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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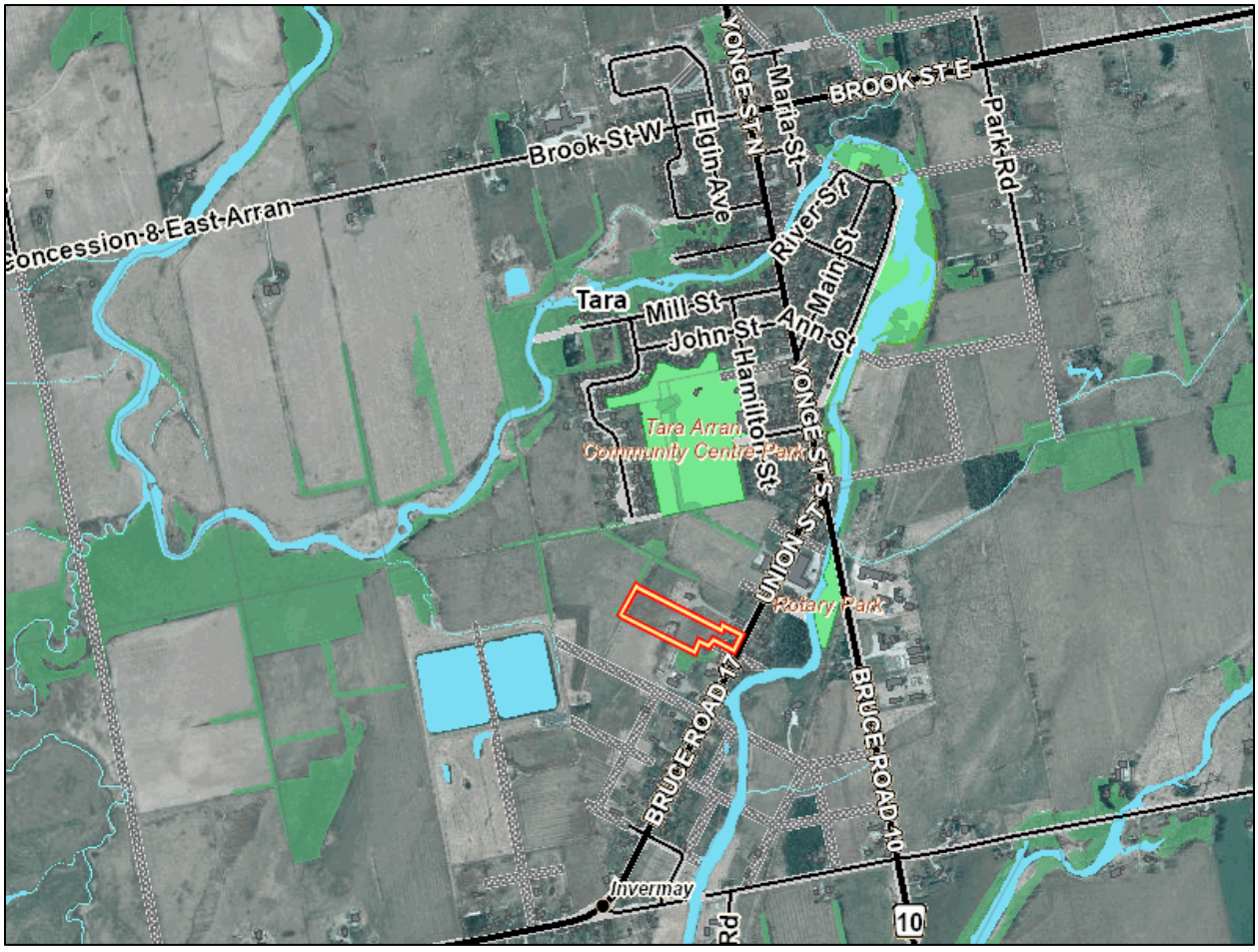
1.0 LOCATION

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

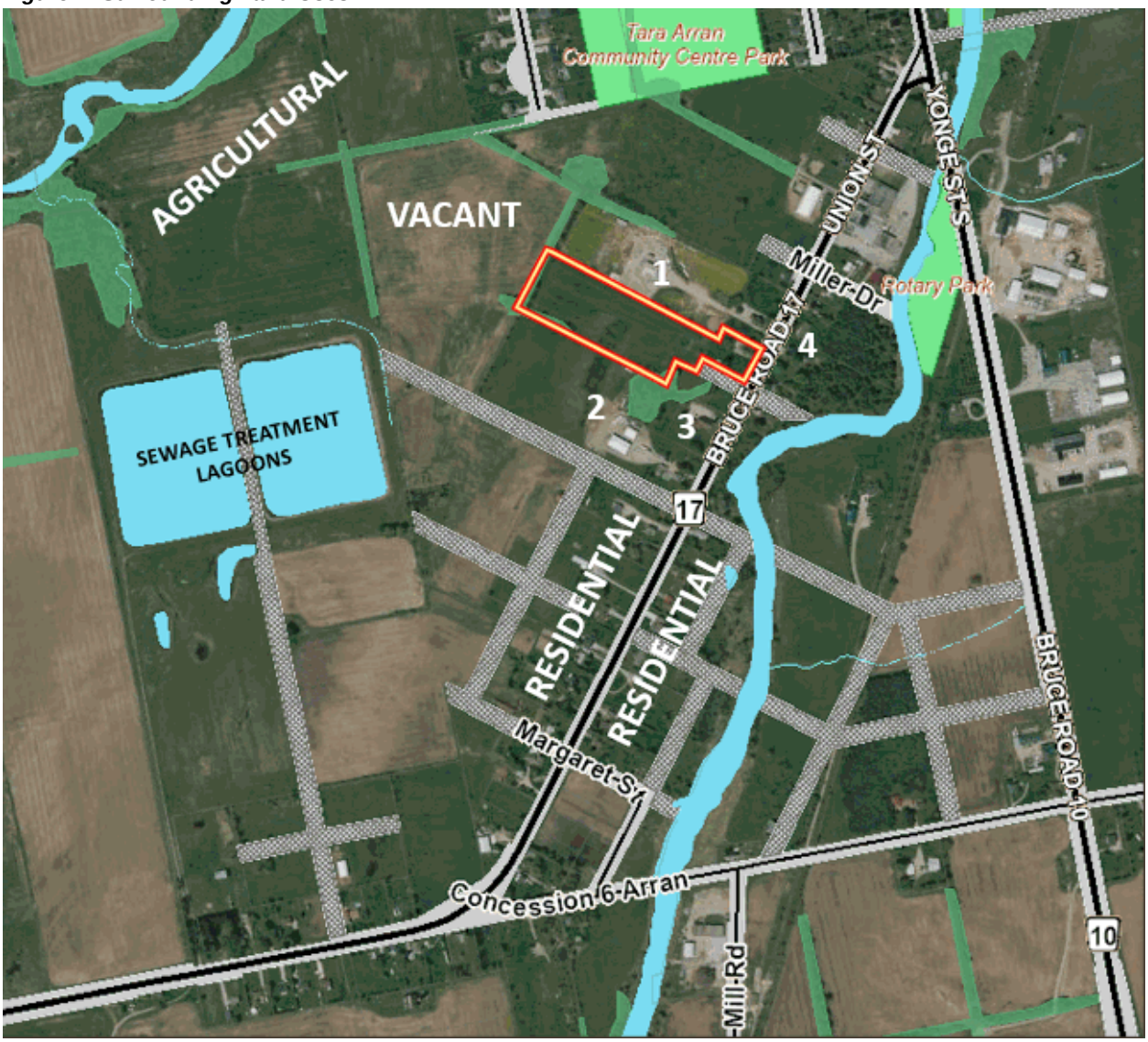
The property has approximately 48 m of frontage onto Bruce Road 17 and an approximate land area of 2.2 ha. The property contains an existing residential dwelling in the front portion of the parcel and an existing driveway from Bruce Road 17. A garage and connecting breezeway to the existing dwelling 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 SingleFamily 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

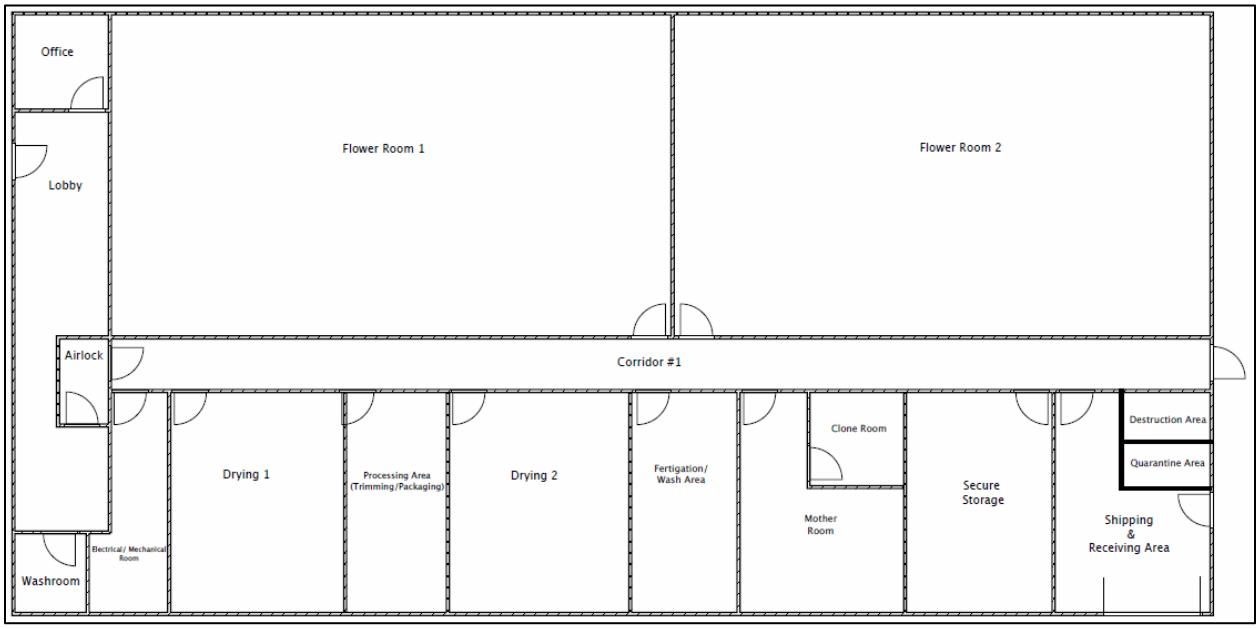
The applicants propose to establish a Micro Cultivation and Micro Processing Cannabis Facility on the subject lands, under a licence to be obtained from Health Canada. The licence will be issued to 1000336730 Ontario Inc. The Certificate of Incorpration is attached as *Appendix 'B'.* The facility will 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 m^2 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 m^2 (5,045 ft^2) 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

