

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

[REDACTED]
Tara, ON N0H 2N0

[REDACTED]

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

[REDACTED]

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.

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

[REDACTED]

Tara, Ontario

[REDACTED]

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 Krusselbrink
[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

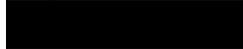
The list could go on really, these are just a few thoughts that immediately came to mind.

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



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

[REDACTED]
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.
[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

[REDACTED], 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



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 [REDACTED], 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

** [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.

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