

Charter Bylaw 18526

Text Amendment to add Cannabis Retail Sales to the Ellerslie Industrial Business Zone

Purpose

The proposed rezoning will amend Section 930.4 (EIB) Ellerslie Industrial Business Zone of the Zoning Bylaw by adding Cannabis Retail Sales as a permitted Use.

Readings

Charter Bylaw 18526 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 18526 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the May 29, 2018, City Council meeting, the following motion was passed:

That Administration provide an opportunity to apply for rezoning to add the Cannabis Retail Sales Use to Special Area Zones that include commercial areas or shopping centers without an applicant paying an administration fee for a period not exceeding 90 days after the passage of Charter Bylaw 18387.

Report

Administration determined the most effective way to meet the intent and timelines of the motion was to review the Special Area Zones and, where practical, proceed with the amendments.

The Special Area Zones were reviewed based on planning considerations and what was heard through public engagement as identified in the May 29, 2018 report (refer to CR_5812). It was determined that Cannabis Retail Sales:

- Would be appropriate in commercial areas;
- Would not be appropriate in residential areas (although, may be acceptable in some mixed use areas); and
- Must be in line with provincial regulations including separation distances from “sensitive uses”.

Of the 48 Special Area Zones in the Zoning Bylaw, 14 were identified as being appropriate for the addition of Cannabis Retail Sales as a permitted Use in the Zone. The (EIB) Ellerslie Industrial Business Zone was one of these.

In addition to the Use being added to the Zone, a regulation has also been added that will ensure Section 70 of the Zoning Bylaw, which regulates Cannabis Retail Sales, will be applied at the Development Permit stage.

Policy

The proposed Charter Bylaw supports *The Way We Grow*, Edmonton’s Municipal Development Plan’s strategic goal of Supporting Prosperity: *Edmonton is home to an innovative and diverse business environment that fosters economic development and supports prosperity.*

Corporate Outcomes

The proposed Charter Bylaw contributes to the Corporate Outcome “Edmonton has a globally competitive and entrepreneurial business climate” by creating commercial development opportunities.

Public Consultation

All landowners within the Special Area Zone were informed in writing of the proposed addition to the Zone. The letter included contact information outlining how property owners could support, object and/or obtain more information on the proposed changes. This letter was sent on July 10, 2018.

Advance notice was sent to surrounding property owners within 60 metres of the Special Area Zone on July 13, 2018.

Several responses were received in opposition to the addition of the Cannabis Retail Sales Use because of its proximity to the Summerside residential neighbourhood. While the EIB Zone is in close proximity to some residentially zoned land, Section 70 of the Zoning Bylaw will ensure that proper separation is maintained between this Use and other sensitive Uses such as schools, libraries and parks.

Attachment

1. Charter Bylaw 18526