

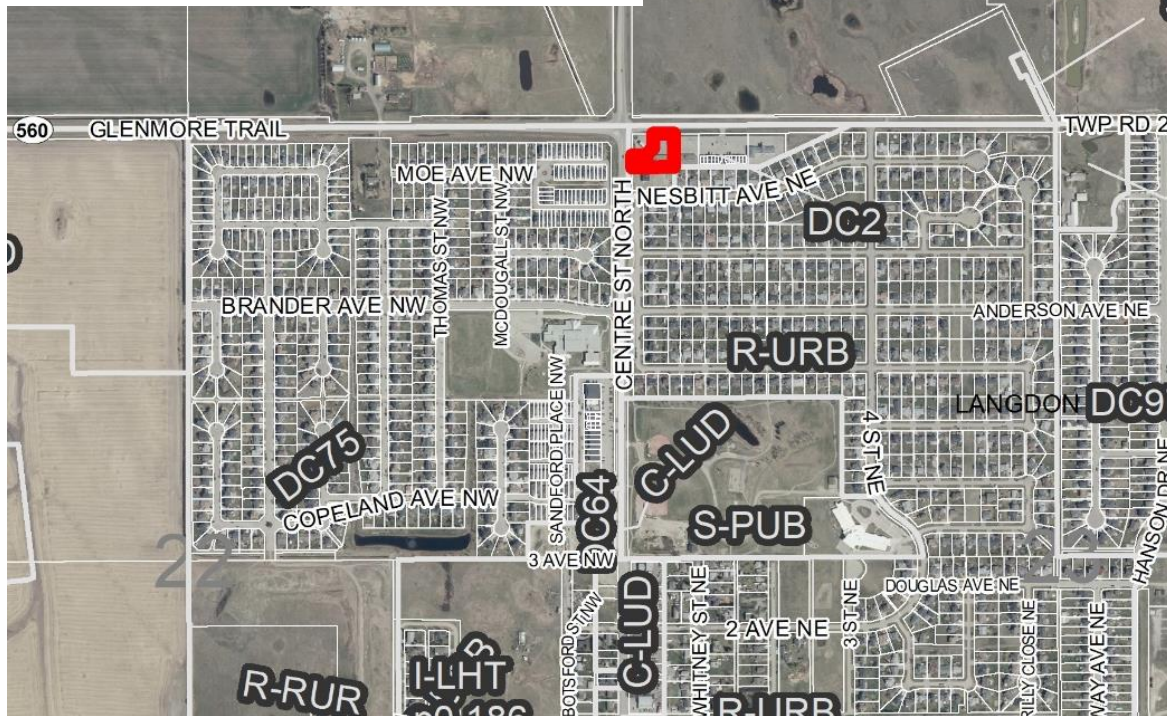
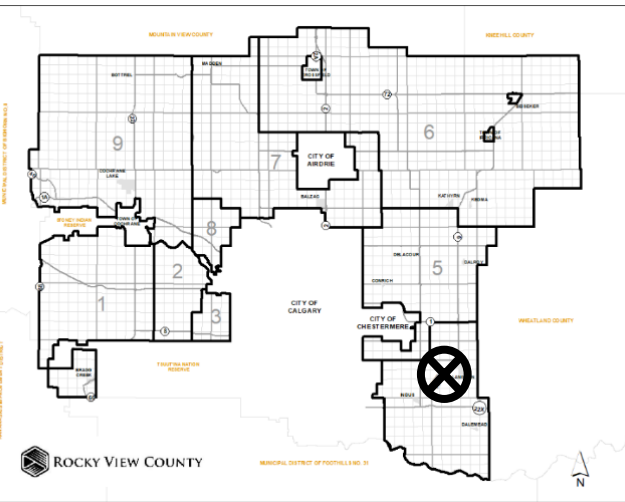
# B-1 item – PRDP20210264

