

MEETING DATE: March 19, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: Sylvain Losier, Manager, Current Planning and Development

REPORT TITLE: Cannabis Land Use Scenarios

REPORT SUMMARY

The report provides information about land uses related to cannabis that were identified in the *Cannabis Report - What we Heard* presented to Council on March 12, 2018. This report will generate an opportunity for Committee of the Whole to discuss the alternative scenarios and provide direction to Administration for the preparation of the amendments to the Land Use Bylaw.

BACKGROUND

PREVIOUS COUNCIL/COMMITTEE ACTION:

In 2017, Administration went twice to Committee of the Whole (June 26 and December 4) in order to identify elements that might be regulated in preparation for the upcoming cannabis legalisation. More recently, Administration went to Council on March 12, 2018 with the Cannabis report – What We Heard. The purpose of that report was to:

- Provide a summary of the legislation currently known;
- Report the survey results;
- Give an overview of other municipalities initiatives related to cannabis (land use and business license);
- Initiate the conversation around land use components and obtain preliminary directions (definitions to be added or amended, inclusion of *Cannabis Production and Distribution* in Light and Medium Industrial districts (IL, IM) as discretionary);
- Obtain direction to come to Committee of the Whole on March 19, 2018 to discuss alternative scenarios;
- Obtain direction to initiate the preparation of the amending bylaw for the Business License Bylaw.

KEY ISSUES:

Now that the Government of Alberta has released their Order in Council containing separating distances, municipalities across Alberta are equipped to start making their own land use decisions in preparation for the upcoming legalisation of cannabis. Even though the upper-level of governments might still develop further regulations or guidelines, municipalities have tools at their disposition to define and manage cannabis related land uses.

In the Cannabis report – What We Heard, a few land uses were mentioned including Cannabis Café, Cannabis Counselling, Cannabis Lounge, Cannabis Production and Distribution, and Retail Store (Cannabis). Only Cannabis Production and Distribution got referenced in Administration's recommendation towards the preparation of the amending bylaw. This was a conscientious decision. It was felt that this particular use, with its requirement for access to large parcels of land, access to higher order transportation corridors, highly controlled access requirements, its energy and utility requirements, and its similarities with other production facilities, was a natural fit in the City of Leduc's Light and Medium Industrial districts. As for the other mentioned uses, Administration felt that there was merit in discussing them in a separate report.

Cannabis Café and Cannabis Lounge

These two land uses will not be permitted under the proposed cannabis legalisation. However, it has been mentioned that it is not excluded that in the future, both upper-governments may revisit their position on these once they review the situation for edibles. Therefore, Administration's initial thoughts were that it may be prudent to define these uses in the Land Use Bylaw in order to avoid confusion in regards to existing and/or permitted uses. One approach could be to add them to the Glossary Section, but they would not appear in any district as permitted or discretionary. Furthermore, they would also be excluded from selected current definitions.

Administration did investigate a few definition options as illustrated below.

Draft definition - Cannabis Café means an establishment similar to an Eating and Drinking establishment (Limited), but with the clear distinction of having cannabis for sale and consumption within the premise and being an establishment where people under 18 years of age are prohibited from entering.

Current definition within our LUB - Eating and Drinking Establishment (Limited) means a Development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. This Land Use typically relies primarily on walk-in clientele, and includes coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops.

Draft definition - Cannabis Lounge means all or any part of a building, structure or other enclosed area to which members of the public have access as of right or by express or implied invitation, where people are gathered to socialise and whereas cannabis is being consumed.

Draft definition - Cannabis Lounge means development where the primary purpose of the facility is the sale of Cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation.

Draft definition - Cannabis Lounge means a room typically within a public or private establishment such as a bar, a hotel, or a restaurant, where minors are not allowed and cannabis is being consumed.

After extensive discussions, Administration concluded that there is still too much uncertainty around edibles and consumption at the premises where cannabis will be sold, and therefore, Administration will be recommending to Council to wait before adding a definition for Cannabis Café and Cannabis Lounge into the LUB. Furthermore, should the Federal Government revise their position on edibles in a few years, this will provide us an opportunity to not only amend the definitions within our LUB, but to look at cannabis related land uses as a whole. At such time, there might be some necessary adjustments to our regulations.

Cannabis Counselling

Since the conversation has started around cannabis legalisation, a few individuals have communicated to Administration their desire to offer their services to people who would want to learn more about cannabis, medical cannabis, the legislation and the various regulations, as well as the various processes linked to medical cannabis. These services, when provided by non-medical individuals, would not qualify under Health Services in Administration's opinion. As this use may contribute to or influence people's well-being and/or life quality, it is felt that it merits its own definition as part of the Glossary Section of the Land Use Bylaw. The initial definition that Administration is working with is as follows:

Draft definition - Cannabis Counselling means a use where counselling on cannabis is provided by a person or group of persons who are not medical professionals, and whereas no sales or consumption of cannabis is permitted at the premise where the activity is conducted.

As this use does not include any sale or consumption activity and that there could be synergies with the retailing component, Administration believes that it should be a discretionary use in the same districts where Retail Store (Cannabis) will be allowed.

Retail Store (Cannabis)

The retail stores for cannabis will be one of the two legal means for Albertans to obtain cannabis, the other being online sales which will be done exclusively by the Alberta Gaming and Liquor Commission (AGLC). As the retail stores will be the interface between this newly legalised industry and our community, it is important to choose carefully potential districts where they may locate.

In order to facilitate the selection process, Administration has prepared five alternative scenarios. Each scenario is described and contains pros and cons. Just like any other land uses, the decision about enabling or not enabling a Retail Store (Cannabis) will be the result of trades-off analysis as certain land uses are compatible whereas others are not. Furthermore, it is important to note that once a use has been permitted, it is very difficult under the Municipal Government Act (MGA) to remove said use. Within the MGA context, it is generally easier to relax regulations contained within the LUB versus trying to make them more stringent. Also, even though the regulations could change in the future, legal existing uses would simply obtain the status of legal non-confirming uses and would be able to continue to operate under the MGA.

Being cautious and selective is consistent with the messaging we have obtained and have observed from a few American cities whereas legalisation of cannabis happened a few years ago. Most municipalities have started with regulations a little bit more stringent and relaxation occurred over time. An example of this is the separating distances that were used within some of the first States which are generally much greater than those adopted by States that came up with legalisation at a later date.

Enabling the retail of cannabis is a challenging balancing act between economic development and social well-being. Enabling these stores will have a direct impact on accessibility to the product which contains both positive and negative implications. By tailoring the regulations, it is possible to increase the benefits of the positive implications and mitigate the potential negative implications.

In preparing the scenarios, Administration has taken under consideration many elements such as:

- the results of the survey conducted;
- land uses distribution around the City of Leduc;
- experiences learned in the USA (even though their communities are different than Leduc and they have less than a decade of experience dealing with cannabis);
- initiatives from other municipalities across Alberta; and
- legislation and objectives of the Government of Canada and the Province of Alberta.

The five scenarios contained in this report are presented according to their main focus. Scenario 1 and 5 are more intense in their respective approach and scenarios 2, 3, and 4 are moderate. Scenario 1 is the most permissive and as we move towards scenario 5, the regulations become more limiting. Administration believes that these five scenarios are covering the range of acceptable socioeconomic strategies and that going more permissive than scenario 1 or more stringent than scenario 5 would simply contain too many negative impacts on our community.

Lastly, it is important to note that cannabis legalisation is a new phenomenon in North America. Even in the USA, the retail of cannabis for recreational purposes only appeared in 2012 (Colorado, Washington). We are just starting to learn about

the implications through data collecting and analysis. Therefore, hard evidence and correlations are yet to be developed for many assumptions and practices that are often discussed by the public and/or used by their municipality where the land use authority resides.

