

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
September 20, 2018**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I	9:00 A.M.	SDAB-D-18-152	Change the use from Public Libraries and Cultural Exhibits to a Cannabis Retail Sales. 10332 - 124 Street NW Project No.: 286513877-001
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II	1:30 P.M.	SDAB-D-18-134	Change the use from a Health Service to a Cannabis Retail Sales 14915 - Stony Plain Road NW Project No.: 285825062-001
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NOTE: ***Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.***

ITEM I: 9:00 A.M.

FILE: SDAB-D-18-152

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 286513877-001

APPLICATION TO: Change the Use from Public Libraries and Cultural Exhibits to a Cannabis Retail Sales.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 14, 2018

DATE OF APPEAL: August 22, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10332 - 124 Street NW

LEGAL DESCRIPTION: Plan RN22 Blk 32 Lot 17

ZONE: CB1-Low Intensity Business Zone

OVERLAY: Mains Streets Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

Please be advised that we act as counsel for Herbal Headquarters Inc., the Applicant in relation to the above-captioned Development Permit application. Please take this letter as the Applicant’s appeal of the Development Officer’s refusal of the application made on July 3, 2018.

While the Applicant reserves its right to make full submissions and argument on the return date for the appeal, the fundamental basis of the appeal is as follows:

The Development Officer has indicted two reasons for refusal:

- 1) The first reason is that the proposed Cannabis Retail Store does not comply with the minimum setback requirement from A and AP-zoned public lands (Section 70.3).

- a) Section 70.3 of the Zoning Bylaw requires that, amongst other things (emphasis mine):

Any Site containing a Cannabis Retail Sales shall not be located less than 100 m away from any Site *being used ... as public lands ... at the time of the application for the Development Permit for the Cannabis Retail Sales.*

For the purpose of this subsection only:

- c. the term “public lands” is limited to Sites zoned AP, and Sites Zoned A.

- b) This section of the Bylaw was only very recently added, and there has been a considerable public discourse with respect to the reason and rationale behind this particular 100 m setback requirement.

Almost all public discourse on this issue focused on one particular issue, that being ensuring that cannabis stores are not located beside places where children and youth typically gather, such as City owned recreation centers, playgrounds, or Community League buildings.

- c) The site zoned AP consists of a short walking path with a few benches on each side. At the time of the Application, it is used primarily by area employees as a place to smoke on their breaks and is regularly used by certain segments of Edmonton’s homeless population as a place to sleep. The area is covered in cigarette butts, homemade ashtrays, and garbage. At the time of the application the site did not appear to be regularly maintained. The site is also CB1, and DC2(J).

The site zoned A is a trail leading to Groat Road, which certain residential homes in the area back on to. At the time of the application, the trail was unmaintained and grown over by long grass. Fallen trees covered the entrance to the trail and it appeared inaccessible for the public to enter. Like the previous site, it did not appear to be regularly maintained.

At the time of the application, it is very clear that the sites are not being utilized as parks, playgrounds, or other similar places where children and youth frequently visit or gather, to which the City intended the 100m setback to apply.

- d) The proposed Cannabis Retail Sales is located in a CB1 Zone where Cannabis Retail Sales is a permitted use.

The sites zoned AP and A were therefore not being used as public lands at the time of the application for the Development Permit pursuant to Section 70.3 of the Zoning Bylaw, as that Section is intended to be interpreted, and therefore the 100m setback referenced in Section 70.3 does not apply.

Furthermore, even if the setback does not apply, the proposed Cannabis Retail Sales otherwise conforms with the use prescribed in the CB1 Zone and allowing the Development Permit would not in any way unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. It would also not interfere with the intention of Section 70.3 of the Zoning Bylaw to create a 100m separation between retail cannabis stores and parks, playgrounds, or other similar places where children and youth typically gather.