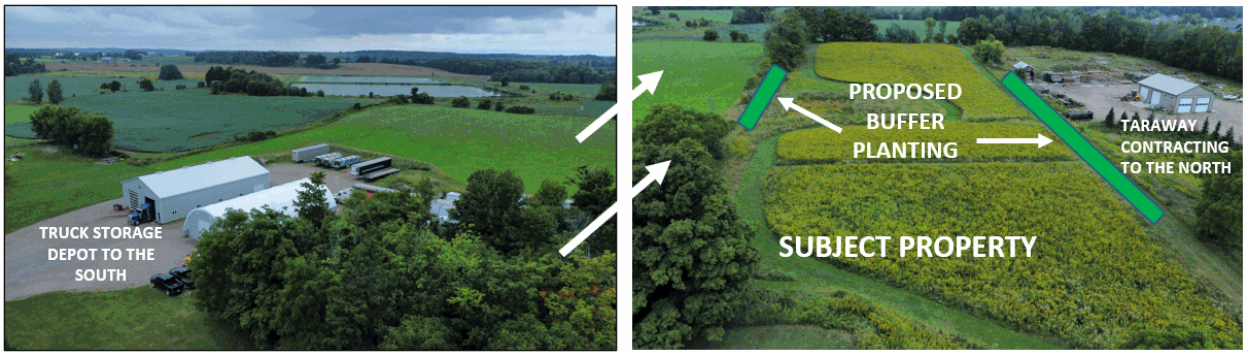
There currently exists a crushed gravel driveway access from Bruce Road 17 to the existing dwelling on the property. It is proposed to extend this driveway to the proposed Micro Cultivation and Micro Processing Facility building. The proposed extended driveway will encircle the building, thereby providing 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 fortheir 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 notlimited 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 Mappng 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 m^2)
- 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.

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.

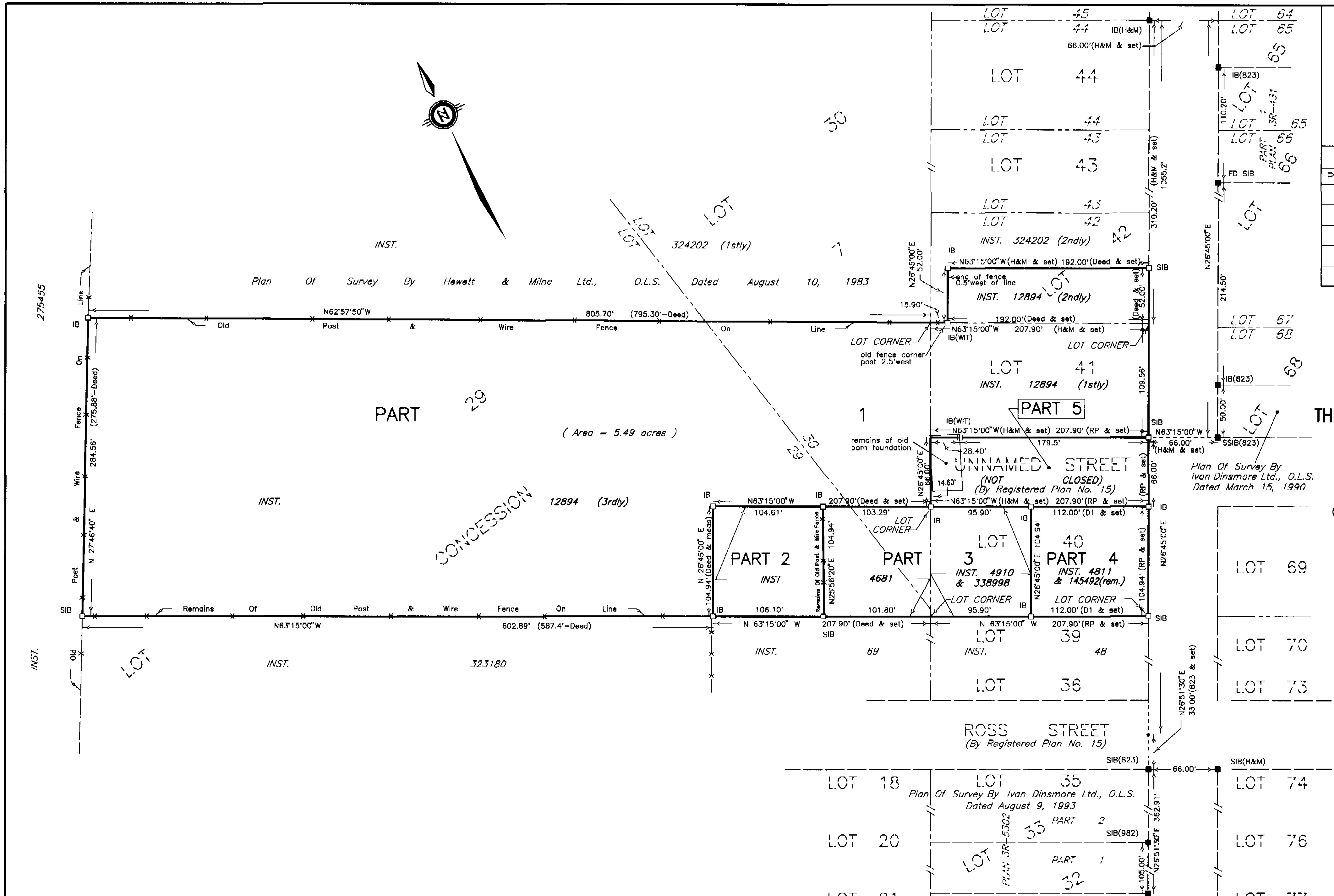
The proposed development has merit and constitutes good planning.

Respectfully submitted,

Miriam Vasni, *MCIP, RPP*

APPENDIX ‘A’

PLAN OF SURVEY



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.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE APRIL 9, 2001

[signature]
IVAN C. DINSMORE
ONTARIO LAND SURVEYOR

PLAN 3R-7363

RECEIVED AND DEPOSITED

DATE April 20, 2001

[signature]
Asst. Dep. LAND REGISTRAR FOR THE REGISTRY DIVISION OF BRUCE (No. 3)

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

0 30 60 90 120 150 feet

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. 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.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2001.

PORT ELGIN
APRIL 4, 2001

[signature]
IVAN C. DINSMORE
ONTARIO LAND SURVEYOR

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
823	IVAN DINSMORE LTD., O.L.S.
H&M	HEWETT & MILNE LIMITED, O.L.S.
982	HARRY R. WHALE, O.L.S.
RP	REGISTERED PLAN No. 15
Deed	INSTRUMENT 12894
D1	INSTRUMENT 4811
Wit	WITNESS

IVAN DINSMORE LTD.
— ONTARIO LAND SURVEYORS —
515 GODERICH ST., PORT ELGIN, ONT.
N0H 2C0 Tel: (519) 832-9008
Email: idlpe@bmts.com

FILE 111-016G | ACCT 00625 | DWG 00625

APPENDIX ‘B’

CERTIFICATE OF INCORPORATION

Ontario

Ministry of Government and Consumer Services
Ministère des Services gouvernementaux et des Services aux consommateurs

Certificate of Incorporation

Business Corporations Act

Certificat de constitution

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

V. Quintanilla W.

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.

V. Quintanilla W.

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.