Methodology for all Scenarios

It is important to note that the areas expressed are approximate to help with the visualisation of the scenarios. Furthermore, the buffer created with the separating distances was created using specific distance and the boundary of a separating distance often goes through an adjacent property. In our current LUB, the measuring is done from property boundary to property boundary and therefore, all parcels touched by a buffer would not be allowing the cannabis related use due to proximity of a sensitive use. There is always the possibility of subdividing a larger parcel in order to avoid the interface with the separating distances. Administration believes that the net result would be very close to these contained in this report, but probably slightly smaller in terms of total area where Retail Store (Cannabis) could be locating.

Scenario 1: "Spirit of Alberta Government's Order in Council" with added protection

As the name indicates, this scenario is largely inspired by the recent Order in Council from the Government of Alberta (GoA). The GoA has decided to limit the separating distances of 100 meters to three sensitive uses which are the schools, the School Reserves (SR), and the health facilities which in the case of the City of Leduc, means the Leduc Community Hospital. They also provided the flexibility to the municipalities to vary the distance and/or to adopt additional sensitive uses.

As the City does not operate with School Reserves but instead identifies future school sites in Area Structure Plans and keeps these parcels of land as Municipal Reserve (MR) once subdivision as occurred, the City would add the MR where schools are anticipated as part of the sensitive uses for this scenario. Furthermore, the distance would be increased from 100 to 200 meters. These would constitute the added protection.

In this scenario, Retail Store (Cannabis) would be a discretionary use within Mixed-Use Neighbourhood (MUN), Mixed-Use Comprehensive, Central Business District (CBD), General Commercial (GC), Commercial Shopping Centre (CSC), Commercial Business Oriented (CBO), Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL). Sensitive uses would be protected by a 200 meter buffer and would be limited to current schools, future schools identified in approved Area Structure Plans, and the Leduc Community Hospital.

Based on our current land use allocation for the various districts, the sum of all districts where cannabis could potentially be located is equivalent to approximately 16.6% of the total area of the municipality. This would slightly be reduced to about 15.9% by the separating distances imposed. This scenario is the most permissive scenario that Administration has prepared and it maximizes the opportunity for interested parties to launch their cannabis business in Leduc.

Pros	Cons
<ul style="list-style-type: none"> would facilitate the implementation of cannabis stores in Leduc could increase the potential for locating other related businesses along the cannabis supply chain within the City of Leduc could generate a spatial distribution throughout the City that could minimize the time/distance relationship between consumers and retailers 	<ul style="list-style-type: none"> would maximize the presence, exposure, and accessibility of cannabis throughout the City of Leduc does not recognizes sensitive uses where youth are present and/or active could lead to a significant concentration of cannabis related uses could impact the reputation and/or perception of the City of Leduc if the number of stores gets disproportional in

the public's opinion

- would allow a retail store to locate adjacent to low, medium, or higher density residential developments

Scenario 2: Economic Development Oriented

This scenario focuses on the opportunities for Retail Store (Cannabis) as a discretionary use within the commercial and industrial districts, where the majority of the employment is located within the City of Leduc. This would include the Central Business District (CBD), General Commercial (GC), Commercial Shopping Centre (CSC), Commercial Business Oriented (CBO), Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL) districts.

Based on our current land use allocation for the various districts, the sum of all districts where cannabis could potentially be located is equivalent to 15.1% of the total area of the municipality. This would slightly be reduced to about 14.9% by the separating distances imposed, similar to the first scenario.

PROS

- would facilitate the implementation of cannabis stores in Leduc's employment areas
- could increase the potential for locating other related businesses along the cannabis supply chain within the City of Leduc
- could generate a spatial distribution throughout the City that could minimize the time/distance relationship between consumers and retailers by providing opportunities to locate along major transportation corridors

CONS

- would maximize the presence, exposure, and accessibility of cannabis along 50th Street, the QEII corridor, and downtown
- does not recognize sensitive uses where youth are present and/or active
- could lead to a significant concentration of cannabis related uses
- could impact the reputation and/or perception of the City of Leduc if numbers of stores got significant
- would allow retail stores to locate adjacent to low, medium, or higher density residential developments

Scenario 3: Calibrated Economic Development

This scenario focuses on the opportunities for retailing within select commercial and industrial districts as a phased-in approach. It would enable Retail Store (Cannabis) as a discretionary use within General Commercial (GC), Commercial Shopping Centre (CSC), Commercial Business Oriented (CBO), Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL) districts.

This scenario is the first one to introduce additional sensitive uses that would require a 200 meters separating distances from a Retail Store (Cannabis). These additional sensitive uses would include parks, playgrounds, public library, recreational centres, and registered day cares. These have been selected as they are uses where our youth invest a good proportion of their time. Furthermore, this scenario would see the principle of reciprocity being introduced as well as separating distances between a cannabis store and another cannabis store as well as between a cannabis store and a liquor store. This would be ensured by a 200 meters separating distance. Administration recognizes that this would not completely prevent clustering from happening, but could potentially break the line of sight (pending the design of the block/subdivision) between sensitive uses or from one cannabis shop to another one.

Based on our current land use allocation for the various districts contained in this scenario, the sum of all districts where cannabis could potentially be located is equivalent to 14.6% of the total area of the municipality. This would slightly be

reduced to about 11.4% by the separating distances imposed for the sensitive uses. This would be further reduced by the separating distance between retail stores selling controlled substances (liquor or cannabis) pending on their number and location.

PROS

- could generate a spatial distribution throughout selected commercial and industrial districts as a phased-in approach
- would allow for businesses to take advantage of the Leduc and regional markets
- could increase the potential for locating other related businesses along the cannabis supply chain within select commercial and industrial areas of the City
- recognizes additional sensitive uses often frequented by the youth segment of our population
- would minimize the opportunities for clustering of cannabis retail stores
- would ensure a certain “territory” for each retail shop by prohibiting competition to locate within 100 meters

CONS

- would prohibit from locating downtown where survey participants support location
- if applied to liquor stores similar to cannabis, would bring a few liquor stores non-conforming under the MGA

Scenario 4: Limited Economic Development

This scenario focuses on the opportunities for retailing mainly in industrial areas. It would enable Retail Store (Cannabis) as a discretionary use within General Commercial (GC), Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL). As the previous scenario, sensitive uses would be more inclusive than the Order in Council and would introduce separating distance between cannabis stores and liquor stores.

Based on our current land use allocation for the various districts contained in this scenario, the sum of all districts where cannabis could potentially be located is equivalent to 13.5% of the total area of the municipality. This would slightly be reduced to about 11.3% by the separating distances imposed for the sensitive uses. This would be further reduced by the separating distance between retail stores selling controlled substances (liquor or cannabis) pending on their number and location.

Pros

- could generate a spatial distribution throughout industrial districts as well as along the 50th Street corridor (north of 57 Avenue) as a more conservative phased-in approach
- would allow for businesses to take advantage of the regional markets
- could increase the potential for locating other related businesses along the cannabis supply chain within the industrial areas of the City

Cons

- would prohibit from locating commercial areas and downtown where survey participants support location
- if applied to liquor stores similar to cannabis, would bring a few liquor stores non-conforming under the MGA
- would direct mainly the retail use within the industrial districts where we already have a significant amount of competing interests and limited land supply
- would increase the distance between local consumers and retailers

- recognizes additional sensitive uses often frequented by the youth segment of our population
- would minimize the opportunities for clustering of cannabis retail stores
- would ensure a certain “territory” for each retail shop by prohibiting competition to locate within 100 meters

Scenario 5: Restricting Location in Leduc

This scenario is the more conservative scenario whereas it would enable Retail Store (Cannabis) as a discretionary use within Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL) districts. All other districts would not allow for this use to operate.

