The Mayor Leo Jobin advised those in attendance that the Township's Planner had provided Council with a planning report in support of the proposed use, subject to the consideration and resolution of any concerns raised by agencies or members of the public. Mayor Jobin added that the planner has also prepared a draft zoning amendment that would allow the proposed Industrial Hemp production subject to a Holding provision. The holding provision would be lifted to allow the use on Part Lot 2 upon issuance of the requisite Federal license for the facility. The Holding provision would be lifted on Lot 3 subsequent to the applicant entering into a site plan agreement with the Township.

Mayor Leo Jobin asked the applicant to present his application. Mike Vanderheyden spoke to Council and the members of the public of his farming operation. He explained that he will be building 4 large greenhouses to start his seeds and then will have them planted in the field mid-June. He plans to have an irrigation system put in and will be trying to start work on this as soon as possible. He explained that his operation is not much different than a regular farming business. The plants he is growing do resemble marijuana plants but they cannot be used for the same purpose as they have very low THC. The plants will be grown for CBD oil only at this time. He will not be extracting the oil he will be growing, harvesting, drying, vacuum packing, and shipping.

Mayor Jobin opened the meeting up to the members of the public to speak.

Linda Ringler spoke to Council in regards to some of her concerns. She was concerned with there being an odour from the plants, if security is an issue for her since her property backs onto Vandergrowths property, if the applicant has plans to expand to more marijuana products and if a federal license would have to be reapplied for if he is changing the strain of the plant. Linda Ringler has also confirmed with council that staff had received her email dated Dec 4, 2018 requesting more information as she had some interest and concerns in the matter.

Mike Vanderhayden replied to Linda Ringler with the following answers:

- The odor of the plants is very minimal, it would be at its strongest towards the end of the season and during harvesting. It is not an obnoxious smell, again not much different from crops.
- Security should not be much of an issue, as the plants cannot be stolen to be used for smoking Marijuana. The plants may look the same but they are certainly not of any use to anyone wanting to steal plants.
- Growth and expansion. He has no desire to expand to Marijuana plants. He wishes to possibly increase more the industrial hemp business and possibly get more into the fibre market.

Other questions asked by members of the public were as follows:

- Heidi O'Brien – What is CBD Oil? Will there be any pesticide use?
- Paul Graveline – How will you be harvesting the plants? Will there be jobs available? Where are you from? Do you have experience with farming?
- Councillor Scarfone – How much trucking will be involved?
- Councillor Gauthier - Do you plan on drawing water from the creek, as graham creek is a significant creek?

Mike Vanderheyden replied to questions with the following answers:

- CBD Oil can be used for people with bad arthritis, and other joint and muscle pain. Can also be used for people with PTSD and other Health issues.
- Plans to not have any use of pesticides but will have to manage if there is an issue with bugs. It is not common with this plant to have issues with pests.
- Plans to harvest the plants by hand but is also looking into cost of a machine, similar to what is used for tobacco plants. He does plan on employing some laborers, as the business grows there will be more need for workers.
- Grown up in Oxbridge and Southern Ontario. His grandfather and father grew tobacco and he does have a good knowledge base on this as it is a similar process.
- Trucking the product out after the harvest season should be fairly minimal. The product will be dried and then vacuum packed to be shipped so there should only be a few large truck loads at the end of the season.
- He had thought that he could draw water from Graham Creek. He has spoken to the North Bay Mattawa Conservation Authority regarding this and they did not see a problem with it as long as he gets his permits through the Ministry of the Environment.

Mayor Jobin insured there were no more question from the public before he proceeded.

Mayor Jobin advised that those wishing to be notified of Council's decision should be sure to sign the sheet at the entrance.

Mayor Jobin advised those in attendance that Council will consider the zoning by-law amendment at its December 11<sup>th</sup> regular Council meeting, and declared the meeting closed at 7:25 p.m.

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Mayor, Leo Jobin

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Acting Clerk, Jessica Laberge