

CANNABIS STORE LAND USE BYLAW AMENDMENTS

OPEN HOUSE

Learn how cannabis legalization will impact the Town, and share your input on the draft Cannabis Store and Cannabis Facilities regulations. The proposed regulations for Cannabis Stores and Cannabis Facilities include application requirements; setbacks from sensitive uses; and, identifying suitable locations.



GOVERNMENT RESPONSIBILITIES

GOVERNMENT OF CANADA

- Setting the date of legalization for October 17, 2018
- Developing regulations for the licensed production of cannabis, controlled by the federal government
- Setting the minimum age of purchase and use at 18 years old
- Setting a possession limit of up to 30 grams of cannabis in public
- Allowing each residence (not person) to grow up to four cannabis plants for personal use
- Creating new criminal offences to deter sales to minors

GOVERNMENT OF ALBERTA

- Providing the Alberta Gaming, Liquor and Cannabis Commission (AGLC) with the mandate to oversee distribution, licensing, compliance, and enforcement of the province's cannabis retail system
- Providing the AGLC authority to set regulatory guidelines and license requirements for private cannabis retail stores
- Establishing provincially-operated online cannabis retail sales
- Allowing for privately-operated cannabis retail stores
- Requiring a minimum separation distance of 100 m between Cannabis Stores and schools, provincial health care facilities and school reserves or school and municipal reserves

TOWN OF ST. PAUL

- Setting separation distances different from those set by the AGLC
- Determining where Cannabis Stores and Cannabis Facilities can be located
- Issuing development permits for Cannabis Stores and Cannabis Facilities
- Requiring additional regulations beyond those needed to get a license from the AGLC before issuing a development permit to a Cannabis Store owner/operator



ADDITIONAL PROVINCIAL CANNABIS STORE REQUIREMENTS

All potential Cannabis Store owners/operators need to apply for a Cannabis Store business license from the AGLC and meet all of the AGLC's requirements prior to receiving a business license.

The AGLC started accepting applications in March of 2018; however, the sales of recreational cannabis is not permitted until October 17, 2018.

Some of the provincial requirements for a Cannabis Store include:

- Cannabis Stores must be confined in a building that has a private entrance, exit, and shipping/receiving area
- Cannabis Stores can only sell cannabis or cannabis accessories. Sales of other products are prohibited (e.g. food, liquor)
- Cannabis is not allowed to be consumed on site
- Maximum operating hours between 10am and 2am

TOWN OF ST. PAUL'S DRAFT CANNABIS DEFINITIONS

“Cannabis” means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended.

“Cannabis Accessory” means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended.

“Cannabis Facility” means development used principally for one or more of the following activities as it relates to medicinal or recreational cannabis:

- a. the production, cultivation, and growth of cannabis;
- b. the processing of raw materials;
- c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
- d. the storage or transshipping of materials, goods and products; or
- e. the distribution and sale of materials, goods and products to a Cannabis Store or to individual customers.

This use does not allow the on-site consumption of Cannabis, and does not include Cannabis Store or Retail sales as an Accessory Use.

A Cannabis Facility does not apply to any other Use, and shall not be an Accessory Use to any other Use.

“Cannabis Store” means a store licensed by the Province of Alberta, and where all cannabis that is offered for sale or sold must be from a federally approved and licensed facility. This Use does not allow the on-site consumption of cannabis. Cannabis Accessories may be sold or rented, and counselling services may be provided. This Use does not include Cannabis Facility.

A Cannabis Store does not apply to any other Use, and shall not be an Accessory Use to any other Use.



TOWN OF ST. PAUL'S DRAFT CANNABIS STORE REGULATIONS

(1) THAT the following text be added to Section 3.18.13:

- e. the applicant/owner fails to keep their business license in good standing.

(2) THAT the following text be added to “PART 8 SPECIAL LAND USE PROVISIONS”.

