



Land Use Planning for Retail Cannabis Stores

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Government Roles

- **Federal** law sets out the conditions for legal possession and use of non-medical cannabis. Bill C-45 is currently being reviewed by Senate.
- **Provincial** regulations (Bill 26) controls the distribution of non-medical cannabis and establishes who can own retail cannabis stores.
 - The Alberta Gaming, Liquor and Cannabis Commission (AGLC) will regulate the licensing of retail cannabis stores and control distribution network and on-line sales.
- **Municipal** land-use regulations will determine development rules and appropriate land-use zones where retail cannabis stores can be located.



Provincial Regulations and Processes

- Distribution
 - ensure product quality controls via wholesale purchase from Health Canada approved Licenced Producers (Canadian-owned) only
 - ensure fair distribution of product province-wide
 - limited to dried cannabis and oil products only (no edibles at this time)
- Safety
 - prevent sales to minors (under 18) online and retail
 - prohibits consumption in certain public places (including in-store sampling and use) and in vehicles (second hand smoke)
 - prohibits drug impaired driving
- Online Sales
 - AGLC handles all on-line purchases to ensure no underage sales



Provincial Regulations and Processes

- Retail Rules
 - strictly limits advertising (discreet signage, no product display)
 - mandatory training to ensure workers are well-trained and honest
 - no door-to-door delivery allowed
 - stores must have a security system and video surveillance
 - limited hours of store operation
 - co-sales with tobacco, pharmaceuticals and alcohol prohibited
 - **store locations within 100m of a school, school reserve, or hospital prohibited**
- Personal Use
 - 30 grams legal public possession limit
 - 4 plants may be grown at home

AGLC 'Retail Cannabis Store' Application Process

- requires extensive background checks on applicants, director, shareholder, and key employees
- prohibits anyone that is or was a participant in unlawful cannabis trade or has a criminal conviction for serious offenses from obtaining a retail cannabis license
- applies both objective performance standards and a subjective review of applicant's integrity (approvals are not guaranteed)
- is costly: \$400 initial fee plus a minimum \$3000 to cover the costs of the background checks (additional fees can be applied) plus \$700 final license fee
- requires that the applicant, once determined eligible for a license, **produce evidence of municipal development approval before the license will be finalized and issued.**
- requires license renewal every 2 years
- began accepting applications March 6

What's next?

- Alberta's approach –well balanced, free-enterprise friendly
 - Private stores, not government outlets
 - No cap on numbers, market decides
 - Supports small business, prevents more than 15% single ownership
 - AGLC's rules align with their rules for alcohol and tobacco
 - Rigorous AGLC license application process
- Municipalities have to devise own Land Use rules
 - Each municipality can devise own rules – can be more restrictive than province's
 - Land Use rules set by City Council – requires an amendment to the Land Use Bylaw



What's next for Lethbridge?

- Bylaw 6123 to amend Land Use Bylaw 5700 received 1st reading on May 14th
- Is available of City's website for review
<http://meetings.lethbridge.ca/sirepub/mtgviewer.aspx?meetid=1267&doctype=AGENDA>
- Public Hearing is scheduled for June 11th
- Council may approve the bylaw (give it 2nd and 3rd reading) on June 11th or may delay approval until a future date.
- Maps showing Commercial zoned locations that intersect with the 100m buffer distance from a school, future school or a hospital are on the City's website <https://www.lethbridge.ca/Doing-Business/Planning-Development/Development/Pages/CannabisZoningFAQ.aspx>
- An applicant for development permit for a Retail Cannabis Store in one of these locations will have to demonstrate compliance with AGLC's separation distance requirement.



Questions?