The sensitive uses would be similar to the previous scenario, including the 200 meters between stores of controlled substances would also apply under this scenario.

Based on our current land use allocation for the various districts contained in this scenario, the sum of all districts where cannabis could potentially be located is equivalent to 11.5% of the total area of the municipality. This would slightly be reduced to about 10.0% by the separating distances imposed for the sensitive uses. This would be further reduced by the separating distance between retail stores selling controlled substances (liquor or cannabis) pending on their number and location.

Pros	Cons
<ul style="list-style-type: none"> • recognizes additional sensitive uses often frequented by the youth segment of our population • would ensure a certain “territory” for each retail shop by prohibiting competition to locate within 100 meters 	<ul style="list-style-type: none"> • would force this use exclusively in industrial areas which may create additional challenges for the operation and success of this industry • would direct exclusively the retail use within the industrial districts where we already have a significant amount of competing interests and limited land supply • would prohibit from locating commercial areas and downtown where survey participants support location • if applied to liquor stores similar to cannabis, would bring a few liquor stores non-conforming under the MGA • would significantly increase the distance between consumers and retailers

Other considerations

In reviewing the literature on how American cities are managing the various activities related to cannabis and from our participation in the Mid-Sized Cities workshop, Administration has been made aware that a few municipalities in the USA use a permitting system to manage cannabis cultivation for personal use.

In Canada, the proposed Bill C-45 is setting the limit of cultivation for personal use to four cannabis plants per dwelling-house. A dwelling-house is defined as:

Extracted from proposed Bill - Definition of *dwelling-house*

(8) For the purposes of this section, dwelling-house, in respect of an individual, means the dwelling-house where the individual is ordinarily resident and includes

- (a) any land that is adjacent to it and the immediately contiguous land that is attributable to it, including a yard, garden or any similar land; and
- (b) any building or structure on any land referred to in paragraph (a).

Administration has contacted eight (8) Alberta municipalities on March 13, 2018 to see if they have or will consider using a mechanism to ensure that personal cultivation is done in accordance with the Federal Act, and at the time of this report being submitted, we had received three (3) responses. All of them stating that they will not look at any mechanism to manage personal cannabis cultivation. Administration also sent an email to the province to obtain clarity on the potential jurisdictional issue related to this approach.

Planning and Economic Development, Enforcement, and the City Solicitor had some preliminary discussions and share the following concerns: potential jurisdictional issues, the complexity of the enforcement process, additional resources required to implement this new service level; and, the undefined benefits to manage the personal cultivation of four (4) cannabis plants in a dwelling-house.

Although these concerns are all important, the one that appears the most significant is the complexity of the enforcement process. The investigation part about a permit being issued or not is the easy part due to our system in place. However, the use of human sources for the purpose of search warrants as well as the preparation for seeking and obtaining search warrants, the identification of the plants, the seizing and storing of the evidence, and the prosecution component could be very onerous and complex.

Administration suggests that Committee discuss this issue to determine its merit.

ATTACHMENTS:

- Attachment 1 Scenario 1 - map
- Attachment 2 Scenario 2 – map
- Attachment 3 Scenario 3 – map
- Attachment 4 Scenario 4 – map
- Attachment 5 Scenario 5 – map
- Attachment 6 Summary of scenarios

RECOMMENDATION

Administration recommends that Committee directs Administration to investigate these matters further and present recommendations to implement the following to Council:

- that Cannabis Café and Cannabis Lounge be left out of the LUB for the time being until such time as the upper-governments change their position on edibles and/or consumption in premises where cannabis is sold;
- that Cannabis Counselling be introduced in the amending bylaw as presented in this report;
- that Retail Store (Cannabis) be introduced in the amending bylaw as presented in scenario 4 in this report; and
- that Administration be directed to come forward on April 9, 2018 at the Council meeting to introduce the draft amending bylaw and seek first reading.

Administration recommends that the Committee discusses the merits of investigating or not a permitting process for personal cultivation of cannabis and provide its direction to Administration in regards to process and timeline for coming back at the Committee.

Others Who Have Reviewed this Report

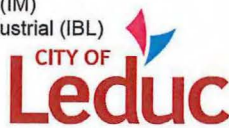
P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

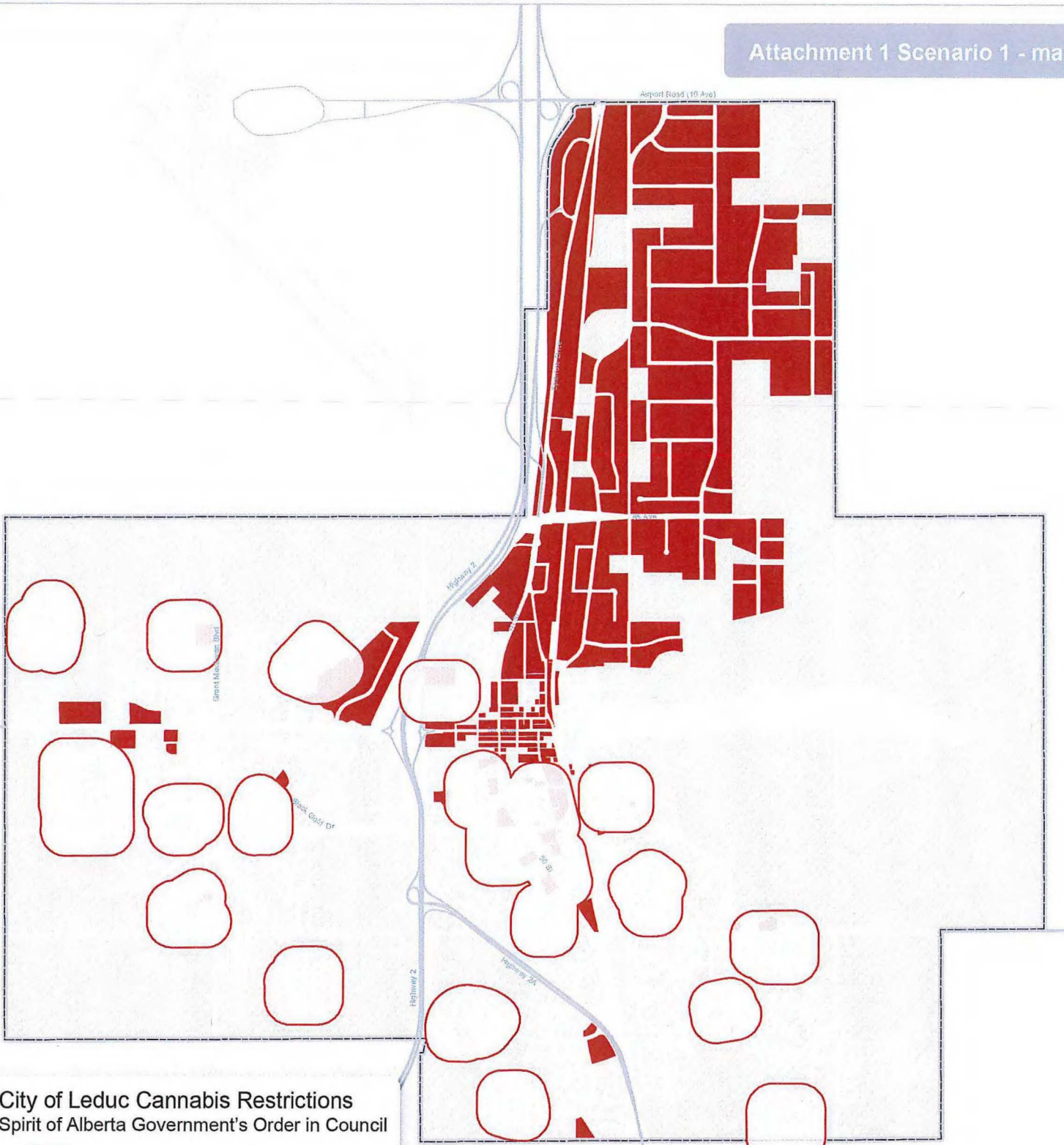


City of Leduc Cannabis Restrictions
 Spirit of Alberta Government's Order in Council

