



MPC MEETING

WEDNESDAY DECEMBER 18, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 18, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>PREVIOUS MINUTES</u>
4	A) Minutes of November 20, 2019 meeting
	4. <u>REPORTS TO MPC</u>
7	A) Dates Development Permits advertised in Commentator a. December 3, 2019 (Ad attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting: a. Development Permit Application 19-DP-078 Pritchard & Co. Lots 10-12, Block 71, Plan 6022AW (13 Broadway Avenue W) Approved: Permit to Stay b. Development Permit Application 19-DP-079 Erb Construction Lot 3, Block D, Plan 0112623 (1901 Dirkson Drive NE) Approved: Accessory Building c. Development Permit Application 19-DP-080 Over the Top Painting Inc. Lot 27, Block C, Plan 9611511 (637 6 Street SE) Approved: Home Occupation – General Contracting d. Development Permit Application 19-DP-081 Carter Law Office Lots 1-3, Block 1, Plan 3042AV (535 5 Street SE) Approved: Permit to Stay e. Development Permit Application 19-DP-082 William Haynes Lot 38, Block 5, Plan 0012006 (937 3 Street SW) Approved: Permit to Stay



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY DECEMBER 18, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none"> f. Development Permit Application 19-DP-083 BWB Hobbies Unit 7, Plan 0612896 (#4 124 3 Street NE) Approved: Home Occupation – Office Use Only
	<p>C) Appeals of Development Decisions received since the last MPC meeting</p> <ul style="list-style-type: none"> a. No Appeals of Development decisions have been received.
	<p>D) SDAB Decisions rendered since the last MPC meeting</p> <ul style="list-style-type: none"> a. No SDAB Decisions have been rendered since the last MPC meeting.
	<p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <ul style="list-style-type: none"> a. Land Use Bylaw Amendment - Passed Lot 4, Block 85, Plan 755AD (205 Broadway Avenue E) Land Use Bylaw Amendment to include property in the Cannabis Retail Store Overlay Map b. Land Use Bylaw Amendment given – 1st Reading Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) Land Use Bylaw Amendment to change H – Horticultural District to R1 -Single Family Residential District
	<p>F) Items Received for Information</p> <ul style="list-style-type: none"> a. No items received for information have been received.
8	<p>5. <u>DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION</u></p> <p>A) Development Permit Application 19-DP-084 2215551 Alberta Ltd. Lot 4, Block 85, Plan 755AD (205 Broadway Avenue E) Cannabis Retail Store</p> <ul style="list-style-type: none"> a. Application b. Background Report c. Procedure



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 18, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none">i. Presentation of Development Officerii. Presentation of Applicantiii. Presentation of Interested Partiesiv. MPC Discussion (Note, MPC may go in camera for discussion)v. Decision of MPC
6.	<u>ADJOURNMENT</u>

- d. Development Permit Application 19-DP-073
Frank Sleeking
Lots 23-24, Block 14, Plan 1117V (406 Main Street S)
Approved: Driveway
- e. Development Permit Application 19-DP-074
CertainTeed Insulation
Lot 5, Block A, Plan 0211147(101 1 Street NE)
Approved: Industrial Building
- f. Development Permit Application 19-DP-075
William Haynes
Lots 28-29, Block 17, Plan 3042AV (816 3 Street SE)
Approved: Permit to Stay
- g. Development Permit Application 19-DP-076
BL and Son Contracting Ltd.
Lots 11-12, Block 54, Plan 1117V (101 1 Street SE)
Approved: Accessory Building – Detached Garage
- h. Development Permit Application 19-DP-077
Brad Hayward
Lot 115, Block 1, Plan 0213235 (51 Riverview Drive SE)
Approved: Accessory Building - Gazebo

C) Appeals of Development Decisions received since the last MPC Meeting.

- a. No Appeals of Development decisions have been received.

D) SDAB Decisions rendered since the last MPC Meeting.

- a. No SDAB Decisions have been rendered since the last MPC meeting.

