

**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Subdivision and Development Appeal Board  
**DATE:** April 15, 2021 **DIVISION:** 4  
**FILE:** 03223665 **APPLICATION:** PRDP20210264  
**SUBJECT:** Cannabis Retail Store / Discretionary Use, with Variances

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**APPLICATION:** Cannabis Retail Store (existing building), tenancy change and signage

**GENERAL LOCATION:** Located in the Hamlet of Langdon, approximately 50 meters east of Center Street and immediately south of Township Road 234.

**LAND USE DESIGNATION:** Direct Control District (DC-2)

**EXECUTIVE SUMMARY:** The application is to change the existing business tenancy to a Cannabis Retail Store. It will operate seven (7) days a week with the support of three (3) full-time and two (2) part-time employees. There are sufficient parking stalls to support the proposal. The fascia sign will be 3.60 m (12 ft.) x 0.61 m (2 ft.) in size and read “Nirvana Canna”. The proposed new cannabis store is less than 300 m away from another existing cannabis retail store, and less than 150 m away from a care facility (dental clinic), the proposal does not meet the separation distance requirement of Cannabis Retail Store within the Land Use Bylaw. Administration recommended refusal, while it was approved by Municipal Planning Commission (MPC) on February 24, 2021. The Notice of Decision for the Approval was sent out to adjacent landowners and three (3) appeal applications were received to appeal against the decision of approval.

**DECISION:** Approved

**DEVELOPMENT / SUBDIVISION AUTHORITY:** Municipal Planning Commission

<b>DECISION DATE:</b> February 24, 2021	<b>APPEAL DATE:</b> March 19-22, 2021	<b>ADVERTISED DATE:</b> March 2, 2021
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**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**  
Xin Deng, Planning & Development Services



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Langdon Area Structure Plan</li> <li>• Direct Control Bylaw (DC-2)</li> <li>• Land Use Bylaw (C-4841-97); and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Cannabis Retail Store</li> </ul>
	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• The Applicant requests relaxation on separation distance to a care facility and another existing cannabis retail store.</li> </ul>

Even though the proposal does not meet the separation distance requirement for Cannabis Retail Store within the Land Use Bylaw, it was 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 2<sup>nd</sup> 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 their 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 not. Administration tried to depict their location as much as possible on the maps.

**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

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Supervisor  
Development & Compliance

XD/lt

**PLANNING AND DEVELOPMENT SERVICES**

**TO:** Municipal Planning Commission  
 Development Authority **DIVISION:** 4

**DATE:** February 24, 2021 **APPLICATION:** PRDP20210264

**FILE:** 03223665

**SUBJECT:** Cannabis Retail Store / Discretionary Use, with Variances

**APPLICATION:** Cannabis Retail Store (existing building), tenancy change and signage

**GENERAL LOCATION:** Located in the hamlet of Langdon

**LAND USE DESIGNATION:** Direct Control District (DC-2)

**EXECUTIVE SUMMARY:** The application is to change the existing business tenancy to a Cannabis Retail Store. It will operate seven (7) days a week from 11:00 AM – 9:00 PM with the support of three (3) full-time and two (2) part-time employees. There are sufficient parking stalls to support the proposal. The fascia sign is proposed to be 3.6 m (12 ft.) x 0.61 m (2 ft.) in size and read Nirvana Canna.

However, as the proposed new cannabis store is less than 300 m away from another existing cannabis retail store, and less than 150 m away from a care facility (dental clinic), the proposal does not meet the requirements of the Land Use Bylaw as it relates to cannabis-type businesses.

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal in accordance with Option #2.

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20210264 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20210264 be refused for the following reasons:

1. The proposal does not meet the separation distance requirement of cannabis retail store defined in the Land Use Bylaw.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**

Xin Deng, Planning & Development Services



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Langdon Area Structure Plan</li> <li>• Direct Control Bylaw (DC-2)</li> <li>• Land Use Bylaw (C-4841-97); and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Cannabis Retail Store</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• The Applicant requests relaxation on separation distance to a care facility and another existing cannabis retail store</li> </ul>

*Direct Control Bylaw C-4873-98 (DC-2)*

Cannabis Retail Store is a discretionary use. Section 4.4.1 states that Parts One, Two, and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw. Therefore, the proposal should also be evaluated in accordance with the Land Use Bylaw C-4841-97.

*Land Use Bylaw C-4841-97*

Section 20.10 requires that Cannabis Retail Store must have a minimum separation distance of at least 300 m from another Cannabis Retail Store, and at least 150 m from a Health Care Site. In this case, the proposed new cannabis retail store does not meet the above separation distance requirements:

- It is about 140 m away from the recently approved Cannabis Retail Store. That DP application (PRDP20202318) was approved by MPC on September 24, 2020, and the Permit was issued on October 21, 2020. The store is expected to open in March 2021.
- It is about 100 m away from an existing health care site (dental clinic).

Furthermore, this commercial area currently contains one liquor store, one vape store, one smoke store, and one cannabis retail store. The proposed new cannabis restore would further intensify add to these existing uses. It is suggested that the proposed cannabis store be relocated to other areas within the Hamlet of Langdon. Should the Commission choose to approve the application, the proposed separation distance below will need to be relaxed.

Variance Summary:

Variance	Requirement	Proposed	Percentage (%)
Separation Distance to another cannabis retail store	300 m (984.25 ft.)	± 140 m (± 459.32 ft.)	53.33%
Separation Distance to a Care Facility (dental clinic)	150 m (492.13 ft.)	± 100 m (± 328.08 ft.)	33.33%





*Statutory Plans:*

The land falls within the Langdon Area Structure Plan. There are no specific guidelines regarding the proposed business. Therefore, the proposal was evaluated in accordance with the Land Use Bylaw and Direct Control Bylaw (DC-2).

**CONCLUSION:**

The proposed new cannabis retail store does not meet the separation distance requirement outlined in the Land Use Bylaw, and might cause intensive uses and un-necessary competition in the area, therefore, Administration recommends refusal. Should the Commission choose to approve the application, conditions of approval are included in Attachment A.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

\_\_\_\_\_  
Executive Director  
Community Development Services

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Chief Administrative Officer

XD/lt

**ATTACHMENTS**

- ATTACHMENT ‘A’: Development Permit Report Conditions
- ATTACHMENT ‘B’: Maps and Other Information
- ATTACHMENT ‘C’: Application Referrals



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

### Option #1:

APPROVAL, subject to the following conditions:

#### **Description:**

1. That a *Cannabis Retail Store* (existing building), tenancy and signage for "Nirvana Canna" may operate on Unit 4 – 708 Centre Street, in general accordance with the submitted Site Plan, application and includes:
  - i. Installation of one (1) storefront, mounted or hanging, facade sign; 3.6 m (12 ft.) x 0.61 m (2 ft.) in size.
2. That the minimum separation distance for the Cannabis Retail Store from another Cannabis Retail Store is relaxed from 300 m (984.25 ft.) to 140 m (459.32 ft.).
3. That the minimum separation distance for the Cannabis Retail Store from a Care Facility is relaxed from 150.00 m (492.12 ft.) to 100 m (328.08 ft.).

#### **Permanent:**

4. That no Cannabis shall be consumed in the *Cannabis Retail Store*.
5. That the hours of operation for the *Cannabis Retail Store* shall be between 11:00 a.m. and 9:00 p.m. seven days a week, except on December 25th when the *Cannabis Retail Store* shall be closed.
6. That the sign shall be kept in a safe, clean and tidy condition at all times. The signs shall not be flashing or animated at any time.
7. That no outdoor storage at any time shall be allowed in the front of the property.
8. That all business parking shall be limited to the existing shopping plaza parking stalls.
9. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
10. That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

#### **Advisory:**

12. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Alberta Health Services approvals prior to the store opening.
  - ii. That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming, Liquor and Cannabis (AGLC), if required, and shall operate in accordance with the provisions of that license.