- 100m separating distance from schools, school reserves, and hospitals (OC 027/2018)
- Permitted Districts:
 - Mixed-Use Neighbourhood (MUN)
 - Mixed-Use Comprehensive (MUC)
 - Central Business District (CBD)
 - General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)

Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 7144336 m ² / 16.6% (of city area)	
Overlap area: 170684 m ² / 2.39% (of permitted district area)	
CBD	781 m ² / 0.01% (of permitted district area)
CSC	29183 m ² / 0.41% (of permitted district area)
GC	8094 m ² / 0.11% (of permitted district area)
MUC	981 m ² / 0.01% (of permitted district area)
MUN	131645 m ² / 1.84% (of permitted district area)





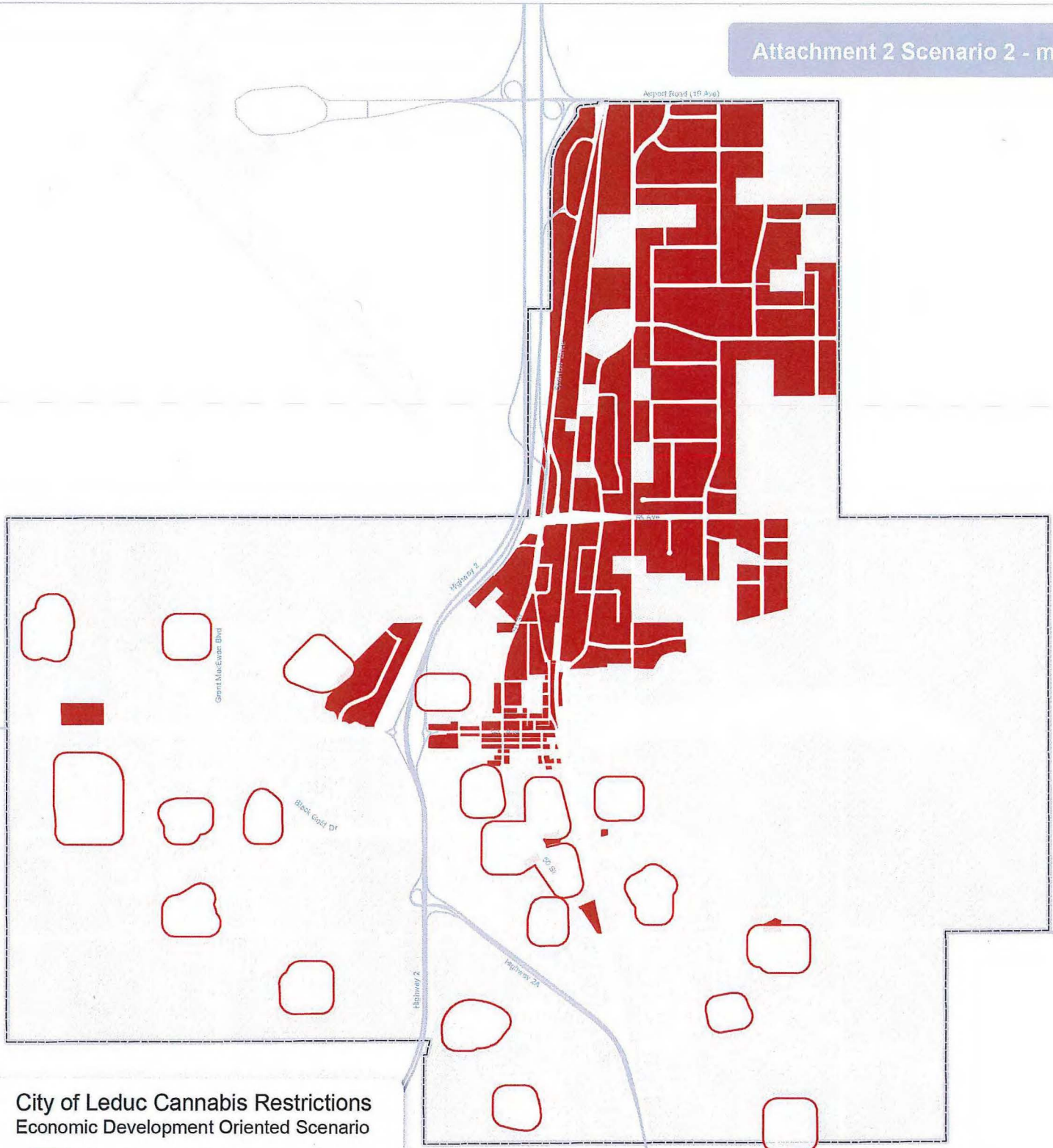
City of Leduc Cannabis Restrictions
 Spirit of Alberta Government's Order in Council

- 200m separating distance from schools, school reserves, and hospitals
- Permitted Districts:
 - Mixed-Use Neighbourhood (MUN)
 - Mixed-Use Comprehensive (MUC)
 - Central Business District (CBD)
 - General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)



Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 7144336 m ² / 16.6% (of city area)	
Overlap area: 312677 m ² / 4.38 % (of permitted district area)	
CBD	11317 m ² / 0.16% (of permitted district area)
CSC	80307 m ² / 1.12% (of permitted district area)
GC	14664 m ² / 0.21% (of permitted district area)
MUC	981 m ² / 0.01% (of permitted district area)
MUN	205408 m ² / 2.88% (of permitted district area)

Total area of permitted districts after removal of overlap: 6831659 m² / 15.9% (of city area)

