

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: October 1, 2021	APPEAL NO.: SDAB 2021-0064 abcde FILE NO.: DP2021-4706
APPEALS BY: (a) Parmeet Birk, represented by Mandeep Badyal (b) Cheryle Boles, (c) Neil Minor, (d) Redge Orreson, and (e) Doug White	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Change of Use: Cannabis Store was approved at <u>#6 – 7196 Temple Drive NE.</u>	LAND USE DESIGNATION: C-N2 Discretionary
COMMUNITY OF: Temple	DATE OF DECISION: August 12, 2021
APPLICANT: Charandeep Bassi, represented by Alex Tekie	OWNER: 479023 Alberta Ltd.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature.



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10388625	Order Number 36033876	Online Form Processed 2021-09-03 4:41:42 PM	
Site Information			
Municipal Address of Site Under Appeal #6 - 7196 TEMPLE DRIVE NE		Development Permit/Subdivision Application/File Number DP 2021-4706	
Appellant Information			
Name of Appellant PARMEET BIRK		Agent Name (if applicable) MANDEEP BADYAL	
Street Address (for notification purposes) 203-120 COUNTRY HILLS LANDING NW			
City CALGARY	Province ALBERTA	Postal Code T3K 5P3	Residential Phone # 403-910-6005
Business Phone #	Email Address asahota@lawbt.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

Approval of this development permit will lead to an oversaturation of cannabis retail stores in the area as there are already two cannabis retail stores operating in the vicinity of this proposed store. Oversaturating the area with more cannabis stores will create unhealthy competition thus reducing revenue for the existing stores. Unhealthy competition will make business less viable causing existing retail stores to face hardships, which may lead to defaulted leases, reducing business tax revenue to the city, and loss of employment for individuals working for the respective stores.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 09 09	SDAB Appeal Number SDAB2021-0064 a	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 01	Date Received September 3, 2021

SDAB2021-0064 abcde



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10388770	Order Number 36068941	Online Form Processed 2021-09-07 4:31:59 PM	
Site Information			
Municipal Address of Site Under Appeal #6 - 7196 TEMPLE DRIVE NE		Development Permit/Subdivision Application/File Number DP 2021-4706	
Appellant Information			
Name of Appellant CHERYLE BOLES		Agent Name (if applicable)	
Street Address (for notification purposes) 32 TEMPLERIDGE WAY NE			
City CALGARY	Province ALBERTA	Postal Code T1Y 4C8	Residential Phone # 403-921-9740
Business Phone # 403-921-9740	Email Address cherylbcalgary@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of Order

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

I live nearby to this proposed development and I believe that by approving this Development Permit, it will increase the amount of nuisance in the area. There is already other Cannabis and Liquor stores in the area, this store will add to the existing nuisance, I don't want my community to be known as a place with lots of cannabis and liquor stores. It is my understanding that the pharmacy in this plaza has been robbed before, if a cannabis store is added, it will increase the likelihood of further property crime. I want to maintain the quiet nature of my community, a store like this is going to increase traffic and bring an increased number of unwanted visitors. There is so much waste from cannabis packaging in my community, I do not want more litter in my community. This parking lot is already a nightmare to park in, the volume this store will increase will create further problems for the plaza.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 09 09	SDAB Appeal Number SDAB2021-0064 b	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 01	Date Received September 7, 2021

SDAB2021-0064 abcde



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10388773	Order Number 36068946	Online Form Processed 2021-09-07 4:43:17 PM	
Site Information			
Municipal Address of Site Under Appeal #6 - 7196 TEMPLE DRIVE NE		Development Permit/Subdivision Application/File Number DP 2021-4706	
Appellant Information			
Name of Appellant NEIL MINOR		Agent Name (if applicable) NEIL MINOR	
Street Address (for notification purposes) 4806 60 STREET NE			
City CALGARY	Province ALBERTA	Postal Code T1Y 5E9	Residential Phone # 403-285-7529
Business Phone # 403-285-7529	Email Address neilminor1973@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