8.53 CANNABIS STORE

- Where provisions in this section are in conflict with the regulations of any district or any section of this Bylaw, the provisions of this section shall take precedence and be applied in addition to the regulations of the district and other applicable sections of this Bylaw.
- An application for a Cannabis Store shall include:
 - a copy of the applicant’s current application for a license form the Alberta Gaming, Liquor and Cannabis Commission;
 - a landowner consent letter, if the applicant is leasing the building/site;
 - an interior floor plan identifying access/egress and loading areas;
 - a site plan that includes a land use map identifying adjacent industrial, commercial and residential uses to demonstrate minimum separation distances have been met; and
 - an engagement report. The applicant shall contact landowners and schools adjacent to the site, outline the details of the application and solicit their comments on the application, document any opinions or concerns and what modifications were made to address their concerns. The applicant shall then submit the documentation.
- A Cannabis Store use shall meet the following requirements:
 - A Cannabis Store shall only be located within the C1 District and on a site with frontage to 50 Avenue;
 - A Cannabis Store shall not be located within 100 m of any other Cannabis Store, private or public school, provincial health care facility, the St. Paul Wellness Centre and the St. Paul Community Health Services, or parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act;
 - the term public or private schools is limited to elementary through to high school, and does not include commercial schools.
 - The separation distance between a Cannabis Store and other uses shall be measured from the exterior wall of the Cannabis Store to lot line;
 - A Cannabis Store shall operate from 10:00 AM to 10:00 PM;
 - A Cannabis Store use shall not operate in conjunction with or accessory to any other use;
 - Customer access to a Cannabis Store shall be visible from the street other than a lane, or a shopping centre parking lot, or a shopping mall access that allows visibility from the interior of the mall into the store;
 - All parking areas and shipping/receiving areas located on-site shall be well lit for pedestrians and vehicles during operating hours;
 - Parking and loading requirements for a Cannabis Store shall be provided based on PART 7.23 of this Bylaw, the General Municipal Servicing Standards, and any applicable requirements to the satisfaction of the Development Authority;
 - The owner shall obtain and any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or municipal legislation; and
 - The Development Authority shall impose a condition on any Development Permit issued for Cannabis Store requiring that the development shall not commence selling Cannabis until authorized by and compliant with superior legislation.
 - In addition to the provisions of Section 5.1 of this Bylaw, the first offence for a contravention shall be \$1,000, and \$5,000 for the second.

(3) THAT a Cannabis Store shall be added as a discretionary use to the CENTRAL COMMERCIAL DISTRICT – C1.

(4) THAT a Cannabis Facility shall be added as a discretionary use to the INDUSTRIAL DISTRICT – M.

