



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

REVISED AGENDA

Meeting No. 12-2023
Tuesday, May 23, 2023, 4:30 p.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

	Pages
1. Call to Order	
2. Mayor's Announcements (If Required)	
3. Adoption of Agenda	
4. Disclosures of Pecuniary Interest and General Nature Thereof	
5. Unfinished Business	
6. Minutes of Previous Meetings	
6.1 May 8, 2023 Regular Council Minutes	1
7. Business Arising from the Minutes	
8. Minutes of Sub-Committee Meetings	
9. Public Meeting(s)	
10. Delegations - 6:00 p.m.	
10.1 Explanation of Water Usage at the Micro-Cannabis Facility- Greg Thorn	14
10.2 <i>Emily Azevedo - Proposed Zoning By-law Amendment - Micro-Cannabis Facility - Thorn</i>	
10.3 <i>Jeff Horning - Proposed Zoning By-law Amendment - Micro-Cannabis Facility - Thorn</i>	

10.4	<i>Gary Thorn - Proposed Zoning By-law Amendment - Micro-Cannabis Facility - Thorn</i>	
10.5	<i>Marion Ace - Proposed Zoning By-law Amendment - Micro-Cannabis Facility - Thorn</i>	
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12.1	Requiring Action	
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12.1.2	Request for Lapel Pins - Heritage Farm Show	
	There is a request from the Heritage Farm Show for 20-40 lapel pins.	
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13.	Staff Reports	
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13.4	Building/Bylaw	
13.5	Facilities, Parks and Recreation	
13.6	Emergency Services	
13.7	Economic Development and Planning	

14. Notice of Motion

15. Members Updates

16. New Business

16.1 Friend of the Chesley Hospital Queen's Park Rally

Deputy Mayor Shaw indicated that she would like to attend this rally on behalf of the Municipal Council.

17. By-laws

17.1 By-law 31-2023 - Zoning By-law Amendment Z-2022-017 (Thorn)

268

18. Closed Session (if required) at 5:00 p.m.

- advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Fire Services
- a proposed or pending acquisition or disposition of land by the municipality or local board - Surplus Land

19. Resolution to Reconvene in Open Session

20. Adoption of Recommendations Arising from Closed Session (If Any)

21. Adoption of Closed Session Minutes

22. Confirming By-law

22.1 By-law 32-2023

271

23. Adjournment

24. List of Upcoming Council meetings

June 12, 2023

June 26, 2023

July 10, 2023

August 14, 2023



MUNICIPALITY OF ARRAN-ELDERSLIE

Council Meeting

MINUTES

Monday, May 8, 2023, 9:30 a.m.
Council Chambers
1925 Bruce Road 10, Chesley, ON

Council Present: Mayor Steve Hammell
 Deputy Mayor Jennifer Shaw
 Councillor Ryan Nickason
 Councillor Darryl Hampton
 Councillor Moiken Penner
 Councillor Peter Steinacker

Council Absent: Councillor Brian Dudgeon

Staff Present: Sylvia Kirkwood - CAO
 Christine Fraser-McDonald - Clerk
 Julie Hamilton - Deputy Clerk
 Scott McLeod - Public Works Manager
 Tracey Neifer - Treasurer
 Carly Steinhoff - Recreation Manager

1. Call to Order

Mayor Hammell called the meeting to order at 9:50 am. A quorum was present.

2. Mayor's Announcements (If Required)

- I would like to ask Council permission to move the Closed Session to 10:30 a.m. today.
- I would like to acknowledge a donation that has been received from the Joan and Jim Patterson Foundation for the Chesley Medical Clinic. This donation will go towards new equipment for the procedure room.
- May is Building Safety Month across Ontario to bring awareness to the public of the Ontario Building Code, the importance in obtaining building permits and the efforts of municipal building officials.
- May 7 to May 13 is Emergency Preparedness Week which is an opportunity for you to take action to ensure you are prepared to protect yourself, your family and your community during an emergency. This year, the theme is *Be Prepared. Know Your Risks*. The intent of the theme is to

encourage Canadians to understand the risks in their area and learn what actions they can take to protect themselves and their families.

- The month of May is also Museum Month. This a program of the Ontario Museum Association and celebrated by Ontario's 700+ museums, galleries, and heritage sites. It is an opportunity to celebrate the vital contributions of museums to Ontario and to kick-off 2023's summer tourism season! May's Museum Month coincides with [International Museum Day](#) on May 18th. With this year's theme of "Museums, Sustainability and Wellbeing", we want to encourage all Ontarians to come together and realize the full transformative potential that museums have for sustainable development and wellbeing!
- May 16 to 22, 2023 is Canada Road Safety Week. Canada Road Safety Week is an enforcement-driven initiative led by the Canadian Association of Chiefs of Police (CACP), and more specifically by the CACP's Traffic Safety Committee. It is designed to increase public compliance with safe driving measures in order to save lives and reduce injuries on our roads. This road safety awareness campaign is part of the broader Canada's Road Safety Strategy 2025, which aims to make Canada's roads the safest in the world. To this end, the campaign is focused on behaviours that put drivers, passengers, pedestrians and other vulnerable road users most at risk.

3. Adoption of Agenda

Council passed the following resolution:

145-11-2023

Moved by: Councillor Steinacker

Seconded by: Councillor Penner

Be It Resolved that the agenda for the Council Meeting of Monday, May 8, 2023 be received and adopted, as distributed by the Clerk.

Carried

4. Disclosures of Pecuniary Interest and General Nature Thereof

4.1 Councillor Nickason - SRREC.23.05 Floor Scrubber Purchase – Tara Community Centre

His daughter works at Barclay Wholesale.

5. Unfinished Business

None.

6. Minutes of Previous Meetings

6.1 Regular Council Minutes - April 24, 2023.

Subsequent to further discussion, Council passed the following resolution:

146-11-2023

Moved by: Councillor Penner

Seconded by: Councillor Steinacker

Be It Resolved that the Council of the Municipality of Arran-Elderslie adopt the minutes of the Regular Council Session held April 24, 2023.

Carried

7. Business Arising from the Minutes

None.

8. Minutes of Sub-Committee Meetings

None.

9. Public Meeting(s)

9.1 Zoning By-law Amendment - Z-2023-031 - Delton Martin

Mayor Steve Hammell called the public meeting to order at 9:30 a.m. He stated that the purpose of the public meeting was to consider a proposed Zoning By-law Amendment Z-2023-031 for Delton Martin.

Julie Steeper, Planner for the County of Bruce, attended the meeting and presented her report.

She noted that the application proposes to seek relief from the side yard setback for accessory buildings. The proposed side yard setback is 3 m whereas the requirement in the bylaw is 20 m. The applicant is requesting relief for 17 m. If approved, the application would facilitate the new construction of a storage shed.

The property is considered to have high archeological potential due to a watercourse that runs on the property. A holding provision requiring an Archaeological Assessment for the lands containing high archaeological potential is proposed. The holding provision will not allow site alteration or development until an archaeological assessment has been provided by a qualified individual; the appropriate Ministry has accepted and registered the assessment, if required; and the recommendations of the archaeological assessment (if any) have been implemented. If no development is proposed in the areas of high archaeological potential no assessment will be required. Normal farm practices can continue on the lands identified as having high archeological potential.

The applicant is trying to limit the amount of agricultural land being taken out of production.

Comments were received from the following agencies:

- Municipality of Arran-Elderslie: No comment or concerns.
- Bruce County Transportation Services: No comment.
- Saugeen Valley Conservation Authority: SVCA staff find the application to be acceptable

The Mayor asked Members of Council if they had any questions.

Deputy Mayor Shaw asked about the archeological potential area and if it was consistent with the environmentally protected area. She was also concerned that the County transportation department had no comments on this application as there are not good sight lines for the laneway. This is a large exception and is concerned with the precedence that is being set.

Councillor Nickason asked about the proposed building and if the snow comes off the roof of the barn and destroys the existing fence.

Councillor Hampton asked about water drainage coming off the large roof. Does that water end up on the applicants property or the neighbour's property.

Councillor Steinacker had concerns regarding the large exception to the sideyard setback.

The Mayor asked if the applicant or agent were present and wished to make a submission.

The Mayor asked if any members of the public wished to make a submission either in favour or opposed to the proposed application.

The Mayor asked the Clerk if any written submissions had been received. None had been received.

Members of Council and the public were provided a final opportunity for questions prior to the closing of the public meeting.

No further questions were raised and the Mayor declared the public meeting closed at 10:13 a.m.

Council defeated the motion, and therefore the application, based on the following: it is a large exception to the by-law, concerns regarding drainage, road access and sightlines and the decreased setback from the lot line.

Subsequent to further discussion, Council passed the following motion:

147-11-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be it Resolved that Council approve Zoning By-law Amendment Z-2023-031 as attached and the necessary by-law be forwarded to Council for adoption at the next available Council meeting.

Defeated

10. Delegations

None.

11. Presentations

11.1 Edward Henley - Bruce County Development Charges

Mr. Henley gave a presentation to Council regarding Bruce County Development Charges.

He noted that Bruce County had retained Watson and Associates to prepare a background study. Development charges are utilized to recover the capital costs associated with residential and non-residential growth within a municipality. The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights.). Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.).

They cannot collect development charges on libraries as the buildings are not owned by the County.

Churches, cemeteries, hospitals, non-profit organizations, temporary use buildings etc are exempt from Development Charges.

Council thanked Mr. Henley for his presentation.

12. Correspondence

12.1 Requiring Action

12.1.1 2023 Childhood Cancer Awareness Month Request

Subsequent to further discussion, Council passed the following resolution:

152-11-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

WHEREAS: September is officially recognized internationally as Childhood Cancer Awareness Month; and,

WHEREAS: The most recent data shows that cancer remains the leading cause of disease-related death in children; and,

WHEREAS: The most recent data shows that incidence rates of childhood cancer are increasing; and,

WHEREAS: Cancer in children affects aspects of their physical, emotional, and social development, as well as their family and school life, effects which research shows are long-lasting; and,

WHEREAS: Childcan believes childhood cancer must be designated a child health priority, and that support services for families are critical; and,

WHEREAS: Childcan raises awareness and funds to provide personalized, responsive, and compassionate programs and services to families facing the childhood cancer journey from diagnosis, through treatment, post-treatment care, or bereavement and,

WHEREAS: Organizations which support families dealing with childhood cancer are working together to raise awareness of this disease and its devastating effects, as well as raising funds to support the affected families and children; and,

WHEREAS: Raising awareness and funds will help these families and children deal with the emotional and financial toll

THEREFORE: I, Steve Hammell, Mayor of Arran-Elderslie do hereby proclaim September 2023 Childhood Cancer Awareness Month in Arran-Elderslie.

Carried

12.1.2 Correspondence from Bruce County County - Pathways to Decarbonization Report

Subsequent to further discussion, Council directed staff to speak to the County Clerk regarding this request.

12.2 For Information

Subsequent to further discussion, Council passed the following resolution:

153-11-2023

Moved by: Councillor Nickason

Seconded by: Deputy Mayor Shaw

Be It Resolved that the Council of the Municipality of Arran-Elderslie receives, notes, and files correspondence on the Council Agenda for information purposes.

Carried

12.2.1 Rick Byers, MPP - Media Release

12.2.2 MPAC Annual Report and Financial Statements

12.2.3 Bruce Area Solid Waste Recycling Financial Statements 2022

12.2.4 AMO Policy Update

12.2.5 Grey Sauble Conservation Authority - Board Minutes March 22, 2023

13. Staff Reports

13.1 CAO/Clerks

13.2 Finance

The 2022 Audit is being completed with BDO attending the May 23rd Council meeting to present the 2021 Financial Statements.

13.2.1 SRFIN.23.16 Computer Purchases

Subsequent to further discussion, Council passed the following resolution:

154-11-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved that Council hereby,

1. Support staff working with CompuCom Canada Co. for the purchase of Corporate Computers; and
2. That the Bids and Tenders page of the Municipality's website shall be updated to reflect the Group Purchasing with the Ministry of Public and Business Service Delivery for Desktop Management Services and Products.

Carried

13.3 Public Works

13.4 Building/Bylaw

13.5 Facilities, Parks and Recreation

13.5.1 SRREC.23.05 Floor Scrubber Purchase – Tara Community Centre

Councillor Nickason declared a conflict on this item. (His daughter works at Barclay Wholesale.)

Subsequent to further discussion, Council passed the following resolution:

155-11-2023

Moved by: Councillor Penner

Seconded by: Councillor Steinacker

Be It Resolved that Council hereby,

1. Accept the recommendation to purchase a Nacecare TGB 1120 Floor Scrubber from Barclay Wholesale at a cost of \$7,250.25, inclusive of applicable taxes.

Carried

13.5.2 SRREC.23.06 Recreation Department Update

Subsequent to further discussion, Council passed the following resolution:

156-11-2023

Moved by: Councillor Hampton

Seconded by: Councillor Penner

Be It Resolved that Council hereby,

1. Redirect funds for the Tara Arena Chiller Replacement to accommodate unexpected expenses associated with the Chesley Community Centre natural gas conversion, Chesley Community Centre brine pump replacement and door replacement at the Tara Pavilion;
2. Defer the Tara Arena Chiller Replacement, 23-RECC-0018 to the 2024 Capital Budget; and
3. Defer the Chesley Electronic Sign Replacement, 23-RECC-0031 to the 2024 Capital Budget.

4. That these purchases be exempt from Section 4.6 of the Procurement Policy requiring three (3) written competitive quotes

Carried

13.5.3 SRREC.23.07 Paisley Dog/Leash Free Park Update

Carly Steinhoff, Park, Facilities and Recreation Manager gave an update on the Paisley Dog Park.

In 2021, a group of residents in Paisley approached staff about the potential of creating a dog park on municipally owned land in Paisley. The sites that were considered were Dr. Milne Park, James Street land, ball diamond 2, and Mary Cumming Park. The Committee chose Dr. Milne Park as the preferred location and Council was supportive of this. Staff worked with the residents that had formed a Committee to develop and design the layout, and the Committee began fundraising initiatives.

It was recommended by the Committee that the best location at this time was Diamond 2, as the park has been utilized as an unofficial dog park for several years.

The Committee also decided that Diamond 2 is an interim location for the park, and should the diamond be required for softball, then the Municipality will remove dog park signage and repurpose the area back to a ball diamond.

The Dog Park Committee has raised \$10,000 to date, however, \$1,500 has been refunded and \$1,000 has been redirected by a donor to the Paisley Splashpad. The total amount available is \$7,500.

There will be costs associated with signage and the dog waste system, that will be drawn from the Dog Park Donation account.

13.6 Emergency Services

Chief Tiernan noted that they had received \$16,400 from a Fire House Subs Grant for new radios.

A grant from Ontario Power Workers was also approved for props for the fire simulation area.

13.7 Economic Development and Planning

13.8 SRW.23.10 4th Street SE, Chesley – Speeding Concerns

Works Manager Scott McLeod discussed his report with Council for information purposes regarding concerns about speeding on 4th Street SE in Chesley.

14. Notice of Motion

None.

15. Members Updates

Shaw:

Deputy Mayor Shaw attended a Grey Sauble Conservation Authority (GSCA) meeting as well as an agricultural advisory committee meeting and an indigenous relations committee as part of the GSCA, update on tile drains, attended a SMART meeting, attended a Drainage Act workshop, and presented a certificate to Hidden Waters Spa.

Hampton:

Councillor Hampton had nothing to report.

Dudgeon:

Councillor Dudgeon was absent.

Steinacker:

Councillor Steinacker attended the Fire Fighter's Breakfast, attended the mutual aid meeting, and received a request for a handicapped parking space in Tara.

Penner:

Councillor Penner had nothing to report.

Nickason:

Councillor Nickason attended the Mutual Aid meeting.

Hammell:

Mayor Hammell will be attending a Transit meeting, human trafficking meeting, attended the Hanover Ceremony of the Day of Mourning, attended the Mutual Aid meeting, and attended the Fire Fighter's Breakfast at the Tara Legion.

16. New Business

None.

17. By-laws

None.

18. Closed Session (if required)

Subsequent to further discussion, Council passed the following resolution:

148-11-2023

Moved by: Councillor Nickason

Seconded by: Councillor Hampton

Be It Resolved, That the Council of the Municipality of Arran-Elderslie does now go into closed session to discuss an item(s) which relates to:

- () the security of the property of the municipality or local board;
- (X) personal matters about an identifiable individual, including municipal or local board employees; Financial Services Review
- () a proposed or pending acquisition or disposition of land by the municipality or local board;
- () labour relations or employee negotiations;
- () litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (X) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; Procurement Policy discussions with Municipal Solicitor -Procurement Policy discussions with Municipal Solicitor
- () a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- () information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- () a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- () a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or
- () a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Staff Authorized to Remain: Item 1 - CAO Sylvia Kirkwood, Clerk Christine Fraser-McDonald and Treasurer Tracey Neifer

Item 2 - CAO Sylvia Kirkwood, Clerk Christine Fraser-McDonald, Treasurer Tracey Neifer and Municipal Solicitor Eric Davis

Carried

19. Resolution to Reconvene in Open Session

Mayor Hammell confirmed that Council discussed only those matters identified in the motion regarding the financial services review and the proposed procurement policy.

Subsequent to further discussion, Council passed the following resolution:

149-11-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be It Resolved That Council of the Municipality of Arran-Elderslie does now return to the Open Session at 11:43 a.m.

20. Adoption of Recommendations Arising from Closed Session (If Any)

Subsequent to further discussion, Council passed the following resolution:

150-11-2023

Moved by: Councillor Hampton

Seconded by: Councillor Nickason

Be it resolved that Council directs staff to hire BDO to prepare a payroll system audit at an upset limit of \$10,000 and that this purchase be exempt from Section 4.6 of the Procurement Policy requiring three (3) written competitive quotes.

Carried

21. Adoption of Closed Session Minutes

Subsequent to further discussion, Council passed the following resolution:

151-11-2023

Moved by: Deputy Mayor Shaw

Seconded by: Councillor Penner

Be It Resolved; that Council of the Municipality of Arran-Elderslie adopt the minutes of the Closed Session dated April 24, 2023.

Carried

22. Confirming By-law

22.1 By-law 30-2023 - Confirming By-law

157-11-2023

Moved by: Councillor Penner

Seconded by: Councillor Steinacker

Be It Resolved that By-law No. 30-2023 be introduced and read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation, and engrossed in the By-law Book.

By-law 30-2023 being a By-law to confirm the proceedings of the Regular Council meeting of the Municipality of Arran-Elderslie held Monday, May 8, 2023.

Carried

23. Adjournment

Subsequent to further discussion, Council passed the following resolution:

158-11-2023

Moved by: Councillor Nickason

Seconded by: Councillor Penner

Be It Resolved that the meeting be adjourned to the call of the Mayor at 1:51 p.m.

24. List of Upcoming Council meetings

May 23, 2023 June 12, 2023

June 26, 2023 July 10, 2023

August 28, 2023

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

Proposed Annual Production Capacity	
Dried Cannabis (kg/yr)	350
TOTAL [Dried Cannabis] (kg/yr)	350

Estimated Facility Areas (m²)	
Total Site Area	453.5 m ²
Total Production Area	315 m ²
Total Production Area (excluding Grow Areas)	64 m ²
Total Canopy Grow Area	186 m ²
Total Storage Area	21 m ²
Total Non-Operations Area	59.5 m ²
Total Grow Areas	251 m ²

(See page 2 for Estimated Surface Areas Floor Plan)

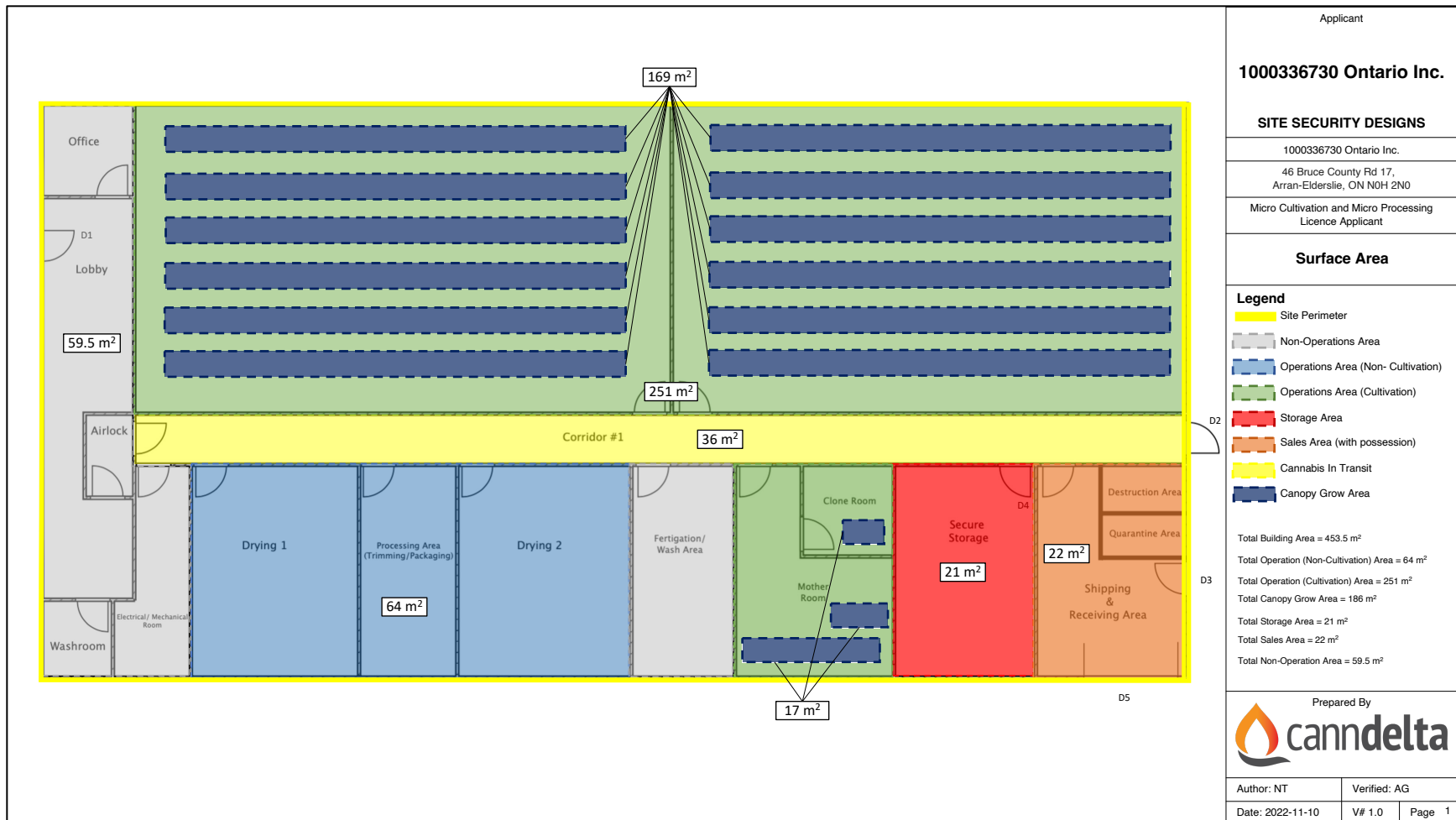


Figure 1. Estimated Surface Areas Floor Plan.

1 Harvest

1200 Plants

State	Total Litres	State	State	Total Litres	State	Total Litres
01-Jan Clones	24	01-Feb Flower	2000	01-Mar Flower	2000	
02-Jan Clones	24	02-Feb Flower	2000	02-Mar Flower	2000	
03-Jan Clones	24	03-Feb Flower	2000	03-Mar Flower	2000	
04-Jan Clones	24	04-Feb Flower	2000	04-Mar Flower	2000	
05-Jan Clones	24	05-Feb Flower	2000	05-Mar Flower	2000	
06-Jan Clones	24	06-Feb Flower	2000	06-Mar Flower	2000	
07-Jan Clones	24	07-Feb Flower	2000	07-Mar Flower	2000	
08-Jan Clones	24	08-Feb Flower	2000	08-Mar Flower	2000	
09-Jan Clones	24	09-Feb Flower	2000	09-Mar Flower	2000	
10-Jan Clones	24	10-Feb Flower	2000	10-Mar Flower	2000	
11-Jan Clones	24	11-Feb Flower	2000	11-Mar Flower	2000	
12-Jan Clones	24	12-Feb Flower	2000	12-Mar Flower	2000	
13-Jan Veg	1000	13-Feb Flower	2000	13-Mar Flower	2000	
14-Jan Veg	1000	14-Feb Flower	2000	14-Mar Flower	2000	
15-Jan Veg	1000	15-Feb Flower	2000	15-Mar Flower	2000	
16-Jan Veg	1000	16-Feb Flower	2000	16-Mar Flower	2000	
17-Jan Veg	1000	17-Feb Flower	2000	17-Mar Flower	2000	
18-Jan Veg	1000	18-Feb Flower	2000	18-Mar Flower	2000	
19-Jan Veg	1000	19-Feb Flower	2000	19-Mar Flower	2000	
20-Jan Veg	1000	20-Feb Flower	2000	20-Mar Flower	2000	
21-Jan Veg	1000	21-Feb Flower	2000	21-Mar Flower	2000	
22-Jan Veg	1000	22-Feb Flower	2000	22-Mar Flower	2000	
23-Jan Veg	1000	23-Feb Flower	2000	23-Mar Flower	2000	
24-Jan Veg	1000	24-Feb Flower	2000	24-Mar Flower		
25-Jan Veg	1000	25-Feb Flower	2000	25-Mar Flower		
26-Jan Veg	1000	26-Feb Flower	2000	26-Mar Flower		
27-Jan Flower	2000	27-Feb Flower	2000	27-Mar Flower		
28-Jan Flower	2000	28-Feb Flower	2000	28-Mar Flower		
29-Jan Flower	2000			29-Mar Flower		
30-Jan Flower	2000			30-Mar Flower		
31-Jan Flower	2000			31-Mar Flower		

1 Harvest

State	Total Litres
Clones	288
Veg	14000
Flower	112000
Total	126288

5 Harvest/year	631440
Average Litres/day	1730
Average Gallons/day	381
Drilled Well	
Gallons/day available	6480

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[□ \(https://twitter.com/greenhousegrow\)](https://twitter.com/greenhousegrow)
[□ \(https://www.linkedin.com/showcase/greenhouse-grower/\)](https://www.linkedin.com/showcase/greenhouse-grower/)
[□ \(https://www.youtube.com/GreenhouseGrower\)](https://www.youtube.com/GreenhouseGrower)

Ways to Calculate Water Use and Transpiration Rates for Indoor Cannabis Cultivation



January 13, 2022

By **Ryan Douglas, Ryan Douglas Cultivation LLC** (<https://www.greenhousegrower.com/author/ryan-douglas/>)

□ (/cdn-cgi/l/email-protection#a09fd3d5c2cac5c3d49df7c1d9d38f



Entrepreneurs new to cannabis are often shocked by the amount of water that commercial crops consume and the volume of moisture that needs to be removed from indoor grow environments.

As a sun-loving, warm-weather plant, cannabis consumes a lot of water. Everything from metabolic processes to temperature regulation depends on a reliable water source. Production facilities must have the capacity to generate and store sufficient volumes of irrigation water.

ADVERTISEMENT

Ironically, most of the water applied to a crop dissipates in the form of evaporation or transpiration. Indoors growers must manage 100% of this moisture or face dire consequences. Sealed grow rooms that exceed optimal humidity levels run the risk of crop losses due to **botrytis** (<https://www.greenhousegrower.com/production/expert-recommendations-for-managing-botrytis-in-the-greenhouse/>) and **powdery mildew infections** (<https://www.greenhousegrower.com/production/five-tips-for-eliminating-powdery-mildew-on-cannabis-crops/>).

High humidity can also result in the deficiency of non-mobile nutrients vital to healthy plant development, such as **calcium** (<https://www.greenhousegrower.com/production/fertilization/how-calcium-plays-a-critical-role-in-plant-health/>).

If you're starting a new indoor cultivation facility, consider the following advice to ensure that you have an adequate water supply and sufficient dehumidification capacity.



Top Articles

Read More (https://www.greenhousegrower.com/production/why-summertime-can-bring-out-the-worst-in-greenhouse-pests/?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore)

Read More (https://www.greenhousegrower.com/binary-at-cast-2023-video/?utm_source=gp&utm_medium=top_stories_slider)

Why Summertime Can Bring Out the Worst in Greenhouse Pests
([https://www.greenhousegrower.com/production/why-summertime-can-bring-out-the-worst-in-greenhouse-pests/?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore?](https://www.greenhousegrower.com/production/why-summertime-can-bring-out-the-worst-in-greenhouse-pests/?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore)

[utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore?](https://www.greenhousegrower.com/production/why-summertime-can-bring-out-the-worst-in-greenhouse-pests/?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore?utm_source=gp&utm_medium=top_stories_slider&utm_campaign=readmore))

Water Use

One of the challenges of calculating water requirements is the number of variables involved. Plant density, plant size, room temperature, humidity, light intensity, and growing substrate all influence the volume and frequency of irrigation.

Additionally, a company's cultivation strategy is likely to change over time. A head grower may prefer a low-density planting strategy using a relatively small quantity of large plants, while the next hire may prefer high-density growing with several plants per square foot

How do you estimate water needs in the face of so many potential variables? It's better to plan for too much capacity than not enough.

A safe rule of thumb is to anticipate a maximum water demand of 1 liter per square foot of flowering plant canopy or ten liters of water per square meter. For a grow room with a 1,000 square foot canopy, be prepared to use 1,000 liters of water each day.

This number is a safe estimate because it's unlikely that a crop will ever require this much. Only under the most demanding circumstances — high temperatures, high CO₂, and intense light—will a grower ever need this much water.

Plan on this kind of volume when **designing your fertigation system** (<https://www.greenhousegrower.com/production/four-tips-for-selecting-a-fertigation-system/>) and all of the *accouterment* such as water reservoirs, leachate holding tanks, and reverse osmosis systems.

This number also provides valuable insight into drain volume. Growers using a run-to-waste system with either coco or peat-based substrates can anticipate about 10% to 15% runoff each irrigation.

A 1,000 square foot grow room will generate a maximum of 100 to 150 liters of runoff each day. This information is critical for your plumbing engineers as they calculate holding tanks, pump strength, flow rates, and pipe sizes to ensure the rapid evacuation of leachate.

With recirculating systems, where leachate is filtered, treated, and reused, these calculations are vital. Knowing the daily drain volumes will help your plumbing engineers appropriately size leachate holding tanks.

Dehumidification

Plants transpire or evaporate about 95% of the water they receive. For commercial indoor growers, this is a lot of water to remove from the air.

The movement of water from the roots through the leaf system of the plant is called transpiration. Every indoor cannabis plant does this – more when the lights are on, less when the lights are off.

Water that dissipates from the grow media or bench surface is called evaporation. The warm temperatures and bright lights of the grow room quickly evaporate standing water and remove moisture from the upper layers of the grow media.

The amount of dehumidification capacity required is pretty straightforward to calculate. Ninety-five percent of the water given to the crop will need to be removed from the air.

However, this doesn't need to happen all at once. Most coco or peat substrates are irrigated about every two days, so the dehumidifiers will need to work hard during the first 12 hours, less during the next 12, and then very little over the next 24 hours.

When calculating dehumidification needs, remember that AC units also dry the air. However, this is usually only relevant during the lights-on cycle. Air conditioning units typically don't need to cool indoor grow rooms when the lights are off.

How should start-ups calculate their dehumidification needs? The safest and smartest way is to use **experts** (<https://inspire.ag/>).

Many engineering firms specialize in cannabis grow room design, and lots of heating, cooling, air conditioning, and dehumidification (HVACD) companies offer specialized equipment that caters to indoor cannabis growers.

Their technology differs from standard air-handling equipment since few commercial or residential installations need to contend with the water vapor generated inside an indoor grow facility.

Cultivation businesses that shun the great outdoors and choose to grow inside will reap the benefits of a 100% controlled environment, but building that perfect facility takes serious planning.

Collaborate with plumbing and HVACD experts early in the development phase to ensure that your facility can provide your crop with the water it needs without the humidity that it doesn't.

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*Ryan Douglas (/cdn-cgi/1/email-protection#ff8d869e91bf9b908a98939e8c9c8a938b96899e8b969091d19c9092) helps businesses cultivate a profitable future in the cannabis industry. He is the founder of Ryan Douglas Cultivation, LLC and author of **From Seed to Success: How to Launch a Great Cannabis Cultivation Business in Record Time** (https://www.amazon.com/Seed-Success-Cannabis-Cultivation-Business/dp/0578741946/ref=sxts_sxwds-bia-wc-p13n1_0?cv_ct_cx=from+seed+to+success&dchild=1&keywords=from+seed+to+success&pd_rd_i=0578741946&pd_rd_r=cda8e5db-6872-4b29-a175-432d302c53ba&pd_rd_w=PNubo&pd_rd_wg=inWqg&pf_rd_p=1835a2a9-7ed8-48dc-ad07-fcd7527bd2bc&pf_rd_r=AAKPAJ6R3DNE83V56DD2&psc=1&qid=1608147969&sr=1-1-80ba0e26-a1cd-4e7b-87a0-a2ffae3a273c). Ryan has worked in commercial horticulture for 25 years and advises cannabis operators worldwide. See all author stories here. (<https://www.greenhousegrower.com/author/ryan-douglas/>)*

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MUNICIPALITY OF ARRAN-ELDERSLIE

AUDIT FINAL REPORT TO THE MEMBERS OF COUNCIL

May 23, 2023

To the Members of Council of the Municipality of Arran-Elderslie

We are pleased to provide you with the results of our audit of Municipality of Arran-Elderslie (the "Municipality") consolidated financial statements for the year ended December 31, 2021.

The enclosed final report includes our approach to your audit, including: significant risks identified and the nature, extent, and results of our audit work. We also report any significant internal control deficiencies (if any) identified during our audit and reconfirm our independence.

During the course of our audit, management made certain representations to us, in discussions and in writing. We documented these representations in the audit working papers.

We look forward to discussing our audit conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,

Chartered Professional Accountants, Licensed Public Accountants

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EXECUTIVE SUMMARY

Status of the Audit

As of the date of this report, we have substantially completed our audit of the 2021 consolidated financial statements pending the completion of the items highlighted below. These items will need to be completed prior to issuance of our final audit report on the consolidated financial statements:

- ▶ Approval of consolidated financial statements by Council
- ▶ Receipt of signed management representation letter dated as of the final report date
- ▶ Subsequent events review through to financial statement approval date

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the consolidated financial statements are free from material misstatement.

The scope of the work performed was substantially the same as that described in our Planning Report to the Members of Council dated March 5, 2022.

Independence

We have identified relationships between Municipality of Arran-Elderslie and our Firm that may reasonably be thought to have influenced our independence. These are further discussed in [Appendix B](#).

Materiality

As communicated to you in our Planning Report to the Members of Council preliminary materiality was \$310,000. Final materiality was updated to \$360,000 to reflect 3% of total average revenue.

Fraud Discussion

We are not aware of any fraud affecting the Municipality. If you have become aware of changes to processes or are aware of any instances of actual, suspected or alleged fraud since our discussions held at planning, please let us know.

AUDIT FINDINGS

Our audit strategy and procedures focused on the risks specific to your Municipality and key accounts as outlined in our Planning report to the Members of Council. There were no changes to our planning procedures. No additional risks were identified during the audit.

Significant Risks of Material Misstatement	Audit Findings
Control Environment	To address this risk we developed criteria for unusual journal entries, determined the population of unusual journal entries and obtained corroborating evidence of these journal entries from management as to why the journal entries were made. No inappropriate journal entries were noted.
Government Transfers	To address this risk we reconciled significant government transfers to their various government funding agreements and letters, reviewed funding agreements for deferred grants and reviewed minutes to ensure grant revenue listed was complete. No issues were noted in regards to grant revenue during our testing.
Purchases	To address this risk we reviewed a sample of invoices for department head authorization and agreed to the purchasing policy to ensure authorization was appropriate.

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Municipality's accounting practices, including accounting policies, accounting estimates and financial statement disclosures.

Management is responsible for determining the significant accounting policies. *Significant accounting policies have been disclosed in the financial statements.* The choice between accounting policy alternatives can have a significant effect on the financial position and results of the Municipality. The application of those policies often involves significant estimates and judgments by management. Based on the audit work that we have performed, it is our opinion that the estimates are in accordance with the requirements of Canadian public sector accounting standards and have been consistently applied.

A summary of the key discussion points are as follows:

Significant Financial Statement Disclosures	Audit Findings
Accumulated Surplus	A breakdown of the Municipality's accumulated surplus is included in Note 7. This includes the amount invested in capital assets, unfunded liabilities, reserves and reserve funds and also the general surplus which is required to be carried forward to the next year's budget.
Contingencies/Litigation Proceedings	We have discussed with management and they have indicated there are outstanding claims against the Municipality. These claims are disclosed in Note 15.
Commitments	Significant capital asset commitments have been disclosed in Note 16.

Significant Estimates and Judgements	Audit Findings
Post-Employment Benefits	The Municipality provides post-employment health and life insurance benefits to eligible retired employees. The benefits earned by employees are determined using management's best estimate of expected benefit costs and are expensed as services are rendered. In order to help estimate the liability for post-employment benefits, the Municipality engaged the services of an actuary.
Taxation revenue estimate	In accordance with PS 3510, amounts have been estimated for taxable events that have occurred but have not yet been assessed. The estimate was based on trend analysis by year for supplemental taxation billings and write-offs for the last 3 years; and knowledge of potential reassessments.
Liability for Contaminated Sites	Management compiled a list of all properties owned by the Municipality or where the Municipality has accepted responsibility for the property and assessed whether each property was contaminated.
Solid Waste Landfill Closure and Post-closure Liabilities.	Amounts have been estimated for closure and post-closure costs. The estimates were calculated based on correspondence with engineers and used the same approach to value the landfill liability as in the prior year.

INTERNAL CONTROL MATTERS

During the course of our audit, we performed the following procedures with respect to the Municipality's internal control environment:

- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.
- ▶ Tested the operating effectiveness of controls in the payroll and purchase transaction stream.

The results of these procedures were considered in determining the extent and nature of substantive audit testing required.

We are required to report to you in writing, significant deficiencies in internal control that we have identified during the audit. A significant deficiency is defined as a deficiency or combination of deficiencies in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.

We did not find any deficiencies in the design and implementation of the internal controls tested during the audit.

The audit expresses an opinion on the Municipality's consolidated financial statements. As a result, it does not cover every aspect of internal control - only those relevant to preparing the consolidated financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

We have prepared a letter to management to highlight amounts in the accounting records and to suggest efficiencies in processes and preparation of audit working papers.

ADJUSTED AND UNADJUSTED DIFFERENCES

We have disclosed all significant adjusted and unadjusted differences and disclosure omissions identified through the course of our audit engagement. Each of these items has been discussed with management.

No unadjusted differences were identified during the audit.

APPENDIX A: INDEPENDENT AUDITOR'S REPORT

The Corporation of the
Municipality of Arran-Elderslie
Financial Information
December 31, 2021

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The Corporation of the Municipality of Arran-Elderslie
Financial Information
December 31, 2021

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The Corporation of the Municipality of Arran-Elderslie
Financial Statements
For the year ended December 31, 2021

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Independent Auditor's Report

To the Members of Council, Inhabitants and Ratepayers
 of the Corporation of the Municipality of Arran-Elderslie

Qualified Opinion

We have audited the accompanying consolidated financial statements of the Corporation of the Municipality of Arran-Elderslie (the Municipality), which comprise the consolidated statement of financial position as at December 31, 2021, and the consolidated statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the potential effects of the matters described in the Basis for Qualified Opinion paragraph, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Municipality as at December 31, 2021 and the consolidated results of its operations, consolidated changes in net financial assets and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Qualified Opinion

The Municipality's summary of significant accounting policies describes the tangible capital asset policy with respect to its tangible assets. It has been determined that adjustments are required to water, sewer and road assets but the Municipality has not yet gathered the necessary information. In addition, the impact of the adjustment to the opening 2019 capital asset balances was not susceptible to satisfactory audit verification. As a result, we have been unable to determine whether further adjustments to the amounts recorded are necessary for the years ended December 31, 2021 and 2020.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for



such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Municipality to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants, Licensed Public Accountants

Owen Sound, Ontario
May 23, 2023

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The Corporation of the Municipality of Arran-Elderslie
Consolidated Statement of Financial Position

December 31	2021	2020
Financial assets		
Cash and investments (Note 1)	\$21,949,321	\$ 20,524,772
Taxes receivable	989,186	1,312,314
Trade and other receivables	842,532	663,490
Inventory held for resale	5,229	3,286
Long-term receivables (Note 2)	340,863	412,702
	<u>24,127,131</u>	<u>22,916,564</u>
Liabilities		
Accounts payable and accrued liabilities	1,508,476	1,133,281
Solid waste closure and post-closure liabilities (Note 4)	161,935	180,677
Post-employment benefits liabilities (Note 10)	377,749	364,214
Deferred revenue (Page 29)	1,074,409	732,766
Long-term liabilities (Note 5)	328,821	387,581
	<u>3,451,390</u>	<u>2,798,519</u>
Net financial assets	<u>20,675,741</u>	<u>20,118,045</u>
Non-financial assets		
Inventory of supplies	76,367	65,327
Prepaid expenses	80,425	20,222
Tangible capital assets (Note 6)	39,476,756	37,980,883
	<u>39,633,548</u>	<u>38,066,432</u>
Accumulated surplus (Note 7)	<u>\$60,309,289</u>	<u>\$ 58,184,477</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

The Corporation of the Municipality of Arran-Elderslie
Consolidated Statement of Operations and Accumulated Surplus

For the year ended December 31	2021 Budget (Note 9)	2021 Actual	2020 Actual
Revenue			
Taxation	\$ 5,598,307	\$ 5,621,864	\$ 5,398,462
Fees and user charges	3,954,986	4,044,375	3,722,720
Government transfers (Note 11)	3,963,514	2,655,164	2,747,728
Other income (Note 12)	803,328	847,952	922,586
	<u>14,320,135</u>	<u>13,169,355</u>	<u>12,791,496</u>
Expenses			
General government	1,193,704	1,324,304	1,236,152
Protection services	2,193,083	2,158,664	2,164,464
Transportation services	2,266,826	3,227,222	3,285,678
Environmental services	1,422,332	2,255,684	2,139,535
Health services	158,972	198,346	186,047
Recreation and cultural services	1,614,207	1,506,961	1,396,695
Planning and development	376,429	373,362	268,254
	<u>9,225,553</u>	<u>11,044,543</u>	<u>10,676,825</u>
Annual surplus (Note 9)	5,094,582	2,124,812	2,114,671
Accumulated surplus, beginning of the year	<u>56,069,806</u>	<u>58,184,477</u>	<u>56,069,806</u>
Accumulated surplus, end of the year	<u>\$ 61,164,388</u>	<u>\$60,309,289</u>	<u>\$ 58,184,477</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

The Corporation of the Municipality of Arran-Elderslie
Consolidated Statement of Changes in Net Financial Assets

For the year ended December 31	2021 Budget (Note 9)	2021 Actual	2020 Actual
Annual surplus (Page 6)	\$ 5,094,582	\$ 2,124,812	\$ 2,114,671
Acquisition of tangible capital assets	(6,901,403)	(3,636,243)	(2,981,170)
Amortization of tangible capital assets	-	2,054,018	2,074,502
Loss on sale of tangible capital assets	-	66,697	48
Proceeds on disposal of capital assets	-	19,655	-
	(6,901,403)	(1,495,873)	(906,620)
Change in prepaid expenses	-	(60,203)	(1,696)
Change in inventories of supplies	-	(11,040)	(10,533)
	-	(71,243)	(12,229)
Increase in net financial assets	(1,806,821)	557,696	1,195,822
Net financial assets, beginning of the year	20,118,045	20,118,045	18,922,223
Net financial assets, end of the year	\$ 18,311,224	\$20,675,741	\$ 20,118,045

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The Corporation of the Municipality of Arran-Elderslie
Consolidated Statement of Cash Flows

For the year ended December 31	2021	2020
Cash provided by (used in)		
Operating activities		
Annual surplus (Page 6)	\$ 2,124,812	\$ 2,114,671
Items not involving cash		
Solid waste closure and post-closure liabilities	(18,742)	(37,713)
Amortization	2,054,018	2,074,502
Post-employment benefits liabilities	13,535	23,277
Deferred revenue recognized	(468,993)	(709,700)
Change in prepaid expenses	(60,203)	(1,696)
Loss on sale of capital assets	66,697	48
	<u>3,711,124</u>	<u>3,463,389</u>
Changes in non-cash working capital balances		
Taxes receivable	323,128	(132,209)
Trade and other receivables	(179,042)	102,018
Inventory held for resale	(1,943)	11,721
Inventory of supplies	(11,040)	(10,533)
Accounts payable and accrued liabilities	375,195	(242,474)
Deferred revenue received	810,636	551,607
	<u>5,028,058</u>	<u>3,743,519</u>
Capital transactions		
Cash used to acquire capital assets	(3,636,243)	(2,981,170)
Proceeds on sale of capital assets	19,655	-
	<u>(3,616,588)</u>	<u>(2,981,170)</u>
Investing activities		
Increase in long-term receivables	(41,500)	(93,100)
Repayment of long-term receivables	113,339	44,437
Change in investments	(1,412,627)	(417,050)
	<u>(1,340,788)</u>	<u>(465,713)</u>
Financing activities		
Additions to long-term liabilities	41,500	93,100
Repayment of long-term liabilities	(100,260)	(44,697)
	<u>(58,760)</u>	<u>48,403</u>
Net change in cash and cash equivalents	11,922	345,039
Cash and cash equivalents, beginning of the year (Note 1)	<u>11,407,883</u>	<u>11,062,844</u>
Cash and cash equivalents, end of the year (Note 1)	<u>\$11,419,805</u>	<u>\$ 11,407,883</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

The Corporation of the Municipality of Arran-Elderslie
 Summary of Significant Accounting Policies

December 31, 2021

Management Responsibility Management of the Corporation of the Municipality of Arran-Elderslie has prepared and is responsible for the integrity, objectivity and accuracy of the financial information presented in these consolidated financial statements. Council reviews and approves the consolidated financial statements.