## ROCKY VIEW COUNTY

14. That a Building Permit shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations, using the Tenant Bay Development or Renovation Checklist.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
16. That this Development Permit shall be valid until **March 31, 2024**.



### ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Puneet Kaushik (Nirvana Canada Inc. & Vita Medical Marihuana Inc.)	<b>OWNER:</b> 2228776 Alberta Ltd.
<b>DATE APPLICATION RECEIVED:</b> January 7, 2021 (Assigned on Jan 27, 2021)	<b>DATE DEEMED COMPLETE:</b> February 1, 2021
<b>GROSS AREA:</b> $\pm$ 0.36 hectares ( $\pm$ 0.88 acres)	<b>LEGAL DESCRIPTION:</b> Lot Unit 3, Plan 0011878, NW-23-23-27-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> PRDP20191054 The DP application was withdrawn, as the proposed grocery store was covered in the original DP (2000-DP-9143). Ownership change does not require a new DP application. 2000-DP-9143 Development Permit for "retail store, convenience and grocery" was issued on February 21, 2001.	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



AGENCY	CIRCULATED	RESPONSE RECEIVED
<b>School Authority</b>		
Rocky View Schools		
Calgary Catholic School District		
Public Francophone Education		
Catholic Francophone Education		
<b>Province of Alberta</b>		
Alberta Environment and Parks		
Alberta Transportation	√	√
Alberta Sustainable Development (Public Lands)		
Alberta Culture and Community Spirit (Historical Resources)		
Energy Resources Conservation Board		
Alberta Health Services		
<b>Public Utility</b>		
ATCO Gas		
ATCO Pipelines		
AltaLink Management		
FortisAlberta		
Telus Communications		
TransAlta Utilities Ltd.		
<b>Adjacent Municipality</b>		
The City of Calgary		
Tsuut'ina Nation		
<b>Other External Agencies</b>		
EnCana Corporation		
<b>Rocky View County Boards and Committees</b>		
ASB Farm Members		

**ATTACHMENT 'C': APPLICATION REFERRALS**

AGENCY	CIRCULATED	RESPONSE RECEIVED
<b>Internal Departments</b>		
Recreation, Parks and Community Support		
Development Authority		
GIS Services		
Building Services	√	√
Fire Services & Emergency Management	√	√
Development Compliance	√	√
Planning and Development Services (Engineering)	√	√
Transportation Services		
Capital Project Management		
Utility Services		
Agricultural and Environmental Services		

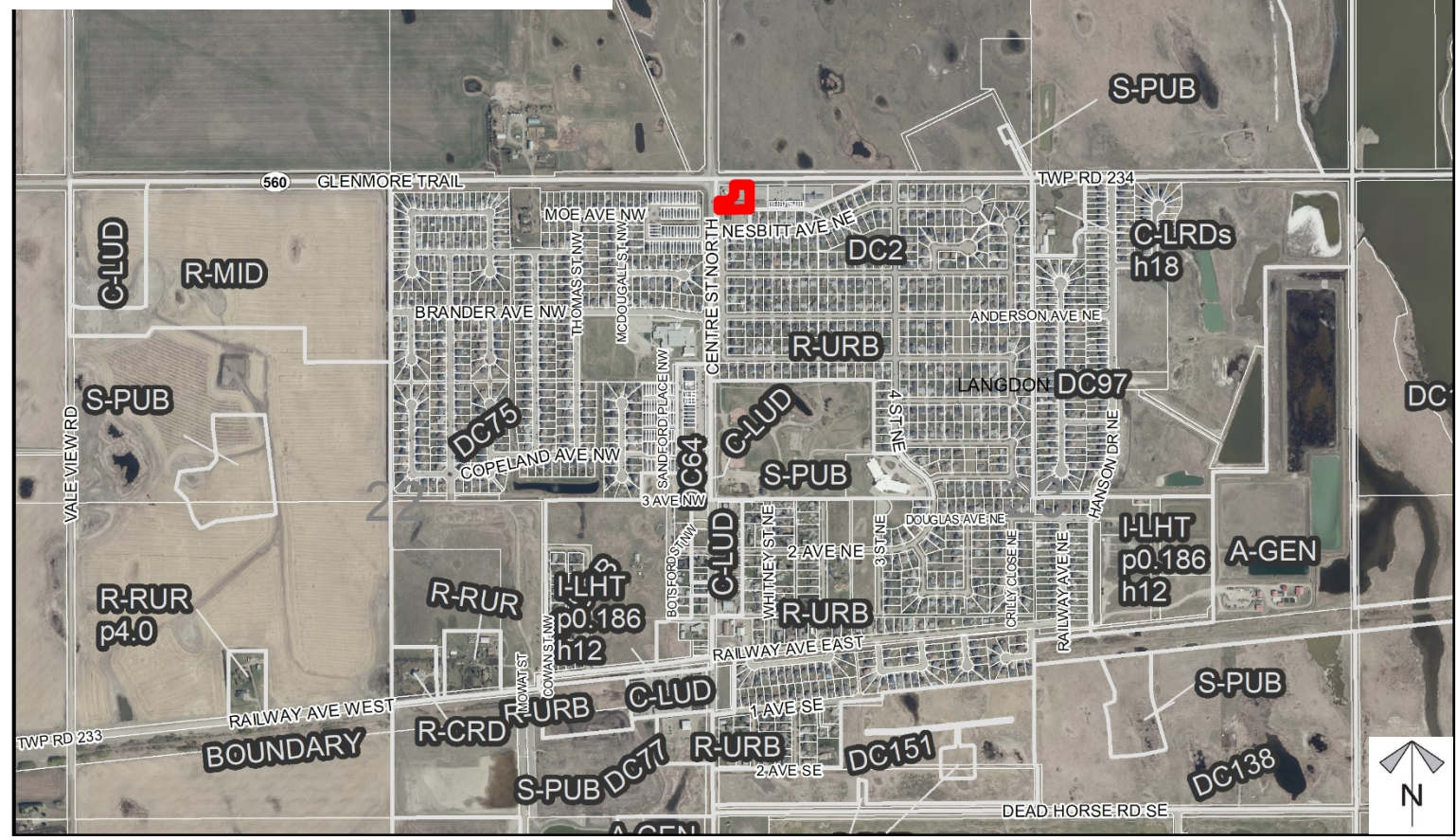
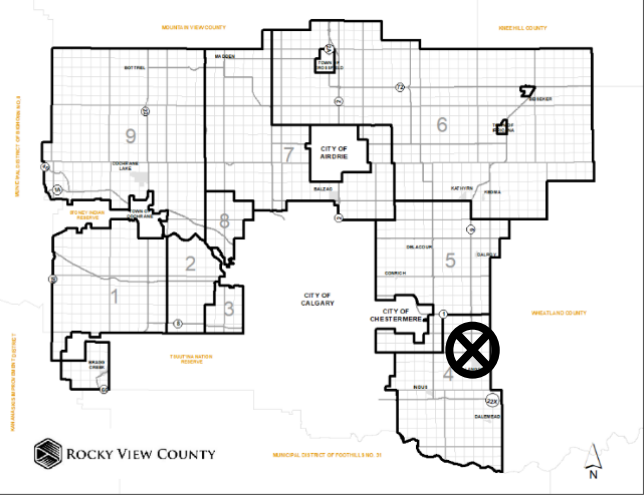
Circulation Period: January 29 to February 19, 2021

Agencies that were not required for distribution are not listed.

