

September 21, 2023

Attn: St. Paul & District Chamber of Commerce Members & Business Owners;
Existing Cannabis Store Owners; &
Existing Alcohol Retail Sales (Liquor) Store Owners

Re: Proposed Land Use Bylaw Amendments (Changes)

The Council of the Town of St. Paul is seeking feedback on proposed changes to the Town's Land Use Bylaw. As part of the process, to be open and transparent, Council has asked that feedback be obtained from affected businesses in advance of bylaw readings.

For your information, please find enclosed a copy of the proposed Land Use Bylaw amendments (changes are shown in red text). Changes that may affect your business are in Schedule C: Alcohol Retail & Drinking Establishments regulations and Schedule D: Cannabis Store regulations.

How to submit your feedback/comments?

- **DROP OFF:** Complete this form below. If desired, attached written comments on a separate sheet and drop off at the Town Hall – 2nd Floor (Attn: Director of Planning & Legislative Services) or
- **EMAIL:** Complete this form below and return it via email to: pd@town.stpaul.ab.ca

Written comments can be forwarded to our office no later than **October 4, 2023 (12Noon)**, to be included as part of the agenda package to Council.

Questions can be directed to Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540. Thank you.

Sincerely,

PER:



Steven Jeffery
Chief Administrative Officer

Attachments

PLEASE CHECK ONE OF THE FOLLOWING:

☐ Support / ☐ Non-Support (attach suggested changes)

Date

Name, Title, Business Name/Organization

5.4 ALCOHOL RETAIL AND DRINKING ESTABLISHMENTS

1. In addition to the requirements of PARTS 7.4.1 and 7.4.3, if, in the sole opinion of the Development Authority, it appears that traffic volumes or vehicular movements may create a significant negative impact on surrounding development, the Development Authority may require that a traffic impact study be submitted with any application for a Development Permit for an Alcohol Retail Sales Establishment or Drinking Establishment development.
2. In addition to any other regulations of this Bylaw, Alcohol Retail Sales Establishments shall ~~not be located closer than 100.0 m to any community or recreation facilities, another alcohol retail sales and drinking establishments, a public park, and/or a public or private school. The 100.0 m distance shall be measured along a straight line drawn between the two closest points of the lot lines~~ meet the following requirements:
 - a. ~~an Alcohol Retail Sales Establishment shall only be located within a Land Use District where it is listed use is listed as either a Permitted or a Discretionary use;~~
 - b. ~~an Alcohol Retail Sales Establishment shall not be located within 200 m of any other Alcohol Retail Sales Establishment, Cannabis Store, private or public school, provincial health care facility, a registered day care, the St. Paul Wellness Centre, the St. Paul Community Health Services, St. Paul Public Library, Portage College, public park including Lions Park or parcel of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*;~~
 - i. ~~The term public or private schools is limited to elementary through to high school, and does not include commercial schools.~~
 - c. ~~the separation distance between an Alcohol Retail Sales Establishment and other uses shall be measured from the exterior wall of the Alcohol Retail Sales Establishment to the lot line of the parcel;~~
 - d. ~~an Alcohol Retail Sales Establishment shall operate from 10:00 a.m. to 10:00 p.m. (Note: When removing this clause, it will default to AGLC hours);~~
 - e. ~~an Alcohol Retail Sales Establishment use shall not operate in conjunction with or accessory to any other use;~~
 - f. ~~customer access to an Alcohol Retail Sales Establishment 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;~~
 - g. ~~all parking areas and shipping/receiving areas located on-site shall be well lit for pedestrians and vehicles during operating hours;~~
 - h. ~~parking and loading requirements for an Alcohol Retail Sales Establishment shall be provided based on PART 4.20, the General Municipal Servicing Standards, and any applicable requirements to the satisfaction of the Development Authority;~~
 - i. ~~the owner shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation; and~~

- j. the Development Authority shall impose a condition on any Development Permit issued for Alcohol Retail Sales Establishment requiring that the development shall not commence selling alcoholic products until authorized by and compliant with superior legislation.
3. Notwithstanding 5.4.2, above, Alcohol Retail Sales Establishments approved prior to **<INSERT DATE OF THIRD READING>** may be located closer than 200 m to any use listed in 5.4.2 until such time as the Alcohol Retail Sales Establishment use ceases for six months or longer.

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5.10 CANNABIS STORE

1. 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.
2. An application for a Cannabis Store shall include:
 - a. a copy of the applicant's current application for a license from the Alberta Gaming, Liquor and Cannabis Commission;
 - b. a landowner consent letter if the applicant is leasing the building/site;
 - c. an interior floor plan identifying access/egress and loading areas;
 - d. 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
 - e. an engagement report.
- ~~3. 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.~~
4. A Cannabis Store use shall meet the following requirements:
 - a. a Cannabis Store shall only be located within the C1 District and on a site with frontage to 50 Avenue (Main Street);
 - b. a Cannabis Store shall not be located within ~~100m~~ 200 m of any other Cannabis Store, ~~Alcohol Retail Sales Establishment~~, private or public school, provincial health care facility, a registered day care, the St. Paul Wellness Centre, the St. Paul Community Health Services, St. Paul Public Library, ~~Portage College~~, public park ~~including Lions Park~~ or parcel of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*;
 - i. The term public or private schools is limited to elementary through to high school, and does not include commercial schools.
 - c. the separation distance between a Cannabis Store and other uses shall be measured from the exterior wall of the Cannabis Store to the lot line of the parcel;
 - d. a Cannabis Store shall operate from 10:00 a.m. to 10:00 p.m.;
 - e. a Cannabis Store use shall not operate in conjunction with or accessory to any other use;
 - f. 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;
 - g. all parking areas and shipping/receiving areas located on-site shall be well lit for pedestrians and vehicles during operating hours;

- h. parking and loading requirements for a Cannabis Store shall be provided based on [PART 4.20](#), the General Municipal Servicing Standards, and any applicable requirements to the satisfaction of the Development Authority;
 - i. the owner shall obtain any other approval, permit, authorization, consent, or license that may be required to ensure compliance with applicable federal, provincial, or municipal legislation; and
 - j. 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.
5. Notwithstanding 5.10.4.b., Cannabis Stores approved prior to **<INSERT DATE OF THIRD READING>** may be located closer than 200 m from the sites and uses listed in 5.10.4.b. until such time as the Cannabis Store use ceases for six months or longer.