


CANNABIS LEGALIZATION


New definitions required for “cannabis retail store” and “cannabis production facility”

































To open a cannabis retail store, applicants will have to go through a process to receive a :

- Development Permit and Building Permit from the City of St. Albert.
- Business and tobacco license.
- License from the province through Alberta Gaming and Liquor Commission. (AGLC)

 Prohibited

 Permitted

 Discretionary

DISTRICTS (OPTION 3)	L (Liquor)	C (Cannabis)
Residential Districts		
C1 – Neighborhood Commercial		
C2 – General Commercial		
CC – Corridor Commercial		
MC – Mixed Commercial		
BW – Boardwalk – up to 280 sq.m.		
BW – Boardwalk – greater than 280 sq.m.		
CIS – Commercial and Industrial Service		
BP – Business Park		
ICC – Integrated Care Community – up to 280 sq. m		
BPT – Business Park Transition		
RC – Regional Commercial		
BP2 – Business Park Direct Control		
DCMU – Direct Control Mixed Use		
DCNUV – Direct Control NW Urban Village		
DT – Downtown District		
DC – Direct Control	At Council Approval	

What does permitted mean?

If the development complies with all regulations in the Land Use Bylaw the development officer must approve it. No notification is required to adjacent landowners.

What does discretionary mean?

- A development permit will be issued or refused at the discretion of the development officer.
- A development officer will look at potential land use impacts such as parking and traffic, or compliance with other plans. (MDP, ASP).
- Notification is required to adjacent landowners who have a right to file an appeal against the permit.

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FACTS

- The federal government will legalize cannabis this summer.
- Cannabis cannot be sold with alcohol, pharmaceuticals or tobacco.
- The Government requires that cannabis stores be separated a minimum of 100 metres from provincial health care facilities, schools, and municipal/school reserve land.
- Municipalities are able to set further separation distances.

OPTION 1	OPTION 2	OPTION 3
<ul style="list-style-type: none"> • Do nothing. • Cannabis retail would simply fall under “general retail” and be could located in all districts in which general retail is permitted or discretionary. • Provincial regulations would be the only mechanism for control of development – 100m from schools or provincial health-care facilities. 	<ul style="list-style-type: none"> • Create a separate use and definition – “cannabis retail”. • As the product will be a legal product, cannabis retail outlets could be located in the same districts that “liquor store” uses are permitted or discretionary. (see chart) • Provincial regulations would be the only mechanism for control of development – 100m from schools or provincial health-care facilities. 	<ul style="list-style-type: none"> • Create a separate use and definition – “cannabis retail”. • As the product will be a legal product, cannabis retail outlets could be located in the same districts that “liquor store” uses are permitted or discretionary. <div>Council could amend the provincial separation distance as seen appropriate. +/- 100m.</div> <p>AND</p> <div>Council could add additional separations to other uses as seen appropriate:</div> <ul style="list-style-type: none"> • Daycare • Other cannabis retail outlets • Liquor store • Skateboard park • Public pool.....
<p>Definitions:</p> <p>“cannabis retail store” means:</p> <ol style="list-style-type: none"> a development where cannabis and cannabis related products are offered for sale, for consumption off-site; No other products including tobacco, alcohol or pharmaceuticals shall be sold on the premises; Where the cannabis retail outlet is located a minimum of 100m from a school or provincial health care facility or land designated as municipal/school reserve; Where store hours are set between 10:00 am – 2:00 am; 		
<p>“cannabis production facility” (CPF) will replace the previous use “medical marihuana production facility” (MMPF)</p>		