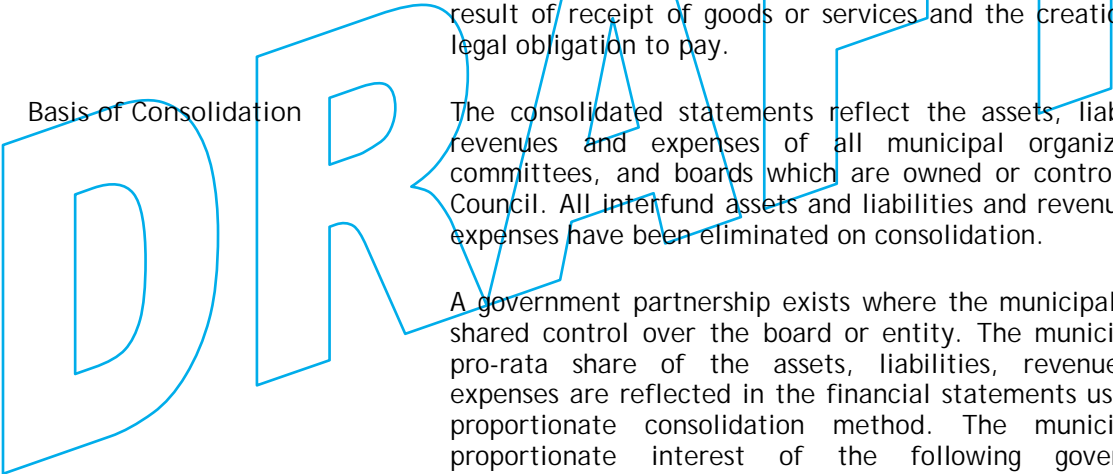
Basis of Accounting The consolidated financial statements of the Corporation of the Municipality of Arran-Elderslie have been prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada as prescribed by the Ministry of Municipal Affairs and Housing.

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Basis of Consolidation The consolidated statements reflect the assets, liabilities, revenues and expenses of all municipal organizations, committees, and boards which are owned or controlled by Council. All interfund assets and liabilities and revenues and expenses have been eliminated on consolidation.

A government partnership exists where the municipality has shared control over the board or entity. The municipality's pro-rata share of the assets, liabilities, revenues and expenses are reflected in the financial statements using the proportionate consolidation method. The municipality's proportionate interest of the following government partnerships are reflected in the consolidated financial statements:

Chesley and District Fire Board	65.70%
Bruce Area Solid Waste Recycling Association	8.73%
Saugeen Mobility and Regional Transit	7.20%



The Corporation of the Municipality of Arran-Elderslie
Summary of Significant Accounting Policies

December 31, 2021

Revenue Recognition

Revenues are recognized as follows:

- a) Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. As taxes recorded are initially based on management's best estimate of the taxes that will be received, it is possible that changes in future conditions, such as reassessments due to audits, appeals and court decisions, could result in a change in the amount of tax revenue recognized. Taxes receivable are recognized net of an allowance for anticipated uncollectible amounts.
- b) Other revenues and user fees are recorded upon sale of goods or provision of service when collection is reasonably assured.
- c) Investment income earned on surplus funds (other than obligatory reserve funds) are reported as revenue in the period earned. Investment income earned on obligatory reserve funds is recorded directly to each fund balance and forms part of the respective deferred revenue balances.
- d) Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.
- e) Revenue restricted by legislation, regulation or agreement and not available for general municipal purposes is reported as deferred revenue on the consolidated statement of financial position. The revenue is reported on the consolidated statement of financial activities in the year in which it is used for the specified purpose.

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The Corporation of the Municipality of Arran-Elderslie Summary of Significant Accounting Policies

December 31, 2021

Cash and Cash Equivalents	Cash and cash equivalents include all cash balances and highly liquid investments that are readily converted into cash.
Investments	Investments are recorded at the cost unless there has been a decline in the market value which is other than temporary in nature in which case the investments are written down to market value.
Inventory	<p>Inventory of goods held for resale is recorded at net realizable value.</p> <p>Inventory held for consumption is recorded at the lower of cost and replacement cost.</p>
Post-Employment Benefits	<p>The municipality provides post-employment health, dental, travel, and life insurance benefits to eligible retired employees. The benefits earned by employees are determined using management's best estimate of expected benefit costs and are expensed as services are rendered.</p> <p>The contributions to the Ontario Municipal Employers Retirement System ("OMERS"), a multi-employer defined benefit plan, are expensed when contributions are due.</p>
Solid Waste Landfill Closure and Post-Closure Costs	Site closure and post-closure care costs are recognized over the operating life of the landfill based on capacity used. The liability is recorded at its discounted value, based on the average long-term borrowing rate of the municipality.
Liability for Contaminated Sites	A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered a contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the organization is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring. A liability of \$30,000 has been accrued.

The Corporation of the Municipality of Arran-Elderslie

Summary of Significant Accounting Policies

December 31, 2021

Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Amortization is provided over the estimated useful life of the assets, using the straight-line method. The useful life of the assets is based on estimates made by management. The following useful lives are used:

Land improvements	40 years
Buildings	40 years
Equipment	5 to 15 years
Roads - paved	15 - 20 years
Roads - gravel	10 years
Water and other utility systems	30 - 80 years
Bridges and culverts	20 - 50 years
Vehicles	5 to 12 years

Tangible capital assets received as contributions are recorded at fair value at the date of receipt.

County and School Board

The municipality collects taxation revenue on behalf of the school boards and the County of Bruce. The taxation, other revenues, expenditures, assets and liabilities with respect to the operations of the school boards and the County of Bruce are not reflected in these financial statements.

Trust Funds

Funds held in trust by the municipality, and their related operations, are not included in these financial statements. The financial activity and position of the trust funds are reported separately on the trust funds statement of continuity and balance sheet.

Use of Estimates

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Estimates are used when accounting for items such as accrued grant receivables, useful life of assets, accrued liabilities, post-employment benefits, solid waste landfill closure and post-closure costs, liabilities for contaminated sites and taxation revenue. By their nature, these estimates are subject to measurement uncertainty and actual results could differ from management's best estimates as additional information becomes available in the future.

The Corporation of the Municipality of Arran-Elderslie
Notes to Consolidated Financial Statements

December 31, 2021

1. Cash and Investments

	2021	2020
Cash	\$10,677,435	\$ 10,670,314
Cash - Restricted	742,370	737,569
	11,419,805	11,407,883
Principal protected notes (cost)	10,500,000	-
Investments - GIC's	-	8,982,000
Investments - Restricted GIC's	29,516	49,388
Accrued interest	-	85,501
	\$21,949,321	\$ 20,524,772

On December 31, 2021, the Municipality had bank accounts of \$11,095,639, GIC's of \$49,388 and principal protected notes of \$10,500,000 in one chartered bank. The Canadian Deposit Insurance Corporation insures deposits to a maximum of \$100,000 per depositor.

The bank account earns interest at the average prime rate less 1.75%. The restricted investments are GIC's with interest rates between 0.35% and 2.4% and mature between October 2022 and January 2023.

The principal protected notes entitles the investor to repayment at maturity of the principal amount in addition to variable interest based on various percentages of performance of various Solactive Canada indexes. The variable interest has maximum payable percentages. The notes are designed to replicate investing strategies of lower risk long term capital gains. These notes have full principal protection at maturity. The maturity dates for the notes range from 2024 to 2028. Market value at Dec 31, 2021 was \$10,407,890.

2. Long-Term Receivables

	2021	2020
Tile drainage loans, 6%, due 2022 to 2031	\$ 328,821	\$ 387,581
Kinette Club	12,042	25,121
	\$ 340,863	\$ 412,702

3. Temporary Borrowings

The Municipality of Arran Elderslie has a demand operating facility with interest charged at prime minus 0.5% per annum. This facility is secured by a current borrowing by-law. At December 31, 2021, the municipality had a \$2,000,000 unused operating facility.

The Corporation of the Municipality of Arran-Elderslie
Notes to Consolidated Financial Statements

December 31, 2021

4. Solid Waste Closure and Post-Closure Liabilities

Solid waste closure and post-closure care requirements have been defined in accordance with industry standards and include final covering and landscaping of the landfill, removal of ground water and leachates, and ongoing environmental monitoring, site inspection and maintenance.

The liability for the Chesley Landfill site is recorded at \$145,213 and represents the present value of estimated post-closure costs using a discount rate of 3.74%. There is no remaining fill capacity available and the Chesley Landfill was closed to the public in 2012. Post-closure care is estimated to continue for a period of 16 years.

The Arran Landfill site was expanded and assumed landfilling operations for the entire Municipality on October 1, 2012. The useable area was divided into five phases, each requiring separate approval with Plans of Development for each phase. Currently, only Phases I and II have a Plan of Development and Operation (PDO). The liability for Phase I and II of the Arran Landfill site is recorded at \$16,722 and represents the present value of closure and post-closure costs for 29% of the current site's capacity, using the municipality's average long-term borrowing rate of 3.74%. The liability is recorded based on the capacity of the landfill used to date. The total estimated future expenditures for closure and post-closure care are \$896,456. The estimated remaining open capacity of Phases I and II is approximately 175,000 cubic meters, which will be filled in 55 years. Post-closure care is estimated to continue for a period of 20 years.

The liabilities have been partially funded through budget allocations.

5. Long-Term Liabilities

The balance of long-term liabilities reported on the consolidated statement of financial position is made up of the following:

	2021	2020
Tile drainage loans, 6%, due 2022 to 2031	\$ 328,821	\$ 387,581

Principal payments for the next five fiscal years and thereafter are as follows:

2022	57,235
2023	60,669
2024	53,793
2025	36,640
Thereafter	48,967
	\$ 328,821

Interest paid during the year totalled \$23,111 (2020 - \$27,306).

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

6. Tangible Capital Assets

									2021
	Land and Land Improvements	Buildings	Equipment	Roads	Water and Other Utility Systems	Bridges and Culverts	Vehicles	Work in Progress	Total
Cost, beginning of the year	\$ 1,064,607	\$ 7,273,703	\$ 2,546,258	\$ 46,328,263	\$ 32,906,960	\$ 9,133,241	\$ 7,254,855	\$ 284,850	\$106,792,737
Additions	40,694	469,962	562,454	665,544	1,106,179	14,791	105,507	671,112	3,636,243
Disposals	-	-	-	-	-	-	(545,185)	-	(545,185)
Transfers	(2,385)	2,385	-	-	26,209	-	(26,209)	-	-
Cost, end of the year	1,102,916	7,746,050	3,108,712	46,993,807	34,039,348	9,148,032	6,788,968	955,962	109,883,795
Accumulated amortization, beginning of the year	149,749	4,494,447	1,601,871	38,903,372	13,864,559	4,861,396	4,936,460	-	68,811,854
Amortization	29,302	162,480	187,464	612,859	617,938	174,172	269,803	-	2,054,018
Disposals	-	-	-	-	-	-	(458,833)	-	(458,833)
Transfers	(1,093)	1,093	-	-	26,209	-	(26,209)	-	-
Accumulated amortization, end of the year	177,958	4,658,020	1,789,335	39,516,231	14,508,706	5,035,568	4,721,221	-	70,407,039
Net carrying amount, end of the year	\$ 924,958	\$ 3,088,030	\$ 1,319,377	\$ 7,477,576	\$ 19,530,642	\$ 4,112,464	\$ 2,067,747	\$ 955,962	\$ 39,476,756

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

6. Tangible Capital Assets - (continued)

									2020 (restated)
	Land and Land Improvements	Buildings	Equipment	Roads	Water and Other Utility Systems	Bridges and Culverts	Vehicles	Work in Progress	Total
Cost, beginning of the year	\$ 867,469	\$ 7,005,528	\$ 2,278,494	\$ 45,678,679	\$ 32,068,862	\$ 8,795,042	\$ 6,437,726	\$ 711,433	\$103,843,233
Additions	162,858	93,219	155,541	649,584	682,613	338,199	553,977	345,179	2,981,170
Disposals	-	-	-	-	-	-	(31,666)	-	(31,666)
Transfers	34,280	174,956	112,223	-	155,485	-	294,818	(771,762)	-
Cost, end of the year	1,064,607	7,273,703	2,546,258	46,328,263	32,906,960	9,133,241	7,254,855	284,850	106,792,737
Accumulated amortization, beginning of the year	122,198	4,347,423	1,449,752	38,199,170	13,260,964	4,689,250	4,700,213	-	66,768,970
Amortization	27,551	147,024	152,119	704,202	603,595	172,146	267,865	-	2,074,502
Disposals	-	-	-	-	-	-	(31,618)	-	(31,618)
Accumulated amortization, end of the year	149,749	4,494,447	1,601,871	38,903,372	13,864,559	4,861,396	4,936,460	-	68,811,854
Net carrying amount, end of the year	\$ 914,858	\$ 2,779,256	\$ 944,387	\$ 7,424,891	\$ 19,042,401	\$ 4,271,845	\$ 2,318,395	\$ 284,850	\$ 37,980,883

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

6. Tangible Capital Assets - (continued)

The net book value of tangible capital assets not being amortized because they are under construction or development is \$955,962 (2020 - \$284,850).

7. Accumulated Surplus

Accumulated surplus consists of individual fund surplus (deficit) and reserves as follows:

	2021	2020
Invested in tangible capital assets		
Tangible capital assets at cost less amortization	\$39,476,756	\$ 37,980,883
Unfunded post-employment benefits	(377,749)	(364,214)
Unfunded solid waste closure and post-closure costs	3,103	(15,639)
Fire surplus	277	277
Bruce Area Solid Waste Recycling (B.A.S.W.R.)	21,866	13,235
	<u>39,124,253</u>	<u>37,614,542</u>
Reserves and reserve funds (Note 8)	21,185,036	20,569,935
Accumulated surplus	<u>\$60,309,289</u>	<u>\$ 58,184,477</u>

As per resolution of Council the general 2021 operating surplus of \$45,750 was transferred to working capital reserve.

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

8. Reserves and Reserve Funds Set Aside for Specific Purpose by Council

	2021	2020
Reserves		
Working funds	\$ 3,340,041	\$ 3,000,474
Sick leave	533,520	521,687
Sewer	3,689,781	3,612,679
Water	7,956,481	7,862,936
Capital purposes	5,606,038	5,407,277
	21,125,861	20,405,053
Reserve funds		
Capital purposes	59,175	164,882
Reserves and reserve funds set aside for specific purpose by Council	<u>\$21,185,036</u>	<u>\$ 20,569,935</u>

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The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

9. Budgets

Under Canadian public sector accounting standards, budget amounts are to be reported on the consolidated statements of operations and accumulated surplus and changes in net financial assets for comparative purposes. The 2021 budget amounts for the Corporation of the Municipality of Arran-Elderslie approved by Council have been restated to conform to the presentation of the consolidated statements of operations and accumulated surplus and changes in net financial assets. The following is a reconciliation of the budget approved by Council.

	2021 Budget	2021 Actual	2020 Actual
Annual surplus (Page 7)	\$ 5,094,582	\$ 2,124,812	\$ 2,114,671
Amortization	-	2,054,018	2,074,502
Change in other surpluses	-	(8,631)	(18,581)
Change in unfunded liabilities	-	(5,207)	(14,436)
	5,094,582	4,164,992	4,156,156
Transfers to reserves from operations	(3,350,052)	(4,306,838)	(3,624,767)
Transfers from reserves for operations	540,584	846,002	565,501
Transfers from reserves for capital	4,616,289	5,472,015	4,276,560
Transfer unspent capital to reserves	-	(2,580,530)	(2,156,040)
Capital acquisitions, disposals and write-down	(6,901,403)	(3,549,891)	(2,981,122)
Current year general operating surplus before transfers to reserve	-	45,750	236,288
Transfer of current year general operating surplus to reserve per resolution	-	(45,750)	(236,288)
	-	-	-
Prior year accumulated general surplus	-	-	208,119
Transfer of prior year general operating surplus to reserve per resolution	-	-	(208,119)
Accumulated general surplus (Note 7)	\$ -	\$ -	\$ -

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

10. Post-Employment Benefit Liabilities

	2021	2020
Accumulating sick leave (unamortized gain \$77,237)	\$ 302,299	\$ 287,408
Post-employment benefits (unamortized gain \$35,217)	75,450	76,806
	<u>\$ 377,749</u>	<u>\$ 364,214</u>

- a) The municipality provides its employees with an accumulating sick leave plan which allows employees to use days accumulated in prior years, and allows for partial payout upon death, termination or retirement.

	2021	2020
Sick leave liability, beginning of the year	\$ 287,408	\$ 262,775
Amortization of actuarial gain	(7,725)	(3,653)
Current year benefit expense	15,780	21,212
Interest accrued	6,836	9,461
Benefits paid	-	(2,387)
Sick leave liability, end of the year	<u>\$ 302,299</u>	<u>\$ 287,408</u>

As per the collective agreement, the unused portion of annual earned sick leave days plus interest, is accumulated in a reserve account. The reserve tracks the number and dollar value of the unused days for each employee. When an employee ceases to work for the municipality, the employee receives 50% of the value credited in the reserve for that employee. The estimated liability at December 31, 2021 is \$302,299. The reserve account maintained by the municipality at December 31, 2021 per the agreement is \$533,520 and any future sick leave payouts will be funded from the reserve.

- b) The municipality pays certain health, dental, travel and life insurance benefits on behalf of its retired members to the age of 70. The municipality recognizes these post-employment costs in the period in which the employees rendered the services. The assumptions used reflect management's best estimates. The post-employment benefit liability was determined using a discount rate of 3.25%. For future salaries, a 2.75% annual rate of increase was used for 2021 and forward. For dental and travel premiums, a 3.75% annual rate of increase was assumed for 2020 and forward. For health care premiums, a 5.75% increase was used for 2021 and decreasing .33% until 2027 where 3.75% was used thereafter.

	2021	2020
Accrued benefit liability, beginning of the year	\$ 76,806	\$ 78,162
Amortization of actuarial gain	(4,768)	(4,059)
Current year benefit expense	2,343	2,197
Interest accrued	1,463	1,752
Benefit payments	(394)	(1,246)
Accrued benefit liability, end of the year	<u>\$ 75,450</u>	<u>\$ 76,806</u>

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

11. Government Transfers

	2021	2021	2020
	Budget	Actual	Actual
Operating			
Ontario Municipal Partnership Fund (OMPF)	\$ 1,592,400	\$ 1,592,400	\$ 1,574,000
Public Works	35,000	27,874	32,177
Sewer and water	-	-	10,862
Other	51,000	416,211	438,972
Total operating transfers	1,678,400	2,036,485	2,056,011
Tangible Capital Asset			
Federal Gas Tax	634,127	452,917	627,829
Ontario Community Infrastructure Fund	195,329	5,758	4,671
Public Works	655,757	42,582	42,171
Recreation	799,901	98,565	17,046
Other	-	18,857	-
Total tangible capital asset transfers	2,285,114	618,679	691,717
Total Transfers	\$ 3,963,514	\$ 2,655,164	\$ 2,747,728

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The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

12. Other Income

	2021 Budget	2021 Actual	2020 Actual
Penalties and interest on taxation	\$ 150,000	\$ 166,698	\$ 112,623
Other fines and penalties	800	896	315
Investment income	272,027	136,486	270,878
Licenses, permits and rents	338,318	416,194	309,296
Donations	36,100	112,101	193,601
Local improvement special charges	4,161	33,275	29,566
Loss on disposal of capital assets	-	(66,697)	(48)
Other	1,922	48,999	6,355
	<u>\$ 803,328</u>	<u>\$ 847,952</u>	<u>\$ 922,586</u>

13. Pension Agreements

The Municipality makes contributions to the Ontario Municipal Employees Retirement Fund (OMERS), which is a multi-employer plan, on behalf of 36 members of its staff. This plan is a defined benefit plan which specifies the amount of the retirement to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to the plan. The employer amount contributed to OMERS for 2021 by the Municipality was \$219,511 (2020 - \$229,836). The contribution rate for 2021 was 9.0% to 15.8% depending on age and income level (2020 - 9.0% to 15.8%).

OMERS is a multi-employer plan, therefore, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Municipality does not recognize any share of the OMERS pension surplus or deficit. The last available report for the OMERS plan was December 31, 2021. At that time the plan reported a \$3.1 billion actuarial deficit (2020 - \$3.2 billion), based on actuarial liabilities of \$119.3 billion (2020 - \$111.8 billion) and actuarial assets of \$116.2 billion (2020 - \$108.6 billion). Ongoing adequacy of the current contribution rates will need to be monitored as declines in financial markets may lead to increased future funding requirements.

14. Operations of School Boards and the County of Bruce

During the year, the following taxation revenue was raised and remitted to the school boards and the County of Bruce:

	2021	2020
School boards	\$ 1,396,196	\$ 1,441,730
County of Bruce	3,040,640	2,888,522
	<u>\$ 4,436,836</u>	<u>\$ 4,330,252</u>

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

15. Contingencies

The Municipality has been served with a claim as a result of a motor vehicle accident. The outcome of this claim is not determinable at this time.

The Municipality has been served with claims relating to building codes and other property matters. The Municipality is not aware of any possible settlements in excess of its liability insurance coverage. The outcome of these claims are not determinable at this time.

16. Commitments

As of December 31, the Municipality has committed to various capital projects with a total cost of \$419,840 of which \$Nil was paid in the year and \$419,840 is still to be paid.

Arran-Elderslie has approved a cost sharing agreement with the County of Bruce for the Teeswater bridge and roadwork. Subsequent to the year-end the County approved the commencement of the capital project in the amount of \$9.6 million. Arran-Elderslie's share of the costs is estimated at \$1.1 million. The work is expected to be completed 2022 to 2024.

17. Trust Funds

The trust funds administered by the Municipality amounting to \$568,573 (2020 - \$553,810) have not been included in the consolidated statement of financial position, nor have the operations been included in the consolidated statement of financial activities.

18. Bruce Area Solid Waste Recycling

The following summarizes the financial position and operations of Bruce Area Solid Waste Recycling, which is a Joint Board of Management of which Arran-Elderslie has a 8.73% interest. The Bruce Area Solid Waste Recycling has been consolidated into these financial statements.

	2021	2020
Financial assets	\$ 2,438,898	\$ 2,517,711
Liabilities	354,286	256,318
Net financial assets	2,084,612	2,261,393
Non-financial assets	1,444,615	1,398,521
Accumulated surplus	<u>\$ 3,529,227</u>	<u>\$ 3,659,914</u>
Revenues	3,608,239	3,007,471
Expenses	3,738,926	3,193,011
Annual deficit	<u>\$ (130,687)</u>	<u>\$ (185,540)</u>

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

19. Chesley and District Fire Board

The following summarizes the financial position and operations of the Chesley and District Fire Board, which the Municipality funds through a service agreement. The Chesley District Fire Board has been consolidated into these financial statements. The Municipality's proportionate share is 65.70%.

	2021	2020
Financial assets	\$ 31,917	\$ 11,347
Liabilities	9,932	7,110
Net financial assets	21,985	4,237
Non-financial assets	92,938	100,723
Accumulated surplus	\$ 114,923	\$ 104,960
Revenues	\$ 228,076	\$ 214,979
Expenses	218,113	228,312
Annual deficit	\$ 9,963	\$ (13,333)

20. Saugeen Mobility and Regional Transit (S.M.A.R.T.)

The following summarizes the financial position and operations of the Saugeen Mobility and Regional Transit non-profit organization, which the Municipality funds through a service agreement. The Saugeen Mobility and Regional Transit organization has been consolidated into these financial statements. The Municipality's proportionate share is 7.2%.

	2021	2020
Financial assets	\$ 161,988	\$ 166,306
Liabilities	235,349	219,401
Net financial debt	(73,361)	(53,095)
Non-financial assets	637,341	523,352
Accumulated surplus	\$ 563,980	\$ 470,257
Revenues	\$ 1,615,928	\$ 1,532,861
Expenses	1,522,205	1,422,393
Annual deficit	\$ 93,723	\$ 110,468

The Corporation of the Municipality of Arran-Elderslie Notes to Financial Statements

December 31, 2021

21. Segmented Information

The Municipality of Arran-Elderslie is a diversified municipal government institution that provides a wide range of services to its citizens such as police, fire, sewer, water, waste, collection, disposal and recycling, recreational, library and planning. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government

This item includes revenues and expenses that relate to the governance and operations of the municipality itself and cannot be directly attributed to a specific segment.

Protection to Persons and Property

Protection is comprised of police services, fire protection, conservation authority, emergency measures, animal control and building and structural inspection. The police services work to ensure the safety and protection of the citizens and their property. The fire department is responsible to provide fire suppression service, fire prevention programs, training and education. The members of the fire department consist of volunteers. The building department provides a number of services including maintenance and enforcement of building and construction codes and review of all property development plans through its application process.

Transportation

Transportation is responsible for construction and maintenance of the municipality's roadways, bridges, storm sewers, parking areas, and streetlighting.

Sewer and Water

This service provides the municipality's drinking water. The municipality also processes and cleans sewage and ensures sewer and water systems meet all Provincial standards.

Environmental

Environmental services consists of providing waste collection, disposal and recycling to its citizens.

Health

Health services include contributions to support local Hospitals. Health services also includes the operations of local cemeteries.

The Corporation of the Municipality of Arran-Elderslie
Notes to Financial Statements

December 31, 2021

21. Segmented Information - (continued)

Recreational and Cultural Services

This service area provides services meant to improve the health and development of the municipality's citizens. The municipality operates and maintains or contributes to parks, arenas, community centres, a campground, and museums. The municipality also provides library services and recreational programs.

Planning and Development

This department is responsible for planning and zoning and downtown revitalization. This service area also includes municipal and tile drainage.

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. Amounts that are directly attributable to a number of segments have been allocated on a reasonable basis as follows:

Taxation and payments-in-lieu

Allocated to those segments that are funded by these amounts based on the budget for the year.

OMPF grants

Allocated to segments based on the budget for the year.

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The Corporation of the Municipality of Arran-Elderslie
Notes to the Financial Statements

December 31, 2021

For the year ended December 31, 2021	General Government	Protection Services	Transportation Services	Sewer and Water	Environmental Services	Health Services	Recreation and Cultural Services	Planning and Development	2021 Total
Revenue									
Taxation	\$ 1,349,247	\$ 1,349,247	\$ 1,742,778	\$ -	\$ -	\$ -	\$ 787,061	\$ 224,875	\$ 5,621,864
Fees and user charges	40,876	185,748	43,285	2,673,413	537,004	63,377	399,946	100,726	4,044,375
Specific grants	158,558	15,591	577,420	-	139,060	-	128,813	43,322	1,062,764
OMPF grant	382,176	382,176	493,644	-	-	-	222,936	63,696	1,592,400
Other revenue	369,473	296,681	(30,977)	-	39,637	86,638	84,400	2,100	847,952
	<u>2,300,330</u>	<u>2,229,443</u>	<u>2,826,150</u>	<u>2,673,413</u>	<u>715,701</u>	<u>150,015</u>	<u>1,623,156</u>	<u>434,719</u>	<u>13,169,355</u>
Expenses									
Salaries and benefits	800,261	428,536	1,071,651	422,507	280,857	84,650	870,649	120,423	4,079,534
Interest on debt	-	-	-	-	-	-	-	23,026	23,026
Materials and supplies	254,711	226,303	575,187	408,330	176,670	29,870	416,813	75,031	2,162,915
Contracted services	217,818	1,256,047	605,143	117,311	181,970	41,277	54,638	154,882	2,629,086
Other transfers	(50)	84,446	-	-	-	-	-	-	84,396
Rents and financial expenses	10,242	-	275	-	-	1,051	-	-	11,568
Amortization	41,322	163,332	974,966	647,698	20,341	41,498	164,861	-	2,054,018
	<u>1,324,304</u>	<u>2,158,664</u>	<u>3,227,222</u>	<u>1,595,846</u>	<u>659,838</u>	<u>198,346</u>	<u>1,506,961</u>	<u>373,362</u>	<u>11,044,543</u>
Annual surplus (deficit)	<u>\$ 976,026</u>	<u>\$ 70,779</u>	<u>\$ (401,072)</u>	<u>\$ 1,077,567</u>	<u>\$ 55,863</u>	<u>\$ (48,331)</u>	<u>\$ 116,195</u>	<u>\$ 61,357</u>	<u>\$ 2,124,812</u>

The Corporation of the Municipality of Arran-Elderslie
Notes to the Financial Statements

December 31, 2021

For the year ended December 31, 2020	General Government	Protection Services	Transportation Services	Sewer and Water	Environmental Services	Health Services	Recreation and Cultural Services	Planning and Development	2020 Total
Revenue									
Taxation	\$ 1,295,632	\$ 1,349,615	\$ 1,781,492	\$ -	\$ -	\$ -	\$ 755,785	\$ 215,938	\$ 5,398,462
Fees and user charges	32,149	166,964	32,800	2,593,352	463,145	53,665	347,871	32,774	3,722,720
Specific grants	152,944	44,789	746,683	10,862	124,997	-	56,545	36,908	1,173,728
OMPF grant	377,760	393,500	519,420	-	-	-	220,360	62,960	1,574,000
Other revenue	411,618	213,875	74,208	31,238	-	81,049	110,598	-	922,586
	2,270,103	2,168,743	3,154,603	2,635,452	588,142	134,714	1,491,159	348,580	12,791,496
Expenses									
Salaries and benefits	784,617	442,985	1,008,647	432,101	258,788	86,042	721,127	116,997	3,851,304
Interest on debt	-	-	-	-	-	-	-	27,136	27,136
Materials and supplies	326,303	240,203	618,017	357,236	117,153	50,832	462,388	92,881	2,265,013
Contracted services	87,440	1,260,539	612,383	122,728	175,008	6,354	72,009	31,240	2,367,701
Other transfers	-	83,235	-	-	-	-	-	-	83,235
Rents and financial expenses	6,193	-	-	-	42	1,055	644	-	7,934
Amortization	31,599	137,502	1,046,631	657,898	18,581	41,764	140,527	-	2,074,502
	1,236,152	2,164,464	3,285,678	1,569,963	569,572	186,047	1,396,695	268,254	10,676,825
Annual surplus (deficit)	\$ 1,033,951	\$ 4,279	\$ (131,075)	\$ 1,065,489	\$ 18,570	\$ (51,333)	\$ 94,464	\$ 80,326	\$ 2,114,671

The Corporation of the Municipality of Arran-Elderslie
Schedule of Deferred Revenue

For the year ended December 31, 2021

	Opening	Contributions Received	Investment Income	Revenue Recognized	Ending
Obligatory Reserve Funds					
In lieu of parkland	\$ 3,108	\$ 1,500	\$ 23	\$ -	\$ 4,631
Federal gas tax	320,772	423,173	9,314	(452,917)	300,342
Subdivider contributions	22,540	-	148	-	22,688
	346,420	424,673	9,485	(452,917)	327,661
Other					
Ontario Community Infrastructure Fund	372,699	330,386	7,997	(5,757)	705,325
Treasure Chest Museum	3,328	-	-	-	3,328
Other revenue	10,319	38,095	-	(10,319)	38,095
	386,346	368,481	7,997	(16,076)	746,748
	\$ 732,766	\$ 793,154	\$ 17,482	\$ (468,993)	\$1,074,409

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The Corporation of the
Municipality of Arran-Elderslie
Trust Funds
For the year ended December 31, 2021

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The Corporation of the Municipality of Arran-Elderslie
Trust Funds
For the year ended December 31, 2021

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The Corporation of the Municipality of Arran-Elderslie Trust Funds

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Independent Auditor's Report

To the Members of Council, Inhabitants and Ratepayers of
the Corporation of the Municipality of Arran-Elderslie Trust
Funds

Opinion

We have audited the accompanying financial information for the Municipality of Arran-Elderslie Trust Funds (Trust Funds), which comprise the balance sheet as at December 31, 2021, the statement of continuity for the year then ended, and notes to the financial information including a summary of significant accounting policies.

In our opinion, the financial information presents fairly, in all material respects, the balance sheet for the Trust Funds as at December 31, 2021 and the statement of continuity for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Information* section of our report. We are independent of the Trust Funds in accordance with the ethical requirements that are relevant to our audit of the financial information in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Information

Management is responsible for the preparation and fair presentation of this financial information in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial information that is free from material misstatement, whether due to fraud or error.

In preparing the financial information, management is responsible for assessing the Trust Funds ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust Funds or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust Funds financial reporting process.



Auditor's Responsibilities for the Audit of the Financial Information

Our objectives are to obtain reasonable assurance about whether the financial information as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial information.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust Funds ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial information or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust Funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial information, including the disclosures, and whether the financial information represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants, Licensed Public Accountants

Owen Sound, Ontario
May 23, 2023

The Corporation of the Municipality of Arran-Elderslie
Trust Funds
Balance Sheet

December 31, 2021

	Total	Care and Maintenance	Cemetery Prepaid
Assets			
Cash	\$ 553,784	\$ 533,920	\$ 19,864
Due from the Municipality of Arran-Elderslie	14,789	13,914	875
	<u>568,573</u>	<u>547,834</u>	<u>20,739</u>
Fund balance	\$ 568,573	\$ 547,834	\$ 20,739

Statement of Continuity

	Total	Care and Maintenance	Cemetery Prepaid
Balance, beginning of the year	\$ 553,810	\$ 534,075	\$ 19,735
Receipts			
Interest	3,584	3,455	129
Plot sales and monument fees	17,799	16,924	875
	<u>21,383</u>	<u>20,379</u>	<u>1,004</u>
Expenditures			
Transfers to General	6,620	6,620	-
Balance, end of the year	\$ 568,573	\$ 547,834	\$ 20,739

The Corporation of the Municipality of Arran-Elderslie
Trust Funds
Notes to Financial Information

December 31, 2021

1. Summary of Significant Accounting Policies

Management Responsibility The management of the Corporation of the Municipality of Arran-Elderslie has prepared and is responsible for the integrity, objectivity and accuracy of this financial information. The Council reviews and approves the financial information.

Basis of Accounting The financial information has been prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of Chartered Professional Accountants of Canada.

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Use of Estimates The preparation of financial statements in accordance with Canadian generally accepted accounting principles requires management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. By their nature, these estimates are subject to measurement uncertainty and actual results could differ from management's best estimates as additional information becomes available in the future.

Basis of Consolidation These trust funds have not been consolidated with the financial statements of the Corporation of the Municipality of Arran-Elderslie.

Chesley and District Fire Board
Financial Statements
For the year ended December 31, 2021

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Chesley and District Fire Board
Financial Statements
For the year ended December 31, 2021

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Independent Auditor's Report

To the Board Members, Members of Council,
 Inhabitants and Ratepayers of the
 Participating Municipalities of the
 Chesley and District Fire Board

Opinion

We have audited the accompanying financial statements of the Chesley and District Fire Board, which comprise the statement of financial position as at December 31, 2021, and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Chesley and District Fire Board as at December 31, 2021 and the results of its operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Chesley and District Fire Board in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the organization's financial reporting process.



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants, Licensed Public Accountants

Owen Sound, Ontario
May 23, 2023

Chesley and District Fire Board
Statement of Financial Position

December 31	2021	2020
Financial assets		
Due from the Township of Chatsworth	\$ 9,932	\$ 7,110
Due from the Municipality of Arran-Elderslie-Reserve	21,985	4,237
	<u>31,917</u>	<u>11,347</u>
Liabilities		
Due to the Municipality of Arran-Elderslie	9,932	7,110
Net financial assets	21,985	4,237
Non-financial assets		
Tangible capital assets (Note 2)	92,938	100,723
Accumulated surplus (Note 3)	<u>\$ 114,923</u>	<u>\$ 104,960</u>

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Chesley and District Fire Board
Statement of Operations and Accumulated Surplus

For the year ended December 31	2021 Budget (Note 1)	2021 Actual	2020 Actual
Revenue			
Municipal contributions			
Municipality of Arran-Elderslie	\$ 133,531	\$ 136,296	\$ 116,873
Municipality of Arran-Elderslie reserves	3,100	242	2,716
Township of Chatsworth	63,935	67,473	59,346
Provincial grant	-	3,100	3,605
Donations and other income	23,557	20,965	32,439
	<u>224,123</u>	<u>228,076</u>	<u>214,979</u>
Expenses			
Salaries and wages	121,071	114,841	108,078
Dispatch	6,383	7,034	6,254
Tanker expense	1,400	817	2,127
Materials, supplies and services	79,969	72,199	81,945
Amortization	-	23,222	29,908
	<u>208,823</u>	<u>218,113</u>	<u>228,312</u>
Annual surplus (deficit) (Note 1)	15,300	9,963	(13,333)
Accumulated surplus, beginning of the year	104,960	104,960	118,293
Accumulated surplus, end of the year	<u>\$ 120,260</u>	<u>\$ 114,923</u>	<u>\$ 104,960</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Chesley and District Fire Board
Statement of Changes in Net Financial Assets

For the year ended December 31	2021 Budget (Note 1)	2021 Actual	2020 Actual
Annual surplus (deficit) (Page 5)	\$ 15,300	\$ 9,963	\$ (13,333)
Acquisition of tangible capital assets	(15,000)	(15,437)	(13,677)
Amortization of tangible capital assets	-	23,222	29,908
	(15,000)	7,785	16,231
Increase in net financial assets	300	17,748	2,898
Net financial assets, beginning of the year	4,237	4,237	1,339
Net financial assets, end of the year	\$ 4,537	\$ 21,985	\$ 4,237

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Chesley and District Fire Board
Statement of Cash Flows

For the year ended December 31	2021	2020
Cash provided by (used in)		
Operating activities		
Annual surplus (deficit) (Page 5)	\$ 9,963	\$ (13,333)
Items not involving cash		
Amortization	23,222	29,908
	33,185	16,575
Changes in non-cash working capital balances		
Due from the Township of Chatsworth	(2,822)	19,285
Due from the Municipality of Arran-Elderslie-reserve	(17,748)	(2,898)
Due to the Municipality of Arran-Elderslie	2,822	(19,285)
	15,437	13,677
Capital transactions		
Cash used to acquire capital assets	(15,437)	(13,677)
Net change in cash and cash equivalents	-	-
Cash and cash equivalents, beginning of the year	-	-
Cash and cash equivalents, end of the year	\$ -	\$ -

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Chesley and District Fire Board Summary of Significant Accounting Policies

December 31, 2021

Management Responsibility The management of the Corporation of the Municipality of Arran-Elderslie is responsible for the integrity, objectivity and accuracy of the financial information presented in these financial statements. Management reviews and approves the financial statements before they are submitted to the Board.

Basis of Accounting The financial statements of the Chesley and District Fire Board are the representations of management. They have been prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants as prescribed by the Ontario Ministry of Municipal Affairs and Housing.

Revenues and expenditures are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Use of Estimates

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. By their nature, these estimates are subject to measurement uncertainty and actual results could differ from management's best estimates as additional information becomes available in the future.

Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization. Costs include all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Amortization is provided over the estimated useful life of the assets, using the straight-line method. The useful life of the assets is based on estimates made by Council. The following rates are used:

Vehicles	10 years
Equipment and clothing	12 years

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

Chesley and District Fire Board
Summary of Significant Accounting Policies

December 31, 2021

Revenue Recognition

Revenues are reported on the accrual basis of accounting. Revenues are recognized as follows:

- (a) Other revenues are recorded upon sale of goods or provision of service when collection is reasonably assured.
- (b) Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

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Chesley and District Fire Board
Notes to Financial Statements

December 31, 2021

1. Budgets

Under Canadian public sector accounting standards, budget amounts are to be reported on the statement of operations and accumulated surplus and changes in net financial assets for comparative purposes. The following is a reconciliation of the budget approved by the Board.

	2021 Budget	2021 Actual	2020 Actual
Annual surplus (deficit) (Page 5)	\$ 15,300	\$ 9,963	\$ (13,333)
Transfers to reserves	-	(17,748)	(2,898)
Capital acquisitions	(15,300)	(15,437)	(13,677)
Amortization	-	23,222	29,908
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

2. Tangible Capital Assets

	2021		
	Vehicles	Equipment & Clothing	Total
Cost, beginning of the year	\$ 710,945	\$ 320,254	\$ 1,031,199
Additions	-	15,437	15,437
Disposals	-	-	-
Cost, end of the year	<u>710,945</u>	<u>335,691</u>	<u>1,046,636</u>
Accumulated amortization, beginning of the year	710,945	219,531	930,476
Amortization	-	23,222	23,222
Disposals	-	-	-
Accumulated amortization, end of the year	<u>710,945</u>	<u>242,753</u>	<u>953,698</u>
Net carrying amount, end of the year	<u>\$ -</u>	<u>\$ 92,938</u>	<u>\$ 92,938</u>

Chesley and District Fire Board
Notes to Financial Statements

December 31, 2021

2. Tangible Capital Assets - (continued)

	2020		
	Vehicles	Equipment & Clothing	Total
Cost, beginning of the year	\$ 710,945	\$ 306,577	\$ 1,017,522
Additions	-	13,677	13,677
Disposals	-	-	-
Cost, end of the year	710,945	320,254	1,031,199
Accumulated amortization, beginning of the year	704,226	196,342	900,568
Amortization	6,719	23,189	29,908
Disposals	-	-	-
Accumulated amortization, end of the year	710,945	219,531	930,476
Net carrying amount, end of the year	\$ -	\$ 100,723	\$ 100,723

3. Accumulated Surplus

	2021	2020
Invested in tangible assets	\$ 92,938	\$ 100,723
Reserve	21,985	4,237
	\$ 114,923	\$ 104,960

APPENDIX B: INDEPENDENCE UPDATE



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May 23, 2023

Members of the Council
 Municipality of Arran-Elderslie

Dear Members of Council:

We have been engaged to audit the consolidated financial statements of Municipality of Arran-Elderslie (the "Municipality") for the year ended December 31, 2021.

Canadian generally accepted auditing standards require that we communicate at least annually with you regarding all relationships between the Municipality and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, the standards require us to consider independence rules and interpretations of the CPA profession and relevant legislation.

We have prepared the following comments to facilitate our discussion with you regarding independence matters arising since March 5, 2022, the date of our last letter.

We are aware of the following relationships between the Municipality and us that, in our professional judgment, may reasonably be thought to have influenced our independence. The following relationships represent matters that have occurred from March 5, 2022 to May 23, 2023.

- We have provided advice and comments to management regarding several financial statement measurement, presentation and disclosure matters.
- We have provided assistance in the preparation of the consolidated financial statements, including adjusting journal entries and/or bookkeeping services. These services created a self-review threat to our independence since we subsequently expressed an opinion on whether the consolidated financial statements presented fairly, in all material respects, the financial position, results of operations and cash flows in accordance with Canadian Public Sector Accounting Standards.
- We, therefore, required that the following safeguards be put in place related to the above:
 - Management provided us with a trial balance and draft consolidated financial statements, including notes, prior to completion of our audit.
 - Management created the source data for all the accounting entries.
 - Management developed any underlying assumptions required with respect to the accounting treatment and measurement of the entries.
 - Management reviewed advice and comments provided and undertook their own analysis considering the Municipality's circumstances and generally accepted accounting principles.
 - Management reviewed and approved all journal entries prepared by us, as well as changes to financial statement presentation and disclosure.



- Members of our Firm providing bookkeeping services did not participate on the audit engagement team.
- Someone other than the preparer reviewed the proposed journal entries and consolidated financial statements.

This letter is intended solely for the use of the Council, management and those charged with governance of the Municipality and should not be used for any other purpose.

Yours truly,

Chartered Professional Accountants, Licensed Public Accountants

APPENDIX C: REPRESENTATION LETTER

The Corporation of the Municipality of Arran-Elderslie
 1925 Bruce Road 10, Box 70
 Chesley ON N0G 1L0

May 23, 2023

BDO Canada LLP
 Chartered Professional Accountants
 BDO Building, 1717 2nd Avenue East
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This representation letter is provided in connection with your audit of the financial statements of The Corporation of the Municipality of Arran-Elderslie for the year ended December 31, 2021, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian Public Sector Accounting Standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated March 5, 2022, for the preparation of the financial statements in accordance with Canadian Public Sector Accounting Standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
- All events subsequent to the date of the financial statements and for which Canadian Public Sector Accounting Standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.
- We have reviewed and approved all journal entries recommended by the practitioners during the audit. A list of the journal entries is attached to the representation letter.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- We have provided you with significant assumptions that in our opinion are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity when relevant to the use of fair value measurements or disclosures in the financial statements.
- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.
- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially

affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. When applicable, these litigation and claims have been accounted for and disclosed in the financial statements.
- We have:
 - Evaluated all land owned by the Municipality or where the Municipality has accepted responsibility for the land as to whether there are sites in the Scope of PS 3260 Liability for Contaminated Sites.
 - Made available to you all financial records and related data relevant to the assessment of the liability for contaminated sites.
 - Recorded the necessary contaminated sites within the Scope of PS 3260.

Yours truly,

Signature

Position

Signature

Position

APPENDIX D: BDO RESOURCES FOR PUBLIC SECTOR ENTITIES

Key Changes to Financial Reporting

There are significant changes to accounting standards for public sector entities which will be effective for the December 31, 2023 year-end. These changes are summarized in the following PSAS Update 2022. Of particular note are the changes to asset retirement obligations (ARO's) and financial instruments. Municipal staff will need to begin preparing documentation for the implementation of these new standards well in advance of the year-end.

PSAS Update 2022

<https://www.bdo.ca/en-ca/insights/assurance-accounting/psas/public-sector-accounting-standards-update-2022/>

Asset Retirement Obligations (ARO): A Practical Approach to Section PS 3280

This publication will walk through a practical approach to applying Section PS 3280 including: identification, recognition and measurement of an obligation, and the different options available to entities on transition.

[Asset Retirement Obligations \(ARO\): A Practical Approach to Section PS 3280 | BDO Canada](#)

A Guide to Accounting for Financial Instruments in the Public Sector

Ten years after the adoption by certain government organizations, these standards and amendments will be adopted by governments for fiscal years beginning on or after April 1, 2022.

[A Guide to Accounting for Financial Instruments in the Public Sector | BDO Canada](#)

When the rules of reporting change, you may need to fine-tune how to present consolidated financial statements and govern the organization. Access our Knowledge Centre:

<https://www.bdo.ca/en-ca/services/assurance-and-accounting/a-a-knowledge-centre/psas/>

The BDO Local & Municipal Governments Resource Centre

<https://www.bdo.ca/en-ca/industries/public-sector/local-government/>

For more on these and other key issues facing your organization, please reach out to your engagement partner. They will be happy to put you in touch with the BDO professional who can best help you.

From:
To: [Christine Fraser-McDonald](#)
Subject: Lapel pins
Date: May 9, 2023 5:18:07 PM

Hi Christine

I would like to make a formal request for 65 lapel pins of Arran Elderslie for participants for a week long event of tours in Arran Ellerslie Paisley, Tara and Chesley and surrounding areas. There will be old cars in the area. The event is called Normoska. This is the 64th annual Normoska. This event is being ran by Our Local Maitland Valley Antique Car Club we are a member of H.A.S.C (Historical Automobile Society Of Canada). Adelle and I are the Normoska Tour Coordinators

Please let us know your decision as soon as possible.

Thank You

Jim and Adelle Dawm

Chesley

Sent from my Bell Samsung device over Canada's largest network.