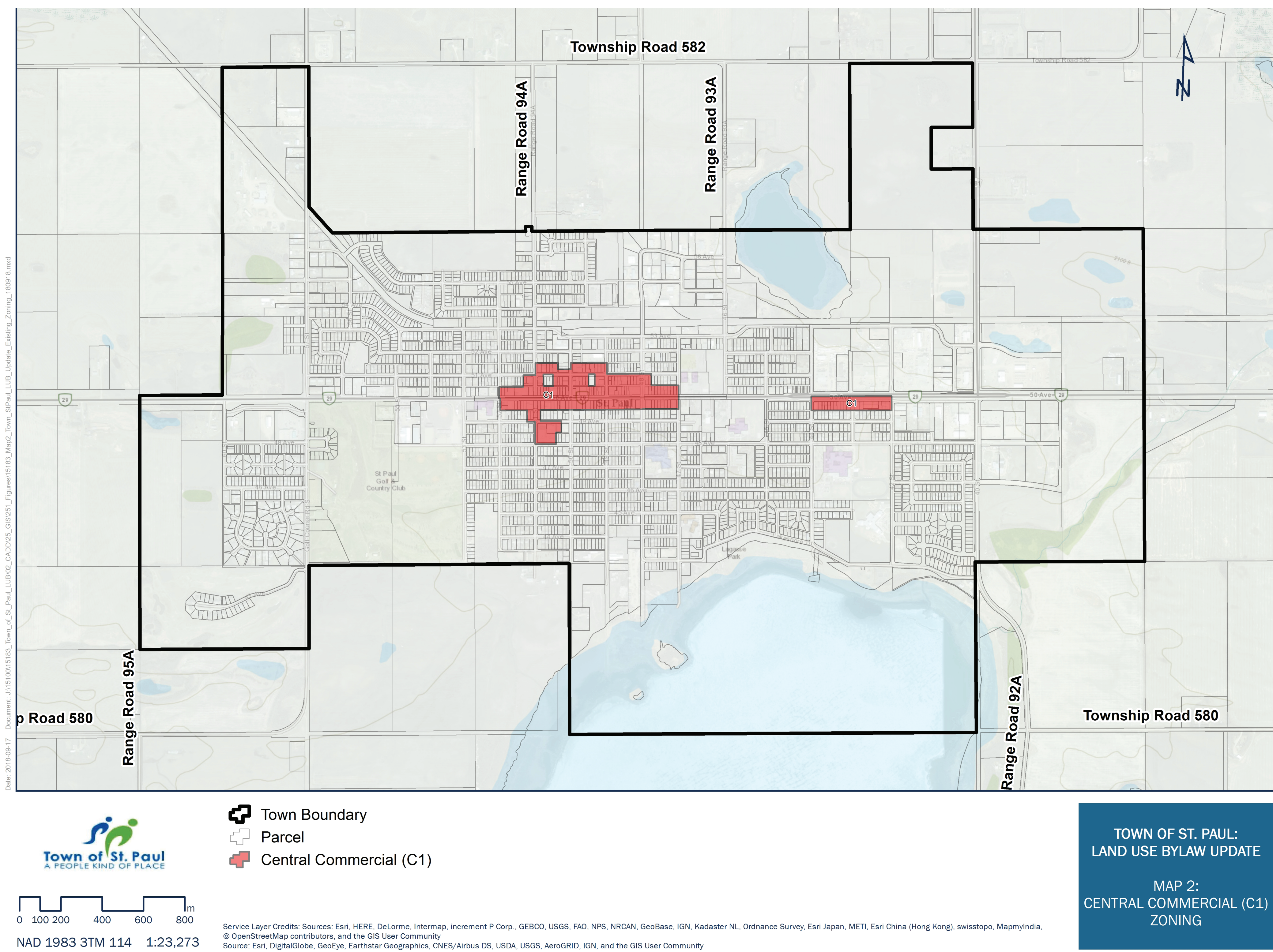
