

FILE: 08-3360-20/23

REPORT DATE: March 18, 2024 **MEETING DATE:** April 09, 2024

TO: Mayor and Council

FROM: Colin O'Byrne, Manager of Planning

SUBJECT: Rezoning Application and Cannabis Retail Store Licence for 112 – 19150 Lougheed Highway

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Adopt Zoning Text Amendment Bylaw No. 2966, 2024, to permit a new cannabis retail store at 112 – 19150 Lougheed Highway; AND
 - B. Recommend to the Liquor and Cannabis Regulation Branch that the Cannabis Retail Store licence for Kelo Cannabis at 112 – 19150 Lougheed Highway be issued; AND
 - C. Direct staff to forward to the Liquor and Cannabis Regulation Branch the written comments attached to the report titled “Rezoning Application and Cannabis Retail Store Licence for 112 – 19150 Lougheed Highway” as presented to Council on April 9, 2024; OR
 - D. Other.
-

PURPOSE

Adoption of Zoning Amendment Bylaw No. 2966, 2024 and submission of comments and recommendation to the Liquor and Cannabis Regulation Branch to permit a new cannabis retail store at 112 – 19150 Lougheed Highway (PID: 026-397-218).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

The application is for a site-specific rezoning to permit a cannabis retail store in #112 – 19150 Lougheed Highway (Meadowvale Shopping Centre). First and second readings for the Zoning Amendment Bylaw were granted on January 9, 2024 and a public hearing was held on February 6, 2024. Third reading was granted on February 27, 2024 (see Attachment A). The Bylaw received the approval of the Ministry of Transportation and Infrastructure on March 7, 2024, as required for all zoning bylaw amendments within 800 m of a Lougheed Highway intersection.

The City is also in receipt of the formal application for a Cannabis Retail Store licence from the Liquor and Cannabis Regulation Branch (LCRB) for this retail location.

Relevant Policy, Bylaw or Legislation:

Under Section 13 of the *Cannabis Licencing Regulation*, if a local government accepts the receipt of a Cannabis Retail Store licence application for consideration, the local government can prepare comments and a recommendation to the Liquor and Cannabis Regulation Branch (LCRB). The comments must be in writing and include the local government's views on the general impact on the community, and may include the collected views of nearby residents. The LCRB makes the final licensing decision, but will not issue the licence if the local government does not provide a positive recommendation.

Council Policy C108 Cannabis Retail Stores defines the City's application process and review criteria for new cannabis retail operations. Under this policy, the public hearing process for a rezoning application also serves as the opportunity to collect feedback for the LCRB licence application.

Analysis:

The proposal is consistent with the evaluation criteria in Council Policy C108 Cannabis Retail Stores. Therefore, it is recommended that the Zoning Amendment Bylaw No. 2966, 2024 be adopted, the City recommend to the LCRB that the license be issued, and the written comments attached to this report be provided to the LCRB (see Attachment B).

The written comments include the recommendation to issue the licence, minutes from the February 6, 2024 public hearing, and comments gathered via the public hearing process. Once submitted, the LCRB will complete its licence review process and determine whether or not to issue the licence. If the licence is ultimately issued, the next steps are for the applicant to apply for a building permit to renovate the interior of the commercial unit and for a business licence to operate.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
-

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

First and second readings were granted on January 9, 2024. A public hearing was held on February 6, 2024. Third reading was granted on February 27, 2024.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Amendment Bylaw No. 2966, 2024
- B. Written comments to LCRB