

Public Hearing Submission - C-1244-23 - Land Use Bylaw Text Amendment - Cannabis Sales, 280 Pioneer Road - Dhillon

To whom it may concern, Please accept this Email along with an attachment as an expression of our intent to support the Text Amendment to develop a retail cannabis store at Pioneer Place. The proposed location merits a Cannabis Store use and we have provided our reasoning in the attached letter. Please do not hesitate to get in touch with me if you have any further queries.

Kind regards
Nav Dhillon (The Proponent)

The City of Spruce Grove
Planning and Development
414 King Street
Spruce Grove
AB T7X 2C7

Date: March 20, 2023

Subject: Site Specific Text Amendment Application

Municipal Description: Plan 1723512, Block 4, Lot 30 Address: Pioneer Place, 280 Pioneer Road, Spruce Grove, AB

Please accept this Email as an expression of our intent to support a new retail cannabis store on the property described. The proposed location merits a retail cannabis store use due to the below listed arguments

I. Introduction

[1] The proposed development is on the property described above to start a Retail Cannabis Store. The property comes under 'C3 - Neighbourhood Retail and Service District' zoning.

[2] The proposed development requires site-specific Land Use Bylaw text amendment to Section 125 C3 - Neighbourhood Retail and Services District, to add Cannabis Sales as a discretionary use.

II. Positive Impact of the Variances

[3] The proposed development meets all of the separation distance requirements under the City of Spruce Grove Land Use Bylaw C-1027-17.

[4] The proposed development is reasonably compatible with the surrounding Uses.

- The proposed development would not materially interfere with, and positively affect the use, enjoyment or value of neighbouring parcels or land.

[5] The proposed development is located at a major vehicular intersection (Pioneer Drive and Grove Drive) as well as being at the boundary of the Fenwyck, Tonewood, Prescott and Greenbury.

[6] The East Pioneer Area Structure Plan (ASP) identifies the subject site for Commercial use under Figure 2 Land Use Concept, intended for neighbourhood oriented retail and service uses. A Cannabis Store Use at this location is consistent with the ASP which is intended to provide for low intensity commercial uses along arterial roadways that border residential areas.

[7] Under the Spruce Grove Zoning Bylaw a Cannabis Store is a Discretionary Use in the C2 Zone which includes Sites adjacent to Arterial roads. The ASP Plan lists Pioneer Road as arterial roadway (Figure 7)

[8] The proposed development fits well with the future development in the area planned as part of the ASP plan.

[9] The City of Spruce Grove's Municipal Development Plan (MDP) establish a strong, diversified commercial base, to provide employment and a high level of service to residents and visitors. The MDP policies identify neighbourhood commercial as an integral use to a neighbourhood and the proposed development fits well with the MDP policy framework.

[10] The proposed store will employ 8 local staff (5 Cashiers, 2 Supervisors and 1 Assistant Manager), and provide them with required training to progress further in customer service/sales related industries. The project will require local contractors to construct interior alterations and complete mechanical works.

[11] The Use is also consistent with the objectives to encourage and strengthen the character of Spruce Grove's main street commercial areas.

[12] The Cannabis Store Uses have been reasonably compatible within the neighbourhood surrounding in other municipalities e.g., Edmonton

[13] Further evidence illustrates that Spruce Grove has the lowest population-to-store ratio. The Proponent suggests that given this density and the differing clientele that the city can accommodate an additional cannabis store.

[14] There are currently 20 liquor stores in the City of Spruce Grove in comparison to the 6 cannabis stores.

[15] There is conclusive or substantial evidence of marijuana's medical benefits.

[16] The proponent suggests that there is a need of community cannabis store with a social enterprise, medicinal and knowledge focus view.

[17] Cannabis retail store operates under strict government regulations and AGLC (Alberta Gaming and Liquor Commission) terms which are in such a manner that minimizes any potential negative impact on the existing neighbourhood. There are strict physical security requirements which include alarm system, digital camera security system, secure entry points, secure showcase/storage and limited visual from outside.

[18] The Proponent is of the opinion that there is sufficient physical separation from other cannabis stores in a practical, physical, and visual perspective.

Should you require any additional information please do not hesitate to contact me through below details.

Yours Faithfully

Nav Dhillon (The Proponent)