From: [Byers, Rick](#)
To: [Byers, Rick](#)
Subject: For Immediate Release - Ontario Welcomes over \$4.6 Million Manufacturing Investment
Date: May 15, 2023 2:10:32 PM

**MEDIA
RELEASE**



RICK BYERS, MPP
 Bruce - Grey - Owen Sound

Ontario Welcomes over \$4.6 Million Manufacturing Investment

Hydrogen Optimized Inc. project will create new good-paying jobs at the company's growing Owen Sound facility

For Immediate Release
 May 15, 2023

OWEN SOUND — The Ontario government is supporting an investment of \$4,613,325 by Hydrogen Optimized Inc. to boost local manufacturing and create five new good-paying jobs, adding to the company's growing payroll. As part of this investment, the government is providing Hydrogen Optimized with \$500,000 in funding through the [Regional Development Program's Southwestern Ontario Development Fund](#).

This funding was announced today by Bruce-Grey-Owen Sound MPP Rick Byers. "Our government is building a strong Ontario and strengthening the economy by supporting key investments in communities in Bruce-Grey-Owen Sound," said MPP Byers. "With this investment, Hydrogen Optimized will grow local manufacturing and create more good-paying jobs for workers and families in this riding."

The company is investing \$4,613,325 to build Hydrogen Optimized's RuggedCell™ water electrolyzer production capacity. This investment will enable the company to gain access to the significant revenues that come with contracts to provide electrolyzers for the large-scale green hydrogen market.

Hydrogen Optimized's patented RuggedCell™ water electrolyzers are designed to achieve the lowest levelized cost of clean hydrogen at large scale. They convert renewable energy such as solar and wind power into green hydrogen, utilizing a high-power architecture that enables 50 MW+ single modules to serve the clean energy requirements of major industrial applications such as steelmaking, ammonia production, and e-fuels.

"We thank the Ontario government for its support as we advance our RuggedCell™ manufacturing capacity to 100 MW annually and create high-quality jobs in Owen Sound," said Andrew T.B. Stuart, President and CEO of Hydrogen Optimized. "This investment also paves the way for future manufacturing automation and the expansion of our output to 500 MW annually to meet the growing demand for large-scale green hydrogen."

Ontario is investing more than \$100 million through the [Regional Development Program](#) from 2019 to 2023 to strengthen the advanced manufacturing sector and help meet regional needs. The program provides cost-shared funding to businesses, municipalities and economic development organizations to help local communities attract investment, diversify their economies, and create jobs.

Since 2019, Ontario has provided more than \$81 million in support of 75 projects through the Regional Development Program, leveraging more than \$860 million in new investments and helping to create more than 1,490 jobs in the province.

“Our government is proud to support local manufacturers across the province as they grow and create more good-paying jobs in their communities,” said Vic Fedeli, Minister of Economic Development, Job Creation and Trade. “Investing in these types of community-building projects will help us continue to build Ontario and strengthen the economy. We thank Hydrogen Optimized Inc. for making a significant impact in their community and for contributing to our province’s dynamic and growing manufacturing sector.”

QUICK FACTS

- As part of the [2023 Ontario Budget](#), the government is proposing a new Ontario Made Manufacturing Investment Tax Credit, which would provide a 10 per cent refundable Corporate Income Tax credit to help local manufacturers lower their costs, invest in workers, innovate and become more competitive.
- The government launched the [Regional Development Program](#) for Eastern and Southwestern Ontario in November 2019. Businesses and municipalities can get financial support through the Eastern Ontario Development Fund and Southwestern Ontario Development Fund and guided access to a range of complementary services and supports.
- The government recently launched the [Advanced Manufacturing and Innovation Competitiveness](#) stream of the Regional Development Program. It will support Ontario advanced manufacturers to invest in the equipment, advanced technologies and skilled workforce needed to improve competitiveness and growth, and to create, retain and bring jobs back to every region of the province.

ADDITIONAL RESOURCES

- [Advanced Manufacturing and Innovation Competitiveness \(AMIC\) stream](#)
- [Regional Development Program](#)
- [Open for Business](#)

Photo Caption (l-r): Andrew T.B. Stuart, President and CEO, MPP Rick Byers

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For further information, please contact:

MPP Rick Byers Constituency Office | Karen MacInnis | 519-371-2421 | rick.byers@pc.ola.org

SAUGEEN MOBILITY

and REGIONAL TRANSIT

Box 40 Walkerton, ON N0G 2V0

519-881-2504

1-866-981-2504

May 17, 2023

Dear Member Municipal Councils and CAOs,

Thank you for your continued partnership with Saugeen Mobility and Regional Transit (SMART). SMART continues to increase its rides capacity, after the slowdown caused by COVID-19, and the company remains sound financially.

Throughout 2022, the SMART Board and management continued to review operations and practices to ensure effective and efficient service delivery. A few highlights from 2022:

1. SMART purchased three new 9-passenger buses in 2021. Two were received and one is due for 2023 delivery. These vehicles replacements are funded by the federal public transit infrastructure fund and the provincial gas tax program.
2. SMART management and Board members continue to dialogue with Bruce County, Grey County, Home and Community Support Services and Grey Transit Route staff in an effort to explore partnership possibilities and seamless accessible transportation across all Grey and Bruce communities.
3. In early April 2023, SMART's auditors sent an electronic copy of the financial statements to all member municipalities. Additionally, please find attached Ridership Statistic Summary January to December 2022.

Lastly, SMART management and its Board are considering various levels of services, to include Essential (current) and Enhanced service, and Cost Recovery (where a municipality would not contribute money but transportation fees would be set to the actual cost of a ride). We look forward to presenting these options to you.

Sincerely,

SMART Board of Directors

RIDERSHIP STATISTICS SUMMARY - 2022 to Dec 31st

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	CHANGE
Arran-Elderslie	2022	166	145	163	131	209	193	147	178	215	257	212	228	2244	24.32%
	2021	69	140	134	90	67	95	133	181	216	206	243	231	1805	
Brockton	2022	113	80	157	152	187	319	211	216	264	345	263	257	2564	10.61%
	2021	129	90	143	85	110	129	165	200	417	369	264	217	2318	
Chatsworth	2022	49	54	110	97	76	114	92	87	136	71	70	130	1086	-4.90%
	2021	41	81	97	90	71	90	120	119	120	124	103	86	1142	
Grey Highlands	2022	0	0	0	0	16	10	13	35	21	45	9	8	157	157.00%
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hanover	2022	277	315	444	367	392	434	336	425	385	386	442	406	4609	13.94%
	2021	209	242	355	252	233	374	336	353	382	419	467	423	4045	
Huron-Kinloss	2022	17	9	30	42	52	138	173	157	163	109	102	77	1069	115.96%
	2021	9	9	25	20	25	39	51	64	67	71	57	58	495	
Kincardine	2022	155	168	185	205	141	181	240	141	173	154	199	200	2142	6.94%
	2021	74	101	189	149	118	164	149	179	258	175	239	208	2003	
Saugeen Shores	2022	209	227	243	277	360	432	315	371	396	422	450	308	4010	30.66%
	2021	142	147	230	227	254	325	327	255	241	213	315	393	3069	
Southgate	2022	27	18	28	26	-1	26	24	22	38	32	35	25	300	52.28%
	2021	47	18	10	11	10	8	24	15	12	10	18	14	197	
West Grey	2022	164	144	256	250	290	251	283	255	209	244	258	218	2822	21.85%
	2021	133	147	168	130	150	163	210	262	213	233	273	234	2316	
SUB-TOTALS	2022	1177	1160	1616	1547	1722	2098	1834	1887	2000	2065	2040	1857	21003	20.78%
	2021	853	975	1351	1054	1038	1387	1515	1628	1926	1820	1979	1864	17390	
OTHER	2022	0	0	0	0	32	42	82	72	0	34	67	0	329	32.66%
	2021	0	0	0	0	0	0	0	0	34	142	0	72	248	
Grey-Bruce STS	2022	0	0	19	29	38	36	0	0	51	19	3	0	195	195.00%
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS	2022	1177	1160	1635	1576	1792	2176	1916	1959	2051	2118	2110	1857	21527	22.05%
	2021	853	975	1351	1054	1038	1387	1515	1628	1960	1962	1979	1936	17638	



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: May 23, 2023

Subject: SRW.23.11 Award Hot Mix Pavement Tender

Report from: Scott McLeod, Public Works Manager

Appendices: None

Recommendation

Be It Resolved that Council hereby,

1. Awards the supply and application of HL3 Asphalt Cement to E.C. King Contracting in the amount of \$58,227.21 including HST for Industrial Road in Chesley;
2. That the project be funded through Account #23-TRAN-0023 ROADS with the remaining funds being used to finance the costs associated with the preparation of the existing road for pavement;
3. Awards the supply and application of HL3 Asphalt Cement to E.C. King Contracting in the amount of \$25,568.91 including HST for Albert Street in Paisley;
4. That the project be funded through Account #23-TRAN-0028 ROADS; and
5. That any remaining funds be used to offset costs towards SRW.23.12 – Micro-Surfacing Tender – Elderslie-Arran Townline.

Report Summary

The intent of this report is to award the contracts for paving on Industrial Park Road in Chesley and Albert Street in Paisley.

Background

Each year the Municipality budgets to complete paving projects in the Municipality based on road condition, age, traffic count and recommendations from the Road

Need Study. Due to financial restrictions, not all the improvements/upgrades are completed based on the Road Need Study.

The 2023 Capital Budget include funding for the following projects:

- 400 metres of hot mix pavement on Industrial Park Road in the Town of Chesley. Municipal Staff will prepare existing road with granular, grading and ditching prior to paving. Paving will be tied into existing driveways.
- 214 metres of hot mix pavement on Albert Street between Balaklava Street and Arnaud Street in the Town of Paisley. Paving at this location will be over the existing base. Paving will be tied into existing driveways and parking lot.

Tenders were issued on April 27th and closed on May 11th at 11:00 am.

Analysis

Tenders were received from three (3) Contractors. The table below highlights the results of the submissions inclusive of HST:

Location	Walker Industries	E.C. King Contracting	Multiple Enterprises	Budget Amount
Industrial Park Road	\$72,727.37	\$58,227.21	\$60,628.79	\$80,100
Albert Street	\$38,007.83	\$25,568.91	\$29,996.75	\$26,800

Based on the results, Staff are recommending that both locations be awarded to E.C. King Contracting Ltd.

Link to Strategic/Master Plan

6.1. Protecting Infrastructure, Recreation and Natural Assets

6.4. Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

The Capital Budget has allotted funds as follows:

Industrial Park Road – Account #23-TRAN-0023 ROADS - \$80,100

After the HST rebate is applied, the total cost of the paving is \$52,435.44.

Additional staff costs and resources to facilitate the preparation of the existing road for paving will be funded from the remaining \$27,664.56.

Albert Street – Account #23-TRAN-0028 ROADS - \$26,800

After the HST rebate is applied, the total cost of the paving is \$23,025.61.

A budget savings of \$3,774.39. These funds will be used to offset the expenditures noted in the SRW.23.12 Micro Surfacing Tender report.

Approved by: Sylvia Kirkwood, Chief Administrative Officer



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: May 23, 2023

Subject: SRW.23.12 Award Micro-Surfacing Tender

Report from: Scott McLeod, Public Works Manager

Appendices: None

Recommendation

Be It Resolved that Council hereby,

1. Awards the Supply and Application of Type II Micro-surfacing to Duncor Enterprises Inc., in the amount of \$236,208.42 inclusive of HST for the Elderslie-Arran Townline;
2. That the project be funded through Account #23-TRAN-0024 ROADS;
3. Awards the Supply and Application of Type II Micro-surfacing to Duncor Enterprises Inc., in the amount of \$149,973.60 inclusive of HST for the Concession 10, Elderslie;
4. That the project be funded through Account #23-TRAN-0025 ROADS; and
5. That the additional funding of \$4,469.10 be financed through Reserve 01-0000-7266 – Roads general.

Report Summary

The intent of this report is to award the contracts for micro-surfacing on the Elderslie-Arran Townline and Concession 10, Elderslie.

Background

Each year the Municipality budgets to complete micro-surfacing projects in the Municipality based on road condition, age, traffic count and recommendations from the Road Need Study. Due to financial restrictions, not all the improvements/upgrades are completed based on the Road Need Study.

The 2023 Capital Budget allocated funds for the following projects:

- Approximately 6.3 km of type II micro-surface on the Elderslie-Arran Townline between Bruce Road 3 and Sideroad 10 South, Arran.
- Approximately 4 km of type II micro-surface on Concession 10, Elderslie between Sideroad 15 North, Elderslie and Sideroad 20, Elderslie.

Tenders were issued on April 27th and closed on May 11th at 11:00 am.

Analysis

Tenders were received from two (2) Contractors. The table below highlights the results of the submissions inclusive of HST:

Location	Miller Paving Inc.	Duncor Enterprises Inc.	Budget Amount
Elderslie-Arran-Townline	\$288,034.74	\$236,208.42	\$217,300
Concession 10, Elderslie	\$182,879.20	\$149,973.60	\$126,000

Based on the results, Staff are recommending that both locations be awarded to Duncor Enterprises Inc.

Link to Strategic/Master Plan

6.1. Protecting Infrastructure, Recreation and Natural Assets

6.4. Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

The Capital Budget has allotted funds as follows:

Elderslie-Arran Townline – Account #23-TRAN-0024 ROADS - \$217,300

After the HST rebate is applied, the total cost of the paving is \$212,713.14

Concession 10, Elderslie – Account #23-TRAN-0025 ROADS - \$126,000

After the HST rebate is applied, the total cost of the paving is \$135,055.96

The net budget deficit after the HST rebate is applied of both projects is \$4,469.10.

Staff recommend proceeding with the project with the additional funding being financed through Reserve 01-0000-7266 – Roads General.

It is anticipated that there will be surplus funds from the Hot Mix Pavement projects to offset the additional funds needed for the Micro-Surfacing projects. At the end of the year, unspent capital funds are transferred to reserves.

Approved by: Sylvia Kirkwood, Chief Administrative Officer



Planning Report

To: Arran-Elderslie Council

From: Megan Stansfield, Planner

Date: May 23, 2023

Re: Zoning By-Law Amendment Z-2022-127 (Thorn)

Recommendation:

That Council approve Zoning By-Law Amendment Z-2022-127 (Thorn), as attached.

Summary:

The application proposes to establish definitions in the Municipality's Zoning By-law for a 'micro-cultivation facility' and 'micro-processing cannabis facility' and to permit these uses on the subject lands with limits on the size of the use, and prohibition of on-site retail. The application also proposes a holding provision on the lands as they have high archaeological potential. If approved, the proposed amendment would facilitate the construction and operation of a Micro Cultivation and Micro Processing Cannabis Facility on the subject lands, under a licence to be obtained from Health Canada.

The proposed building is approximately 469 square metres in size with a grow surface of up to 200 square metres. The building will be completely enclosed, with a single exterior window, and an air filtration system that prevents odour escaping the building.

The lands are located at 46 Bruce Road 17, in the village of Tara/Invermay, Arran-Elderslie.

The Public Meeting for this file was held on April 5, 2023, and a Planning Report was presented at that time with some additional information.

Airphoto



Site Plan

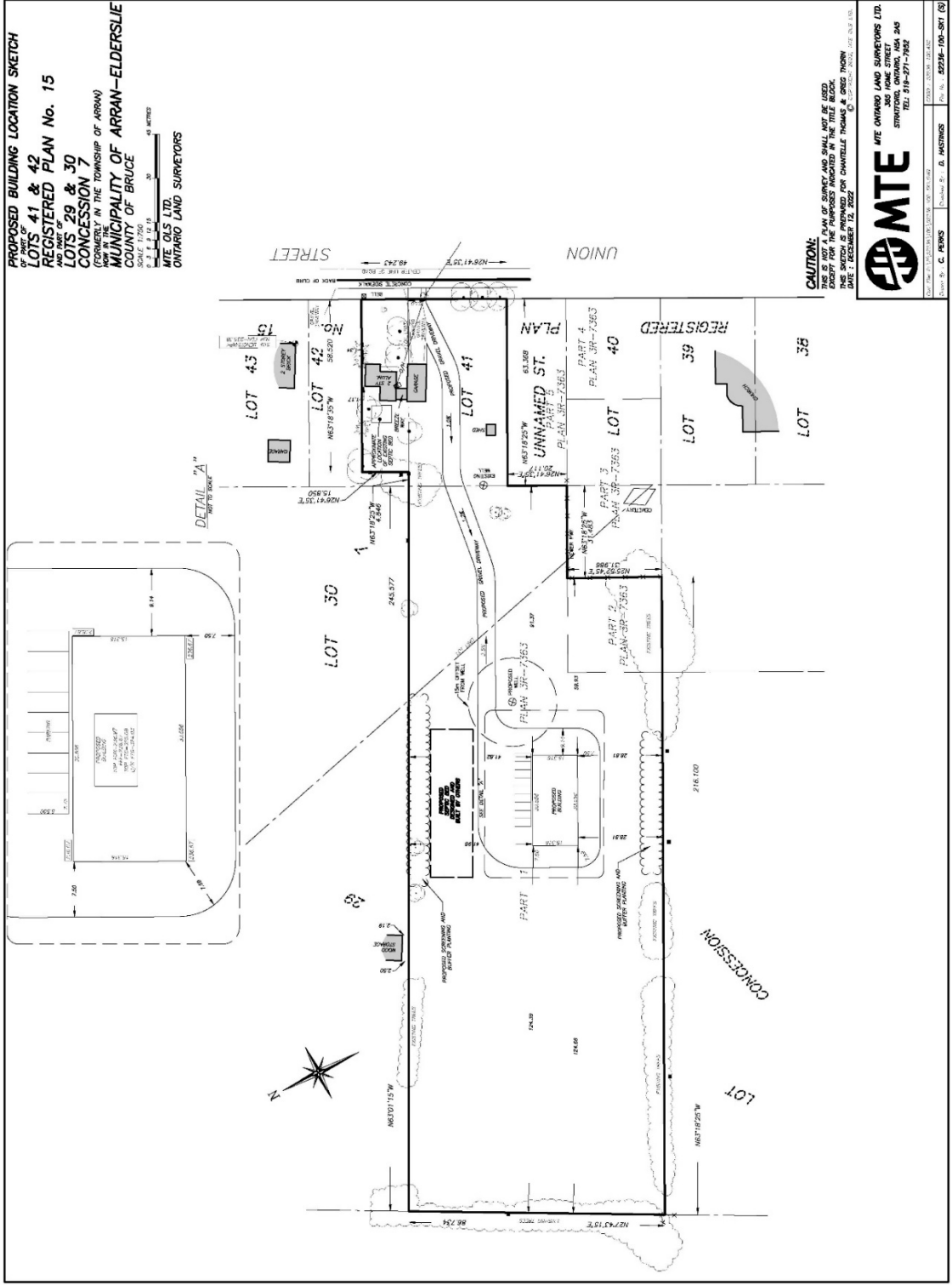


Image of Proposed Development (rendering)



Planning Analysis for this site:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

Conformity with the County and Local Official Plan

This property is located partially within the settlement or “Urban Area” of Tara/Invermay, and partially outside the settlement area. The portion closest to the road, where the existing dwelling is located, is within the Residential designation of the Arran-Elderslie Local Official Plan. This plan is not applicable, as the proposed development is outside the Urban Area. The proposed facility will be located within the Rural designation of the County Official Plan, and the use therefore needs to meet the policies established for the Rural designation of the County Official Plan.

The role of the Official Plan is an overarching framework to establish a vision for the County which outlines goals, objectives and policies which help to dictate land use planning decisions. The use is evaluated relative to the criteria of the plan. The Rural Designation permits Agriculture Uses and Agriculture related uses as defined below.

Agriculture uses, as defined by the Provincial Policy Statement including agriculture, aquaculture, apiaries, agro-forestry, associated on-farm buildings and structures, growing of crops for biomass, maple syrup production, the growing of plants for food production, nurseries, the primary and secondary farm residence, and temporary farm accommodation for workers.

Agriculture related uses, as defined by the Provincial Policy Statement, including commercial or industrial uses that are directly related to the processing of agricultural products produced on the same property or providing products or services to farm operations in the area, in accordance with the policies of Section 5.5.9, and retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is to be located.

The proposed development is in conformity with the permitted uses of the Rural designation. Cannabis processing and cultivation is an agricultural or agricultural related use in the context of the Official Plan. A County Official Plan Amendment is not required to facilitate this application.

Zoning

The property is zoned R1- Residential: Low Density Single, and A1 - General Agriculture. The proposed building to house the Micro Cultivation and Micro Processing Cannabis Facility will be located within the Agriculture zone. The agriculture zone permits agricultural activities, specifically defined in the Zoning By-Law as:

'AGRICULTURAL GENERAL' means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures.

The proposed use of a Micro Cultivation and Micro Processing Cannabis Facility is not specifically listed or defined in the zoning by-law, and as such, the applicants require a zoning by-law amendment. The proposed amendment includes the definition of a Micro Cultivation and Micro Processing Cannabis Facility and the site-specific use. The amendment specifies the size and location of the building, to ensure that expansion does not occur without a further amendment to this by-law. The by-law also specifies that the retail sale of cannabis is not permitted on the subject lands - this is solely for cultivation and processing. Site plan control is recommended.

The proposed Cannabis production facility can be argued to be both an agricultural and an industrial use. By nature, it is an agricultural crop and requires the standard inputs of water, light, and nutrients. The proposed form of cannabis production has the character of an industrial use. The indoor facility requires artificial lights, temperature control, etc. and the associated planning concerns (lights, odours, security) are similar to those of industrial developments. Bruce County has other cannabis production facilities, located in industrial zones and agricultural zones. The province has previously considered cannabis production an agricultural crop, and therefore an agricultural use. It is often grown in greenhouses and greenhouses are permitted in agricultural zones. The use of a greenhouse can create additional problems, mainly related to lighting, which is not a factor in this development. County and Provincial decisions are elaborated on in the next section.

In considering the industrial character of this operation we can look to the Municipality of Arran-Elderslie's Zoning By-Law, which has setbacks for industrial uses. In Section 3.3 it states that "where an Industrial Zone abuts a Residential, Institutional Zone, residential use or institutional use the following regulations shall apply: i. no part of an industrial principle use building shall be located closer than 20 metres to a Residential Zone, Institutional Zone, residential use or institutional use." The proposal at 46 Bruce Road 17 is approximately 40 metres from the edge of the residential zone, about 50 metres from the edge of a sensitive use (cemetery), and the closest dwelling (the applicants) is about 150 metres away. This property is surrounded by light industrial uses, with a construction business and contracting yard to the north and a trucking business located to the south. The Lallemand Yeast Plant,

and industrial use, is also located within the Business Park Zone, within 200 metres from the property.

In sum, while this use is considered to be agricultural in nature, the industrial aspect should not be ignored. Implementing site plan control will assist in regulating the use, and its compatibility with the surrounding land uses.

Planning Approaches and Decisions From Other Areas

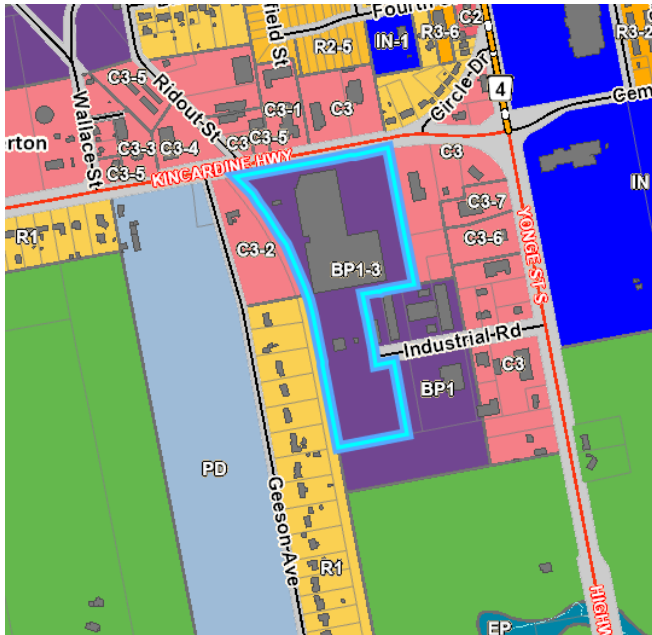
Other Bruce County Decisions

Bruce County Planning Staff has reviewed and provided recommendations for 3 other similar projects, throughout the County. Two projects located in Brockton in their Business Park 1 zone, and 1 located in South Bruce, within the agriculture zoning.

The facility proposed for South Bruce was similar in nature, though slightly larger. The 2018 zoning by-law amendment was for a greenhouse facility, approximately 8000 square metres in size, with private services, to be used for the growth of medical cannabis. Similar concerns were raised for this application, like odour, traffic, crime, and water usage. This proposal reiterated the requirements for licensing and strict guidelines the Ministry enforced. The zoning by-law was approved on the basis that this was an agricultural operation on agricultural lands.

One of the proposed projects in Brockton, located at 165 Kincardine Highway, in the Business Park 1 zone, is noteworthy as being adjacent to a residential zone. The proposal was to turn an existing warehouse building into a "Licensed Marihuana Growing Facility". While this project is located in the Business Park zone (a light industrial zone), the proposed use, in the existing building, is 17 metres from the closest residential use, substantially closer than the proposal in Tara. This by-law was passed by the Brockton Municipal Council however the use has not been established in that location at this time.

Zoning of 165 Kincardine Highway and Surrounding Area



Considerations

Through the pre-consultation process planning staff identified key considerations to the applicants regarding their proposal, namely, odour, lighting, security and traffic. These issues were addressed in the Planning Justification Report provided by the applicant's planner. The major concerns noted, are summarized below; please refer to the Planning Justification Report for details on these considerations.

Odour

Cannabis has a distinct odour that can impact surrounding sensitive uses and needs to be considered when evaluating the suitability of the location of the proposal. The proposed building will be completely enclosed and will be equipped with activated carbon filters on the air handling units which exhaust air outside. The air circulating the facility is also passed through a unit with filters to reduce any odours. In addition, the report notes that no open cannabis will be handled in an area that contains an exterior door. Prior to obtaining a license from Health Canada, it must be demonstrated that sufficient odour controls are in place. Health Canada states that it takes odour complaints seriously, and during inspections ensures that the facility is meeting odour control requirements. It is also noted that there may still be odours from indoor production, even when an air filtration system is in place, but the air filtration does limit odour intensity and frequency.

Lighting

Typically, there is concern when the facility is a greenhouse, where lights must be on when daylight is insufficient which can contribute to light pollution and general displeasure from those in the surrounding area. The proposed facility in Tara is completely enclosed - the only

window being one for the office. As such lighting associated with cultivation is not a concern. External, motion-activated lighting is proposed for security purposes.

Security

Health Canada has specific requirements regarding security of the facility, and plans are required to be submitted to Health Canada prior to obtaining a license for the facility.

Traffic

The Planning Justification Report notes that occasional shipments of materials will occur, with the bulk of materials being delivered at the beginning of operation start-up and processed goods are shipped approximately every 3 months. Subsequent correspondence indicates approximately 6 shipments out of the facility per year. Operational staff reside on site.

Public Comments

Through the public notice process, neighbours and residents of the surrounding area have expressed further concerns for the development.

A summary of the public concerns and the applicant's response are listed in the table below. The full comments provided by the public are appended to this report, in addition to the Planning Justification Report that was submitted with the application.



Public Concern	Explanation	Applicant Comments
Security Concerns and Crime	The community has concerns regarding increased crime in the area. Concerns of guns being used due to increased security presence were mentioned in a few comments, while others were just generally concerned with increased potential for crime	<p>Applicant Comment: The proposed business is committed to running a secure compliant facility. The site has been designed to prevent any un-authorized access and intrusion via a solid structure, physical barriers, and restricted access controls. Visual surveillance for access and exit points into the site is achieved using interior and exterior cameras. Access control is being managed via keylock systems and card readers organized in several layers to only allow authorized staff entry into the operations areas. There will be no guns involved in the security process.</p> <p>Planner Comment: The applicants have provided a detailed security plan in the Planning Justification Report. Because the facility is completely indoors, there is no need for fencing or additional security or guns. Health Canada requires a detailed security plan in order for the business to obtain a license.</p>
Operating Hours		Applicant Comment: operating hours would be from either 8 am to 4 pm or 9 am to 5 pm.
Property taxes/home values	Commenters are concerned that the proposed development will impact the value of their homes	Applicant Comment: Based on the investment on the current house and proposed new building which is similar to other buildings in the area, the difference being this will be a new building that would blend into the property. This

		<p>indoor facility will not show any indication of being a small craft cannabis business</p> <p>Planner Comment: This is not a matter than can be evaluated in a planning context and holds no merit in the planning decision</p>
<p>Environmental Concerns/ Fertilizers/chemicals in the water/proximity to the river</p>	<p>Concerns that fertilizers and chemicals will get into the water.</p>	<p>Applicant Comment: The operation is Health Canada regulated and would not allow the use of damaging chemicals. Health Canada has a very high bar on how one would operate which is a good thing for this industry. There would be no runoff in any event that would impact well water or the river.</p> <p>Planner Comment: This facility is completely indoors, so it is unclear how the river or groundwater surrounding the facility could be impacted by any fertilizers used in the facility. Grey Sauble Conservation Authority and the Source Water Risk Management Office were circulated on the proposal and saw no concerns, nor had any objections.</p>
<p>Odours</p>	<p>Commenters noted the odours produced by cannabis. Many likened the proposed facility to the 7 Acres facility in Tiverton, and many noted that this would compound the odour from the Lallemand Yeast Plant</p>	<p>Applicant Comment: As per Section 81 of the Cannabis Regulations, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors. The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high-performing activated carbon (also known as activated charcoal) filters which are the gold standard for achieving odour mitigation in cannabis facilities. The Strict Operational Practices (SOP's) at the facility, dictated by</p>

		<p>Health Canada-approved SOP's, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release. Odour controls, as directed by Section 81 of the Cannabis Regulations, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders. During inspections, licence holders must demonstrate the continued functionality of odour controls at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational.</p> <p>Planner Comment: While there is no guarantee that there will be no odour associated with this development, it has been noted by the applicants and Health Canada that regulations are in place to address odour.</p>
Noise	Concerns for noise generated by fans and generators	<p>Applicant Comment: The business is family owned and operated and must follow Health Canada rules and regulations. This operation will be considered a small craft business with no automation, just the use of our hands to plant, grow, harvest, and package.</p>

		<p>Planner Comment: Arran-Elderslie has a noise by-law in place which would cover any issues related to noise, and this doesn't need to be reiterated in the site-specific zoning by-law</p>
Increased Traffic	Concerns of increased traffic	<p>Applicant Comment: The proposed operation will have less traffic than any other business in the area, or even residences. Aside from initial order of supplies there would be potentially 6 shipments out to the province annually which would require a small vehicle footprint of a typical rented U-Haul.</p> <p>Planner Comment: Bruce County Transportation was circulated the application and they did not have any comments regarding the proposal, increased traffic or any entrance requirements</p>
Lighting	Concerns for light pollution and lights being constantly on, "green lights" coming from the building	<p>Applicant Comment: The proposed facility is a completely self-contained production site which does not produce any exterior light pollution other than the light generated from general office lighting from the single exterior window. Exterior lighting will be limited to motion-sensitive spot lighting on the building envelope near entry and exit points which would activate only in the proximity of an individual approaching an exterior door</p> <p>Planner Comment: Some comments related to lighting seem to liken the facility to a greenhouse, and the light pollution produced there. The facility is a completely enclosed building with one window, at the office, so there will be no 'green lights' from the facility.</p>

		The applicants have noted the outdoor lights are motion sensor lights, pointing at the doors to the facility, in place for security reasons
'Eye sore'	Concerns of chain link fence/ "prison-like" look due to security fencing	Applicant Comment: The proposed new building will blend in as any other building in the surrounding area. This is not a business that requires security fencing around the perimeter as the building will be secured similar to most businesses in the area.
Greenhouse	Concerns related to a greenhouse building	Planner Comment: The proposed facility is completely enclosed, with only one window in the office.
Close to church/cemetery	Church hosts weddings, Food Bank, Alcoholics Anonymous and also public concern surrounding the stigma of having a cannabis facility near a church	Applicant Comment: The goal is to invest in the property, house and proposed new building that the community would have no issues with. The family plans to be part of the community and help in such good causes as the food bank. Based on the small scale of the operations there would be no impact to the historical cemetery.
Expansion	One commenter noted concerns that the project would expand to the use of a greenhouse or other facilities once approval was given	Planner Comment: The By-Law specifically limits the space to the 470 square metre building. Expansion would require an additional Planning Act Application.
Water Use	Concerns of extensive water usage, depleting surrounding wells/ affecting water table	Applicant Comment: The water use and runoff would be similar to someone running a flower nursery. Planner Comment: The facility is regulated by Health Canada. Extraction of water in excess of 50,000L/day

		requires a Permit to Take Water from the Ministry of Environment, Conservation and Parks. The applicant has stated that they estimate that the plants will require an average of 1730 litres of water per day. The estimate is based on the need for 1L of water per 1 square foot of flowering plant canopy, or 10L per square metre. The article is cited at the end of this report. The spreadsheet, provided by the applicant is appended.
Public Notification Process	A couple commenters noted their displeasure at the lack of, or late notification for this proposal	Planner Comment: Notice timelines are established under the Planning Act. Notices were issued with more time than required by the Act.
Residential Area/Sensitive use	Commenters reiterated that this is largely a residential area, and they feel that the proposed development is in too close proximity to the residential area	Planner Comment: see discussion above.
Retail sale concerns	Public concerns that a retail store will be established on the property	Applicant Comment: All sales will occur via 4-6 deliveries per year to OCS (Ontario Cannabis Stores) DC in Guelph. The provincial government controls the distribution to the 1,700 plus retail stores in Ontario. Planner Comment: A retail store is not proposed, and not permitted in the proposed zoning by-law amendment. A retail store would require an additional zoning by-law amendment.

Drainage and run off	Concerns that the proposed building will cause drainage and run off issues	<p>Applicant Comment: The water use and runoff would be similar to someone running a flower nursery. We have been working with an engineering group (MTE) that will be providing a grading and drainage design. This design does not allow any water to runoff into other people's property or the Sauble River.</p> <p>Planner Comment: Drainage and lot grading is addressed through the building permit stage. The Chief Building Official reviews and approves the final plans. The Grey Sauble Conservation Authority has been circulated on this proposal and noted no objections to the proposed development.</p>
General stigma		<p>Applicant Comment: Aside from the current communication the objective is that it would not be apparent that there is a <u>LEGAL & Health Canada regulated</u> small craft micro-operations.</p> <p>Planner Comment: While it is understood that there is a general stigma surrounding cannabis, this cannot be evaluated from a land use planning perspective.</p>
Economics	A few comments noted that no, or few jobs were being created and that this doesn't benefit the community economically	<p>Applicant Comment: The proposed Micro Cultivation and Micro Processing Facility will promote local economic development initiatives and prosperity in the County by broadening the range of business activity. The proposed use will strengthen the agricultural community as a viable and vital component of the County's economy, while at the same time recognize and promote the rural area as an important community and economic resource.</p> <p>Planner Comment: While the economics of the facility is not within the scope of land use planning matters, it is</p>

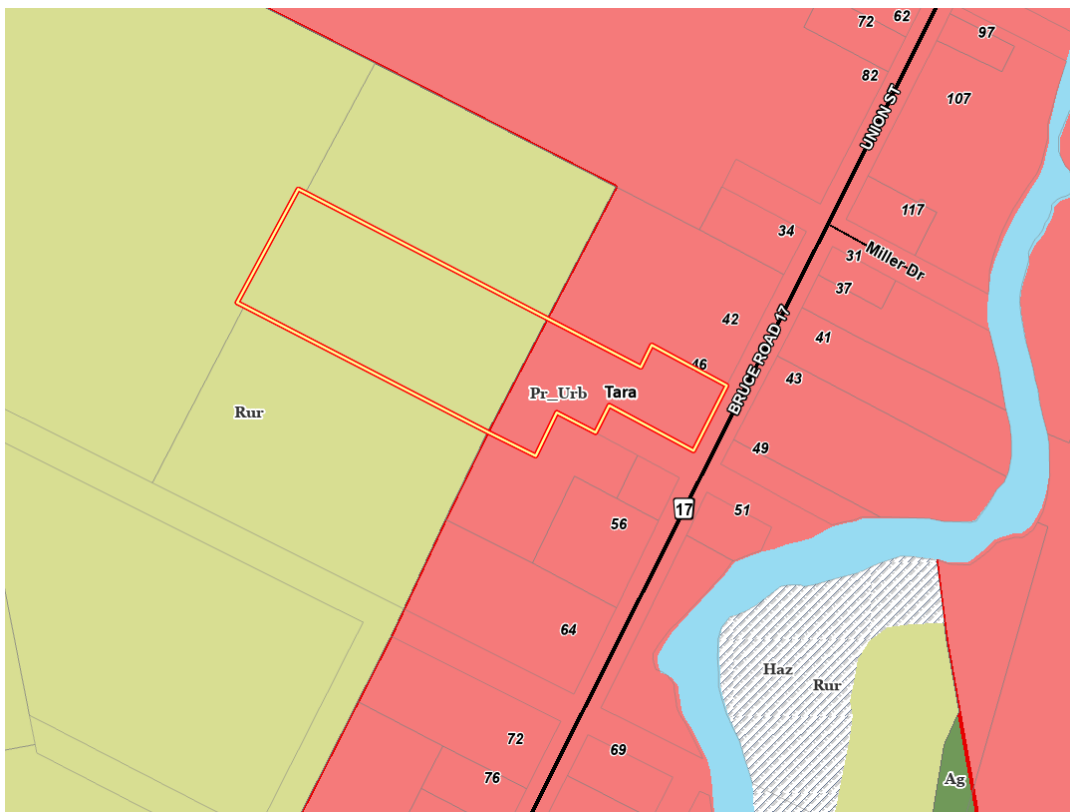
		understood that the community feels the economics benefits may not outweigh the costs imposed on the neighbours. The facility is creating jobs and therefore adding income to the area to be spent in the area.
Children walking past the facility to go to school/daycare		Applicant Comment: The investment on the house and proposed new building should reflect a residential owner who cares about the land and property. The building would show similarly to any of the neighbouring company buildings, being fully enclosed & secured.
Health Risks	Concerns of health risks due to the odour in the air, specifically: Hypersensitivity pneumonia, allergic rhinitis, asthma patients having more reaction, mold spores in air causing respiratory infections	Planner Comment: In an evidence brief on "Odours from cannabis production", by Public Health Ontario, it was stated that there was no scientific literature identifying health effects associated with exposure to cannabis odours. The production of cannabis is highly regulated by Health Canada.
Cemetery	Concerns of unmarked graves in the vicinity	Planner Comment: As part of the planning process, the applicants have been asked to complete an Archaeological Assessment. Their archaeologist will need to consult with Saugeen Ojibway Nation (SON), who will oversee the assessment.



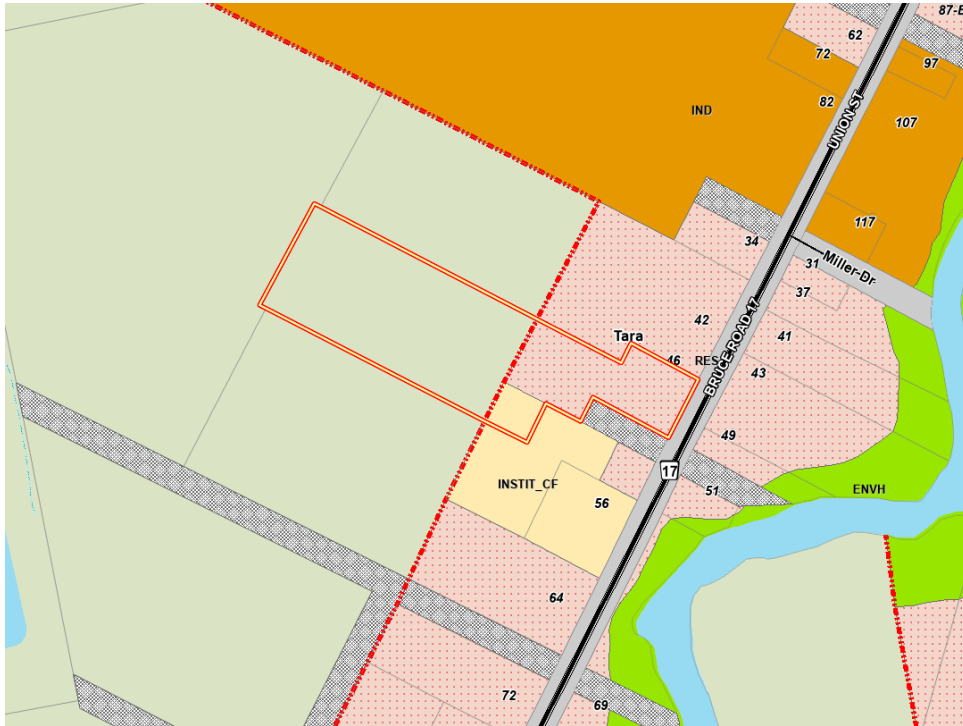
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Primary Urban Communities & Rural)



Local Official Plan Map (Designated Residential and Institutional & Community Facility)



Local Zoning Map (Zoned R1 - Residential: Low Density Single & A1 - General Agriculture)



List of Supporting Documents

- Planning Justification Report
- Lighting Letter
- Applicant submitted information on water use
 - Spreadsheet detailing Plant Cycle Water Usage
 - Report of Estimated Annual Production

References:

Greenhouse Grower. January 2022. Ways to calculate Water Use and Transpiration Rates for Indoor Cannabis Cultivation. (provided by applicant) Link: <https://www.greenhousegrower.com/production/how-to-calculate-water-use-and-transpiration-rates-for-indoor-cannabis-cultivation/>

Health Canada. May 2022. Cannabis Odours and Odour Control. Link: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/cannabis-odours-control.html>

Public Health Ontario, April 2018. Evidence Brief: Odours from Cannabis Production. Link: https://www.publichealthontario.ca/-/media/Documents/E/2018/eb-cannabis-production-odours.pdf?rev=dd4efc937211468392cdc427ff3e8e13&sc_lang=en

Ontario Land Tribunal Hearing. 2023. Township of Oro-Medonte. Link: <https://www.canlii.org/en/on/onlt/doc/2023/2023canlii5427/2023canlii5427.html?searchUrlHash=AAAAAQAIY2FubmFiaXMAAAABABBSU08gMTk5MCwgYyBOLjEzAAAAQAOLzM3NS1jdXJyZW50LTEB&resultIndex=2>

SGL Planning and Design. May 2021. City of Niagara Falls: Cannabis Growing Facilities, Land Use Review. Link: <https://niagarafalls.civicweb.net/document/36020/PBD-2021-23,%20Attachment%20-%20Cannabis%20Growing%20Facilit.pdf?handle=30313C5EAFB04F7ABC9ED1933597FFB4>

WSP. March 2021. Springwater Cannabis Production Review Study. Link: <https://www.springwater.ca/en/business-and-development/resources/Documents/Cannabis-Production-Review-Study.pdf>

Agency Comments

Arran Elderslie Public Works: No comments

Grey Sauble Conservation Authority: No objections, provided in full below

Source Water: No policies apply to the activities identified. Portion of the property is located in the Wellhead Protection Area E for the Tara Drinking Water System, which requires a Risk Management Plan for storage and/or application of pathogens (agricultural source material)

Saugeen Ojibway Nation: Archaeological Assessment is required

Bruce County Transportation: No comment

1 Harvest

1200 Plants

State	Total Litres	State	State	Total Litres	State	Total Litres
1-Jan Clones	24	1-Feb Flower	2000	1-Mar Flower	2000	
2-Jan Clones	24	2-Feb Flower	2000	2-Mar Flower	2000	
3-Jan Clones	24	3-Feb Flower	2000	3-Mar Flower	2000	
4-Jan Clones	24	4-Feb Flower	2000	4-Mar Flower	2000	
5-Jan Clones	24	5-Feb Flower	2000	5-Mar Flower	2000	
6-Jan Clones	24	6-Feb Flower	2000	6-Mar Flower	2000	
7-Jan Clones	24	7-Feb Flower	2000	7-Mar Flower	2000	
8-Jan Clones	24	8-Feb Flower	2000	8-Mar Flower	2000	
9-Jan Clones	24	9-Feb Flower	2000	9-Mar Flower	2000	
10-Jan Clones	24	10-Feb Flower	2000	10-Mar Flower	2000	
11-Jan Clones	24	11-Feb Flower	2000	11-Mar Flower	2000	
12-Jan Clones	24	12-Feb Flower	2000	12-Mar Flower	2000	
13-Jan Veg	1000	13-Feb Flower	2000	13-Mar Flower	2000	
14-Jan Veg	1000	14-Feb Flower	2000	14-Mar Flower	2000	
15-Jan Veg	1000	15-Feb Flower	2000	15-Mar Flower	2000	
16-Jan Veg	1000	16-Feb Flower	2000	16-Mar Flower	2000	
17-Jan Veg	1000	17-Feb Flower	2000	17-Mar Flower	2000	
18-Jan Veg	1000	18-Feb Flower	2000	18-Mar Flower	2000	
19-Jan Veg	1000	19-Feb Flower	2000	19-Mar Flower	2000	
20-Jan Veg	1000	20-Feb Flower	2000	20-Mar Flower	2000	
21-Jan Veg	1000	21-Feb Flower	2000	21-Mar Flower	2000	
22-Jan Veg	1000	22-Feb Flower	2000	22-Mar Flower	2000	
23-Jan Veg	1000	23-Feb Flower	2000	23-Mar Flower	2000	
24-Jan Veg	1000	24-Feb Flower	2000	24-Mar Flower	2000	
25-Jan Veg	1000	25-Feb Flower	2000	25-Mar Flower	2000	
26-Jan Veg	1000	26-Feb Flower	2000	26-Mar Flower	2000	
27-Jan Flower	2000	27-Feb Flower	2000	27-Mar Flower	2000	
28-Jan Flower	2000	28-Feb Flower	2000	28-Mar Flower	2000	
29-Jan Flower	2000			29-Mar Flower	2000	
30-Jan Flower	2000			30-Mar Flower	2000	
31-Jan Flower	2000			31-Mar Flower	2000	

1 Harvest

State	Total Litres
Clones	288
Veg	14000
Flower	112000
Total	126288

5 Harvest/year	631440
Average Litres/day	1730
Average Gallons/day	381
Drilled Well	
Gallons/day available	6480

Proposed Annual Production Capacity	
Dried Cannabis (kg/yr)	350
TOTAL [Dried Cannabis] (kg/yr)	350

Estimated Facility Areas (m²)	
Total Site Area	453.5 m ²
Total Production Area	315 m ²
Total Production Area (excluding Grow Areas)	64 m ²
Total Canopy Grow Area	186 m ²
Total Storage Area	21 m ²
Total Non-Operations Area	59.5 m ²
Total Grow Areas	251 m ²

(See page 2 for Estimated Surface Areas Floor Plan)

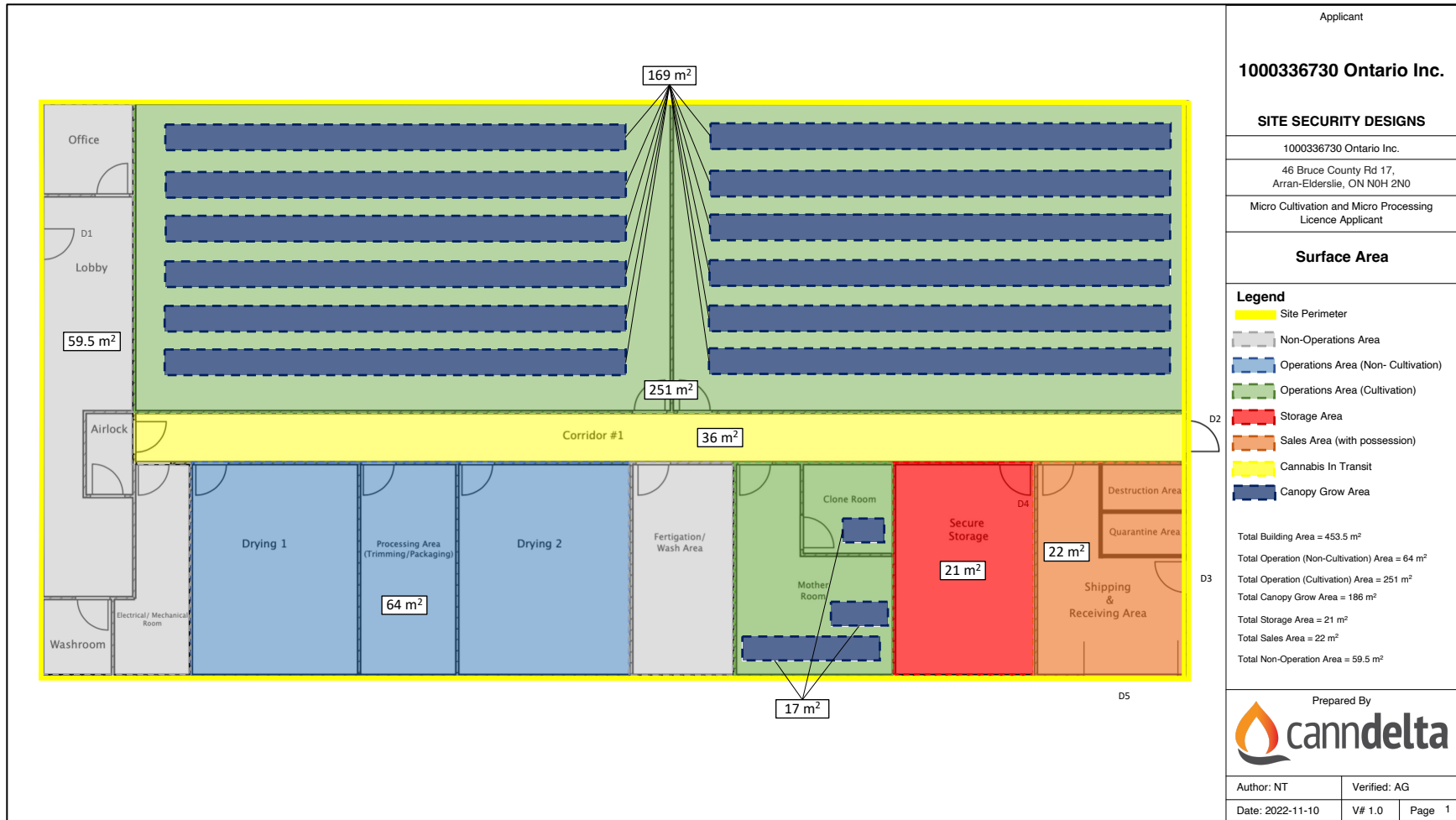


Figure 1. Estimated Surface Areas Floor Plan.

