

**P3 Member Spotlight:**  
Emily Coe, CPT

**P4 Cannabis Production  
Facilities and Municipal Land  
Use Planning Regulations**

**P6 Member Spotlight:**  
James Warren, CPT

# TechTALK

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CANADA

**2018**  
SUMMER  
EDITION



## CACPT Co-Executive Director's Message

Summer has finally arrived and so has the heat. Hope everyone is enjoying their summer.

Our 3<sup>rd</sup> Annual Norman Pearson Golf Classic was held on Friday, June 15, 2018 at the Tamarack Ridge Golf Club in Putnam, ON (just outside of London, ON). See **P9** for a few photos and the website for more. It was a huge success again this year. A big thank you to Steve Loughran and Stephen Morriss for chairing and continuing to organize this great event that seems to get bigger every

year. Also, thank you to our sponsors, Sifton Properties Ltd., T. Johns Consulting Group Ltd., GSP Group, and our guest speaker, Phillip R. Masschelein (Sifton Properties Ltd.).

As you may have heard on our social media, our Annual Conference and AGM, "CACPT40", will be held at LIUNA Station on October 19, 2018. As always, this will be a great day and event to socialize with your colleagues and friends. Watch for more details throughout the summer.

Cannabis Production Facilities continues to be a hot topic of debate at Council meetings across the province. Thank you to our friends at Aird & Berlis LLP for providing an article on "Cannabis Production Facilities

and Municipal Land Use Planning Regulations" within this edition.

Also included in this edition are not one, but two Member Spotlights. Thanks to Emily Coe and James Warren for contributing and for their active support of the Association. Emily is one of the most helpful and resourceful employees at the City of Hamilton and James is a great addition to our Council this year.

Thank you to our student members for their articles and to all of our student Council members for your great ideas and contribution to our Council meetings. The CACPT wishes you all the best in your

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second year as well as promising careers to this year's graduates.

Again, just a reminder to all new and existing members, don't forget to use our Venngo Rewards program

for savings and discounts on entertainment, dining and shopping.

Our newsletter includes a list of new and upgraded members. Welcome to our new members and congratulations to our newly designated Associate and Full Members. It's

great to see so many new names from across the country.

As always, "Stay Connected" with the Association and with each other.

**George T. Zajac, CPT, MCIP, RPP**  
Co-Executive Director

## Fanshawe College Students win TD Design Competition for a Second Time



The Fanshawe College team, Lorne Heritage Commons, won the \$2000 first prize and the \$500 peoples' choice award at the third annual TD Environmental Design Competition on March 23, 2018 at the Wolf Performance Hall in London, ON. This year's ideas competition will be inspiration to redevelop the former Lorne Ave. Public and the Holy Cross Separate schools in London. The adjudicators recognized the winning team's site research to inform designs connected to the community's urban character.

For information, contact Professor William Pol at: [wpol@fanshwec.ca](mailto:wpol@fanshwec.ca).



The team's visualizations brought the master plan to life with scenes that drew the adjudicators into the future experience. Winning team members include Johnathan Hann, Samantha Lambert, Tarea Heshka, and Angela Denomme. Second place went to Symphonic Designs, Matthew Pereira, Kieron Evans and Owen Taylor, winning a \$1000 prize. Third place went to the Team IlluminEAST, Jacqueline Renaud, Colin Tilbrook and Martin Uharcek, winning a \$500 prize. All winning teams are enrolled in the



Environmental Design and Planning Honours Degree program at Fanshawe College. Each winning teams responded to the redevelopment themes of liveability, equity and resilience into their designs. All entries in the design competition will be presented to the current owner, City of London, to support redevelopment of the Lorne Ave. school site and will be sent to the School Board for the Holy Cross school site. The competition sponsor TD Banking was impressed by the scope of high quality designs.

ANALYSIS

IDEATION

VISUALIZATION

**Member Spotlight:**  
**Emily Coe, CPT**



Emily Coe, a full member of the CACPT since 2003, was born and raised in Hamilton, Ontario. She graduated from Mohawk College's Municipal Planning and Development program in 2001 and prior to that received her Bachelor of Arts in Geography from McMaster University in 1999.