E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC.

- a. No Decisions or Directions related to the Land Use Bylaw have been received

F) Items Received for Information

- a. No items received for information have been received.

- Carried.

5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT

A) Land Use Bylaw Amendment Application

Richard and Marian Bos

Lots 25-38, Block 32, Plan 1117V (334 2 Street SW)

H – Horticultural District to R1- Single Family Residential District

L. Leipert moved that the following comments be submitted to Council regarding Land Use Bylaw Amendment Application for Lots 25- 38, Block 32, Plan 1117V (334 2 Street SW), H – Horticultural District to R1 – Single Family Residential District:

- 1. MPC supports the application to change the land use zoning for Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) from H – Horticultural District to R1- Single Family Residential District

- Defeated

B. Vine moved that the following comments be submitted to Council regarding Land Use Bylaw Amendment Application for Lots 25- 38, Block 32, Plan 1117V (334 2 Street SW), H – Horticultural District to R1 – Single Family Residential District:

1. MPC supports the application to change the land use zoning for Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) from H – Horticultural District to R1- Single Family Residential District as it is consistent with the use proposed by the Municipal Development Plan, however MPC recommends that Council should consider the implications to property taxes, servicing, etc. resulting from the change in zoning.

- Carried

6. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:07 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

19-DP-079

Lot 3, Block D, Plan 0112623
(1901 Dirkson Drive NE)

APPROVED: Auxiliary Building

19-DP-080

Lot 27, Block C, Plan 9611511
(327 6 Street SE)

APPROVED: Home Occupation –
Office Use Only

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty-one (21) days after this notice is published.

Brian Stehr
Development Officer



DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-054

APPLICANT INFORMATION					
Applicant 2215551 Alberta Ltd. - Keith Ahlm			Property Owner (if different)		
Phone 403-878-2552			Phone		
Email keithahlm@live.com			Email		
Mailing Address 1284 Crockford Cres NW			Mailing Address		
City Medicine Hat	Province Ab	Postal Code T1A7C5	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	205 Broadway Ave E		
Legal Address	Lot 4	Block 85	Plan 755AD

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Retail Cannabis Store _____ _____ _____	
Proposed Application: <input type="checkbox"/> New Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Proposed Setbacks: Front: Existing _____ Left: Existing _____ Back: Existing _____ Right: Existing _____ Land Use District C-2 Downtown Commercial Value of Development \$20,000 Estimated Completion Date January 2020



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Keith Ahlm

SIGNATURE: *Keith Ahlm*

DATE: _____

FOR OFFICE USE ONLY	
Received by: <u><i>Brian Steph</i></u>	Date: <u><i>December 11, 2019</i></u>
<input type="checkbox"/> Permitted Use	Designated Use:
<input checked="" type="checkbox"/> Discretionary Use – Development Officer	<u><i>Change of Use - Retail Cannabis</i></u>
<input checked="" type="checkbox"/> Discretionary Use - MPC	
Receipt # <u><i>312599</i></u>	Fee: <u><i>200.00</i></u>
Date Issued:	
<input type="checkbox"/> Current Certificate of Title	<u><i>Roll #0147300</i></u>
Notes: _____	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

Site Plan Information

Weed Warehouse

Crime Prevention Through Environmental Design

- Well-lit exterior areas front and back, supplemental lighting at back
- Well-lit store interior
- 12+ Surveillance Cameras, Recording 24/7, 100% coverage of sales, storage and work areas
- Absolutely no sale items of monetary value are customer accessible
- Minors are prohibited from entering store, regardless of parent/guardian accompaniment. This reduces risk of minors accessing cannabis.
- Point-of-sale mounted robbery/panic button connected to 24/7 emergency monitoring
- Rear entrance monitored by camera, is not opened before visitor is verified
- Store windows to be covered in vinyl decals to prevent visibility from outside in