## Location & Context

### Development Permit Proposal

Cannabis Retail Store  
 (existing building), tenancy  
 change and signage



Division: 04  
 Roll: 03223665  
 File: PRDP20210264  
 Legal: Lot: UNIT 3  
 Plan: 0011878  
 NW-23-23-27-W04M  
 Printed: Feb 1, 2021

## Development Proposal

### Development Permit Proposal

Cannabis Retail Store  
(existing building), tenancy  
change and signage



Proposed New  
Cannabis Retail Store

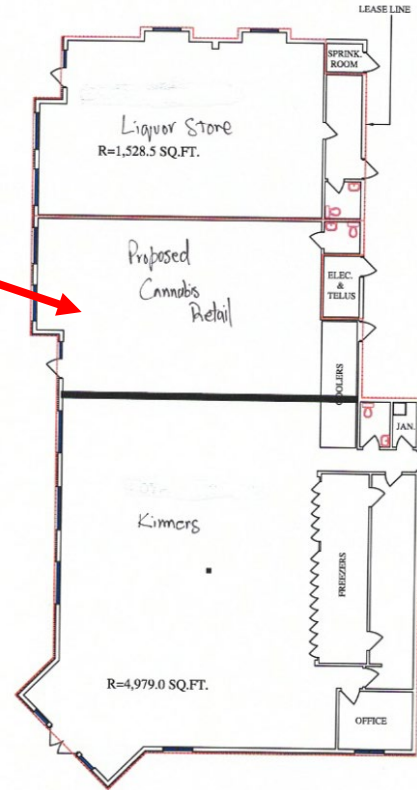
*Division: 04*  
*Roll: 03223665*  
*File: PRDP20210264*  
*Legal: Lot: UNIT 3*  
*Plan: 0011878*  
*NW-23-23-27-W04M*  
*Printed: Feb 1, 2021*



### Site Photos

### Development Permit Proposal

Cannabis Retail Store  
(existing building), tenancy  
change and signage

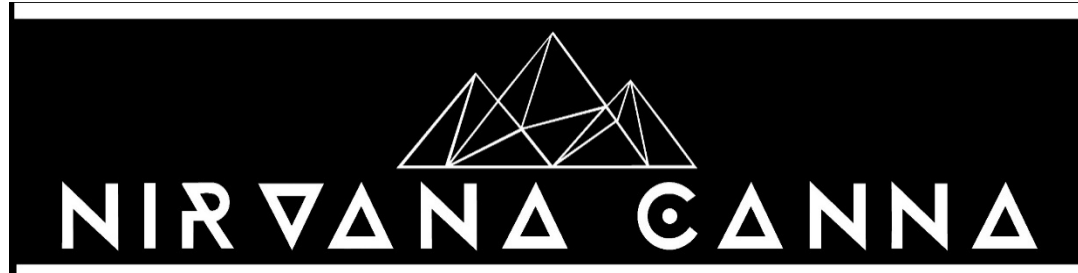




# Proposed Sign & Floor Plan

## Development Permit Proposal

Cannabis Retail Store (existing building), tenancy change and signage



## Proposed Sign for the store (Nirvana Canna)

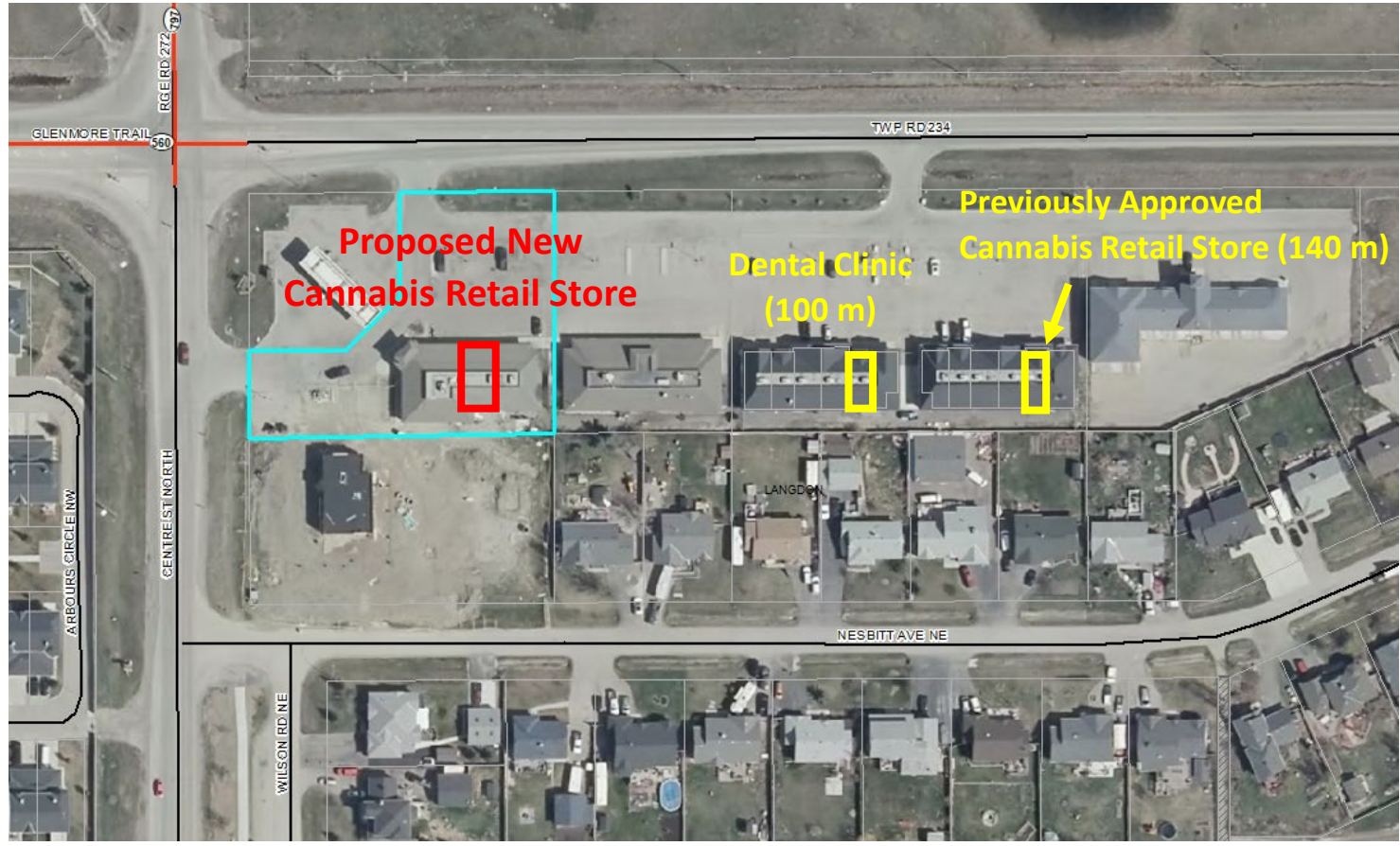
## Proposed Floor Plan



# Separation Distance

## Development Permit Proposal

Cannabis Retail Store  
(existing building), tenancy  
change and signage





Division: 04  
Roll: 03223665  
File: PRDP20210264  
Legal: Lot: UNIT 3  
Plan: 0011878  
NW-23-23-27-W04M  
Printed: Feb 1, 2021