Doreen Kirkland
Tara, ON

April 3, 2021

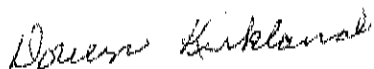
RE: marijuana farm

I am opposed to the plan for a marijuana growing facility in Invermay. The location is directly beside the Anglican church and a cemetery. It is not appropriate to have any type of production near this special cemetery.

The smell will affect the air quality for both Invermay and Tara, especially residents living near the facility. People living near operations have complained of the smell and headaches. As an example of the impacts, I have provide a link to an article: <https://www.nvtimes.com/2018/12/19/us/california-marijuana-stink.html?smid=url-share> In this article, residents compare it to getting some skunks and putting them outside your window. Residents stay inside when the smell is bad and have even worn respirators.

This operation needs to be located away from our communities and in a remote area where residents are not affected. We do not want our air quality affected, and it is also inappropriate for this business to be located directly beside a church and historic cemetery.

Sincerely,



Doreen Kirkland

April 10, 2023

Megan Stansfield
Bruce County Planning and Development Department
268 Berford Street, P.O. Box 129
Warton, Ontario
N0H 2T0
File: #Z-2022-127

Dear Megan

We reside at 34 Bruce Road 17, and after attending the meeting at the Arran Elderslie Council Chambers on April 5, 2023, I have a couple more comments/concerns which I would like to have put on record.

1. Composting of waste material on site. This should definitely be a clause that it put in this zoning change if it ever reaches the point of becoming a change. The main concern expressed by the numerous people in attendance at the meeting was the disruption of their daily lives and properties by the obnoxious smells association with all know Cannabis Operations in the province. The fact that they plan to allow for composting of waste product on site from this facility is equally upsetting. This property is located in a residential area but also touches on agriculture land that is used regularly by farmers, as well as being home to many wild animals (deer, fox, raccoons, skunks, etc) as well as the access to this compost pile by family pets in the area. Natural run off from any compost pile will make its way to both the south and north into the Sauble River .
2. Precedent setting. If this zoning change is allowed, this is opening the door to all persons owning agriculture zoned properties within both the municipality of Arran Elderslie as well as the County of Bruce to apply for additional zoning changes. Please take this into consideration when making your recommendations
3. Clarification is required, that say this zoning amendment is allowed to happen, does this designation remain with the property forever, or should the property change hands, a new owner would still have to apply for another zoning change, or at least the new owner would have to adhere to the implementations that were part of this original application.
4. Should this planned Cannabis facility receive approval, the family/consultants laughed at the fact that Health Canada would return someones call in 6 months or so should we have any complaints and that they have no plan in place to shut things down should their planned system

fail to comply with zero odors. Will there be municipal jurisdiction to deal with any ongoing problems/odors/security issues that may arise?

I sincerely hope that it was noted the support of the community against this proposal in large numbers and this will have some merit in the decision making process. After being taxpayer and property owners of this property for over 40 years, its disheartening to feel the value of your property being affected. This meeting provided no solutions to this issue.

I understand the applicants wish to open his dream family business, but this is not the appropriate location for such a business. If they would have presented more transparent at the time of purchasing the property, as a community it has felt like they were trying to "pull the wool" over these bunch of country bumpkins with their high priced consultants.

Sincerely

Dave and Penny McLeod

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: Re: Public meeting tonight
Date: Wednesday, April 5, 2023 8:12:38 PM

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I welcome this business into the community. It's nice to see a business representing diversity and First Nation representation.

Tasha B

Get [Outlook for iOS](#)

From: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>

Sent: Wednesday, April 5, 2023 7:51:17 PM

To: [REDACTED]

Subject: RE: Public meeting tonight

I'm sorry to hear that Lash.

The powerpoint presentations will be posted with the agenda.

All of the dialogue in the meeting has been individuals speaking and Council responding – no other visuals.

From: [REDACTED]

Sent: Wednesday, April 5, 2023 7:08 PM

To: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>

Subject: Re: Public meeting tonight

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Hi

This is the only screen I've been seeing the whole time

From: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>

Sent: Wednesday, April 5, 2023 6:12:53 PM

To: [REDACTED]

Subject: RE: Public meeting tonight

Thanks lash,

We've received the note. The proponent is speaking about his project.

Are you able to see more now?

From: [REDACTED]

Sent: Wednesday, April 5, 2023 5:54 PM

To: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>

Subject: Public meeting tonight

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I'm trying to watch the public meeting but the screen just says public comments can be emailed to...
I would like to see what's going on in the meeting

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: RE: Mini Cannabis Facility Questions
Date: Wednesday, April 5, 2023 8:27:14 PM

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We asked the question about peak times because the owner stated "peak times" in answer to someone else's question about water consumption and we wanted the owner to clarify what he meant by it.

Does this family have actual experience running a "mom and pop" cannabis facility in a residential area?

Also, we were unable to hear the answer to our last question that no one else asked. Why does this family think their business will benefit the town and the people in this area?

Sent from Natalie's Samsung Galaxy smartphone.

----- Original message -----

From: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>
Date: 2023-04-05 8:12 p.m. (GMT-05:00)
To: [REDACTED]
Subject: RE: Mini Cannabis Facility Questions

Hi Kevin,

Can you give a little more clarity on the peak times aspect – what sort of timing?

We will provide this to the proponent so that they can offer more information.

From: [REDACTED]
Sent: Wednesday, April 5, 2023 7:59 PM
To: Public Meeting Comments <PublicMeetingComments@brucecounty.on.ca>
Subject: Mini Cannabis Facility Questions

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

What qualifies this family to run a viable business?

What are the dimensions of the facility?

What are the "peak times" for water consumption?

What makes this business a positive for the people of Tara and Invermay?

Kevin and Natalie Tedford

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If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

From: [REDACTED]
 To: [Bruce County Planning - Peninsula Hub](#)
 Cc: [Steve Hammell: cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca)
 Subject: Re: Proposed Cannabis Facility in Village of Tara File Number: Z-2022-127
 Date: Friday, April 21, 2023 9:55:04 PM
 Attachments: [cob_logo_482ea6ae-463f-4d00-8147-f6e02eda1e3e.png](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Folks, I previously submitted by objection to a cannabis facility being permitted within such close proximity to the populated areas of Tara/Invermay, nevermind in Arran Elderslie

I would like to respond to some points that were brought up during the April 5, 2023 Arran Elderslie Council meeting. I am under the impression from the meeting that all comments were welcome until a final decision has been made. As of yet, that decision is still outstanding. We were also advised that the decision date would be made public to allow for attendance as well as some reference documents would be supplied to the residents from the applicant's consultant with regards to micro cannabis facilities within residential areas. I haven't been able to locate those yet, guessing that no such facility exists. I do appreciate the applicant group efforts and attendance to present to the community members.

Some points of concern

The applicant mentioned that a growing cannabis plant only smells during the flowering stage. My response, completely mis-guiding. The fact of the matter is that on a small quantity, i.e. legal 4 plants, the smell of a clone through vegetative state may be diminished greatly. However, on a larger quantity, i.e. 1200 plants, the odour of cannabis will be quite noticeable. That can not be argued. I can walk through town on a regular basis and tell you who is doing their laundry from the dispersed venting/odour, or who may be partaking in an outdoor cannabis cigarette.

It was portrayed by the applicant that this product is not dangerous, again the notion is mis-guided. Health Canada and the Government of Canada states that using Cannabis is legal. Growing cannabis is also legal in certain circumstances, but smelling cannabis on a daily basis? The applicant forgot to touch on the PPE (personal protective equipment) that the facility employees will be using. They will be using this to stay safe. Outside the facility, I'm sure that the air will disperse it satisfactorily won't it? The point being, there remains more questions than answers, more community opposition than approval. I haven't heard/read anything from the approval folks yet.

In any type of garden, certain elements are needed. For instance, light and water are prerequisites. The applicant mentioned that each plant will require up to one litre a day. This means a total of 1200 litres a day for the proposed 12 plants. This also is slightly mis-guided. The requirement of 1 litre per plant is more minimum numbers than maximum. That also can not be disputed. Regardless, at minimum 1200 litres from lacking water tables is a worrisome issue for those nearby. It was also mentioned by the applicant that they would be harvesting approximately every 3 months, then corrected by his "master grower" to indicate weekly which is far closer to the truth. If a grocery supplier dropped off fruits and vegetables to grocery stores every three months, they would not be in business very long because of supply/demand/expiry. I appreciate the applicant's knowledge and 5 years overall experience when it comes to selling cannabis. However, I feel his lack of experience and knowledge when it comes to actual growing and harvesting was quite evident during his presentation and question answering.

This facility may be enclosed when finished, but another item necessary for gardening, specifically indoor cannabis production, is fresh air. The air must be gathered from the outside and circulated through the various grow rooms. During the process, if good air goes into the building, the bad air must be exhausted. In some instances it is filtered, but I can say without dispute that the filter still omits contaminated air that is different from the outside air. Cannabis air is naturally more pungent and skunk smelling and very easily identifiable. This is the exact type of problem the community has been dealing with for years, and continues to deal with, in regards to another nearby plant.

The applicant failed to touch on the specific chemicals/nutrients being used in the production at his facility to assist with the cannabis plants. As a result of these chemicals, the used soils for the plants also need to be replaced during each new crop, just as there is plant material to dispose of. This used and contaminated soil will need to be dispersed. My question is where? If on the applicant property, obvious run offs to the neighbouring wells and water sources would be of further concern.

There was no mention of any of the fire hazard's and additional training required by our volunteers for their safety. These facilities are very much additional fire hazards.

The applicant and hired consultant both advised that there would be no traffic increase. Again mis-leading. Any movement of product/supplies/garbage/maintenance, etc, etc, outside normal residential traffic, would constitute more traffic. That also can not be disputed.

Community. I very much appreciate the applicant and his family wanting to be a part of the community. However, it was quite evident that hiring employees outside the family was not in the cards. Donating to the food bank was the applicant's only answer to being a part of the community? Security remains a valid concern for the area. As for any monetary consideration, I think that the safety of the community/children, and potential for further issues like odours and water, far outweigh any increase in tax dollars that this facility would provide the community.

I did not appreciate the consultant for the applicant using Health Canada forms and speaking to the community as though he were speaking on behalf of Health Canada. After speaking with members of the community who were in attendance since the meeting, some were under this impression and had to be corrected that the consultant was being paid by the applicant and that it was the consultant's job to assist the applicant with the process. The consultant should not be speaking to why, when, how quick of a response, penalties, probables, etc of Health Canada. It is always "rosier" when you are being paid to complete the securement of a facility, as opposed to how to prevent issues that arise from one being considered in a residential area. On a more personal note, and possibly heard by only a few in attendance, a subtle and snide comeback remark by the applicant's consultant to a younger member of our community after the younger member had requested evidence pertaining to any cannabis facilities in other residential areas was completely uncalled for. I would hope that any paid consultant in these types of positions would carry himself in a more professional manner when the applicant group is looking for community partnership. Tensions were elevated. Enough said.

Food for thought. The courts and government have ruled via the use of and production of cannabis under certain circumstances is within the law. It has been left up to individual municipalities to permit or decline the ability for businesses to sell or produce cannabis within their community. However, I feel now that this subject is being discussed and debated, it may be well served for the The Municipality of Arran Elderslie to look into further bylaws preventing any sale of cannabis, whether it be some sort of store front or this type of production facility. I feel as a municipality, it would be extremely influential and pioneering for Arran Elderslie to show the rest of the province what it is to stand up for our children's well being. I have no issue with people legally using/growing cannabis, but the sale and production by businesses could take place elsewhere. Obviously further community involvement is required to get to that stage.

Thanks for your time

Respectfully
 Bruce Angel
 Tara

On Mon, Mar 27, 2023 at 2:37 PM Lori Mansfield <L.Mansfield@brucecounty.on.ca> wrote:

Good Afternoon Bruce:

Thank you for your email Your comments have been forwarded to Planner Megan Stansfield for review, consideration and inclusion in the staff report

Yours truly,

Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
www.brucecounty.on.ca



From: Bruce & Jana Angel [REDACTED]
Sent: Sunday, March 26, 2023 11:15 PM
To: Steve Hammell <mayor@arran-elderslie.ca>; cfraser@arran-elderslie.ca; Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Subject: Proposed Cannabis Facility in Village of Tara File Number: Z-2022-127

**** [CAUTION]:** This email originated from outside of the organization Do not click links or open attachments unless you recognize the sender and know the content is safe

To whom it may concern

I am addressing the proposal for a cannabis marihuana facility on Bruce Road 17 in Tara As a long time resident, I am contacting you to indicate my concern and objection with permitting this type of facility into our community for a variety of reasons

Tara already deals daily with an outrageous odour from a plant within the community, it does not need a second contributor Anyone who is outdoors in Tara realizes how this odour affects the community No one can argue this I watch people walk throughout the community covering their mouth and nose with their sweater or jacket so as not to take in the odour already We as a community have been advised there are filters and other means in place to remove the current odour Not so Now add this potential cannabis facility Anyone who has ever had anything to do with cannabis, personally or professionally, can relate to the pungent smells Whether it be of a personal quantity or something of more industrial capacity like this proposal, cannabis is quite notable in any stage of cultivation or during post cultivation with the finished product

I ask that you consider the effects not only to the nearby residents, but the outdoor community facilities all situated within two blocks of the proposed site These include a neighbouring church community/cemetery, the Rotary Park, and Community Centre grounds containing the gymkana, soccer and ball fields, children's playground, and new children's water park Very disturbing to think that within eyesight of these community properties, a cannabis facility producing its adult product, will be there for our children and the rest of the community to enjoy year round

Along with the odour, I raise concerns regarding increased local traffic, environmental concerns, and ongoing safety for both the employer and the community, amongst others

I quote one of many articles written on the topic of Cannabis and the concerns for not only cannabis dispensary facilities, but cultivation production facilities This is a small section from a thesis written at the University of Waterloo under the topic of Community Impacts:

2.2.4 Community Impacts Cannabis facilities, such as medicinal cannabis dispensaries, have been generally regarded as unwanted land uses (Nemeth & Ross, 2014) A factor contributing to their undesirability are the impacts or perceived impacts on the community While the legalization of cannabis for medicinal use has strong public support, support for the legalization of recreational cannabis was not as strong in most jurisdictions where now permitted (Hsu et al., 2018) As a result of the various levels of public support, jurisdictions have begun further regulating cannabis facilities and, in some cases, prohibiting them from their communities (Salking & Kansler, 2010; Daley, 2012) While all cannabis facilities appear to be locally undesirable land uses, impacts to the community varied based on facility type Real and perceived impacts to the community were similar for medicinal dispensaries and recreational cannabis retail stores, but were different from impacts generated from cannabis production facilities

Medicinal and recreational cannabis dispensaries and retail stores appear to impact the communities socially through real or perceived increase access for youth, addiction, and other health impacts (Johnson, 2018; Nemeth & Ross, 2014)

Impacts from cannabis production facilities have also been noted. In jurisdictions such as California and Washington State, environmental concerns have arisen including impacts on water supply, waste and wastewater disposal, and energy consumption (Bustic, et al., 2017; Stoa,

2016).

There have been other impacts noted from cannabis production including noise, traffic, light, and security concerns (Stoa, 2016; 2017; Mills, 2012; and Nevius, 2015). In Ontario compatibility issues, mainly surrounding odour emissions from cannabis production facilities, have arisen (Vaughan, 2018). Cannabis when grown can emit a pungent smell often compared to the odour from a skunk (Turpin, 2020). Concerns about odour emissions has also led to concerns around potential mental and physical health impacts, although there is no evidence to back these claims (Agar, 2020; Public Health Ontario, 2018; Grochowski, 2020; McEwan, 2019)

The entire 181 page document written by Gerrit BOEREMA is attached to this email

I will also attached this article link regarding [Cannabis and the Environment: Seven Significant Side-Effects | News & Events | Clark Hill PLC](#) As I said, there are numerous articles from all over North America relating to the topic at hand Dozens upon dozens of communities have and are dealing with these same concerns

Along with the obvious concerns like water usage and contamination, water tables for the community already dealing with pressure issues, I would like to bring up the public concern and displeasure I have witnessed I would also like to bring forward concerns for fire suppression techniques and the increased dangers for our local volunteer firefighters dealing with this type of facility, including the obvious airborne moulds and spores, electrical hazards, chemicals and hazardous materials, all disposal methods for contaminated soils, plant materials and other bioproducts, etc

Is there writing on the wall for a dispensary as well? Other cultivation facilities in our local counties are reducing with layoffs because the government production and dispensary sales are diminishing and illegal black market sales of cannabis are increasing My own opinion is to not allow these gateway drug dispensary/production facilities within our community I would suggest that the current state of emergency on the Saugeen First Nation can be attributed indirectly to their allowing cannabis dispensaries and the like within their community in the past few years It all starts with one facility or storefront and transforms from there Good for the business owner concerned about the bottom line, not so good for the community as a whole

I would ask that council consider the overall risks of having a facility of this nature to be permitted within the Village proper This facility would be more appropriately built in an open area outside a mainstream community population, preferably not Arran Elderslie

Maybe it's time for official consideration and determination by council to prevent this sort of facility from occurring throughout the Arran Elderslie community

For council's consideration Please forward to all Arran Elderslie council members

Bruce Angel

59 John Street

Tara, Ontario

[REDACTED]

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#) Please be advised that this may restrict our ability to send messages to you in the future

April 21, 2023

To Whom It May Concern:

Since the Public Meeting for the consideration of amending the zone by-law at 46 Bruce Rd 17, I have even more concerns.

The applicant wasn't honest with his response of how much water would be used for his facility. He claims that each plant will consume one (1) litre of water per day. That is very incorrect. Cannabis requires more water than commodity crops. During peak growing, one plant will consume approximately TWENTY THREE (23) litres of water. The applicant stated at the April 5th meeting that they approximate they will have up to 1200 plants per grow room. That is 27,600 litres of water PER DAY per grow room. The plans they submitted have two grow rooms. If both are in use, that is 55,200 litres A DAY. Which is comparable to 2 ½ tanker trucks. This will not only impact the residents that are on wells but will also have a negative effect on the water ecosystem. All around the world the water levels are lower to the point of crisis in some areas and Arran-Elderslie is no exception. Residents will be forced to drill new deeper wells or have water brought in at a cost that, with the rate of inflation, many residents may not be able to afford. Unplanned spending for the current residents should not be a consequence so one family can own a business that is not going to improve but in fact will harm the community. Please see the chart and links at the end of this email for further information on the effects of water consumption and cannabis crops.

The applicant also does not have a business plan. When asked questions about the future of the business, his response every time was "... we don't know what the future holds". Anyone planning on starting a legitimate business always has a business plan prepared. Projected sales, expansion, marketing plan, competition analysis etc. The applicant has none of this, in fact when asked about the concerns that cannabis production is not as profitable as previously believed and many businesses are closing his response was "... due to poor management, I'm better than them" Seems a little arrogant for someone who has yet to be licensed to grow cannabis.

When asked if there are any other cannabis facilities in residential areas, the response was similar to ".. ya I think so" but they have no proof of it which is something I would have assumed they would have already since it is the base of their application. I have gone through the government's list of licensed facilities and I have not found one cannabis facility in a residential area. In fact, when looking at other community by-laws all cannabis facilities have to be in industrial zones or not within 500 metres of Sensitive Land Uses, which include but are not limited to schools, cemeteries, waterways and residential homes.

Has anyone asked the applicant what their plans are if they are not approved for a zoning amendment? I assume they will appeal, but what if they are denied at that point as well? Will they stay and start a different business at the location, live on the property and work elsewhere or sell? What if they are approved? Are they going to sell the

business and property to someone else who will expand the facility more and possibly have outside crops as well? There are many unknowns with the applicant and they are not very forthcoming with information. I found they spoke in circles giving us information to try to impress (i.e family of police officers, RCMPs, mayors, war veterans) but never answering direct questions honestly. They instead were trying to confuse "us country folk".

These are currently my main concerns although I know there are many more.

Thank you for your time. Please go to the links at the end of this email for articles about the water consumption and the environmental impact on this facility.

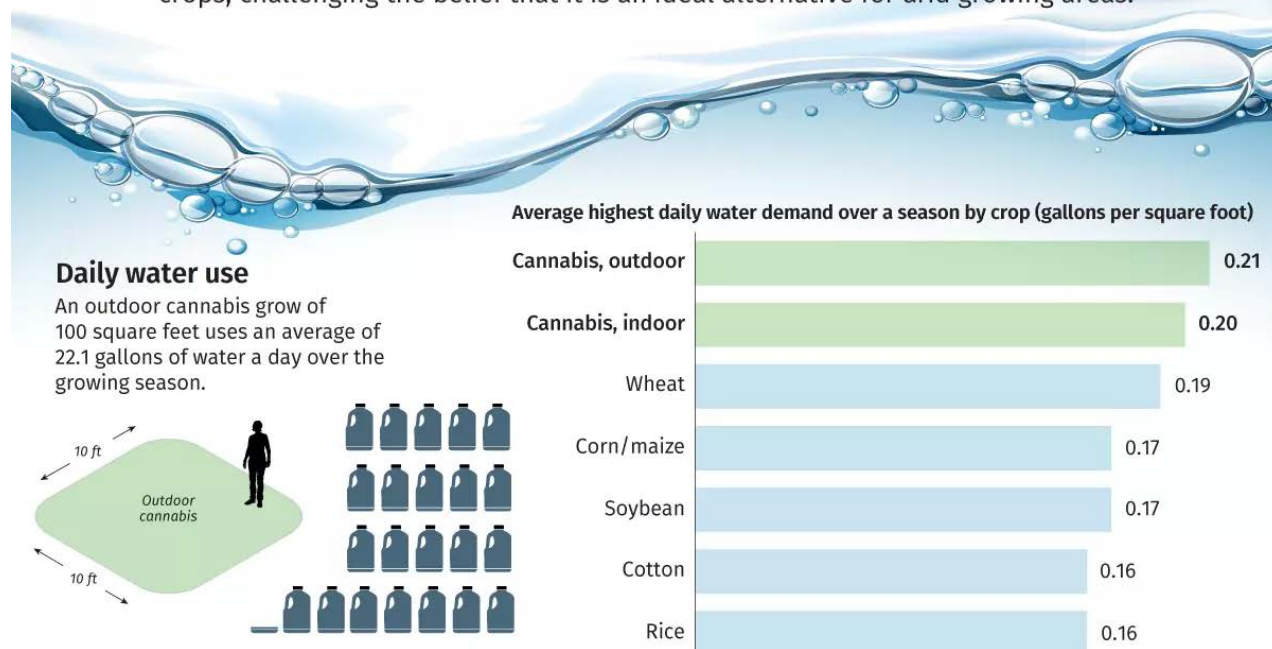
Teesha Sangster

<https://j cannabisresearch.biomedcentral.com/articles/10.1186/s42238-021-00090-0>

<https://mjbizdaily.com/cannabis-requires-more-water-than-commodity-crops-researchers-say/#:~:text=They%20found%20that%20the%20water,long%20from%20June%20throu gh%20October.>

Cannabis Water Use Compared to Other Crops

New research shows that cannabis can require more water than some conventional crops, challenging the belief that it is an ideal alternative for arid growing areas.



Source: Journal of Cannabis Research, MJBizDaily research

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From: [REDACTED]
To: [Derrick Thomson](#); [Bruce County Planning - Peninsula Hub](#); [Christine Fraser-McDonald](#); jshaw@arran-elderslie.ca; [Public Meeting Comments](#); planning@arran-elderslie.ca
Subject: RE: Additional Information Z-2022-127 Thorn – Micro-Cultivation and Micro-Processing Cannabis Facility
Date: Sunday, May 7, 2023 4:40:27 PM

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To Whom It May Concern;

I would like to take this opportunity to respond to the additional information Mr. Thorn submitted as a response to the concerns brought up at the April 5, 2023 Public Meeting regarding the zone change at 46 Bruce Rd 17 in Arran Elderslie.

Mr. Thorn submitted a spreadsheet that indicates the locations of similar facilities to the one he wants to build. On that sheet he stipulates which ones are "close to residents" "near a house" etc. I have Google Mapped each and every address provided, and not one is in a residential area like the property at 46 Bruce Rd 17. One or two locations may have a resident or home nearby, but they are located in **INDUSTRIAL** areas (that are fully equipped with town water and sewers) not a residential community like Tara with a church, a graveyard, a river and residents who rely on wells for their water so close to the facility.

Mr. Thorn submitted a water consumption spreadsheet that is a fabrication of what he said he would consume at the April 5, 2023 Public Meeting. He currently is not legally allowed to grow 1200 plants so how does he actually know how much water was used on the dates indicated on the spreadsheet? How often is the exact same amount of anything used throughout any process? There are variables in everything including growing cannabis. Mr. Thorn has made up those numbers to purposely be erroneous with his estimate so the argument of water consumption affecting the wells of the neighbors cannot be used against him. If his statement is truthful, where is the evidence that his plants will consume so much less water than all other cannabis plants in the world? In a previous email I submitted corroboration that one cannabis plant requires almost 23 litres of water a day and that a cannabis crop requires more water than commodity crops. A cannabis plant is 80-95% water. There is no way it will only need 1 litre of water a day. His spreadsheet is also based on one grow room but his plan has two grow rooms. Even if his estimated water consumption is correct, it has to be doubled.

Mr. Thorn also has not included the water consumption that will be required to abide by Health Canada's cleaning regulation nor does it include the water consumption that will be required for the "flushing" of the plants. Flushing is a process that can be as long as two weeks and is done prior to cultivation of the plants. *Flushing cannabis removes leftover nutrient buildup from the roots and soil of your plants giving them a fresh start.*

Flushing effectively allows your plants to absorb any nutrients that are still in the soil. By flushing your cannabis plants before harvest you can avoid a harsh and unsatisfying end-product." Flushing is normally a 3:1 ratio. An average cannabis plant uses a 15 litre pot. Mr. Thorn will need 45 litres of water per pot per flush. That could be up to 54,000 liters of water per flushing based on his estimate of 1200 plants per grow room. Flushing should be done a minimum of three times. That is a minimum of another 162,000 liters per grow room; another 324,000 litres to the water Mr. Thorn incorrectly stated he would consume during one grow season. This also brings up the question where will runoff from these flushings go? During the April 5, 2023 Public Meeting, Councilor Nickason asked, as a person who came from an HVAC background, how Mr. Thorn plans to deal with wastewater for example from the dehumidifier units in the building. Mr. Thorn did not have an answer, nor did he add this to the report recently submitted. There is a lot of waste water from the flushing that will seep back into the ground possibly into the wells of Mr. Thorn's neighbours. The neighbourhood should not have to worry about wells being contaminated as well as not having enough water and possibly having to dig deeper wells because Mr. Thorn's has a cannabis business that is not improving but hindering the community. If Mr. Thorn is adamant that his water consumption will not affect his neighbours wells, he should be signing a legal document that he will be personally and financially liable to drill new wells or provide transportation of water for neighbours if his water consumption affects their water/wells. There should not be a time limit to this document. It should also stipulate that he will guarantee that he will not expand his business. Furthermore the signed document of liability should be transferred to anyone who purchases the business in the future as part of the sale agreement.

The cannabis business is no longer a profitable venture. Established companies are laying people off and/or closing their doors. The industry has become overwhelmed with manufacturers. Mr Thorn's own submission of existing facilities prove that. The number of licensed businesses that don't even have addresses indicates they are no longer in business. A Google search of those businesses also fails to show a current operation. Mr Thorn believes, as per his comment at the April 5, 2023 Public Meeting, that he is better than all the other companies across the globe due to his managerial skills yet he doesn't have a proper business plan nor could he answer basic future business plan questions. His responses were always "... don't know what the future holds." If the zoning is changed and Mr.Thorn is allowed to build his cannabis facility, precedent will be set and then you will be obligated to change the zone for other properties to build cannabis facilities not only in Tara, but in all of Bruce County. This will be damaging to communities all through Bruce County and house values will plummet and other legitimate businesses will not want to move here. Currently in the area by 46 Bruce Rd 17, houses are already \$30,000 below comparable homes because of Lallemand Bio-Ingredients as pointed out by the prominent realtors in the area. A cannabis facility will make that number drop even more. Why would you want to hurt your tax payers by allowing this zone change?

Thank you for your time,

Teesha Sangster

Re: File Number Z-2022-127

Dear County of Bruce Planning & Development Department:

As a life-long resident and current property owner in the village of Tara, **I am opposed** to Zoning By-Law Amendment File No. Z-2022-127. The application is seeking zoning changes for the purpose of establishing a “micro-cultivation facility” and “micro-processing cannabis facility” at 46 Bruce Road 17.

I am greatly opposed to the proposed location of the cannabis facility in the application. The proposed site is in very close proximity to the village of Tara and sits on the west side of town. A mere few hundred meters from the proposed site sits another commercial facility (Lallemand) that currently produces an unpleasant odor that town residents have been forced to put up with for years. No one, not the company nor any level of government – seems to be able to prevent the odor. The headline “Tara Stinks” was published in local media and the effect on nearby property values was certainly not positive. We do not need another commercial facility producing an odor that deters residents from enjoying the outdoors in their own community. I have heard first-hand about the distinctive odor a cannabis facility produces in conversations with employees from another local cannabis operation in Tiverton (note that facility is in an industrial park and not near a densely populated residential area). Furthermore, the proposed site is a few hundred meters from Tara’s community center that includes outdoor soccer fields, ball diamonds, a playground and new splash pad. The predominant west wind will carry the odor into town and make these popular amenities unpleasant for users.

I am also concerned about the social effect a commercial cannabis facility might have on a small-town community. The exposure to large-scale cannabis production can certainly have a negative influence on local residents and most importantly, local youth.

There are plenty of suitable locations for a micro-processing cannabis facility – beside a largely residential small-town community is not one of them. The residents of Tara should not have to put up with another commercial odor, and we should not have our properties devalued further.

File Number Z-2022-127 simply does not benefit the local community, but rather detracts from it.

Regards,

Adam Alpaugh

Concerned Tara resident, property owner and taxpayer

87 Maria Street

Tara, ON N0H 2N0



March 26, 2023

Dear County of Bruce Planning & Development Department:

Re: File Number Z-2022-127

We are writing this letter as we are very concerned and opposed to Zoning By-Law Amendment File Number Z-2022-127. This is a proposed construction of a 'micro-cultivation facility' and a 'micro-processing cannabis facility' at 46 Bruce Road 17 in Invermay.

How in the world could this ever be even considered in a residential and agricultural area, let alone beside the Invermay Anglican Church and the Methodist Cemetery??!! The Church is a place for people to gather to worship God and the Cemetery beside this church is where some of our beloved ancestors are buried. They would probably roll over in their graves if they knew this was happening! The Church and Cemetery are holy and sacred! Please let's show some respect!

This property is located in very close proximity to the Village of Tara, in fact Invermay is often considered a part of Tara. We are a close knit community with friendly neighbours that we consider as family. Many of us grew up in Tara or close by, went off to post secondary schools and have chosen to come back to raise our children and our grandchildren here as we love this area so much!

This proposed facility will be right next door at the rear of it, to the Tara- Arran Community Centre that has soccer fields, baseball diamonds, playground, splash pad, picnic pavilion and hosts many events there including tournaments, horse shows and our annual Tara Fall Fair. Let's not forget all the hockey, curling, dances, meetings, and other events that happen inside the Community Centre. Parents and children gather here all the time.

This proposed 'micro-processing cannabis facility' will have large trucks coming and going, the very high risk of unsafe and undesired elements and the very unpleasant smell that is associated with cannabis. We do not need our youth and others here to be exposed to these risks! People who work at another local cannabis facility in Tiverton talk about the dominant unpleasant 'skunky' smell that comes from there. We are very unfortunately already exposed to some very unpleasant odours coming from the Lallemand Bio-Ingredient plant that started up here a few years ago and is close by to this proposed facility. We have tried to get some answers and some improvements with this plant but not much has changed. The unpleasant 'yeast' smell that it releases from them already has us known as the 'Stink Town' or the 'Northern Rothsay'. Having to close your windows or bring your laundry in from the clothesline or come home early from an outside event or turn around when you're out for a nice walk because you get a headache or taste in your mouth from the strong unpleasant smell is not good! We do not want another smelly, stinking odour released for us to smell in Tara or Invermay!! This cannot be good for our health!!!

We own three properties all within walking distance and downwind of this proposed facility that will no doubt devalue our properties even more!

We are a small town community that is not a place for this 'micro-processing cannabis facility' or this 'micro-cultivation facility' to start up. Our residents and families want to feel and be safe and enjoy where we live here. We should not have to endure another unpleasant stinking facility or have our properties devalue any further.

Would you want to live beside this proposed facility? We would think not!

Very concerned residents,

Dennis and Lorie Alpaugh

153 River Street

Tara, ON N0H 2N0

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Steve Hammell; cfraser@arran-elderslie.ca](mailto:cfraser@arran-elderslie.ca); [Bruce County Planning - Peninsula Hub](#)
Subject: Proposed Cannabis Facility in Village of Tara File Number: Z-2022-127
Date: Sunday, March 26, 2023 11:16:45 PM
Attachments: [Boerema Gerrit.pdf](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern.

I am addressing the proposal for a cannabis marihuana facility on Bruce Road 17 in Tara. As a long time resident, I am contacting you to indicate my concern and objection with permitting this type of facility into our community for a variety of reasons.

Tara already deals daily with an outrageous odour from a plant within the community, it does not need a second contributor. Anyone who is outdoors in Tara realizes how this odour affects the community. No one can argue this. I watch people walk throughout the community covering their mouth and nose with their sweater or jacket so as not to take in the odour already. We as a community have been advised there are filters and other means in place to remove the current odour. Not so. Now add this potential cannabis facility. Anyone who has ever had anything to do with cannabis, personally or professionally, can relate to the pungent smells. Whether it be of a personal quantity or something of more industrial capacity like this proposal, cannabis is quite notable in any stage of cultivation or during post cultivation with the finished product.

I ask that you consider the effects not only to the nearby residents, but the outdoor community facilities all situated within two blocks of the proposed site. These include a neighbouring church community/cemetery, the Rotary Park, and Community Centre grounds containing the gymkana, soccer and ball fields, children's playground, and new children's water park. Very disturbing to think that within eyesight of these community properties, a cannabis facility producing its adult product, will be there for our children and the rest of the community to enjoy year round.

Along with the odour, I raise concerns regarding increased local traffic, environmental concerns, and ongoing safety for both the employer and the community, amongst others.

I quote one of many articles written on the topic of Cannabis and the concerns for not only cannabis dispensary facilities, but cultivation production facilities. This is a small section from a thesis written at the University of Waterloo under the topic of Community Impacts:

2.2.4 Community Impacts Cannabis facilities, such as medicinal cannabis dispensaries, have been generally regarded as unwanted land uses (Nemeth & Ross, 2014). A factor contributing to their undesirability are the impacts or perceived impacts on the community. While the legalization of cannabis for medicinal use has strong public support, support for the legalization of recreational cannabis was not as strong in most jurisdictions where now permitted (Hsu et al., 2018). As a result of the various levels of public support, jurisdictions have begun further regulating cannabis facilities and, in some cases, prohibiting them from their communities (Salking & Kansler, 2010; Daley, 2012). While all cannabis facilities appear to be locally undesirable land uses, impacts to the community varied based on facility

type. Real and perceived impacts to the community were similar for medicinal dispensaries and recreational cannabis retail stores, but were different from impacts generated from cannabis production facilities.

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Impacts from cannabis production facilities have also been noted. In jurisdictions such as California and Washington State, environmental concerns have arisen including impacts on water supply, waste and wastewater disposal, and energy consumption (Bustic, et al., 2017; Stoa, 2016).

There have been other impacts noted from cannabis production including noise, traffic, light, and security concerns (Stoa, 2016; 2017; Mills, 2012; and Nevius, 2015). In Ontario compatibility issues, mainly surrounding odour emissions from cannabis production facilities, have arisen (Vaughan, 2018). Cannabis when grown can emit a pungent smell often compared to the odour from a skunk (Turpin, 2020). Concerns about odour emissions has also led to concerns around potential mental and physical health impacts, although there is no evidence to back these claims (Agar, 2020; Public Health Ontario, 2018; Grochowski, 2020; McEwan, 2019)

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I will also attached this article link regarding [Cannabis and the Environment: Seven Significant Side-Effects | News & Events | Clark Hill PLC](#). As I said, there are numerous articles from all over North America relating to the topic at hand. Dozens upon dozens of communities have and are dealing with these same concerns.

Along with the obvious concerns like water usage and contamination, water tables for the community already dealing with pressure issues, I would like to bring up the public concern and displeasure I have witnessed. I would also like to bring forward concerns for fire suppression techniques and the increased dangers for our local volunteer firefighters dealing with this type of facility, including the obvious airborne moulds and spores, electrical hazards, chemicals and hazardous materials, all disposal methods for contaminated soils, plant materials and other bioproducts, etc..

Is there writing on the wall for a dispensary as well? Other cultivation facilities in our local counties are reducing with layoffs because the government production and dispensary sales are diminishing and illegal black market sales of cannabis are increasing. My own opinion is to not allow these gateway drug dispensary/production facilities within our community. I would suggest that the current state of emergency on the Saugeen First Nation can be attributed indirectly to their allowing cannabis dispensaries and the like within their community in the past few years. It all starts with one facility or storefront and transforms from there. Good for the business owner concerned about the bottom line, not so good for the community as a whole.

I would ask that council consider the overall risks of having a facility of this nature to be permitted within the Village proper. This facility would be more appropriately built in an open area outside a mainstream community population, preferably not Arran Elderslie.

Maybe it's time for official consideration and determination by council to prevent this sort of facility from occurring throughout the Arran Elderslie community.

For council's consideration. Please forward to all Arran Elderslie council members.

Bruce Angel
59 John Street
Tara, Ontario



Christ Church, Anglican
56 Bruce Road 17, PO Box 430
Tara, ON N0H 2N0

March 22, 2023

Ms. Megan Stansfield, Planner
County of Bruce, Planning & Development Department
268 Berford Street, PO Box 129
Warton, ON N0H 2T0

Dear Ms. Stansfield,

As members of Christ Church Anglican in Tara, we are very concerned about the proposed zoning change (File number: Z-2022-127) to enable a Micro Cultivation and Micro Processing Cannabis Facility to be built and operated so near our church. We had a church meeting and many concerns were raised.

We are concerned that the plant would create an odour outside the church and even inside when the winds send it our way. This would be a challenge for our summer services due to smell and noise as we often worship outside and even if inside, definitely have windows open. This would also jeopardize the rentals that want to use our building. There are also concerns about increased lighting, shipping traffic, and noises associated with their security system. The serenity of our green space, tree lot and churchyard cemetery are at risk, as are the receptions, weddings and services that may want to use this space.

It is important to note that Christ Church is a community-use building. In particular it is used weekly by the Tara Area Food Bank and Alcoholics Anonymous. We do not want anything such as lights or odour to make it difficult for these clients to use our facility. Both organizations are grateful to meet where people can participate discretely and comfortably.

We ask you to decide against re-zoning this property to let them know that this location near family homes and a church that houses community supports is not an appropriate place for such a facility.

Thank you for your consideration.

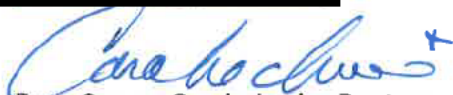
Sincerely,



Marilyn Bloomfield, Church Warden
[REDACTED]



Anne Crocker, Church Warden
[REDACTED]



Rev. Canon Carrie Irwin, Rector
[REDACTED]

cc: Steve Hammell, Mayor of the Municipality of Arran-Elderslie
Chris Peabody, Warden of Bruce County

From: [Megan Stansfield](#)
To: [REDACTED]
Cc: [Christine Fraser-McDonald](#); [REDACTED]; [Lori Mansfield](#)
Subject: RE: Application Z-2022-127 - Concerns
Date: Thursday, March 2, 2023 9:04:15 AM
Attachments: [REDACTED]

Hi Stuart,

Thank you for providing your concerns regarding application Z-2022-127. Your comments will be included in my planning report to Council, and a Notice of Public Meeting will be circulated to you, informing of the public meeting date and time, should you wish to attend.

Please reach out if you have further questions or comments.

Thanks,
Megan

Megan Stansfield
Planner
Planning and Development
Corporation of the County of Bruce

Office:
Direct: 1-226-909-2754
www.brucecounty.on.ca



From: Stuart Doyle [REDACTED]
Sent: Wednesday, March 1, 2023 9:14 AM
To: Megan Stansfield <MStansfield@brucecounty.on.ca>
Cc: Christine Fraser-McDonald <clerk@arran-elderslie.ca>; Barry Kruisselbrink
[REDACTED]
Subject: Application Z-2022-127 - Concerns

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Megan,

We are in receipt of the Notice of Complete Application for file Number Z-2022-127 with respect to a Zoning By-Law amendment for a 'Micro-cultivation facility' and 'Micro processing cannabis facility' in Invermay.

We have had an opportunity to review the available documents,

- Application
- Planning report and appendices

Although we support new business in Bruce County and the effort the applicants have put into this application we are concerned with the location of this facility and the idea that this type of highly regulated use could simply be added to a zone that abuts existing residential zoning. As noted in the application there are sensitive uses adjacent to the North, South and East that include single family homes and a local Church. We feel that a more comprehensive approach should be taken when contemplating adding a use that has the potential to affect local residents with odour issues, security concerns and general incompatibility.

The other Cannabis facility in Bruce County is situated within an industrial park that is not located near residential zoning and seems to be better planned out for this type of use. We feel that a similar location would be reasonable for this type of facility as opposed to an accessory structure directly adjacent to an urban boundary with residential uses.

As noted several times in the applicants planning report, the policies in Arran-Elderslie have not caught up to the advances of the cannabis industry. As such, it may be prudent to take a pause in order to develop well thought out policies to ensure the successful integration of a new business type in the Municipality. Perhaps this type of issue should be included in an upcoming general Zoning by-law update so a more fulsome community engagement process could occur. This wouldn't mean that the Municipality is turning this type of business away, but that some more time is needed to make sure policies can catch up to this new industry.

We appreciate the opportunity to comment on this matter.

Stuart Doyle, C.E.T.

Barry's Construction

Allenford, ON

[REDACTED]
[REDACTED]
[REDACTED]

Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all

copies (electronic or otherwise). Thank you for your cooperation.

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: 46 Bruce rd 17
Date: Tuesday, March 28, 2023 12:56:14 AM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Arran Elderslie township,

As an immediate neighbour (42 Bruce rd 17, Tara) to 46 Bruce rd 17, Tara, I would like to express my concerns and my disapproval to the proposed marijuana grow and sell business next door.

1.