Division 4  
Cannabis Retail Store



# Location

- The land is located in commercial strip mall, within the Hamlet of Langdon



## LOCATION



ROCKY VIEW COUNTY

## DP Proposal

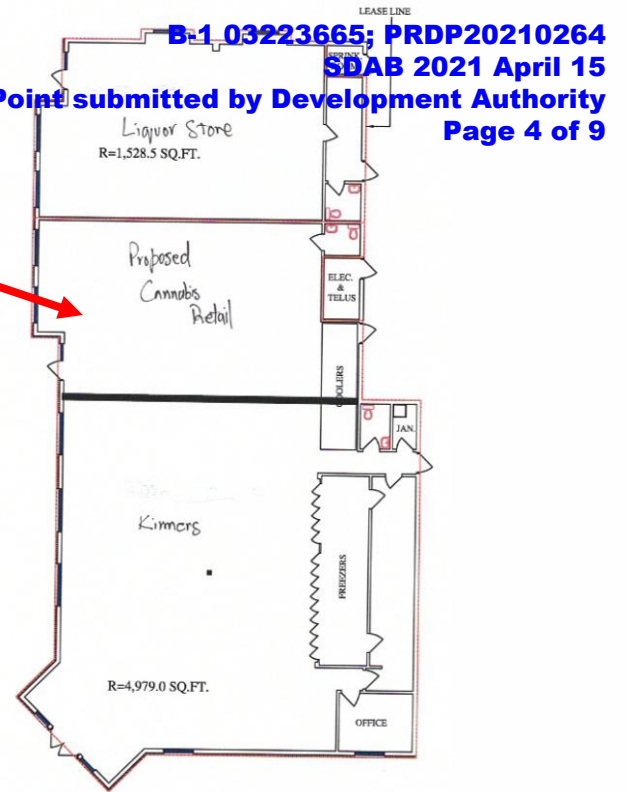


- The Applicant proposes to change the existing business tenancy to a Cannabis Retail Store.
- It operates 7 days a week from 11:00 AM – 9:00 PM
- It requires three full-time and two part-time employees.





**PowerPoint submitted by Development Authority**

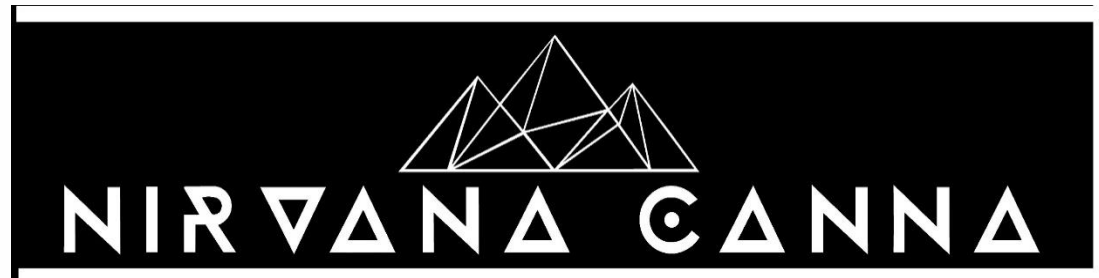


**SITE PHOTOS**

## Proposed Floor Plan for Cannabis Retail Store



## Proposed Sign (Nirvana Canna)



Section 20.10 requires that Cannabis Retail Store must have a minimum separation distance:

- at least 300 m from another Cannabis Retail Store (however, the proposed new cannabis store is about 140 m away from the recently approved cannabis store)
- at least 150 m from a Health Care Site (however, the proposed new cannabis store is about 100 m away from the existing dental clinic)



# Cannabis Retail Store Regulation

## AGLC (Alberta Gaming, Liquor, Cannabis)

- 100 meter separation distance from property line of provincial Health Care Facility, School, MR and MSR

## City of Calgary Land Use Bylaw

- 100 meter from property line of MR or MSR
- 150 meter from property line of Schools, Emergency Shelters
- 300 meter separation between cannabis stores