Cannabis Storage

- As AGLC mandates, all cannabis products to be stored nightly in the secure vault storage room. No cannabis freely accessible in the event of a break-in
- Storage vault constructed to meet AGLC requirements. Entire room is essentially contained within steel
- One doorway – includes tamper-proof hinges and industrial grade locking mechanism

Shipping/Receiving & Delivery Truck Parking

- One weekly cannabis delivery
- Cannabis deliveries arrive at the back entrance, and are securely received into store. Chain of command is never broken. Typical delivery processing time is 15-20 minutes

Storage and Destruction of Waste Materials

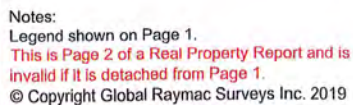
- Garbage materials are small, comparable to weekly household waste
- Cannabis received that must be destroyed and disposed of is handled to AGLC standards. Cannabis made unusable by grinding and mixing with cat litter and water, then disposed of at landfill.

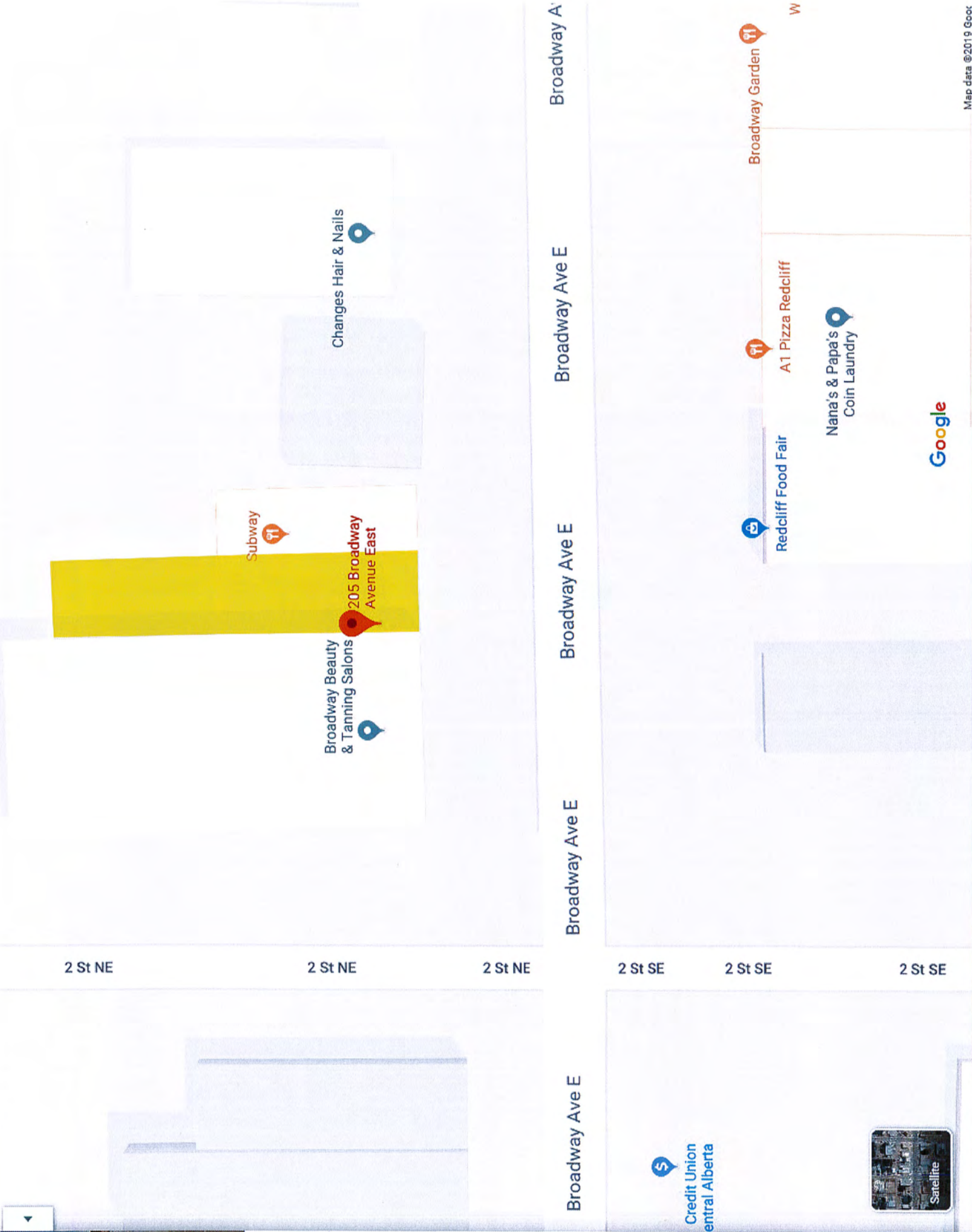
Odor Control/Elimination Plan

- Odor has proven to not be an issue. All cannabis products are securely stored in hermetically sealed, child resistant packaging.
- Cannabis consumption and smoking not permitted in store or within the store proximity.

Miscellaneous

- Parking in front for 3-4 vehicles, 1 Handicap accessible space within 50m
- Staff Parking at back for 1-2 Vehicles
- Signage and advertising very restricted. This minimizes the visual impact the store has to the area.
- Store located outside boundaries of sensitive use areas.