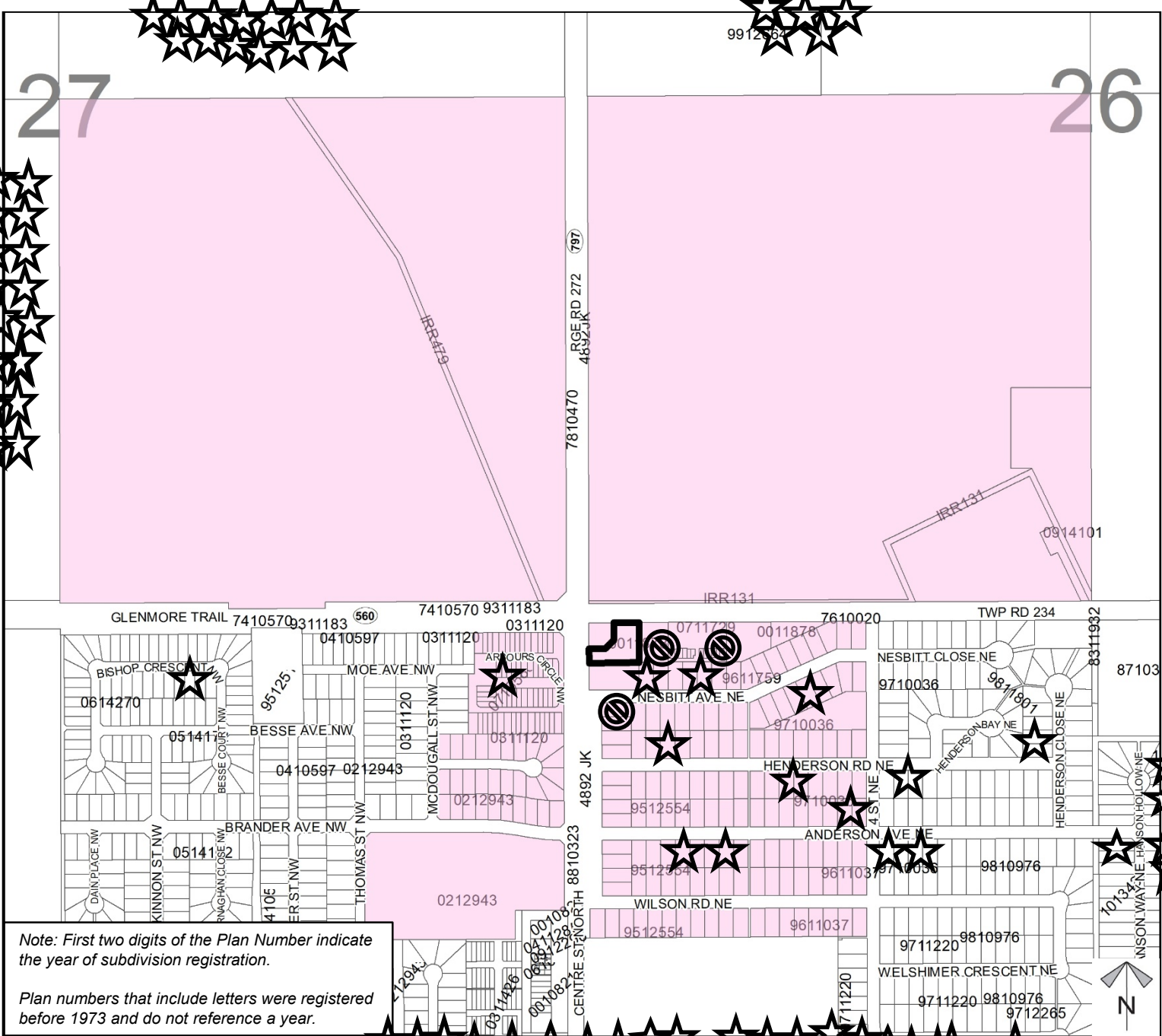
# Landowner Circulation Area

## Development Permit Proposal

Cannabis Retail Store (existing building), tenancy change and signage

### Legend

- Support (74) 
- Opposition (3) 



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 04  
 Roll: 03223665  
 File: PRDP20210264  
 Legal: Lot: UNIT 3  
 Plan: 0011878  
 NW-23-23-27-W04M  
 Printed: Feb 1, 2021

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# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20210264
ROLL NO.	03223665
RENEWAL OF	-
FEES PAID	\$530.00
DATE OF RECEIPT	Jan 7, 2021

### APPLICANT/OWNER

Applicant Name: PUNEET KAUSHIK Email: [REDACTED]

Business/Organization Name (if applicable): Vita Medical Marihuana Inc.

Mailing Address: [REDACTED] Postal Code: T3J-3Y8

Telephone (Primary): [REDACTED] Alternative: [REDACTED]

Landowner Name(s) per title (if not the Applicant): DANIEL KIM

Business/Organization Name (if applicable): 2228822 Alberta Ltd.

Mailing Address: [REDACTED] Postal Code: T2Y-1V8

Telephone (Primary): [REDACTED] Email: [REDACTED]

### LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼ Section: Township: Range: West of: Meridian Division:

All parts of Lot(s)/Unit(s): Block: Plan: 001878 Parcel Size (ac/ha):

Municipal Address: Unit 2 - 708 Center St. LANGDON AB T0J-1X1 Land Use District:

### APPLICATION FOR - List use and scope of work

CANNABIS RETAIL STORE

Variance Rationale included:  YES  NO  N/A DP Checklist Included:  YES  NO

### SITE INFORMATION

- a. Oil or gas wells present on or within 100 metres of the subject property(s)  YES  NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)  YES  NO
- c. Abandoned oil or gas well or pipeline present on the property  YES  NO  
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway)  YES  NO

### AUTHORIZATION

I, PUNEET KAUSHIK (Full name in Block Capitals), hereby certify (initial below):

- That I am the registered owner OR  That I am authorized to act on the owner's behalf.
- That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
- That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.
- Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the *Municipal Government Act*.

Applicant Signature [Signature]  
Date Dec-16-2020

Landowner Signature [Signature]  
Date Jan 3, 2021





ROCKY VIEW COUNTY

**CANNABIS**  
INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20210264
ROLL NO.	03223665
DISTRICT	DC-2

DETAILS		USE TYPE
Building/Unit total floor area	1476 Sq (m <sup>2</sup> ft. <sup>2</sup> )	<input type="checkbox"/> Cannabis Cultivation
Height of building	Aprox 16 (m ft.)	<input type="checkbox"/> Cannabis Processing
New or existing building?	Existing	<input type="checkbox"/> Cannabis Retail
BUSINESS DESCRIPTION		
<i>Note: Include a cover letter to describe the business operations in detail.</i>		
Business name: Nirvana Canna		
Days of operation: 7 days / Week      Hours of operation: 11-9 Every day		
Total number of parking spaces:		
Business signage proposed on site? <input checked="" type="checkbox"/> YES - attach Signage - Information Sheet and required documents <input type="checkbox"/> NO		
MINIMUM (REQUIRED) SEPARATION DISTANCES		PROVIDED
<b>* Cannabis Cultivation and/or Cannabis Processing must be at least:</b>		
150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic)		<input type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a parcel with a School		<input type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title		<input type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a Residential District parcel		<input type="checkbox"/> YES <input type="checkbox"/> NO
150.0 m (492.13 ft.) from a Dwelling Unit		<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>For B-AGR, C-LRD and I-HVY districts:</b>		
75.0 m (246.06 ft.) from a Residential District parcel		<input type="checkbox"/> YES <input type="checkbox"/> NO
75.0 m (246.06 ft.) from a Dwelling Unit		<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>** Cannabis Retail (applicable districts) must be at least:</b>		
300.0 m (984.25 ft.) from another Cannabis Retail Store		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO NA
150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO NA
150.0 m (492.13 ft.) from a parcel with a School		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO NA
100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO NA
Cannabis Cultivation and Cannabis Processing, Land Use Bylaw, C-8000-2020:		
* Cannabis Cultivation and Cannabis Processing General Requirements:		
(a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and		
(b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.		
* The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.		
** The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.		

