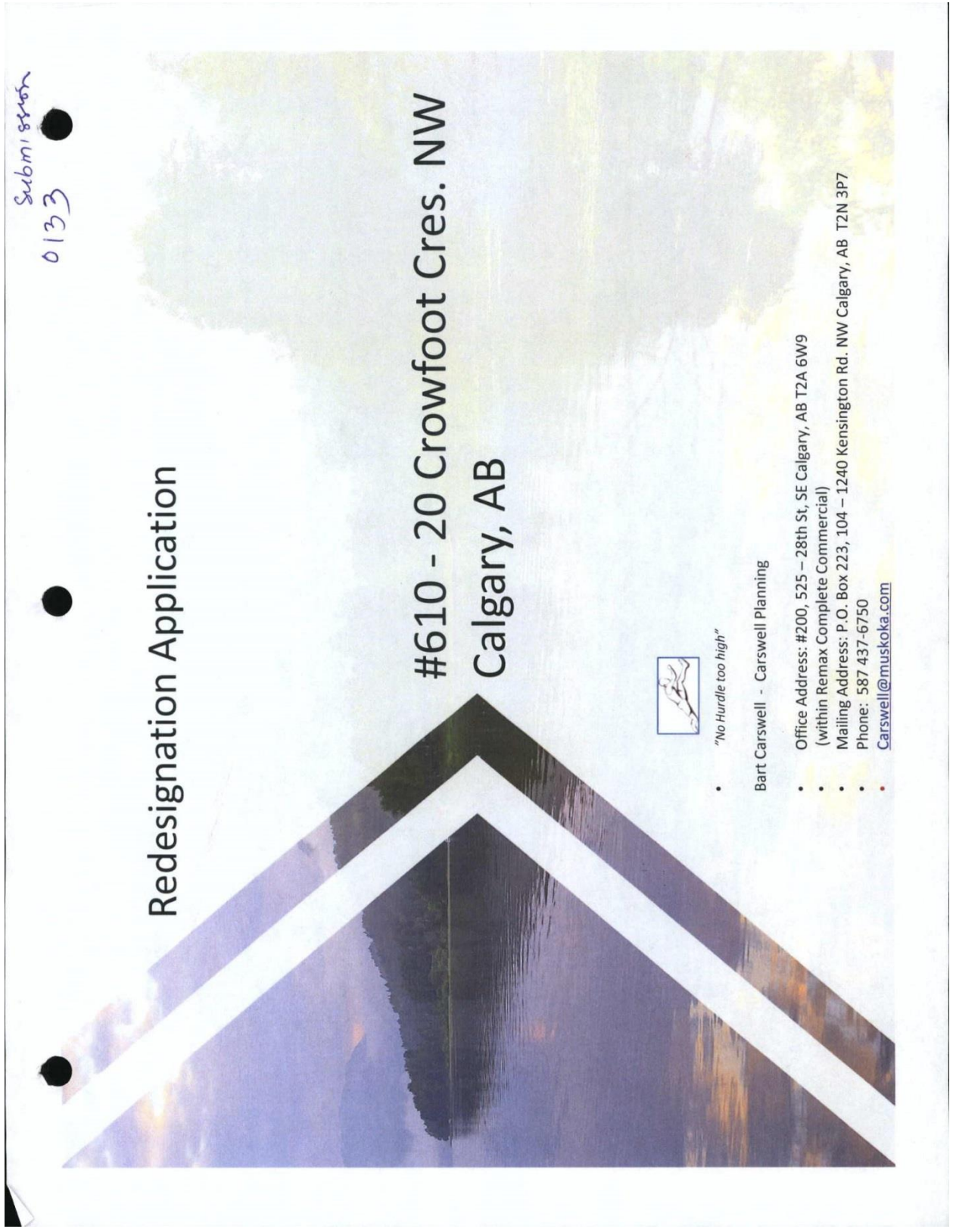
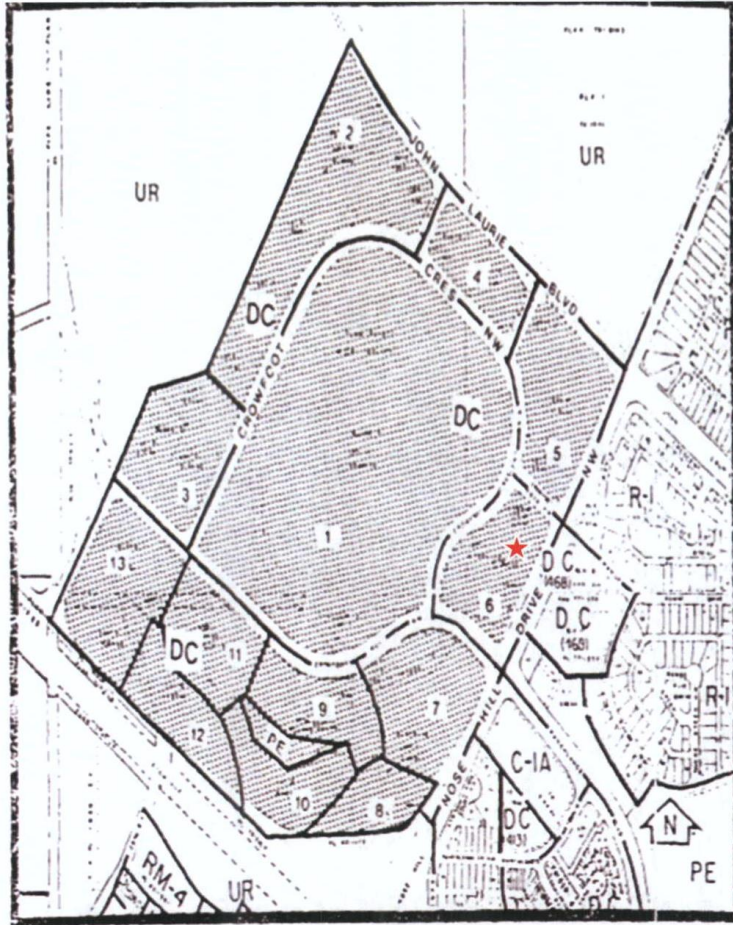


Applicant Submission



Applicant Submission

DC 105Z83, Schedule B



## Applicant Submission



"Carswell Planning, "No hurdle too high."