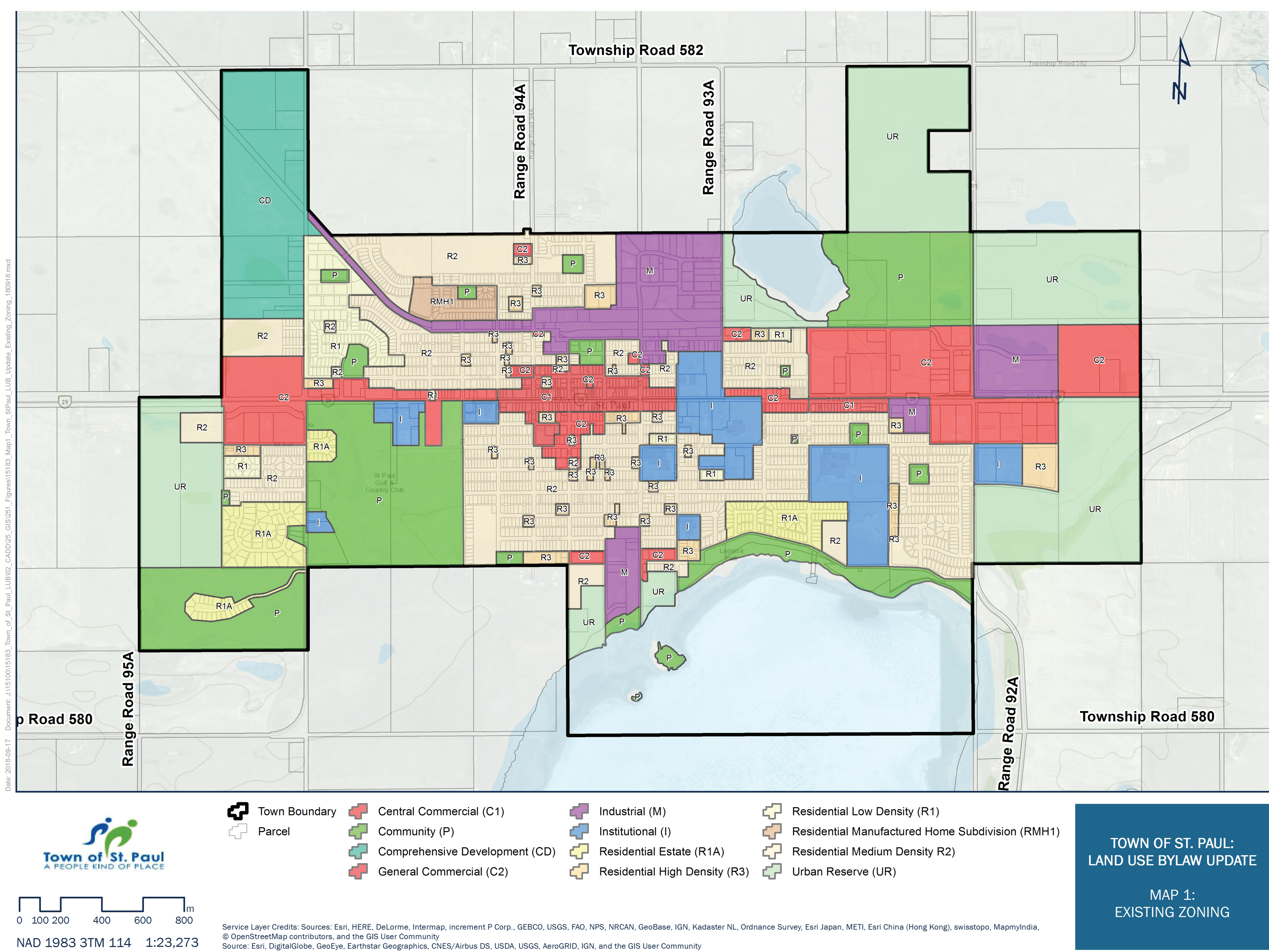
HAVE YOUR SAY

