A large, stylized teal graphic on the left side of the page, consisting of several overlapping, curved, brushstroke-like shapes that point upwards and to the right.

Bylaw C-1244-23

Land Use Bylaw

Amendment - Redistricting

Cannabis Sales, 280 Pioneer Road

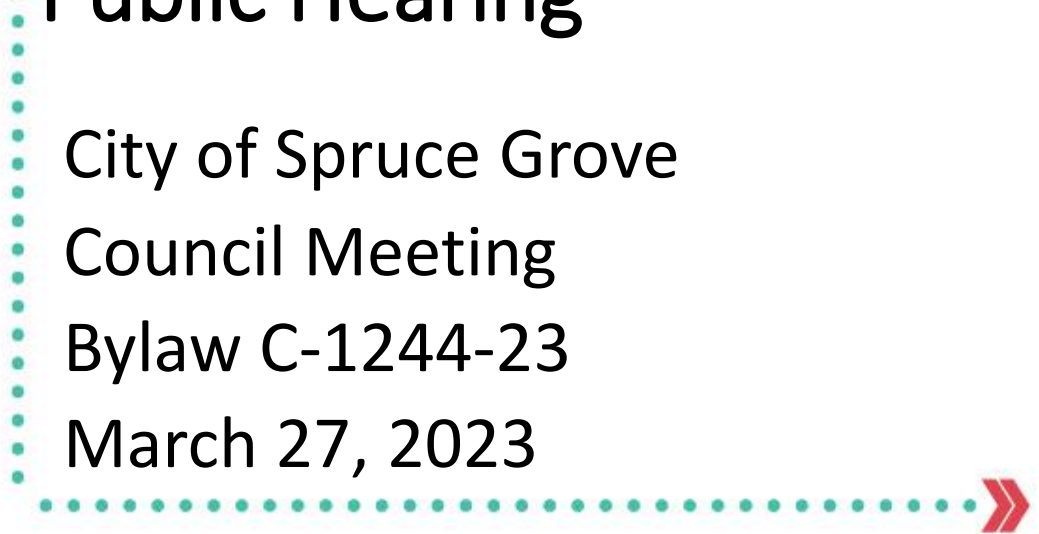
- Public Hearing

- City of Spruce Grove

- Council Meeting

- Bylaw C-1244-23

- March 27, 2023

A teal dotted line starts from the red dot of the 'Public Hearing' bullet point, runs vertically down, then turns 90 degrees to the right, ending with a red double arrow pointing to the right.



