

Charter Bylaw 19467

To allow for cannabis retail sales and liquor stores, Summerside

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 6705 - Ellerslie Road SW.

Readings

Charter Bylaw 19467 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 19467 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on October 16 and October 24, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19467 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

The current DC2 Provision allows for a range of commercial uses. The proposed DC2 Provision will add cannabis retail sales and liquor stores to the list of uses allowed on site.

The Zoning Bylaw requires that sites containing cannabis retail sales be located no less than 200 m from school sites and that sites containing liquor stores be located no less than 100 m from school sites. The subject site is located less than 100 m from the Ellerslie Campus Public School Site (K-9). Sites that are greater than 2 ha in size, and Zoned (CSC) Shopping Centre Zone or (DC2) Site Specific Development Control Provision, are exempt from this separation requirement. The subject site is 1.98 ha in size.

Notwithstanding the minor deficiency in size, the subject site can accommodate the proposed cannabis retail sales and liquor store uses while maintaining sufficient visual and physical separation from the existing school site given that:

- the site is located at the intersection of two major roadways and is separated from the school site by a 40-45 m wide arterial road right-of-way; and
- the regulations of the proposed zone require that any cannabis retail sales use must be located 200 m from a school site and any liquor store use must be located 100 m from a school site.

The application conforms with the Summerside Neighbourhood Structure Plan which designates this site for neighbourhood commercial uses.

Comments from civic departments and utility agencies are summarized in the attached report.

Public Engagement

DC2 Pre-application notices were sent on June 22, 2020 and Advance Notice was sent on August 13, 2020 to surrounding property owners and the presidents of the Summerside Community League of Edmonton and the Ellerslie Community League Association. Six (6) responses were received from the DC2 Pre-application notice and 4 responses were received from the Advance Notice. Responses are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19467
2. Administration Report