

Doreen Kirkland  
Tara, ON

April 3, 2021

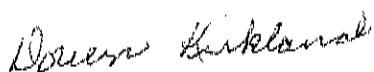
RE: marijuana farm

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.nytimes.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,

A handwritten signature in cursive script that reads "Doreen Kirkland".

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

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**From:** Public Meeting Comments <[PublicMeetingComments@brucecounty.on.ca](mailto: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.

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**From:** [REDACTED]

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

**To:** Public Meeting Comments <[PublicMeetingComments@brucecounty.on.ca](mailto: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

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**From:** Public Meeting Comments <[PublicMeetingComments@brucecounty.on.ca](mailto: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?

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**From:** [REDACTED]

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

**To:** Public Meeting Comments <[PublicMeetingComments@brucecounty.on.ca](mailto: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

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**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.

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

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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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From: [REDACTED]  
To: [Bruce County Planning - Peninsula Hub](#)  
Cc: [Steve Hammell: 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](#)

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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, probabilities, etc of Health Canada. It is always "rosier" when you are being paid to complete the securing 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](mailto: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](http://www.brucecounty.on.ca)



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

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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]

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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".

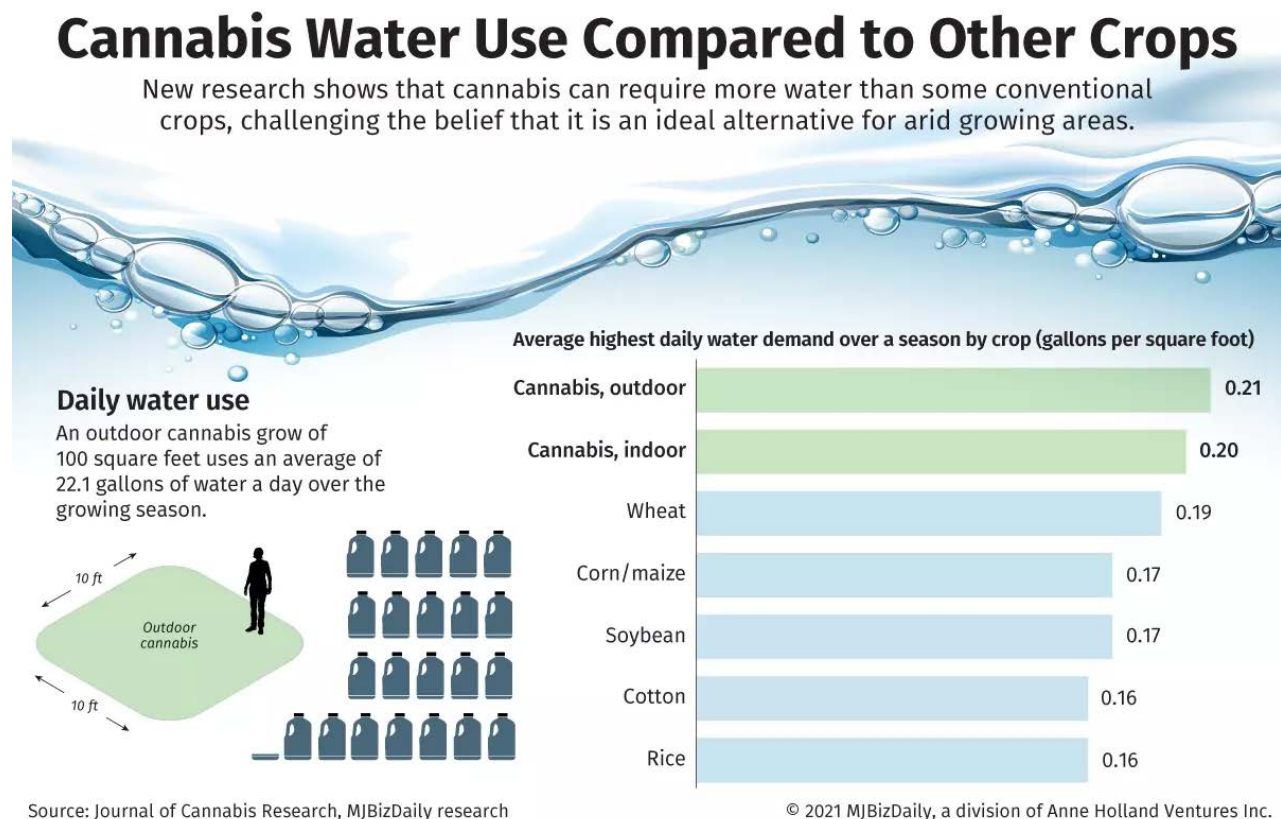
These are currently my main concerns although I know there are many more.

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.>



**From:** [REDACTED]  
**To:** [Derrick Thomson](#); [Bruce County Planning - Peninsula Hub](#); [Christine Fraser-McDonald](#); [jshaw@arran-elderslie.ca](mailto:jshaw@arran-elderslie.ca); [Public Meeting Comments](#); [planning@arran-elderslie.ca](mailto: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