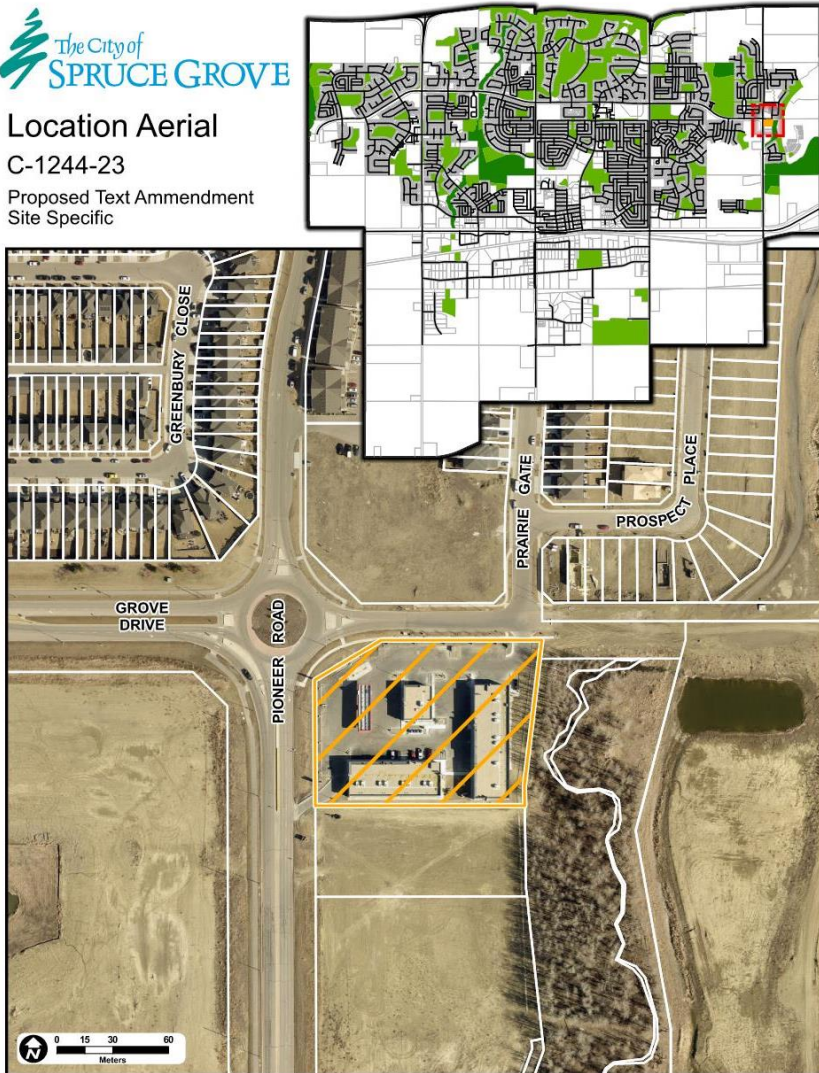
Location



Location Aerial

C-1244-23

Proposed Text Amendment
Site Specific



» 280 Pioneer Road

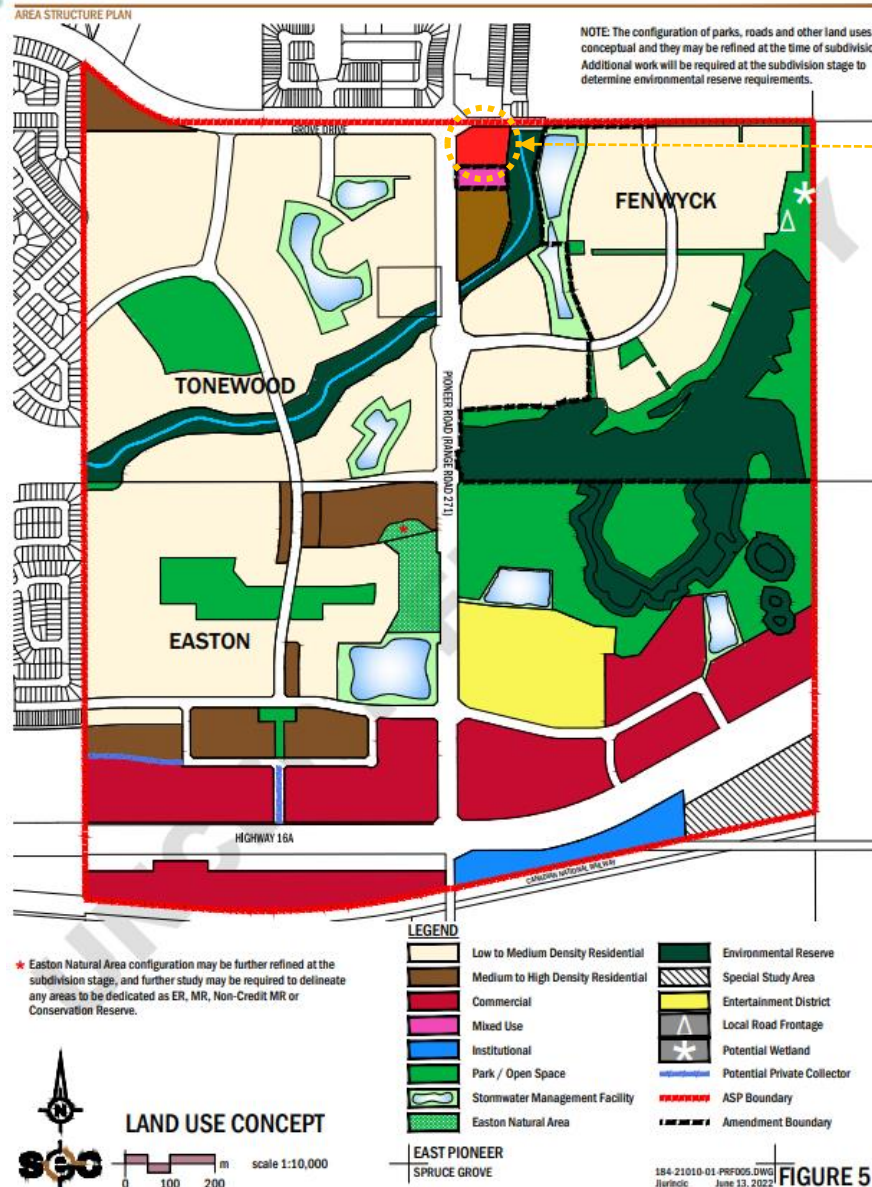
» **Intended Land Use:**

- Commercial





