

Current Zoning Framework for Major and Minor Alcohol Sales

Zoning Matrix

Not accounting for Direct Control Zoning, Major and Minor Alcohol Sales is a listed use in the following Zones:

Zone	Major Alcohol Sales	Minor Alcohol Sales
Commercial Zones		
CB1 Low Intensity Business	Not Listed	Discretionary
CB2 General Business	Discretionary	Discretionary
CB3 Commercial Mixed Business	Discretionary	Permitted
CHY Highway Corridor	Discretionary	Permitted
CO Commercial Office	Discretionary	Permitted
CSC Shopping Centre	Permitted / Discretionary (based on Site Area)	
Industrial and Urban Service Zones		
IB Industrial Business	Permitted	Permitted
MA3 Municipal Airport General Business	Discretionary	Discretionary
Downtown Special Area Zones		
AED Arena & Entertainment District	Permitted	Permitted
JAMSC Jasper Avenue Main Street Commercial	Permitted	Permitted
CMU Commercial Mixed Use	Permitted	Permitted
UW Urban Warehouse	Permitted	Permitted
HA Heritage Area	Not Listed	Permitted
CCA Core Commercial Arts Zone	Permitted	Permitted
Special Area Zones outside of Downtown		
CSCa Ambleside Shopping Centre	Permitted	Permitted
UVCa Ambleside Urban Village Commercial	Permitted	Permitted
BLMR Blatchford Low to Medium Rise Residential	Not Listed	Permitted
BMR Blatchford Medium Rise Residential	Not Listed	Permitted
GVC Griesbach Village Centre	Discretionary	Discretionary
TC-C Heritage Valley Town Centre Commercial	Permitted	Permitted
TMU Terwillegar Mixed Use	Not Listed	Discretionary

Zoning Bylaw 12800 regulates the intensity of liquor stores by distinguishing Major Alcohol Sales from Minor Alcohol Sales by floor area, with the threshold separating the two being 275 square metres. This distinction was introduced in 1994 with the original regulations for Minor and Major Alcohol Sales, and allows each use to be regulated differently, such as selecting specific zones for each use and listing them independently as permitted or discretionary uses.

Parking Requirements

Major and Minor Alcohol Sales have different parking requirements for most areas of the city, with the exception of the Downtown Special Area zones, Transit Oriented Development areas, and areas within the Main Streets Overlay. The parking rate required for Major Alcohol Sales is 1 parking space per 23.3 square metres of Floor Area, while Minor Alcohol Sales requires 1 parking space per 31.3 square metres of Floor Area.

Special Land Use Provisions - Major and Minor Alcohol Sales

In addition to the general zoning regulations, Major and Minor Alcohol Sales are subject to the extended list of regulations identified below:

1. Any Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 500 m from any other Major Alcohol Sales or Minor Alcohol Sales.
2. Notwithstanding subsection 85(1), a Major Alcohol Sales or Minor Alcohol Sales may be located less than 500 m from any other Major Alcohol Sales or Minor Alcohol Sales if all the following regulations are met:
 - a. the Major Alcohol Sales or Minor Alcohol Sales are located on separate Sites;
 - b. the Major Alcohol Sales or Minor Alcohol Sales are located outside the boundary shown in Appendix 1 to Section 85; and
 - c. at least one of the Major Alcohol Sales or Minor Alcohol Sales is located on a Site greater than 2.5 ha in size that is zoned CSCa, UVCa, GVC, TC-C, DC1, DC2, CSC, CB1, CB2, CHY, CO or CB3.
3. For the purposes of Section 85, the 500 m separation distance shall be measured from the closest point of the Major Alcohol Sales or Minor Alcohol Sales Use to the closest point of any other approved Major Alcohol Sales or Minor Alcohol Sales Use.
4. Any Site containing a Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 100 m from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Major Alcohol Sales or Minor Alcohol Sales. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:
 - a. the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary,

- and shall not be measured from Zone boundaries or from the edges of structures;
- b. the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;
 - c. the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and
 - d. the term "public lands" is limited to Sites zoned AP, and active recreation areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw, that are zoned A; it does not include passive areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw and other areas zoned A.
5. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).
 6. Notwithstanding Section 11 of this Bylaw, a Development Officer shall only grant a variance to subsection 85(1) or subsection 85(2) as outlined in subsections 85(7), 85(8) and 85(9).
 7. When the Development Officer receives an application for a Development Permit that is for the purpose of accommodating the temporary relocation of an approved Major Alcohol Sales or Minor Alcohol Sales within 500 m of its original location, a variance to subsection 85(1) or subsection 85(2) may be granted where:
 - a. the application for the Development Permit is for a Temporary Development, in order to limit the introduction of an additional Major Alcohol Sales or Minor Alcohol Sales within 500 m of the original approved Development Permit;
 - b. the temporary location for any Major Alcohol Sales or Minor Alcohol Sales is not within 500 m of any legally conforming Major Alcohol Sales or Minor Alcohol Sales;
 - c. the application for a Development Permit will not result in a total Floor Area for a Major Alcohol Sales or Minor Alcohol Sales that is 10.0% greater than the Floor Area of the existing approved Major Alcohol Sales or Minor Alcohol Sales, to a maximum increase of 50 m²; and
 - d. the application for a Development Permit will not result in a change of Use from Minor Alcohol Sales to Major Alcohol Sales.
 8. When a Development Officer receives an application for a Development Permit that is for the purpose of accommodating the reversion of an existing

- approved Major Alcohol Sales or Minor Alcohol Sales back to its original location on a Site, a variance of subsection 85(1) or subsection 85(2) may only be granted where the application for the reversion is submitted to the Development Officer within 5 years of the date of vacating the original location and the application will not result in a total Floor Area that is greater than the original approved Major Alcohol Sales or Minor Alcohol Sales. and
9. The issuance of a Development Permit which contains a variance pursuant to subsection 85(7) shall be issued as a Temporary Development for a duration of up to 5 years or less, to be determined by the Development Officer.
 10. The Development Officer may require lighting, signage or screening measures that ensure the proposed development is compatible with adjacent or nearby Residential Uses or Commercial Uses.
 11. The Development Officer may require that a Traffic Impact Study be conducted for Major Alcohol Sales prior to the issuance of a Development Permit, if it appears that traffic volumes or vehicular turnover may create a significant negative impact on surrounding development. The Traffic Impact Study shall be prepared to the satisfaction of the Development Officer, in consultation with Transportation Services.
 12. The Development Officer shall consider Crime Prevention Through Environmental Design criteria by ensuring:
 - a. the exterior of all stores have ample transparency from the street to allow natural surveillance;
 - b. exterior lighting should be in accordance with the minimum safety standards prescribed by the Illuminating Engineers Society of North America;
 - c. Landscaping be low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance;
 - d. no customer parking is located behind a building and that all Parking Areas in front of the building be well-lit; and
 - e. customer access to the store is limited to a store front that is visible from the street, other than a Lane, shopping centre parking lot or a mall access that allows visibility from the interior.