Emily entered McMaster University to go into teaching. She took Geography courses focused on urban planning and developed an interest for the field. "In third year, one of my professors mentioned the Planning program at Mohawk College", Emily explains. She connected with Joan Keating, enrolled in the program as a direct entry, and the rest is history.

Immediately after graduating from Mohawk College, Emily began applying for planning jobs across Southern Ontario. Although she was willing to relocate elsewhere, she truly wanted to stay in Hamilton. As luck would have it, she was hired at the City of Hamilton in October of

2001 and began working as a Zoning Examiner in the Building Division. Her duties included completing Zoning Verification and Property Reports, reviewing building permits and Planning applications for zoning compliance, providing interpretation on Zoning By-laws, and composing notices for minor variance applications.

For a short time, Emily worked as a Planning Technician in the Development Planning Division at the City of Hamilton and then returned to her Zoning Examiner role. In December 2008, she was promoted to Senior Zoning Examiner, which was made a formal supervisory position in October 2014.

Today, Emily supervises thirteen Zoning Examiners. She remembers when there used to be only four, plus the Senior Zoning Examiner. "Development applications have changed significantly since 2001", says Emily. "There are many more applications coming in to review that are far more complex and often require creative zoning interpretations."

As Hamilton is an amalgamated municipality, it still has seven different Zoning By-laws which apply across the City. This can make consistent interpretations a challenge. "That is part of the reason why I love this job so much. It is never dull and there is always something interesting to problem-solve or find your way through."

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Emily's Director, Ed VanderWindt easily points out, "Emily is a natural for the role she's in. She has an inherent affinity to understanding the regulatory components of Zoning By-laws, while recognizing the implications and opportunities that they provide. She's developed an excellent team, who regularly go above and beyond for our citizens. We're fortunate to have her and her solid team serve our city."

In her spare time, Emily enjoys the company of friends and family (two very active boys means life at home is never dull), yoga, and exploring new restaurants in Hamilton's amazing food scene.

Emily is proud to be a member of the CACPT and enjoys attending the Annual General Conference every fall. "It is a great way to network and connect with other members, as well as meet students who one day may be potential employees."

# Cannabis Production Facilities and Municipal Land Use Planning Regulations

Individuals and corporations seeking to become licensed producers of cannabis are advised to pay close attention to municipal land use permissions when conducting due diligence in relation to the purchase of property for the purpose of setting up their production facility.

The federal government is currently responsible for administering Canada's cannabis production licensing process. While the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230 require prospective licensed producers to notify local authorities before submitting an application for a

producer's license, municipalities are not involved in the approval or consultation process. Despite their limited involvement in the licensing scheme, however, it is important to acknowledge that municipalities have authority over land use regulation and have the power to prohibit and regulate certain uses

through zoning by-laws. Licensed producers are required to obey municipal zoning by-laws and a Chief Building Official will refuse to issue a building permit for any proposed construction or new development that does not comply with the provisions of a zoning by-law.

A zoning by-law controls the use of land in a community and sets out how land may be used, where buildings and other structures can be located, the types of buildings permitted and the uses permitted within those buildings as well as permitted lot sizes and dimensions, parking requirements, building heights and setbacks from streets.

The shifting legal landscape surrounding the production of cannabis has led some Ontario municipal planning departments to consider how this use fits into existing land use frameworks. Despite the fact that municipalities have no formal role within the federal government's cannabis framework, many municipalities see themselves as having a responsibility to mitigate possible adverse land use impacts associated with cannabis production and have embarked on reviews of their current zoning by-laws to determine how to best deal with this use.

Three different approaches appear to have emerged for the regulation of cannabis facilities through municipal zoning by-laws.

Under the first approach, a municipality simply defines the term "Cannabis Production Facility" (or a similar term) within its zoning by-law. In Ontario, all uses are presumed to be prohibited, except those that are explicitly permitted in a zoning by-law. Defining "Cannabis

Production Facility" provides a municipality with the opportunity to explicitly permit this use in certain zones. This approach provides prospective licensed producers with some certainty as to whether their contemplated use is permitted in a particular zone. This approach does

not, however, provide a prospective licensed producer with additional guidance as to how the use may be regulated within a particular zone, potentially raising questions with respect to certain matters including, for example, mandatory separation distances from other uses.