My first issue with this proposed grow facility next door would be the stench coming from it. Regardless of the top notch filtration systems for air pollution they may present, there is no denying the skunk like smell will make its way to the people and neighbourhoods of Tara.

After talking to current employees of the 7 acres plant near the bruce nuclear facility, I've been made aware of how potent these smells are. Not only do the employees have the smell saturated into their clothing, some even say it has saturated into their skin.

The smell of marijuana can be noticed from highway 21, over 7 kilometres away from the 7 acres facility! It is my understanding that this happens even with state of the art ventilation systems.

I can imagine how my clothing hanging out on the line for a day will smell beside this new facility. Will my summer nights spent outdoors be ruined by the smell of marijuana?

As if the yeast factory and the Tara sewer lagoons weren't enough odour for the town of Tara!

2.

Water consumption. As any greenhouse owner would tell you, water is in high demand to grow any plant. The proposal shows a well separate from the house well will be drilled to meet these demands. What happens when my well, which is likely to be on the same vein, dries up in the middle of July?

3.

Crime. There will be an increase in public traffic to the neighborhood along with public traffic bordering my property lines. As a small business with inventory stockpiled in my yard, I can't help but feel the vulnerability to theft, trespassing, or vandalism.

4.

Property values. With the concerns listed above it's only proper to think next about the neighborhoods real estate values. This new facility will no doubt decrease the value of surrounding residences, especially next door properties. Where is the value in the proposed facility for home owners for me?

5.

As it is mentioned in a few different spots, it is proposed to be a business operated solely by Thorn family members. This benefits the town of Tara virtually nothing as there will be no new jobs created for its people.

It is my desire that the township of Arran Elderslie and the county of Bruce will view these concerns with seriousness and from a perspective of "wearing my shoes".

After talking to many neighbours and others from the Tara community, it is clear to me that most people are voting against this proposal also for similar reasons. It has been neat to see the community come together about this and as a member of it, I write this email on behalf of them.

Thank you,
 Caleb

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Cannabis production and processing facility in Invermay
Date: Saturday, March 18, 2023 3:36:51 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern,

My wife and I have been residents of Invermay since 2009 , I have to admit, I was very disappointed and even somewhat astounded that a proposal for a cannabis production and processing facility was even considered for this quiet area of our town. We live very near to the proposed site and there are many concerns that have been on my mind.

1. Smell, we already deal with very undesirable smells coming from the local factory just north of our house, this can be very disruptive to enjoying time outside at any time but especially in the summer or simply leaving the windows open to enjoy the fresh outdoors. With the stench of cannabis coming from the west we will be very limited on days where we can actually enjoy time outside without some sort of horrible odor wafting over our house.
2. Security, this one is pretty obvious as it's no secret as to the type of people that products of this nature will attract.
3. Health and environmental concerns, there are many people residing near this site. I know from experience that production plants say they have taken all the steps to provide environmentally safe and healthy production to protect those around them. The measures, however, are rarely as impressive and safe as what they make them out to be.
4. My wife runs a daycare out of our home. This is a huge concern as all of these above concerns are only magnified when it now affects children that are under her care.
5. Water , these facilities require a lot of water to operate.

In conclusion , this facility will bring no benefits to our community but the problems, issues and potential dangers are many. So I just have to ask, why does a facility like this have to be built in a nice, peaceful, well populated residential area where it rudely intrudes on, and even endangers peoples homes , lives and wellbeing? It would seem to me it would be more suited to being built in an area that is more remote , and of course, properly zoned for commercial use.

I respectfully request that this facility would NOT be allowed to move forward.

Thankyou for your consideration

Leroy Brubacher

TO ARRAN-ELDERSLIE COUNCIL

RE. FILE # 2-2022-127

MY CONCERNS

#1 THERE IS A POTENTIAL OF UNDESIRABLE PEOPLE WHO MAY BE SCOUTING THE AREA THAT COULD PUT MY PROPERTY AND ADJACENT NEIGHBORS SECURITY AT RISK!

#2 DEVALUATION OF SURROUNDING PROPERTY'S

DATE MARCH 25 2023

NORMAN CAPLING

SIGNED: Norman Capling



From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#); [Megan Stansfield](#)
Subject: FW: Micro cannabis facility proposal
Date: Sunday, February 19, 2023 10:20:02 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

From: Crystal DeBoer [REDACTED]
Sent: Saturday, February 18, 2023 4:20 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Micro cannabis facility proposal

Hello,

As a resident of Arran-Elderslie, I would like to express my concerns regarding the proposal for a cannabis facility just a few doors down from my home.

Obviously, some of my immediate concerns are:

- the significant decrease of my property value
- the increase for potential crime in the area
- odours- as if the yeast plant isn't bad enough already
- increased traffic with shipping/receiving on a road that is already poorly monitored/enforced from speeding vehicles
- environmental concerns with its close proximity to the River- Is the Sauble Conservation Authority aware of this proposal? Will they be informed, or be able to do an environmental impact assessment?
- the concern of run off from chemicals potentially contaminating our well water or the River.
- assuming they would need special security could mean more guns in a residential community

- I have a young child, and lots of young children in the community need to walk by this facility to get to school

The list could go on really, these are just a few thoughts that immediately came to mind.

I don't understand why this location was even chosen, there is much land available further away from populated communities in more rural/remote areas where it would not impact children and families daily lives.

I hope that the County will consider not allowing this proposal to go through to the next phase. The neighbours that I have spoke to do not support this, nor do I.

Thanks for listening and for your time,

Crystal DeBoer
75 Bruce Rd 17
Tara

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Cannabis Plant
Date: Wednesday, March 29, 2023 4:31:33 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We object to the rezoning to allow a Cannabis growing/processing plant 46 Bruce Rd.17. The air quality in that area is already compromised by the yeast plant even with the million dollar(s) scrubbers. A three family operation will not have the ability financially to install that expensive type of scrubber. Seven Acres at Bruce Power and the grow op at Leamington On. are prime examples of the stench emanating from these types of businesses. This area is residential for 98% and rezoning should not be allowed to reduce home values and enjoyment of life provided by the Canadian Bill of Rights.(a)the right of the individual to life, liberty, security of the person and enjoyment of property, and the right not to be deprived thereof.

Regards

Bob and Karen Elliott
Yonge St S
Tara On

Sent from my iPhone

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Zoning Bylaw for 46 Bruce Rd 17, Roll # 410349000315402
Date: Thursday, March 2, 2023 3:32:50 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern:

As a new resident of Bruce Rd 17, I totally oppose to a Micro Cultivation facility and a Micro Processing Cannabis facility

On this street.

I moved to this area from Guelph to retire, and move away from Commercial areas to a quiet rural place.

This facility will devalue my property ,as well as the other properties on this street, creating more traffic and noise pollution.

Possibly increasing criminal activity.

As I heard, there is a facility outside of Port Elgin, the facility keeps its lights on at all times and is surrounded by a 10 foot chain

Link fence, this will dimmish the scenery of this beautiful area.

It is my understanding, cultivating cannabis requires large amounts of water consumption, which could affect the water table,

Being on a well and not a cistern, could deplete my water usage.

In my opinion, even though cannabis has been legalized recently, I find it disrespectful to be so close to a church. This facility does not belong on this street.

Thank you

Yolanda Finora

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Cc: [REDACTED]
Subject: Invermay micro grow
Date: Monday, February 27, 2023 12:40:48 AM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello;

Of the 3 approved grow operations that I know of in Bruce County, the largest is in an industrial park above Douglas Point, the second is near the intersection of County Rd 1 and County Rd 20, the third is about a mile East of the Port Elgin police station. None of these are in a residential backyard!

I find it inappropriate that this is being proposed in a residential area, even manure storage has to be at least 200m from a neighbours residence.

I would hope that more consideration and respect would be given to the existing residents and their property values.

Thank you for your time.

Jeff Horning

[REDACTED]

From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#); [Megan Stansfield](#)
Subject: FW: Proposal of micro cannabis facility
Date: Sunday, February 19, 2023 10:20:27 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

From: Betina J [REDACTED]
Sent: Saturday, February 18, 2023 7:54 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Proposal of micro cannabis facility

To whom it may concern,

The opening of cannabis facility in the small community of Tara would be not only a very bad idea but, a detriment. This will drive down housing values, the smell, and as in Oro-Medonte Township “ **neighbours have noticed a constant hum caused by a natural gas generator and an the smell that wafts from the greenhouses.**”

Bringing this into the community will change the quaint peaceful surroundings of everyone living here, the reason they moved here in the first place.

Please put the homeowners and community first especially at the proposed location. It’s a fact in other communities anyone close by lose their peaceful surroundings.

Respectfully,
J & B Jensen

From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#); [Megan Stansfield](#)
Subject: FW: Proposal of micro cannabis facility
Date: Sunday, February 19, 2023 10:19:11 AM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

-----Original Message-----

From: Steve Jensen [REDACTED]
Sent: Saturday, February 18, 2023 4:08 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Proposal of micro cannabis facility

2/18/23

Hello, please see that this letter reaches the appropriate people to help keep our town safe and respectful.

As a member of Arran township this is a horrible idea for the community.

I've briefly put in point form my concerns :

-kids walking past this for school everyday -property taxes going up/house values decreasing -introducing guns and crime with security and large sums of drugs/cash on site -contamination from fertilizers and chemicals into the sauble river or well water residents -odours and noise from hvac systems and fans running 24/7. The yeast plant is bad enough -providing no meaningful jobs, just minimum wage if any -an eye sore on a nice residential road -more traffic on an unmonitored road with a lot of children -Is sauble conservation authority aware of this proposal?
-what will operating hours be? There is suppose to be no noise between 9pm-9am?
-I don't get why this location was chosen, this will impact a lot of peoples daily lives

I strongly disagree with this proposal just steps from my house.

Thanks for your understanding and listening to the communities issues with this.

Have a great day,

Thank you

Steve J.
Bruce road 17
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Zoning By-Law Amendment File No. Z-2022-127
Date: Saturday, March 18, 2023 11:52:27 AM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We are writing to strongly object to the proposed request for a zoning by law amendment for a micro-processing cannabis facility in the village of Tara.

We have been residents in Tara for 20 years . We re- located here because of the beautiful family oriented village and have raised our family here.

There is no way a facility like this should be built anywhere near a residential area and we are disappointed the county would even consider such a development.

The negatives far outweigh any tax base you may get from this.

The smell from these facilities are unbearable to live with and who knows what other health concerns will arise. We have experienced this while visiting a vineyard in Niagara on the Lake where one of these set up beside it. The vineyard was going to have to close as it was affecting their business so badly from the smell , no one could sit on their outdoor patio because the smell was so bad.

In Tara we already have an issue with the terrible smell of the Yeast plant that makes taking a walk in my own village unpleasant at times. This will no doubt affect real estate in future as well.

We ask you to do the right thing and to deny this proposed amendment.

Regards,

Jacquie and Robert Macey

24 Heather Lynn Blvd., Tara, On NOH 2N0

County of Bruce
Planning and Development Dept.
268 Berford Street
P.O. Box 129
Warton, Ontario N0H 2T0

Rae & Joyce McLennan
[REDACTED]
[REDACTED]
Tara, Ontario N0H 2N0

March 20,2023

Attention: Megan Stansfield – Planner

Regarding file number Z-2022-127

We are opposing the development and rezoning of the proposed micro cultivation and micro processing cannabis facility on part of lots 41 & 42, registered plan no. 15 and part of lots 29 & 30, concession 7 formerly in the township of Arran, now in the Municipality of Arran-Elderslie, county of Bruce.

Please be advised of our concerns listed below.

1. Water usage.
2. Grey water disposal as well as other waste products.
3. Is facility govt inspected regularly?
4. Air quality (smell).
5. Land values.
6. Will rezoning affect our property?
7. Could this facility lead to a retail business onsite?
8. Why build beside a church and cemetery?
9. How many grow-ops are in Bruce and Grey counties?
10. How many people will work out of the facility?
11. More traffic, Bruce County 17 is already busy highway.
12. Chances are this facility would encourage more theft and illegal activity in our neighbourhood.

We are OPPOSED to this development and rezoning application file # Z-2022-127.

Thank you for our concerns,

Rae and Joyce McLennan

RECEIVED
FEB 16 2022

February 11, 2023

County of Bruce
Planning and Development Department
269 Berford Street, P.O. Box 129
Warton, Ontario
N0H 2T0

Re: File # Z-2022-127

As owners of Lot 45, Plan 15, Fire # 34, Bruce Road 17, RR # 2, Tara, for 41 years, we are forwarding our concerns to the proposed "microcultivation facility" and "microprocessing cannabis facility" application we received written notice from your department.

Firstly, can you please send us a PDF version by email [REDACTED] of the site map. The details on the copy enclosed aren't legible. Cannot make out the working, measurements etc.

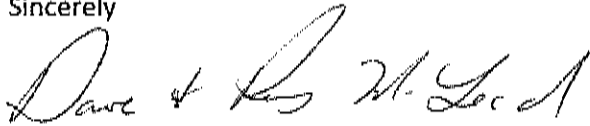
Below we've listed our concerns, questions, regarding this establishment and would appreciate clarification in writing on the items listed below:

1. Do these owners firstly have approval and licensing from Health Canada to operating such an establishment, and if not, this establishment rezoning will not move forward until such license has been received.
2. This is primarily a residential area on all sides of this operation. Families of all ages, who enjoy their home and properties inside and out, and wish to be able to continue as such. It was nice to see the owners of this property improving the total physical appearance of the current buildings on the property, not anticipating the proposed plan
3. If rezoning does occur, will all of our properties be rezoned differently, and how will that affect our tax base as well as resale values
4. Resale values of our property will be dropping most definitely as a result of this operation in the neighbourhood.
5. Ongoing concerns of what guarantees can be provided that there will be no smells, no extra noises, and no 24 hour light pollution.
6. What will be the hours of operation of this processing plant?
7. How many people will the plan employ?
8. Increased demands on traffic flow both vehicles and commercial trucks. Increase in traffic in this already too busy of a road due to closure of the bridge in Invermay, creating safety issues for pedestrians as well as residents in entering and exiting our properties. Where will the access to this property be, and should appropriate signage, turning lanes be installed at the expense of the owners.

9. Security is a definite concern of everyone. Will there be security on premises at all time.
10. Respect for the adjacent longstanding church in this community as well as the community food bank located directly next door.
11. Will there be a retail outlet?
12. Drainage from this property. Including run off onto other properties due to grade of land, adding buildings, etc. Taxing on the water table in this area, by assuming they will be drilling an additional well or wells to provide water for this operation. What is their plan for waste product and water? Is there a plan for increase septic bed, again concerning regarding run off and access very close by to the Sauble River bed.
13. Concerns regarding the longstanding historical cemetery of the Methodist United Church which is directly beside this property.
14. Ongoing stigma of having a "grow op" in your neighbourhood and village.

We would appreciate you addressing the above list in response to our concerns and questions at this time. We look forward to your response

Sincerely



Dave and Penny McLeod
34 Bruce Road 17
R R # 2
Tara, Ontario
N0H 2N0

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Gro Op
Date: Monday, March 13, 2023 2:53:31 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

as I have two family members and their families living on Heather Lynnn Blvd. at the southern end, I don't believe this is the proper place to have a Gro op.

It should be out in the country far away from children.

I understand there is a very strong smell in the mid summer to late fall. They already have the stence from the former milk plant.

Marlene Price.

Sent from my iPad

From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#); [Megan Stansfield](#)
Subject: FW: Micro Cannabis Facility
Date: Thursday, February 16, 2023 2:30:39 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

-----Original Message-----

From: Bill_Marlene Price [REDACTED]
Sent: Thursday, February 16, 2023 2:16 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Micro Cannabis Facility

Just writing a short note regarding the proposal of a micro cannabis facility being proposed on the outskirts of Tara. Please please stop this. We have a son and his family plus a daughter and her family living at the south end of Heather Lynn Blvd. right close to where the facility is proposed. I understand there is quite a smell during the flowering period which is when families would be enjoying their backyards. There is quite a number of children living in that area, the last thing they need is to have to stay inside because of the awful stench coming from the plant for 3 months.

Please please consider this along with the bright lights that will be shining in their windows at night. It's a beautiful neighbourhood, don't ruin it.

Marlene and Bill Price
Sent from my iPad

From: [REDACTED]
To: [Derrick Thomson](#); [Bruce County Planning - Peninsula Hub](#); [Christine Fraser-McDonald](#)
Subject: Zoning Change for Micro Cannabis Facility 46 Bruce Rd 17
Date: Monday, March 6, 2023 9:10:40 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To Whom It May Concern

As a homeowner at 31 Bruce Rd 17, I am writing to make my objection known that I do not agree there should be a zoning change at 46 Bruce Rd 17 for many reasons including but not limited to the following;

1) The chances of this facility being profitable for the long term is slim. The cannabis industry is not doing as well as people and the government predicted. The market has been flooded with cannabis facilities to the point there is an oversupply. Locally 7 Acres has had several layoffs in the past year. Canopy Growth Corp., one of the biggest cannabis manufacturers in Ontario has reduced by 60% and is closing its headquarters in Smith Falls. In Toronto, the Scarborough research facility is also planned to close in the near future. Licensed producers SNDL Inc. and Delta 9 Cannabis are reducing their cultivation capacity, resulting in layoffs.

2) House values will plummet.

3) This is a residential area not industrial. There is no need to change that. If an industrial property is needed; they can go where it is already zoned for that. I am not against there being a facility but it needs to be away from everyone like 7 Acres is.

4) Traffic increase. This is a quiet area and the increase of traffic and the trucks needed to distribute the cannabis will disturb the residents, making it dangerous for the children riding their bikes and others out for walks.

5) Light pollution. The lights from the facility will have to be so strong that you will be able to see them for a minimum of 5 kms. We chose not to live in cities so that we can enjoy the stars at night. This will no longer be possible not to mention the light produced is not a normal looking light but an eerie green colour.

6) The security outlined in the proposal is insufficient. To fully protect from thieves they would be similar to those at 7 Acres. 10 foot barbed wire fence and security guards not video cameras being monitored by a third party not even on the property. If proper security is in place the area will resemble a prison.

7) The homes in this area all use well water. A cannabis facility needs a lot of water which will reduce the amount of water the remaining residents will have access to. Every house may have their own well, but there are only so many underground water streams. We have not had winters with heavy snowfall in recent years so the water supply is lower each year. This facility could make the residents' wells go dry.

8) The reputation of Tara will be sullied. Tara is known as a nice little town where everyone is friendly and there is little to no crime. The perfect town to raise a family. If there is a cannabis facility right in the middle of a residential street no one will want to come here. There will be no profitable respectful businesses wanting to move to the area and families won't buy homes here. There will be no further growth in Arran-Elderslie.

Thank you,
Teesha Sangster

From: [Christine Fraser-McDonald](#)
To: [Lori Mansfield](#); [Megan Stansfield](#)
Subject: FW: Micro cannabis facility
Date: Thursday, February 16, 2023 3:03:35 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see below.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

-----Original Message-----

From: Carrie Sopkowe [REDACTED]
Sent: Thursday, February 16, 2023 2:57 PM
To: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Subject: Micro cannabis facility

To whom it may concern,

Upon having recently heard about the proposed Cannabis facility being built in our neighbourhood has me upset. I was disappointed that this was not brought up sooner and as paying tax members I feel that all citizens of this municipality should be notified and not left in the dark about such a proposal that can affect us all.

We have been paying tax members in this beautiful municipality since 2004 when we built our forever home in Tara. We already have to deal with the unfortunate smell that comes from the Lallemand plant so the possibility of having to smell a Cannabis plant would be very unsettling and we feel would decrease the value of our homes. We love our neighbourhood and municipality however if this goes ahead not sure we would want to stay in the area.

Please do not let this go ahead. I want to see growth in our municipality, however not at the expense of affecting my family and neighbours from enjoying their own backyards we pay generous property tax fees for.

Sincerely, Carrie Sopkowe

Sent from my iPhone

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Cannabis Cultivation Invermay Ontario
Date: Saturday, March 18, 2023 2:06:39 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Marilyn Swack and I am writing on behalf of my husband Eric and myself. We are residents of Invermay since 1988. Certainly not in favour of the proposed cannabis cultivation facility for the following reasons.

Stench... the intense skunk like odour causes concerns such as the inability to open windows if the wind is blowing . Residents of Invermay and Tara now try to deal with the milk plant's malodorous air..

Increased health risks...the air quality may cause hypersensitivity pnueumonitis, allergic rhinitis and asthma patients to have more reactions, Also the mold spores in the air causing respiratory infections and as noted exacerbation of patients with respiratory issues.

Safety....increased traffic . We have a speeding problem now in Invermay and do not need any more traffic coming through our hamlet.

Policing...this issue speaks for itself

Water consumption...cannabis is a water and nutrient intensive cash crop and uses twice as much water as maize, soybean and wheat. (Carah et al 2015) As we are on well water there are concerns the water table and aquifer levels will be diminished.

Sincerely
Marilyn Swack R.N.

RECEIVED
FEB 24 2022

Tara United Church
33 Market St., PO Box 5
Tara, ON, N0H2N0
519-934-2222

February 14, 2023-02-14

Re: File Z-2022-127

Planner on file Megan Stansfield

Dear Megan;

The Tara United Church received a "Notice of Complete Application" regarding the property next to the Invermay Methodist Cemetery. As per the letter, I'm asking as Chair of the Board of Trustees of the Tara United Church, to be notified of the decision on this file.

Thank you

Jeff Horning

Chair of the Board of Trustees of the Tara United Church

From: [REDACTED]
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Grow-op in invermay
Date: Sunday, February 26, 2023 8:04:34 PM

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I am very concerned about the the negative impact this will have on our community. Not just the eyesore it will be, but the terrible smell that it will produce. I would have sent a complaint sooner, but I have only just learned of this application second hand, which I believe unacceptable. As I live close enough to this property for my property value to be negatively impacted.

Sent from my iPhone



519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca | Protect.
Respect.
Connect.

February 13, 2023
GSCA File: P23038

County of Bruce
Planning and Economic Development Department
268 Berford Street, Box 129
Wiarton, ON
N0H 2T0

Sent via email: bcplwa@brucecounty.on.ca

Re: Application for Zoning By-law Amendment Z-2022-127
Address: 46 Bruce Road 17
Roll No: 410349000315402
Municipality of Arran-Elderslie
Applicant: Thorn

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is to establish definitions in the Municipality's Zoning Bylaw to facilitate the construction of a Micro Cultivation and Micro Processing Cannabis facility on the subject property.

GSCA Regulations

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Provincial Policy Statement 2020

3.1 Natural Hazards

GSCA staff have not identified any natural hazards on the subject property.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations & Conclusions

GSCA has no objections to the proposed development.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Application for Zoning By-law Amendment Z-2022-127
46 Bruce Road 17, Roll No: 410349000315402, Municipality of Arran-Elderslie
February 13, 2023
GSCA File No. P23038

Regards,

A handwritten signature in black ink, appearing to read 'Jake Bousfield-Bastedo', written in a cursive style.

Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Building Department, Municipality of Arran-Elderslie

Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: _____

Location Address: _____

Assessment Roll #: _____

Property Owner Name _____ and/or

Person engaged
in Activity _____
(where applicable)

Notice File No. _____ RMP File No. _____

From the information noted in the application to amend bylaw that would facilitate construction and operation of Micro Cultivation and Micro Processing Cannabis Facility on this property, it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the a portion of the property is located within the Wellhead Protection Area E for the Tara Drinking Water System, whereby the storage and/or application of pathogens (agricultural source material) requires the development of a Risk Management Plan.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  _____ Date: _____

Existing Services	Private
Proposed Services	Private
Access	Year-Round Municipal Road
Surrounding Land Uses	North – Residential and Tara Centre Community Park; South – Residential, truck storage depot and Church; East – Residential, Agricultural West – Vacant Property, Agricultural Lands and Sewage Treatment Lagoons for the Community of Tara
Designations and Zones	Existing
County Official Plan	Primary Urban and Rural
Local Official Plan	Residential
Zoning By-law	Residential: Low Density Single and General Agriculture
Designations and Zones	Proposed
County Official Plan	No change
Local Official Plan	No change
Zoning By-law	Residential: Low Density Single and General Agriculture with Special Provision

File Number: Z-2022-127

Agency: Bruce County Transportation Services

No Comment: Title: Eng. Technician

Signature:



Comments:

From: [Scott McLeod](#)
To: [Christine Fraser-McDonald](#); [CAO Arran-Elderslie](#); [building](#); [Chris](#)
Cc: [Lori Mansfield](#)
Subject: RE: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn
Date: Tuesday, January 31, 2023 12:13:37 PM
Attachments: [image001.png](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No Comments at this time from Public Works.

Entrance onto Bruce County Roadway. No municipal water or sewer services available.

Thanks,

Scott McLeod

Municipality of Arran-Elderslie
 Manager of Public Works
 1925 Bruce Road #10
 Chesley, Ontario
 N0G 1L0
 519-363-3039 ext. 115
 Cell 519-373-9781

From: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Sent: January 30, 2023 3:32 PM
To: Sylvia Kirkwood <cao@arran-elderslie.ca>; Scott McLeod <works@arran-elderslie.ca>; Pat Johnston <building@arran-elderslie.ca>; Chris Legge <water@arran-elderslie.ca>
Subject: FW: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn

Please see attached.

Thanks.

Christine Fraser-McDonald
 Clerk
 Municipality of Arran-Elderslie
 1925 Bruce Road 10
 P.O. Box 70
 Chesley, ON N0G 1L0
 Ph: 519.363.3039 x 101
 Cell: 519.270.4922
clerk@arran-elderslie.ca

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: January 30, 2023 3:07 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Megan Stansfield <MStansfield@brucecounty.on.ca>
Subject: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn

**Application for Zoning By-law Amendment
46 Bruce Road 17
Municipality of Arran-Elderslie
County of Bruce**

PLANNING OPINION



Prepared by:
MIRIAM E. VASNI, MCIP, RPP
**LAND USE PLANNING &
PROJECT MANAGEMENT**

December 2022

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FIGURES

Figure 1	Location
Figure 2	Surrounding Land Uses
Figure 3	Floor Plan
Figures 4 & 5	Land Use Designations – County of Bruce Official Plan
Figure 6	Current Zoning – Arran-Elderslie Zoning By-law 36-09

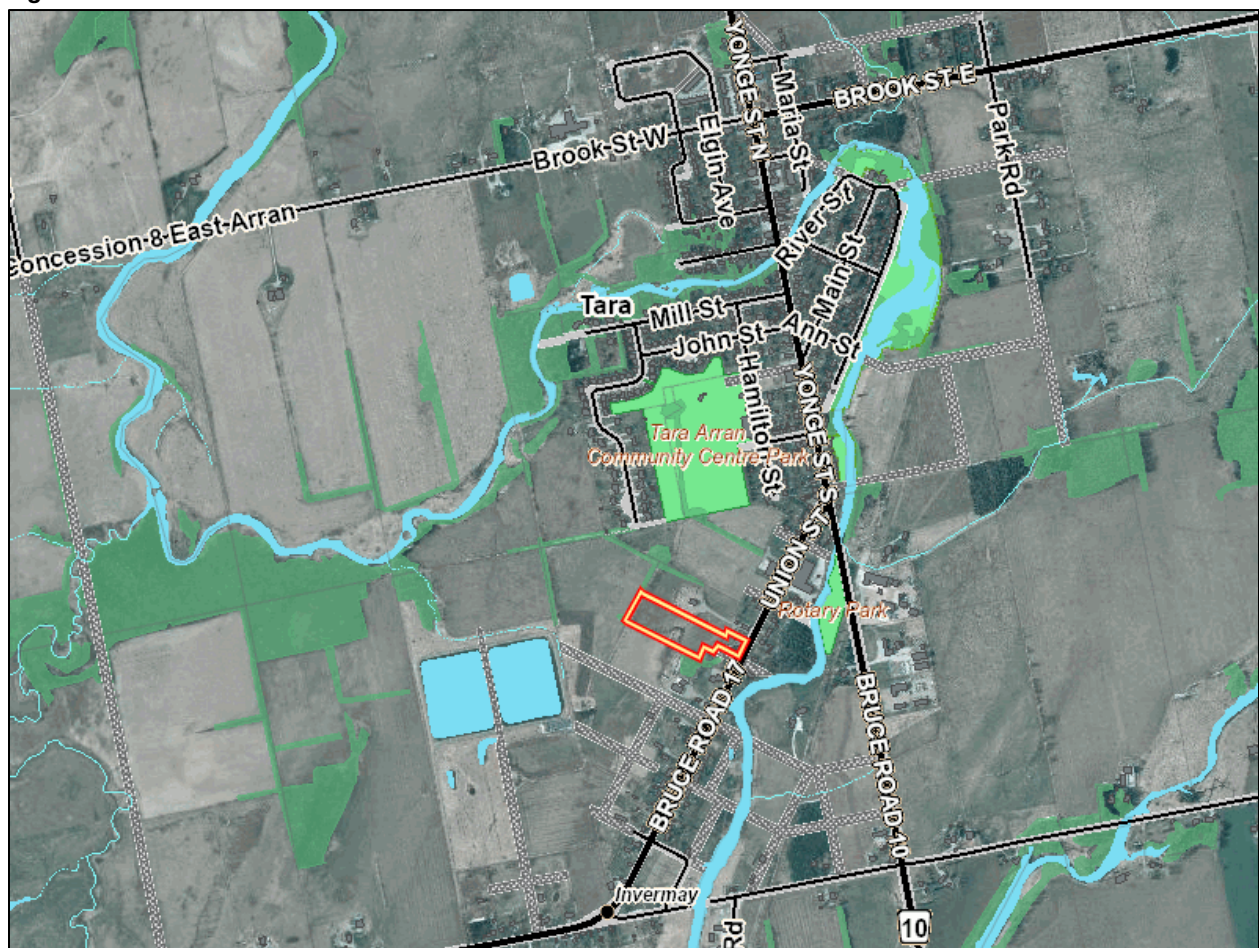
APPENDICES

Appendix 'A' – Plan of Survey	Appendix 'E' – Draft Zoning By-law Amendment
Appendix 'B' – Certificate of Incorporation	Appendix 'F' – Physical Security Plan Report
Appendix 'C' – Building Location Plan	Appendix 'G' – Physical Security Design
Appendix 'D' – Zoning Letter of Support for Health Canada Application Under Cannabis Regulations	

1.0 LOCATION

Greg Thorn and Noah Thorn ('applicants') are the registered owners of those lands described as 46 Bruce Road 17 (ARN# 410349000315402), Municipality of Arran-Elderslie, County of Bruce. The property is within the community of Tara. The lands comprise a total area of approximately 2.2 ha (5.5 ac), with approximately 48 m of frontage onto Bruce Road 17. A Plan of Survey is attached as *Appendix 'A'*.

Figure 1: Location



Source: Bruce County GIS Mapping

2.0 PURPOSE

The purpose of this Zoning By-law Amendment application is to add a Micro-cultivation and Micro Processing Cannabis Facility as an additional permitted use within the General Agriculture (A1) Zone, establish a definition for a micro-cultivation and micro processing cannabis facility and place limits on the scale of the operation.

A Pre-consultation Meeting with the County of Bruce Planning Staff was held on September 14th, 2022.

3.0 EXISTING SITE CONDITIONS

The property has approximately 48 m of frontage onto Bruce Road 17 and an approximate land area of 2.2 ha. The property contains an existing residential dwelling in the front portion of the parcel and an existing driveway from Bruce Road 17. A garage and connecting breezeway to the existing dwelling is currently under construction. A small shed is also located on the property. There are no other buildings or structures on the property.



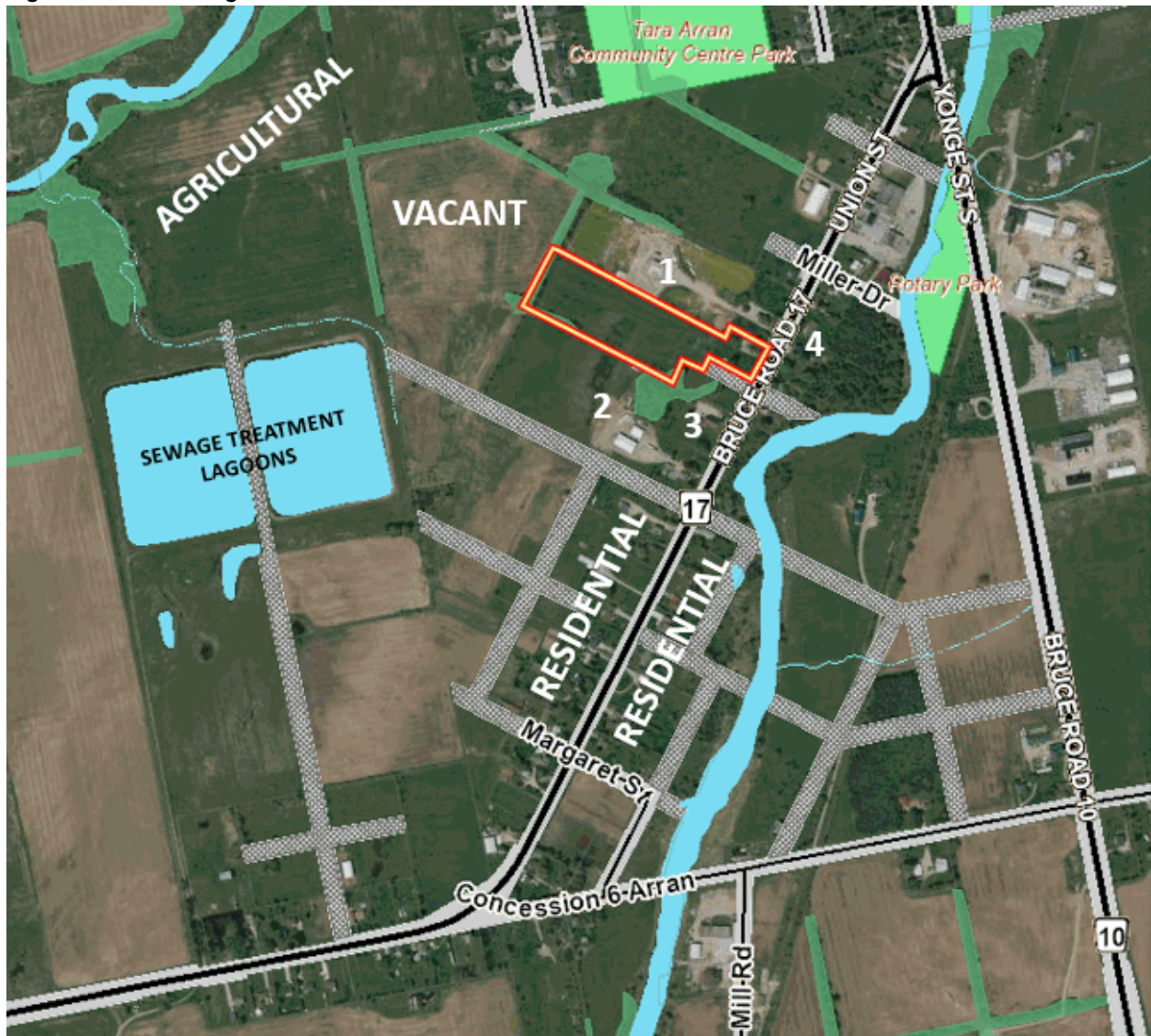
Front View



Rear View

4.0 SURROUNDING LAND USES

Figure 2: Surrounding Land Uses



Source: Bruce County GIS Mapping System

North - #1 Single Family Residence & Taraway Contracting, Tara Centre Community Park
 South - #2 Single Family Residence & truck storage depot, #3 Christ Church, Residential
 East - #4 Residential, Agricultural Lands
 West - Vacant Property, Agricultural Lands, Sewage Treatment Lagoons for the Community of Tara

5.0 PROPOSAL

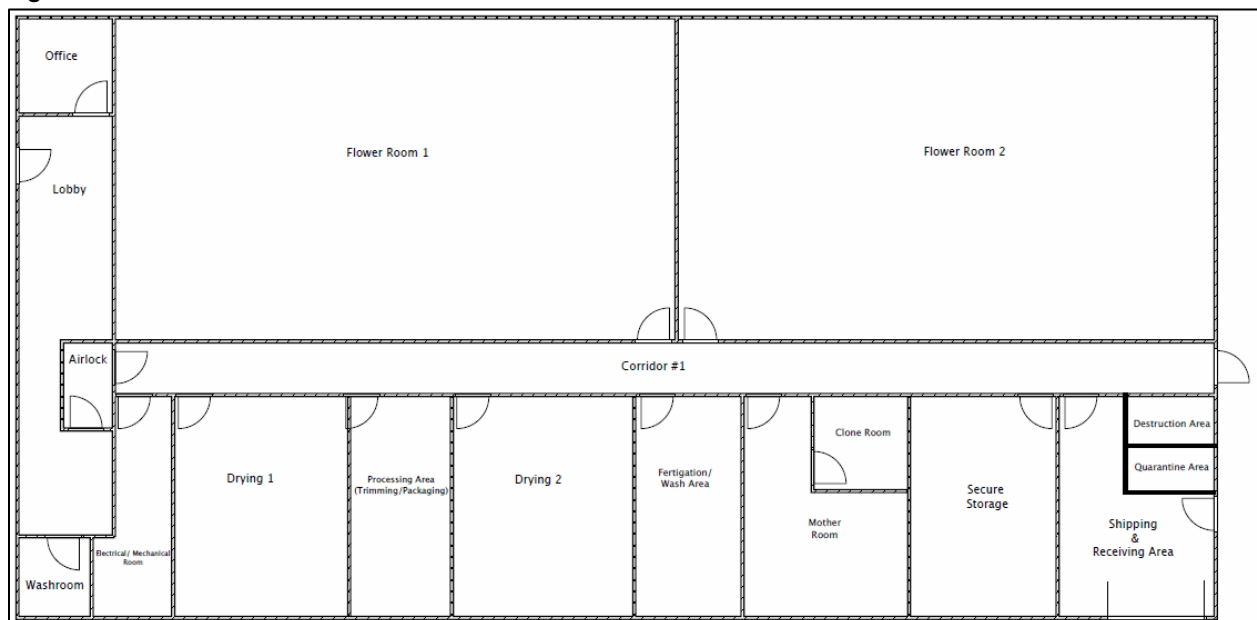
The applicants propose to establish a Micro Cultivation and Micro Processing Cannabis Facility on the subject lands, under a licence to be obtained from Health Canada. The licence will be issued to 1000336730 Ontario Inc. The Certificate of Incorporation is attached as *Appendix 'B'*. The facility will be located on the portion of the property designated Rural and zoned General Agricultural (A1).

A micro-cultivation licence allows the licensee to produce cannabis plants and seeds, and fresh and dried cannabis. A grow surface area (plant canopy) of up to 200 m² for growing cannabis plants is permitted. The grow surface areas include all horizontally and vertically arranged surfaces.

Micro-processing includes all of the same activities as standard processing, except on a smaller scale. Processing activities include finished product and packaging of the dried flower.

The growing of the cannabis crop will take place inside the proposed 469 m² (5,045 ft²) building. The proposed building will be built slab on grade with a maximum height of 6.5m. The proposed building is comprised of:

Figure 3: Floor Plan



The proposed product flow of cannabis is as follows:

- Seeds, clones and soil are received in Shipping & Receiving Area. The seeds and clones are then moved to the Quarantine Area. Deliveries and shipments are transported via cube vans, most likely smaller than in the picture shown below. A majority of items would be received at the beginning of the operation start-up.



- Accepted seeds are moved from the Quarantine Area to Secure Storage. Review of quality of materials and supply takes place in the Quarantine Area before being released into the operational areas.
- When ready for use, seeds are moved from Secure Storage and accepted clones are taken from the Quarantine Area to Mother Room and Clone Room (respectively). Clones take up to 14 days to root. Rooted clones are transplanted into 2-gallon pots. Mother plants will be kept in a vegetative state and replaced every 4 to 6 months by their clones. Cuttings are taken from Mother plants to create clones for transfer into Flower Rooms 1 & 2.
- Accepted cannabis plants are then moved from Mother Room to Flower Room 1 and Flower Room 2. Clones to be in vegetative state for 14 days then flipped to flower state for 56 days.
- Fresh cannabis from Flower Room 1 and Flower Room 2 is moved into either Drying Room 1 or Drying Room 2. After cutting plants down the branches will be hung within a controlled drying/humidity room 10 – 14 days for drying.
- Dried cannabis is moved from Drying Room 1 and Drying Room 2 to the Processing Area, where the process of hand trimming will occur. The finished product packaged for sale - 3.5-gram dry flower per pouch and 0.5-gram pre-roll (joint).
- Finished Cannabis Products are moved from Processing Area to Secure Storage.
- Finished Cannabis Products are moved from Secure Storage through Shipping & Receiving Area. Shipping would be every 3 months to OCS (Ontario Cannabis Stores – Province of Ontario – Guelph Distribution Centre).

All waste (fan leaves, stems, etc.) from Flower Room 1, Flower Room 2, Drying Room 1, Drying Room 2, Processing Area, Mother Room and Clone Room are moved to the Destruction Area for cannabis destruction. The plant waste is ground down and is mixed with vinegar and soil, making the cannabis waste a good compost material, and unfit for consumption. The compost can then be sent out to an authorized composting facility or composted on-site. This is considered an eco-friendly option to dispose of the cannabis plant waste.

5.1 ACCESS

There currently exists a crushed gravel driveway access from Bruce Road 17 to the existing dwelling on the property. It is proposed to extend this driveway to the proposed Micro Cultivation and Micro Processing Facility building. The proposed extended driveway will encircle the building, thereby providing satisfactory access for emergency vehicles.

5.2 PARKING

The Municipality's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not provide parking requirements for a Micro-cultivation and Micro Processing Cannabis Facility. The facility will be operated by approximately 2-4 family members living in the existing dwelling on the property. In reality, only 2 to 3 parking spaces will be required, however, we have provided for 9 parking spaces.

5.3 LANDSCAPING/BUFFERING

The Building Location Plan identifies pockets of existing mature trees along portions of the northern and southern property boundary (*see Appendix 'C'*). Proposed vegetative planting is proposed on both the northern and southern lot boundary, where no existing natural buffer exists to the north and south of the proposed building.



5.4 SERVICING

The existing dwelling has an existing septic system and drilled well. This existing septic system was pumped out just prior to the applicants taking ownership of the property on September 1st, 2022.

A new septic system and drilled well are proposed to service the proposed new building. Details of these proposed private services will be submitted at building permit stage.

The location of the existing septic system and well and the proposed septic system and well are identified on the Building Location Plan (*see Appendix 'C'*).

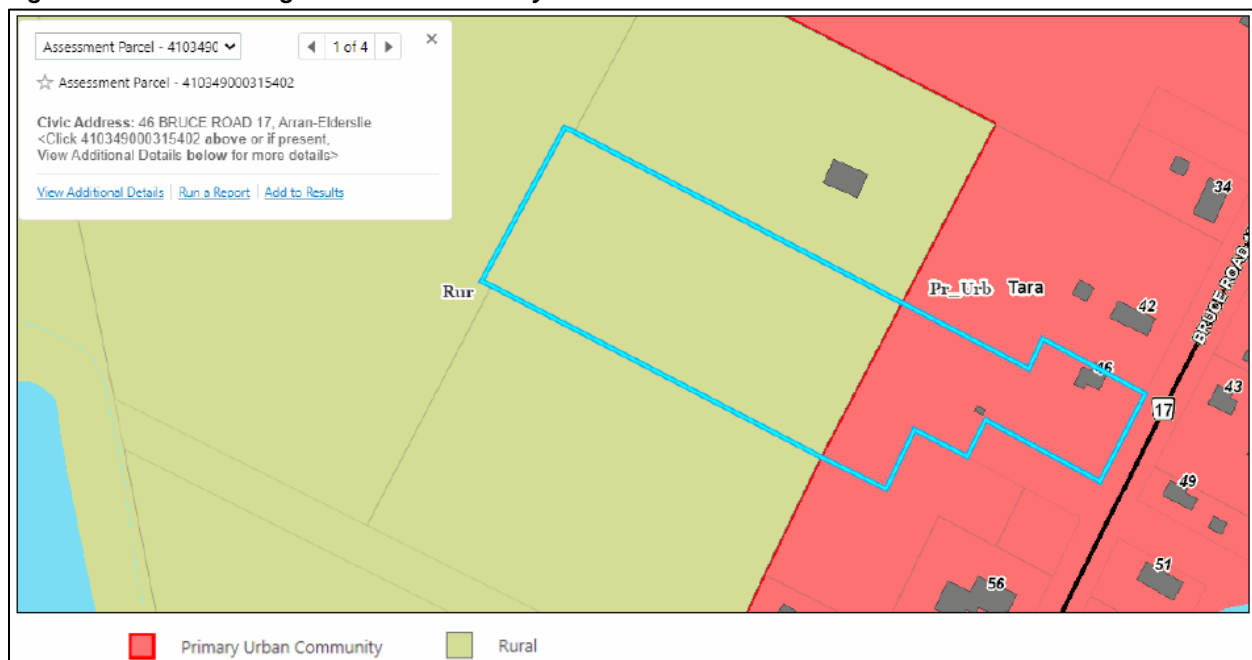
6.0 POLICY FRAMEWORK

6.1 PROVINCIAL POLICY STATEMENT (PPS) 2020

The PPS defines Rural lands as “lands which are located outside settlement areas and which are outside prime agricultural areas.”

The subject lands are governed by the County of Bruce Official Plan. The policies of the Local Official Plan are not applicable. The subject property has dual designations. The front one-third is designated Primary Urban Community and remaining property is designated Rural. The area designated Rural is outside the settlement area of Tara and is therefore considered Rural lands. Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards, are permitted uses. The proposed Micro Cultivation and Micro Processing facility will be located on those lands designated Rural.

Figure 4: Land Use Designations-Bruce County Official Plan



Source: Bruce County GIS Mapping System

On Rural lands:

- Recreational, tourism and other economic opportunities should be promoted. [Sec. 1.1.5.3]
- Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. [Sec. 1.1.5.4]
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. [Sec. 1.1.5.5]
- Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. [Sec. 1.1.5.7]

Comment:

The PPS recognizes Rural areas as important to the economic success of the province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas.

The proposed Micro Cultivation and Micro Processing facility:

- Will promote a diversified economic opportunity.
- Is compatible with the surrounding rural landscape.
- Will be privately serviced (septic & well). The subject lands front onto a County Road maintained year-round. There is no need for the expansion of municipal infrastructure.

Building Strong Healthy Communities

Healthy, integrated and viable rural areas should be supported by promoting diversification of the economic base and employment opportunities through goods and services, including value-added products, and the sustainable management or use of resources.