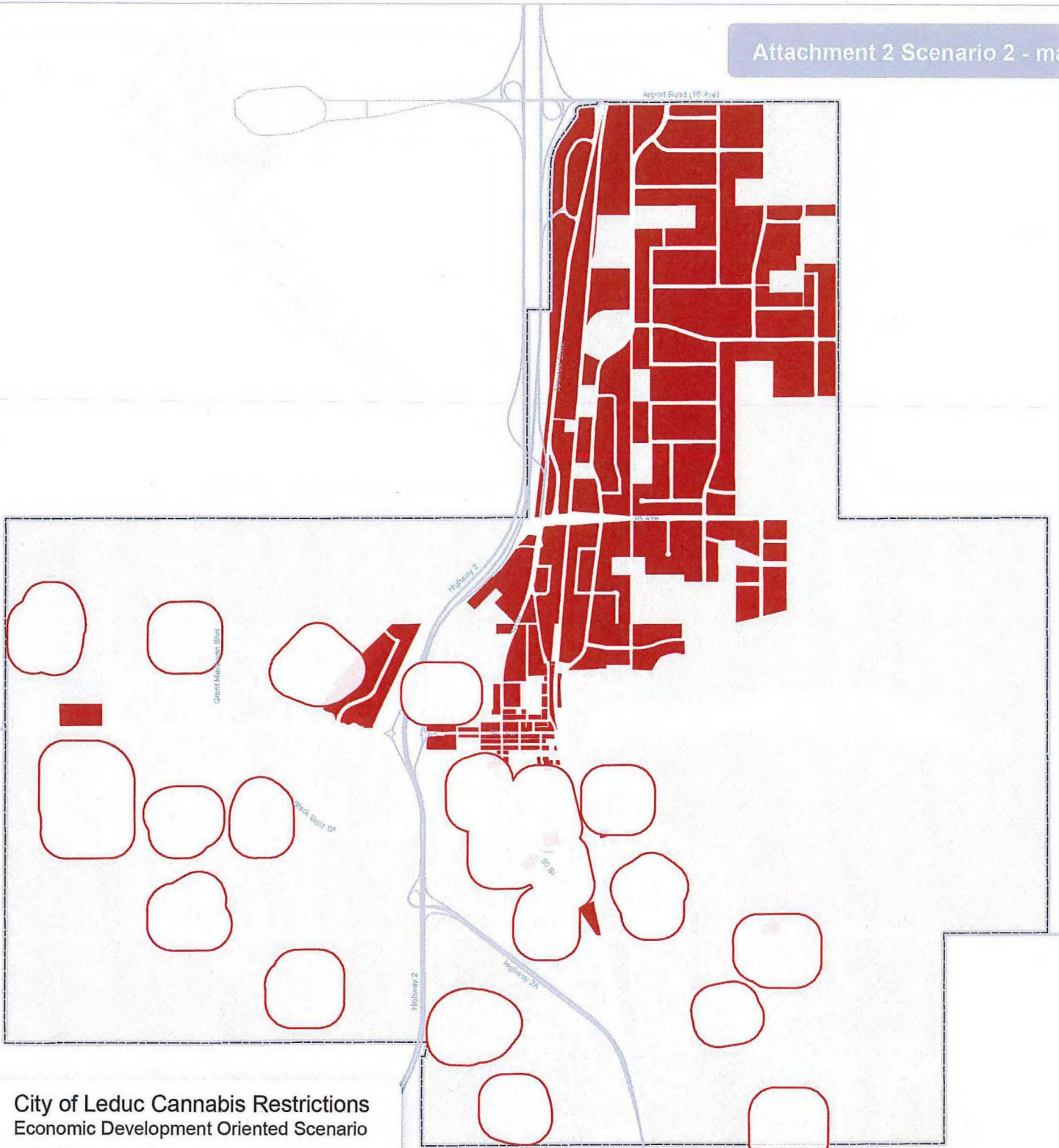


**City of Leduc Cannabis Restrictions
Economic Development Oriented Scenario**

- 100m separating distance from schools, school reserves, and hospitals (OC 027/2018)
- Permitted Districts:
 - Central Business District (CBD)
 - General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)

Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 6511790 m ² / 15.1% (of city area)	
Overlap area: 38058 m ² / 0.58 % (of permitted district area)	
CBD	781 m ² / 0.15% (of permitted district area)
CSC	29183 m ² / 0.45% (of permitted district area)
GC	8094 m ² / 0.12% (of permitted district area)



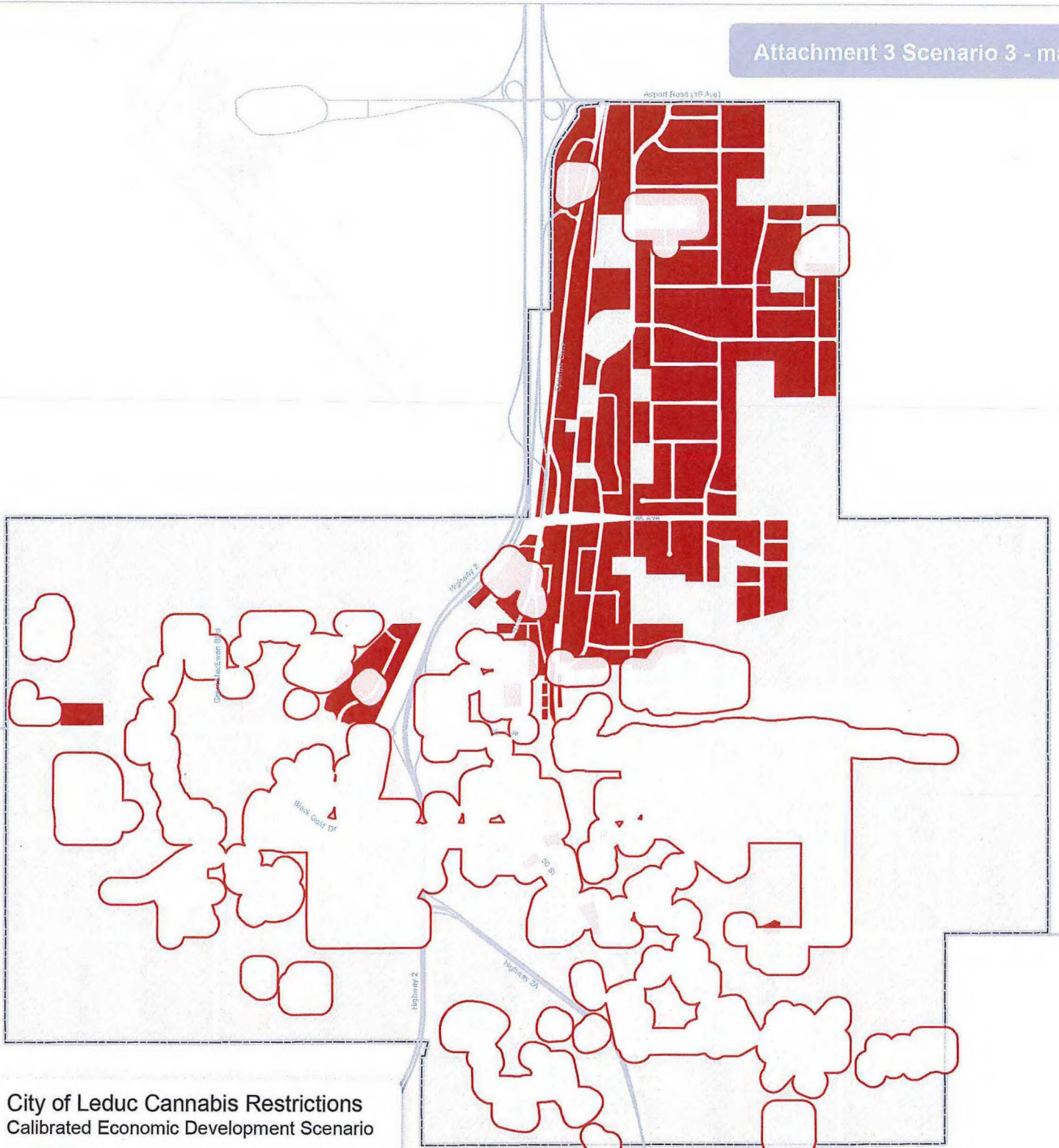


**City of Leduc Cannabis Restrictions
Economic Development Oriented Scenario**

-  200m separating distance from schools, school reserves, and hospitals
-  Permitted Districts:
 - Central Business District (CBD)
 - General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)

Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 6511790 m ² / 15.1% (of city area)	
Overlap area: 106288 m ² / 1.63 % (of permitted district area)	
CBD	11317 m ² / 0.17% (of permitted district area)
CSC	80307 m ² / 1.23% (of permitted district area)
GC	14664 m ² / 0.23% (of permitted district area)