- 2) The second reason provided by the Development Officer is that the proposed Cannabis Retail Sales does not have direct customer access to the store from a store front that is visible from the street other than a Lane (ref. Section 70.5(a)).
 - (a) Section 70.5 of the Zoning Bylaw requires that, amongst other things (emphasis mine):

Cannabis Retail Sales shall include *design elements that readily allow for natural surveillance to promote a safe urban environment*, where applicable and to the satisfaction of the development officer, including the following requirements:

- a. *customer access to the store is limited to a store front that is visible from the street other than a Lane*, or a shopping centre parking lot, or a mall access that allows visibility from the interior of the mall into the store;
- (b) The Development Officer erred by imposing an additional requirement which does not exist in Section 70.5 of the Zoning Bylaw, that being that the Cannabis Retail Sales must have direct customer access to the store from a store front that is visible from the street other than a Lane.
- (c) The proposed Cannabis Retail Sales has an entrance consisting of a glass vestibule which directly faces the street and a second door within the vestibule leading directly into the proposed store. The design readily allows for natural surveillance to promote a safe urban environment, and provides customer access to the store via the store front which is visible from the street, and therefore otherwise meets all of the requirements of Section 70.5 of the Zoning Bylaw.

The current design of the Cannabis Retail Sales meets the requirements of Section 70.5 of the Zoning Bylaw and furthermore would not in any way unduly interfere with the amenities of the neighbourhood, or materially

interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Based on all of the foregoing, it is the Applicant's position that the appeal should be allowed, the decision of the Development Officer to refuse the Development Permit Application be revoked, and that the Development Permit be granted.

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;

- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 330.2(3), **Cannabis Retail Stores** is a **Permitted Use** in the (CB1) Low Intensity Business Zone.

Under section 7.4(9), **Cannabis Retail Stores** means:

development used for the retail sale of Cannabis that is authorized by provincial or federal legislation. This Use may include retail sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.

Under section 6.1, **Cannabis** means:

a cannabis plant and anything referred to in subsection (a) of this definition but does not include anything referred to in subsection (b) of this definition:

- a. Cannabis includes:
 - i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in subsection (b) of this definition.
 - ii. any substance or mixture of substances that contains or has on it any part of such a plant;
 - iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- b. Notwithstanding subsection (a) of this definition, Cannabis does not include:
 - i. a non-viable seed of a cannabis plant;
 - ii. a mature stalk, without any leaf, flower, seed or branch, of such plant;
 - iii. fibre derived from a stalk referred in subsection (b)(ii) of this definition; and
 - iv. the root or any part of the root of such a plant.

Under section 6.1, **Site** means “an area of land consisting of one or more abutting Lots.”

Section 330.1 states that the **General Purpose** of the **(CB1) Low Intensity Business Zone** is:

to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Section 819.1 states that the **General Purpose** of the **Main Streets Overlay** is:

to encourage and strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

<p><i>Section 70 - Cannabis Retail Sales regulations</i></p>


1. Any Cannabis Retail Sales shall not be located less than 200 m from any other Cannabis Retail Sales. For the purposes of this subsection only:

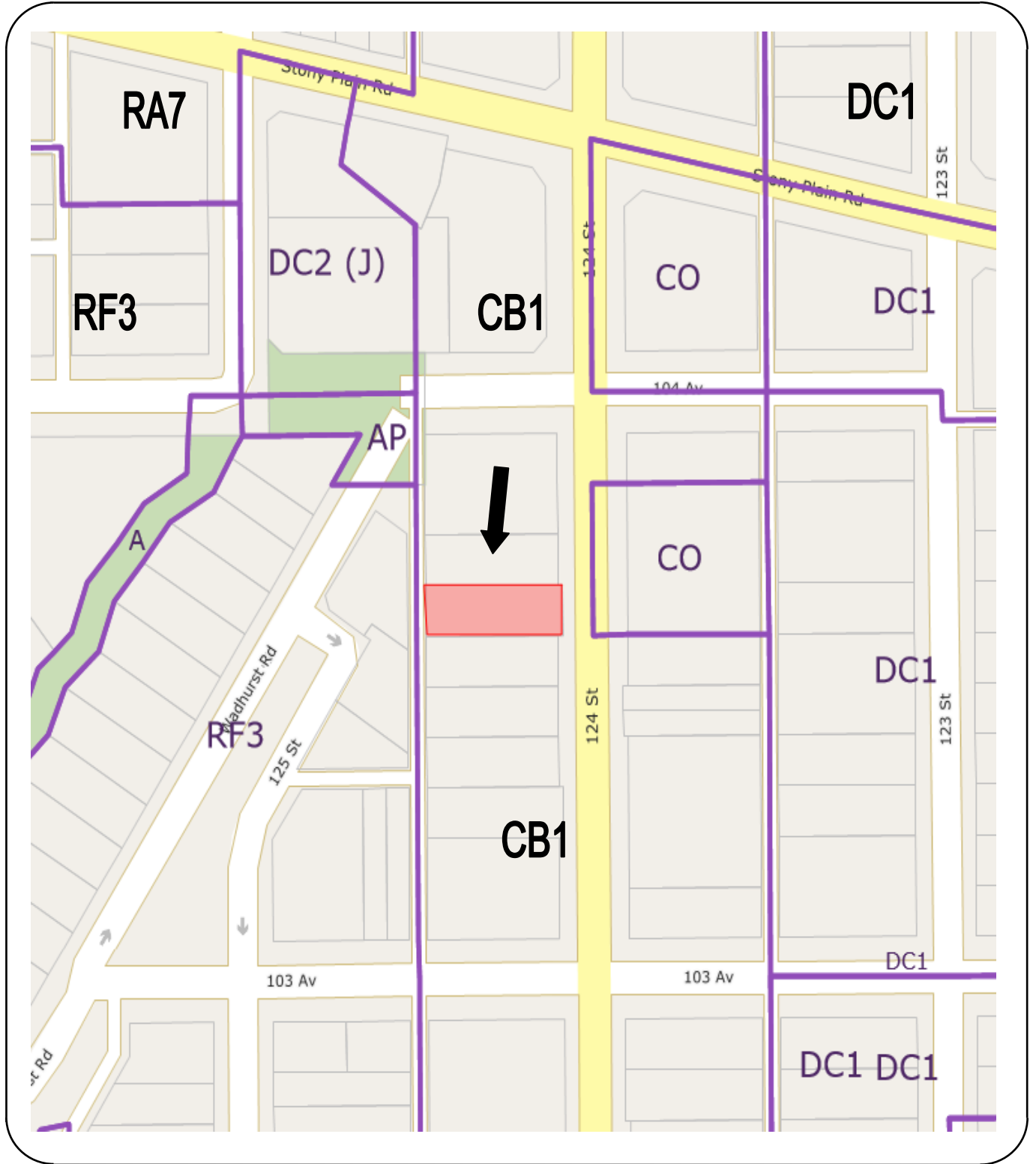
- a. the 200 m separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use;
 - b. A Development Officer shall not grant a variance to reduce the separation distance by more than 20 m in compliance with Section 11; and
 - c. The issuance of a Development Permit which contains a variance to separation distance as described in 70(1)b shall be issued as a Class B Discretionary Development.
2. Any Site containing a Cannabis Retail Sales shall not be located less than 200 m from any Site being used for a public library, or for public or private education at the time of the application for the Development Permit for the Cannabis Retail Sales. For the purposes of this subsection only:
- a. the 200 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 “public library” is limited to the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use, and does not include private libraries, museums or art galleries; and
 - c. the term "public or private education" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools.
3. **Any Site containing a Cannabis Retail Sales shall not be located less than 100 m from any Site being used for Community Recreation Services Use, a community recreation facility, a provincial health care facility, as public lands, or any Site that is designated as school reserve or municipal and school reserve at the time of the application for the Development Permit for the Cannabis Retail Sales. 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 recreation facilities” means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as per the Municipal Government Act; and

2) The proposed Cannabis Retail Sales does not have direct customer access to the store from a store front that is visible from the street other than a Lane (Ref. Section 70.5(a)).

