

# Non-Farm Use Permit – Case for Approval

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## Summary of Existing Use

The subject of this application is a 38 ha lot that is currently being used as residential and agricultural mixed use. The subjects of this application are two of these existing outbuilding one with an exact footprint of 6000 sq ft and the other with an exact footprint of 1,500 sq ft.

## Proposed Project

The landowners propose a micro cannabis cultivation facility, with less than a 5,000 sq foot-print. The project will represent a capital investment in property improvements of between \$500,000-\$700,000. We envision a low-profile cultivation facility that will blend seamlessly into the existing character of the area as the shell of the building is an already existing structure. The cultivation facility will be focused on sustainable cultivation practices. The project will allow the currently unproductive property to sustain 3-4 full time positions and 5-8 part time employees.

The land owners are excited at the prospect of a small business opportunity that will allow them the opportunity to cultivate crops on the property in a way that offers sustainable income to supplement retirement. It has been an aspiration of this family to put their agricultural land to further good use. A micro cannabis facility will offer that opportunity to realize that aspiration.

To ensure that the parcel under consideration raised no concerns for the CSRD, the landowners engaged the municipality in a discussion to determine whether or not it would be viable to develop the proposed use on the site. It was confirmed by District staff that this project could potentially be supported if given the appropriate justification. In opening communication about the project with their municipality, the approach was to engage the municipality at the earliest possible phase to ensure that this project would be viable.

The proposed facility will be licensed federally under the *Cannabis Act* as a micro producer. It should be noted that the form factor of the micro license limits any project under that classification to a maximum facility size of 200 sq m of canopy space.

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### Current Farm Use

The existing property is currently designated farm use and has held that designation since the owners' purchase of the property. Currently, most of the property is being actively cultivated to raise a hay/alfalfa blend. The soil predominately is a mixed loam and rocky gravel. The owners' wish to add cannabis as a secondary revenue stream to support the existing agricultural activity and have no plans to stop cultivation hay/alfalfa.

### Small Scale and Low Impact

Our proposal incorporates two existing building footprints on the property into the building design. The first is a refurbished chicken barn dating from the 1960s. This building has a 6000 sq foot (40ftX150ft)

and is current unused. No alteration to the exterior of this building will be required for this project. There is a second, existing structure on the property that is a cover all with an existing concrete base. This structure was originally for hay storage, also in the 1960s. This measures 30ftX50ft and accounts for 1,500 sq feet. This Coverall space will be used to store materials such as plant food and coco fiber for the proposed production facility. There will be no requirement to bring additional fill to the site for this project. The existing pads accounts for of less than %0.01 of the total area of the property.

We are asking for non-farm use approval for these two existing structures. This accounts for a total of 7,500 sq ft. This request will require no alteration to native soil and will allow for existing structures on the property to become productive once more.

The project doesn't require access to the site by the public and will have no appreciable effect on traffic volume or parking considerations. The project proposed is low impact and will impart high value as both a job creator in the area and as a small but important step to establishing legal cannabis cultivation as part of the CSRD's economy.

### **Sustainability and Nuisance Mitigation.**

#### *Odour Control, Waste Disposal and Water Use*

As part of the proposed facility, and as mandated by the federally required Good Production Practices, the proposed facility will be fully equipped with a certified HVAC system. This system includes carbon filtration on all intakes and outtakes to the building as well as system internal UV sterilization. This extensive HVAC combined with the remoteness of the proposed location and the fact that the owners also own two of the butting properties means that this project represents a miniscule threat of odour nuisance.

#### *Disposal of Waste Soils*

It is the intent of the owners to cultivate cannabis in a sterile coco fiber medium. This is an organic medium derived from coconut husk that is steam sterilized. This is a common organic but soilless cultivation method for cannabis. As a result, this project will not generate waste soils.

The disposal of the coco fiber is integrated into our destruction of cannabis and cannabis by-products methodology. As part of federal licensing, Health Canada mandates that cannabis waste products generated at the facility be carefully monitored, recorded and reported monthly. As part the this mandate the cannabis waste product must be rendered inert and "non-convertible" meaning it is no longer fit for human consumption. To achieve this, the facility will be equipped with a purpose-built cannabis mulcher. The cannabis waste product is weighed and recorded. After the bio mass is weighed, the coco fiber that was used to grow the cannabis and a small quantity of cedar chips are added. The machine mulches these materials together to render the cannabis by-product inert and non-consumable. The result is a mulch that can be disposed of by composting, transported to a landfill or can be use in the facility as a normal mulch would be. It is the intent of the owners to use a combination of these methods.

#### *Water Use and Disposal*

Our facility is required by the federally mandated Good Production Practices to incorporate a water filtration system. The project will also incorporate water recycling and rain water filtration/collection in order to maintain sustainability. A secondary reason that these options are a benefit is that they reduce the facility's input costs.

It is a common misconception that cannabis cultivation is particularly water intensive activity. This is true of the hydroponic method of cultivation but in the case of soil and soilless cultivation the water usage is will be in line with a greenhouse. (We are limited by the Micro License class to a maximum of 200sq m of canopy for actual cannabis cultivation). Because water is not the growing medium, as it would be in the case of a hydroponic facility, there is also no significant waste water disposal required by this project.

The landowners intend to incorporate energy saving measures in their build including solar power options. The focus will be on ensuring that the cannabis cultivation facility is as low impact as possible on the environment.

The landowners believe that by incorporating sustainability into their business model, they will be well equipped to keep pace with the changing nature of resource use.

### Commitment to the Principal of the ALR

The landowners envision their cannabis cultivation space as final phase of a general upgrade to the remaining property.

The landowners believe that this project is an excellent opportunity to demonstrate that micro cannabis cultivation does have a viable roll to play when it comes to beneficial uses of lands designated ALR. The landowners believe that projects, like the one they are proposing, can be in service to the principal of the ALR by providing secondary revenue streams to farmers to support more traditional agriculture. They also believe passionately that small scale cannabis cultivation can be effectively integrated with the ALR without threatening the principal of food security.

### Conclusion

It is the applicant's contention that cannabis cultivation, especially at a micro scale, is in line with the principal of the ALR. The activity of cannabis cultivation is, at it core, the growing of plants. The landowners are proposing no alteration to the native soil of property which preserves and protects its value for traditional agriculture while significantly increasing the economic productivity of the land.

For the reasons outlined above, the landowners assert that there is a strong case for granting a non-farm use permit. This case is further supported by the landowners' commitment to ensuring that there is no impact to the remaining area of the property. They respectfully ask that their non-farm use application be approved based on these factors.

## Site Photos

### *Purposed Existing Structures for Non-Farm Use*



#### **Dropped Pin**

50°57'47"N 119°21'06"W · 512 m



Measure



*Interior of Existing Building 1*





*Interior of Existing Building 2*



*Interior of Existing Building 3*



*Interior of Coverall*





*Coverall*