Following the second approach, a municipality defines the term "Cannabis Production Facility" (or a similar term) within its zoning by-law and provides detailed regulations regarding where and how the use can be permitted or expressly prohibited. This was the approach taken by the City of Toronto when it amended its City-wide Zoning

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By-law in 2014 to permit medical marijuana production facilities in specific zones. As a result of this exercise, the City created a new defined term and added a new chapter to its City-wide Zoning By-law containing regulations address-

ing the location of the production activity, open storage, loading, separation distances from sensitive uses (including residential, institutional and open space zones as well as schools, places of worship and open spaces) and setbacks. This approach provides greater certainty as to whether or not the cannabis

production facility use is permitted and also provides additional clarity with respect to the conditions which must be satisfied in order to legally establish this use. A similar approach is observed in the zoning by-laws of the City of Burlington and the County of Brant, among other municipalities.

Under the third approach, a municipality makes no amendments to its zoning by-law and instead determines that the cannabis production facility use falls within existing use definitions and zoning permissions. This is one of the approaches considered by the Town of Erin. Following a review of its existing zoning by-law, Town planning staff determined that the cannabis production facility use was already permitted within a number of zones within the municipality and, as a result, determined that amendments to its zoning by-law may not be necessary. Many municipalities have simply not turned their minds to this issue and have made no changes to their zoning by-laws to address cannabis production facilities. In these cases, it will be difficult for a prospective licensed producer to know whether the use is permitted without consulting with a municipality's planning department.

While it is possible to apply to a local municipality to amend or seek a minor variance to a zoning by-law as it applies to a particular property, the process can be costly with no guarantee of success. Furthermore, applications for minor variances and zoning by-law amendments trigger a public process under the Planning Act, which may draw unwanted attention to a particular project. As such, prospective licensed producers are advised to seek locations where cannabis production is permitted under the applicable zoning by-law as of right, subject to the necessary federal approvals. Prospective licensed producers may be more confident that they will receive municipal and public support for a particular project where cannabis production facilities are explicitly denoted as a permitted use. In any event, individuals and corporations seeking to establish a cannabis production facility in a particular municipality are advised to contact the local planning department at an early stage in the process to determine whether and where such a use may be permitted.

*The Municipal & Land Use Planning Group at Aird & Berlis employs a number of in-house land use planners who are experienced in carrying out zoning reviews for individuals and corporations looking to buy land for the purpose of establishing cannabis production facilities. We would be pleased to offer assistance to anyone seeking more information with respect to land use planning permissions in a particular municipality.*

## Dealing with planning law issues?

Rely on the Aird & Berlis LLP Municipal and Land Use Planning Group to provide top legal talent and tailored service for any land use planning issue.

A&B tops the *Novae Res Urbis - Greater Toronto Area Edition* land development law firm rankings list, and members of our pre-eminent team are consistently recommended as leaders in their field by *The Lexpert®/American Lawyer Guide to the Leading 500 Lawyers in Canada*, *The Canadian Legal Lexpert® Directory* and *The Best Lawyers in Canada*.

For more information, please contact:

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## Member Spotlight: James Warren, CPT



James Warren grew up in St. Catharines, Ontario in the heart of the Niagara Region. From an early age, he has always had a fascination with building things. As he grew up, this interest grew from Lego and construction toys to playing video games like The Sims, where he could design his own homes and Sim City 2000 where he could design cities. He would spend hours building and growing Cities.

When James began high school, he had already known what his general career path would be and he chose classes in line with this dream. This led him to apply to Architectural Technologist programs and he chose to attend Mohawk College. After spending two years in the Architectural program, he found he no longer had the passion for architecture. However, including co-op, the Architectural Technologist program is four years. Not wanting to give up, he decided to follow through with the program and graduate with the diploma that he had worked so hard to get.

