

Zoning Amendment Application for Cannabis Retail at 6609 Royal Avenue



Public Hearing

October 21, 2024

Site and Context

- Horseshoe Bay Commercial Area
- Corner lot on Royal Avenue & Bruce Street
- Happy Isle Cannabis neighbours a retail store and real estate office
- Immediate area consists of 1-2 storey commercial and mixed-use buildings



Proposal

- Zoning amendment application at 6609 Royal Avenue
 - Add “Cannabis Sales” to the Commercial 1 zone for 6609 Royal Avenue

Previous Council Decision

- On December 15, 2021: Council approved the Temporary Use Permit for cannabis retail in the Horseshoe Bay and Ambleside commercial area for a period of three years.

Interim Non-Medical Cannabis Retail Policy

- Criteria:
 - 1) Maximum 1 store in each shopping area
 - 2) 100 m buffer from schools (public and private)
 - 3) 8 m maximum frontage for retail cannabis businesses
- Zoning amendment application meets the Policy
- LCRB Fit and Proper Assessment completed during initial application
- Happy Isle Cannabis has an active cannabis retail licence with the LCRB

Public Engagement

Preliminary Public Consultation Meeting:

- Applicant-hosted Pre-Application Information Meeting – April 10, 2024
- Notification & information package provided to surrounding neighbours within 100 metres
- No members of the public attended the public information meeting or submitted any questions and comments

Staff Recommendation

It is recommended that, subject to the Public Hearing, Council approve the proposed bylaw as the proposal.

- Meets the criteria of the Policy
- There have been no bylaw complaints or infractions received
- Supports economic diversity

Thank You!
Questions?