I live in the area and frequently visit this plaza with my children. The area already has weed stores and liquor stores and the litter from them is scattered around the alleys. I don't want my neighborhood to be a hangout for weed store shoppers. Each time I go to the 7/11 with children for treats, we have to walk because the parking lot is overcrowded with vehicles, if this store comes in it will be impossible to find parking here. I want to be able to enjoy the peaceful nature of this community and be able to visit the other businesses in this plaza with my children, I feel adding a weed store will create unwanted traffic and affect the privacy of the residents.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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FOR OFFICE USE ONLY					
Final Date of Appeal YYYY MM DD 2021 09 09	SDAB Appeal Number SDAB2021-0064 c	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 01	Date Received September 7, 2021	

SDAB2021-0064 abcde



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10388777	Order Number 36068955	Online Form Processed 2021-09-07 5:32:57 PM	
Site Information			
Municipal Address of Site Under Appeal #6 - 7196 TEMPLE DRIVE NE		Development Permit/Subdivision Application/File Number DP 2021-4706	
Appellant Information			
Name of Appellant REDGE ORRESON		Agent Name (if applicable)	
Street Address (for notification purposes) 150 TEMPLEWOOD DRIVE NE			
City CALGARY	Province ALBERTA	Postal Code T1Y 4G8	Residential Phone # 403-815-6105
Business Phone # 403-815-6105	Email Address regorrison@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

Allowing another cannabis store to be built will affect the reputation of the community. This community has more than enough liquor and cannabis stores, we do not need more. I do not want this community to become a spot known for having so many cannabis stores. I live directly behind this proposed store, and I feel this development will disturb my peaceful enjoyment of my property. The plaza is already very busy, with a parking lot that is often overcrowded, this store will create unnecessary traffic. The plaza has a variety of stores, and this proposed store will not fit the aesthetic of the plaza.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 09 09	SDAB Appeal Number SDAB2021-0064 d	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 01	Date Received September 7, 2021

SDAB2021-0064 abcde



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

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ISC: Unrestricted

Online Store Information			
Confirmation Number 10388904	Order Number 36078939	Online Form Processed 2021-09-08 3:41:03 PM	
Site Information			
Municipal Address of Site Under Appeal #6 - 7196 TEMPLE DRIVE NE		Development Permit/Subdivision Application/File Number DP 2021-4706	
Appellant Information			
Name of Appellant DOUG WHITE		Agent Name (if applicable)	
Street Address (for notification purposes) 159 TEMPLEWOOD DRIVE NE			
City CALGARY	Province ALBERTA	Postal Code T1Y 4M5	Residential Phone # 312-796-9431
Business Phone # 312-796-9431	Email Address dougwildman73@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of Order

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

I have lived in this area for over 40 years and I am not happy with the direction it has been heading towards. I do not support another cannabis store coming into the community when there is already other ones here. The litter from the packaging can be found on our streets and alleys. I have watched that plaza fall apart over the years, the parking lot has become a nightmare and the amount of traffic it as increased is becoming a problem. There has been crime in that plaza already, I do not want a cannabis store around the corner from my home, it will make the area look worse than it already is.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 09 09	SDAB Appeal Number SDAB2021-0064 e	Fee Paid <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 01	Date Received September 8, 2021

SDAB2021-0064 abcde



NOTICE OF HEARING
APPEAL NUMBER: SDAB2021-0064 abcde

Doug White
 159 Templewood Drive NE
 Calgary, AB T1Y 4M5

September 17, 2021

RE: Notice of Hearing and Filing of Appeal Without Payment to the Subdivision and Development Appeal Board

Development Permit: DP2021-4706
Site Address: #6-7196 Temple Drive NE
Description: Change of Use: Cannabis Store

The Subdivision and Development Appeal Board (SDAB or the Board) acknowledges receipt of the appeal on **September 8, 2021** with respect to the above development permit.

In accordance with Sections 678 and 686 of the *Municipal Government Act* and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. According to our records, payment was declined.

If you choose to withdraw your appeal in advance of the hearing, your file will be closed. If you choose to proceed with this appeal, the issue of validity must be determined by the Board at the hearing for this appeal.

