



REQUEST FOR DECISION

MEETING DATE: February 27, 2023

TITLE: C-1244-23 - Land Use Bylaw Text Amendment - Cannabis Sales, 280 Pioneer Road - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

First Reading of Bylaw C-1244-23 is being brought forward for Council's consideration. This bylaw is a site-specific Land Use Bylaw text amendment to Section 125 C3 - Neighbourhood Retail and Services District, to add Cannabis Sales as a discretionary use for the parcel at 280 Pioneer Road, also legally described as Plan 1723512, Block 4, Lot 30.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT first reading be given to C-1244-23 - Land Use Bylaw Text Amendment - Cannabis Sales, 280 Pioneer Road.

BACKGROUND / ANALYSIS:

The developer of 280 Pioneer Road, a neighbourhood commercial site also legally described as Plan 1723512, Block 4, Lot 30, has made an application for a site-specific text amendment to Land Use Bylaw Section 125 C3 - Neighbourhood Retail and Services District. The amendment proposes the addition of Cannabis Sales, as a site specific discretionary use to the C3 District that would allow consideration of a Cannabis Sales business at 280 Pioneer Road.

Land Use Bylaw

The subject site is currently districted C3 - Neighbourhood Retail and Service District, which has the general purpose of providing commercial and personal service uses to serve the day-to-day needs of residents within a residential neighbourhood. Cannabis Sales is not a permitted or

discretionary use in the C3 District, and therefore, requires an amendment to the Land Use Bylaw to allow its consideration. As a Discretionary Use, a future approval is appealable.

Cannabis Sales regulations were adopted in 2018 with a number of separation distance requirements that are reciprocal in nature from residential areas, school and recreational sites, and other sensitive uses. For this reason, Cannabis Sales were made available in vehicle-oriented commercial districts but not in neighbourhood commercial districts which tend to be located close to residential areas, school sites, and sensitive uses (e.g., Child Care Facilities).

The proposed Cannabis Sales use at 280 Pioneer Road meets all of the separation distance requirements under the Land Use Bylaw. There is a childcare facility located within the same commercial development, but it exceeds the 25.0 m separation distance required from the premises where the Cannabis Sales use is proposed.

There is also an Alcohol Sales use in the commercial development at 280 Pioneer Road. If the proposed Cannabis Sales use at 280 Pioneer Road were to be approved, this would be the first location in Spruce Grove where Alcohol Sales and Cannabis Sales are located within the same commercial development. Currently, there are no municipal or provincial regulations limiting the location of Alcohol Sales and Cannabis Sales in the same area. Examples of cannabis stores located next to alcohol stores can be observed in many municipalities, including the City of Edmonton. Lastly, Enforcement Services have observed very few complaints in relation to Cannabis consumptions or complaints centered around Cannabis outlets.

There are currently six Cannabis Sales stores in Spruce Grove. In comparison to other municipalities in the region, Spruce Grove has the lowest population-to-store ratio at approximately 6,274 people per store.

Municipality	Population (2021)	Store Licenses	Population Served / Store
Town of Stony Plain	17933	6	2989
City of Fort Saskatchewan	27088	7	3870
City of Beaumont	20888	5	4178
City of St. Albert	68232	14	4874
City of Edmonton	1010899	195	5184
City of Leduc	34094	6	5682
Spruce Grove	37645	6	6274

Source: <https://aglc.ca/cannabis/retail-cannabis/cannabis-licensee-search>, <https://www.emrb.ca/total-population-and-dwellings>

Based on the above analysis, Administration believes that the City can accommodate additional Cannabis Sales stores that comply with the separation distance requirements of the Land Use Bylaw.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1244-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the City to consider a development permit application for a Cannabis Sales use at 280 Pioneer Road.

FINANCIAL IMPLICATIONS:

n/a