DRAFT CANNABIS STORE REGULATIONS

After reviewing the draft Cannabis Store regulations, do you support the regulations or do you have additional regulations that should be considered?

I SUPPORT the regulations because...	I DO NOT SUPPORT the regulations because...	I WOULD LIKE additional regulations that consider....
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LAND USE BYLAW MAPS

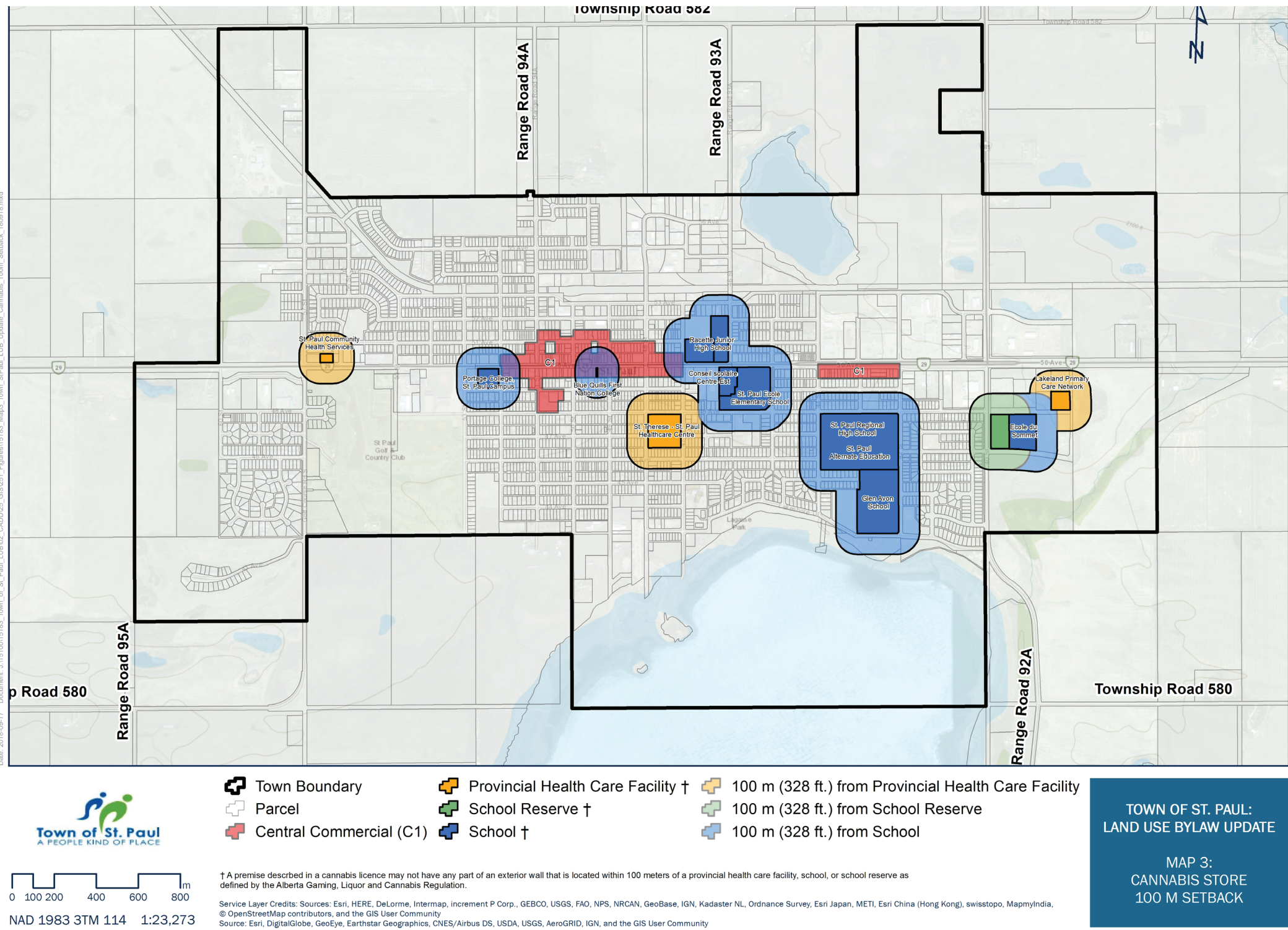


HAVE YOUR SAY

DRAFT CANNABIS STORE SEPARATION DISTANCES

The Town is considering a separation distance of 100m (same as AGLC requirements), from Cannabis Stores to other Cannabis Stores, schools, provincial health care facilities, school reserves or school reserve and municipal reserves.

What is your preference for separation distances between Cannabis Stores and sensitive uses?

I prefer a separation distance of....	I prefer this separation distance because...
<div><div>100 M</div><div><div>Place dots here</div></div></div>	<div>Place stickies here</div>
I prefer an increase in distance from 100m to:	I prefer this separation distance because...
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I prefer a decrease in distance from 100m to:	I prefer this separation distance because...
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HAVE YOUR SAY

CANNABIS FACILITIES LOCATIONS AND SEPARATION DISTANCES

The Town is considering allowing Cannabis Facilities in the Industrial District (I) as a Discretionary Use.

Do you support including Cannabis Facilities in the Industrial District as a Discretionary Use?

I SUPPORT including Cannabis Facilities in the Industrial District (I) because...

I DO NOT SUPPORT including Cannabis Facilities in the Industrial District (I) because...

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The Town is considering a minimum separation distances of 200m between Cannabis Facilities to other Cannabis Facilities, school sites and residential parcels.

Do you support the minimum separation distance of 200m between Cannabis Facilities and other Cannabis Facilities, school sites and residential parcels?

I SUPPORT the minimum separation distance of 200m because...

I DO NOT SUPPORT the minimum separation distance of 200m because...

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HAVE YOUR SAY

CANNABIS STORE LOCATIONS

A **Permitted Use** means the use of land or a building provided for in the Land Use Bylaw for which a **development permit shall be issued** upon an application having been made, provided that all of the regulations of the LUB are satisfied and all of the considerations and requirements of the Development Authority are or will be met.

A **Discretionary Use** means the use of land or a building provided for in the Land Use Bylaw for which a **development permit may be issued**, with or without conditions, upon an application having been made, at the discretion of the Development Authority.

The Town is considering allowing Cannabis Stores in the Central Commercial (C1) District as a **Discretionary Use**.

Do you support including Cannabis Stores within the Central Commercial (C1) District, and only along 50 Avenue, as a Discretionary Use?

I SUPPORT including Cannabis Stores within the Central Commercial (C1) District, and only along 50 Avenue, because...

I DO NOT SUPPORT including Cannabis Stores within the Central Commercial (C1) District, and only along 50 Avenue, because...

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Place stickies here

HAVE YOUR SAY

After reviewing the draft Cannabis Store regulations, do you have any additional comments you would like to share with us?

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THANK YOU FOR COMING

Thank you for attending today's session and providing your input! We will review all feedback gathered and refine and finalize the draft regulations where appropriate.

The final regulations will then be presented during a public hearing on October 9, 2018.

