

Goal:

The City of Leduc's goal for managing cannabis related land uses is to ensure a smooth transition built on a phased-in integration of these new land uses in order to support the objectives of the upper-tiered governments, while supporting economic diversification and preserving social cohesion.

Purpose:

The purpose of these guidelines is to apprise the Development Authority and inform prospective applicants regarding the nature and flexibility of the City of Leduc's regulations surrounding proposed Cannabis Land Use developments.

Objectives:

- To ensure opportunities for Retail Stores (Cannabis), Cannabis Production and Distribution, and Cannabis Counselling within strategic areas of the City of Leduc.
- To enable the location of cannabis related uses along high visibility corridors with competitive access (along 50th Street, 65th Ave, Airport Road, Leduc Common, and parallel to the Queen Elizabeth Highway II).
- To contain the cannabis related land uses within the Cannabis Overlay Area after legalization in order to monitor and evaluate the integration. Once the integration is documented, Council will be in a position to evaluate the outcomes.
- To ensure that Retail Stores (Cannabis) are not located too close to the schools, the hospital, and the parks, as per the Cannabis Overlay Area, in order to limit easy access and lower the visibility of cannabis to youth.
- To ensure that Retail Stores (Cannabis) are not located too close to each other or too close to Retail Stores (Liquor) in order to decrease convenient access.

Development Authority's Guidelines for Retail Cannabis Stores

The Development Authority is the entity responsible for administering the City of Leduc Land Use Bylaw by processing the applications for development permits and making various types of decisions in regards to interpretation of regulations and variances.

The Land Use Bylaw grants the Development Authority the power to grant variances in its administration of this Bylaw and approve or conditionally approve an application for a Development that does not comply with the regulations. This power is subject to the condition that such a variance would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, safety or value of neighbouring Parcels of land (see section 8.3 of the Land Use Bylaw). The Development Authority may also request written acceptance of the proposed variance from owners of neighbouring or affected



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properties, without whose consent the variance shall be refused by the Development Authority and may be appealed to the Subdivision and Development Appeal Board.

Separation Distance Between a Retail Store (Cannabis) and/or Retail Store (Liquor)

The Land Use Bylaw requires a separation distance of 100 m between Retail Stores (Cannabis) and/or Retail Store (Liquor), where the size of the parcel where the cannabis use is proposed is 1.99 ha in size or less.

For parcels of 2.0 ha or greater, a separating distance shall not apply. However, there shall be a limit of one Retail Store (Cannabis) or one Retail Store (Liquor) per parcel. The Development Authority shall not consider any variance on this regulation.

The Development Authority may consider a reduction to the 100 m separation distance between Retail Stores (Cannabis) or Retail Store (Liquor) when:

1. A railroad separates the two parcels; or
2. The subject or adjacent parcels are irregularly shaped.

Location Near a Parcel with a Day Care Facility, General Recreation, or Urban Services Land Use

The Land Use Bylaw dictates that a Retail Store (Cannabis) or Retail Store (Liquor) cannot be located on a Parcel of land abutting another Parcel of land where a Day Care Facility exists, or another Parcel of land under the General Recreation or Urban Services district at the time of the Development Permit application.

The Development Authority shall under no circumstances consider a variance to these regulations.