Due to the COVID-19 pandemic, the SDAB is conducting all hearings by electronic means. **As one of the appellants you are encouraged to participate in this call.**

The details of this conference call are as follows:

Date:	October 1, 2021
Time:	11:00 a.m. *The time assigned to your appeal is the earliest possible time this particular item might be heard. The start time of your appeal may be delayed depending on the complexities associated with other appeals.
MS Teams Meeting Details:	Please contact the SDAB office for the meeting link and phone access codes by emailing info@calgarysdab.ca or calling 403-268-5312

Please note that there may be other participants in the call, including other parties to the appeal, parties to other appeals, and members of the public.

For the purpose of ensuring that this appeal is determined efficiently and effectively, the Board might consider whether your appeal is valid. As the appellant, you are encouraged to attend the hearing and make a presentation to explain why you believe your appeal is valid. If the Board

determines that the appeal was filed in accordance with the requirements of the *Municipal Government Act*, the hearing of the appeal may continue immediately thereafter or may be scheduled for a later date.

Pre-Registration for the Conference Call

You are encouraged to pre-register for the conference call. This will allow the SDAB's clerk to collect information from you in advance and will help facilitate the efficient completion of the conference call. Pre-registration is not mandatory to participate in the conference call.

You can pre-register for the conference call by calling the SDAB's office at 403-268-5312 or emailing info@calgarysdab.ca. You can pre-register any time before 4 p.m. on INSERT DATE

Submitting Materials

If you have any reports, written arguments, documents, photographs or other materials which you may wish to reference in respect of this appeal which you have not previously submitted to the SDAB, you must submit those in advance to the SDAB no later than **noon on Wednesday, September 22, 2021.**

You are encouraged to submit materials to the SDAB electronically by emailing them to info@calgarysdab.ca. If you are unable to submit materials electronically, you may deliver a hard copy of the materials to the SDAB's office prior to the submission deadline. The SDAB's office is closed to the public, but there is a secure drop box located on the first floor at 1212 31 Ave NE, Calgary. Please mark these materials with your name, contact information, and the date of drop-off. Please note that any materials submitted to the SDAB will be made available to the public.

All parties are advised to review the Calgary SDAB Procedural Guidelines for the filing of materials and evidence and hearing procedures. A copy is available at www.calgarysdab.ca.

A report is compiled for each appeal containing the reasons for appeal, the rationale for the Subdivision Authority's decision and other pertinent information. Visit www.calgary.ca/sdab to obtain your copy of the report starting the afternoon of **Friday, September 24, 2021.**

For more information contact the SDAB office at 403-268-5312 or info@calgarysdab.ca.

Sincerely,

Jeremy Fraser, Deputy City Clerk
City Appeal Boards, Appeals & Tribunals
City Clerk's Office

cc: Parmeet Birk, Appellant, via email to agent
Mandeep Badyal, Agent for Appellant, via email
Cheryle Boles, Appellant, via email
Neil Minor, Appellant, via email
Redge Orreson, Appellant, via email
Charandeep Bassi, Applicant, via email
479023 Alberta Ltd., Owner, via courier
Development Authority, via email

Attachment: Notice of Hearing

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312.

Appeal board rec'd: September 22, 2021
Submitted by: C. Bowles, appellant B

From: Cheryl Bowles <cherylbcalgary@gmail.com>
Sent: Wednesday, September 22, 2021 12:29 PM
To: Calgary SDAB Info
Subject: Re: Notice of Hearing: SDAB2021-0064 abcde (DP2021-4706, #6 - 7196 Temple Drive NE)

I live nearby to this proposed development and I believe that by approving this Development Permit, it will increase the amount of nuisance in the area. There is already other Cannabis and Liquor stores in the area, this store will add to the existing nuisance, I don't want my community to be known as a place with lots of cannabis and liquor stores. It is my understanding that the pharmacy in this plaza has been robbed before, if a cannabis store is added, it will increase the likelihood of further property crime. I want to maintain the quiet nature of my community, a store like this is going to increase traffic and bring an increased number of unwanted visitors. There is so much waste from cannabis packaging in my community, I do not want more litter in my community. This parking lot is already a nightmare to park in, the volume this store will increase will create further problems for the plaza.