V. Quintanilla W.

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

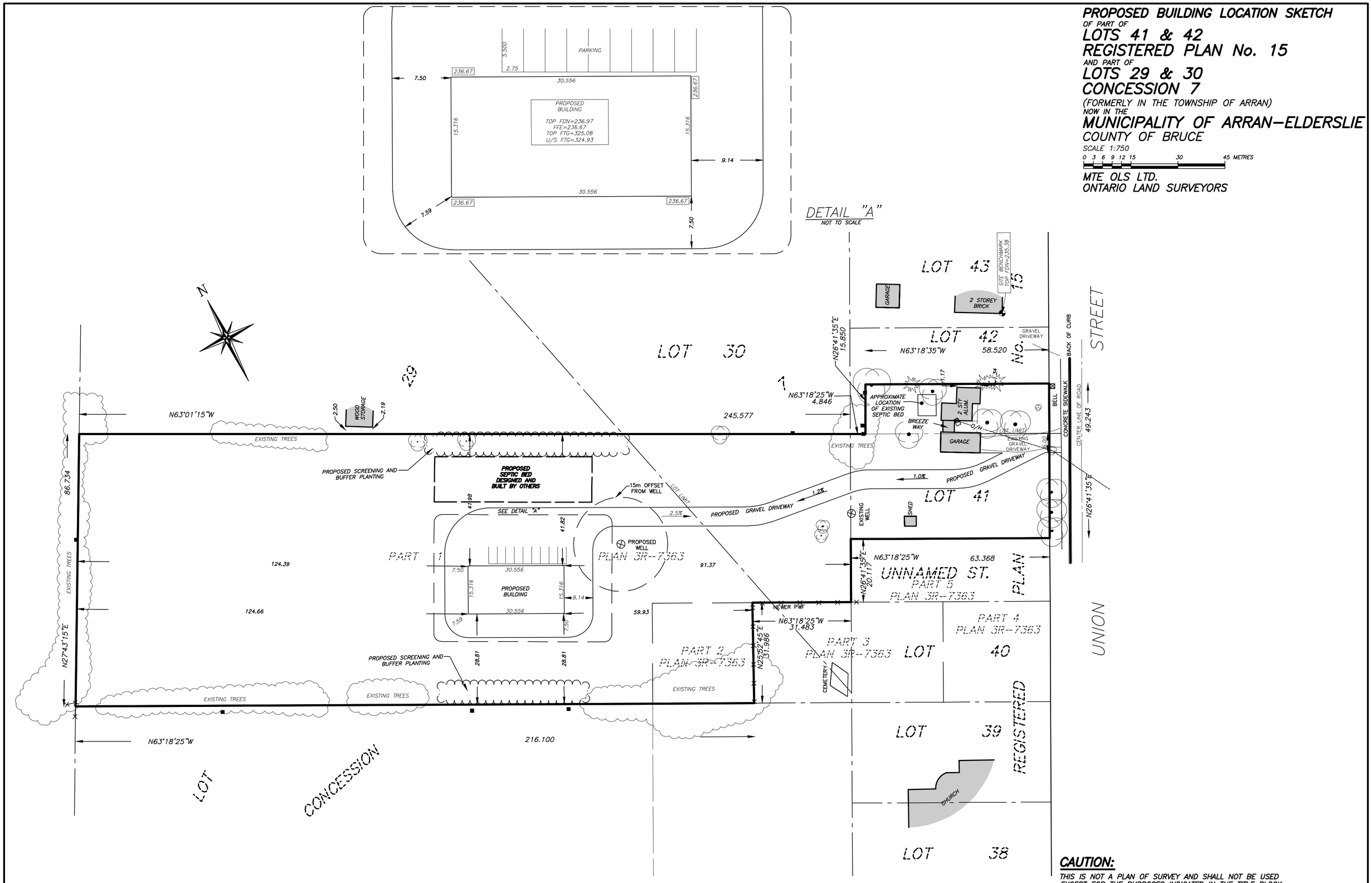
(FORMERLY IN THE TOWNSHIP OF ARRAN)
NOW IN THE

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



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 CHANTELLE THOMAS & GREG THORN
DATE : DECEMBER 12, 2022

MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: 519–271–7952

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APPENDIX 'D'

ZONING LETTER OF SUPPORT FOR HEALTH CANADA

UNDER CANNABIS REGULATIONS

18 King Street East, Suite 800
Toronto ON, M5C 1C4
Phone: 416-613-8569
Toll Free: 1-877-274-6777
www.canndelta.com

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

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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

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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

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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 m^2; 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

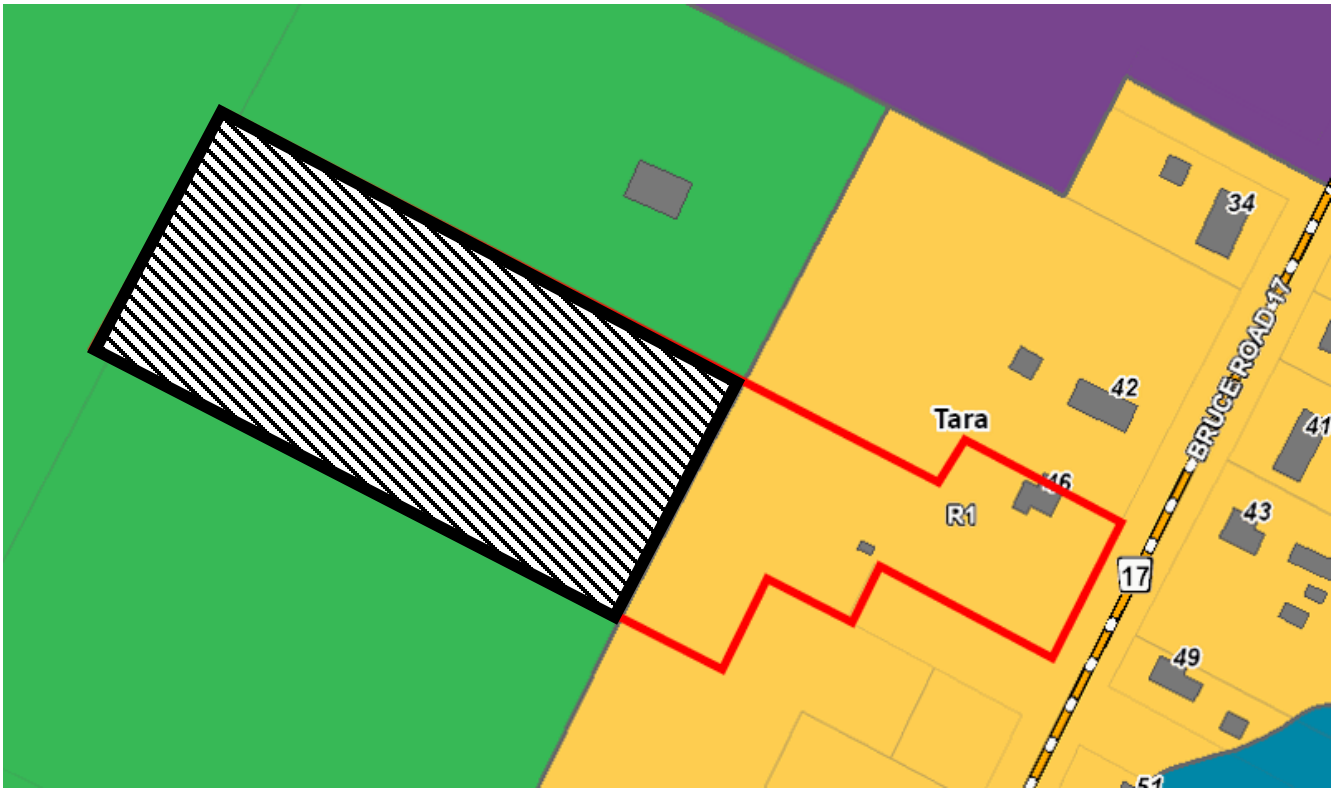
_____
Clerk

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

Table of Contents

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 marker 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 m^2 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: noaht14@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?	☐	A
Was anyone injured?	☐	B
Was there any damage to property or equipment?	☐	C
Did the alarms go off?	☐	D
Was the security of the facility compromised?	☐	E
Was the incident related to a courier?	☐	F
Was there a fire or other hazard?	☐	G
Unauthorized Intruder(s)?	☐	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	☐		
Clones	☐		
Mother Plants	☐		
Fresh Cannabis	☐		
Dried Cannabis	☐		
Waste Cannabis	☐		
Cannabis Extracts	☐		
Bulk Cannabis	☐		
Finished Cannabis Products	☐		
Loss or Theft form filled out and attached?	☐		
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:

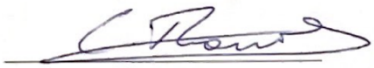
11.0 Appendix A: Attestations

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

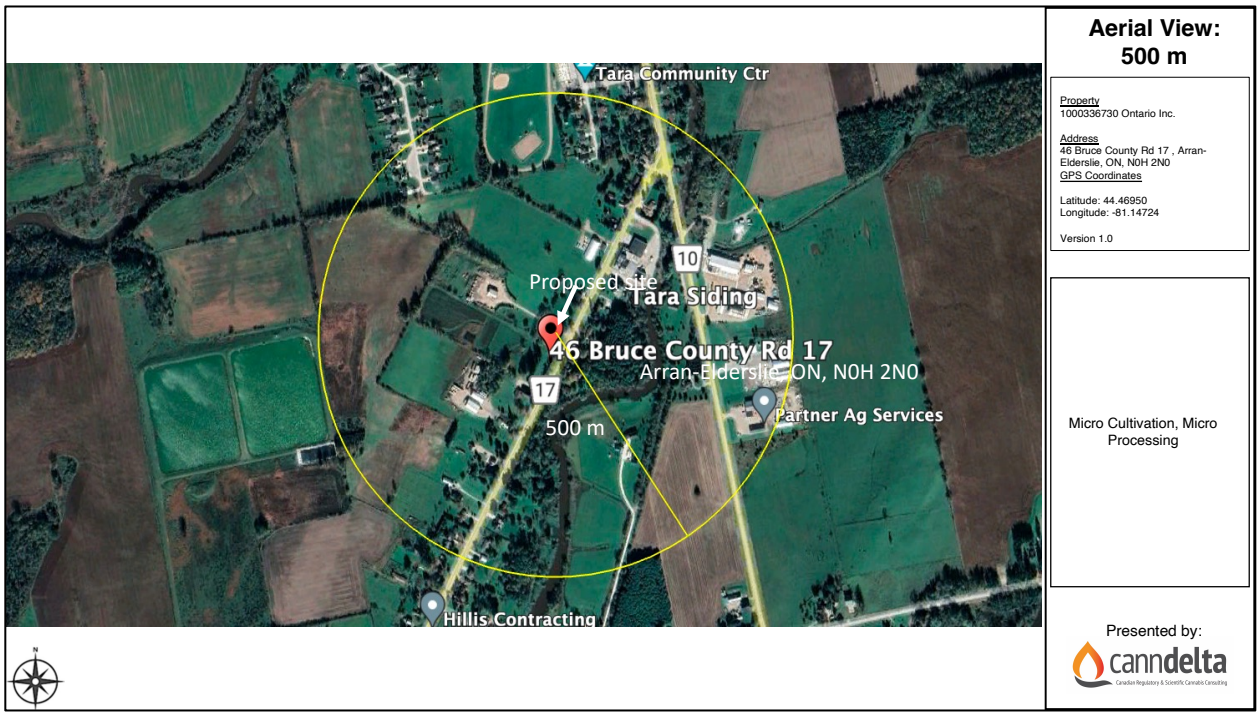


Figure 1. Aerial view of 1000336730 Ontario Inc. 's proposed site with 500m radius.