April 20, 2018

### Planning Justification Brief

Cannabis Store

610, 20 Crowfoot Crescent NW, Calgary AB

Carswell Planning, on behalf of *Canna Cabana Inc.*, is seeking approval for an amendment to the DC bylaw which would allow for the discretionary use of operating a cannabis store. The lease is for a unit in the Crowfoot Centre located near the corner of Crowfoot Cr NW and Nose Hill Dr NW. *Canna Cabana Inc.* is associated with *RGR Canada Inc.* and owner Harkirat (Raj) Grover, as confirmed by the lease and title provided. Other matters related to the site have been dealt with by the developer.

It was zoned DC 105Z83, Site 6 by Amendment No. 83/045 to the Land Use Bylaw Sept. 6, 1983. Specifically, the Bylaw states that discretionary uses for the C-1A District apply.

"SITE 6 (6.2 acres±)

1. Land Use

The land use shall be the permitted and discretionary uses for the C-1A (Local Commercial District) with the addition of drinking establishments.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 (Local Commercial District) shall apply unless otherwise noted below.

a) Yards

Minimum yard dimensions shall be 6 metres (20 feet).

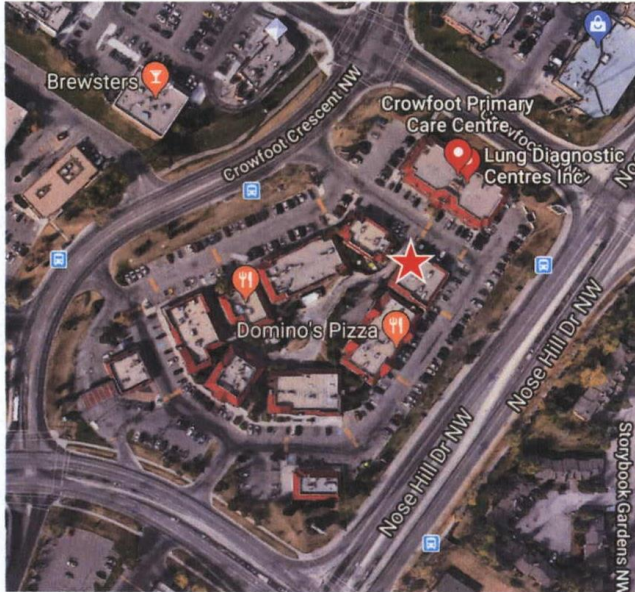
b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application."

## Applicant Submission

Stores at Site 6 are commercial in nature and would be in keeping with the rationale behind locating cannabis stores.

### Aerial Image of 610, 20 Crowfoot Cr NW



### Land Use Districts

On the Calgary.ca FAQs site, the question was asked,

**“Can I open a cannabis store in a mall (does it have to be a stand-alone space)?”**

*Cannabis stores can be located within a parcel that meets the land use requirements and the setback distances. A Change of Use Development Permit (DP) application is required for an existing space. When listed in a Land Use District, Cannabis Store will be a discretionary use and will be managed through the development permit process, including provisions for notice posting and opportunity for appeals. Applicants should make themselves familiar with the Development Permit process. You should check Our analysis of separation distances show that the site would meet the requirements for a cannabis store.”* This site is in a mall.

### Applicant Submission

On the Calgary.ca Development Rules site for Land Use Districts, the following were identified where a cannabis store may be located,

District	Use
<ul style="list-style-type: none"><li>• C-N1</li><li>• C-N2</li><li>• C-C1</li><li>• C-C2</li><li>• C-COR1</li><li>• C-COR2</li><li>• C-COR3</li><li>• C-R1</li><li>• C-R2</li><li>• C-R3</li><li>• I-G*</li></ul>	<ul style="list-style-type: none"><li>• I-E</li><li>• I-C</li><li>• CC-X</li><li>• CC-COR</li><li>• CR20-C20/R20</li><li>• CC-ET</li><li>• CC-EIR</li><li>• CC-EMU</li><li>• CC-EPR</li><li>• MU-1</li><li>• MU-2</li></ul> <p>A <u>cannabis store</u> may be located in this district.</p> <p>* Only when in conjunction with a cannabis facility.</p>

Note that C-C1 is included. Let me reiterate that the Land Use Bylaw recognizes Site 6 where, "The land use shall be the permitted and discretionary uses for the C-1A (Local Commercial District) with the addition of drinking establishments."

By this logic, cannabis stores should be considered at this location as having the land use which supports it.

Should you have any questions and wish clarification, please do not hesitate to contact me.

Sincerely,



**Bart Carswell, RPP**  
**Carswell Planning**  
Suite 223, 104 – 1240 Kensington Rd. NW  
Calgary, Alberta, T2N 3P7  
p. (587) 437-6750  
e. [carswell@muskoka.com](mailto:carswell@muskoka.com)