## Rocky View County Land Use Bylaw

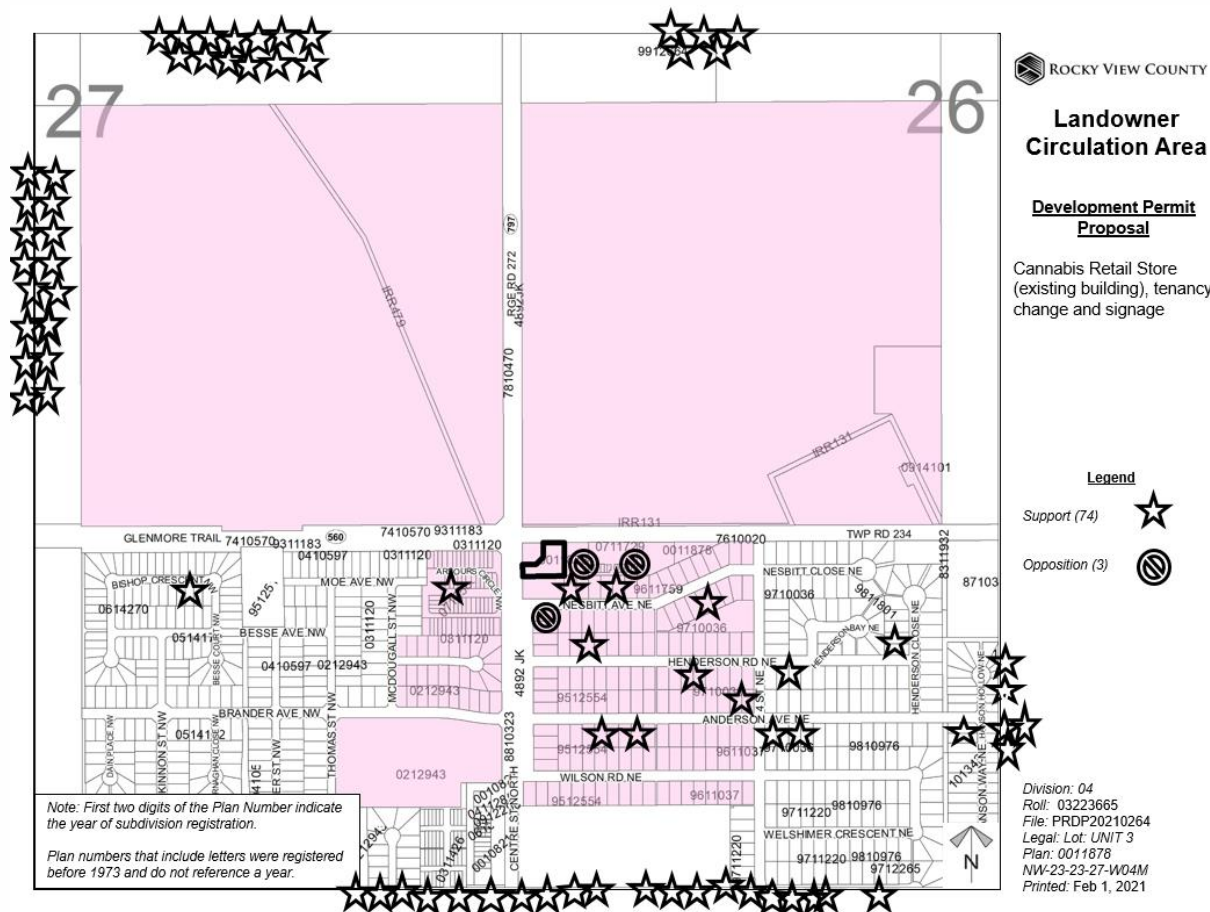
- 100 meter from SR
- 150 meter from Health Care Facility, School Site
- 300 meter from another Cannabis Retail Store



- As the proposed Cannabis Retail Store does not meet the separation distance requirement of the Land Use Bylaw, Administration recommended refusal, while it was conditionally approved by MPC on February 24, 2021.
- Between March 19-23, 2021, three (3) Notice of Appeals were received from adjacent landowners to appeal against the decision of approval. The appellants raised following concerns:
  - The 2nd cannabis store is contrary to the requirement of the Land Use Bylaw, which results in a proliferation of same type of use in the same business area;
  - The proposed development would affect adjacent residents' enjoyment and value of the properties, increase the chance of crime in the area, and increase municipal's public services and health services' burden; and
  - The proposed development would interfere with the amenities of the neighborhood, create nuisance and divert family traffic away from the adjacent business, and increase liability issue for adjacent business.



- The Applicant provided a petition for support with 82 signatures. Some people provided their address, while others didn't. Administration tried to depict their location as much as possible on the maps.
- The map below shows 3 appellants and 74 people who signed petition for support.



# SUPPORT & OPPOSITION



ROCKY VIEW COUNTY