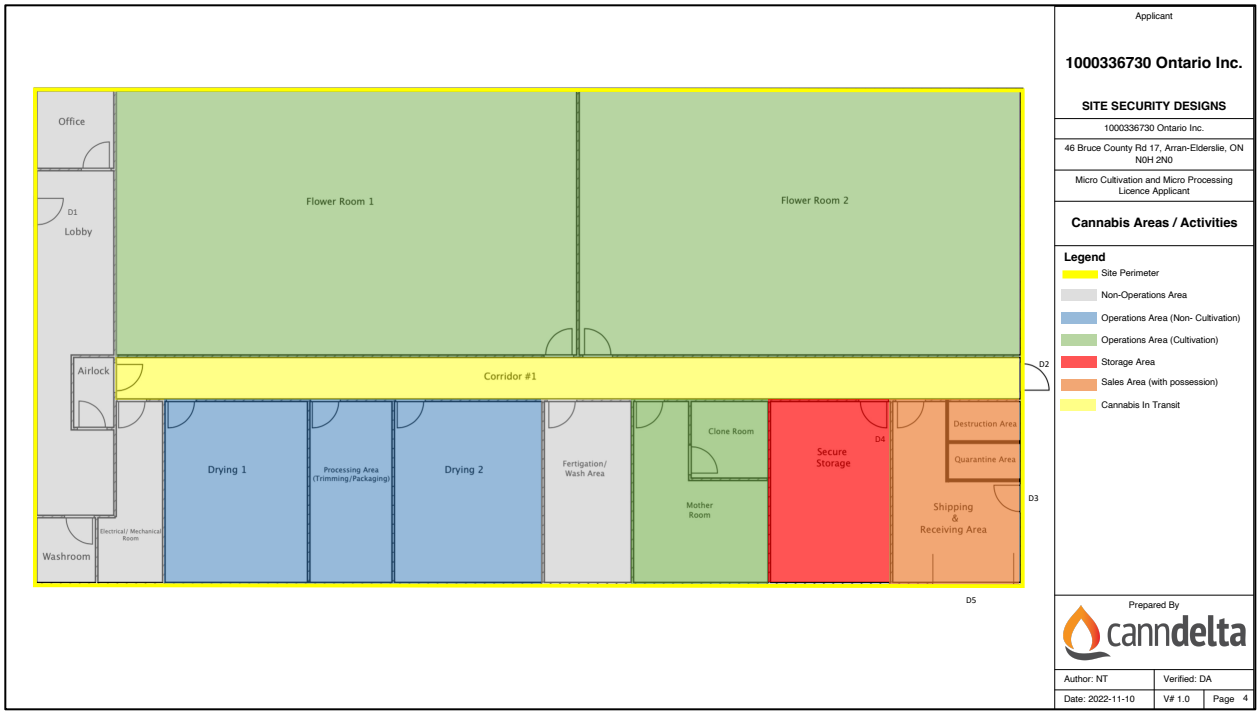


Figure 2. 1000336730 Ontario Inc.'s site floor plan with the site perimeter outlined in yellow. The grey highlight indicates the Non-Operations Area, the green highlight indicates the Operations Area (Cultivation), blue indicates Operations Area (Non-Cultivation), the Secure Storage is highlighted in red and the Sales Area is highlighted in orange.

Figure 3. 1000336730 Ontario Inc. ’s site floor plan with alarm partitions.

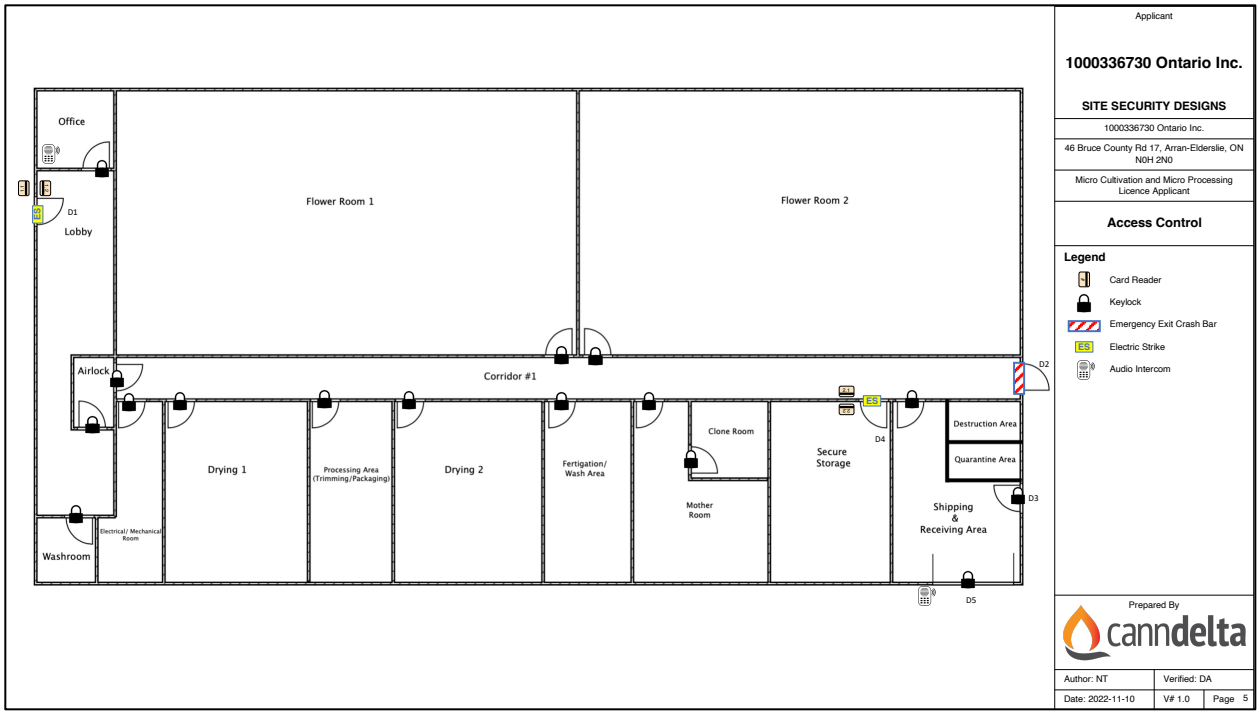


Figure 4. Access control device layout at the proposed facility.

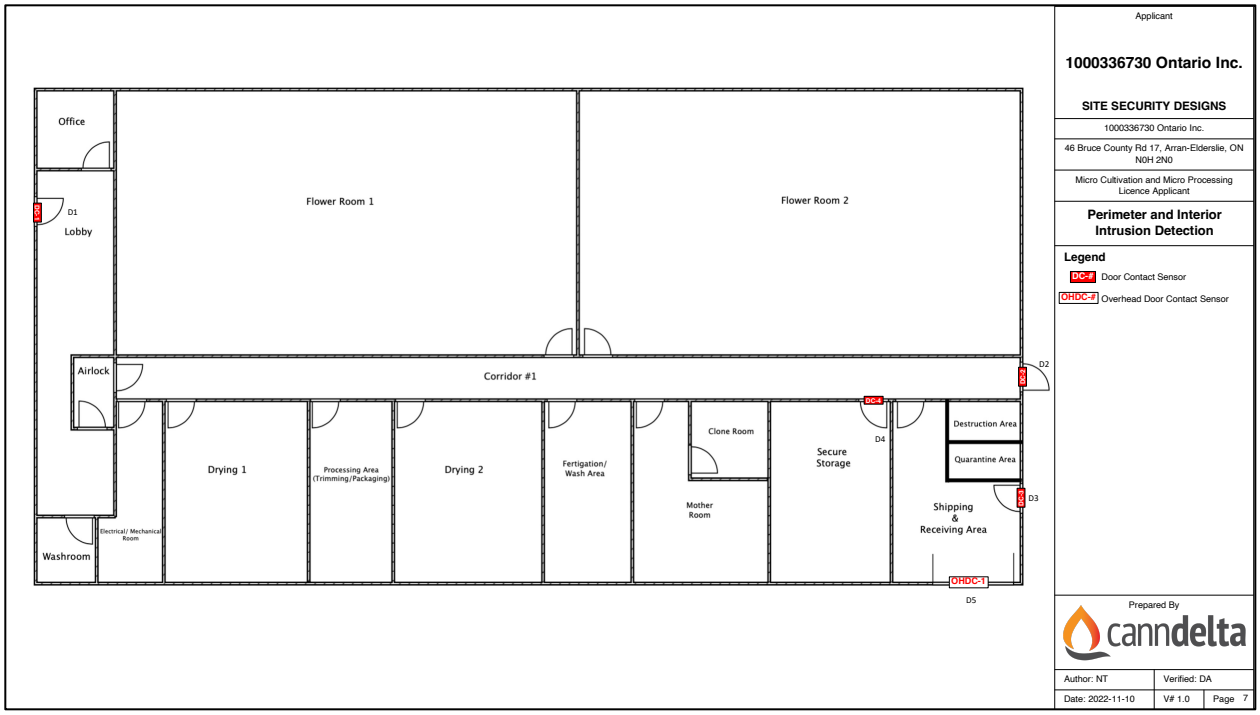


Figure 5. Intrusion detection device layout at the proposed facility.