The picture above was taken September 21 2021 at 2pm in front of the plaza in question.

From: Cheryl Bowles <cherylbcalgary@gmail.com>
Sent: Wednesday, September 22, 2021 12:00 PM
To: Calgary SDAB Info
Subject: Notice of Hearing: SDAB2021-0064 abcde (DP2021-4706, #6 - 7196 Temple Drive NE)

Follow Up Flag: Follow up
Flag Status: Completed



From: Cheryl Bowles <cherylbcalgary@gmail.com>
Sent: Wednesday, September 22, 2021 12:43 PM
To: Calgary SDAB Info
Subject: 2 of 3 Notice of Hearing: SDAB2021-0064 abcde (DP2021-4706, #6 - 7196 Temple Drive NE) Inbox

Follow Up Flag: Follow up
Flag Status: Flagged



Picture taken September 21 2021 at 230pm
Here is some of the trash I have to deal with nearby my house.

From: Cheryl Bowles <cherylbcalgary@gmail.com>
Sent: Wednesday, September 22, 2021 12:52 PM
To: Calgary SDAB Info
Subject: 3 of 3 SDAB2021-0064 abcde (DP2021-4706, #6 - 7196 Temple Drive NE)

Follow Up Flag: Follow up
Flag Status: Flagged

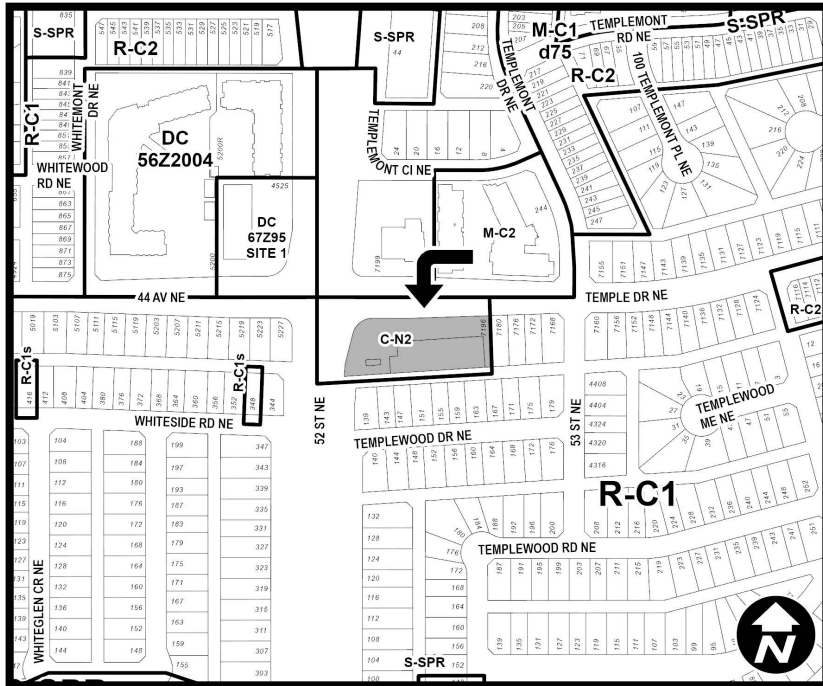
A photograph of two individuals who appear to be sleeping and a shopping cart near the rear door of a building was submitted.

This photograph is included in the official Board report which may be viewed on request at the Board's administrative office, but has not been included in the online report to protect the privacy of the individuals depicted.

Picture taken September 21 10am at 5401 Temple Drive NE
I don't want the plaza in question to end up like this one.



14



SDAB2021-0064 abcde



August 13, 2021

BASSI, CHARANDEEP



Dear Sir/Madam:

RE: Notification of Decision: DP2021-4706
Subject: Change of Use: Cannabis Store
Project:
Address: 7196 TEMPLE DR NE

#6 7196 TEMPLE DR NE

This is your notification of decision by the Development Authority to approve the above noted application on August 12, 2021.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by August 12, 2022 or the development permit shall cease to be valid.