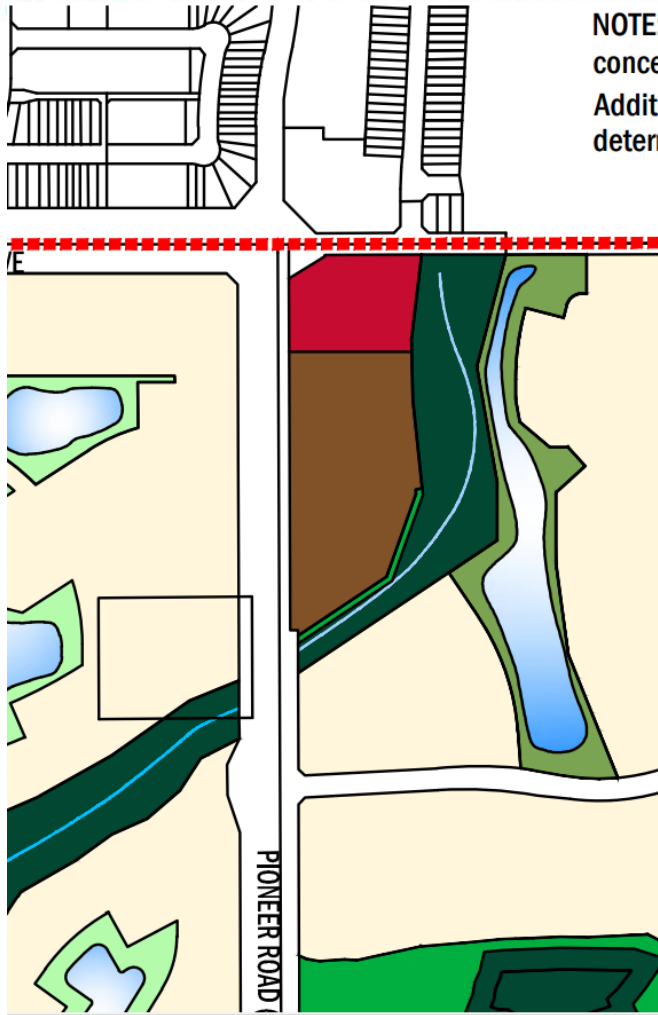
East Pioneer Area Structure Plan



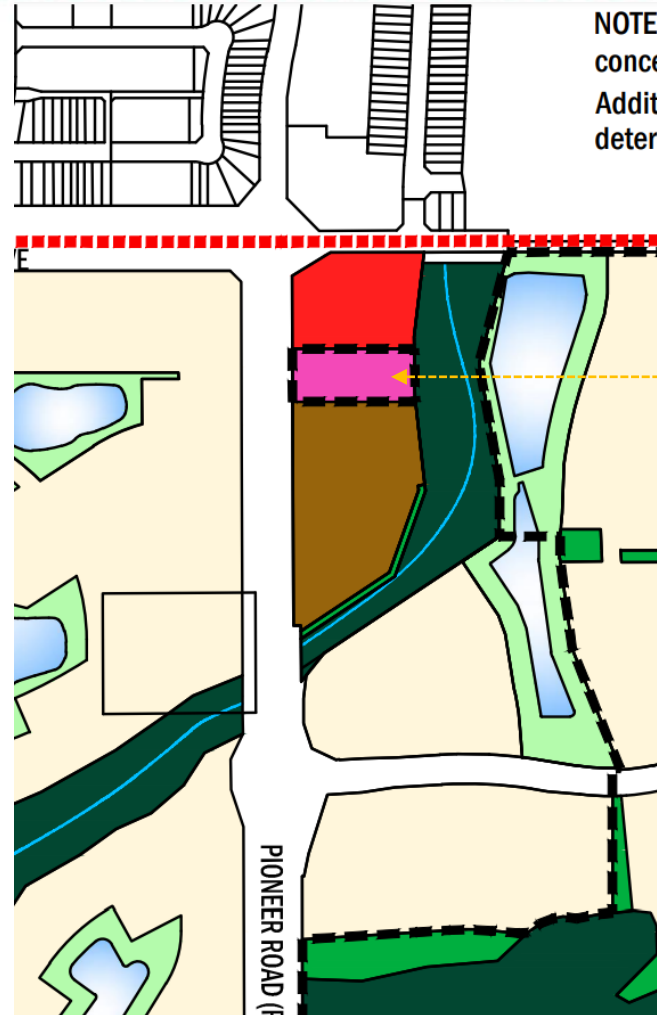
Amendment Area:
280 Pioneer Road



East Pioneer Area Structure Plan



Development Concept before 2022