Comment:

The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote diversification of the economic base and employment opportunities through goods and services, including value-added products, and the sustainable management or use of resources

Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Comment:

The subject property is part of the agricultural system of the surrounding area. A micro-cultivation licence allows the licensee to produce cannabis plants and seeds, and fresh and dried cannabis. The growing of the cannabis crop will take place inside the proposed building. The proposed Micro-cultivation and Micro Processing Cannabis Facility will promote a diverse agricultural use on the subject lands.

Protecting Public Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Comment:

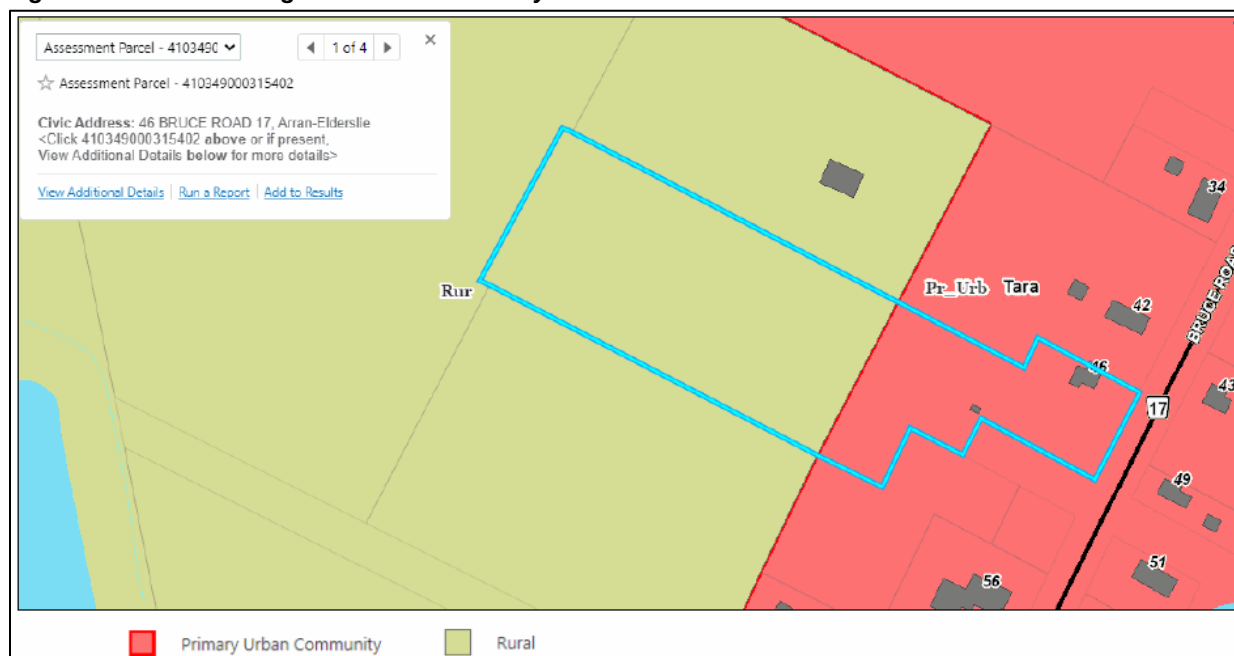
There are no natural or human-made hazards on or adjacent to the subject property. The proposed development will not be a risk to public health or safety or property damage and will not create new hazards.

The proposed development complies with the policies of the Provincial Policy Statement.

6.2 BRUCE COUNTY OFFICIAL PLAN

The subject property is designated Primary Urban Community and Rural within the County of Bruce Official Plan. The area designated Rural is comprised of approximately 1.58 ha, with the remaining .63 ha designated Primary Urban Community.

Figure 5: Land Use Designations-Bruce County Official Plan



Source: Bruce County GIS Mapping System

The Bruce County Official Plan does not identify any constraints on the subject lands.

Section 1.1(1) to the County of Bruce Official Plan describes the purpose of the Plan and states:

“The purpose of the Bruce County Official Plan is to establish a policy framework to guide the physical, social and economic development of the County and to protect the natural environment within the County.”

Section 1.1(2)(iv) further states that “Through this Official Plan it is County Council’s intent to encourage economic development and prosperity.

Section 3.4 provides the Goals & Objectives of the County Official Plan:

- Recognize the interest in and importance of economic growth of the County [Sec. 3.4.1(5)(iii)]; and
- Recognize, promote and strengthen the agricultural community as a viable and vital component of the County's economy [Sec. 3.4.1(5)(iv)]

Section 4.5 speaks to the Economic Development of the County:

- Broaden and encourage the range of business activity including home industries in the County that can adapt to economic change [Sec. 4.5.1(x)]; and
- Recognize and promote local economic development initiatives [Sec. 4.5.1(xi)]

The Rural Designation identifies those lands that are for the most part undeveloped by urban type uses. The Rural designation contains a mix of land uses and economic activities which include natural resource uses such as farming, forestry and aggregate extraction and tourism-based activities such as nature appreciation and outdoor recreational uses.

The Objectives of the Rural designation is to “recognize and promote the rural area as an important community and economic resource, while at the same time promoting preservation and enhancement of the rural environment for the benefit of future generations.” [Sec. 5.6.2(i)]

Permitted uses within the Rural designation include agricultural uses in accordance with the Permitted Uses in the Agricultural Areas:

- The growing of crops or raising of livestock and other animals for food, fur or fibre, including poultry and fish and small-scale farm-related commercial and industrial uses that are directly related to the farm operation and need to be in close proximity to the farm operation [Sec. 5.5.4(1)]
- Small scale industrial and commercial development directly related to, and compatible and supportive of, an agricultural operation [Sec. 5.5.9]

Comment:

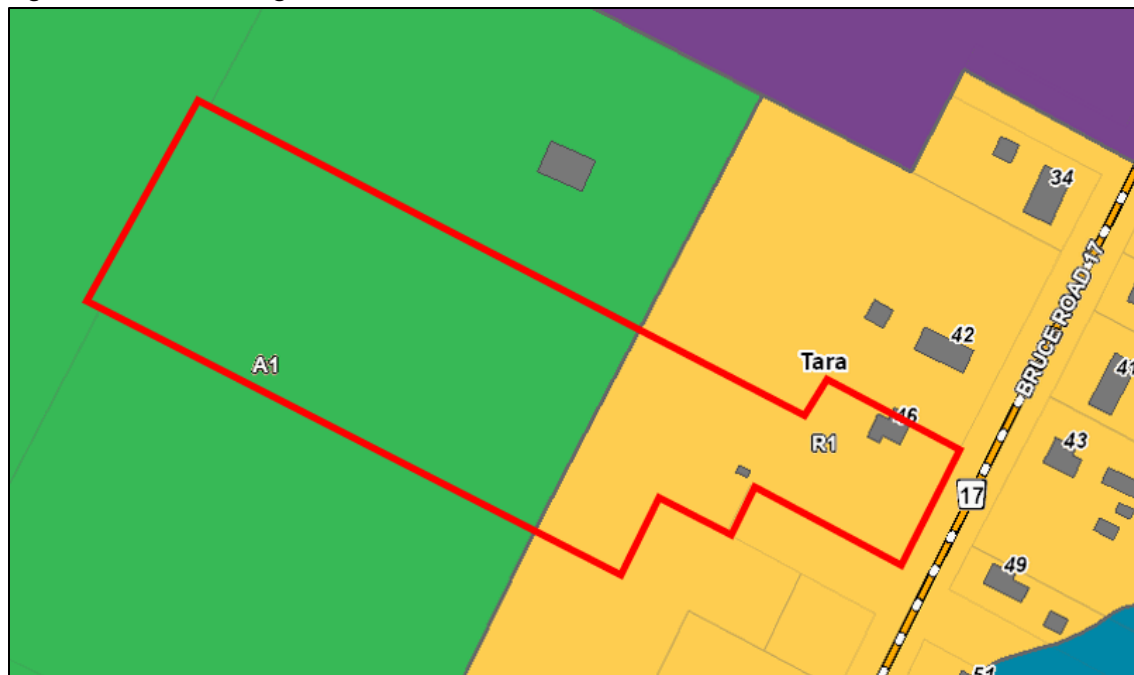
The proposed Micro Cultivation and Micro Processing Facility will promote local economic development initiatives and prosperity in the County by broadening the range of business activity. The proposed use will strengthen the agricultural community as a viable and vital component of the County's economy, while at the same time recognize and promote the rural area as an important community and economic resource. The growing of crops is permitted in the Rural designation. A crop is a plant or plant product that can be grown and harvested for profit or subsistence. The proposed Micro Cultivation and Micro Processing Facility will grow cannabis plants (crop) and then harvest the crop for profit.

The proposed development maintains the intent and direction of the Bruce County Official Plan.

6.3 ARRAN-ELDERSLIE ZONING BY-LAW 36-09

The subject property is zoned General Agriculture (A1) and Residential Low Density Single (R1) in the Arran-Elderslie Zoning By-law.

Figure 6: Current Zoning



Source:

Bruce County GIS Mapping System

The Municipality's Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone. The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future and therefore, a site-specific Zoning By-law Amendment (ZBA) to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone is required. The site-specific ZBA will also provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation. A Zoning Letter of Support for Health Canada Application under Cannabis Regulations, prepared by 'canndelta', is found in *Appendix 'D'*.

The definition for a Non-Farm Lot means a lot that is less than 4.0 hectares (9.9 ac.) in size. The portion of the property zoned A1 is approximately 1.58 ha in size and therefore is considered a 'Non-Farm Lot'. A

General Agricultural use is permitted on a non-farm lot zoned A1. The By-law defines General Agriculture as the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures.

The proposed location of the building complies with all provisions of a Non-Farm Lot within the A1 Zone, except for lot frontage. The portion of the property zoned A1 has no frontage onto a public road, however, the portion of the parcel zoned R1 has approximately 48 m of frontage onto Bruce Road 17.

ZONING CONFORMITY		
Provisions A1 Zone	Non-Farm Lot	Provided
Minimum Lot Area	0.5 ha	1.58 ha
Minimum Lot Frontage	40 m	n/a
Minimum Front or Exterior Yard	10 m	155 m
Minimum Rear Yard	10 m	124 m
Minimum Side Yard	10 m	29 m
Maximum Height	10 m	6.5 m
Maximum Lot Coverage	15%	2.93%

A copy of the proposed 'draft' Zoning By-law Amendment is attached as *Appendix 'E'*.

6.4 FARMING AND FOOD PRODUCTION PROTECTION ACT, 1998

The Farming and Food Production Protection Act in Ontario is an Act that serves to protect the agricultural use of land. Under the Act, the term "agricultural operation" is defined to include:

- the production of agricultural crops, greenhouse crops, maple syrup, mushrooms, nursery stock, tobacco, tree and turf grass, and any additional agricultural crops prescribed by the Minister; and
- the processing by a farmer of the products produced primarily from the farmer's agricultural operation

From these definitions, the growing of cannabis, as well as the processing of the same, where legal through the licencing process, appears to be captured in the definition of agricultural operation.

Section 6 of the Act states:

"No municipal by-law applies to restrict a normal farm practice carried on as part of an agricultural operation."

6.5 CANNABIS ACT

The Cannabis Act (also known as Bill C-45) came into effect on October 17, 2018. It had the effect of legalizing the production, sale and use of cannabis for recreational purposes in Canada.

The Cannabis Act permits the commercial growth of cannabis by licence holders in Canada. There are a number of licences which can be applied for:

- Cultivation
- Processing
- Analytical Testing
- Sale
- Research; and
- Cannabis Drug Licence

Cultivation licences are broken down into 3 classes:

- Micro-cultivation (surface area of cannabis less than 200 m²)
- Standard cultivation; and
- Nursery

The federal licences do not permit sales to the general public.

Location of Uses

- No activity authorized by a licence can take place in a dwelling.
- Only cultivation, propagation and harvesting may occur outdoors while testing, storage, packaging and labeling of cannabis cannot occur outdoors.

Comment:

No activity will take place in a dwelling. All cultivation, propagation and harvesting, storage, packaging and labeling of the cannabis will take place indoors, within the proposed building.

Security

- The site is designed in a manner that prevents unauthorized access.
- The site is surrounded by a physical barrier that prevents unauthorized access.
- Storage areas are surrounded by a physical barrier that prevents unauthorized access.

- Access to each storage area is restricted to individuals whose presence in the area is required by their duties.

Comment:

For the purposes of a Micro Cultivation and Micro Processing cannabis operation, the word 'site' means the proposed building, not the grounds surrounding the building. The proposed building exterior will be of 29-gauge metal siding on all sides.

The proposed site's operators have committed to going above and beyond all requirements listed by the Cannabis Act and Cannabis Regulations with respect to the physical security pre-requisites for a Micro Cultivation and Micro Processing Licence holder. Additional security measures will be employed for both record keeping purposes and added protection to the proposed facility.

Only authorized employees with the assigned FOB/key card and pin code will have access into the site. The remaining perimeter doors, such as the overhead shipping doors, driver shipping doors, and emergency exit, will be locked at all times and unable to be accessed from outside of the site. The site plan ensures that the site prevents unauthorized access at all times. In addition, using card readers as access control devices will enable the access control system to log and record every employee's time of entry and exit for anti-theft and record keeping purposes.

The site will also be monitored with visual surveillance cameras on the exterior and interior of the site. The exterior cameras will be positioned around the building envelope and the interior cameras will be placed in Flower Room 1, Flower Room 2 and Secure Storage room to capture all activity within the rooms. All camera feeds will be broadcast to a CCTV monitor where a security staff member will oversee all footage. The entire site will be monitored by a ULC-listed third party monitoring company 24/7 and any attempted or actual break-in will be detected by the intrusion detection security system which will send a notification to upper management and local authorities.

Detailed security protocols are found in the Physical Security Plan Report (*see Appendix 'F'*) and the Physical Security Design (*see Appendix 'G'*).

Odour Controls

- There must be an air filtration system that prevents the escape of odours from any building where cannabis is produced, packaged, labelled and stored.

Comment:

Odours are a common concern in cannabis production and distribution and are strictly controlled by federal regulators. As per Section 81 of the Cannabis Regulations, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors.

The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high- performance activated carbon (also known as activated charcoal) filters which are the gold standard for achieving odour mitigation in cannabis facilities.

The Strict Operational Practices (SOP's) at the facility, dictated by Health Canada-approved SOP's, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release.

Odour controls, as directed by Section 81 of the Cannabis Regulations, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders.

During inspections, licence holders must demonstrate the continued functionality of odour controls at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational.

6.6 GUIDELINES ON PERMITTED USES IN ONTARIO'S PRIME AGRICULTURAL AREAS – Publication 851

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) developed Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas to help municipalities, decision- makers, farmers and others interpret the policies in

the Provincial Policy Statement (PPS) on the uses that are permitted in prime agricultural areas.

The Guideline defines Prime Agricultural Area as areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the province, as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the province.

Uses permitted in prime agricultural areas include:

- Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; normal farm practices are promoted and protected
- Greenhouses for growing plants

As a best practice, the Guideline states, most municipalities exempt agricultural uses from Site Plan Control and this practice should continue. The Guideline also indicates that “Site Plan Control may be used to ensure that new uses fit in with the agricultural character of the area and are compatible with surrounding agriculture. Use of this tool avoids the need for official plan and zoning by-law amendments”. For example, municipalities could use site plan control to address elements such as:

- entrances, parking, pedestrian pathways and emergency vehicle access
- lighting, walkways and the appearance and design of buildings
- site grading, fencing, landscaping and drainage
- outdoor storage, visual screening and loading areas

Comment:

As noted above, the Municipality’s Zoning Bylaw is thirteen years old and pre-dates legalization and advances in the cannabis industry. The current By-law does not contemplate cannabis facilities in the A1 Zone. The County has indicated that there is a need to update the Zoning Bylaw to account for this, however, there are no immediate plans to do so in the near future and therefore, the County has requested a site-specific Zoning By-law Amendment to allow a Micro Cultivation and Micro Processing Cannabis Facility as an additional permitted use under the A1 Zone, provide a definition for the Micro Cultivation and Micro Processing Cannabis Facility and place limits on the scale of the operation.

The County has determined that Site Plan Control will not be required.

GREG THORN and NOAH THORN
ZONING BY-LAW AMENDMENT
46 BRUCE ROAD 17
MUNICIPALITY OF ARRAN-ELDERSLIE, COUNTY OF BRUCE

DECEMBER 2022

7.0 CONCLUSION

The proposed Zoning By-law Amendment application is consistent with and conforms to the policies of the Provincial Policy Statement, Bruce County Official Plan and the Arran-Elderslie Zoning By-law, as proposed to be amended.

The proposed development has merit and constitutes good planning.

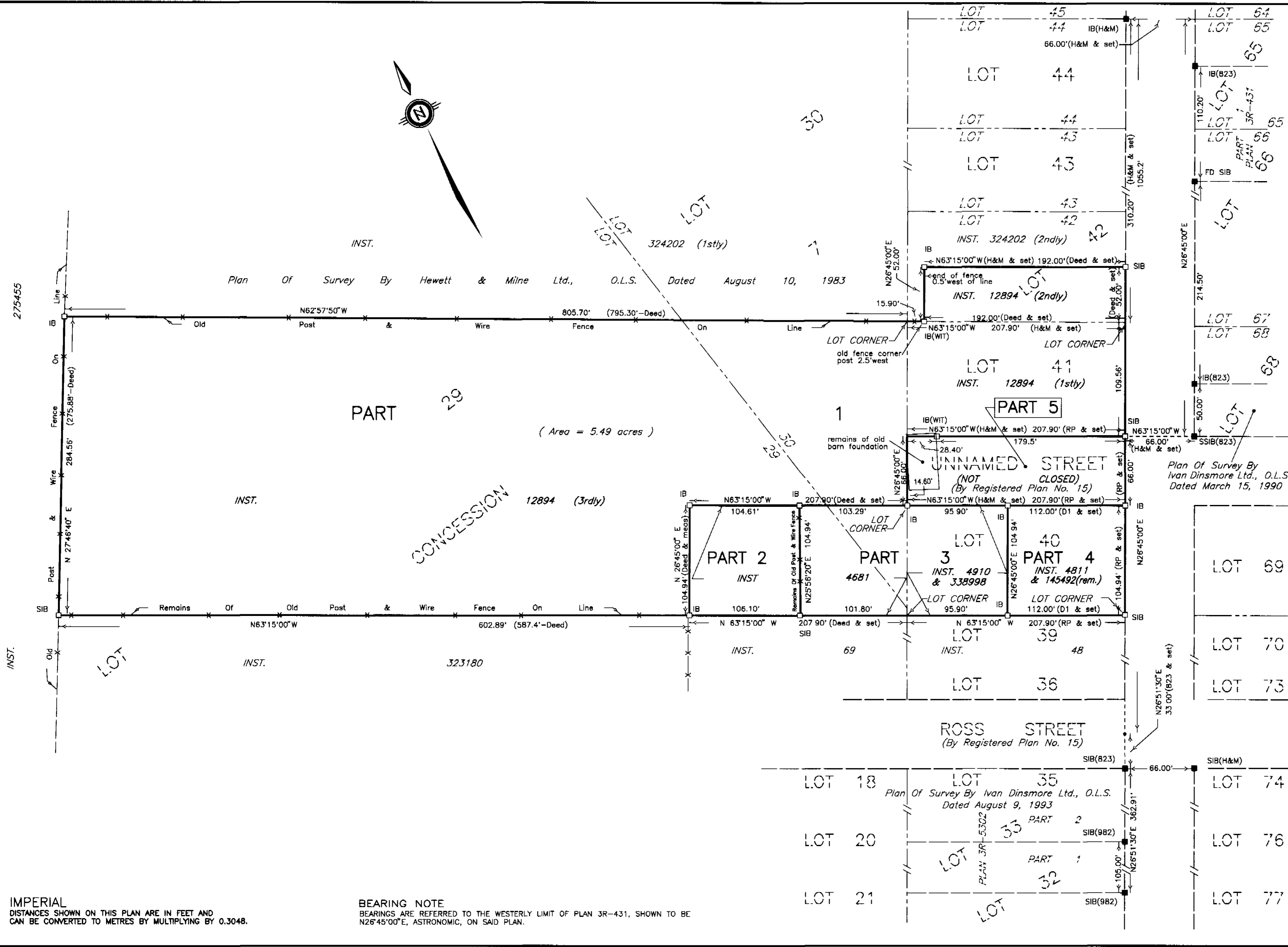
Respectfully submitted,



Miriam Vasni, *MCIP, RPP*

APPENDIX 'A'

PLAN OF SURVEY



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT .		PLAN 3R-7363 RECEIVED AND DEPOSITED DATE <u>April 20, 2001</u> <i>Ivan C. Dinsmore</i> IVAN C. DINSMORE ONTARIO LAND SURVEYOR <i>Ng. Vanderlee</i> ASST. DIR. LAND REGISTRAR FOR THE REGISTRY DIVISION OF BRUCE (No. 3)
DATE <u>APRIL 9, 2001</u>		
SCHEDULE OF PARTS		
PART	LOT	INST
1	ALL OF LOT 41, AND PART OF LOT 42, REG. PLAN No. 15 AND PART OF LOTS 29 AND 30, CONCESSION 7	ALL OF 12894
2	PART OF LOT 29, CONCESSION 7	PART OF 4681
3	PART OF LOT 40, REG. PLAN No. 15 AND PART OF LOTS 29 AND 30, CONCESSION 7	PART OF 4681 AND ALL OF 4910 AND 338998
4	PART OF LOT 40, REGISTERED PLAN 15	ALL OF 4811 AND PART OF 145492
5	ALL OF THE UNNAMED STREET BETWEEN LOTS 40 AND 41, REG. PLAN 15	NOT CLOSED

PLAN OF SURVEY
 OF ALL OF
LOTS 40 and 41
 AND PART OF
LOT 42
 AND ALL OF
THE UNNAMED STREET BETWEEN LOTS 40 & 41
 REGISTERED PLAN No. 15
 AND PART OF
LOTS 29 AND 30
 CONCESSION 7
 (FORMERLY IN THE TOWNSHIP OF ARRAN)
 NOW IN THE
MUNICIPALITY OF ARRAN-ELDERSLIE
 COUNTY OF BRUCE
2001
 IVAN DINSMORE LTD., O.L.S.
 SCALE: 1 INCH = 60 FEET

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2001.

Ivan C. Dinsmore
 IVAN C. DINSMORE
 ONTARIO LAND SURVEYOR

PORT ELGIN
 APRIL 4, 2001

- LEGEND**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - B23 IVAN DINSMORE LTD., O.L.S.
 - H&M HEWETT & MILNE LIMITED, O.L.S.
 - 9B2 HARRY R. WHALE, O.L.S.
 - RP REGISTERED PLAN No. 15
 - Deed INSTRUMENT 12894
 - D1 INSTRUMENT 4811
 - Wit WITNESS

IMPERIAL
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING NOTE
 BEARINGS ARE REFERRED TO THE WESTERLY LIMIT OF PLAN 3R-431, SHOWN TO BE N26°45'00"E, ASTRONOMIC, ON SAID PLAN.

IVAN DINSMORE LTD.
 — ONTARIO LAND SURVEYORS —
 515 GODERICH ST., PORT ELGIN, ONT.
 NOH 200 Tel: (519) 832-9008
 Email: idlpe@bmts.com
 FILE 111-016G/ACCT 00625 DWG 00625

APPENDIX 'B'

CERTIFICATE OF INCORPORATION

Certificate of Incorporation**Certificat de constitution**

Business Corporations Act

Loi sur les sociétés par actions

1000336730 ONTARIO INC.

Corporation Name / Dénomination sociale

1000336730

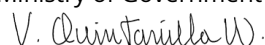
Ontario Corporation Number / Numéro de société de l'Ontario

This is to certify that these articles are effective on


La présente vise à attester que ces statuts entreront en
vigueur le**October 13, 2022 / 13 octobre 2022**

Director / Directeur

Business Corporations Act / Loi sur les sociétés par actions

The Certificate of Incorporation is not complete
without the Articles of Incorporation.Certified a true copy of the record of the
Ministry of Government and Consumer Services.

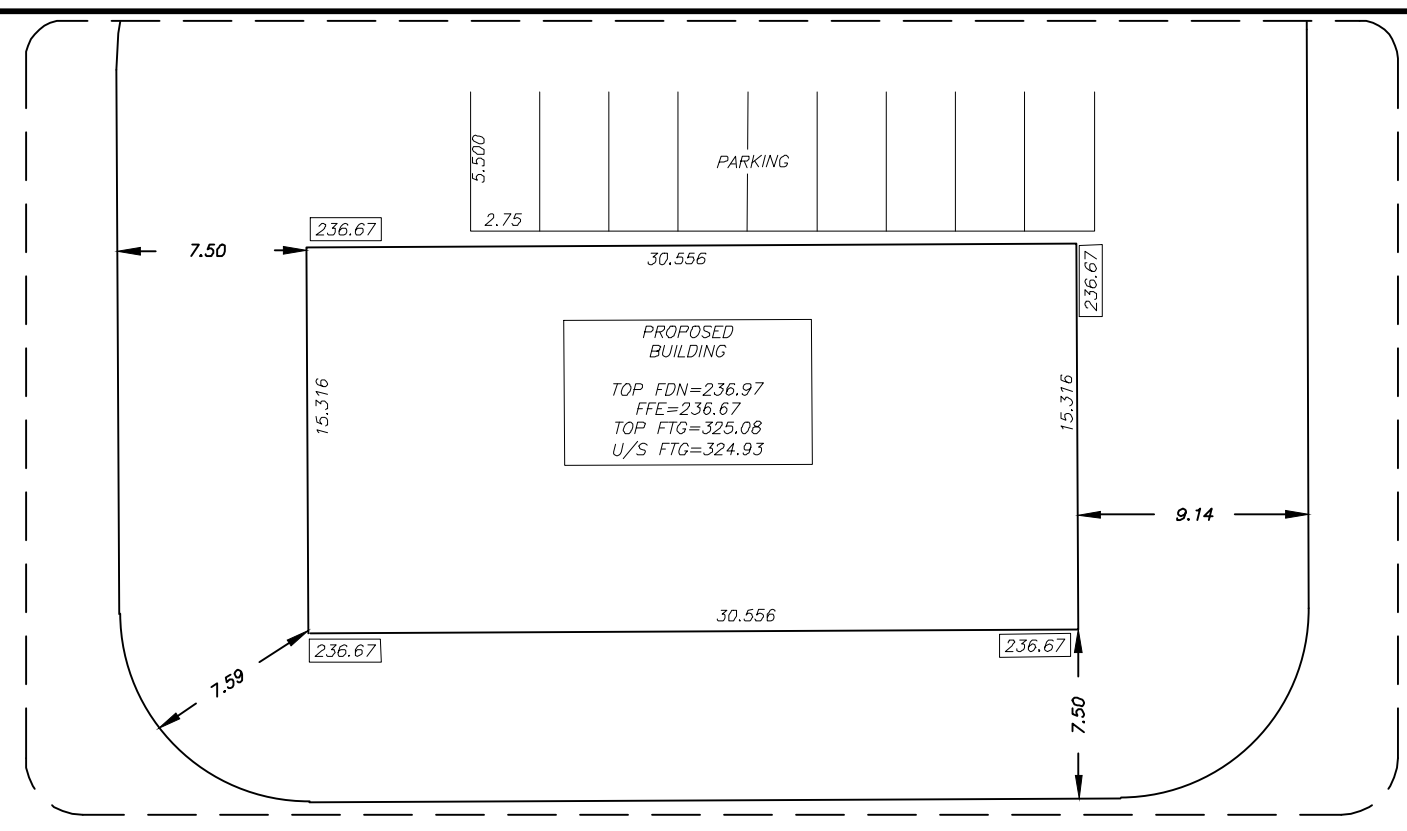
Director/Registrar

Le certificat de constitution n'est pas complet s'il
ne contient pas les statuts constitutifs.Copie certifiée conforme du dossier du
ministère des Services gouvernementaux et des
Services aux consommateurs.

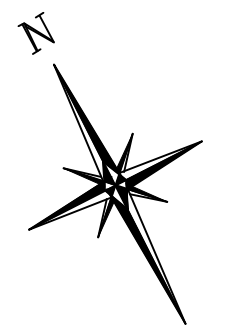
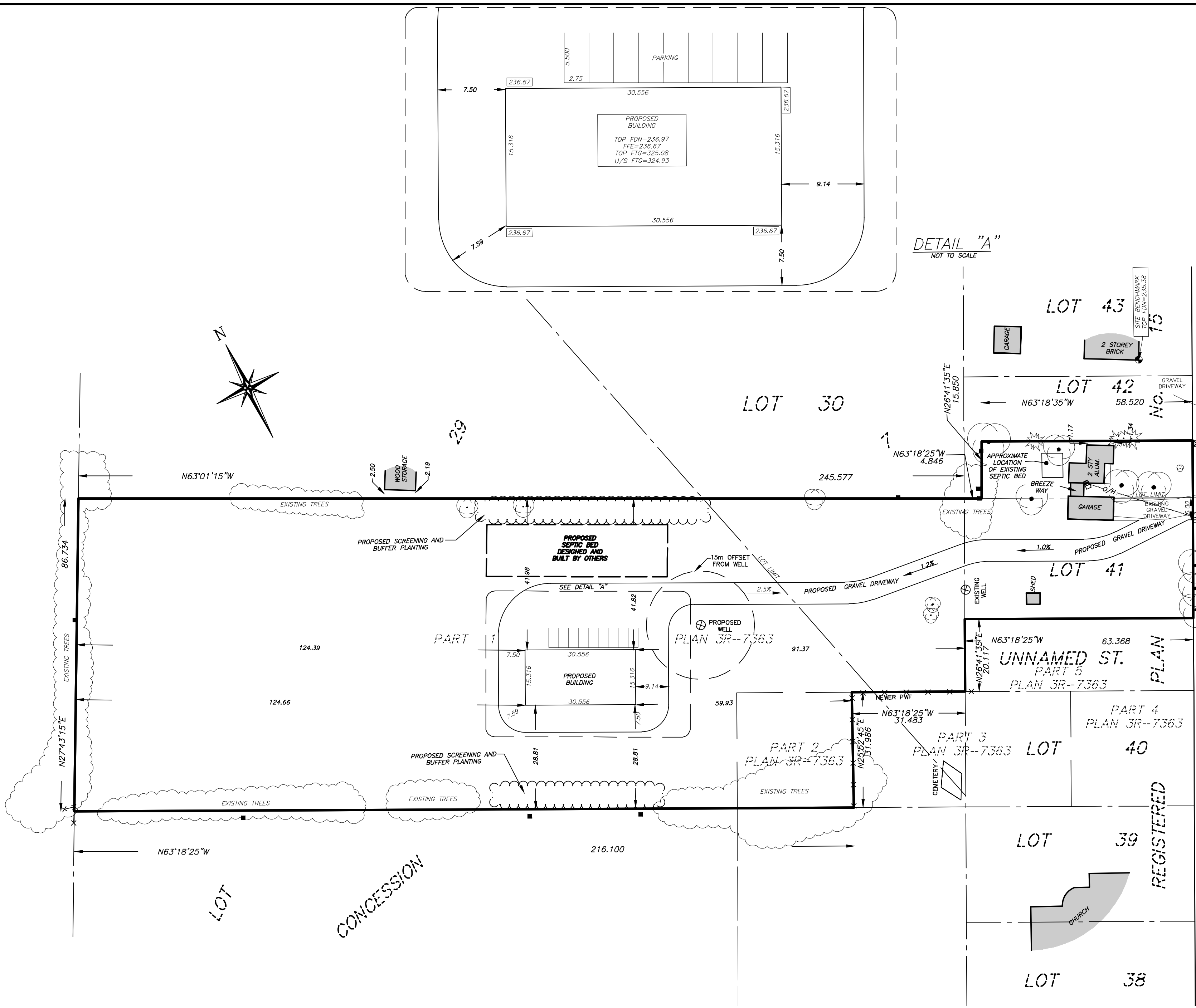
Directeur ou registrateur

APPENDIX 'C'
BUILDING LOCATION PLAN

PROPOSED BUILDING LOCATION SKETCH
 OF PART OF
LOTS 41 & 42
REGISTERED PLAN No. 15
 AND PART OF
LOTS 29 & 30
CONCESSION 7
 (FORMERLY IN THE TOWNSHIP OF ARRAN)
 NOW IN THE
MUNICIPALITY OF ARRAN-ELDERSLIE
COUNTY OF BRUCE
 SCALE 1:750
 0 3 6 9 12 15 30 45 METRES
MTE OLS LTD.
ONTARIO LAND SURVEYORS



DETAIL "A"
NOT TO SCALE



STREET

UNION

CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS PREPARED FOR CHANTELE THOMAS & GREG THORN
 DATE : DECEMBER 12, 2022 © COPYRIGHT 2022, MTE OLS LTD.

MTE MTE ONTARIO LAND SURVEYORS LTD.
 365 HOME STREET
 STRATFORD, ONTARIO, N5A 2A5
 TEL: 519-271-7952

APPENDIX 'D'
ZONING LETTER OF SUPPORT FOR HEALTH CANADA
UNDER CANNABIS REGULATIONS

October 7, 2022

RE: Zoning Letter of Support for Health Canada Application under *Cannabis Regulations*

To Whom It May Concern:
c/o Zoning and Planning Department,

This letter is to inform you that Mrs. Lisa Thorn has a site located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 (“site address”), and intends to submit an application to Health Canada to obtain a cannabis licence for classes Micro Cultivation and Micro Processing under the *Cannabis Act* (S.C. 2018, c. 16) and the *Cannabis Regulations* (SOR/2018-144).

Mrs. Thorn has engaged the assistance of CannDelta Inc., a leading Canadian regulatory and scientific consulting firm that specializes in regulatory affairs and licensing for cannabis companies, to assist with the federal cannabis licensing process to ensure the proposed site meets and upholds all of the regulatory requirements and best practices related to cannabis production. CannDelta was founded in 2018 by former Health Canada agents. The company’s CEO, Dr. Sherry Boodram, holds a PhD in Chemistry from York University and was a former Senior Compliance and Enforcement Officer at Health Canada’s Controlled Substances Branch where she acted as a site inspector for federally licensed cannabis production facilities to ensure continued operational compliance by evaluating key areas including, but not limited to, quality management, regulatory affairs, record keeping, sanitation, odour control, and security. CannDelta is comprised of a team of regulatory experts holding advanced degrees in various fields of science (e.g., chemistry, pharmaceutical science, food science, engineering, neuroscience) as well as industry professionals who have held positions in quality assurance, regulatory affairs, and security, at leading licensed cannabis companies. Collectively, CannDelta has assisted over 250 companies achieve cannabis licences at the federal and provincial levels in Canada. CannDelta has been formally engaged to provide support to Mrs. Thorn in preparing their cannabis application to Health Canada, which includes designing the security of the site, creating standard operating procedures (SOPs), and ensuring compliant operational activities such as security and odour mitigation.

As per the request of the Zoning and Planning Department, the following describes operational and design considerations for the facility in question, and pursuant to the requirements set out by the *Cannabis Regulations*:

Odour Controls

Odours associated with Volatile Organic Compounds (VOCs) endogenous to the cannabis plant are a common concern in cannabis production and distribution and are strictly controlled by federal regulators. As per Section 81 of the *Cannabis Regulations*, any facility where cannabis is produced, packaged, labelled, stored, or tested must be equipped with a ventilation system which ensures the prevention of the escape of cannabis odours to the outdoors.

The proposed site is designed in a manner where all exhaust points are controlled for odours. The heating, ventilation, and air conditioning (HVAC) system is equipped with a series of high-performance activated carbon (also known as activated charcoal) filters which are the gold

standard for the removal of VOCs from air and achieving odour mitigation in cannabis facilities. It is a common misconception that standard air purification methods using High Efficiency Particulate Air (HEPA) or Minimum Efficiency Reporting Value (MERV) filters are sufficient in removing VOCs. HEPA and MERV filters are commonly used in clean room environments for the production of food, pharmaceuticals, medical devices, and are designed to remove particulates from air which are larger in size compared to VOCs. In order to control for odours, facilities require the implementation of carbon filters in their airflow matrix to scrub the air of VOCs.

The carbon filters are positioned on air handling units which serve to exhaust air directly to the exterior of the facility. Any exhausted air shall be passed through a carbon filter prior to being exhausted from the building in order to prevent the escape of odours. In addition, any recirculating air units which recirculate air within the facility shall also be equipped with carbon filters in order to scrub the odorous recirculated air of any odours prior to being reintroduced to the facility or exhausted. All carbon filters will be maintained and replaced in accordance with an approved preventative maintenance schedule to ensure they are operating at the proper efficiency at all times in accordance with the manufacturer's instructions. The HVAC system in the proposed unit is an independent system which does not cross-connect with any systems from neighboring units. Additionally, airflow in the facility is strategically designed in such a manner to prevent odorous air from being directed towards exterior access points, vents, or windows, and instead be directed towards the interior parts of the facility where exhaust and return vents will draw odorous air to the locations of carbon filters and mitigate odours before being returned to the facility or exhausted to the facility exterior.

The strict operational practices at the facility, dictated by Health Canada-approved SOPs, will also ensure the prevention of odour release to surrounding areas. Open cannabis will not be handled in areas that contain an exterior door. All areas that contain an exterior door must only contain cannabis that is vacuum sealed and stored in sealed containers in order to prevent odour release. Cannabis will only remain in any such area for a transient period of time before being moved into secure storage, which is a sealed, ventilated environment where odour controls via carbon filters are present. All doors in operations areas, including exterior doors, are equipped with vinyl door sweeps in order to air-seal the doors and prevent the escape of odours. Cannabis in storage is always kept in sealed containers to prevent the escape of odours. Since odours are generated primarily during the cannabis grow cycle, areas where cannabis production and processing activities occur are ventilated environments where odour controls via carbon filters are present. The movement into and out of these areas are controlled in a strict manner to ensure that odours are not released from these areas. Once product has been packaged, as well as during shipment, there is no concern for odours as the product will remain in vacuum sealed containers which prevent the escape of odours.

Odour controls, as directed by section 81 of the *Cannabis Regulations*, are a strict requirement from Health Canada and every licence applicant must demonstrate sufficient odour mitigation strategies using carbon filtration and airflow prior to being awarded a licence. Upon licensing, the enforcement of odour control requirements is carried out by Health Canada's Compliance and Enforcement Officers during regular on-site inspections of cannabis licence holders. During

inspections, licence holders must demonstrate the continued functionality of odour controls at their site and must also present their approved facility maintenance schedule and maintenance logs to demonstrate that the odour control features at the site are regularly maintained and are continually operational. The proposed site's operators shall continuously monitor odours during all operations, including production and storage. Increased filtration shall be implemented, as required, in order to maintain strict odour controls at the site.

Security Management / Separation Protocols

As per the *Cannabis Regulations*, the following should be considered when crafting a physical security plan for a Micro Cultivation and Micro Processing licence holder:

74 A holder of a licence for micro-cultivation, micro-processing or a nursery must ensure that the following security measures are complied with in respect of the site set out in the licence:

- **(a)** the site is designed in a manner that prevents unauthorized access;
- **(b)** the site is surrounded by a physical barrier that prevents unauthorized access;
- **(c)** storage areas are surrounded by a physical barrier that prevents unauthorized access; and
- **(d)** access to each storage area is restricted to individuals whose presence in the area is required by their duties.

The proposed site's operators have committed to going above and beyond all requirements listed by the *Cannabis Act* and *Cannabis Regulations* with respect to the physical security prerequisites for a Micro Cultivation and Micro Processing Licence holder. Additional security measures will be employed for both record keeping purposes and added protection to the proposed facility.

The main entrance into the site will be armed with dual-factor pinpad card readers on both sides of the door, ensuring unauthorized access is prevented. Only authorized employees with the assigned FOB/key card and pin code will have access into the site. The Secure Storage door will also be armed with dual-factor pinpad card readers on both sides of the door as it is where all raw, bulk, and finished cannabis will be stored, and is therefore one of the most sensitive areas within the site. This ensures only individuals whose presence in the area is required for their duties will have access to the cannabis storage room. The remaining perimeter doors, such as the overhead shipping doors, driver shipping doors, and emergency exit, will be locked at all times and unable to be accessed from outside of the site. The site plan ensures that the site prevents unauthorized access at all times. In addition, using card readers as access control devices will enable the access control system to log and record every employee's time of entry and exit for anti-theft and record keeping purposes.

The complete site perimeter is surrounded by a physical barrier to prevent and deter any unauthorized access. The building exterior is of 29 gauge metal siding on all sides. The walls of the secure cannabis storage room are constructed out of gypsum and overlaid with food grade refrigerator panelling. In addition, intrusion detection devices such as door contact sensors will be installed in specific places around the site to ensure that any unauthorized intrusion attempts

would be promptly detected and responded to. The intrusion detection device layout ensures the complete interior of the site perimeter is monitored for unauthorized entry at all times. The secure storage room will be armed with a door contact sensor to indicate any attempts at unauthorized access through the door. The site security system will be split into two partitions, the general site area and the secure storage room, to allow the secure storage room to be armed for intrusion detection at all times when it is unoccupied.

The site will also be monitored with visual surveillance cameras on the exterior and interior of the site. The exterior cameras will be positioned around the building envelope and personnel entry points to capture visual recordings of individuals entering and exiting the site. The interior cameras will be placed in Flower Room 1, Flower Room 2 and Secure Storage room to capture all activity within the rooms. All camera feeds will be broadcast to a CCTV monitor where a security staff member will oversee all footage.

The entire site will be monitored by a ULC-listed third party monitoring company 24/7 and any attempted or actual break-in will be detected by the intrusion detection security system which will send a notification to upper management and local authorities. All activities will be captured on the installed visual surveillance system, and access into and out of the site will be recorded via the access control system ensuring there is complete accountability of authorized personnel at the site.

The provided physical security designs illustrate that the proposed cannabis business is completely separated from any other businesses or nearby buildings. Only authorized employees and visitors for the cannabis operation shall be permitted access. The proposed measures meet and exceed the requirements set out in Part 4 of the *Cannabis Regulations* for Micro Cultivation and Micro Processing licence holders.

Should you have any questions, please feel free to contact me or CannDelta directly, c/o Dr. Sherry Boodram at sherry@canndelta.com or at (416) 613-8569 ext. 102.

Sincerely,



Dr. Sherry Boodram, PhD
CEO
CannDelta Inc.

APPENDIX 'E'
DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NUMBER 2022 - _____

OF

THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

Being a By-law to amend Zoning By-law No. 36-09 which may be cited as "The Municipality of Arran Elderslie Zoning By-law"

Whereas the Council of The Corporation of the Municipality of Arran-Elderslie deems it necessary and in the public interest to pass a by-law to amend By-law No. 36-09;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Municipality of Arran-Elderslie hereby enacts as follows:

- 1.) That Schedule '___' to the Municipality of Arran-Elderslie Zoning By-law 36-09 is hereby amended by re-zoning those lands known as 46 Bruce Road 17 (ARN# 410349000315402), Municipality of Arran-Elderslie, County of Bruce from the General Agricultural (A1) and Residential Low Density Single (R1) Zones to the General Agricultural-Exception (A1-XX) and Residential Low Density Single (R1) Zones.
- 2.) That Section 6.2(i) "Uses Permitted" be amended by adding the following:

"A1-XX

Notwithstanding the permitted uses of Section 6.2(i) of the General Agricultural (A1) Zone, the following shall apply to those lands zoned General Agricultural-Exception (A1-XX).

- (i) A Micro Cultivation and Micro Processing Cannabis Facility shall be an additional permitted use;
- (ii) Maximum building footprint of the Micro Cultivation and Micro Processing Cannabis Facility shall be 470 m²; and
- (iii) A Micro Cultivation and Micro Processing Cannabis Facility is defined as:

The growing of cannabis plants for the production of seeds and fresh & dried cannabis; and

Processing activities including finished product packaging of dried flower."

- 3.) That Schedule 'A-1' affixed hereto is declared to form part of this By-law.

And further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ___ day of _____, 20__.

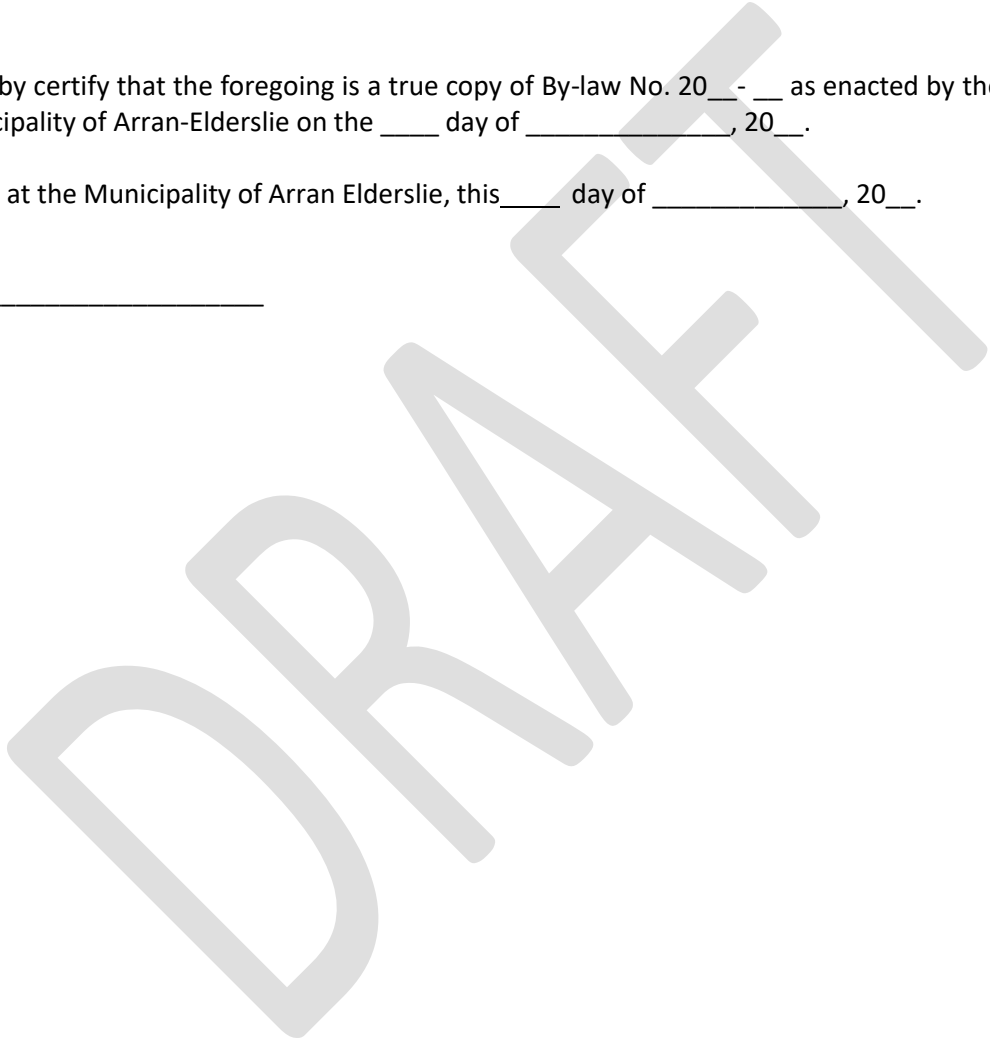
Mayor

Clerk

I hereby certify that the foregoing is a true copy of By-law No. 20__ - __ as enacted by the Council of the Municipality of Arran-Elderslie on the ___ day of _____, 20__.