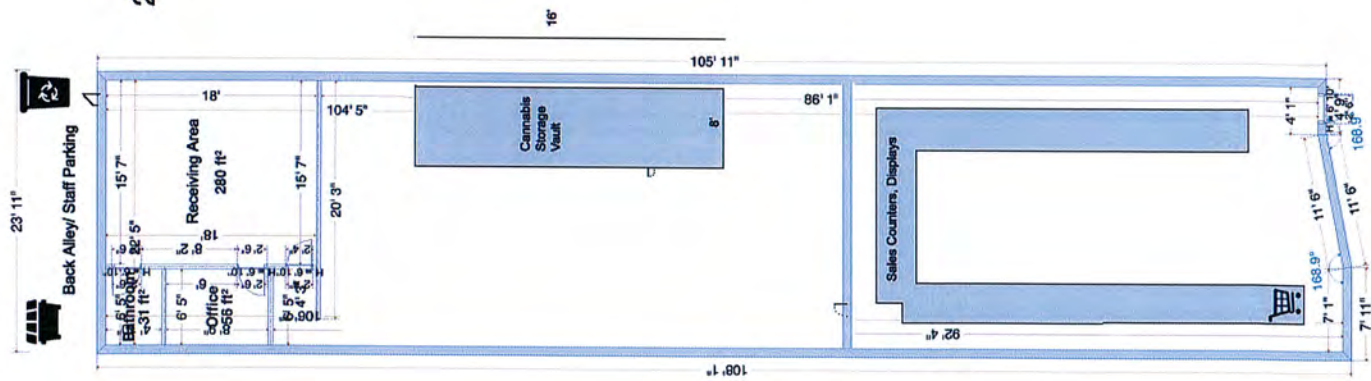


Closest Available Handicap
Parking

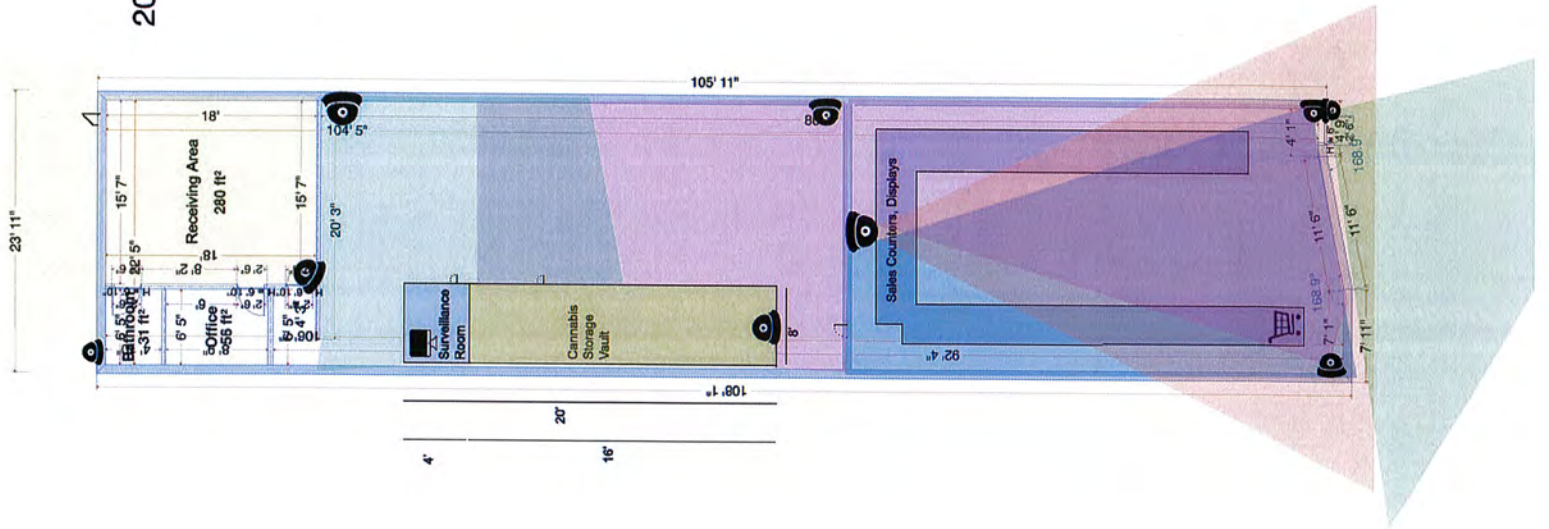
Google




205 Broadway East - Oct 29, 2019



205 Broadway East - Oct 29, 2019





Nov 6, 2019

To Whom It May Concern, Adjacent Property Owner and Inhabitants:

Good day, hope this letter finds you well! Its purpose is to introduce my wife Amy and I, and make aware our intentions to apply for a retail cannabis store development permit at 205 Broadway Ave E! We currently operate a retail cannabis store in Medicine Hat, and have found that it would be an exciting new opportunity to expand the business into Redcliff, where some of our customers are currently travelling from! We have faced a lot of challenges in the journey to cannabis legalization, but our integration into Medicine Hat's retail market has been greatly received and we feel that the same energy can be carried into Redcliff! We operate with great courtesy to our neighbors and I'm sure they agree that the only change noticed is a slight increase of traffic in the area (Which may be a benefit to everyone!). Our store operations promote the Safe and Responsible use of legal recreational cannabis to adults. The store will