



# TA20-0024 889 Vaughan Ave

Text Amendment



# Proposal

- ▶ To consider non-support of a site specific text amendment to change the minimum allowable distance for a cannabis production facility to lots that have a residential use as a principal use from 60 metres to 30 metres.

# Development Process

Oct 12, 2020

Development Application Submitted



Staff Review & Circulation



Jan 07, 2021

Public Notification Received



Mar 22, 2021

Initial Consideration



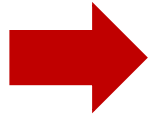
Public Hearing  
Second & Third Readings



Final Reading

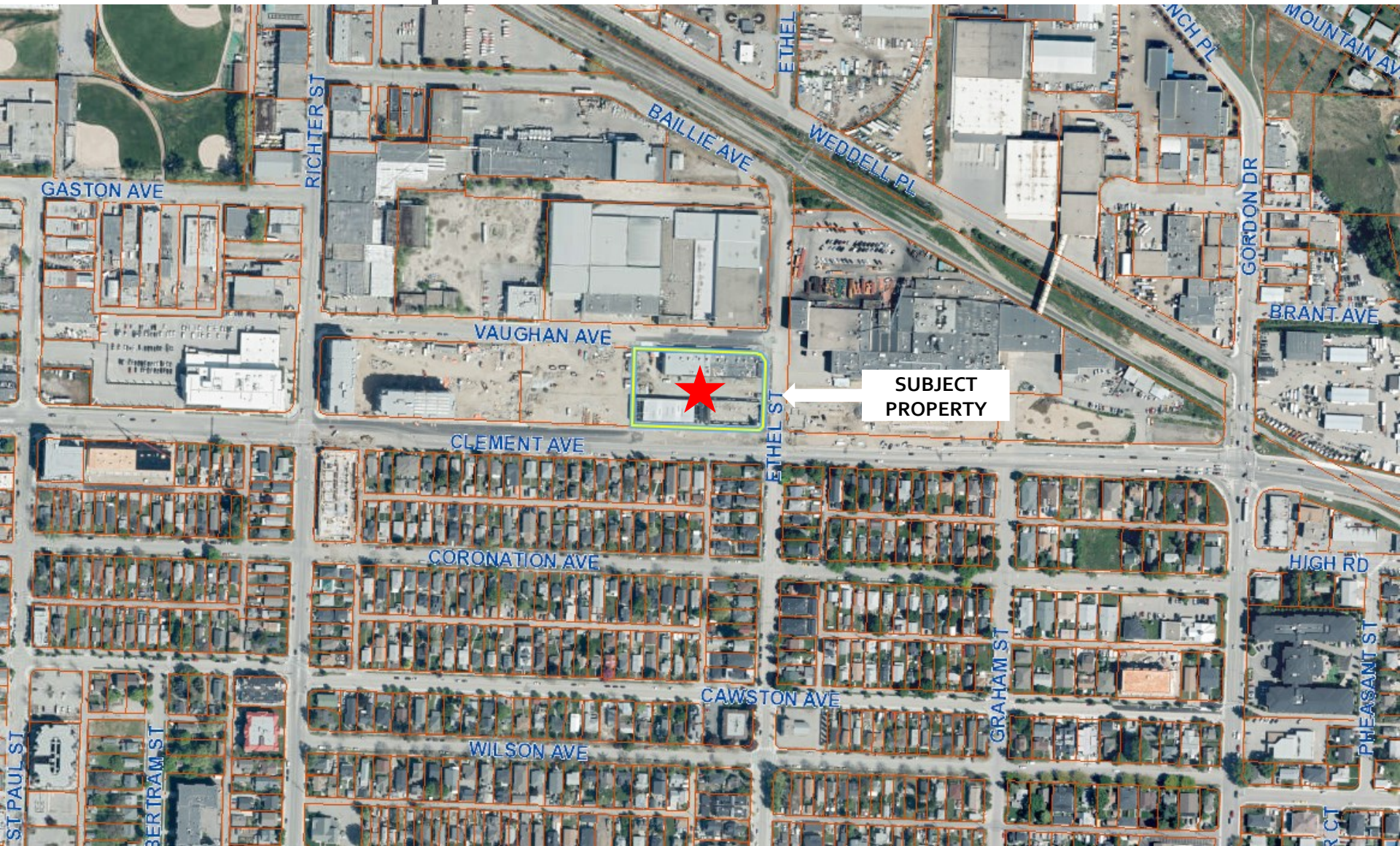


Building Permit

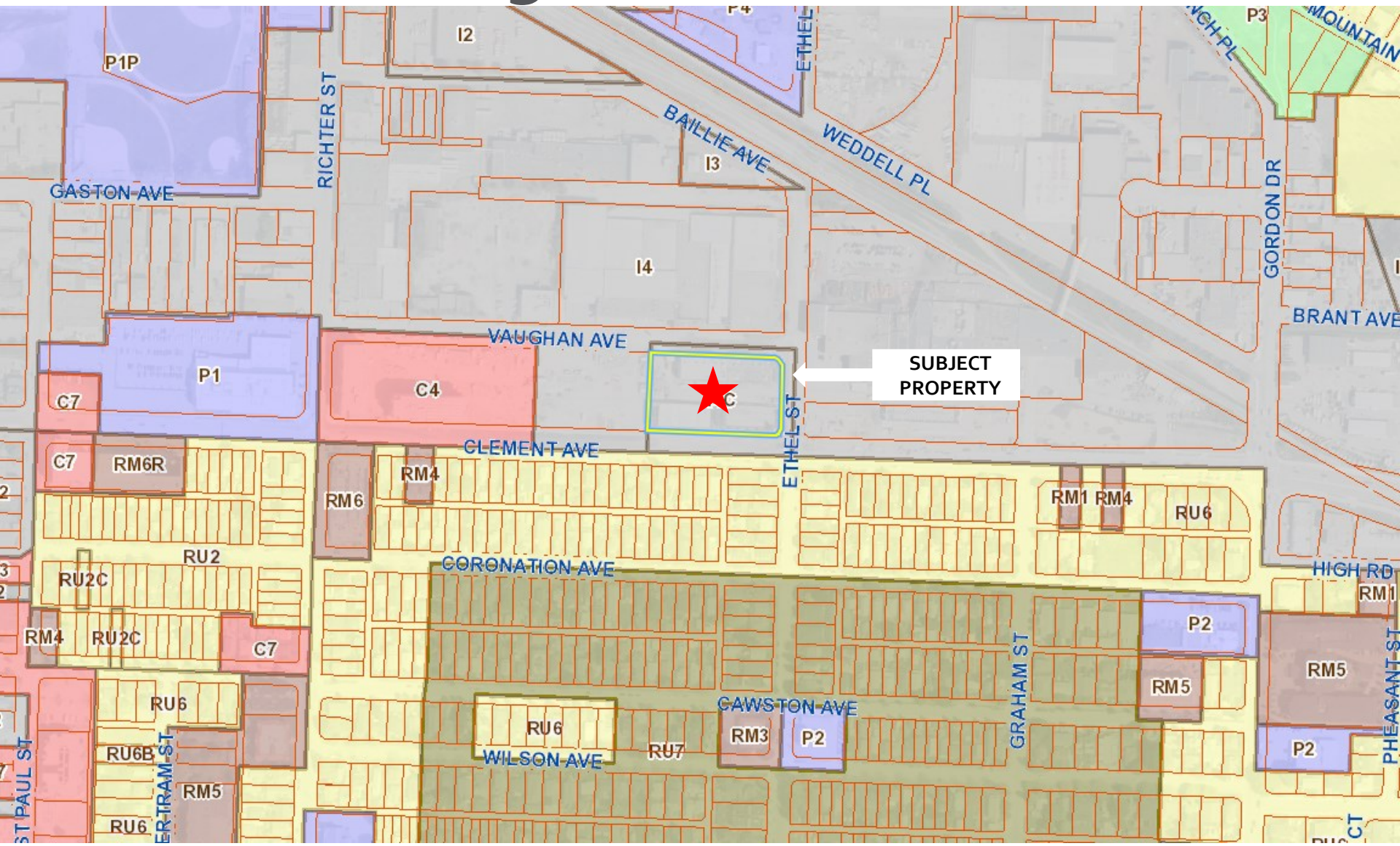


Council  
Approvals

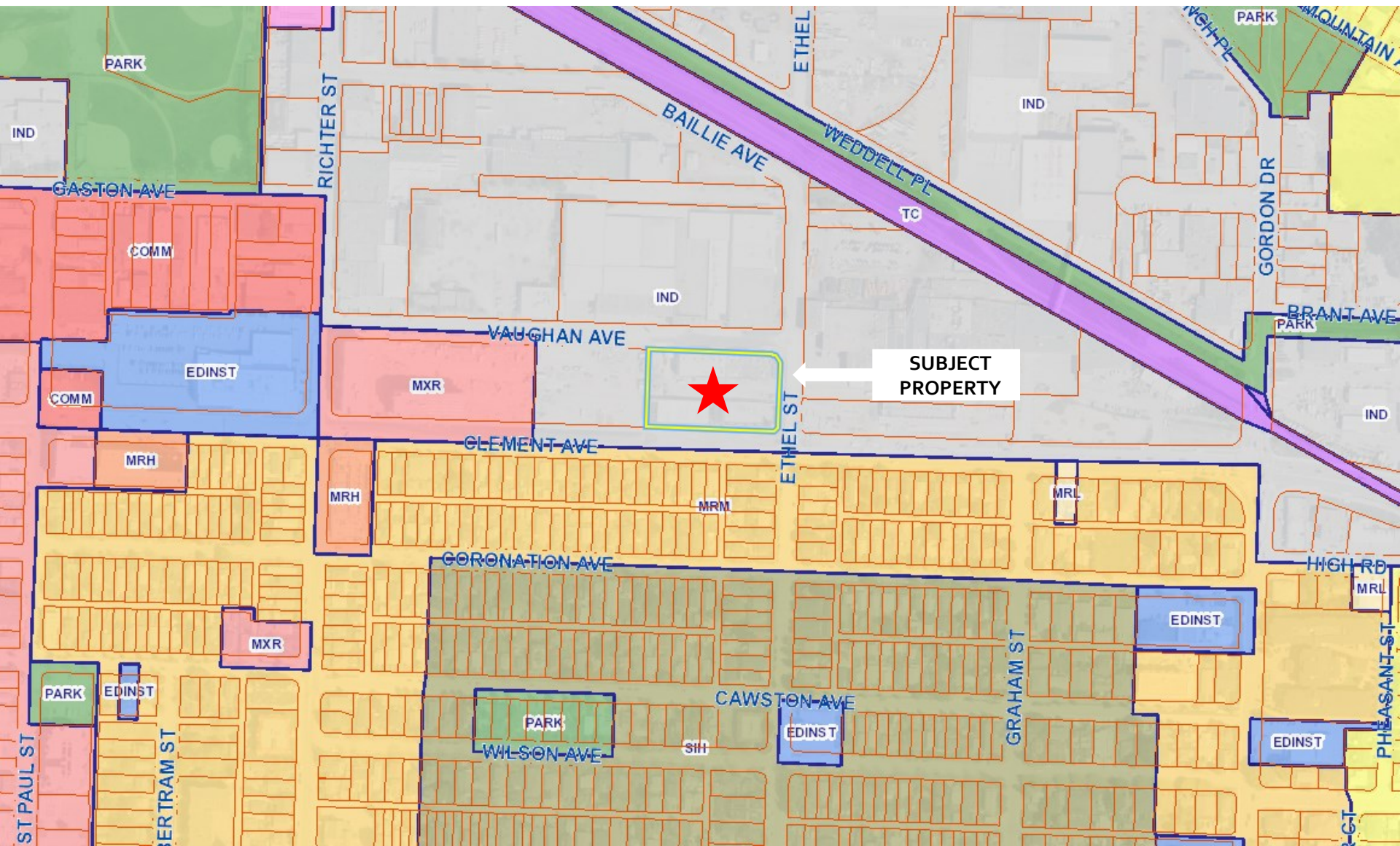
# Context Map



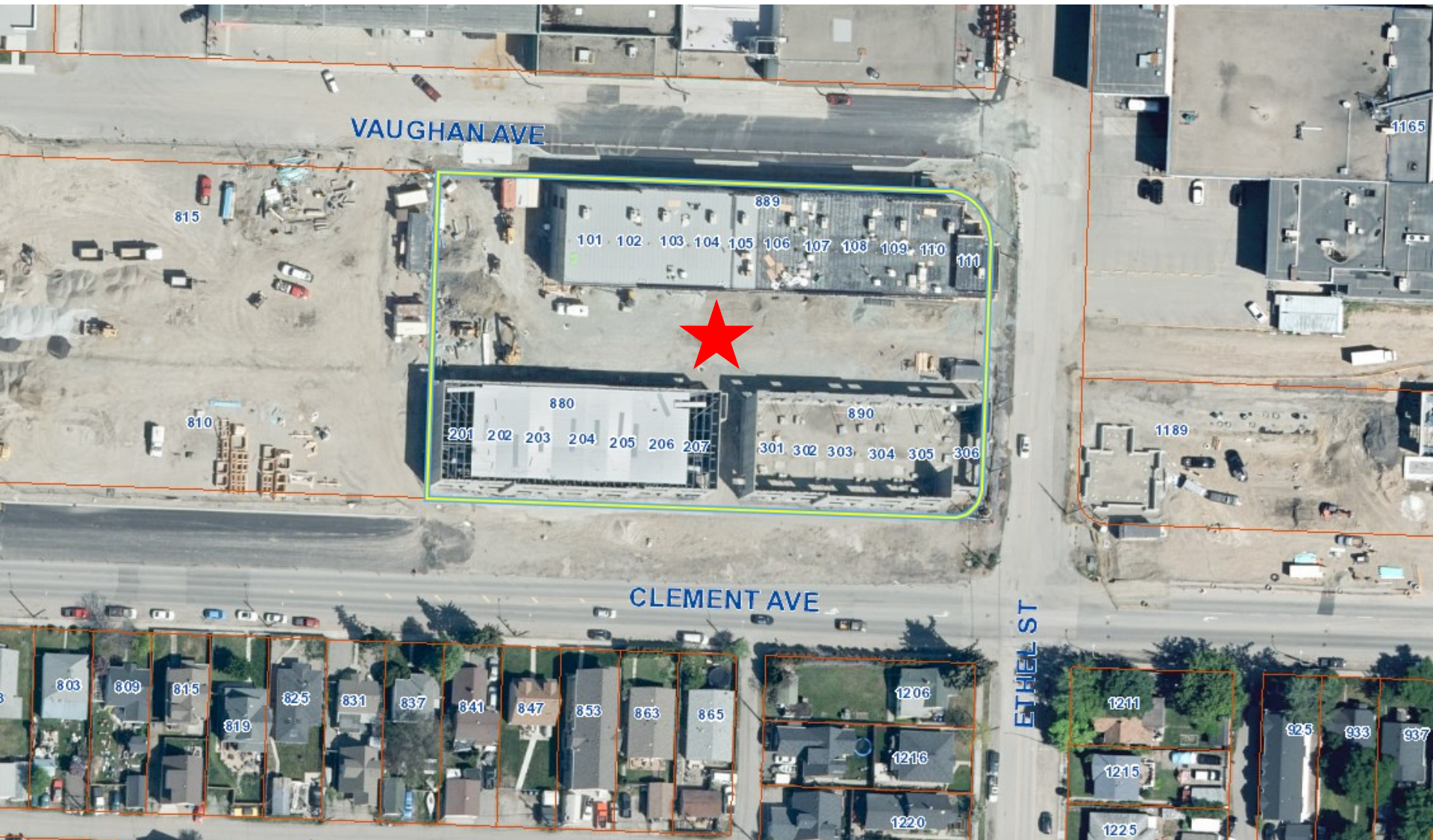
# Current Zoning

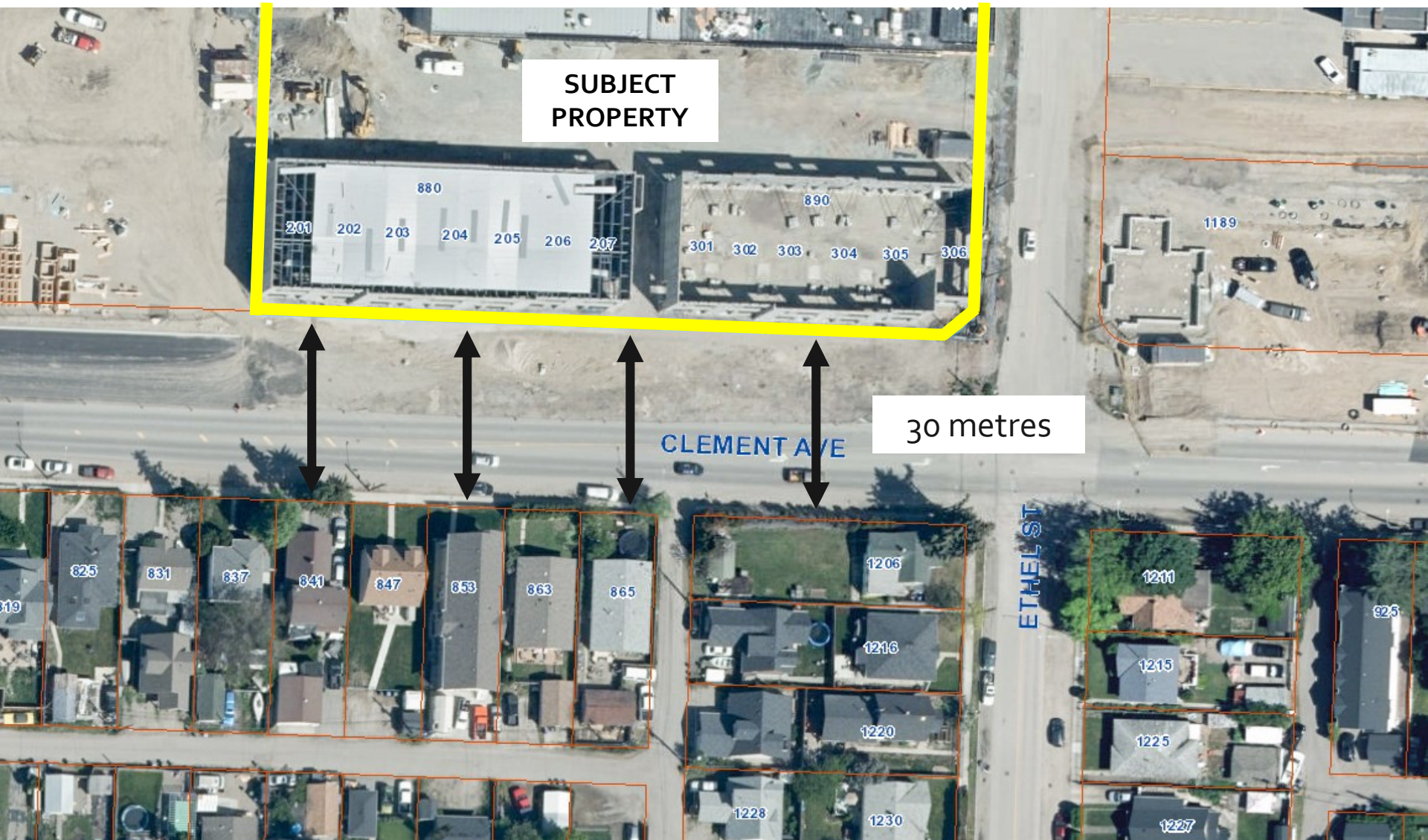


# OCP Future Land Use



# Subject Property Map





**SUBJECT  
PROPERTY**

**30 metres**

CLEMENT AVE

ETHEL ST



# Project/technical details

- ▶ The applicant proposes a cannabis production facility on the subject property.
- ▶ The property is within 60m of lots that have a residential use as a principal use, measured lot line to closest lot line.
- ▶ Having cannabis production facilities within 60m of residential properties is not permitted.
  - ▶ Therefore, the application requires a site specific text amendment to allow a cannabis production facility on the subject property.

# Development Policy

- ▶ Zoning Bylaw – Section 9.15.1 Cannabis Production Facilities
  - ▶ Cannabis Production Facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.
  - ▶ The minimum distance is intended to limit the negative impacts associated with cannabis production on residential properties.

# Staff Recommendation

- ▶ Staff recommend **non-support** of the proposed text amendment
  - ▶ Avoid negative impacts on residential properties
  - ▶ Proposed distance to residential properties is half of current regulations
- ▶ Recommend that the bylaws not receive 2<sup>nd</sup> & 3<sup>rd</sup> Readings



## *Conclusion of Staff Remarks*