Applicant Signature 

Date Jan-6-2023



ROCKY VIEW COUNTY

**CHANGE OF USE**  
INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20210264
ROLL NO.	03223665
DISTRICT	DC-2

<b>TENANT</b>	
Tenant/Operator Name: <i>Nirvana Canna</i>	Telephone (Primary): <i>403-708-8144</i>
Business/Organization Name: <i>Vita Medical Marijuana Inc.</i>	
<b>USE(S) PER LAND USE BYLAW</b>	
Existing use(s)/Business: <i>Direct Control.</i>	
Proposed use(s): <i>Cannabis Retail Store</i>	
<b>USE DETAILS</b>	
Total area for the proposed use(s) (including all floors, mezzanines, buildings etc.): <i>1476</i> (m <sup>2</sup> /ft. <sup>2</sup> )	
Briefly describe the nature of the proposed use(s) (attach cover letter for complete details): <i>Retail Cannabis Store.</i>	
<b>BUSINESS/USE OPERATIONAL DETAILS</b>	
Days of operation: <i>7 days/week</i>	Hours of operation: <i>11am 9pm Every day</i>
Number of daily customer visits (anticipated): <i>50</i>	
Total number of assigned parking spaces: <i>6</i>	For staff: <i>1</i> For customer: <i>5</i>
How will overflow parking be managed? Are there overflow parking stalls available and how many? <i>There are more than 20 parking stalls available.</i>	
<b>OTHER</b>	
Describe any changes proposed to the interior or exterior of the building/unit: <i>Only interior renovations will be completed.</i>	
Any outdoor storage required: <input type="checkbox"/> YES, specify outdoor storage area: _____ (m <sup>2</sup> /ft. <sup>2</sup> ) <input checked="" type="checkbox"/> NO	
Any signage proposed on site: <input type="checkbox"/> YES, attach Signage - Information Sheet with required documents <input type="checkbox"/> NO	
<b>ADDITIONAL REQUIREMENTS</b>	
<i>In addition to DP Checklist - General requirements, the application shall include:</i>	
<input type="checkbox"/> Floor plans indicating overall floor area(s) and areas of specific uses (i.e. office, warehouse, storage etc.) <input type="checkbox"/> Site Plan including: <ul style="list-style-type: none"> <li><input type="checkbox"/> location of building/unit</li> <li><input type="checkbox"/> proposed parking area (with number of stalls)</li> <li><input type="checkbox"/> existing/proposed access to property</li> <li><input type="checkbox"/> location of proposed outside storage area and/or signage (as applicable)</li> </ul>	

Applicant Signature \_\_\_\_\_

Date *Jan-24-2021*





ROCKY VIEW COUNTY

# SIGNAGE - GENERAL

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20210264
ROLL NO.	03223665
DISTRICT	DC-2

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?	On Site			<b>Sign Type:</b> <ul style="list-style-type: none"> <li>Awning/Canopy</li> <li>Billboard</li> <li>Digital Display</li> <li><b>Fascia</b></li> <li>Freestanding</li> <li>Inflatable</li> <li>Portable</li> <li>Projecting</li> <li>Roof</li> </ul> <b>Purpose of Sign:</b> <ul style="list-style-type: none"> <li>Advertisement</li> <li>Directional</li> <li>Information</li> </ul>
Indicate Sign Type:	Fascia			
Area of sign (m <sup>2</sup> / ft. <sup>2</sup> )	24 Sq ft			
Length of sign (m / ft.)	12 foot			
Width of sign (m / ft.)	2 foot			
Height from grade to bottom of sign (m/ ft.)				
Indicate Sign Purpose:	Store Name			
Attached to: structure, building, or vehicle?	Building			
Method of support	mounting hardware.			
Sign material	Metal/Plastic			
Sign illuminated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

**NOTE: For digital display signs, attach Signage - Digital Displays Information Sheet along with this form.**

### SPECIFIC SITE PLAN REQUIREMENTS

**Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):**

- Show sign location/setbacks in relation to property boundaries and buildings
- Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- Distance from sign to highway, public roadway, and/or back of curb (as applicable)

### SIGN ELEVATIONS AND DESIGN

**Required in addition to DP Checklist - General requirements (select if provided):**

- Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- Dimensions of sign projection from structure, building, or vehicles (as applicable)
- Design samples/digital sketches including sign content, structure, dimensions etc.
- Type of sign construction and finishing to be utilized
- Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- Photographs of site and structure(s)/building(s) identifying proposed sign location
- Details of illuminated or digital signs (For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw)

**Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.  
Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.**

Applicant Signature \_\_\_\_\_

Date Jan. 24 - 2021





**DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL**

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [v] all that are included within application package. Incomplete applications may not be accepted for processing

- APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
  - Digital copy of non-financial instruments/caveats registered on title
- LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- COVER LETTER, shall include:**
  - Proposed land use(s) and scope of work on the subject property
  - Detailed rationale for any variances requested
  - For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
  - Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- SITE PLAN, shall include:**
  - Legal description and municipal address
  - North arrow
  - Property dimensions (all sides)
  - Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
  - Dimensions of all buildings/structures
  - Location and labels for existing/proposed approach(s)/access to property
  - Identify names of adjacent internal/municipal roads and highways
  - Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
  - Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
  - Identify site slopes greater than 15% and distances from structures
  - Location and labels for easements and/or rights-of-way on title
- FLOOR PLANS/ELEVATIONS, shall include:**
  - Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
  - Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
  - Indicate type of building/structure on floor plans and elevations
- COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

**FOR OFFICE USE ONLY**

Proposed Use(s): Cannabis Retail Store Land Use District: DC-2

Applicable ASP/CS/IDP/MSDP: Langdon ASP

Included within file:  Information Sheet  Parcel Summary  Site Aerial  Land Use Map Aerial  Site Plan

NOTES:

Staff Signature: Jeevan Wareh





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 867 844      0011878;3                      201 236 548

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0011878  
UNIT 3  
AND 1683 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;23;23;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 011 158 849 +4

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 236 548	23/12/2020	TRANSFER OF LAND	\$1,270,000	\$1,270,000

OWNERS

2228776 ALBERTA LTD.  
OF 633, 860 MIDRIDGE DRIVE SE  
CALGARY  
ALBERTA T2X 1K1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3898GD	.	RESTRICTIVE COVENANT
761 005 944	16/01/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
951 254 205	06/11/1995	RESTRICTIVE COVENANT
961 113 790	27/05/1996	RESTRICTIVE COVENANT

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
961 192 477	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN:9611760
961 192 478	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 AS TO PORTION OR PLAN:9611760 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001301908) (DATA UPDATED BY: CHANGE OF NAME 051029479)
961 192 479	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. GRANTEE - LANGDON WATERWORKS LIMITED. AS TO PORTION OR PLAN:9611760
961 192 480	22/08/1996	UTILITY RIGHT OF WAY GRANTEE - LANGDON CABLE TV LTD. AS TO PORTION OR PLAN:9611760
961 192 481	22/08/1996	RESTRICTIVE COVENANT
961 192 482	22/08/1996	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6
961 192 484	22/08/1996	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
971 005 117	06/01/1997	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
001 246 731	31/08/2000	UTILITY RIGHT OF WAY GRANTEE - LANGDON WATERWORKS LIMITED.
181 184 961	30/08/2018	MORTGAGE MORTGAGEE - BANK OF MONTREAL. UNIT 300, 6130-67 ST RED DEER ALBERTA T4P3M1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

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ORIGINAL PRINCIPAL AMOUNT: \$1,720,000

201 236 549    23/12/2020 MORTGAGE  
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.  
PO BOX 6  
SUITE 200-505 BURRARD STREET  
VANCOUVER  
BRITISH COLUMBIA V7X1M3  
ORIGINAL PRINCIPAL AMOUNT: \$1,200,000

201 236 550    23/12/2020 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.  
1310, 150-9 AVE SW  
CALGARY  
ALBERTA T2P3H9  
AGENT - PATRICK MAH

\* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL  
PLAN SHEET

TOTAL INSTRUMENTS: 016

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 5 DAY OF  
JANUARY, 2021 AT 09:39 A.M.