prohibit minors from entering, and will absolutely not promote or glamorize cannabis use to minors. Loitering in the area will not be encouraged, and Redcliff bylaws that prohibit smoking in the area will be respected. Hours of operation are expected to be from 10am to 10pm daily. If you have any questions or concerns, please feel free to contact us at 403-527-6277, or by the email listed below. Thank you!

Sincerely,

Keith and Amy Ahlm

403-527-6277

keithahlm@live.com

205 Broadway Ave E, Redcliff



Lot	Block	Plan	Civic Address	Name	Mailing Address	City	Province	Postal Code
3	85	755AD	207 Broadway Avenue E		622 1 Street SW	Medicine Hat	AB	T1A 3Z4
5-6	85	755AD	201 Broadway Avenue E		Box 1208	Redcliff	AB	T0J 2P0
7	85	1117V	2 Second Street NE		320 12 Street SE	Medicine Hat	AB	T1A 1V6
8-9	74	755AD	202 Broadway Avenue E		525 Jesmond Drive SW	Redcliff	AB	T0J 2P2
8-9	74	755AD	202 Broadway Avenue E		35 Penland Way NE	Medicine Hat	AB	T1C 1X2
10	74	755AD	206 Broadway Avenue E		35 Penland Way NE	Medicine Hat	AB	T1C 1X2
31	74	0713203	208 Broadway Avenue E		Box 1056	Redcliff	AB	T0J 2P0
1-2	85	755AD	211 Broadway Avenue E		Box 491	Redcliff	AB	T0J 2P0
35	86	755AD	121 Broadway Avenue E		Box 1235	Redcliff	AB	T0J 2P0