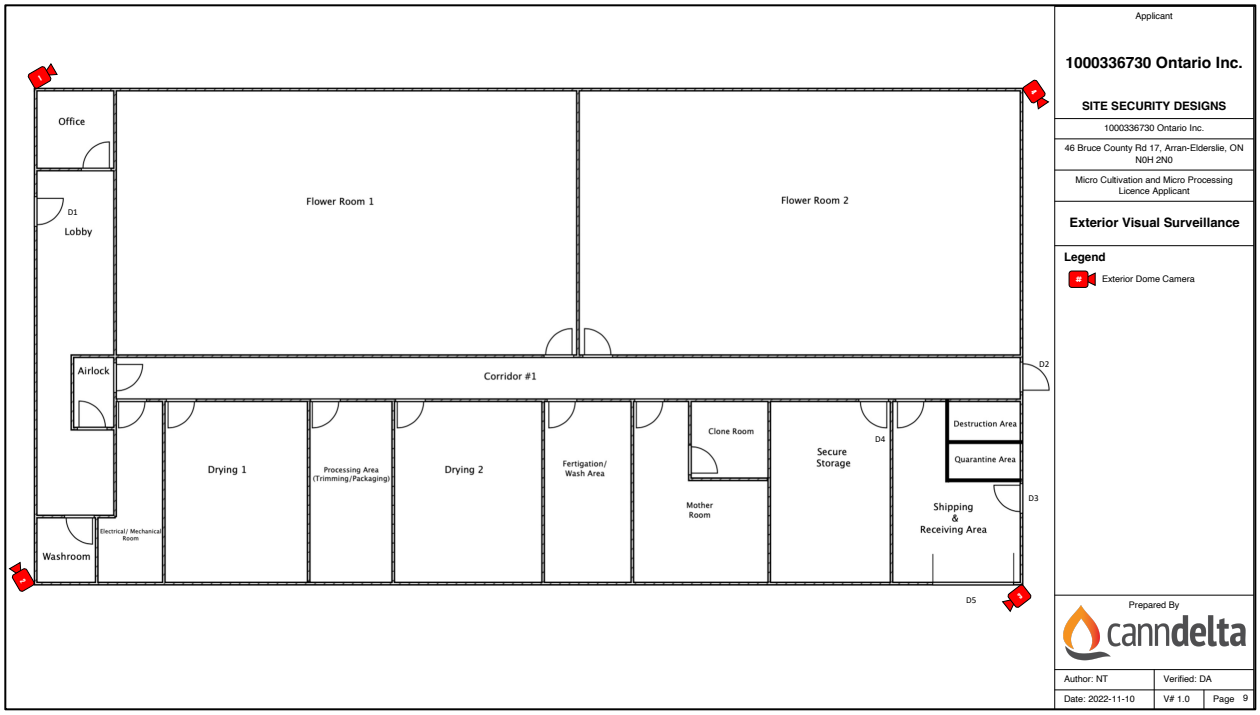


Figure 6a. Exterior Visual Surveillance device layout at the proposed facility.

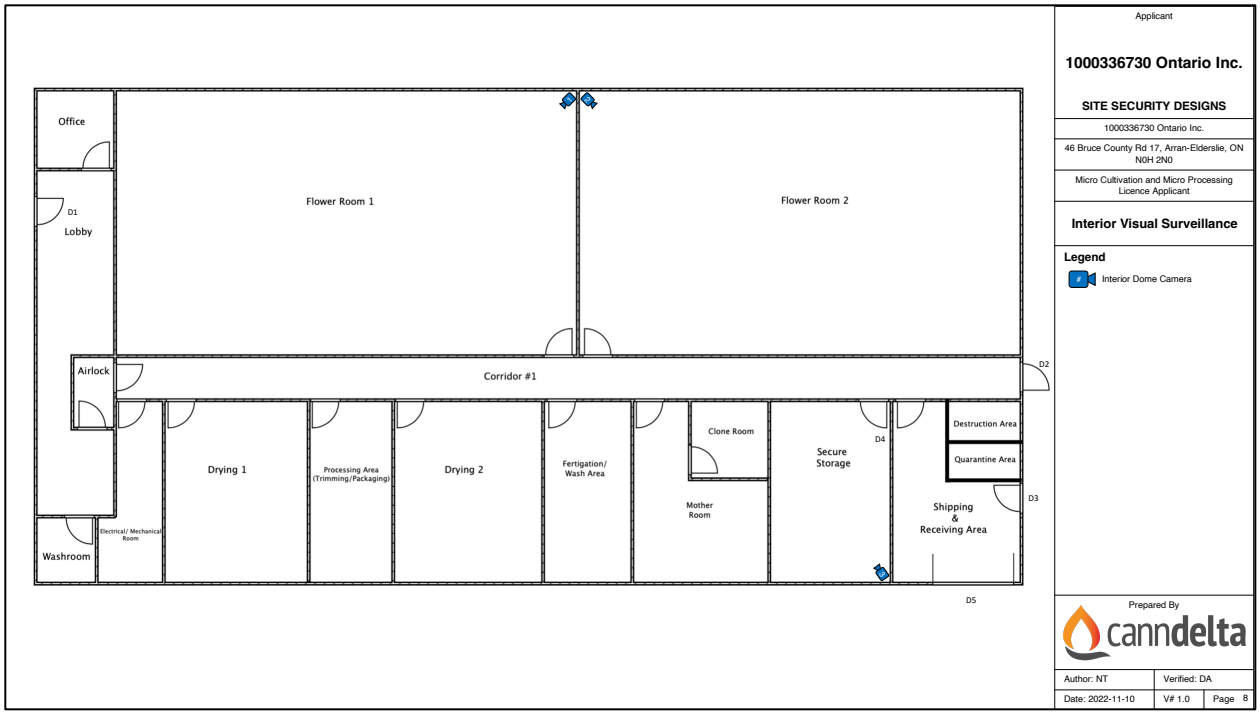


Figure 6b. Interior Visual Surveillance device layout at the proposed facility.

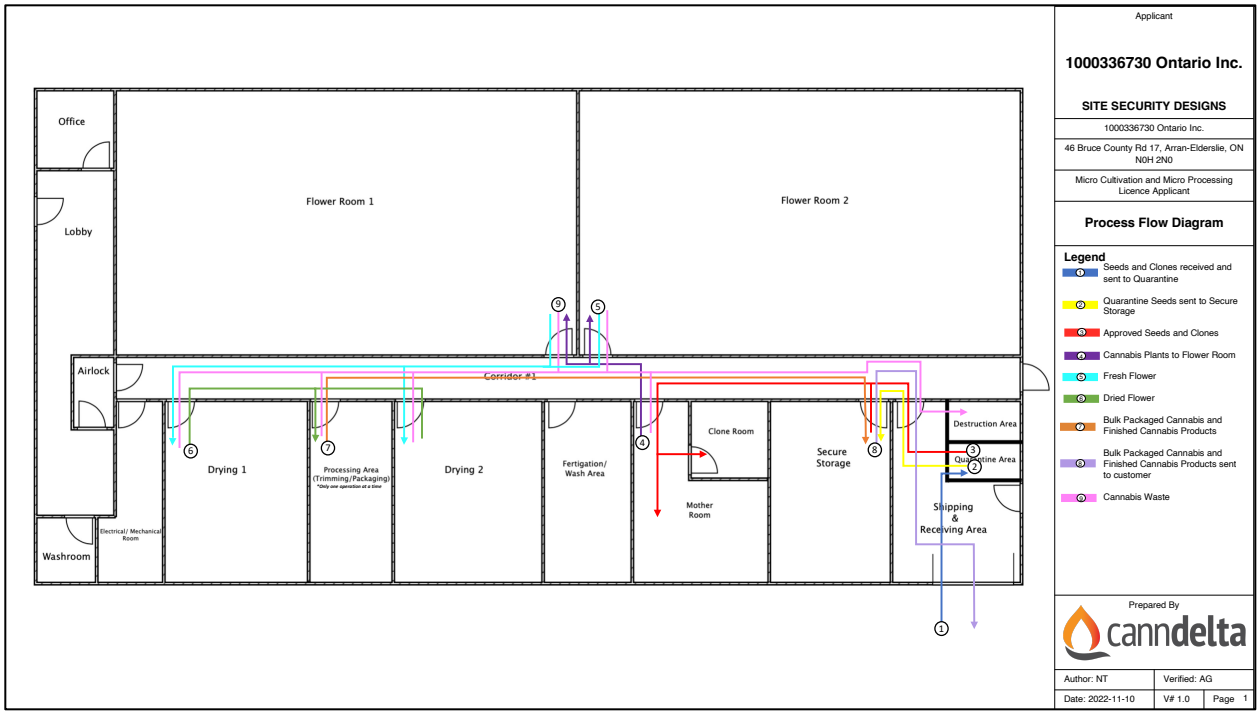


Figure 7. Product Flow Chart

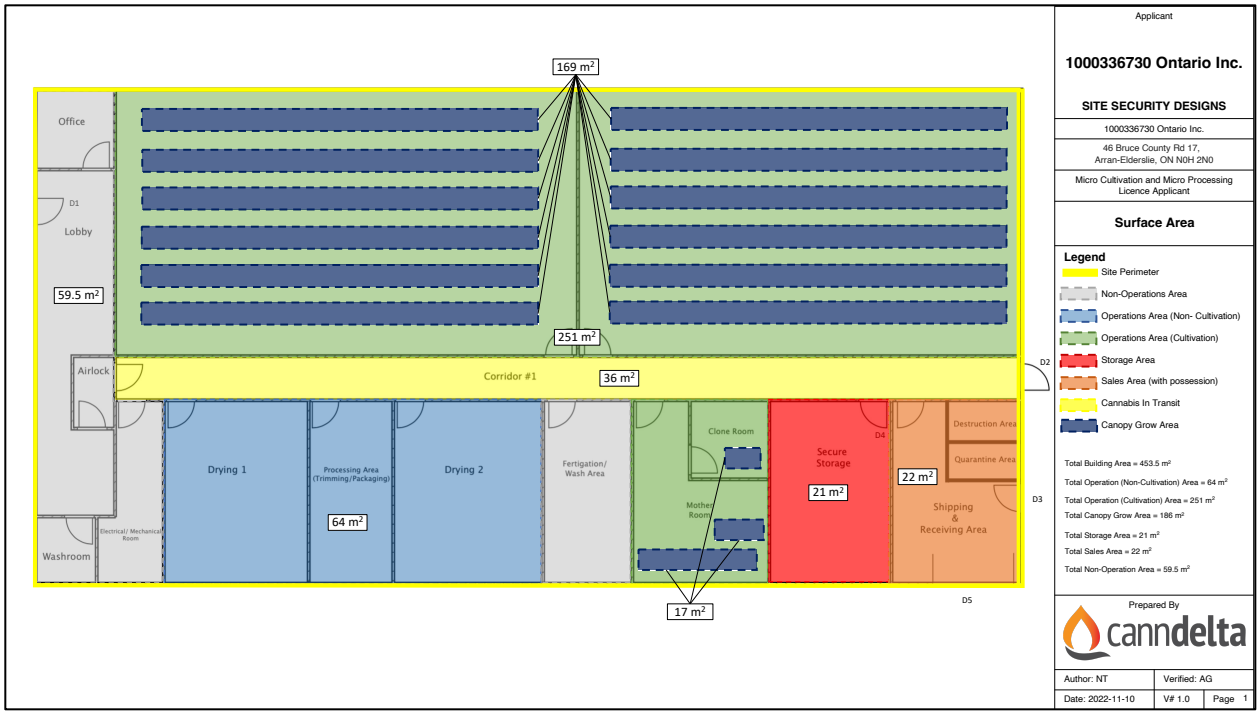


Figure 8. Estimated Surface Area

APPENDIX ‘G’