ORDER NUMBER: 40764670

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



TM

Puneet Kaushik  
[REDACTED]

January 10, 2021



RE: Letter of Intent

To whom it may concern:

I am writing to express our interest in **\*PLAN: 001878 – Unit 2\*\*** address **708 Centre St.** for change of use to allow a **Cannabis Retail Store.**

The scope of work will include a simple build of a saferoom, employee room and sale area. The cannabis store will operate 7 days a week from 11:00AM- 9:00PM and will be operated by three full time employees and two part time. The store will operate with compliance with Alberta Gaming and Liquor Commission.

Nirvana Canna is private owned and operated chain of retail stores. Currently operating three stores in Calgary with two additional locations starting operations in November. We are also currently expanding into Ontario with recent changes to privatize the Cannabis sector.

If you have any more question or concerns please contact me at [REDACTED]

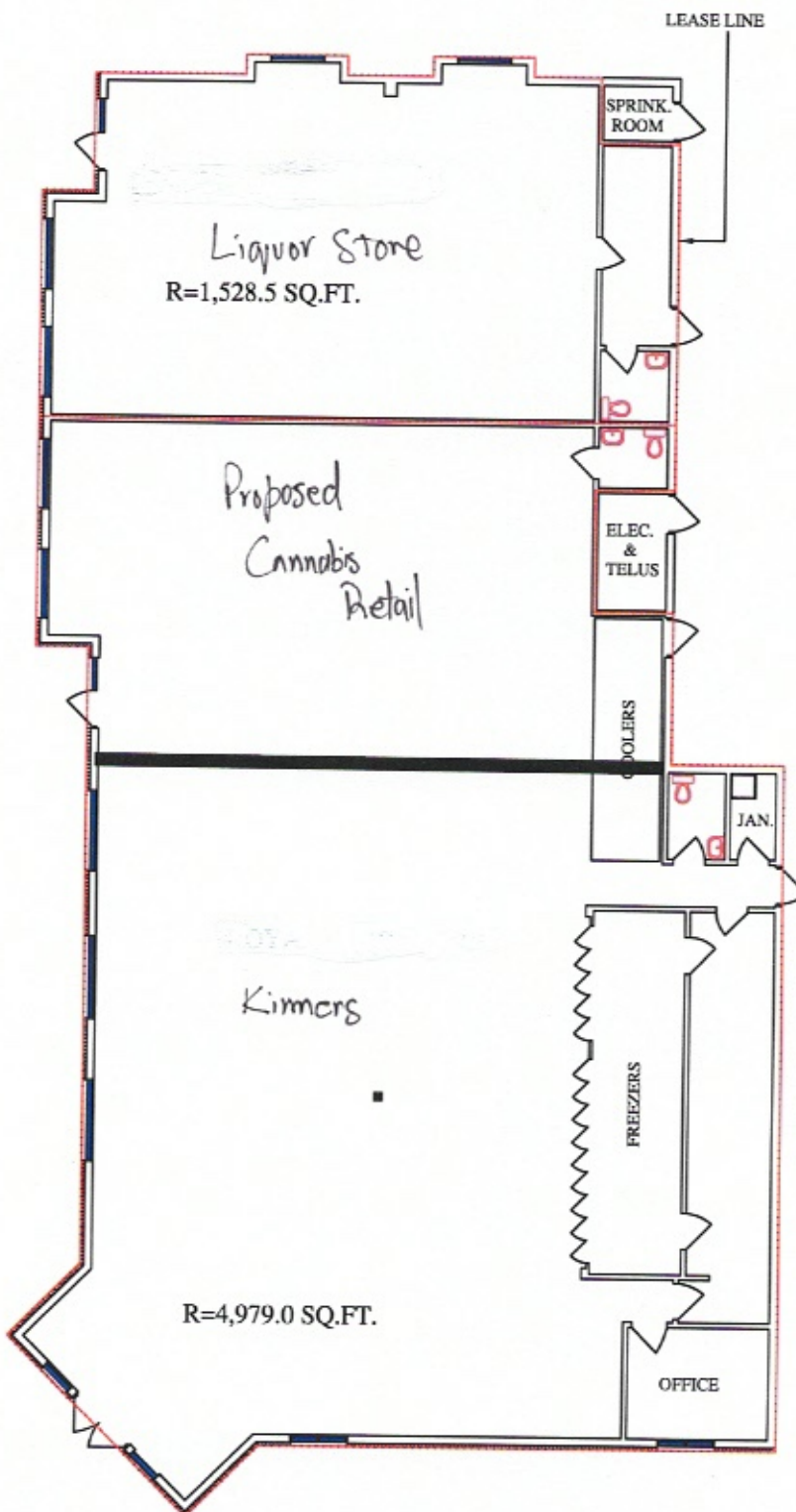
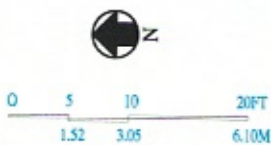
Regards,

  
Puneet Kaushik

CEO / President  
Nirvana Canna Inc.  
Vita Medical Marihuana Inc.

# 708 CENTRE STREET LANGDON, ALBERTA

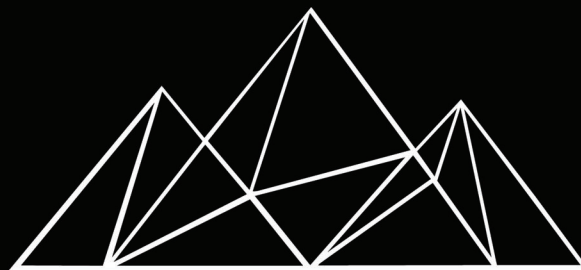
MEASURED - JULY 13, 2005



MEASURE MASTERS™  
 CALGARY  
 (403)238-3555

KIMMER INVESTMENTS  
 CALGARY, AB  
 (403) 612-7979





NIR ▽ ANA © ANNA

lettering is 9.1/4" high

the white around represent the frame but it is black



















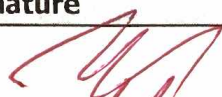

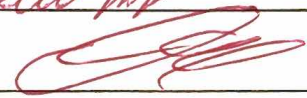



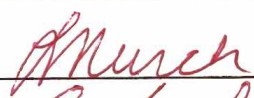

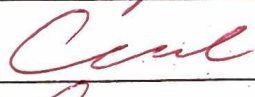
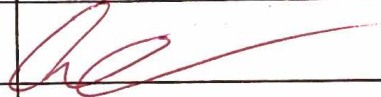








## Petition to [Allow Cannabis Retail Store ]

Petition summary and background	[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
M GACCALLU		139 CENTER		10/2/21
Allan Nicholas		280 Bonif. East Dr		12/02/21
DAVE LESBEL		#6 Martyre Pl		15 15
<del>Carl Fournier</del>	<del></del>	<del>Bronson Ave</del>		12/2/21
<del>Seal Sand</del>	<del></del>	<del>1550 Ave</del>		04/12/21
<del>David Brown</del>	<del></del>	314 WESTER.		21/02/20
Lori Murch		448 Boulder Cr. Bay		02/12/21
Cody				
Cole		6 Crilly Close	Do it	02/12/21
Angela		here.	Yes please	2/12/21
Jayden Graff		11 Crilly Close	Yes	02/12/21
Tyler Abel		565 Boulder cc Cir	Yes	02/13/21

## Petition to [Allow Cannabis Retail Store ]

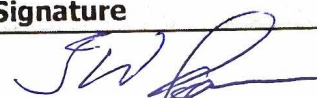










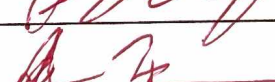
Petition summary and background	[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
C. Hardy		405 Boulder Creek Way		10/21
E. Lindstrom		237 Boulder Creek		
C. McComness		325 Sandford Pl.		10/21
W. Kinney		Box 475		11/21
B. Grant		31 Prairie Schooner Est. Rd.		2-11-21
D. Clayton		113 Boulder Creek		2/1/21
A. Boh		433 Boulder Creek		
S. Best		51 Copperpond hls		" "
D. Chiulli		404 Boulder Creek		" "
Cliff Blair		Box 12 - Sittel - Smore		21/12/21
Mat Carter		219 371 Main Dr		Feb 12/21
Vasos Dyck		320 Rainbow Ave.		Feb 12/21