cements

IF CANNABIS STORE OPEN HOUSE



use in Redcliff would like to invite the public to their open house community meeting at the
n at 7pm on Thursday, December 5th. Questions, comments, or concerns about the store are
a short questionnaire will be available. Resumes are welcome!

times Posted November 22, 2019

Share



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POWERED BY adperfect

Weed Warehouse

Thank you for your interest in our open house meeting and survey! Our goal is to support the safe, fun, and responsible use of recreational cannabis in Redcliff! Today is an opportunity for you to let us know any of your concerns or questions, and for us to introduce ourselves to Redcliff. Please feel free to answer the following questions honestly, and discuss them with us if you like!

How do you feel about the legalization of Cannabis in Canada?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Unhappy

Happy

Has your lifestyle been affected by the legalization of Cannabis?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Negatively

Positively

Should current cannabis consumption laws:

Stay the same? ☐

Be more strictly regulated? ☐

Be less strictly regulated? ☐

Do you believe cannabis legalization is succeeding in eliminating the black market?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

No

Yes

Do you believe that cannabis still has a negative stigma attached to it?

☐ Yes

☐ Yes, but it's disappearing

☐ No

☐ Yes, and it's getting worse

Do you plan to shop at our store?

☐ Yes | ☐ No

Please share any additional comments or concerns:

Weed Warehouse – Open House and Questionnaire Results

An open house meeting and questionnaire session was held on December 5th, 2019 at the Redcliff Legion, from 7pm to 9pm. We had placed an ad in the Medicine Hat News asking the public to come have their questions answered or concerns addressed about the Retail Cannabis Store we plan to open at 205 Broadway Ave E, in Redcliff. Unfortunately, no one from the public attended, so it seems there are no concerns about the store.

140"

30"

Weed Warehouse

18"



24"



MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

December 12, 2019

Development Permit Application:	19-DP-084
Applicant:	2215551 Alberta Ltd. C/o Keith Ahlm
Owner:	2215551 Alberta Ltd.
Property Address:	205 Broadway Avenue E.
Legal Address:	Lot 4, Block 85, Plan 755AD
Land Use:	C-2 Downtown Commercial District
Development Officer:	Brian Stehr

1. BACKGROUND:

Planning & Engineering has been in conversation with Keith Ahlm discussing the Town's requirements regarding opening a Retail Cannabis store in the Town of Redcliff

On October 21, 2019 2215551 Alberta Ltd. applied for a Land Use Bylaw Amendment to include that aforementioned property in the Cannabis Retail Store Overlay Map. The Land Use Bylaw amendment was forwarded to the Municipal Planning Commission for comment on October 23, 2019.

Bylaw 1891/2019, to include 205 Broadway Avenue E. in the Cannabis Retail Store Overlay Map, was passed by Council on December 9, 2019.

After receiving approval for the location and survey from the Development Officer, 2215551 Alberta Ltd. held an Open House on December 5, 2019 in accordance with Section 43 of the Town's Land Use Bylaw. The results of the open house are attached.

On December 11, 2019 2215551 Alberta Ltd. submitted a Development Permit Application for a Cannabis Retail Store at 205 Broadway Avenue E.