PHYSICAL SECURITY DESIGN

1000336730 Ontario Inc.

Micro Cultivation & Micro Processing Licence Applicant

Physical Security Design

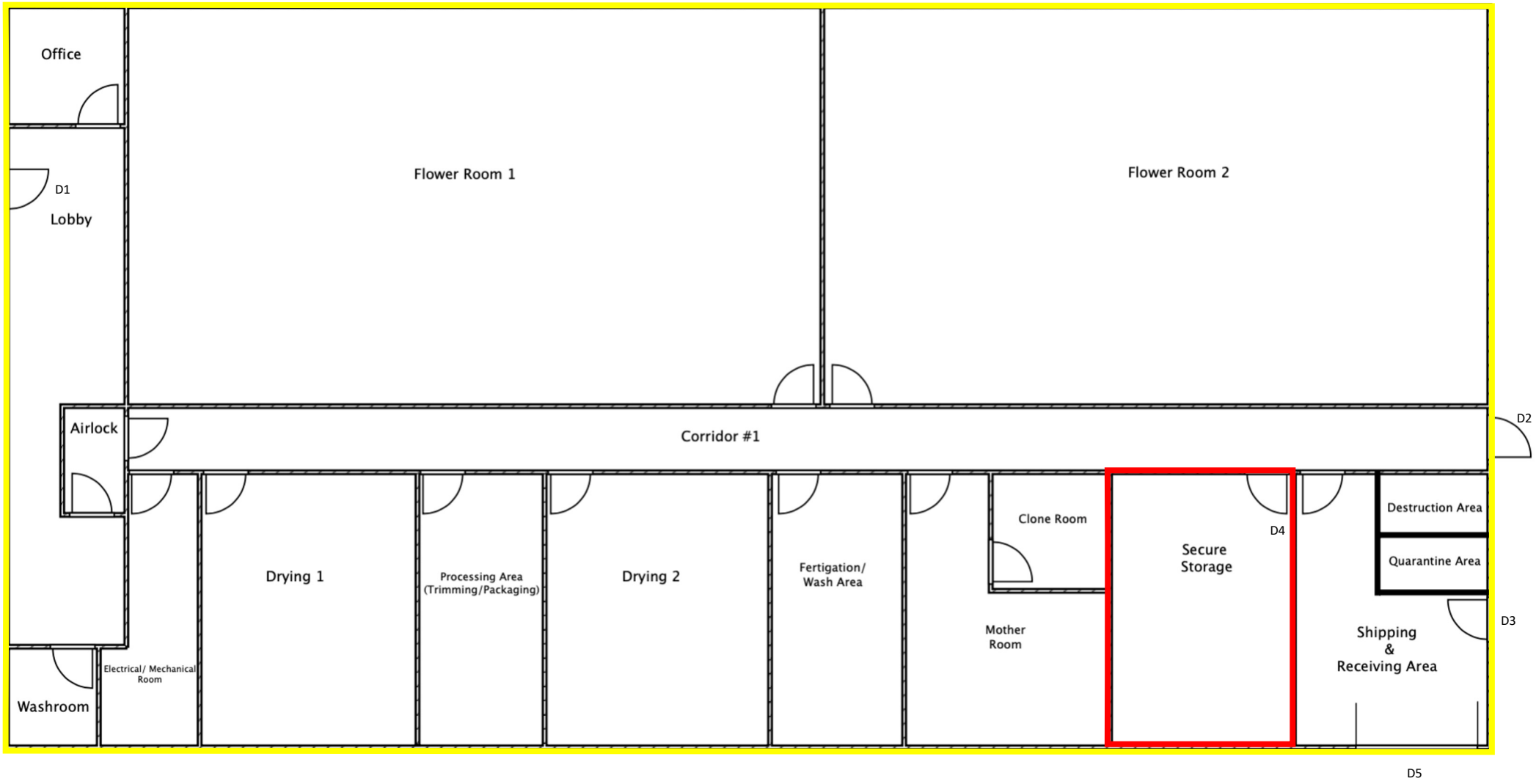
46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0

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.