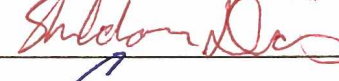

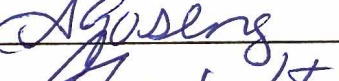







## Petition to [Allow Cannabis Retail Store ]

Petition summary and background	<b>[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]</b>
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
Tim Jager		115 VanderVeld Dr		Feb 10, 21
Don Masson		3 Crilly close		" "
Pranika		34 Anderson		Feb 10/21
Nick Mencyzk		234 Boulder Creek CRT		FEB 10/21
Karol Rybala		23 Henderson RD		Feb 10/21
Stacey Wilson		284 Boulder Creek DR		Feb 10/21.
Iman Stover		61 CAVAL COURT		" "
Wendy David		Range Road 275		" "
<del>Jason H. [unclear]</del>	<del></del>	RR 275		" "
Walter		Langdon		" "
Pranika		122 BCD		" "
Ab [unclear]		39 ANSON DR		" "

## Petition to [Allow Cannabis Retail Store ]

Petition summary and background	[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
James Legault		54 Copeland Ave	✓	02/08/21
Wayne Redford		12 Nesbitt	✓	02/08/21
Sheldon <sup>Sheldon</sup> <sub>Davis</sub> Davis		119 Copeland Close	People Need This	02/08/21
Corey McCormick		8 HENDERSON RD	✓	02/08/21
Aleasha Goshing		136 Railway Ave	Yes!	02/08/21
Alan Winter			✓	02/08/21
JASON VARZE		24 Arbours Cir	YES	02/09/21
Terrence		61 Hanson Lane NE	great opportunity	02/04/21
Don Masson		3 Crilly close		02/11/21
H. Welter			Go for it	2/12/21
C. Langland			Hell Ya Brother	2/12/21
Andrew McCann			✓	2/12/21



## Petition to [Allow Cannabis Retail Store ]

Petition summary and background	[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
Mike Battlett		4 Neshitt Ave	✓	Feb 11/21
Josh Chapman		131 Bishop cres	Freedom to entrepreneur	Feb 11/21
Ron Korsch		181 Windrow Cres	✓	Feb 11
Upil LaFrampe		6000 7 Strathmore		Feb 11/21
S. Richards		235217 RR275	Yes	Feb. 11/21
Danielle Anderson		9 Anderson Ave	Absolutely	Feb 11/20
Andrew Doyle		15 Anderson Ave	Yes	Feb 11/21
Matthew Quebec		44 blander Ave	YES	Feb 12/21
TEMPLE TORREN		75 SADDLEMONT GV	GREAT!	FEB 12/21
Jesse Kerridge		23000A RAB Road 281 <small>Rockview</small>	Awesome	Feb 12
TYLER HIGG		58 BARBER ST	✓	"
JASON MOORHOUSE		CARSELANDS.	GREAT!!	FEB 12



## Petition to [Allow Cannabis Retail Store ]

Petition summary and background	[Allow Cannabis Retail store At Unit 2 708 Center Street (Next to Kimmers)]
Action petitioned for	We, the undersigned, are citizens of Langdon, AB and urge Council to allow a Cannabis Retail Store in the town of Langdon.

Printed Name	Signature	Address	Comment	Date
Marketer [unclear]	[Signature]	19 Hanson way	yes	Feb 12
DMcNee	[Signature]	34 ANDERSON	yes	Feb 12
Michael	[Signature]	23 McIntyre Place	yes	Feb 12
yes	[Signature]	68 w alshemer cres	yes	Feb 12
Will wood	[Signature]	101 Hanson Lane	yes	Feb 12
Brady Jensen	[Signature]	3 Willow View	yes	Feb 12
Liam Cannon	[Signature]	503 Boulder creek Dr.	Yes	Feb 12
Ethan Stryperle	[Signature]	612 Boulder Creek Dr	yes	Feb 12
Brock Mitchell	[Signature]	35 Anderson ave	yes	Feb 12
JAY TUCK	[Signature]			FEB 12
Maddison	[Signature]	48 wendstrom Cres	yes	Feb 12
Clint	[Signature]	59 carterhill	yes	Feb 12











## Decision of the Municipal Planning Commission

This is not a development permit

Puneet Kaushik (Vita Medical Marihuana Inc.)



**Development file #:** PRDP20210264  
**Issue Date:** February 25, 2021  
**Roll #:** 03223665  
**Legal description:** Lot Unit 3, Plan 0011878, NW-23-23-27-W04M

The Municipal Planning Commission conditionally approves the following:

### Description:

1. That a *Cannabis Retail Store* (existing building), tenancy and signage for “Nirvana Canna” may operate on Unit 4 – 708 Centre Street, in general accordance with the submitted Site Plan, application and includes:
  - i. Installation of one (1) storefront, mounted or hanging, facade sign; 3.6 m (12 ft.) x 0.61 m (2 ft.) in size.
2. That the minimum separation distance for the Cannabis Retail Store from another Cannabis Retail Store is relaxed from 300 m (984.25 ft.) to 140 m (459.32 ft.).
3. That the minimum separation distance for the Cannabis Retail Store from a Care Facility is relaxed from 150.00 m (492.12 ft.) to 100 m (328.08 ft.).

### Permanent:

4. That no Cannabis shall be consumed in the *Cannabis Retail Store*.
5. That the hours of operation for the *Cannabis Retail Store* shall be between 11:00 a.m. and 9:00 p.m. seven days a week, except on December 25th when the *Cannabis Retail Store* shall be closed.
6. That the sign shall be kept in a safe, clean and tidy condition at all times. The signs shall not be flashing or animated at any time.
7. That no outdoor storage at any time shall be allowed in the front of the property.
8. That all business parking shall be limited to the existing shopping plaza parking stalls.
9. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.

This is not a development permit

10. That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

12. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall obtain any required Alberta Health Services approvals prior to the store opening.
  - ii. That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming, Liquor and Cannabis (AGLC), if required, and shall operate in accordance with the provisions of that license.
14. That a Building Permit shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations, using the Tenant Bay Development or Renovation Checklist.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
16. That this Development Permit shall be valid until **March 31, 2024**.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at [development@rockyview.ca](mailto:development@rockyview.ca) or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at [sdab@rockyview.ca](mailto:sdab@rockyview.ca) or 403-230-1401. More information on the SDAB can also be found at [www.rockyview.ca](http://www.rockyview.ca).

Municipal Planning Commission



Jerry Gautreau, Chair

This is not a development permit



**Notice of Appeal**  
Subdivision and Development Appeal Board  
Enforcement Appeal Committee

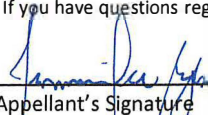
Appellant Information			
Name of Appellant(s) Condo Corp. 0711729 and Highway 560 Cannabis Inc. c/o Jennifer Sykes, Caron & Partners LLP (solitor)			
Mailing Address 2120, 237 4th Ave SW, Calgary, AB T2P 4K3		Municipality Calgary	Province AB
		Postal Code T2P 4K3	
Main Phone # 403 770 4005	Alternate Phone # 403 262 3000	Email Address jsykes@caronpartners.com	

Site Information	
Municipal Address 2, 708 Centre ST NE, Langdon, AB	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Unit 3 Plan 0011878, NW-23-23-27-04
Property Roll # 03223665	Development Permit, Subdivision Application, or Enforcement Order # PRDP20210264