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	Project Number: 286513877-001 Application Date: JUL 03, 2018 Printed: August 14, 2018 at 1:13 PM Page: 1 of 1																				
<h2 style="margin: 0;">Application for Major Development Permit</h2>																					
This document is a Development Permit Decision for the development application described below.																					
Applicant <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 10332 - 124 STREET NW Plan RN22 Blk 32 Lot 17 Specific Address(es) Building: 10332 - 124 STREET NW																				
Scope of Application To change the use from Public Libraries and Cultural Exhibits to a Cannabis Retail Sales.																					
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I/We certify that the above noted details are correct. Applicant signature: _____																					
Development Application Decision Refused Issue Date: Aug 14, 2018 Development Authority: WELCH, IMAI Reason for Refusal 1) The proposed Cannabis Retail Store does not comply with the minimum setback requirement from A and AP-zoned public lands (Section 70.3): Required Setback: 100 m Proposed Setback: 31 m Deficient by 69 m Under Sections 70.1(b) and 70.4 of the Zoning Bylaw, the Development Officer is prohibited from granting a variance to the minimum setback to allow for the proposed Cannabis Retail Store. 2) The proposed Cannabis Retail Sales does not have direct customer access to the store from a store front that is visible from the street other than a Lane (Ref. Section 70.5(a)). Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																					
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$5,600.00</td> <td style="text-align: right;">\$5,600.00</td> <td style="text-align: right;">05152529</td> <td style="text-align: right;">Jul 03, 2018</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$5,600.00</td> <td style="text-align: right; border-top: 1px solid black;">\$5,600.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$5,600.00	\$5,600.00	05152529	Jul 03, 2018	Total GST Amount:	\$0.00				Totals for Permit:	\$5,600.00	\$5,600.00		
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THIS IS NOT A PERMIT																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-152



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 285825062-001

APPLICATION TO: Change the use from a Health Service to a Cannabis Retail Sales

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 20, 2018

DATE OF APPEAL: August 2, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14915 - Stony Plain Road NW

LEGAL DESCRIPTION: Plan 9023127 Blk 61 Lot 8

ZONE: CB1-Low Intensity Business Zone

OVERLAY: Main Streets Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

The Appellant respectfully appeals the decision of the development officer on the following grounds:

(a)The proposed development represents an allowable use on the subject lands.

(b)The provisions of s. 70 of the Edmonton Zoning Bylaw do not limit this Board’s authority to approve the proposed development.

(c)The “public lands” (Mackinnon Ravine Park) is a passive area as it is not used for community or recreation activities. There are no playing fields, benches, sitting areas or an open-picnic area for the public to use.

(d)Furthermore, the proposed development is sufficiently separated from the “public lands”:

(i)The “public lands” are not visible from the proposed development and the proposed development is not visible from the “public lands”.

(ii)There are at least six (6) lanes of arterial roadway (149 Street NW) separating the proposed development and the “public lands”.

- (iii)The proposed development is located in the community of West Jasper-Sherwood, while the “public lands” are located between the communities of Grovenor and Crestwood.
- (e)The proposed development will not unduly interfere with the amenities of the neighbourhood nor materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- (f)Such further and other reasons as may be presented at the hearing of this matter.

<i>General Matters</i>

Appeal Information:

The Appellant requested this appeal be heard on September 20, 2018.

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
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Hearing and Decision

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- (a.1) must comply with the land use policies;

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 330.2(3), **Cannabis Retail Stores** is a **Permitted Use** in the (CB1) Low Intensity Business Zone.

Under section 7.4(9), **Cannabis Retail Stores** means:

development used for the retail sale of Cannabis that is authorized by provincial or federal legislation. This Use may include retail sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.

Under section 6.1, **Cannabis** means:

a cannabis plant and anything referred to in subsection (a) of this definition but does not include anything referred to in subsection (b) of this definition:

- a. Cannabis includes:
 - i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in subsection (b) of this definition.
 - ii. any substance or mixture of substances that contains or has on it any part of such a plant;
 - iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- b. Notwithstanding subsection (a) of this definition, Cannabis does not include:
 - i. a non-viable seed of a cannabis plant;
 - ii. a mature stalk, without any leaf, flower, seed or branch, of such plant;
 - iii. fibre derived from a stalk referred in subsection (b)(ii) of this definition; and
 - iv. the root or any part of the root of such a plant.

Under section 6.1, **Site** means “an area of land consisting of one or more abutting Lots.”

Section 330.1 states that the **General Purpose** of the **(CB1) Low Intensity Business Zone** is:

to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Section 819.1 states that the **General Purpose** of the **Main Streets Overlay** is:

to encourage and strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

<i>Section 70 - Cannabis Retail Sales regulations</i>

1. Any Cannabis Retail Sales shall not be located less than 200 m from any other Cannabis Retail Sales. For the purposes of this subsection only:
 - a. the 200 m separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use;
 - b. A Development Officer shall not grant a variance to reduce the separation distance by more than 20 m in compliance with Section 11; and
 - c. The issuance of a Development Permit which contains a variance to separation distance as described in 70(1)b shall be issued as a Class B Discretionary Development.