His first college work experience came in the summer after first year. He spent the summer working for Quartek Group Inc., which at the time, was in Niagara-on-the-Lake. He was tasked with building the archive and moving offices and employees from one building to

another. When it came time for the co-op portion of the architecture program, he was hired by EllisDon Construction Inc. to work in their engineering department. He spent the first eight months during the co-op drafting crane drawings and helping with project scheduling.

After completing the co-op period, James stayed on as part-time until his next co-op period. For the first four months of the second co-op he assisted the site superintendent at the stroke research building at the Hamilton General Site, tasked with estimating, ordering and running concrete pours.

The last four months of his co-op with EllisDon was spent back in the engineering department. When it came time for the last semester, he stopped working part-time to focus on his school work. The architectural program has a final group project, which is presented in front of a panel of 15-20 architects and engineers.

*“Always try to go that extra mile. After graduation, I wouldn’t have been hired at Quartek if I hadn’t.”*

Only three days after graduation, James was hired by Quartek Group. During the interview, they informed him that they did not really need another architectural technologist at the moment, but they saw that he had one class in Urban Planning.

They had bought Hynde Paul and Associates Urban Planners and needed a draftsman. They informed James that based on his resolve, three years prior, they knew he could do anything he put his mind to and gave him the job.

While James' official title was Planning Technician, he also drafted for the architectural, structural, electrical, mechanical, and civil departments. After approximately three years of working as a Planning Technician, he was sure he had found his true passion and wanted to go back to school to obtain the actual credentials. He recalled that one class back in the architecture program and got in contact with Joan Keating, who was the Program Coordinator at the time for the Urban and Regional Planning and GIS Technician program at Mohawk College.

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James presented a proposal to Quartek Group and went back to school while working full time. Studying in that program fueled his passion for urban planning. He graduated the program with honours and had won the Esri GIS scholarship, as well as the CACPT Norman B. Pearson Award. Not long after he graduated the program, he and his wife were expecting their first child.

About two years after graduating, Mohawk College approached James to fill in teaching classes for his former professor and mentor, Steve Pudsey. Quartek graciously allowed him to split his time to help his former professor. After a few semes-

ters, Steve was back. James was approached to fill in and teach an Auto-CAD course and later, GIS courses.

To his planning technician colleagues, James says, "Always try to go that extra mile. After graduation, I wouldn't have been hired at Quartek if I hadn't." He joined the Joint Health and Safety Committee, assisted with IT, building repairs and any random task that needed to be completed. It made him indispensable and protected him from lay-off periods as the industry went through a recession.

After working for seven years at Quartek, he received an offer from T. Johns Consulting Group Ltd. in Hamilton, Ontario, and his career as

their Senior Designer began. He was tasked with designing concept plans and preparing applications in a novel environment, working with seven others as opposed to the complement of thirty-five staff at Quartek.

Now having been at T. Johns for two years, James has had the pleasure of working directly with clients, managing site plan applications and pushing his creativity beyond what he had ever anticipated. He manages the Design Studio, where he and his fellow planning technicians can create quality drawings and sit down with clients to work through the finer details of their projects. James could not have fathomed his career being where it is today and is grateful for all the opportunities he has had over the years.

## Approaching our Final Semester at Mohawk

As a one-month internship is required for fourth semester, I had the privilege of working with Dillon Consulting in Oakville, ON. Provided to me by Dillon Consulting, it let me experience the technicalities and challenges faced by an Urban Planning Technician. Using skills developed with both ArcGIS and AutoCAD from Mohawk College, I contributed to meaningful work and gained new skills and abilities.

Returning home, I tackled the final project. We developed a concept plan for a property in Kitchener, ON, utilizing knowledge gained from our four semesters of schooling. Whether reading and understanding the

details set out via the Official Plan, or calculating parking requirements for a commercial unit in a high intensity, mixed-use corridor zone, our challenges were never-ending.

After many redesigns and sleepless nights, I am proud to have earned the Urban Design Award for my final project. It would not have been possible without my professors at Mohawk College, coworkers from Dillon Consulting, and the CACPT. As an official a graduate, I hope to see you all in future endeavors.

