

# **Cannabis Retail Stores in the Regional Municipality of Wood Buffalo**

February 26, 2019

Presenter: Brad McMurdo, Director, Planning and Development

# Background

- On July 9, 2018 Council approved Bylaws for regulating location of Cannabis Retail Stores in RMWB
- Separation distances were defined as minimum distance from Parcel Boundary to Parcel Boundary
- Separation distance of 150 m in Urban Service Area and 100 m in Rural Areas and Hamlets were adopted

# Public Engagement: Overview

- Visits to all Rural communities along with five engagement sessions for Urban Service Area (**13 total sessions**)
- Over 2,700 survey responses
- Over 3,000 direct interactions with residents

# Public Engagement: Overview

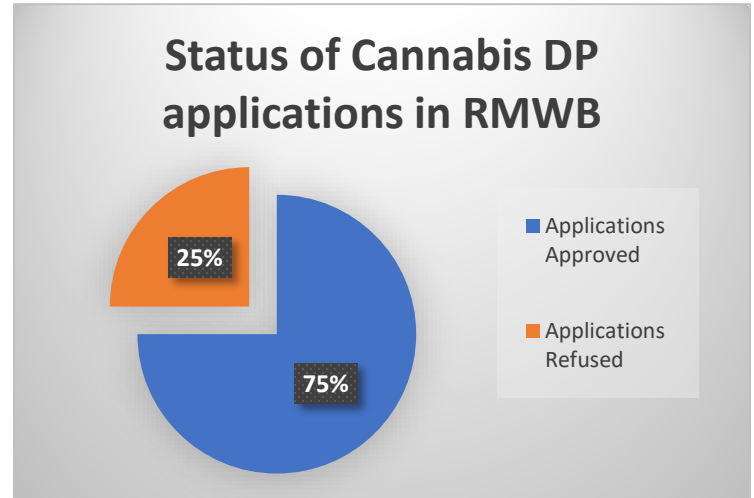
- 57% concerned about cannabis use where youth will gather (33% not concerned, 10% other)
- 79% want minimum distances to extend beyond schools, hospitals to other public spaces
- **Public consumption:** 38% combination, 29% like alcohol, 28% like tobacco, 5% other
- 40% think it should be banned in public
- Common theme: **Protect youth as much as possible**

# Public Engagement: Clarification

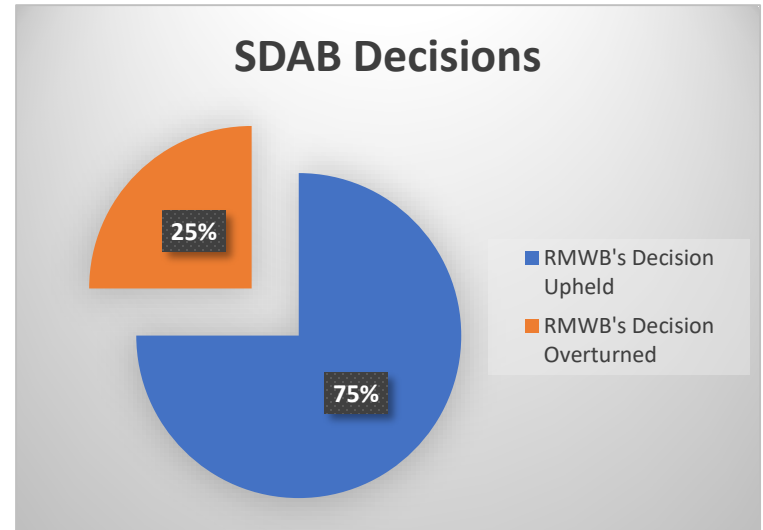
- Residents wanted public consumption of Cannabis to be treated like alcohol
- Public survey found that 79% wanted minimum distances to apply not only to schools and hospitals, but also public spaces

# Current Approved Stores

- 14 Development Permit applications received so far out of which 2 were withdrawn by the applicant
- 8 were approved, 4 were refused



- 3 out of 4 refused applications were appealed to the Subdivision and Development Appeal Board (SDAB) and only in one case was the decision of RMWB overturned
- SDAB granted approval due to the store being out of line of sight, and was the only location in Thickwood



