

MEMO / NOTE DE SERVICE



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| To/Destinataire | Registrar, Alcohol and Gaming Commission of Ontario | AGCO License File/N° de fichier: 1065059 |
| From/Expéditeur | Benjamin Cool-Fergus Planner Zoning & Interpretation Unit | |
| Subject/Objet | Cannabis Retail Store Authorization Application | Date: December 01, 2020 |

A Cannabis Retail Store Authorization Application in the City of Ottawa has been issued for Public Notice by the Alcohol and Gaming Commission of Ontario. Per the *Cannabis License Act*, a municipality or any other interested party has 15 calendar days to reply based on matters of public interest.

The Provincial legislation provides that the AGCO may not issue a retail store authorization for applications deemed not to be in the “public interest”, which has been defined in s. 10 of Regulation [468/18](#) as meaning:

1. protecting public health and safety,
2. protecting youth and restricting their access to cannabis, and
3. preventing illicit activities in relation to cannabis.

Pursuant to [Council Direction](#) from December 13, 2018, City of Ottawa staff have reviewed the proposed application with respect to matters pertaining to the public interest. The Municipal Response is attached.

If you require any clarification or have any questions please do not hesitate to contact me directly.

Sincerely,

Benjamin Cool-Fergus
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Economic Development and Long-Range Planning
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**City of Ottawa Municipal Response to Cannabis Retail Store Authorization
to Registrar, Alcohol and Gaming Commission of Ontario**

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| Business Name: | Zephyr Cannabis |
| Proposed Address: | 415 Hazeldean Road, unit c |
| AGCO File Number: | 1065059 |

Pursuant to [Council Direction](#) from December 13, 2018, City of Ottawa staff have reviewed the proposed application and make the following observations pertaining to the public interest.

Key Principle 1: Prevention of Clustering

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| A 150 metre distance separation from other Licensed Cannabis Stores is in the public interest, as the Board of Health has noted concerns that excessive clustering and geographic concentration of cannabis retail outlets may encourage undesirable health outcomes. | | Applicable? | |
| a. | Location is within 150 metres of the property boundary of a Cannabis Retail Store approved by the Alcohol and Gaming Commission | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Key Principle 2: Separation from Sensitive Sites

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| A 150 metre distance separation from sensitive uses including schools and facilities analogous to schools is in the public interest as these provide a community function or are locations where youth congregate. Separation may prevent the normalization of cannabis use. | | Applicable? | |
| a. | Location is within 150 metres of the property boundary of a Public School or known location of a Private School, as defined by the Education Act | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b. | Location is within 150 metres separation distance from a publicly-owned and/or operated recreational facility | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c. | Location is within 150 metres separation distance from a publicly-owned and/or operated community centre | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| d. | Location is within 150 metres separation distance from a publicly-owned and/or operated library | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| e. | Location is within 150 metres separation distance from an active-use public park | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

Key Principle 3: Where Retail is a Permitted/Principal Use

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| Cannabis retail stores should be restricted to zones of a commercial focus where “retail store” is a principal use in the Zoning By-law. Locations where retail is secondary or accessory to another use are not appropriate, including locations in a residential context. | | Applicable? | |
| a. | Location is in a zone where "retail store" is not permitted as a principal use in the Zoning By-law | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b. | Location is in a residential zone that allows retail, such as LC (local commercial) and small-c (neighbourhood commercial) designated zones. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c. | Location is in a zone that has site-specific conditions and/or exceptions on "retail store" such that a stand-alone cannabis retail store as defined by the Cannabis License Act would not meet the provincial operating requirements. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| d. | Location is in a zone where "retail store" is considered a legal non-conforming use. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Key Principle 4: Additional Local Issues to be Noted

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| AGCO is requested to have regard to any additional local issues not captured by the above, and to take into consideration location concerns from other service providers where a cannabis retail store is proposed within 150m separation of those establishments. |
| Staff Comments |
| <p>Staff note that the proposed establishment is located in an Arterial Main Street (AM2) zone, which permits Retail Store as a use.</p> <p>Staff note that the proposed location is within 150 metres of an active use park (Irwin Gate Park). The park includes children’s play areas and a soccer field.</p> |
| Ward Councillor Comments |
| <p>I am not supportive of this application as it is the 5th application that I have seen in recent months. I feel that Ward 23 will have sufficient options for purchasing cannabis and another store is not needed.</p> <p>I am concerned with the close proximity to Irwin Gate Park which includes a children’s play area and soccer field.</p> <p>The address suggested for this application is near an Employment Centre (CERC) which sees many youths stopping in looking for work and is also near the Dairy Queen which also sees a lot of traffic from youth as well as families.</p> |