



## PLANNING REPORT

2<sup>nd</sup> & 3<sup>rd</sup> Reading – COUNCIL  
March 24<sup>th</sup>, 2020

<b>BYLAW #:</b> 2020-04	<b>File No:</b> PD07-18
The purpose of Bylaw 2020-04 is 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:

Throughout the County, the amendments would impact both rural and hamlet land use districts

### BACKGROUND INFORMATION:

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. A summary of the findings is attached to this RFD. 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.

### POLICY ANALYSIS:

#### Interim Regional Evaluation Framework (IREF):

Circulation to the Calgary Metropolitan Regional Board was not necessary as the amendment does not impact a statutory plan.

#### South Saskatchewan Regional Plan (SSRP):

Within the Community Development strategy, there is the objective to provide a wide range of economic development opportunities. By amending the Land Use Bylaw to add a commercial use, and by minimizing the regulations a developer has to meet promotes employment growth, this proposed amendment satisfies that objective.

#### Regional Growth Management Strategy Plan (RGMS):

There are no policies or objectives within the RGMS that speak to Land Use Bylaw amendments of this nature. Redesignation and development permit applications for Cannabis Stores will need to align with the applicable sections of the RGMS.

#### Municipal Development Plan (MDP):

The proposed amendments align with Section 3.7 Commercial and Industrial Development. The applicable objectives include the expansion and diversification of the County's commercial base, and promotion of diversification of employment opportunities. The policies in this section will apply when a redesignation or development permit application is made for a Cannabis Store.

#### Land Use Bylaw:

Currently the Land Use Bylaw does not have the use 'Cannabis Store' nor any regulations pertaining to it. By including the use 'Cannabis Store' in the Land Use Bylaw, the Land Use Bylaw is staying current



with Federal and Provincial regulations. By keeping the regulations to a minimum, Wheatland County avoids any risk of contravening the Provincial and Federal legislation.

### **CIRCULATION COMMENTS:**

No comments were received from residents.

<b>EXTERNAL AGENCIES</b>	<b>COMMENTS</b>
AB Health Services	No concerns.
AB Transportation	No concerns.
ATCO Electric	No concerns
Foothills County	No comments or concerns.
Fortis	No concerns.
Golden Hills Regional School	No concerns.
Kneehill County	No concerns.
Newell County	No concerns or comments.
RCMP	No concerns.
Redeemer Catholic School	No concerns.
Rocky View County	No concerns.
Siksika Nation	No concerns.
Special Areas Board	No concerns.
Telus	No objection.
Town of Drumheller	No concerns.
Town of Strathmore	No objections.
Village of Hussar	No concerns.
Village of Rockyford	No concerns.
Village of Standard	No concerns.
Vulcan County	No concerns.
<b>INTERNAL DEPARTMENTS</b>	
Protective Services	No concerns.
Planning and Development	No concerns.



Agriculture and Environment	No concerns.
Public Works	No concerns.

#### OPTIONS:

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.

#### RECOMMENDATION

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

- The proposal generally aligns with the SSRP and MDP in terms of what is proposed.
- The proposal aligns with the Gaming, Liquor and Cannabis Act and the Gaming, Liquor and Cannabis Regulation

Respectfully submitted,

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Planning and Development Department