



Township of Douro-Dummer

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Cannabis Production in Douro-Dummer

The Township of Douro-Dummer has taken the position that, in accordance with the Zoning By-law, Cannabis is no different than any other agricultural crop. The plant can be grown indoors in buildings or greenhouses (subject to Ontario Building Code requirements), or outdoors in fields.

The production of Cannabis is considered to be permitted as an Agricultural Use or Hobby Farm, as defined in the Zoning By-law, 2010-74 as amended.

Within a Rural Zone, the following definitions would apply:

9.1.1. Agricultural Use means a use of land, buildings or structures for the purpose of forestry, field crops, orchard crops, berry crops, aviaries, apiaries, animal husbandry, tree nurseries, market gardening, dairying, poultry, aquafarming and any other use customarily and normally related to the field of agriculture and includes a farm dwelling and accessory buildings.

9.1.7. Hobby Farm means an area of land on which a barn, shed or animal shelter may be erected to house horses, cows, goats, or similar domestic animals, kept for recreational purposes or for personal consumption by the occupant(s) of a dwelling unit on the same lot; and may also include market gardening and/or the growing of crops.

An agricultural use requires a minimum lot area of 20ha (49.42 acres). Less acreage may be considered for a Hobby Farm as it requires a minimum lot area of 10ha (24.71 acres).

The processing of Cannabis to value added products, such as oil or consumable products would not be considered an Agricultural Use or be permitted on a Hobby Farm. This would be only permitted on an industrial zoned property as a manufacturing type use.

Notwithstanding the above, it is the landowner's responsibility to ensure they are in conformance with all Federal, Provincial and Municipal Statutes and Regulations, which may impact the production of Cannabis or other similar related goods. Medical cannabis is regulated by the Government of Canada and will continue to be subject to different rules than recreational cannabis, which are under Provincial jurisdiction. The Municipal Zoning By-law is one part of the overall approval process for production of Cannabis, and this memo is intended to assist individuals in their research.

This memo is not considered to be a legally binding interpretation and this is not considered to be advice. Errors and omissions excepted.