2. Any Site containing a Cannabis Retail Sales shall not be located less than 200 m from any Site being used for a public library, or for public or private education at the time of the application for the Development Permit for the Cannabis Retail Sales. For the purposes of this subsection only:
 - a. the 200 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 “public library” is limited to the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use, and does not include private libraries, museums or art galleries; and
 - c. the term "public or private education" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools.

3. **Any Site containing a Cannabis Retail Sales shall not be located less than 100 m from any Site being used for Community Recreation Services Use, a community recreation facility, a provincial health care facility, as public lands, or any Site that is designated as school reserve or municipal and school reserve at the time of the application for the Development Permit for the Cannabis Retail Sales. 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 recreation facilities” means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as per the Municipal Government Act; and
 - c. the term "public lands" is limited to Sites zoned AP, and Sites zoned A.**
 4. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 70(2) or 70(3).
 5. Cannabis Retail Sales shall include design elements that readily allow for natural surveillance to promote a safe urban environment, where applicable and to the satisfaction of the development officer, including the following requirements:
 - a. customer access to the store is limited to a store front that is visible from the street other than a Lane, or a shopping centre parking lot, or a mall access that allows visibility from the interior of the mall into the store;
 - b. the exterior of all stores shall have ample transparency from the street;
 - c. Any outdoor lighting shall be designed to ensure a well-lit environment for pedestrians and illumination of the property; and
 - d. Landscaping shall be low-growing shrubs or deciduous trees with a high canopy at maturity to maintain natural surveillance.
 6. The Development Officer shall impose a condition on any Development Permit issued for Cannabis Retail Sales requiring that the development:
 - a. shall not commence until authorized by and compliant with superior legislation; and
 - b. must commence within nine (9) months of the date of approval of the Development Permit.
 7. For the purposes of Section 70(6), development commences when the Cannabis Retail Sales Use is established or begins operation.

Development Officer’s Determination

The proposed Cannabis Retail Store does not comply with the minimum setback requirement from public lands (Mackinnon Ravine Park) (Section 70.3):