The decision will be advertised beginning August 19, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight September 9, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 333-5565 or by email at brittany.roy@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

Brittany Roy
 Senior Planning Technician
 Planning and Development
 Attachment(s)



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2021-4706

This permit relates to land in the City of Calgary municipally described as:

7196 TEMPLE DR NE

#6 7196 TEMPLE DR NE

Community: **Temple**

L.U.D.: **C-N2**

and legally described as:

7810494;23;5

and permits the land to be used for the following development:

Change of Use: Cannabis Store

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **August 12, 2021**

Development Authority **Marie K Rupert**

File Manager: **Brittany Roy**

Release Date: _____

This permit will not be valid if development has not commenced by: August 12, 2022

This Development Permit was advertised on: **August 19, 2021**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **BASSI, CHARANDEEP**

Address: **168 COUNTRY HILLS CLOSE NORTHWEST
BBASSIS@SHAW.CA**

City: **CALGARY, Alberta, T3K 3Z4**

Phone: **4038629978**

Complete Address and Legal Description listing for Development Permit DP2021-4706

Address Type	Address	Legal Description
Building	7196 TEMPLE DR NE	
Parcel	7196 TEMPLE DR NE	7810494;23;5
Suite	#6 7196 TEMPLE DR NE	



Conditions of Approval – Development Permit

Application Number:	DP2021-4706
Application Description:	Change of Use: Cannabis Store
Land Use District:	Commercial - Neighbourhood 2
Use Type:	Discretionary
Site Address:	7196 TEMPLE DR NE
Community:	TEMPLE
Applicant:	BASSI, CHARANDEEP
Senior Planning Technician:	BRITTANY ROY - (403) 333-5565 - brittany.roy@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

3. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
4. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

5. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
6. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



Development Permit Application

Online Submission

Application Information	
Applicant Details	
<input checked="" type="checkbox"/> Business Owner <input type="checkbox"/> Property Owner <input type="checkbox"/> Agent Representing Business or Property Owner	
Applicant Name Charandeep Bassi	Applicant Contact Information Phone: (403) 862-9978
Representing Company (if applicable)	Email: [REDACTED]
Business Trade Name	Mailing Address: 168 COUNTRY HILLS CLOSE NORTHWEST [REDACTED]
Business ID unknown	Alberta Canada T3K 3Z4
Owner / Leaseholder Name Charandeep Bobby Bassi	Owner / Leaseholder Contact Information Phone: [REDACTED] Email: [REDACTED]
Business Location Details	
<input checked="" type="checkbox"/> Commercial Based <input type="checkbox"/> Home Based <input type="checkbox"/> Based Out of Town <input type="checkbox"/> Mobile <input type="checkbox"/> Personal Services	
Application Address #6 7196 TEMPLE DR NE	
LUD C-N2, Commercial - Neighbourhood 2	Existing Use(s) B7858 - RESTAURANT PRIOR JUNE 1 98
<input type="checkbox"/> First tenant in the space (Building is brand new and I am the first tenant) <input checked="" type="checkbox"/> New tenant (There was a different business using this space, but the proposed business will be taking over) <input type="checkbox"/> Existing tenant (I have pre-existing approval for this space but I am making changes to operations)	
Is a school, child care facility, overnight medical facility, residence, or food, drink, and/or cannabis business proposed as either a primary or ancillary use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a waste management, recycling, or wastewater treatment facility being proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

What was the last business to occupy the space (if known) Harvey's Chinese Restaurant	Total floor area 1088	Floor of business Main
Is any part of the business use taking place outside? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what business activity will be taking place outside? N/A	
Will you be adding or increasing the size of a sign? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Business Activity Questionnaire
Activity type selected Cannabis Store
<p>Q1: Will the business be selling approved commercial cannabis for consumption off the premises? (Note: Consumption of cannabis must not occur on site) (Adds Cannabis Store licence)</p> <p>A1: Yes</p> <p><i>Licence Types:</i> CANNABIS STORE</p> <p><i>Planning Terms:</i> Cannabis Store</p>