Applicant

1000336730 Ontario Inc.

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

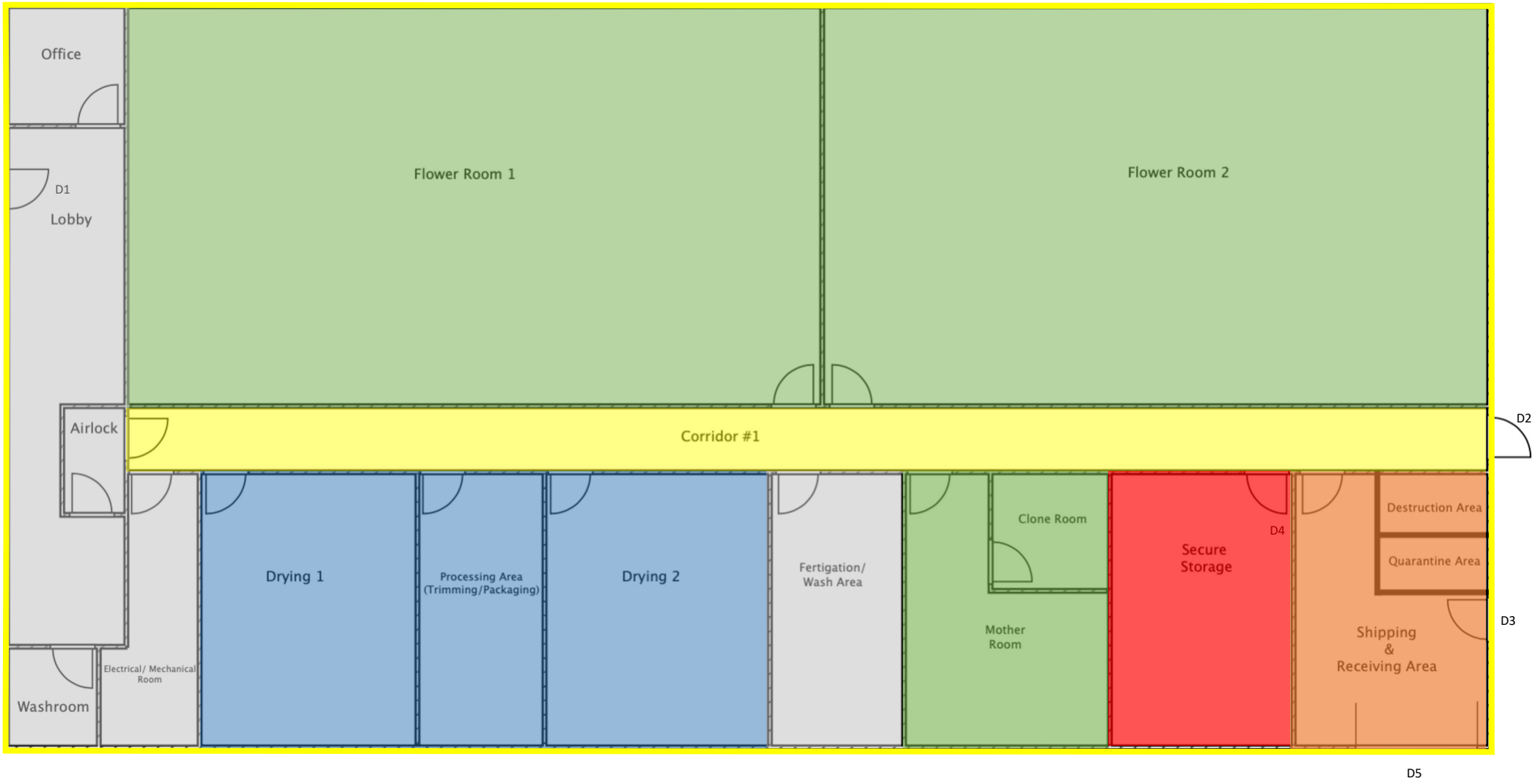
Legend

- Site Perimeter
- Secure Storage

Prepared By

canndelta

Author: NT	Verified: DA	
Date: 2022-11-10	V# 1.0	Page 3



Applicant

1000336730 Ontario Inc.

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

Prepared By

canndelta

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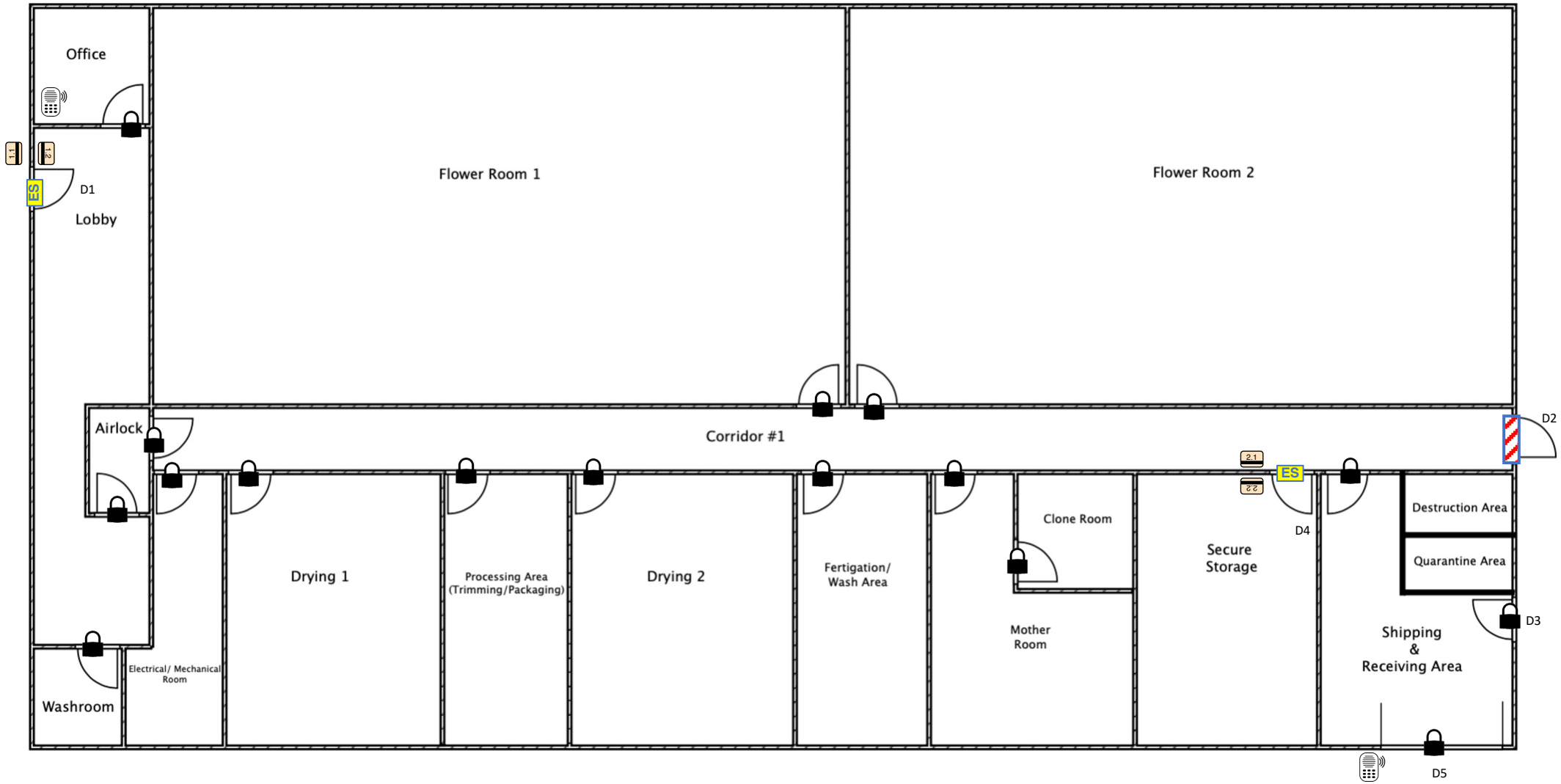
Date: 2022-11-10	V# 1.0	Page 4



Applicant

1000336730 Ontario Inc.

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
- ES — Electric Strike
- Audio Intercom

Prepared By

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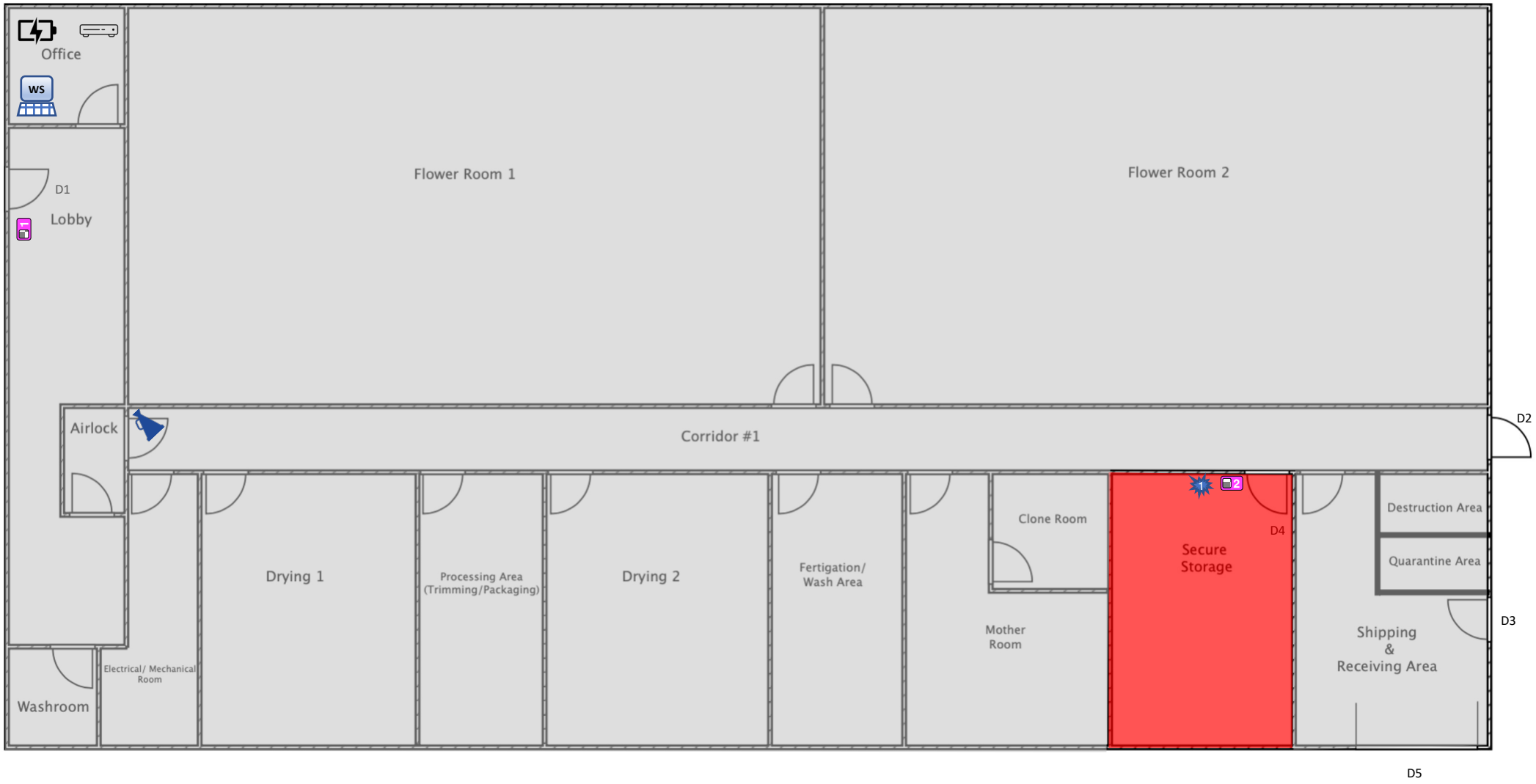
Date: 2022-11-10	V# 1.0	Page 5



Applicant

1000336730 Ontario Inc.

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

Prepared By

canndelta

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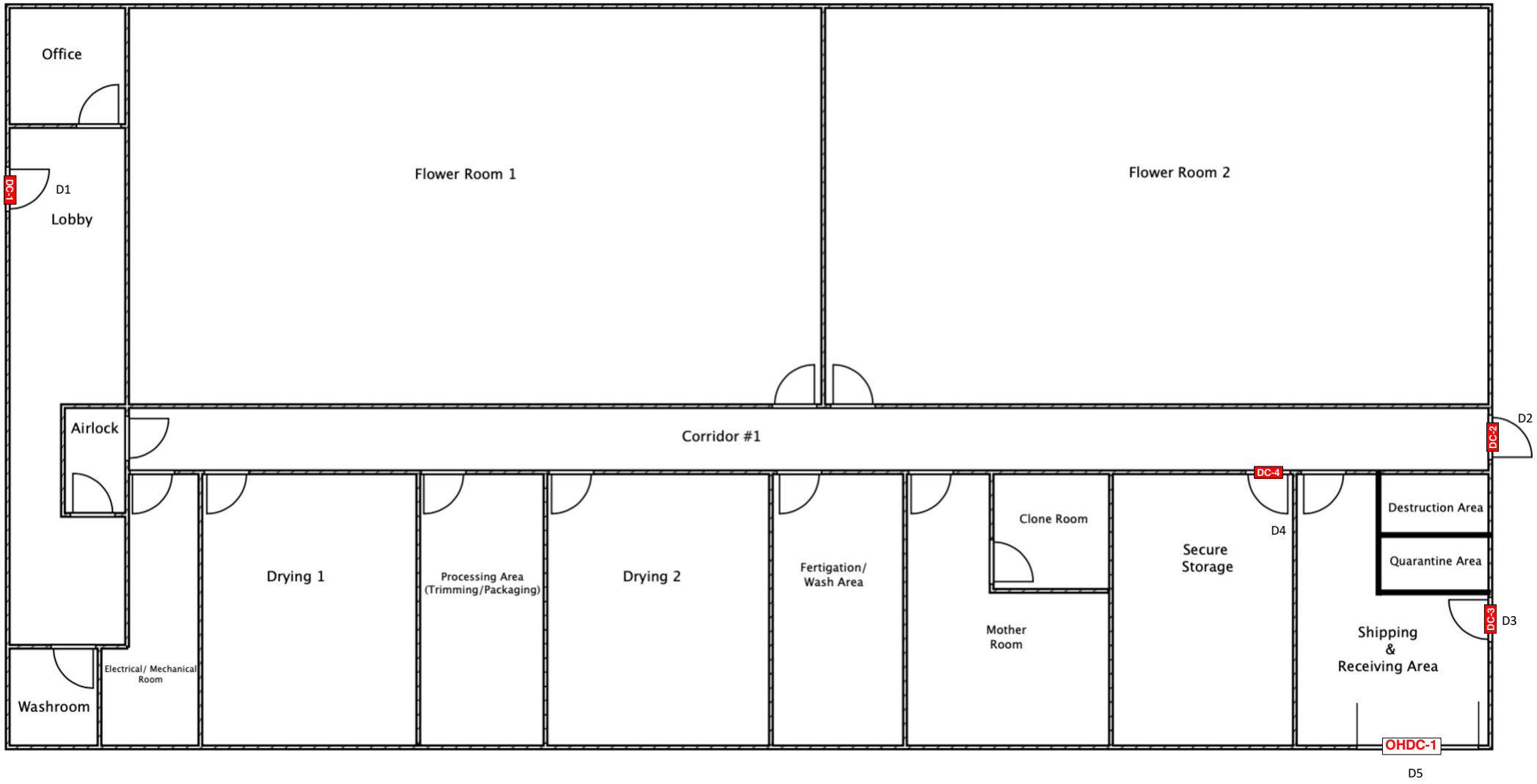
Date: 2022-11-10	V# 1.0	Page 6