Required Setback: 100 m


**Proposed Setback: 38 m
Deficient by 62 m**

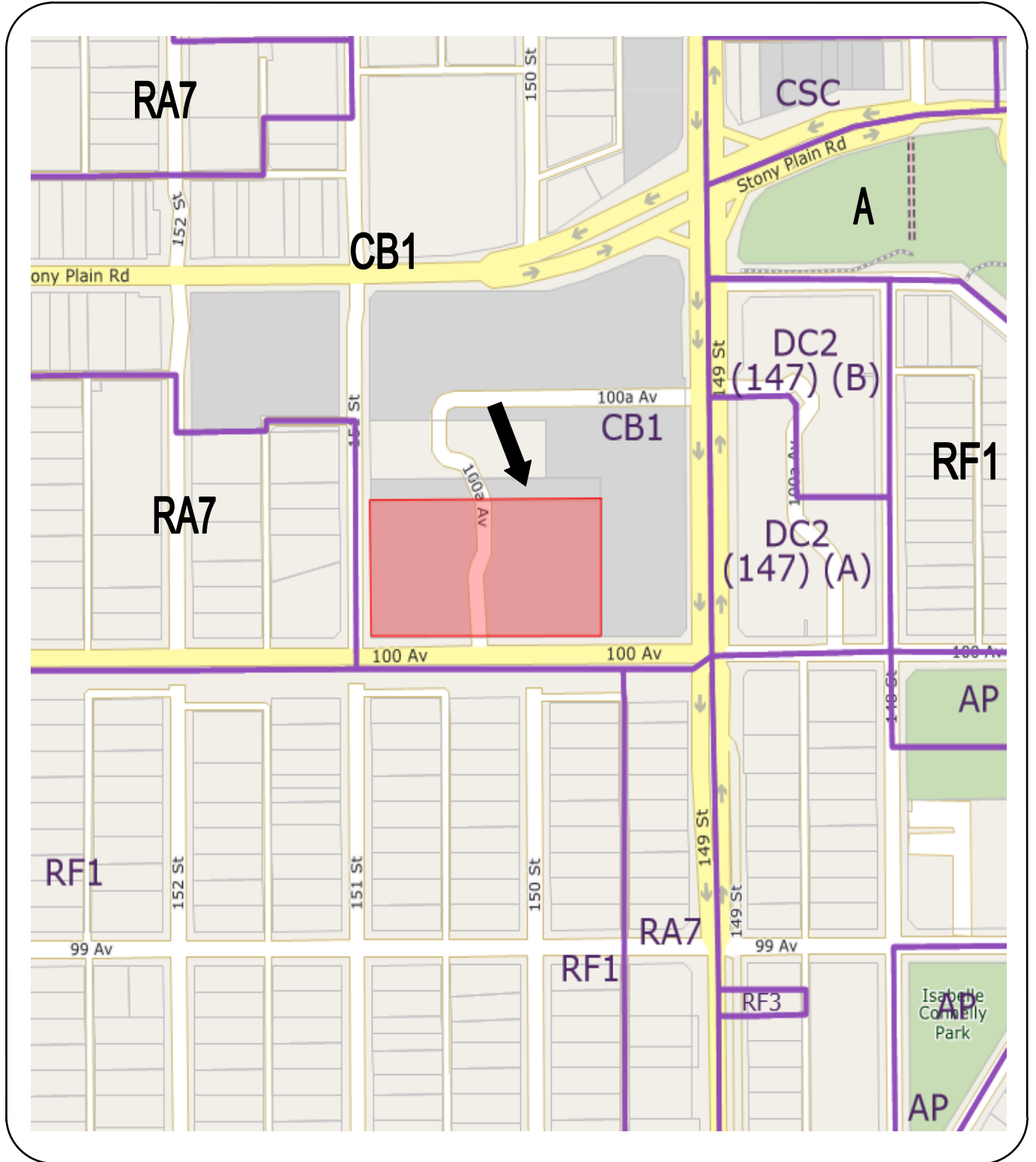
Under Sections 70.1(b) and 70.4 of the Zoning Bylaw, the Development Officer is prohibited from granting a variance to the minimum setback to allow for the proposed Cannabis Retail Store.

[unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	Project Number: 285825062-001 Application Date: JUN 25, 2018 Printed: August 2, 2018 at 11:22 AM Page: 1 of 1																				
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This document is a Development Permit Decision for the development application described below.																					
Applicant <div style="border: 1px solid black; width: 100%; height: 80px;"></div>	Property Address(es) and Legal Description(s) 14915 - STONY PLAIN ROAD NW Plan 9023127 Blk 61 Lot 8 Specific Address(es) Suite: 14971 - STONY PLAIN ROAD NW Entryway: 14971 - STONY PLAIN ROAD NW Building: 14951 - STONY PLAIN ROAD NW																				
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I/We certify that the above noted details are correct. Applicant signature: _____																					
Development Application Decision Refused Issue Date: Jul 20, 2018 Development Authority: WELCH, IMAI Reason for Refusal The proposed Cannabis Retail Store does not comply with the minimum setback requirement from public lands (Mackinnon Ravine Park) (Section 70.3): Required Setback: 100 m Proposed Setback: 38 m Deficient by 62 m Under Sections 70.1(b) and 70.4 of the Zoning Bylaw, the Development Officer is prohibited from granting a variance to the minimum setback to allow for the proposed Cannabis Retail Store. Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																					
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%; text-align: right;">Fee Amount</th> <th style="width: 15%; text-align: right;">Amount Paid</th> <th style="width: 15%; text-align: right;">Receipt #</th> <th style="width: 15%; text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$5,600.00</td> <td style="text-align: right;">\$5,600.00</td> <td style="text-align: right;">05127430</td> <td style="text-align: right;">Jun 25, 2018</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$5,600.00</td> <td style="text-align: right; border-top: 1px solid black;">\$5,600.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$5,600.00	\$5,600.00	05127430	Jun 25, 2018	Total GST Amount:	\$0.00				Totals for Permit:	\$5,600.00	\$5,600.00		
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THIS IS NOT A PERMIT																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-134