2. PLANNING & ENGINEERING COMMENTS

The Land Use Bylaw defines a Cannabis Retail Store as:

- *Means development for the retail sale of recreational Cannabis and Cannabis Accessories, as authorized by the Alberta Gaming, Liquor, and Cannabis Act. This use does not include Cannabis Production and Distribution Facility, Medical Marijuana Dispensary, or Cannabis Lounge.*

Section 43 **Cannabis Retail Store** of the Town's Land Use Bylaw states:

(1) Legal Basis

- (a) Cannabis Retail Stores are regulated by the provincial government and must meet all requirements set out in the Gaming, Liquor and Cannabis Act and all subsequent regulations.
- (b) Cannabis Retail Store is a discretionary use, Municipal Planning Commission.
- (c) All Cannabis Retail Stores require a Development Permit.

(2) Development Standards

- (a) A Cannabis Retail Store shall only be located in an area covered by the Cannabis Retail Store Overlay.
- (b) The Cannabis Retail Store Overlay was created with the following guidelines to include parcels that are:
 - (i) located in I1 (Light Industrial), C3 (General Commercial), C2 (Downtown Commercial), and C-HWY (Highway Commercial) Districts,
 - (ii) located outside of the 100 metre setback from any parcel of land on which a Cannabis Retail Store is located to a boundary of the parcel of land of a:
 - i. Provincial health care facility;
 - ii. School;
 - iii. School reserve or municipal and school reserve as designated in the Municipal Government Act;
 - iv. Municipal recreation facility (including the youth centre, swimming pool, rec-tangle, and library);
 - v. Payday loan centre or pawn shop;
 - vi. Daycare or childcare facility; or
 - vii. Public park used for recreational purposes; and
 - (iii) Located in places that fit the context of the surrounding area. Several parcels that meet the requirements in (i) and (ii) above were not included in the overlay because they are lone commercial parcels in the middle of residential neighbourhoods.
- (c) A Cannabis Retail Store shall meet all applicable requirements of the respective District in which it is located.
- (d) A Cannabis Retail Store must be a stand-alone store and shall not operate accessory to, or in conjunction with any other use.

- (e) *Development Permits for Cannabis Retail Stores are conditional subject to the Development Officer receiving a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission from the Applicant.*
- (f) *Parking for a Cannabis Retail Store shall be provided in accordance with the parking requirements for a Retail Store and the parking requirements for the District in which it is located.*
- (g) *Development Permit Applications for Cannabis Retail Stores require the Applicant to engage the public on the proposed development by:*
 - (i) *Notifying adjacent property owners in writing;*
 - (ii) *Hosting at least one public open house, on a weekday evening, for at least 2 hours, in a neutral public location in Redcliff;*
 - (iii) *Advertising the open house in the local paper and on all Town social media outlets for at least 2 weeks prior to the open house;*
 - (iv) *Offering a survey for open house attendees to provide feedback; and*
 - (v) *Advertising the public is welcome to attend the MPC meeting in person where the decision on the Development Permit will be made, or make a written submission to the Development Officer*
 - (vi) *proposed Cannabis Retail Store and the distances to any of the before a specified date.*
- (h) *The Applicant is required to receive approval of the open house location, advertising, and survey from the Development Officer prior to the advertising commencing.*
- (3) *Development Permit Application Requirements*
 - (a) *Location plan showing the following located within 500 metres of the store:*
 - (i) *Provincial health care facility;*
 - (ii) *School;*
 - (iii) *School reserve or municipal and school reserve as designated in the Municipal Government Act;*
 - (iv) *Municipal recreation facility (including the youth centre, swimming pool, rec-tangle, and library);*
 - (v) *Payday loan centre or pawn shop;*
 - (vi) *Daycare or childcare facility; or*
 - (vii) *Public park used for recreational purposes.*
 - (b) *Detailed site plan containing all of the information required for the District, and the following additional information:*