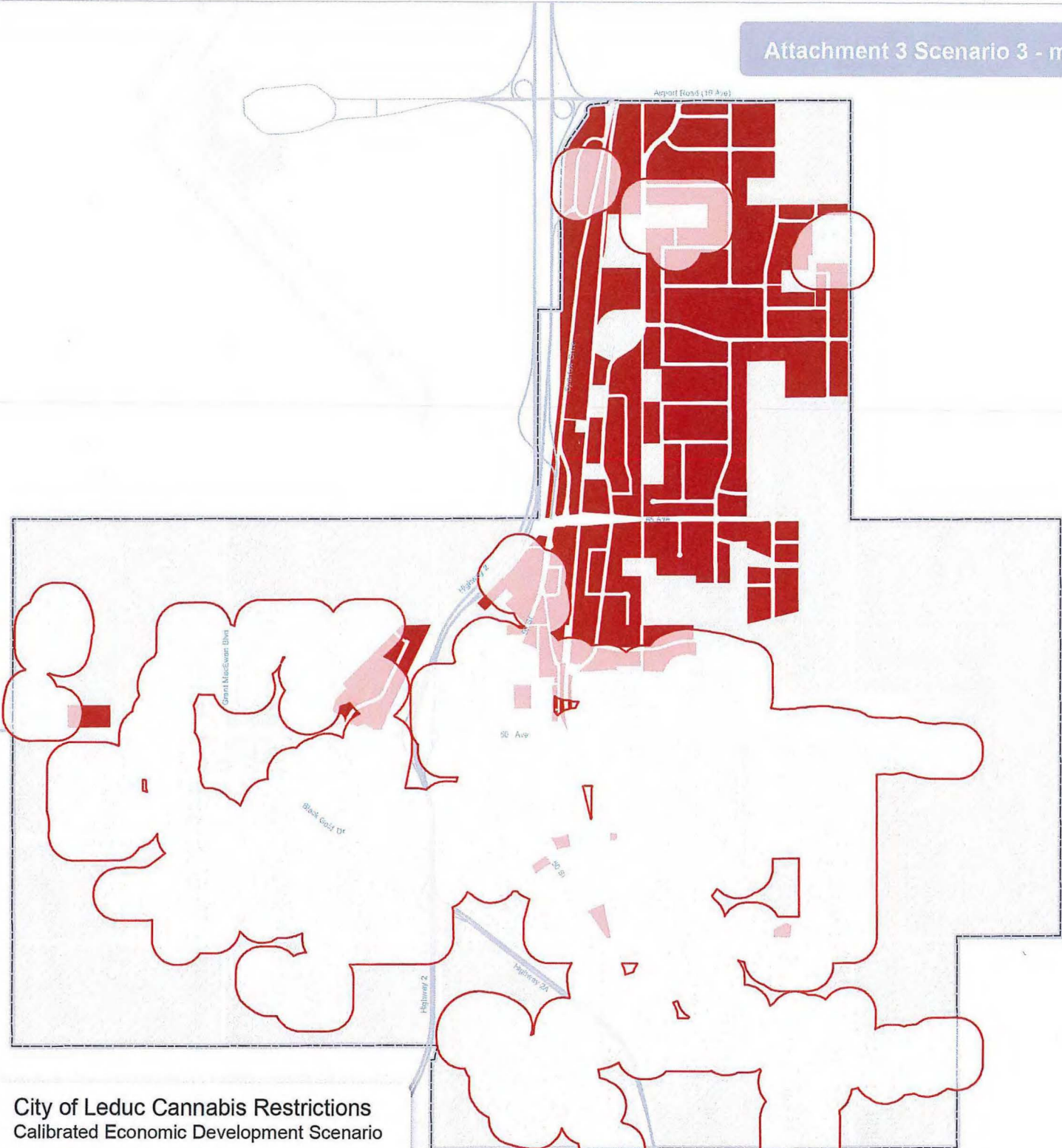
**City of Leduc Cannabis Restrictions
Calibrated Economic Development Scenario**

- 100m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares
- Permitted Districts:
 - General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)




Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 6292782 m ² / 14.61% (of city area)	
Overlap area: 662175 m ² / 10.52 % (of permitted district area)	
CBD	9641 m ² / 0.15% (of permitted district area)
CSC	189755 m ² / 3.02% (of permitted district area)
GC	168690 m ² / 2.68% (of permitted district area)
IBL	13320 m ² / 0.21% (of permitted district area)
IL	102925 m ² / 1.64% (of permitted district area)
IM	177845 m ² / 2.83% (of permitted district area)

Total area of permitted districts after removal of overlap: 5630607 m² / 13.07% (of city area)



**City of Leduc Cannabis Restrictions
Calibrated Economic Development Scenario**

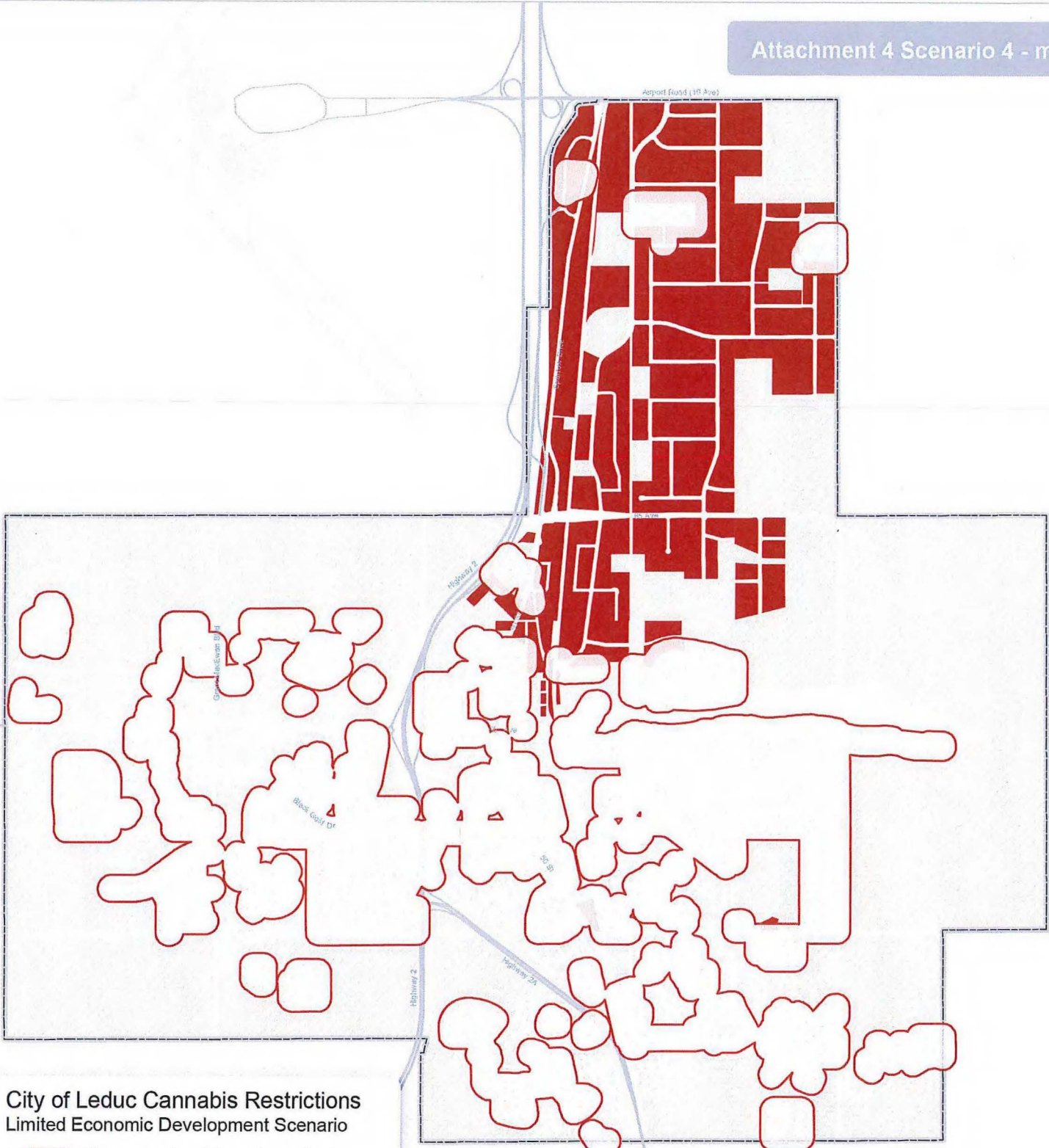
 200m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares