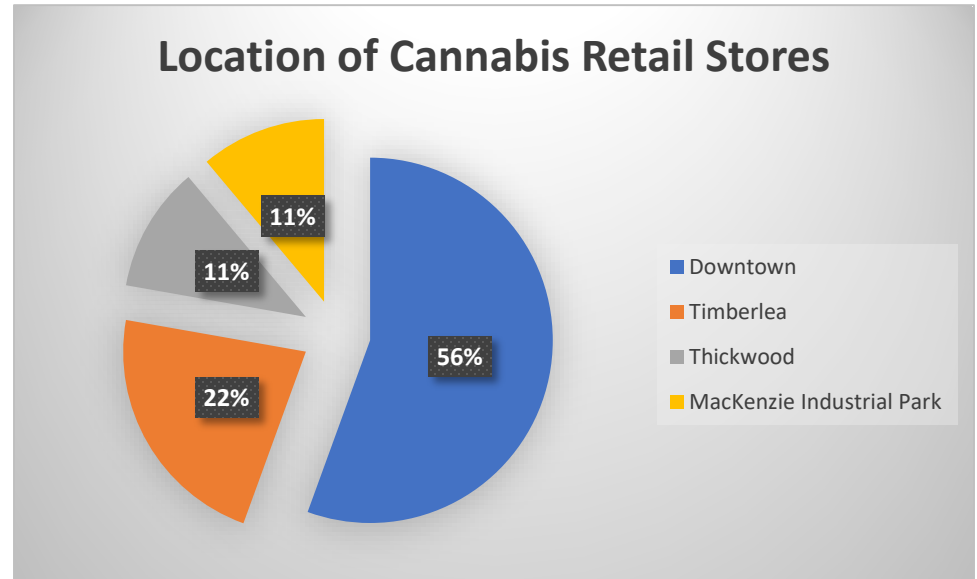
- Total number of approved stores = 9

Downtown: 5

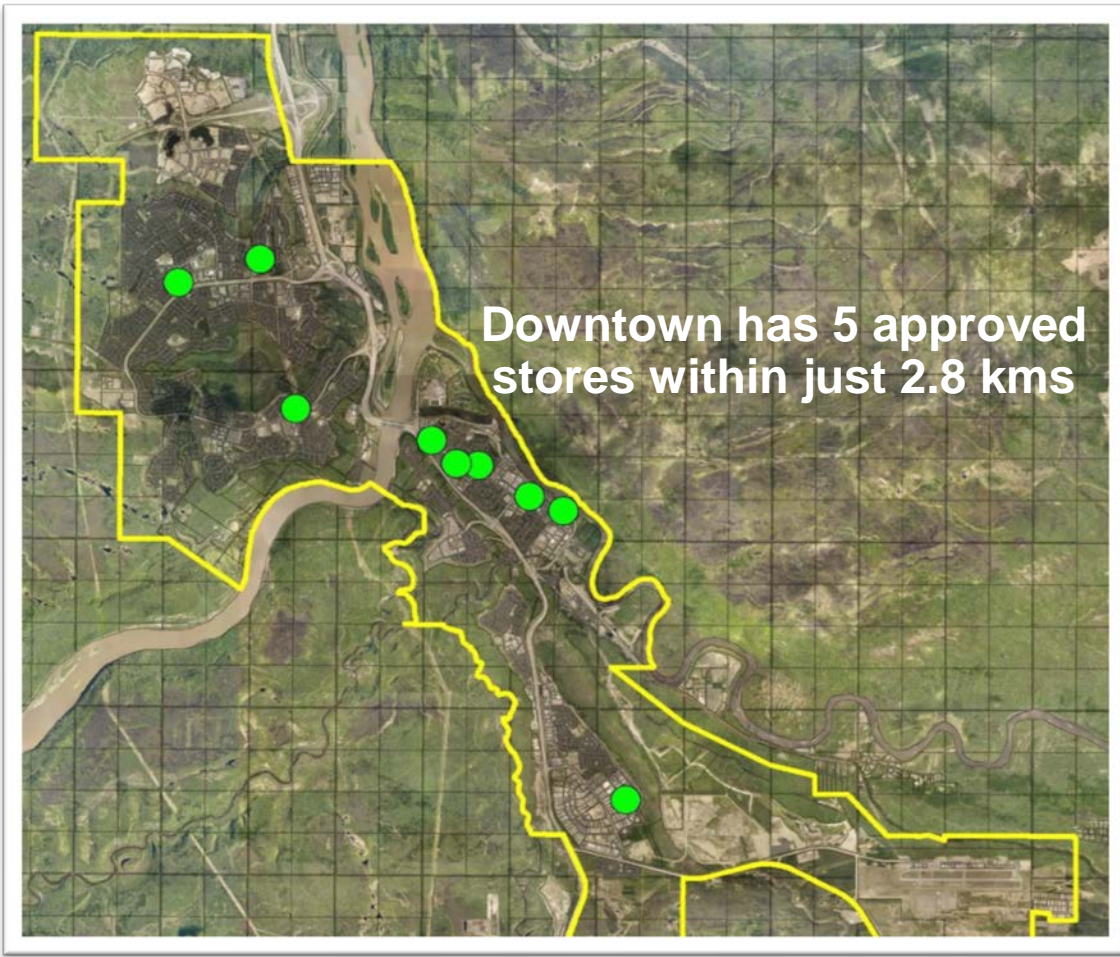
Timberlea: 2

Thickwood: 1

Mackenzie Industrial  
Park: 1







● Location of approved Cannabis Retail Stores

# Status from AGLC

- 75 licenses granted all over Alberta
- Freeze on license issuance
- Timelines to remove freeze are not known due to supply issues
- Despite DP approvals, none of the stores have a license from AGLC and so are not able to operate