### Eric Crapsi

Mohawk College Student  
Representative for the CACPT

## Our First Semester

It was an exciting first semester at Mohawk College. Diving straight into the world of what it means to be a Planning Technician was certainly an eye opener for many of us, as we immersed ourselves in both the technical and creative aspect of our program. Now that summer vacation is coming to a close, we are excited to get back into the swing of things and to further our knowledge of the subjects we are learning. We are hoping to create and explore new avenues and learn the skills that second year has to offer us!

### Robert Marsalla

Mohawk College Student  
Representative for the CACPT

## From Fanshawe Onwards

While enrolled in the GIS & Urban Planning program at Fanshawe College, I spent a considerable amount of time weighing my options as to what to do upon graduation. Choosing the route for my career was not easy. I wanted to be able to use my skills learned from school and apply them in the workplace but I also wished to go back to school and complete a planning degree. After deliberation, I applied to a few planning schools and then accepted an offer for the Urban and Regional Planning program at Ryerson University in hopes of becoming a Registered Professional Planner to make positive and influential changes for the future generations to come.

My time at Fanshawe College has given me the confidence to succeed in various aspects of planning. I learned valuable technical skills from a variety of applications, such as AutoCAD, GIS, and Adobe Creative Suite. I also learnt the significance of planning policy and the role of governments in the planning and development process. I have been fortunate to have inter-disciplinary experience, during the annual Urban Design Charrette, where I had collaborated with Landscape Design students for an urban infill site design. I also created a plan for a net-zero community in Petrolia, ON, which was done in collaboration with Architectural Technology students at Fanshawe College. The inter-disciplinary approach allowed me to develop presentation, leadership and organizational skills, something that will benefit anyone seeking employment in this industry. Being a student representative for the CACPT has been a learning experience and I am grateful for the industry networking opportunities.

Two years of training at Fanshawe College has given me a strong foundation of the planning principles and its technology. I look forward to applying these skills in University and refining other crucial skills, while keeping in mind that Fanshawe College and the CACPT allowed me valuable opportunities and gave me my first taste of the industry.

### James Todd

Fanshawe College Student Representative for the CACPT

## Fanshawe College – Transitioning From First to Second Year

The GIS and Urban Planning program at Fanshawe College is not short on excitement. Upon completing the whirlwind of assignments and exams that marked the end of first year, a short two-day break was all that separated me from a new adventure. For a break, there was little time for relaxation. That 48-hour time span consisted of packing and moving. It is not exactly what I would envision as a stress-free weekend.

Still, this frantic period was worth the trouble, as on April 30, 2018, I began my summer co-op position as a GIS Intern. Launching myself into a new workplace in a field I was just learning about days earlier felt odd, but it made the transition all the smoother. Looking back, the time and experiences have given my classmates and I many ideas and goals going into second year.

Personally, I view the time between any college or university as an

amazing opportunity for self-learning. Whether this learning is directed at GIS and urban planning, other interests, or simply yourself, I find both co-op and after-work sessions as rewarding endeavours. The confidence and education gained in these short four months will undoubtedly pay dividends for my classmates and I during second year and our career paths that swiftly follow.

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There are two things that I am most excited about, going back for my final year. The first is learning from the wealth of experiences that my fellow classmates have had over these four months and sharing my own in turn. Between private and public, GIS and planning, and a wide variety of locations, both populous and quaint, many first-years have a different perspective and story to tell from their co-op work terms that can enrich and raise the level of our entire year. The second is to pass what I have learned and my passion onto a healthy number of first year students who will start their own journey. My classmates all share the same sentiment, that we hope that these students find the same interest in this field as we have in such a short amount of time.

One last unavoidable point of transition harkens back to how I started this summer term. I sense that the jam-packed activity list consisting of the excellent pastime called packing and moving will be equally endearing as before.

**Nathan Hanas**

Fanshawe College Student Representative for CACPT

**3<sup>rd</sup> Annual Norman Pearson Golf Classic - Friday, June 15, 2018**

Thanks again to those that attended the 3<sup>rd</sup> Annual Norman Pearson Golf Classic, as well as to Steve Loughran, Stephen Morriss and our sponsors, Sifton Properties Ltd., T. Johns Consulting Group Ltd. and to the GSP Group. Also, thank you to our CACPT Secretary, Ashley Kirec, for providing the great photos of everyone.