-  Permitted Districts:
- General Commercial (GC)
 - Commercial Shopping Centre (CSC)
 - Commercial Business Oriented (CBO)
 - Light Industrial (IL)
 - Medium Industrial (IM)
 - Business Light Industrial (IBL)




Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 6292782 m ² / 14.61% (of city area)	
Overlap area: 1380893 m ² / 21.94 % (of permitted district area)	
CBD	18326 m ² / 0.29% (of permitted district area)
CSC	343065 m ² / 5.45% (of permitted district area)
GC	349012 m ² / 5.55% (of permitted district area)
IBL	25382 m ² / 0.40% (of permitted district area)
IL	269123 m ² / 4.28% (of permitted district area)
IM	375986 m ² / 5.97% (of permitted district area)

Total area of permitted districts after removal of overlap: 4911889 m² / 11.40% (of city area)



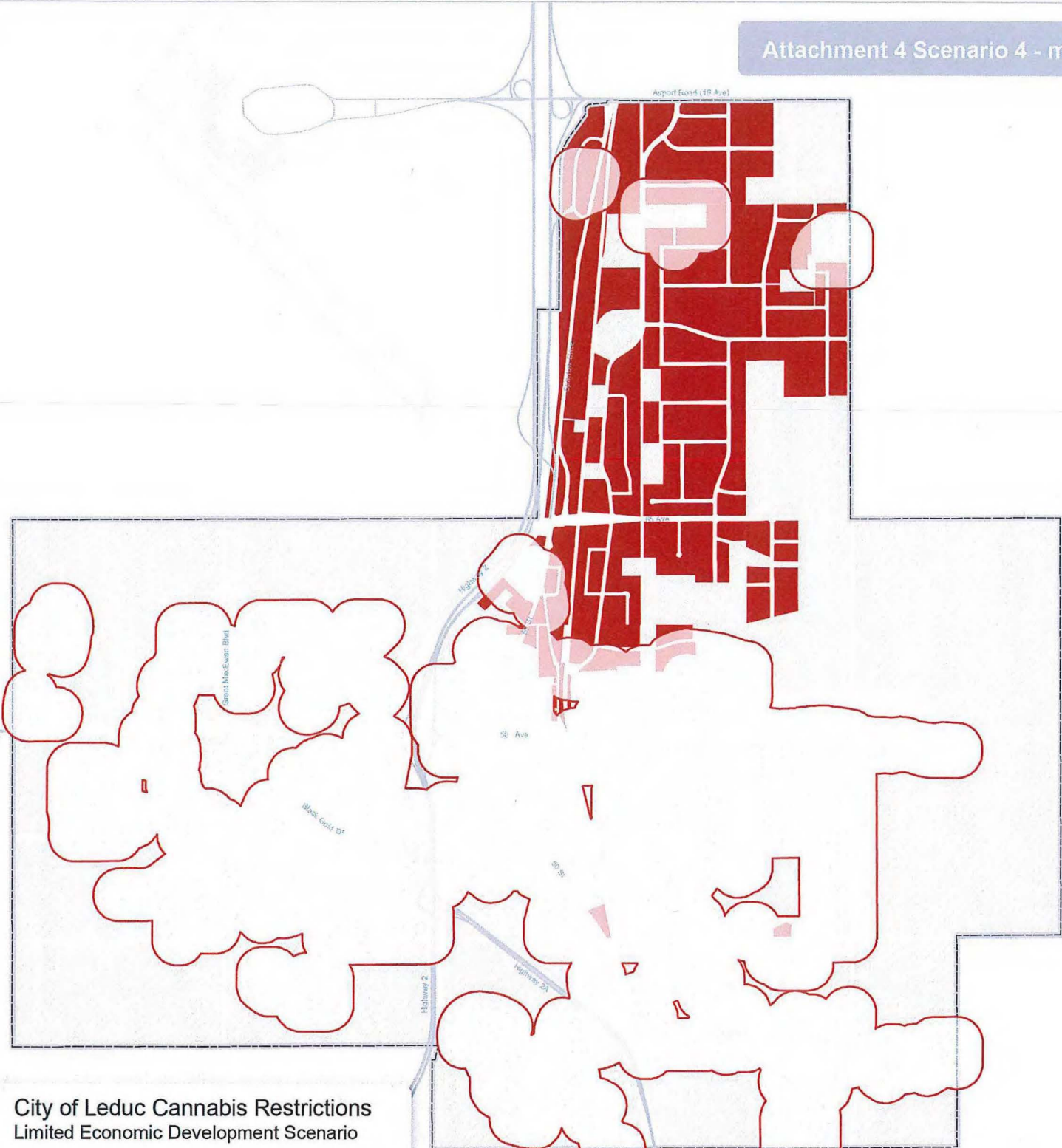
**City of Leduc Cannabis Restrictions
Limited Economic Development Scenario**

 100m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares

 Permitted Districts:
General Commercial (GC)
Light Industrial (IL)
Medium Industrial (IM)
Business Light Industrial (IBL)

Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 5813872 m ² / 13.5% (of city area)	
Overlap area: 462779 m ² / 7.96 % (of permitted district area)	
GC	168690 m ² / 2.90% (of permitted district area)
IBL	13320 m ² / 0.23% (of permitted district area)
IL	102925 m ² / 1.77% (of permitted district area)
IM	177845 m ² / 3.06% (of permitted district area)