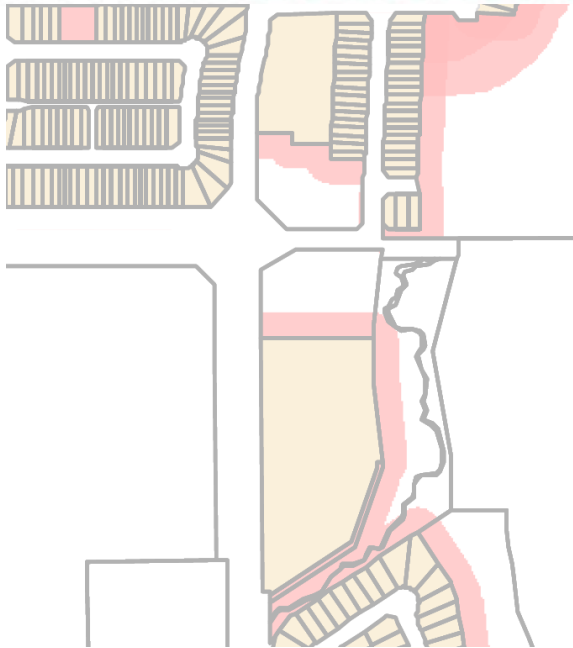
Development Concept amended by Bylaw C-1199-22

Amendment changed 270 Pioneer from: Residential to Commercial.

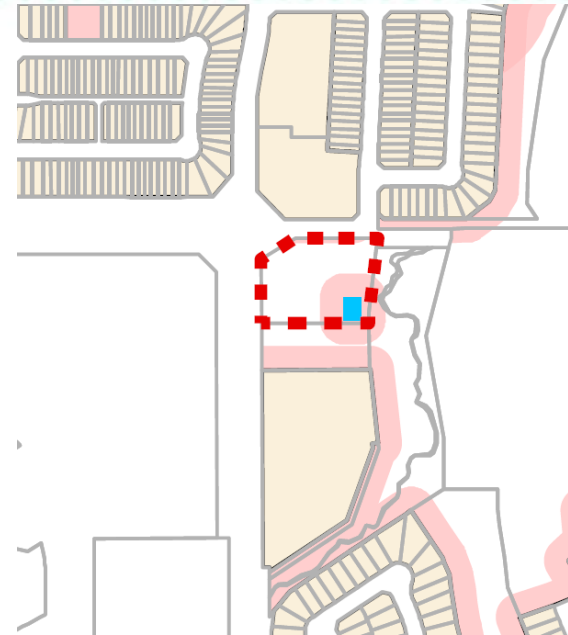
270 Pioneer was redistricted to C4 - Integrated Mixed Use