Dated at the Municipality of Arran Elderslie, this ___ day of _____, 20__.

Clerk



SCHEDULE 'A-1' TO BY-LAW _____



**LANDS TO BE RE-ZONED FROM (A1) ZONE
TO (A1-XX) ZONE**

APPENDIX 'F'
PHYSICAL SECURITY PLAN REPORT

Physical Security Plan Report

1000336730 Ontario Inc.
46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0
Micro-Cultivation and Micro-Processing Applicant

2022-11-15

Prepared by CannDelta Inc.

Strictly Confidential

To: 1000336730 Ontario Inc.

From: CannDelta Inc.

Date: 2022-11-15

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1.0 Security Principles

A comprehensive security plan is developed by considering a facility's security needs and identifying potential risk to create a robust security program that has multiple layers of security. The following key principles are considered in the development of the security program:

- 1) The ability to deter a security incident in the first occurrence;
- 2) The ability to detect a security incident at the earliest opportunity;
- 3) The ability to delay the intruder from their objective following detection;
- 4) The ability to respond to the security incident before the delay period has expired; and
- 5) The ability to recover from the security incident

Each layer of security increases the ability to deter, detect, delay, respond, and recover from a security incident. In addition, Standard Operating Procedures (SOPs) allow staff to be aware of security protocols and to react appropriately. As a result, the potential of diversion of cannabis to or from the illicit market is significantly limited or avoided altogether.

A formal security awareness program has been put in place by 1000336730 Ontario Inc. Establishing and maintaining security awareness through a clearly foundational and defined training program for all employees will be vital to 1000336730 Ontario Inc.'s progress and success. A robust and properly implemented security awareness program assists with the education of employees, security monitoring, and ongoing maintenance of security measures, awareness and communications within the company. A successful security awareness program, within 1000336730 Ontario Inc. includes a security awareness team led by the Head of Security (HoS). More information about security awareness and security training for the physical security and information security of the facility can be found in “**Description of standard operating procedures (SOPs)**” section of the Organizational Security Plan (OSP) for 1000336730 Ontario Inc.

2.0 Location Assessment

The proposed facility is located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 on agricultural zoned land. The proposed site comprises of a single storey building located on a 6 (six) acre lot. Figure 1 shows a closer view of the proposed facility and neighbouring buildings. The site perimeter is contained completely within 4 (four) acres of the property boundary which is zoned for agricultural use. The remaining 2 (two) acres of the lot are zoned residential and contain a dwelling house which has its own private driveway with the same civic address as the site. 1000336730 Canada Inc. will not be conducting any activity authorized by the cannabis licence at the dwelling house. All activities authorized by the cannabis licence will be conducted within the site perimeter and there will be no overlapping activities with the dwelling house. The dwelling house on the property is outside of the site perimeter for 1000336730 Canada Inc. Any incoming shipments or deliveries will be provided with clear instruction and signage to ensure they do not erroneously enter the wrong driveway. The responsible person and head of security have both reviewed this information to ensure that any risks have been mitigated as much as reasonably possible.

Arran-Elderslie is a municipality within Ontario with a population of approximately 6803 (Census 2016). The nearest police station is Ontario Provincial Police (OPP) – Chatsworth Detachment which is approximately 23.1 kilometres or a driving time of eighteen (18) minutes away for the proposed facility. The nearest fire department is the Tara-Arran Fire Department which is approximately 1.4 kilometres or a driving time of two (2) minutes away for the proposed facility. All travel times are under average traffic conditions, emergency vehicles will have a faster response time.

There will be no fence around the site, however, the site is in an industrial area and the site perimeter has physical barriers and will have security features to prevent unauthorized access. The area within the proposed site perimeter is wholly occupied by 1000336730 Ontario Inc. and is only accessible to authorized staff.

3.0 Compliance with Part 4 Physical Security Measures of the Cannabis Regulations

1000336730 Ontario Inc. is committed to continually maintaining and improving the Security Program of their facility and has carefully written and reviewed their policies, practices and Standard Operating Procedures (SOPs) to ensure compliance with Part 4 Security Measures of the *Cannabis Regulations*, as required by section 74.

3.1 Cannabis Regulations Section 74 Micro-cultivation, Micro Processing and Nurseries

“A holder of a licence for micro-cultivation, micro-processing or a nursery must ensure that the following security measures are complied with in respect of the site set out in the licence:

- (a) the site is designed in a manner that prevents unauthorized access;
- (b) the site is surrounded by physical barrier that prevents unauthorized access;
- (c) storage areas are surrounded by a physical barrier that prevents unauthorized access; and
- (d) access to each storage is restricted to individual whose presence in the area is required by their duties.”

3.1.1 a) The site must be designed in a manner that prevents unauthorized access

The 1000336730 Ontario Inc. site is comprised of one (1) single-story building. The site perimeter has been defined as the building envelope which is outlined in yellow in Figure 2. Any areas that are not used exclusively by 1000336730 Ontario Inc. to conduct activities other than activities with cannabis are outside of the proposed site perimeter. There is a parking lot located in the front. An aerial view (as of November 2022) of the proposed site and surrounding lots within 500 meters is shown in Figure 1.

The 1000336730 Ontario Inc. facility incorporates the following security elements that offers several independent operational security layers to prevent unauthorized access:

a. Construction of Building

The proposed site comprises of a single storey building located on a 6 (six) acre lot. Figure 1 shows a closer view of the proposed facility and neighbouring buildings. The site perimeter is contained completely within 4 (four) acres of the property boundary which is zoned for agricultural use. The remaining 2 (two) acres of the lot are zoned residential and contain a dwelling house which has its own private driveway with the same civic address as the site. 1000336730 Canada Inc. will not be conducting any activity authorized by the cannabis licence at the dwelling house. All activities authorized by the cannabis licence will be conducted within the site perimeter and there will be no overlapping activities with the dwelling house. The dwelling house on the property is outside of the site perimeter for 1000336730 Canada Inc. Any incoming shipments or deliveries will be provided with clear instruction and signage to ensure they do not erroneously enter the wrong driveway. The responsible person and head of security have both reviewed this information to ensure that any risks have been mitigated as much as reasonably possible.

The building envelope of the site is constructed out of corrugated steel panels. The roof of the building will also be made of corrugated steel panels. Within the building, the operation areas and storage area have been constructed to prevent unauthorized access via access-controlled doors and physical barriers, while also maintaining GPP standards. The walls of the GPP areas are

made of Trusscore PVC panels resistant to fatigue, humidity and amenable to repeated cleanings. The ceilings of the GPP areas are also Trusscore PVC panels. The floor of all the GPP areas are made of concrete slabs sealed with a durable two-part epoxy coating developed for heavy duty service in a clean facility. All seams are sealed to form a non-porous, washable surface. This will allow the walls, floor and ceiling of the operations areas to be cleaned easily and repeatedly, while also providing physical barriers that prevent unauthorized access.

b. Restricted Access, Staff Only/Clients or Contractors under Staff Supervision

The proposed facility has four (4) access points along the perimeter: Lobby entrance door (D1), Shipping & Receiving Area man door (D3), one (1) emergency exit in Corridor #1 (D2) and one (1) overhead roll up door in the Shipping & Receiving Area (D5). All access point doors, except the overhead door, are all single hollow-core steel fire-rated doors secured to a pressed steel doorframe that is welded with non-removable pin (NRP) hinges. All access points are controlled to restrict access only to authorized personnel. Within Corridor #1 there is also an emergency exit door (D2) leading to the exterior. The emergency exit door is made of fire-rated hollow-core steel secured to a pressed steel doorframe that is welded with NRP hinges and equipped with a crash bar and door contact sensor. Refer to Figure 4 for the layout of all access controls at the site. The overhead door (D5) in the Shipping/Receiving area is made of steel and armed with an overhead door contact sensor.

The site perimeter is monitored by exterior visual surveillance cameras using four (4) fixed dome cameras (Figure 6a). There will be one covering each corner of the building in order to create a visual record of activities surrounding the perimeter doors and building envelope.

All visitors and contractors will be required to use the Lobby door (D1) and will meet either the Responsible Person (RP) or Head of Security (HoS) and they will be greeted and required to sign-in using a Visitor (Paper) Log (refer to section 8). Once cleared they will be brought through to the Airlock to properly gown and enter the facility. Any visitor or contractor who requires access to restricted areas for their duties will be accompanied by a member of staff who has access credentials. Upon completing their visit, all visitors and/or contractors are required to sign-out in the Visitors Log.

c. Operations Areas and Storage Area

As illustrated in Figure 2, the building envelope is defined as the site perimeter and is denoted in yellow. Those areas that are within the site perimeter and are shaded in grey are referred to as non-operational areas (i.e., common area). These areas include the Office, Lobby, Washroom, Airlock, Fertigation/Wash Area and Electrical/Mechanical Room.

The red, blue, green, orange and yellow shaded areas in Figure 2 show the operations areas where cannabis will always be present or in transit. These areas are within the site and includes Corridor #1, Mother Room, Clone Room, Flower Room 1, Flower Room 2, Drying 1, Drying 2, Processing Area (Trimming/Packaging), Secure Storage and Shipping & Receiving Area. These areas are restricted to staff who are required by their work responsibilities to be in those areas. Any visitor or contractor (e.g., for maintenance of equipment or Health Canada Inspectors) will be greeted, signed-in/out using a Visitor (Paper) Log, and will be accompanied by a member of staff who has access credentials. All areas within the restricted area that does not have cannabis in any shape or form are highlighted grey in Figure 2.

All interior walls are of Trusscore PVC panels which is resistant to fatigue, humidity and amenable to repeated cleanings. The ceilings of the GPP areas are also made of Trusscore PVC panels. The floor of all the GPP areas is made of concrete slabs sealed with a durable two-part epoxy coating developed for heavy duty service in a clean facility.

3.1.2 b) The site is surrounded by physical barrier that prevents unauthorized access

The building envelope of the site is constructed out of corrugated steel panels. The roof of the building is made of corrugated steel panels. There are no areas along the building exterior which provide unauthorized access into the site.

In addition to the physical barrier surrounding the site, 1000336730 Ontario Inc. has also implemented an intrusion detection system to detect any unauthorized access attempts along the exterior. The site intrusion detection system is comprised of four (4) door contact sensors on all doors that are directly accessible from the exterior, one (1) panic button and one (1) overhead door contact sensor (OHDC-1). The floor plan in Figures 4 and 5 shows all access control and intrusion detection devices within the building. The intrusion system has been separated into two (2) partitions (refer to Figure 3). One partition is used to arm the general facility so that the whole group of devices can be armed and disarmed to allow access to the site. Another partition is used to arm the Secure Storage and the specific group of devices used in the Secure Storage. The intrusion detection system ensures the perimeter of the site is monitored for unauthorized access attempts. Any break-ins would activate the building intrusion system before an intruder can reach areas where cannabis is present. The alarm signal will be sent to a ULC-listed central monitoring station which will notify the HoS or Responsible Person immediately.

All elements that comprise the facility's security systems, including intrusion detection, and access control are anti-tamper resistant. End-of-line resistance is used for each individual sensor device connected to the intrusion and access control systems. This triggers an alarm when the system wiring is tampered or cut.

During operational hours all staff are responsible for intrusion detection while they are on site. In case of any actual or attempted intrusion events, staff will sound site alarms by making use of panic buttons, keypads, emergency exits or by notifying the local police, head of security, or ULC monitoring service based on the situation, the location, and the available resources. The security partitions of the site have been organized such that staff in any of the occupied partitions would be able to detect an intrusion event (actual or attempted) within the partition space. Outside of operational hours all intrusion detection devices will be in operation and will be able to detect any actual or attempted intrusion events along the site perimeter and within the operation and storage areas.

3.1.3 c) Storage areas are surrounded by a physical barrier that prevents unauthorized access

The walls of the Secure Storage is constructed using Trusscore PVC panels. The ceilings of the Secure storage are also made using Trusscore PVC panels. The floor of the Secure Storage is made of concrete slab sealed with durable two-part epoxy coating developed for heavy duty service in a clean facility. This will allow the walls, floor and ceiling of the Secure Storage to be cleaned easily and repeatedly, while also providing physical barriers that prevent unauthorized access.

The entrance into the cannabis secure storage room (D4) is a hollow-core steel fire-rated single door that is secured to a pressed steel doorframe that is welded with NRP (non-removable pin) hinges. The room is can only be accessed from Corridor #1. The Secure Storage room is access controlled with dual card readers (CR 2.1/2.2). Therefore, the Secure Storage is surrounded by sufficient physical barriers which prevent unauthorized access. Only authorized 1000336730 Ontario Inc. staff will have access credentials that permit entry into the Secure room.

Moreover, 1000336730 Ontario Inc. has installed an intrusion detection system to ensure that any unauthorized intrusion attempts are detected immediately and responded to in a timely manner. The floor plan in Figures 4 and 5 shows all access control and intrusion detection devices within the building. The intrusion system has been separated into two partitions (refer to Figure 3) so that the Secure Storage room can remain armed while other people are working at the site. The intrusion detection and access control system of the Secure Storage room is comprised of dual card readers (CR 2.1/2.2), one (1) panic button and a door contact sensor (DC-4) to ensure that any unauthorized intrusion attempts are detected and prevented.

3.1.4 d) Access to each storage area is restricted to individuals whose presence in the area is required by their duties

Access to the Secure Storage room will be controlled at the single door (D4) via dual card readers (CR 2.1/2.2). The door is also equipped with a single door contact sensor (DC-4) to ensure that any unauthorized intrusion attempts are detected. Access to Secure Storage will be limited to those individuals who are authorized by the HoS and Responsible Person for their duties. The security system of the site will also be monitored by an off-site ULC monitoring station at all times to ensure that any unauthorized access attempts are detected and responded to in a timely manner. The Lobby entrance (D1) is also armed with dual card readers (CR 1.1/1.2).

The following rooms are equipped with key locks to ensure that only authorized personnel will have access to those areas: Office, Washroom, Airlock, Fertigation/Wash Area, Electrical/Mechanical Room, Corridor #1, Mother Room, Clone Room, Flower Room 1, Flower Room 2, Drying 1, Drying 2, Processing Area (Trimming/Packaging), Secure Storage and Shipping & Receiving Area.

The HoS and Responsible Person are responsible for maintaining a list of individuals who have authorized access to specific areas like the Secure Storage and other operation areas as part of their duties. If an individual who does not have authorized access to these areas/rooms tries to use their access credentials it will not work, triggering an alarm which will be sent to the ULC listed central monitoring station with a notification to the HoS and Responsible Person. The attempted access will be recorded as an unauthorized attempt by the HoS or Responsible person who will then initiate an internal investigation. If the attempt is deemed to be an attempted breach in security, the HoS or Responsible Person is responsible for taking appropriate corrective actions and preventative measures (refer to SCR-005.00 Security Concern, Incident or Breach). No matter the outcome the HoS and Responsible Person are responsible for recording all related details as per SCR-005.00 Security Concern, Incident or Breach. Details include the date and time of the attempted breach, and the date, time, and details of the corrective actions and preventative measures taken by the HoS or Responsible Person.

Any visitors or contractors that require access to any operation areas, including Secure Storage (108), must be accompanied by a member of staff who has permitted access to that area. On

arrival, all visitors or contractors must sign in using the Visitor Log (refer to section 8). They will be given a temporary access card by the HoS or Responsible Person and are required to use the temporary access card to record their movement in and out of all operation areas, including Secure Storage.

4.0 Product Flow

The proposed product flow of cannabis within the 1000336730 Ontario Inc. facility is illustrated in Figure 7.

Seeds and clones are received in Shipping & Receiving Area and then moved to the Quarantine Area (dark blue arrow). Accepted seeds are moved from the Quarantine Area to Secure Storage (yellow arrow). When ready for use, seeds are moved from Secure Storage and accepted clones are taken from the Quarantine Area to Mother Room and Clone Room (respectively) (red arrow). Accepted cannabis plants are then moved from Mother Room to Flower Room 1 and Flower Room 2 (purple arrow). Fresh cannabis from Flower Room 1 and Flower Room 2 is moved into either Drying Room 1 or Drying Room 2 (light blue arrow). Dried cannabis is moved from Drying Room 1 and Drying Room 2 to Processing Area (Trimming/Packaging) for packing dried cannabis in totes for trimming and curing. Only one operation will occur at a time in this room (green arrow). Bulk Packaged Cannabis and Finished Cannabis Products are moved from Processing Area (Trimming/Packaging) to Secure Storage (orange arrow). Bulk Packaged Cannabis and Finished Cannabis Products are moved from Secure Storage through Shipping & Receiving Area for shipment out of the facility to customers or other licence holders (light purple arrow). All waste from Flower Room 1, Flower Room 2, Drying Room 1, Drying Room 2, Processing Area (Trimming/Packaging), Mother Room and Clone Room are moved to Destruction Area (pink arrow) for cannabis destruction.

5.0 Activities with Cannabis – Areas where Cannabis will be present

Area Name	Room Name	Activities
Building 1	Lobby	Non-Operation
Building 1	Office	Non-Operation
Building 1	Washroom	Non-Operation
Building 1	Airlock	Non-Operation
Building 1	Fertigation/ Wash Area	Non-Operation
Building 1	Electrical/ Mechanical Room	Non-Operation
Building 1	Corridor #1	Cannabis in Transit
Building 1	Mother Room	Operation (Cultivation)
Building 1	Clone Room	Operation (Cultivation)
Building 1	Flower Room 1	Operation (Cultivation)
Building 1	Flower Room 2	Operation (Cultivation)
Building 1	Drying 1	Operation (Non-Cultivation)
Building 1	Drying 2	Operation (Non-Cultivation)
Building 1	Secure Storage	Storage
Building 1	Shipping & Receiving Area	Sales Area

6.0 Cannabis Surface Areas

1000336730 Ontario Inc.'s total canopy area consists of the four (4) rooms in total, two (2) of which are grow rooms; Mother Room, Clone Room, Flower Room 1, and Flower Room 2. The cumulative canopy area within the aforementioned rooms sums to a total of 186 m² as shown in Figure 8.

7.0 Cannabis Tracking and Record Keeping

1000336730 Ontario Inc. will be using a paper-based record-keeping system implemented through Standard Operating Procedures (SOPs) for tracking of all cannabis materials and products from the point of entry onto the premises until it leaves the premises.

Please refer to: 1000336730 Ontario Inc.'s Record-Keeping document which is part of 1000336730 Ontario Inc.'s Licensing Application for more information.

The following individual(s) at 1000336730 Ontario Inc. are responsible for entering data into the Cannabis Tracking and Licensing Systems (CTLS) for cannabis tracking purposes:

Full Legal Name	Title	Contact Information
Lisa Thorn	Director	Phone: 905-414-4471 Email: lisalthorn@hotmail.com
Emily Thorn	Responsible Person (RP)	Phone: 905-920-9738 Email: emily.thorn@hotmail.com
Noah Thorn	Master Grower	Phone: 905-577-7316 Email: noah14@hotmail.com
Chantelle Thomas	Head of Security (HoS)	Phone: 289-213-1588 Email: chantelle-thomas@outlook.com
Alexandra Kachura	Quality Assurance Person (QAP)	Phone: 905-746-7966 Email: Akachura2@gmail.com

8.0 Conclusions

1000336730 Ontario Inc. has demonstrated that it is committed to running a secure compliant facility. The site has been designed to prevent any unauthorized access and intrusion via a solid structure, physical barriers, and restricted access controls. Visual surveillance for access and exit points into the site is achieved using interior and exterior cameras. Access control is being managed via keylock systems and card readers organized in several layers to only allow authorized staff entry into the operations areas. As such, the physical site plan described above has met and exceeded the requirements set out in Part 4 of the *Cannabis Regulations* for a micro-processing cannabis licence. These plans have been reviewed by the Head of Security and they have provided a signed attestation confirming that the designs including the site plan have been approved and meet all necessary physical security requirements (see Appendix A: Physical Security Attestation).

9.0 Visitors Log

VISITOR ACCESS LOG

Document Number: SEC-0005.00-F.01

Month: _____ Year: _____

Date	First and Last Name	Company	Reason for visit	Responsible Employee	Time IN	Time OUT

PLEASE WRITE IN PRINT. NO ASTERISKS, SHORTHAND, OR DITTO MARKS ALLOWED.

10.0 Record of Detected Occurrences

INCIDENT INVESTIGATION FORM

Incident Investigation Form		
Date of Incident:	Time of Incident:	
Where did the incident occur:		
Who was involved:		
Were there any witnesses:		
Brief description of the event:		
What Happened?	Check	Go to section
Any loss or theft of cannabis materials?	<input type="checkbox"/>	A
Was anyone injured?	<input type="checkbox"/>	B
Was there any damage to property or equipment?	<input type="checkbox"/>	C
Did the alarms go off?	<input type="checkbox"/>	D
Was the security of the facility compromised?	<input type="checkbox"/>	E
Was the incident related to a courier?	<input type="checkbox"/>	F
Was there a fire or other hazard?	<input type="checkbox"/>	G
Unauthorized Intruder(s)?	<input type="checkbox"/>	H
Review		
Written by:	Signature:	
HoS or RP Name:	Signature:	
Date:	Total pages:	

CONTINUED – INCIDENT INVESTIGATION FORM

Section A – Loss or Theft			
Missing Cannabis	Check	Quantity	Batch and/or Lot Number(s)
Plant Seeds	<input type="checkbox"/>		
Clones	<input type="checkbox"/>		
Mother Plants	<input type="checkbox"/>		
Fresh Cannabis	<input type="checkbox"/>		
Dried Cannabis	<input type="checkbox"/>		
Waste Cannabis	<input type="checkbox"/>		
Cannabis Extracts	<input type="checkbox"/>		
Bulk Cannabis	<input type="checkbox"/>		
Finished Cannabis Products	<input type="checkbox"/>		
Loss or Theft form filled out and attached?		<input type="checkbox"/>	
Where did the theft/loss occur:			
Description of the incident:			
Review			
Written by:		Signature:	
HoS or RP Name:		Signature:	
Date:		Total pages:	

CONTINUED – INCIDENT INVESTIGATION FORM

Section B – Injury	
Name(s) of injured person(s):	
Details of injury:	
Description of the incident:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section C – Property Damage	
What property was damaged:	
Details of damages:	
Description of the incident:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section D – Alarms	
Which alarm(s) were activated:	
Why did the alarm(s) activate:	
Additional details:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section E – Compromise of Security

In what way(s) was the security of the facility compromised (i.e. leaked information, lost access tokens, faulty equipment, etc.):

How did the compromise occur:

Additional details:

Review

Written by:

Signature:

HoS or RP Name:

Signature:

Date:

Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section F – Courier Incident

Contact information of the courier company and the driver(s):	
Courier destination:	
Was the courier harmed:	
Was anything taken or damaged:	
Description of the incident/additional details:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section G – Facility Hazard	
Describe the hazard: (i.e. fire, chemical spill, obstruction of pathways, inappropriate employee behaviour, etc.):	
How did the hazard occur:	
Was safety equipment used (i.e. fire extinguisher, first-aid kit, spill absorption kit, etc.):	
Description of the incident/additional details:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Section H – Unauthorized Intruder	
Location of the unauthorized access:	
How did the intruder gain access:	
What was the purpose of the intrusion:	
Description of the incident/additional details:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Additional Details	
Describe the actions taken as a response to each security incident:	
Date of Response:	Time of Response:
Were any local authorities involved? Why or why not:	
Date of Response:	Time of Response:
Was Health Canada notified? Why or why not:	
Date of Response:	Time of Response:
How will these events be prevented in the future:	
Additional documents or pages attached to the report:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

Internal Investigation	
Names of the facility staff assigned to investigate the incident:	
Related documents:	
Details of internal investigation conducted:	
Additional documents or pages attached to the report:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

CONTINUED – INCIDENT INVESTIGATION FORM

External Agents	
Contact information of local police:	
Date Notified: _____	
Contact information of local authorities (fire department, etc.):	
Date Notified: _____	
Contact information of agent(s) representing Health Canada:	
Date Notified: _____	
Details of investigation conducted by the local police, authorities and/or Health Canada:	
Additional documents or pages attached to the report:	
Date Investigation Closed:	
Review	
Written by:	Signature:
HoS or RP Name:	Signature:
Date:	Total pages:

11.0 Appendix A: Attestations

ATTESTATION FROM HEAD OF SECURITY

I, Chantelle Thomas, the Head of Security for 1000336730 Ontario Inc., attest that I have reviewed and approved all documents related to the physical security of the site located at 46 Bruce County Rd 17, Arran-Elderslie, ON, N0H 2N0, including the site plan and how the physical security requirements, as per part 4 of the *Cannabis Regulations*, are met.

I have a comprehensive understanding of the design of the facility, including the site floor plan, operations that will be conducted at the site, and the physical security as outlined the site plan and Physical Security Compliance Report enclosed in the submitted application.

Sincerely,


Signature

Nov. 15/22.
Date

Chantelle Thomas
Head of Security
1000336730 Ontario Inc.

12.0 Appendix B: Figures

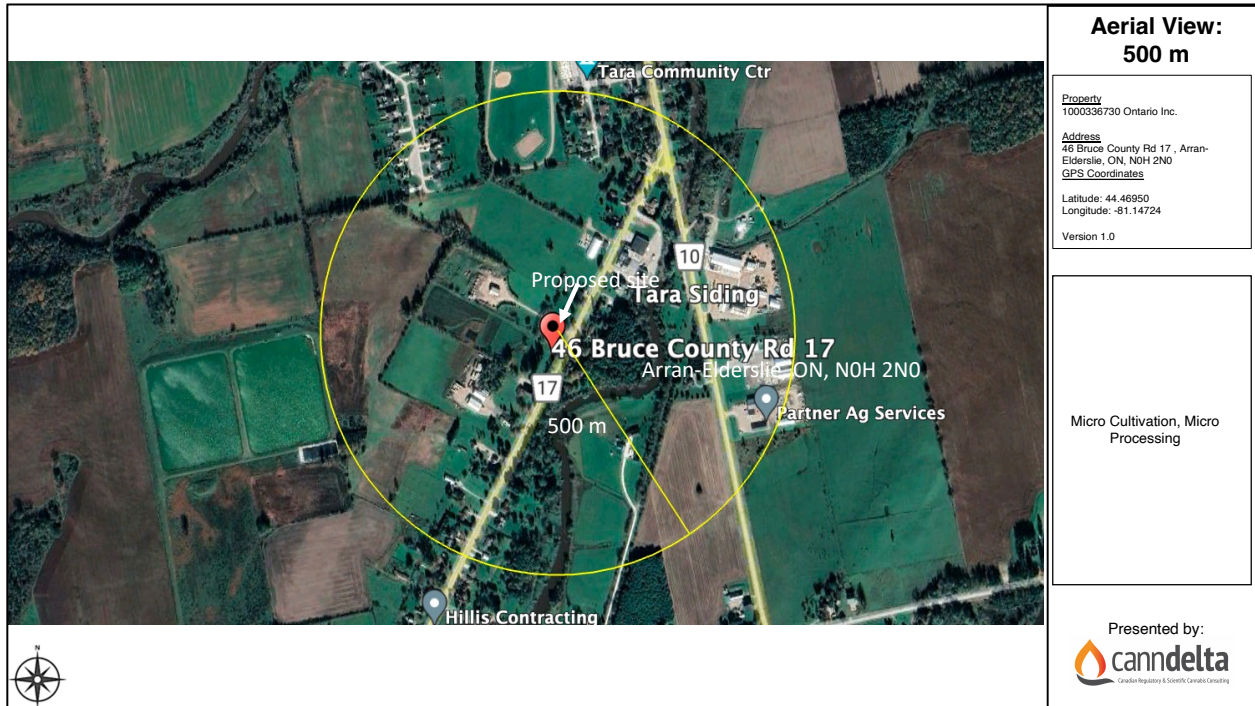


Figure 1. Aerial view of 1000336730 Ontario Inc. 's proposed site with 500m radius.



Figure 2. 1000336730 Ontario Inc.’s site floor plan with the site perimeter outlined in yellow. The grey highlight indicates the Non-Operations Area, the green highlight indicates the Operations Area (Cultivation), blue indicates Operations Area (Non-Cultivation), the Secure Storage is highlighted in red and the Sales Area is highlighted in orange.

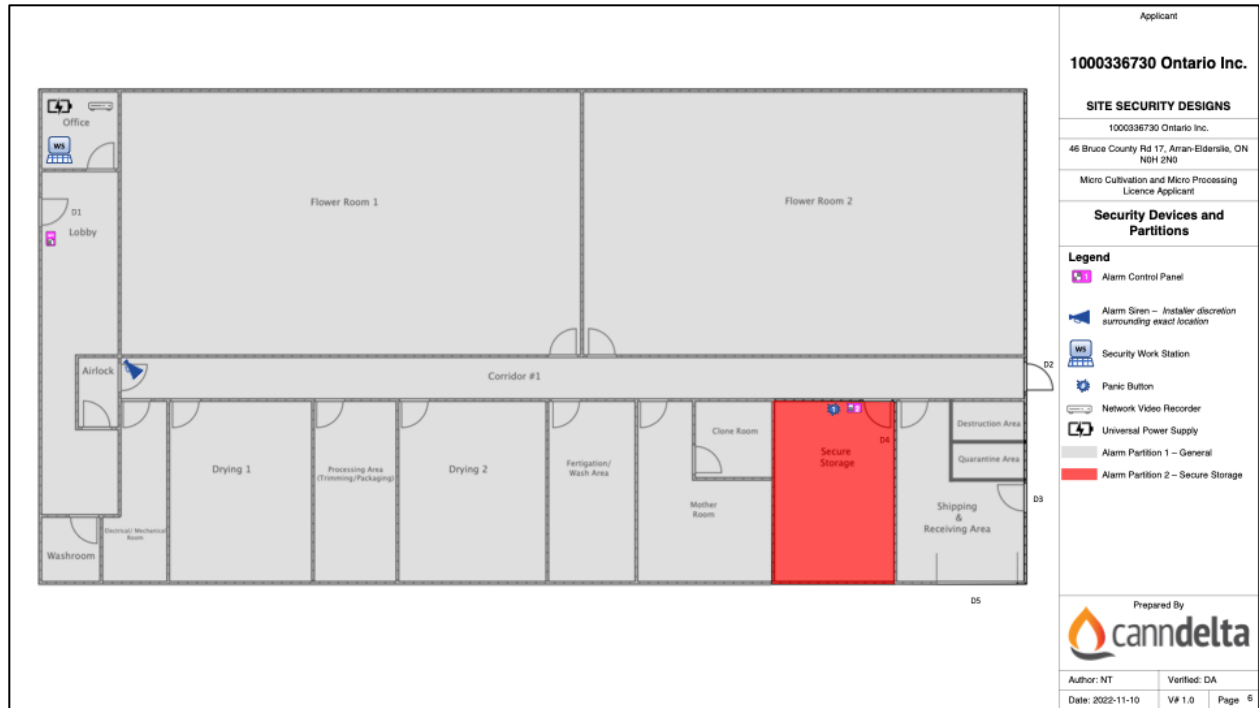


Figure 3. 1000336730 Ontario Inc. 's site floor plan with alarm partitions.

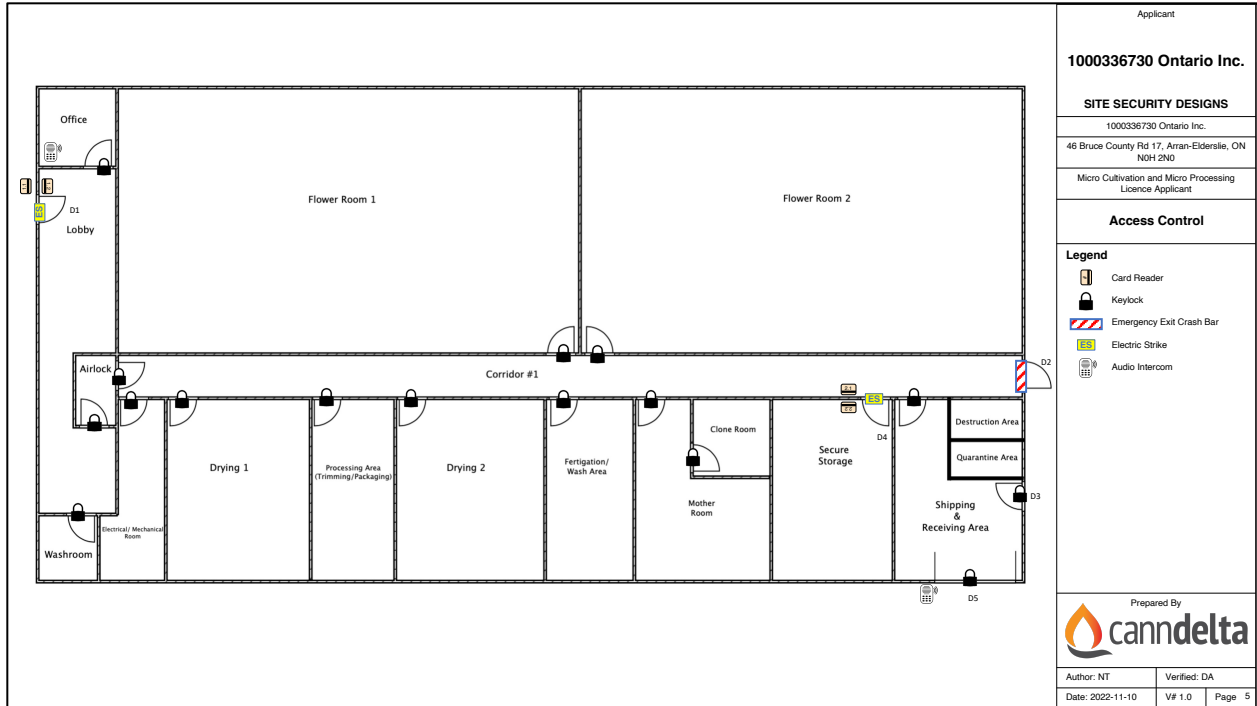


Figure 4. Access control device layout at the proposed facility.

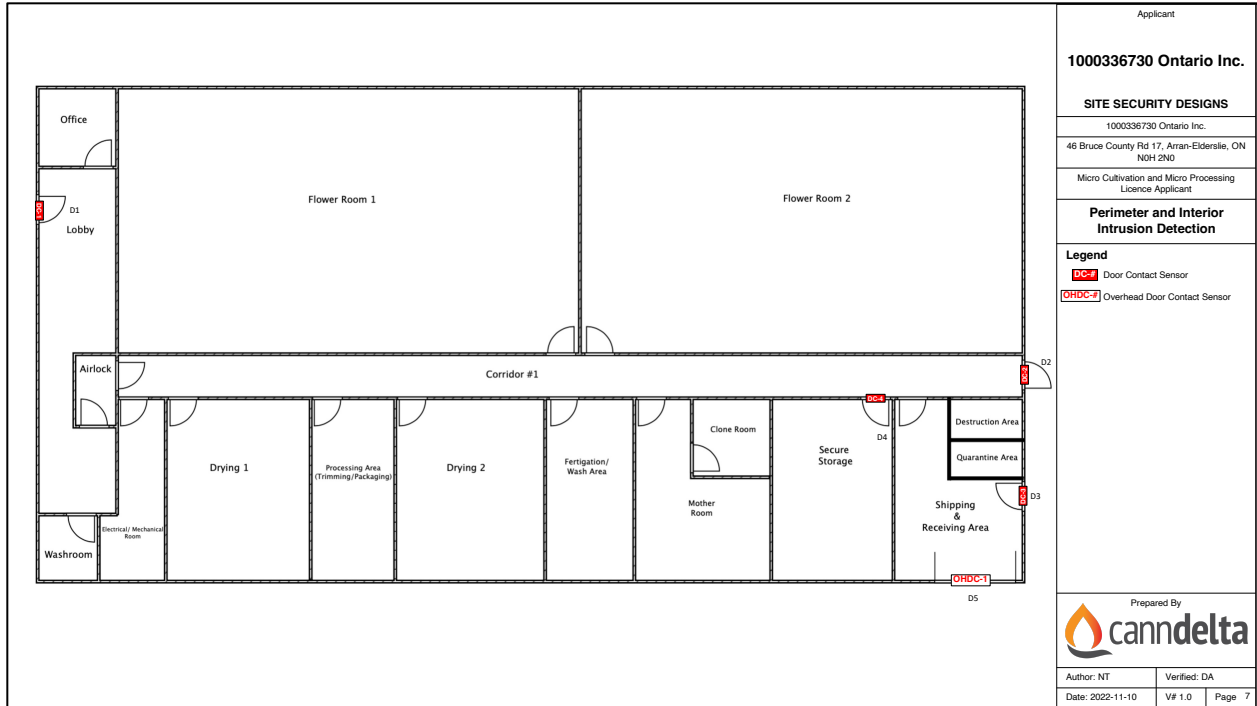


Figure 5. Intrusion detection device layout at the proposed facility.

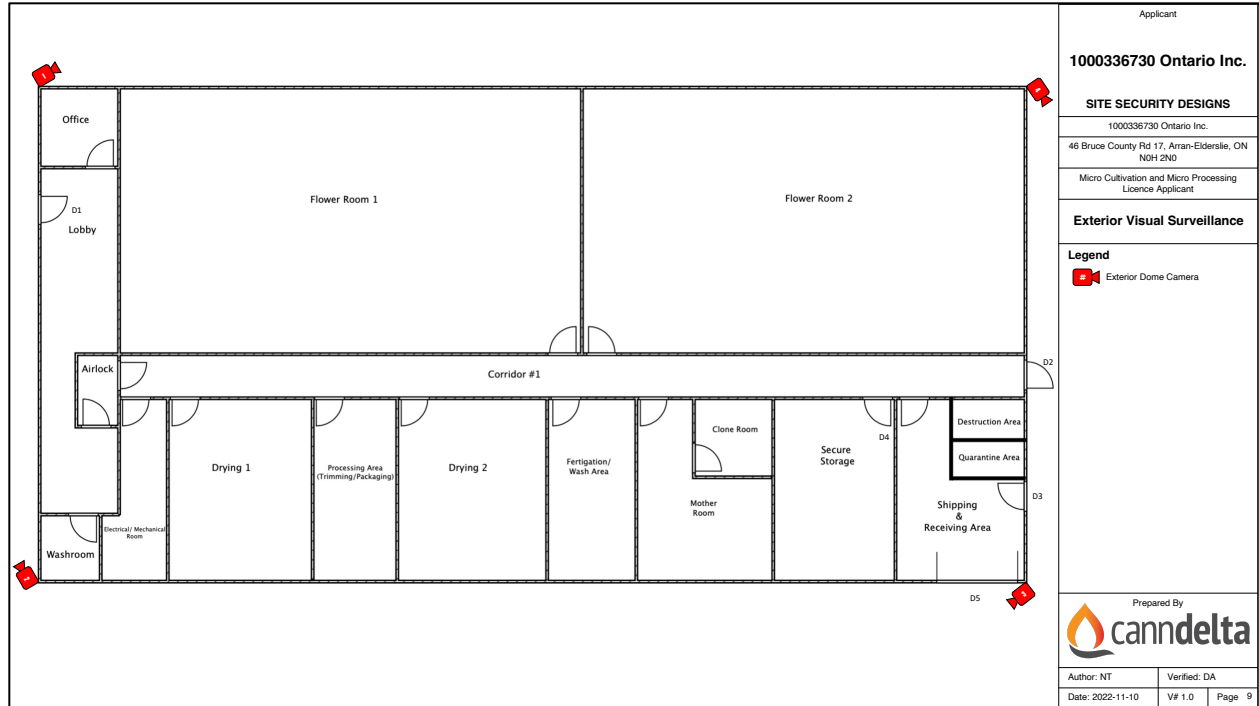


Figure 6a. Exterior Visual Surveillance device layout at the proposed facility.

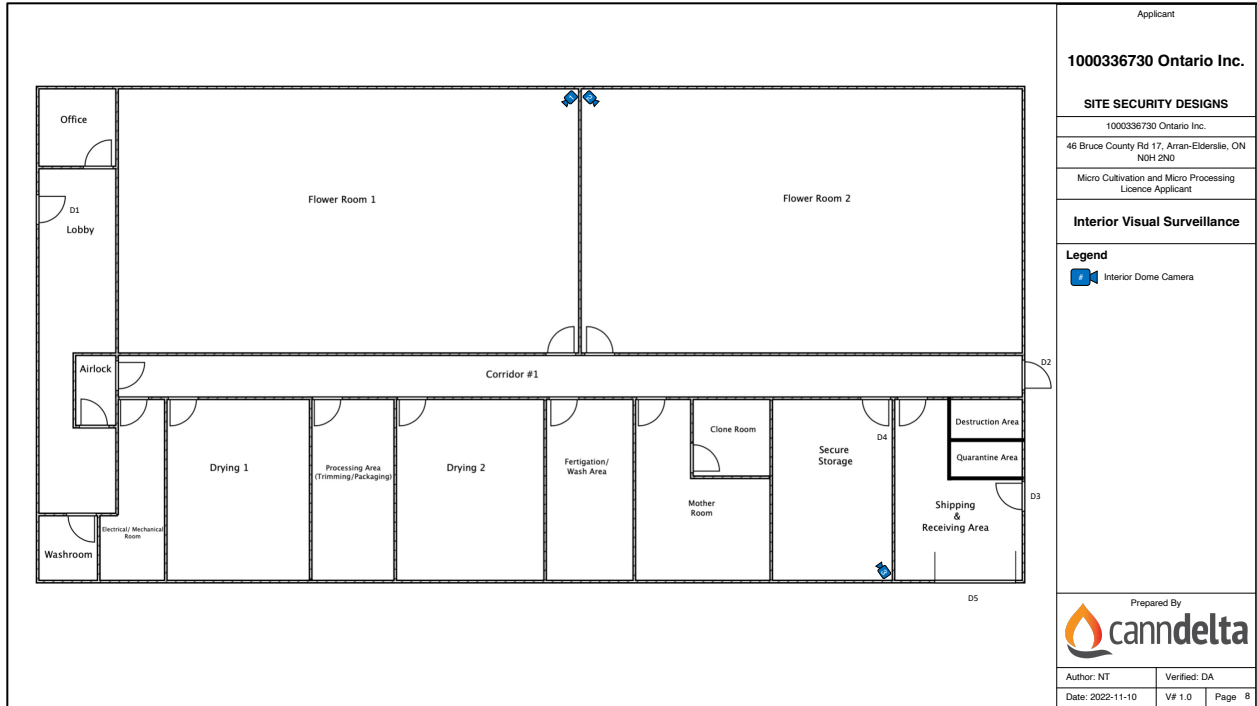


Figure 6b. Interior Visual Surveillance device layout at the proposed facility.

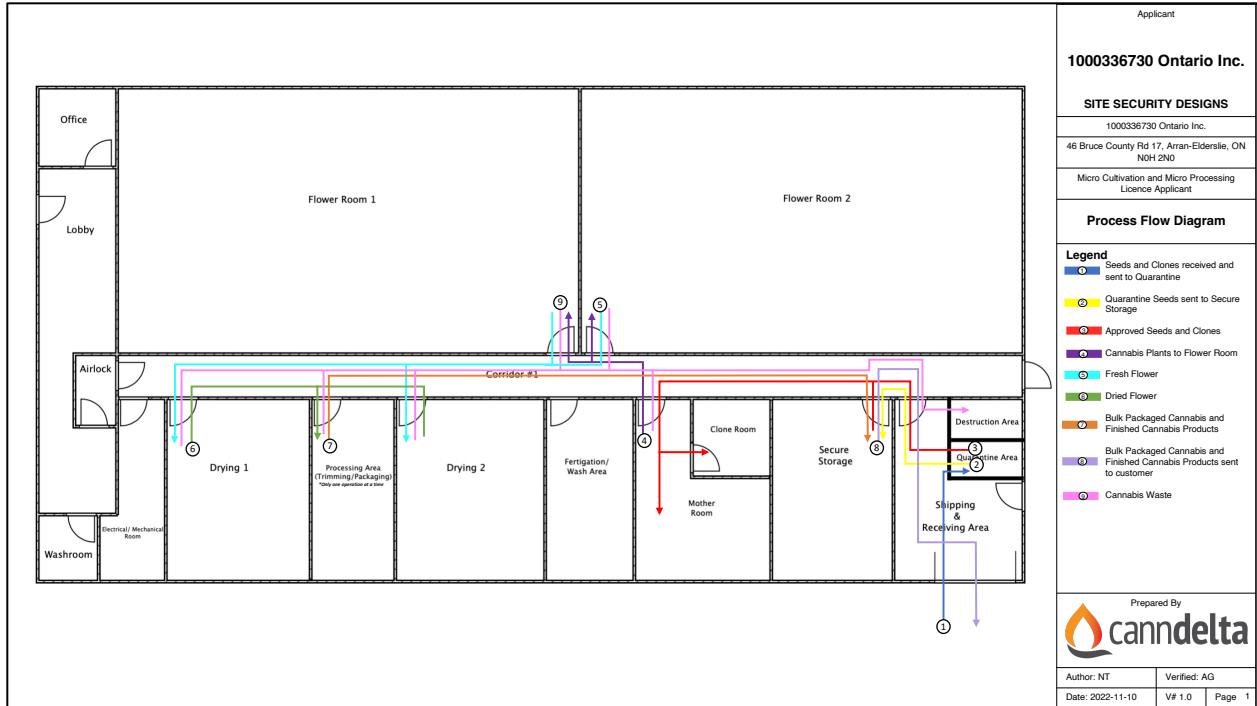
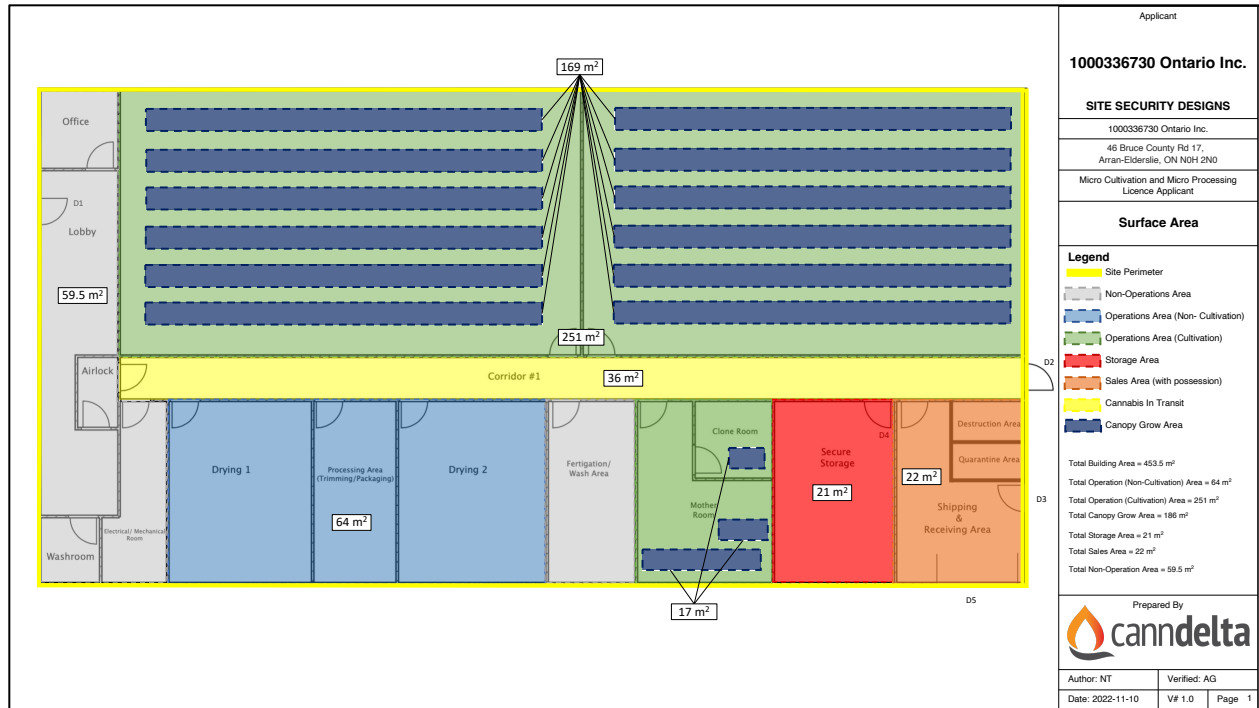


Figure 7. Product Flow Chart



APPENDIX 'G'
PHYSICAL SECURITY DESIGN

1000336730 Ontario Inc.

Micro Cultivation & Micro Processing Licence Applicant

Physical Security Design

46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0

2022-11-10

CONFIDENTIAL

The following site design report is a confidential document that is not intended to be shared outside of your organization. Explicit written permission is requested to share this document to anyone outside of your organization, it is intended solely for the use of the individual or entity to whom they are addressed. If you have received this document in error, please notify the originator. This document contains confidential information and is intended only for the entity named. If you are not the named addressee, you should not disseminate, distribute or copy this report. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Disclaimer: This Physical Security Plan details the recommended placement of security features. It uses a system design tool that features general specifications that could be met with various products from several manufacturers. CannDelta in is in no way endorsing recommending the use and implementation of camera or other security products from a specific manufacturer (as these can differ with each brand manufacturer), however, any deviation from the recommended equipment contained within this document may require professional specific evaluation of the specifications of the products and the reevaluation of the number and placement of recommended devices. The device locations here are not prescriptive but are suggestions based on the floor plans alone and may not be feasible based on the physical site features. The client recognizes that adjustments to these design plans may be required and that the installation locations may vary or differ due to circumstances outside of the control of the security installer and/or CannDelta.