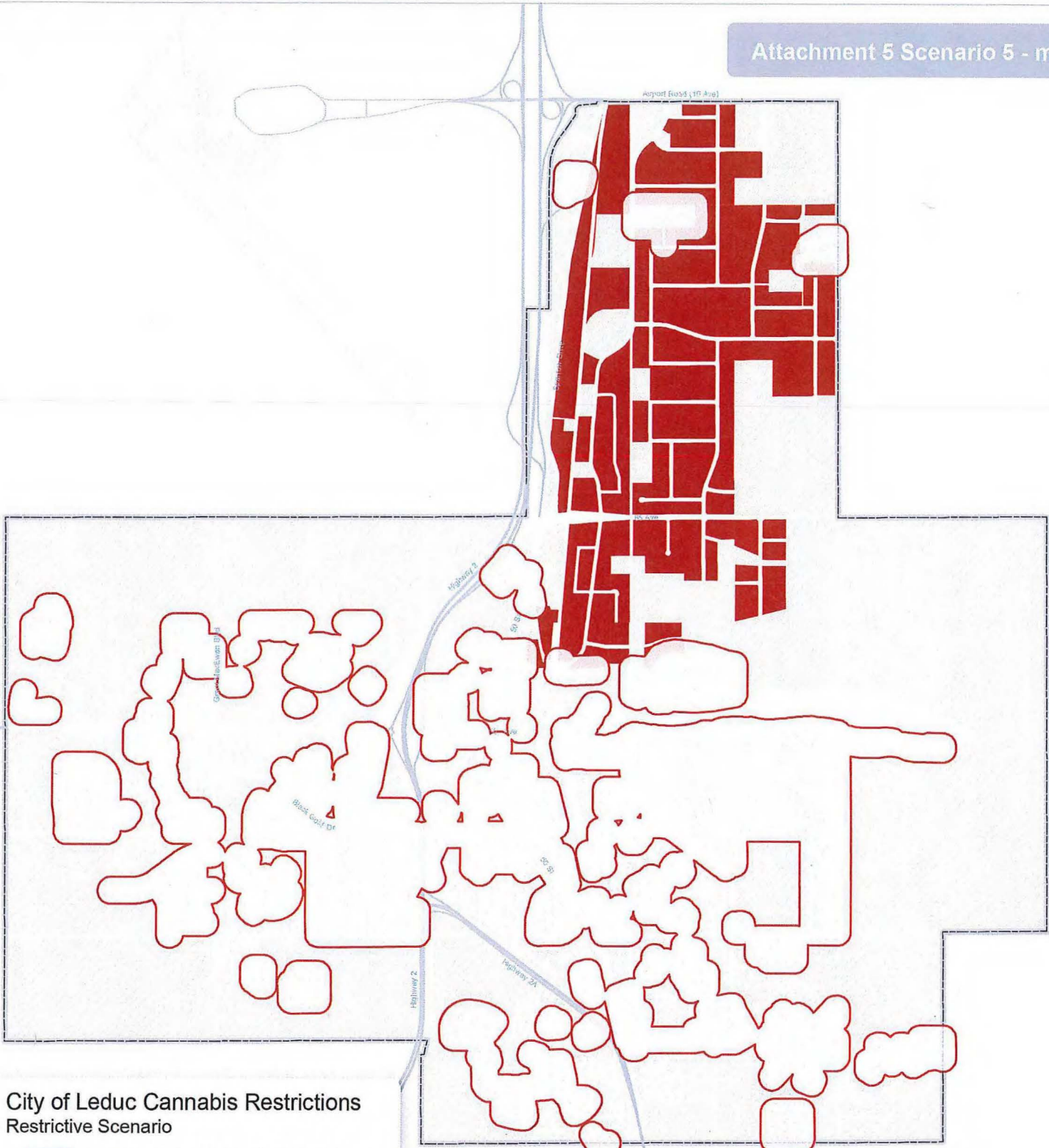


**City of Leduc Cannabis Restrictions
Limited Economic Development Scenario**


- 200m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares
- Permitted Districts:
 General Commercial (GC)
 Light Industrial (IL)
 Medium Industrial (IM)
 Business Light Industrial (IBL)


Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 5813872 m ² / 13.5% (of city area)	
Overlap area: 1019502 m ² / 17.54 % (of permitted district area)	
GC	349012 m ² / 6.00% (of permitted district area)
IBL	25382 m ² / 0.44% (of permitted district area)
IL	269123 m ² / 4.63% (of permitted district area)
IM	375986 m ² / 6.47% (of permitted district area)





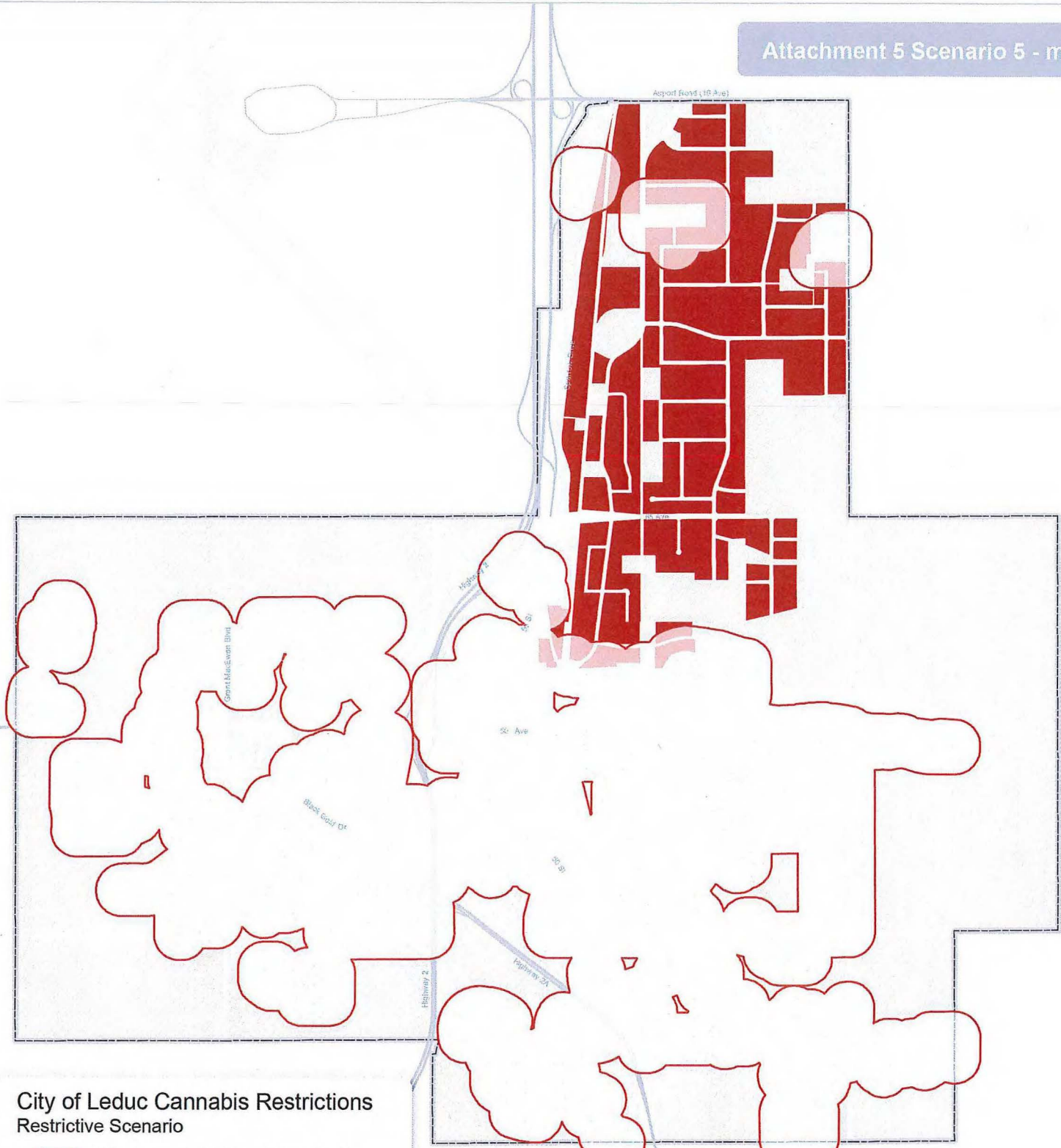
City of Leduc Cannabis Restrictions Restrictive Scenario

 100m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares


 Permitted Districts:
 Light Industrial (IL)
 Medium Industrial (IM)
 Business Light Industrial (IBL)


Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 4975892 m ² / 11.6% (of city area)	
Overlap area: 294089 m ² / 5.91 % (of permitted district area)	
IBL	13320 m ² / 0.27% (of permitted district area)
IL	102925 m ² / 2.07% (of permitted district area)
IM	177845 m ² / 3.57% (of permitted district area)





City of Leduc Cannabis Restrictions Restrictive Scenario

 200m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, and registered daycares

 Permitted Districts:
 Light Industrial (IL)
 Medium Industrial (IM)
 Business Light Industrial (IBL)

Total area for City of Leduc: 43078102 m ²	
Total area of permitted districts: 4975892 m ² / 11.5% (of city area)	
Overlap area: 670490 m ² / 13.47 % (of permitted district area)	
IBL	25382 m ² / 0.51% (of permitted district area)
IL	269123 m ² / 5.41% (of permitted district area)
IM	375986 m ² / 7.56% (of permitted district area)



#5: Restricting location in Leduc Scenario

- Enable Retail Store (Cannabis) as a discretionary use within Light Industrial (IL), Medium Industrial (IM), and Business Light Industrial (IBL)
- Would exclude all other districts
- Sensitive uses would be as scenario 4
- Sensitive uses would be protected by a 200m buffer
- Clustering limited by requiring a 200m separating distance between retail stores selling cannabis (cannabis to cannabis) and liquor (cannabis to liquor) with reciprocity for both relationships**

*For the purpose of these scenarios, “schools” are limited to the K-12 following the provincial curriculum by Alberta Education

** Administration will recommend amending section 21.16 Retail Store (Liquor) to include separating distance of 200 meters between liquor stores should this option be selected