- (i) *Crime Prevention Through Environmental Design (CPTED) measures;*
 - (ii) *Storage areas for Cannabis;*
 - (iii) *Shipping and receiving areas;*
 - (iv) *Adjacent uses;*
 - (v) *Location and design of signage; and*
 - (vi) *Security measures*
 - (c) *Waste management/disposal plan.*
 - (d) *Elevation plans showing access and signage.*
 - (e) *Completion of public engagement by providing to the Development Officer:*
 - (i) *A list of the addresses of adjacent property owners;*
 - (ii) *Copies of the notification letters sent to adjacent property owners; and*
 - (iii) *A summary of open house survey results.*
- (4) *Criteria For Consideration*
- (a) *The Municipal Planning Commission must consider the following when reviewing an application for a Cannabis Retail Store:*
 - (i) *The extent to which the applicant demonstrates conformity with provincial and municipal regulations to minimize potential adverse effects on the community (i.e. site safety and security measures);*
 - (ii) *Whether any legitimate public concerns expressed during public consultation were addressed by the applicant; and*
 - (iii) *The recommendations and comments from Planning and Engineering.*
- (5) *Administration and Enforcement*
- (a) *The use and Development Permit for a Cannabis Retail Store shall:*
 - (i) *Expire at the end of 5 years; and*
 - (ii) *Be reviewed by the Town four years after the issuance of the use and the Development Permit.*
 - (b) *Where the Town finds that the conditions of the Development Permit have been met and the use is not causing undesirable impacts to the Town, the Town will automatically issue a new Development Permit 6 months in advance of the expiring permit for 5 years that expires on the anniversary date of the original permit.*
 - (c) *Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town,*

the Town will issue a notice to the Applicant 6 months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development permit. The notice to the applicant must include:

- (i) The reasons the permit is not being renewed,*
- (ii) The date of the permit expiring, and*
- (iii) That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.*
- (d) If The Town fails to issue a Development Permit under clause (9)(b) or if the Town fails to issue a notification under clause (9)(c), the Town will automatically issue a new Development Permit for 5 years from when the Development Permit should have been issued that expires on the anniversary date of the original permit.*
- (e) Development Permits will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.*
- (6) Standard Conditions of Approval**
 - (a) Development Permits are conditional subject to the Development Officer receiving a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission from the applicant.*
 - (b) The use and Development Permit for a Cannabis Retail Store shall expire and require reapplication after 5 years to the day of approval.*

Development Officer Comments:

The Town's Land Use Bylaw parking tables for a Retail Store requires that the applicant provide 1 parking stall for every 30 m² of floor space. This would require that the applicant provide 8 parking stalls. In the Downtown Commercial District, the Town has historically allowed the parking spaces in front of a building to be counted as parking stalls. The submitted parking plan indicates that there are 3 on street parking stalls in front of the store.

The prior use of the building was a retail store. A Cannabis Retail Store is required by the Land Use Bylaw to meet the parking requirements of a retail store. It is the opinion of the Development Officer that because the prior use was a retail store, a Cannabis Retail Store at this location meets the intent of the Land Use Bylaw.

Planning & Engineering does not envision a parking challenge for the proposed development, in context of the greater downtown area.

The proposed signage complies with the Sign Regulations Section 88 of the Town's Land Use Bylaw.

A visual inspection of the property and adjoining properties indicate that the area is currently made up of a mixture of retail, general commercial businesses, and residential properties. The properties to the southwest of the site are a mixture of multi-family and single family homes.

3. RECOMMENDATION:

Planning and Engineering Provides the following suggested motion:

1. MPC member _____ moved that Development Permit Application 19-DP-084 for a Retail Cannabis Store be Approved as submitted with the following conditions:
 1. Any exterior lighting above what is currently in place shall comply with Section 65 **Lighting** of the Town's Land Use Bylaw;
 2. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
 3. Development Officer to receive a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission;
 4. The Development Permit is valid for five (5) years;
 5. The Town will issue a permit in year four (4) if in the opinion of the Development Authority that the Retail Cannabis Store is not causing undesirable impacts on the Town;
 6. Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the applicant must include:
 - i. The reasons the permit is not being renewed,
 - ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.
 7. If the Town fails to issue a Development Permit or if the Town fails to issue a Notice, the Town will automatically issue a new Development Permit for five (5) years from when the Development Permit should have been issued.
 8. Development Permits, including use, will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.