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>The development permit approves a cannabis store in the same complex as an existing cannabis store. This is contrary to the terms of the Land Use Bylaw and to the express directions of Council. This also results in a proliferation of one type of use at this location, whereas having a variety of commercial activities in this complex would better serve the community.</p> <p>Allowing a second cannabis store this close to an existing cannabis store is inconsistent with the community's reasonable expectations that this type of use will be spaced out. It also fails to acknowledge that there are legitimate reasons for requiring distance between cannabis stores.</p> <p>The appellants reserve the right to raise further and and additional grounds prior to or at the hearing.</p>

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

  
Appellant's Signature

March 19, 2021  
Date

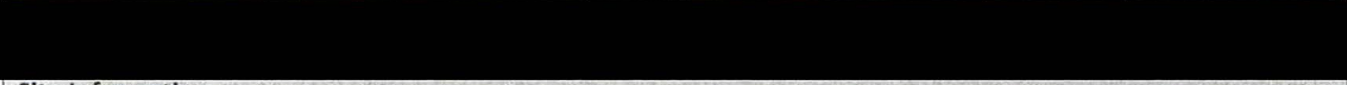
**Received by RVC Legislative Services on March 19, 2021**





**Notice of Appeal**  
Subdivision and Development Appeal Board  
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Kevin Dellaire			
Mailing Address # 3 Wilson Road NE, Langdon	Municipality Rocky View County	Province AB	Postal Code T0J 1X1




Site Information	
Municipal Address # 2, 708 Centre Street NE, Langdon	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Unit 3, Plan 0011878, NW-23-23-27-04
Property Roll # 03223665	Development Permit, Subdivision Application, or Enforcement Order # PRDP20210264

I am appealing: (check one box only)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

**Reasons for Appeal (attach separate page if required)**

Dear:

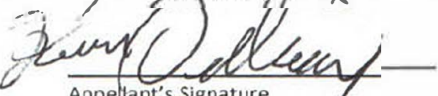
SDAB appeal board my house / my property is very close to this another Cannabis Retail Store in Langdon. My self and my family is affected with this decision, So we decide to appeal against this conditionally approved DP # PRDP20210264, Please see attached letter



Please write us once date is set for the hearing.

Thanks

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

  
Appellant's Signature

03/22/21  
Date

Received by RVC Legislative Services on March 23, 201

## Kevin Dellaire

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#3 Wilson Road NE, Langdon, Alberta, T0J 1X1

**17 March 2021**

Subdivision and Development Appeal Board  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

### **Dear Subdivision and Development Appeal Board:**

I am completely and utterly opposed to the approval of PRDP20210264 for the proposed Cannabis Retail Outlet. It will be located 75m from my home. The approval of this development permit will affect the use, enjoyment, and value of my property.

The clustering and density of tobacco, alcohol, and cannabis shops in Langdon will increase the consumption of each of these substances. I worry that people will get things each from store and consume more of these substances right by my home. The unruly behavior caused by the consumption of these substances on my front step will interfere with and affect the use, enjoyment, and value of my property and that of my neighbors. Higher densities of such businesses are associated with high-risk consumption behaviors among youth, facilitate access and possession by adolescents, and increase the rates crime.

The smell of cannabis is incredibly strong and disturbing. People are not allowed to smoke in public but do so anyway. Having a second store added to a small area right by my home will increase the number of people smoking cannabis outside in my area. This will result in my neighbors and I calling the police and interfere with the use and enjoyment of our property. The proposed development and increased use of cannabis will also impact my property value as I am located directly behind the proposed store. Increased crime is also associated with drugs. I am concerned for the safety and security of my home being in such close proximity to the proposed Cannabis Retail Outlet and density of such businesses.

While considering the application of PRDP20210264, I think that the municipality should consider the burden on police, public health, social services, and legal services. My property taxes will increase to support the services required to regulate the use of Cannabis in the town alongside the nuances and criminal activities associated with it. I do not see any benefit to having two Cannabis Retail stores in Langdon when retail development could be better served by businesses that promote the health and well being of a community instead of impact the use, enjoyment, and value of neighboring lands.

Sincerely,



Kevin Dellaire





Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)
Greg Thompson & Aleesha Gosling
Mailing Address
716 Centre Street NE
Municipality
Langdon, Rocky View County
Province
AB
Postal Code
T0J 1X1
Main Phone #
Alternate Phone #
Email Address

Site Information

Municipal Address
# 2, 708 Centre Street NE, Langdon
Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)
UNIT 3, Plan 0011878, NW-23-23-27-04
Property Roll #
03223665
Development Permit, Subdivision Application, or Enforcement Order #
PRDP20210264

I am appealing: (check one box only)

Development Authority Decision
Subdivision Authority Decision
Decision of Enforcement Services
[ ] Approval
[ ] Approval
[ ] Stop Order
[ ] Conditions of Approval
[ ] Conditions of Approval
[ ] Compliance Order
[ ] Refusal
[ ] Refusal

Reasons for Appeal (attach separate page if required)

Dear Ms. Kristen Tuff
Our business is LANGDON FIREHOUSE BAR & GRILL is affected with this decision, So we decide to appeal against this another Cannabis Retail Store next to us, in same parking lot. Please see attached letter.

So please inform us once date is set for the appeal.
Thanks for your Cooperation
Greg Thompson & Aleesha Gosling
[Handwritten Signature]

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing.

Appellant's Signature
Date
03/19/21
Received by RVC Legislative Services on March 22, 2021



716 Center Street NE  
Langdon, AB, T0J 1X1  
403-561-2993

Subdivision and Development Appeal Board  
262075 Rocky View Point  
Roky View County, AB, T4A 0X2

March 19, 2021

Ref: PRDP20210264

Subdivision and Development Appeal Board;

I am writing as the owner and operator of FIREHOUSE Bar & Grill, a family restaurant, pub and amenity located within Langdon. Not only are we a restaurant, but we host paint nights, local musicians, and small community events. I am writing to oppose the decision made to approve the Development Permit PRDP20210264 for a Cannabis Retail Location two doors down from our Restaurant. The proposed development will unduly interfere with the amenities of the neighborhood and materially interfere with and affect the use, enjoyment and value of our business and property for reasons as set out below;

- We have a designated smoking area for tobacco located outside of our restaurant. Legislation allows the use of cannabis to be consumed in designated areas for tobacco use. Because cannabis cannot be consumed in vehicles or at the Cannabis Retail Location, users will take advantage of our designated smoking area for our customers, thus resulting in resulting in foul odours of lingering by the entrance of our restaurant. This will create a nuisance and divert family traffic away from our business. The diversion of business will hurt the value of our business and land. This will also cause enforcement issues for us; we will have to constantly ensure that no cannabis is consumed close to our restaurant.
- There is already an existing Cannabis Retail Outlet about 100m away in our plaza that is part of another condo corporation. This proposed Cannabis Retail Location will be an additional store and part of our condo corporation, located right next to our restaurant. Having two Cannabis Retail Outlets within such a small proximity of one another will significantly increase our liabilities. We are licensed to serve alcohol and have obligations to our customers. Unlike alcohol, the consumption and impacts of cannabis are not as visibly apparent and can be very easily concealed by the user through edibles, which have a long onset period. We are liable when serving alcohol to a customer who is under the influence of cannabis. Should that person, impaired by the overuse of cannabis consumption, be served one or more alcoholic beverages, and subsequently cause property damage, personal injury or even death, our establishment could be liable and there could be serious consequences for us as business owners and landowners.

As a restaurant and bar owner, we have a duty of care owed to our customers while they are on our premise, and once they have left our premises. The approval of this development permit exposes our business to added burdens and liabilities of which can have significant adverse impacts to us and community of Langdon. As a family restaurant, we are not in favor of encouraging the clustering of Cannabis Retail Outlets in our plaza to protect our patrons and customers, as we are legally obliged to do as licensed alcohol servers.

Thank you,

Greg Thompson & Aleesha Gosling  
Legal Plan 0011878  
NW-23-23-27-4