Applicant

1000336730 Ontario Inc.

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

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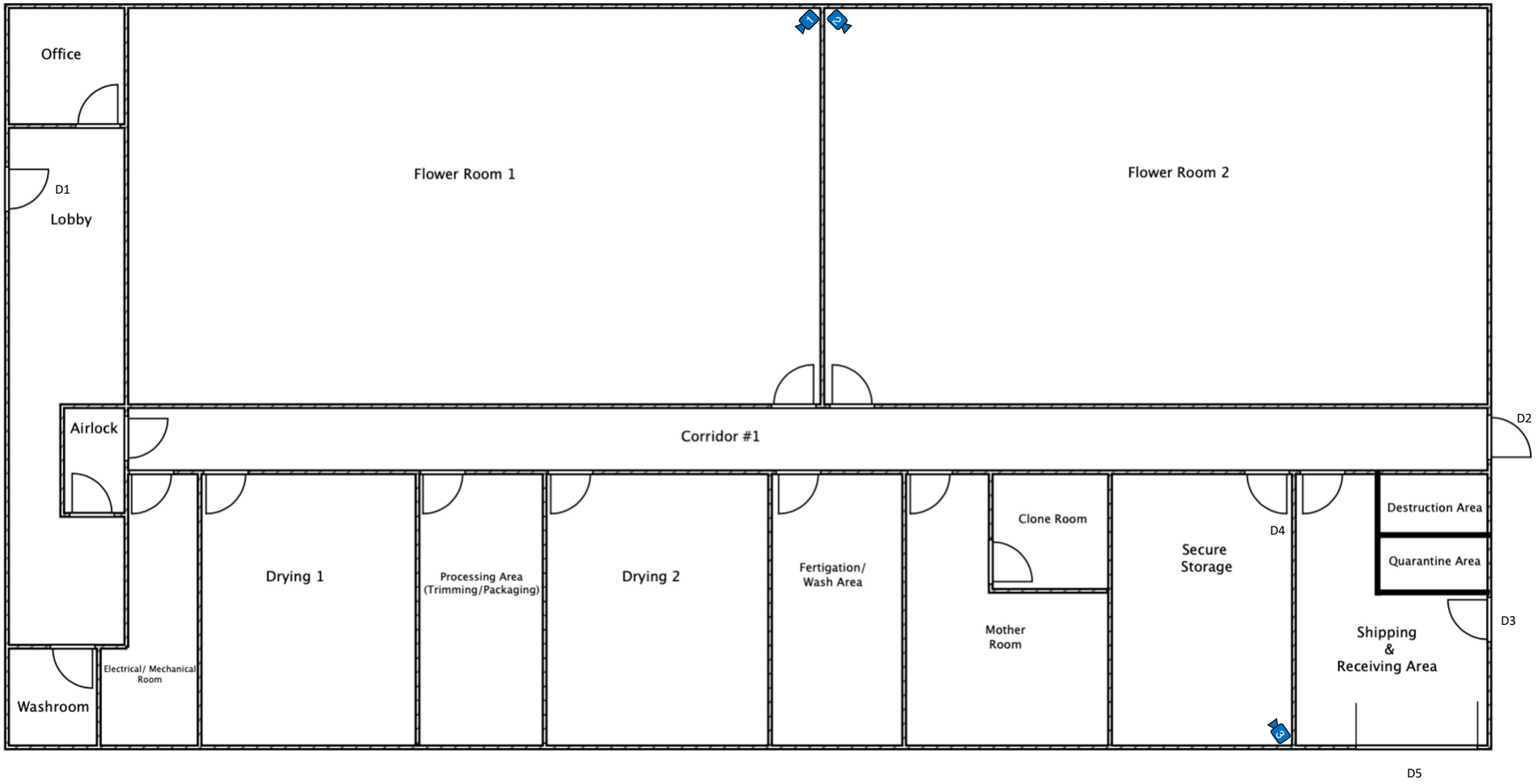
Date: 2022-11-10	V# 1.0	Page 7



Applicant

1000336730 Ontario Inc.

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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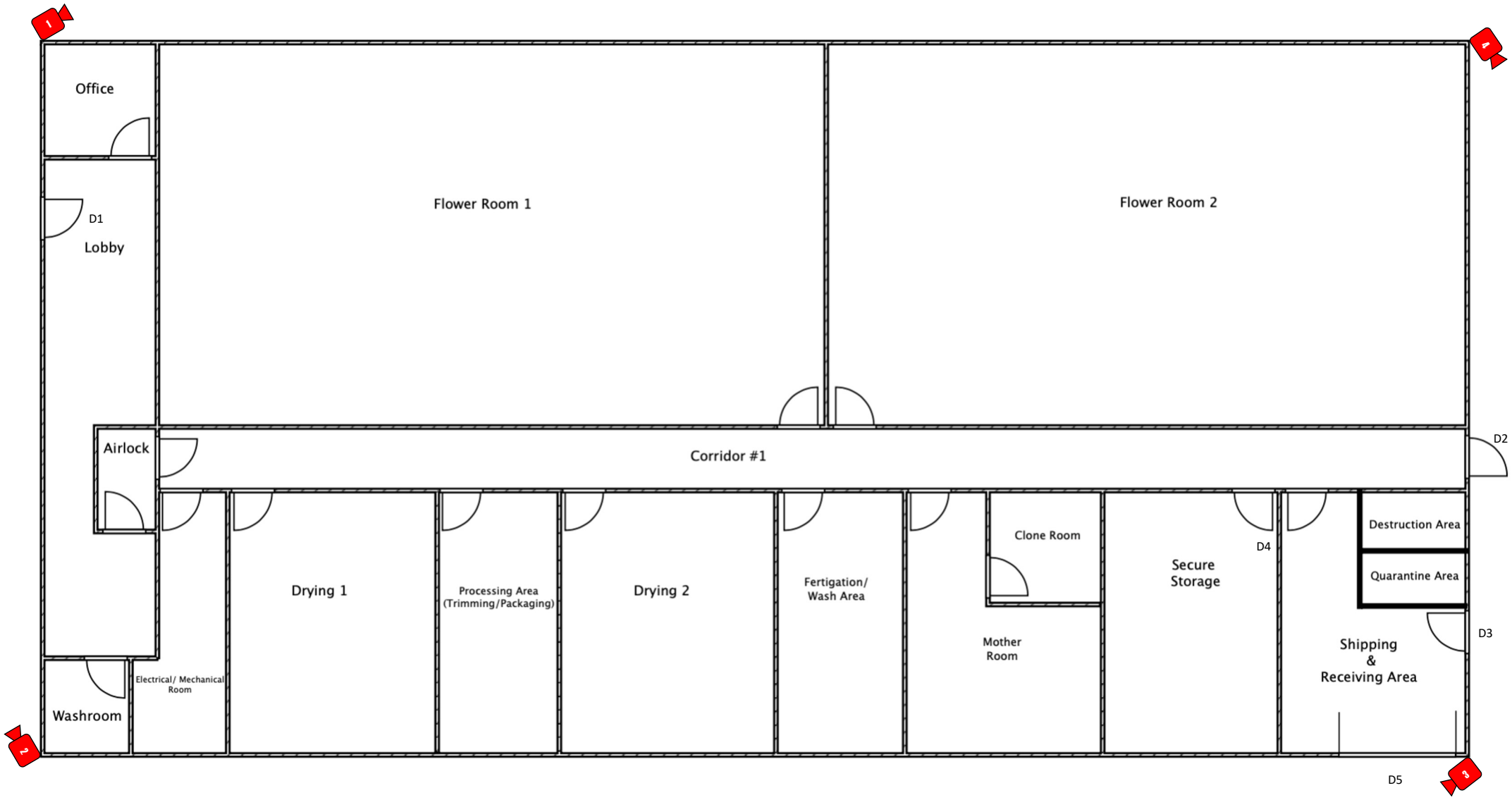
Date: 2022-11-10	V# 1.0	Page 8



Applicant

1000336730 Ontario Inc.

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

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Author: NT	Verified: DA	
Date: 2022-11-10	V# 1.0	Page 9

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

Applicant

1000336730 Ontario Inc.

SITE SECURITY DESIGNS

1000336730 Ontario Inc.

46 Bruce County Rd 17, Arran-Elderslie, ON N0H 2N0

Micro Cultivation and Micro Processing Licence Applicant

Device Count

Legend

Prepared By

canndelta