SITE SECURITY DESIGNS

1000336730 Ontario Inc.

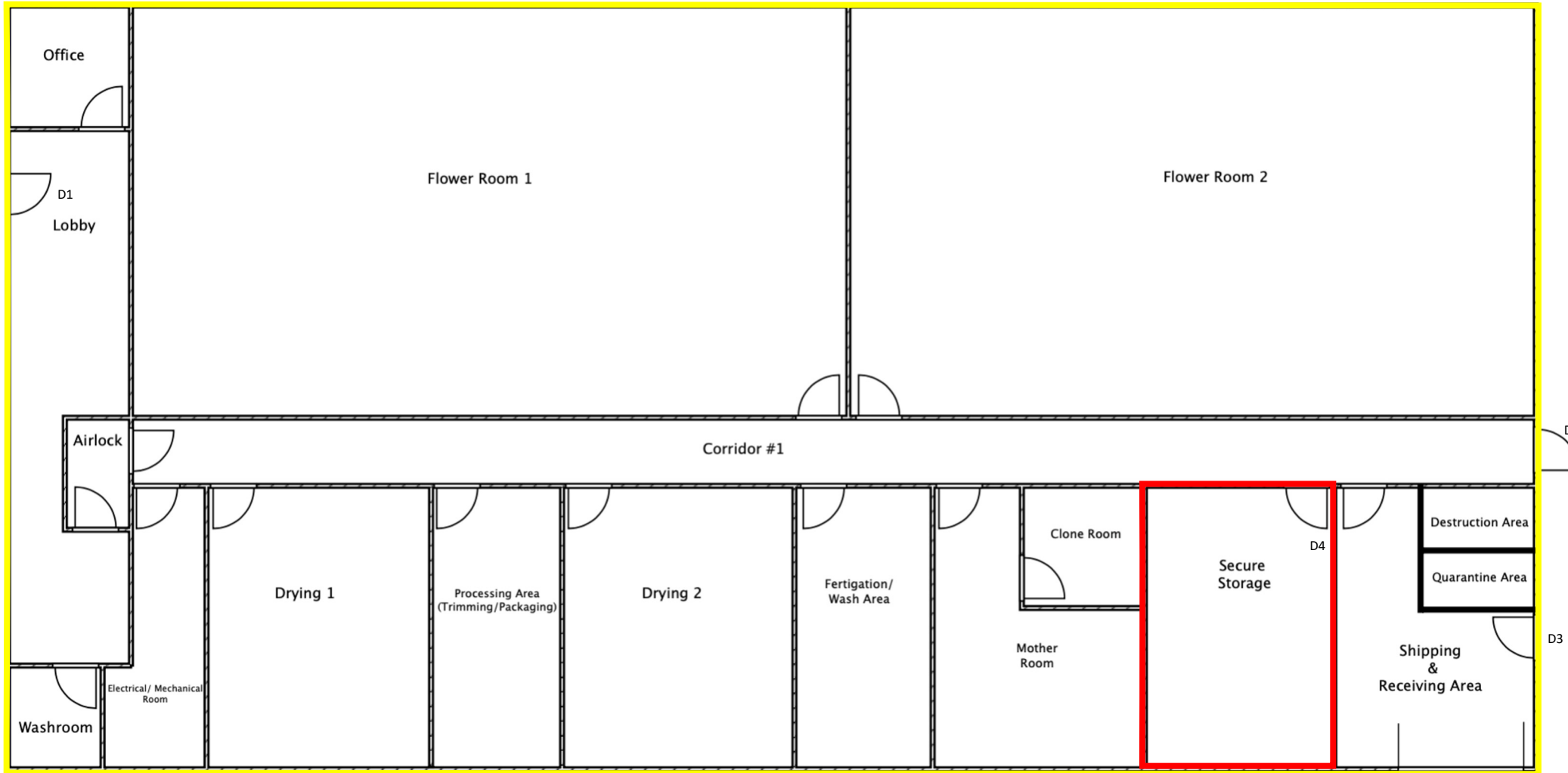
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Floor Plan and Site Perimeter

Legend

- Site Perimeter
- Secure Storage



Prepared By



Author: NT

Verified: DA

Date: 2022-11-10

V# 1.0

Page 3

SITE SECURITY DESIGNS








1000336730 Ontario Inc.

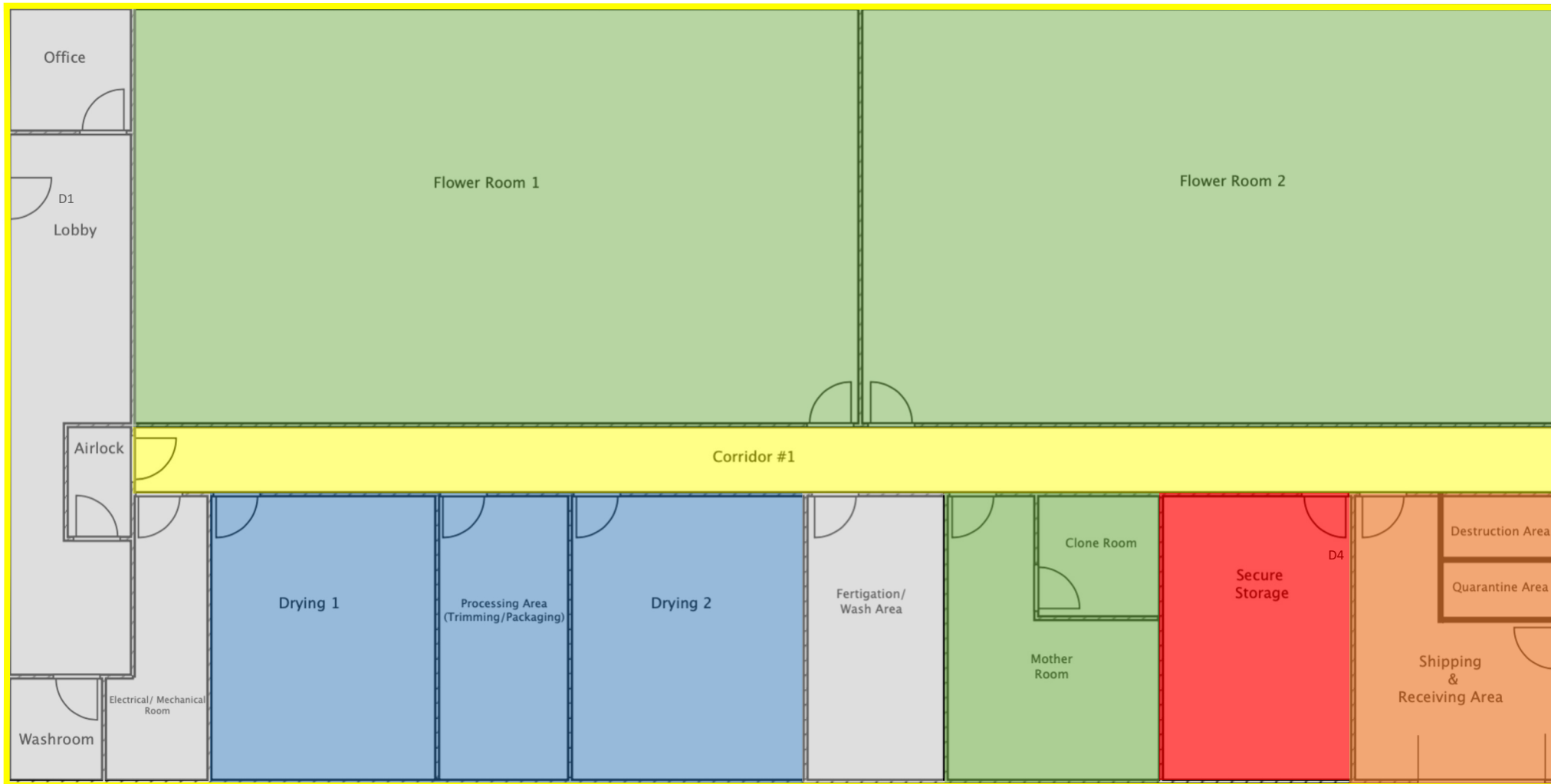
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Cannabis Areas / Activities

Legend

-  Site Perimeter
-  Non-Operations Area
-  Operations Area (Non- Cultivation)
-  Operations Area (Cultivation)
-  Storage Area
-  Sales Area (with possession)
-  Cannabis In Transit



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Page 4

SITE SECURITY DESIGNS






1000336730 Ontario Inc.

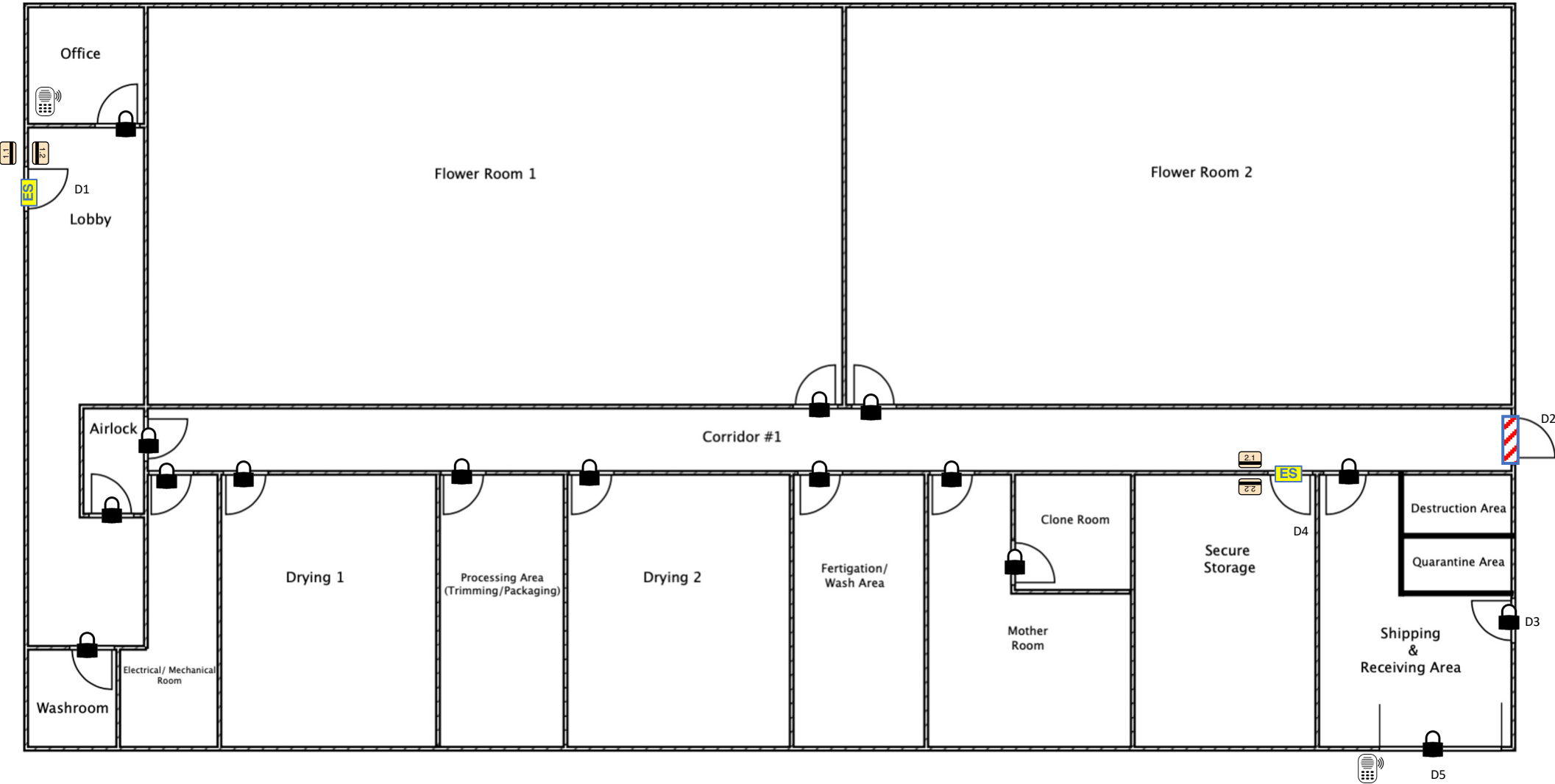
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Access Control

Legend

-  Card Reader
-  Keylock
-  Emergency Exit Crash Bar
-  Electric Strike
-  Audio Intercom



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Verified: DA

Date: 2022-11-10

V# 1.0

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SITE SECURITY DESIGNS









1000336730 Ontario Inc.

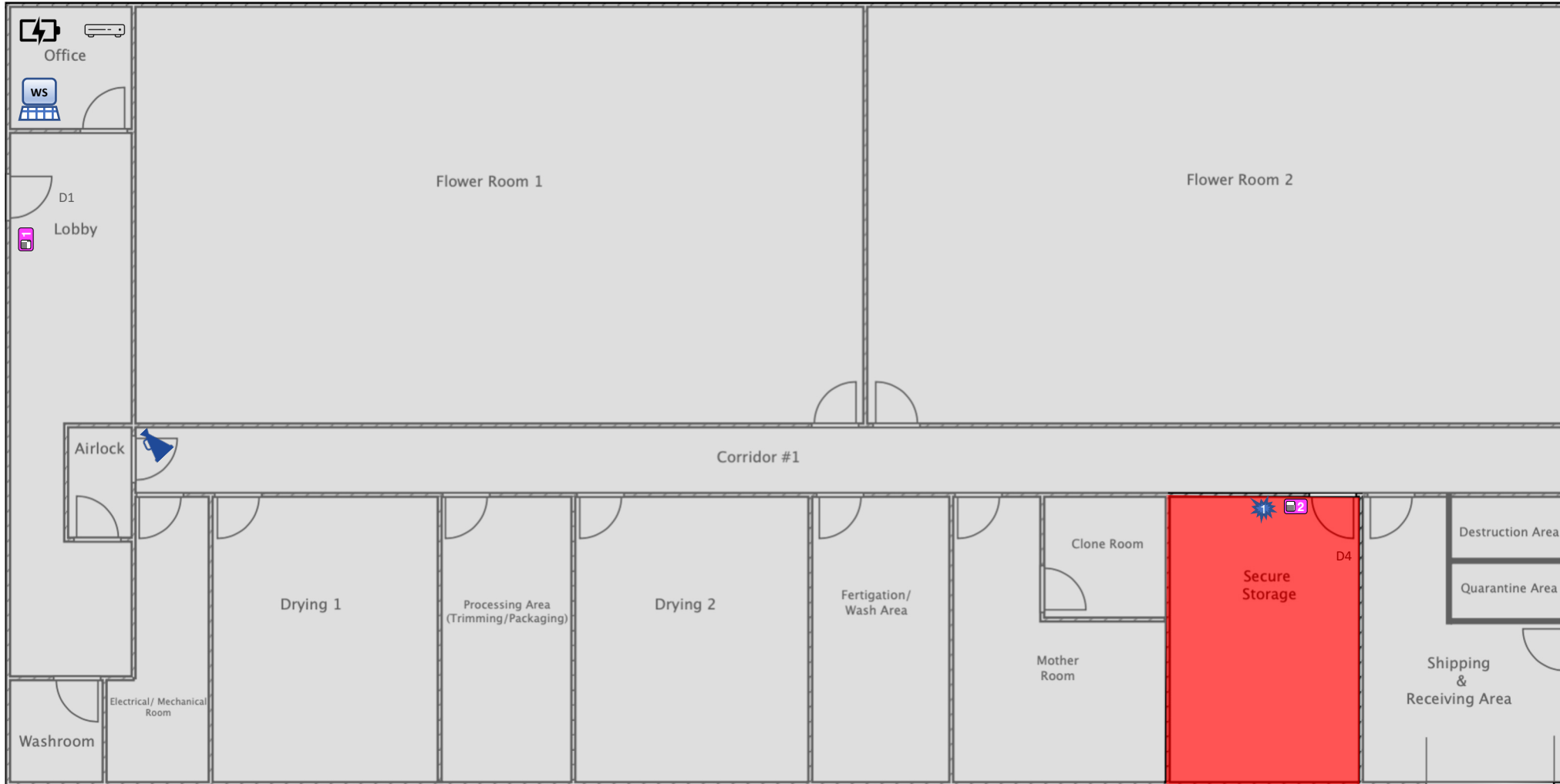
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Security Devices and
Partitions

Legend

-  Alarm Control Panel
-  Alarm Siren – *Installer discretion surrounding exact location*
-  Security Work Station
-  Panic Button
-  Network Video Recorder
-  Universal Power Supply
-  Alarm Partition 1 – General
-  Alarm Partition 2 – Secure Storage



D5

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Date: 2022-11-10 | V# 1.0 | Page 6

SITE SECURITY DESIGNS

1000336730 Ontario Inc.

46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

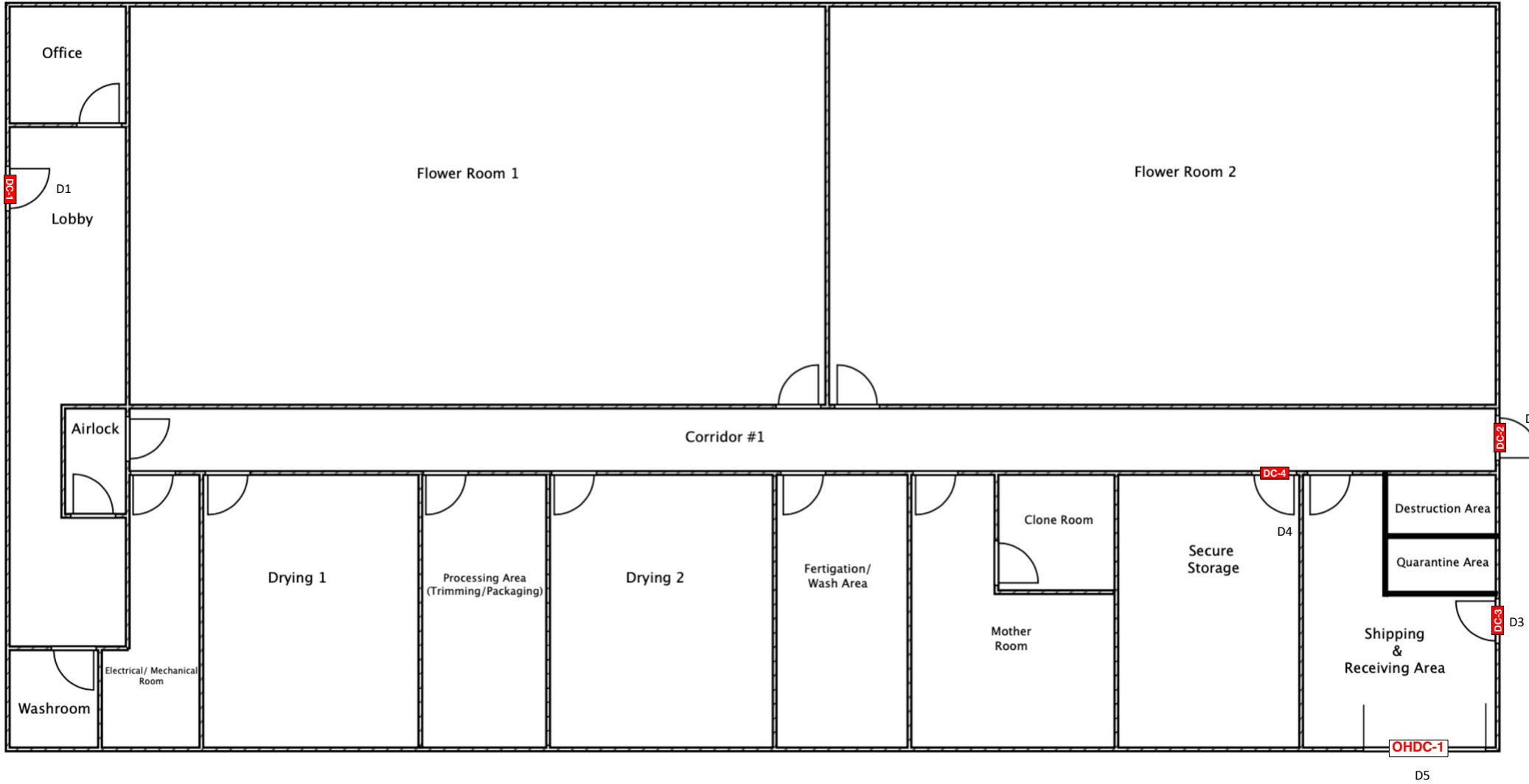
Micro Cultivation and Micro Processing
Licence Applicant

**Perimeter and Interior
Intrusion Detection**

Legend

DC-# Door Contact Sensor

OHDC-# Overhead Door Contact Sensor



Prepared By



Author: NT	Verified: DA
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Date: 2022-11-10	V# 1.0	Page 7
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SITE SECURITY DESIGNS

1000336730 Ontario Inc.

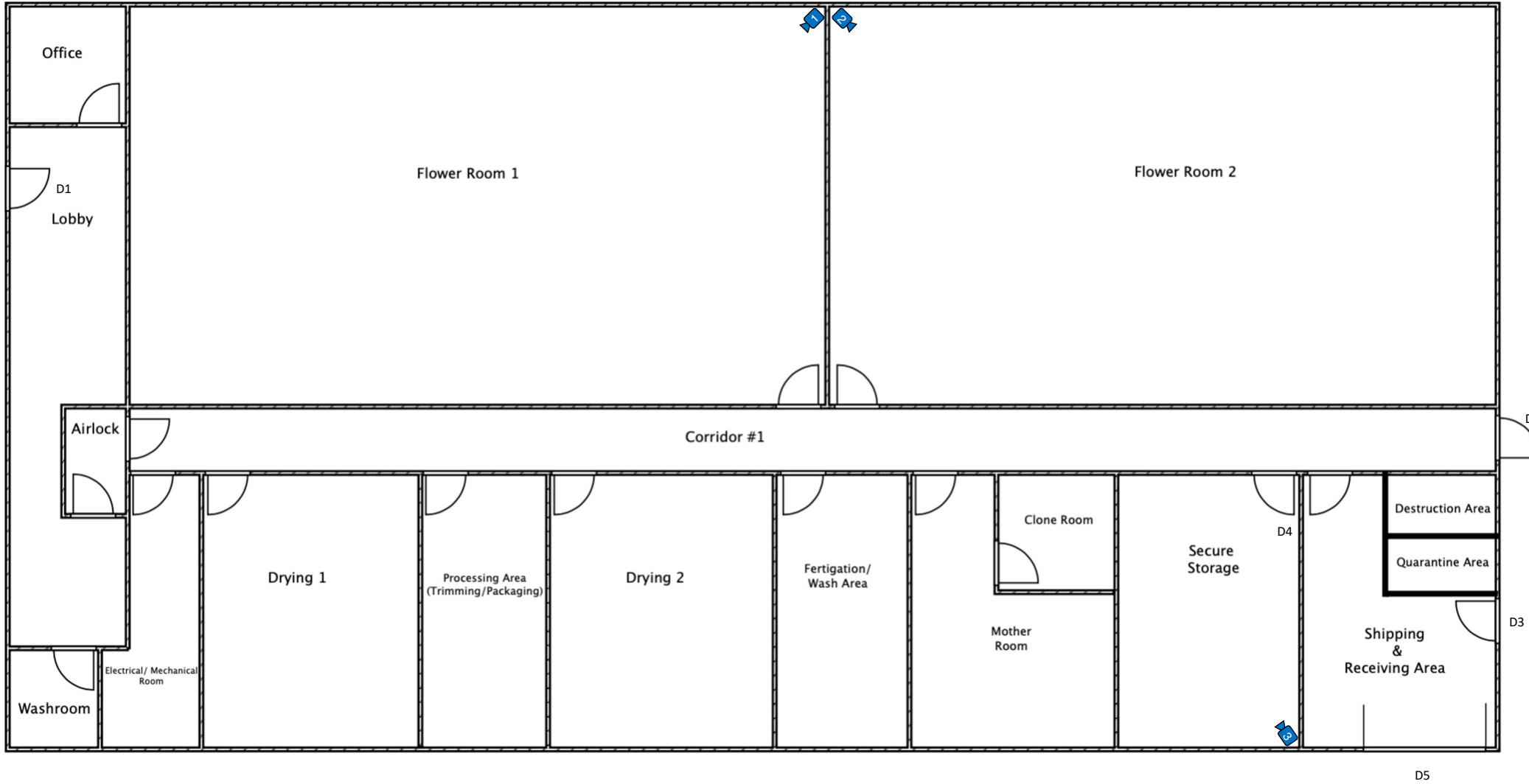
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Interior Visual Surveillance

Legend

Interior Dome Camera



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SITE SECURITY DESIGNS

1000336730 Ontario Inc.

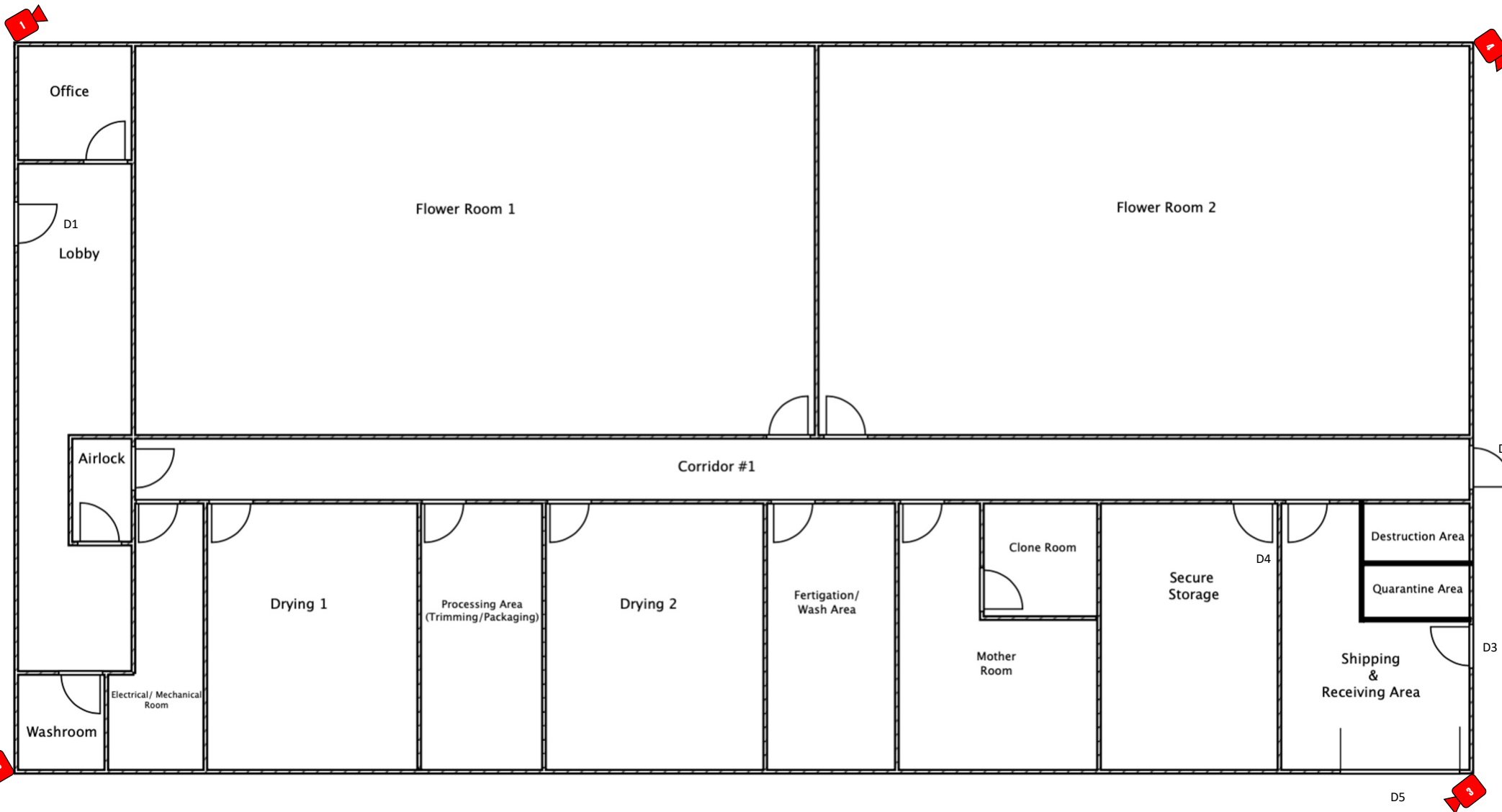
46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0

Micro Cultivation and Micro Processing
Licence Applicant

Exterior Visual Surveillance

Legend

Exterior Dome Camera



Prepared By



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Verified: DA

Date: 2022-11-10

V# 1.0

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1000336730 Ontario Inc.**SITE SECURITY DESIGNS**

1000336730 Ontario Inc.

46 Bruce County Rd 17, Arran-Elderslie, ON
N0H 2N0Micro Cultivation and Micro Processing
Licence Applicant**Device Count****Legend**

Prepared By



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Verified: DA

Date: 2022-11-10

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Device Type	Device Count	Comments	Slide
Card Reader	4		5
Keylock	15		5
Electric Strike	2		5
Emergency Exit Crash Bar	1		5
Audio Intercom	2		5
Alarm Control Panel	2		6
Alarm Siren	1		6
Security Work Station	1		6
Panic Button	1		6
Network Video Recorder	1		6
Universal Power Supply	1		6
Door Contact Sensor	4		7
Interior Camera	3		8
Exterior Camera	4		9



18 King Street East, Suite 800
Toronto ON, M5C 1C4
Phone: 416-613-8569
Toll Free: 1-877-274-6777
www.canndelta.com

January 25, 2023

RE: Lighting Letter of Support for Health Canada Application under *Cannabis Regulations*

To Whom It May Concern:
c/o Zoning and Planning Department,

This letter is to inform you that Mrs. Lisa Thorn has a site located at 46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0 ("site address"), and intends to submit an application to Health Canada to obtain a cannabis licence for classes Micro Cultivation and Micro Processing under the *Cannabis Act* (S.C. 2018, c. 16) and the *Cannabis Regulations* (SOR/2018-144).

CannDelta confirms that the proposed facility is a completely self-contained production site which does not produce any exterior light pollution other than the light generated from general office lighting from the single exterior window. If needed, this office light can be mitigated with blinds. Exterior lighting will be limited to motion-sensitive spot lighting on the building envelope near entry and exit points which would activate only in the proximity of an individual approaching an exterior door. At night, after work hours, all the exterior and office lights will be turned off at the site and no other light would be produced from the facility. Lighting associated with cultivation activities at the site must operate on a 24-hour cycle. However, the areas where cultivation lighting is present are in interior operation rooms which are separated by several layers of accessible rooms between the exterior. The cultivation areas are strictly environmentally controlled rooms where no light may enter or escape. No exterior light pollution would be produced based on the facility design.

Should you have any questions, please feel free to contact me or CannDelta directly, c/o Dr. Sherry Boodram at sherry@canndelta.com or at (416) 613-8569 ext. 102.

Sincerely,

Dr. Sherry Boodram, PhD
CEO
CannDelta Inc.

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 31–2023

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS
AMENDED
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE)
RE: ARRAN CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;RP 3R7363
PARTS 1 AND 2, 46 Bruce Road17

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: “Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.”

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule “A” of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from Agriculture ‘A1’ zone to Agriculture Special ‘A1-31-2023-H’ zone of the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 6.4 thereof:

‘A1-31-2023-H1’

.31 Notwithstanding their Agriculture ‘A1’ zoning designation, those lands delineated as A1-31-2023-H on Schedule ‘A’ to this By-law shall be used in compliance with the ‘A1’ zone provisions contained in this by-law, excepting however:

- i. A Micro-Cultivation and Micro-Processing Cannabis Facility shall be an additional permitted use;
 - ii. The maximum building footprint of the Micro-Cultivation and Micro-Processing Cannabis Facility shall be 470 square metres;
 - iii. The sale of cannabis is not permitted on this site; and
 - iv. A Micro-Cultivation and Micro-Processing Cannabis Facility is defined as:
 - a. The growing of cannabis plants for the production of seeds and fresh and dried cannabis; and
 - b. Processing activities including finished product packaging of dried flower
3. THAT the property is designated as a site plan control area as per Section 41 of the *Planning Act, R.S.O. 1990, as amended*.

4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

READ a FIRST and SECOND time this 23rd day of May, 2023.

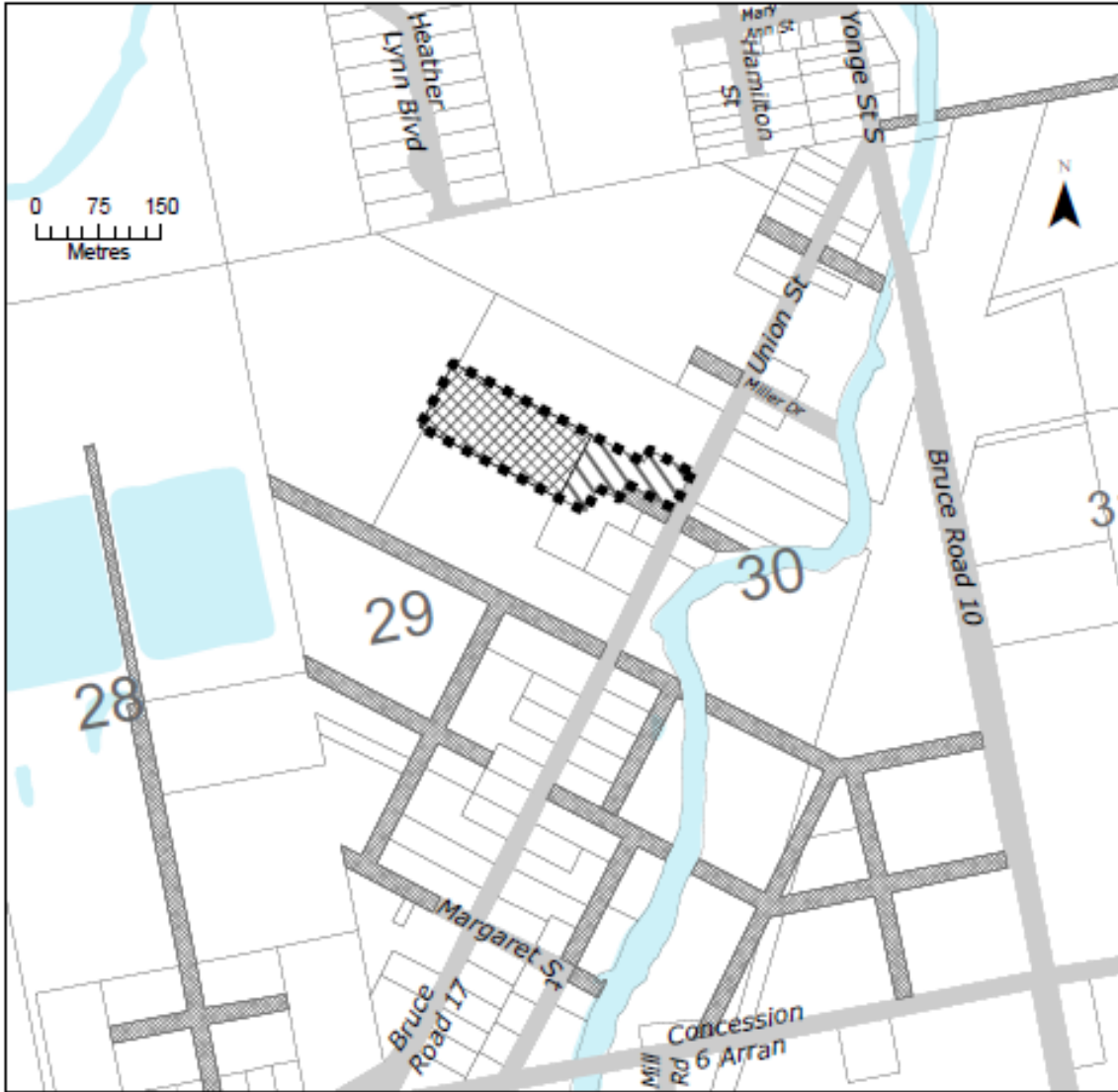
READ a THIRD time and finally passed this _____ day of _____, 2023.

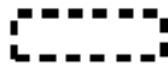


Steve Hammell, *Mayor*

Christine Fraser-McDonald,
Acting Clerk

Schedule 'A'

46 BRUCE ROAD 17 - CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;
RP 3R7363 PARTS 1 AND 2 - Roll 410349000315402
Municipality of Arran-Elderslie (Village of Tara and Arran Township)



-  Subject Property
-  Lands zoned R1 - Residential: Low Density Single
-  Lands to be zoned A1-31-H1 - General Agriculture Special Holding

This is Schedule 'A' to the zoning by-law amendment number _____ passed this _____ day of _____

Mayor _____

Clerk _____

File: Z-2022-127 Applicant: Greg Thorn and Noah Thorn Date: April 2023
 c/o Miriam E. Vasni Land Use Planning & Project Management

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 31–2023

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS
AMENDED
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE)
RE: ARRAN CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;RP 3R7363
PARTS 1 AND 2, 46 Bruce Road17

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that: “Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.”

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule “A” of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from Agriculture ‘A1’ zone to Agriculture Special ‘A1-31-2023-H’ zone of the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 6.4 thereof:

‘A1-31-2023-H1’

.31 Notwithstanding their Agriculture ‘A1’ zoning designation, those lands delineated as A1-31-2023-H on Schedule ‘A’ to this By-law shall be used in compliance with the ‘A1’ zone provisions contained in this by-law, excepting however:

- i. A Micro-Cultivation and Micro-Processing Cannabis Facility shall be an additional permitted use;
 - ii. The maximum building footprint of the Micro-Cultivation and Micro-Processing Cannabis Facility shall be 470 square metres;
 - iii. The sale of cannabis is not permitted on this site; and
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4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

READ a FIRST and SECOND time this 23rd day of May, 2023.

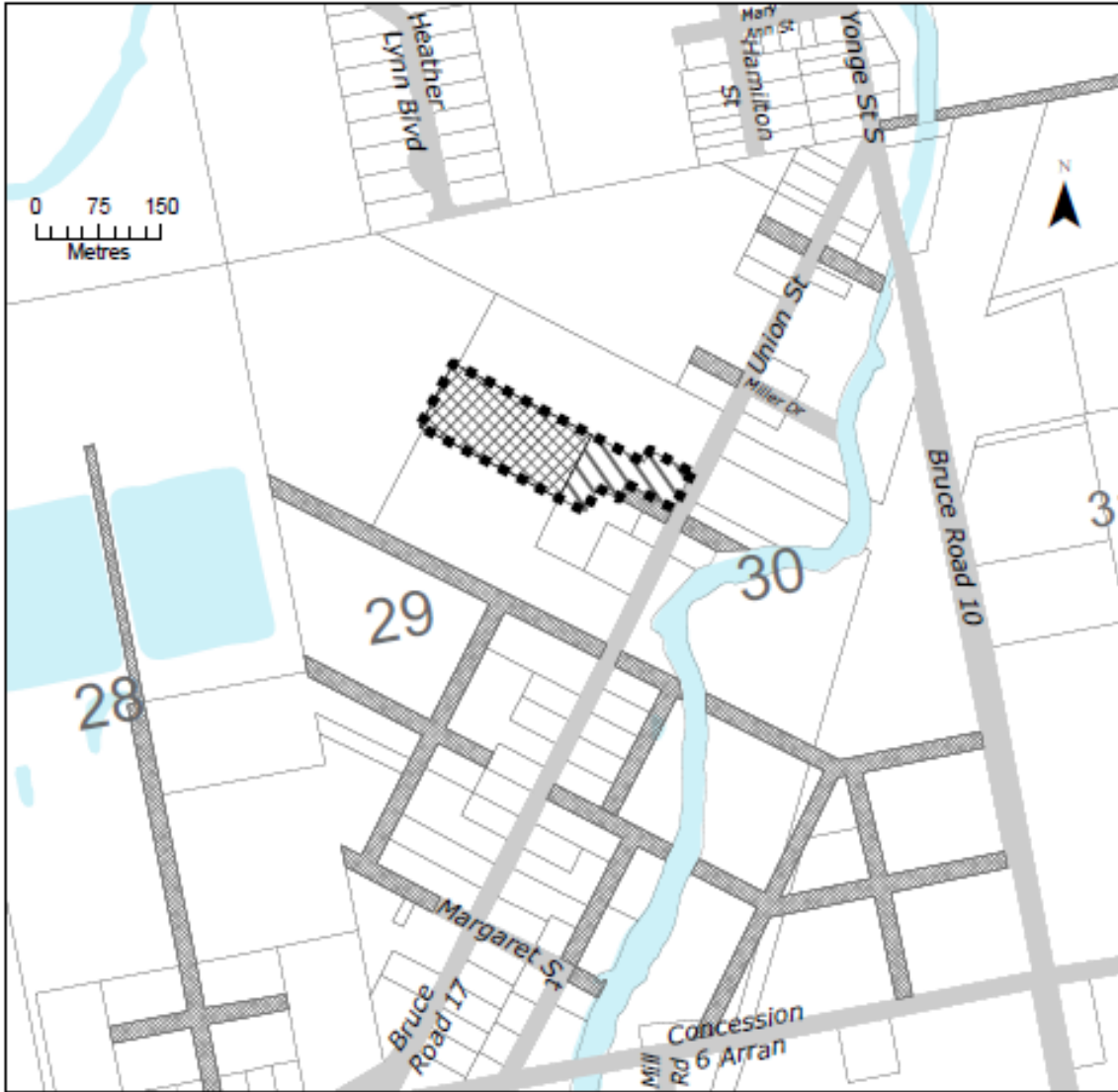
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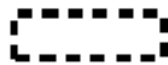


Steve Hammell, *Mayor*

Christine Fraser-McDonald, *Clerk*

Schedule 'A'

46 BRUCE ROAD 17 - CON 7 PT LOTS 29 AND;30 PLAN 15 LOT 41 PT LOT 42;
RP 3R7363 PARTS 1 AND 2 - Roll 410349000315402
Municipality of Arran-Elderslie (Village of Tara and Arran Township)



-  Subject Property
-  Lands zoned R1 - Residential: Low Density Single
-  Lands to be zoned A1-31-H1 - General Agriculture Special Holding

This is Schedule 'A' to the zoning by-law amendment number _____ passed this _____ day of _____

Mayor _____

Clerk _____

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 32-2023

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING OF
THE MUNICIPALITY OF ARRAN-ELDERSLIE
HELD MAY 23, 2023**

WHEREAS by Section 5(1) of the *Municipal Act 2001, S.O. 2001, c. 25, as amended*, grants powers of a Municipal Corporation to be exercised by its Council; and

WHEREAS by Section 5(3) of the *Municipal Act, S.O. 2001, c.25, as amended*, provides that powers of every Council are to be exercised by By-law unless specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Arran-Elderslie for the period ending May 23, 2023, inclusive be confirmed and adopted by By-law.

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. The action of the Council of the Municipality of Arran-Elderslie at its Council meeting held May 23, 2023 in respect to each motion and resolution passed, reports received, and direction given by the Council at the said meetings are hereby adopted and confirmed.
2. The Mayor and the proper Officials of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
3. The Mayor and Clerk, or in the absence of either one of them, the Acting Head of the Municipality, are authorized and directed to execute all documents necessary in that behalf, and the Clerk is authorized and directed to affix the Seal of the Corporation to all such documents.

READ a FIRST and SECOND time this 23rd day of May, 2023.

READ a THIRD time and finally passed this 23rd day of May, 2023.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk