



# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

March 24, 2020

Resolution No. \_\_\_\_\_

Date Prepared February 27, 2020

### Subject

Decision-making topic title

**Bylaw 2020-04 – Second and Third Reading** to amend the Land Use Bylaw 2016-01 to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations, and Definitions regarding Cannabis Stores as a use.

Location: Amendment would impact both rural and hamlet land use districts.

### Recommendation

Clear resolution answering – what/who/how/when

**That Council choose Option #1 to approve Bylaw 2020-04.**

**Resolution 1: That Council move Second Reading of Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01, to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations and Definitions regarding Cannabis Stores with the changes as shown on the attached “Schedule A” forming part of this Bylaw.**

**Resolution 2: That Council move Third Reading of Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01, to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations and Definitions regarding Cannabis Stores with the changes as shown on the attached “Schedule A” forming part of this Bylaw.**

### GM Comments

Any additional comments regarding the reason for the recommendation

### RECOMMENDATION

Report/Document:

Attached



Available



None



### Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

Staff was directed with the legalization of Cannabis to obtain feedback from County residents on the regulation of cannabis sales within the County. An online survey was posted on the County's website from the end of October to mid-December. There was a focus on obtaining responses from hamlet and community members where there were parcels already designated commercial or industrial. There were 88 respondents, which equates to 1% of Wheatland County's population. Staff presented

the survey results to the January 7<sup>th</sup>, 2020 Planning and Priorities meeting, and drafted the attached bylaw based on the feedback received.

The amendments align with the relevant policies, strategies and objectives of the SSRP and MDP. Many of the policies in these documents would be applicable during the redesignation and development permit application stage. By minimizing the number of regulations in the proposed Cannabis Stores Section of the Land Use Bylaw, the risk of contravening the Federal and Provincial legislation is minimal.

#### **Relevant Policy / Practices / Legislation**

Gaming, Liquor and Cannabis Act, RSA 2000, Chapter G-1  
Gaming, Liquor and Cannabis Regulation AR 143/96  
SSRP Implementation Plan: 8. Community Development  
MDP Policy 3.7  
Land Use Bylaw 2016-01

#### **Strategic Relevance**

#### **Response Options and Desired Outcome(s)**

Option #1: THAT Second and Third Reading of Bylaw 2020-04 be granted.

Resolution 1: That Council move Second Reading of Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01, to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations and Definitions regarding Cannabis Stores with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Resolution 2: That Council move Third Reading of Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01, to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations and Definitions regarding Cannabis Stores with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Option #2: THAT Bylaw 2020-04 be refused.

Resolution #1: That Council refuse Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01, to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations and Definitions regarding Cannabis Stores with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Option #3 THAT Council approve an alternate recommendation.

**Staff is recommending Option #1 - Approval for the following reasons:**

- The proposal generally aligns with the SSRP, RGMS and MDP in terms of what is proposed.

#### **IMPLICATIONS OF RECOMMENDATION**

##### **General**

If approved, developers can apply for a Cannabis Store use on parcels designated Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts.

##### **Organizational**

N/A

**Financial**

N/A

**Environmental, Staff and Public Safety**

N/A

**Follow-up Action / Communications**

If given Second and Third Reading, staff will update the Land Use Bylaw and upload the updated version to the County website.

Submitted  
by:



Megan Williams, BCD  
Planner II

Reviewed  
by:



Matthew Boscariol, MES, MCIP, RPP  
General Manager of Community &  
Development Services



Brian Henderson, CPA, CA  
CAO