# Impact on Community

- In order to evaluate if the current approved separations distances are sufficient, these stores would need to be operational
- Since none of the stores are operational, the impact of these stores is not known
- Once operational, and if a need to have more stores is required, the regulations can be relaxed
- To relax regulations and approve more stores ahead of time may cause irreversible and unwarranted development

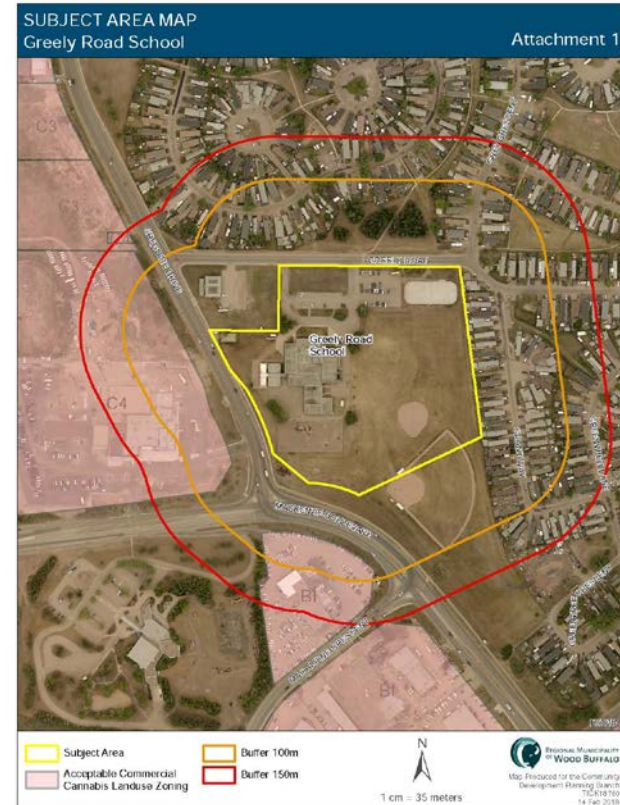
# Current Motion of Council

*“THAT Administration bring forward to Council, at the next Council meeting, an amendment to allow a separation distance, in the Urban Service Area, of 100 meters and amend the definition of separation distance so that the measurement is from the property line of the sensitive use to the door of the proposed cannabis retail store.”*

# Maps showing 100 m and 150 m setbacks



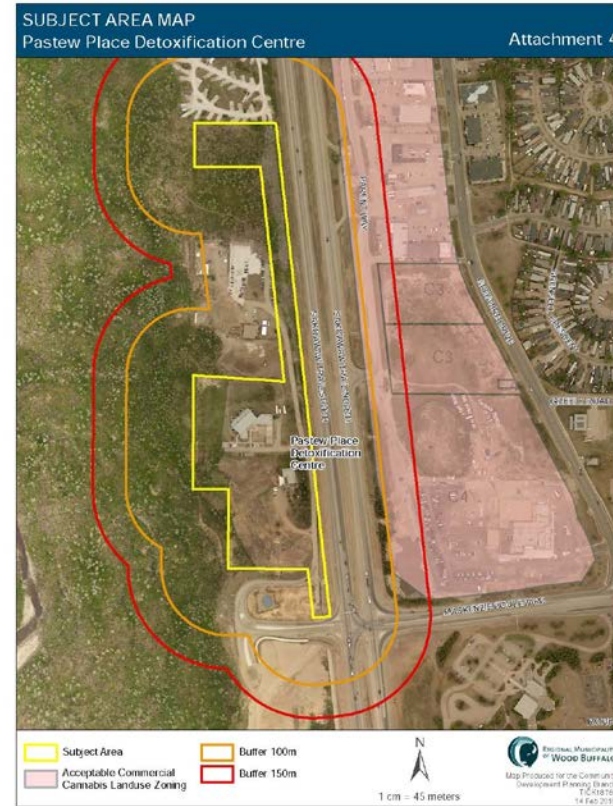
# Maps showing 100 m and 150 m setbacks



# Maps showing 100 m and 150 m setbacks



# Maps showing 100 m and 150 m setbacks





## Examples of 100 m Separation Distance

With the adoption of a 100 m separation distance, new locations may become eligible for a Cannabis Retail Store:

1. Commercial locations opposite Holy Trinity High School in Timberlea
2. Commercial locations opposite Walter and Gladys Hill School in Eagle Ridge
3. Commercial locations opposite Dr. K.A. Clark School in Downtown
4. Commercial locations opposite St. Paul School in Thickwood

# Impact of New Separation Distance

- With the adoption of a reduced separation distance (100 m) and measurement method (property line to door) Cannabis Retail Stores could be approved in commercial developments opposite to the sensitive uses and could be clearly visible
- If Cannabis Retail Stores are approved in commercial developments opposite to sensitive uses, it will be difficult to achieve the goal of limiting sight lines between these stores and our region's youth

**Questions?**

**Thank you**