Sensitive Use Setbacks



Sensitive Use Setbacks before 2022



Changes to Sensitive Use Setback due to land use change under Bylaw C-1199-22

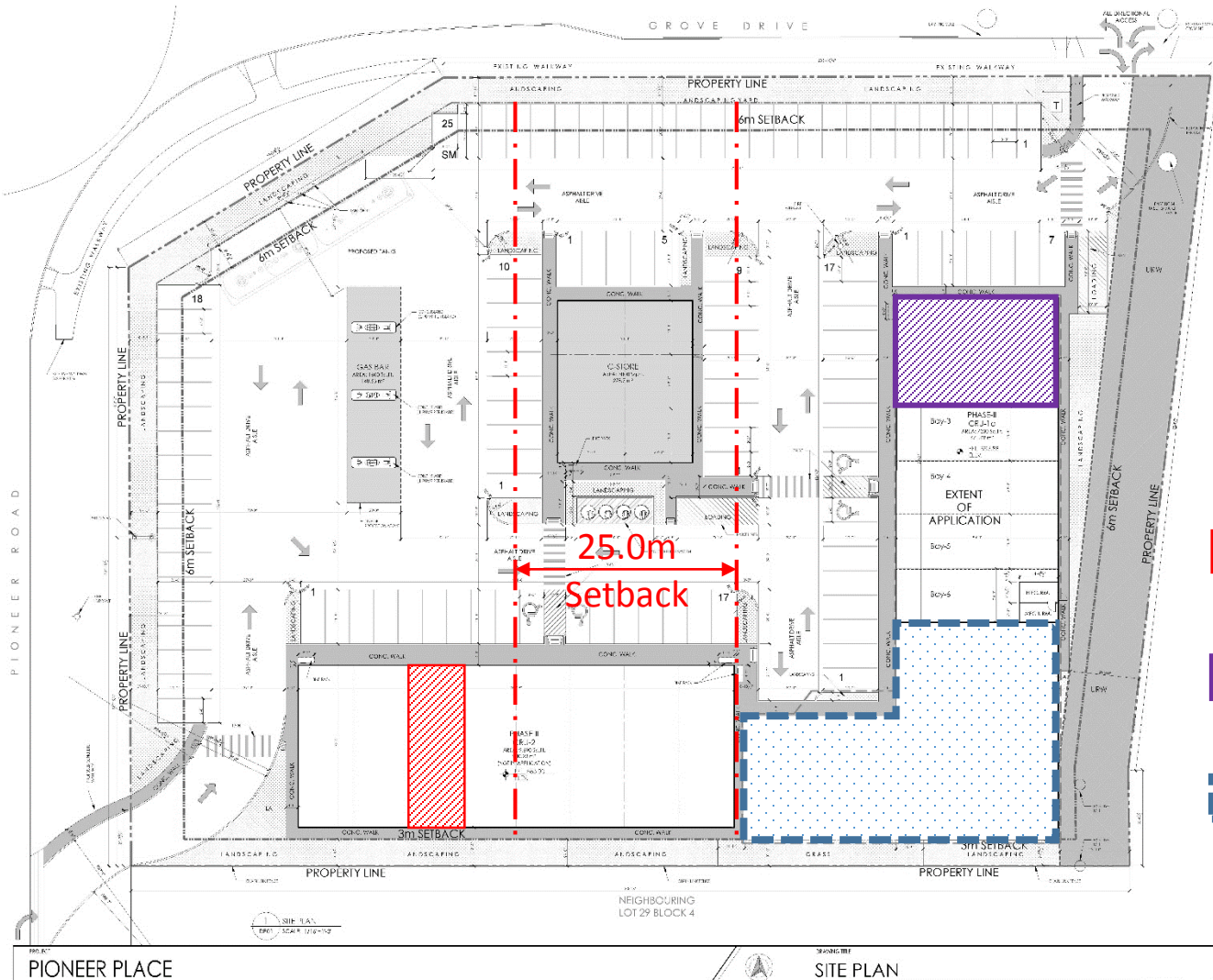
Sensitive Use Setbacks for Bylaw C-1027-17

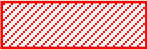


- 25m Setback (Childcare, Preschools, Residential District)
- 100m Setback (Libraries, Playgrounds, Provincial Health Facilities, Outdoor Recreation, Recreation Centres, School Outreach Centres)

	Cannabis Sales Prohibited		Child Care/Preschool
	Building Footprint		Library
	Parcel		Outdoor Recreation
	Residential District		Playground
	C1 - City Centre Commercial		Provincial Health
	C2 - Vehicle Orientated Commercial		Recreation Centre
	C3 - Neighbourhood Retail and Service		School



Site Plan



-  Proposed Cannabis Store
-  Existing Liquor Store
-  Existing Childcare Business



Proposed Amendment

Address: 280 Pioneer Road

Legal Description: Plan 172 3512, Block 4, Lot 30

Proposed Amendment:

To add to Section 125 C3 - Neighbourhood Retail and Services District, (1) Discretionary Uses:

Cannabis Sales, on Plan 172 3512, Block 4, Lot 30



Public Hearing

C-1244-23

Questions & Comments