**George T. Zajac, CPT, MCIP, RPP**

Co-Executive Director, CACPT



CACPT CONFERENCE & ANNUAL GENERAL MEETING



## SAVE THE DATE

The CACPT is hosting a special Annual AGM & Conference at the *LIUNA Station* in Hamilton, ON. This year's event, "CACPT40", will be celebrating the CACPT's 40<sup>th</sup> year of operation.

<b>EVENT</b>	CACPT 2018 Conference & Annual General Meeting
<b>LOCATION</b>	<i>LIUNA Station</i>
<b>DATE</b>	October 19, 2018

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## The Benefits of Membership in the CACPT

**Job Circulations** – Members receive job circulations by some of the best employers across Canada. Employers come to us first, knowing we have the largest contact list for Planning Technicians in Canada.

**Representation** – CACPT has been the recognized voice for Planning Technicians since 1978 or for the past 40 years! We are THE advocate for Planning Technicians in Canada and are part of school advisory Committees and interact with governmental representatives for our members.

**Code of Ethics and By-law** – We have an established Professional Code of Ethics and By-law, which the Association maintains and adheres to in a professional manner.

**Designation** – Our designation is one of the compulsory criteria by employers when hiring Planning Technicians. Job circulations ask for Planning Technicians to have this designation when applying for positions across the country.

**Networking** – Our Professional Development Conference and Annual General Meeting, as well as workshops, socials, forums and social media provide opportunities for members to interact with and learn from one another.

**Continued Learning and Development** – Our conferences, workshops, newsletters, surveys and website provide our members with continuing education and knowledge that pertains to our profession and fellow members across the country.

**Awards & Recognition** – Our awards of excellence, tenure and merit, as well as bursaries, recognize employers and members for outstanding work and dedication within our profession and Association.

**Venngo Rewards Program** – Membership savings on shopping, dining and entertainment.

**thePersonal Membership Rates** – As a member, save on Home and Auto Insurance.

## CACPT Announcements

**Retiring?** – If you are a member retiring in the near future or have retired, perhaps you would like to volunteer on Council or dedicate some time to our workshops or Conference? We would love to hear from you. E-mail us at [director@cacpt.org](mailto:director@cacpt.org) or [co-director@cacpt.org](mailto:co-director@cacpt.org).

**Graduated Students** – For those students who graduated, be sure to keep us updated with your new e-mail and contact information so that you can continue to receive the job circulations and announcements. E-mail us your new information at [co-director@cacpt.org](mailto:co-director@cacpt.org).

**Job Circulations** – For all employers, do not forget that CACPT offers free Job Circulations for summer employments! We also offer reasonable rates for year round circulations to over 500 members! E-mail [co-director@cacpt.org](mailto:co-director@cacpt.org) to take advantage of this benefit.

## New & Upgraded CACPT Members

### New & Upgraded Associate Members

Katelyn Gillis,  
T. Johns Consulting Group,  
Hamilton, ON

Matthew Jay,  
Caledon, ON

Kathryn Jones,  
Town of Whitchurch-Stouffville,  
Stouffville, ON

Jacqueline Savoie,  
IBI Group,  
Waterloo, ON

Justin Sharp,  
The Biglieri Group,  
Toronto, ON

### New & Upgraded Full Members

Paul Adams,  
AECOM,  
London, ON

Ryan Ferrari,  
City of Hamilton,  
Hamilton, ON

Libaan Geedi,  
Imran Khan,  
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Luke Johns,  
Tim Welch Consulting,  
Cambridge, ON

Spencer McKay,  
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Hamilton, ON

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Chris Walters,  
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## CACPT Council Members

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### Mohawk Representatives

Robert Marsalla, Paul Clarke, Hanna Hack (First Year)

Eric Crapsi, Velimir Lazarevic (Second Year)

### Olds College Representative

Jherek Hallett and Bryce Zoche

### Langara Representatives

Victoria Salisbury, Lauryn Zosiak, Michelle Thai, Sean Montgomery and Justin Jay

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