Planning Terms Cannabis Store	Licence Types CANNABIS STORE
<p>Have you previously applied for planning approval for how your business intends to use the space? (i.e. Development Permit or Tenancy Change)</p> <p>No</p> <p>Do you know, or have you been advised, to apply for a Development Permit to change the use of the space you are occupying?</p> <p>Yes</p>	

Safety Questionnaire
<p>Q1: Are you proposing construction or alterations to the space? (This includes any moving, replacing and construction of new walls, mezzanines, or floors)?</p> <p>A1: Yes</p>

Approvals Generated
<p>Q1: Would you like to apply Business Licence now?</p> <p>A1: No – I will apply at a later date or someone else will apply on my behalf</p> <p>Q2: Would you like to apply Development Permit now?</p> <p>A2: Yes - apply now</p>

Q3: Would you like to apply Building Permit now?

A3: No – I will apply at a later date or someone else will apply on my behalf

Submitted Documents

Document Type: ARCHITECTURAL
Document SubType: PLANS
Document Name: Floor and Site Plan - 7196 Temple Drive NE.pdf

The personal information obtained on this form is being collected under the authority of section 33(c) of the FOIP Act. This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the application will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.

Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. Interpretation

These Online Application Consent and Confirmation of Applicant supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

5. Complete Application

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at The City's sole discretion.

6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon

being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

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WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THIS SITE WILL ALWAYS BE AVAILABLE FOR USE.

8. Privacy Statement and Collection of Personal Information

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as the *Alberta Freedom of Information and Protection of Privacy Act* ("FOIP"), Section 33(a) and (c). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used by The City to conduct ongoing evaluations of services received from The City's Planning and Development Department. The name of the applicant and the nature of the permit will be made available to the public as authorized by FOIP. Please send inquiries by mail to the FOIP Program Administrator, Planning and Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

9. Alberta Law

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will take place in Alberta.

10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account, user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

14. Copyright

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

15. Condominium Property

I have all authorizations required under the Condominium Property Act, RSA 2000, c C-22, as amended or replaced, the bylaws of the Condominium Corporation, and otherwise in law to apply for this application if it is respecting condominium property. I further agree to immediately notify The City, in writing, of any changes regarding this information.

Development Permit Application Requirements

I am authorized to apply for this permit in accordance with section 26 (1) of the Land Use Bylaw 1P2007 as amended.

Motor Vehicle Parking Bylaw Check

FILE: DP2021-4706

DATE RECEIVED: June 28, 2021

Not Applicable

Proposed Visitor Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Address									
Main Floor									
Not Applicable									

Barrier Free Parking

Suite	Business Name	Use	GUFA (m²)	Section	Rate	Stalls Required
Address						
Main Floor						
	Cannabis Store		101.08	121.1	4.00 100	4.04
Total Stalls Required						4.04
Total Stalls Required (Rounded)						5

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Loading (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Residential Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Commercial Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Bicycle Parking - Class 2 (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Excess Motor Vehicle Parking Stalls (Not Required)

Suite	Business Name	Use	GFA (m²)	GUFA (m²)	Public Area (m²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Motor Vehicle Parking Bylaw Check

FILE: DP2021-4706

DATE RECEIVED: June 28, 2021

Not Applicable

Proposed Visitor Parking (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Address

Main Floor

Not Applicable

Barrier Free Parking

Suite	Business Name	Use	GUFA (m ²)	Section	Rate	Stalls Required
Address						
Main Floor						
	Cannabis Store		101.08	121.1	4.00 100	4.04
Total Stalls Required						4.04
Total Stalls Required (Rounded)						5

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Loading (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Residential Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Commercial Bicycle Parking - Class 1 (Not Required)

SDAB2021-0064 abcde

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

Proposed Bicycle Parking - Class 2 (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

Excess Motor Vehicle Parking Stalls (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

SDAB2021-0064 abcde

Commercial Neighbourhood 2						D.P. # 2021-4706	
Rule	Requirements				Evaluation		
			Notes	Provided/Variance			
728 Use Area <i>(Identify locations)</i>	(1) Unless otherwise referenced in subsections (2) and (3), the max. use area in the Commercial – Neighbourhood 2 District is 300.0m ²				101.08	-198.92	
	(2) The max. use area of a Convenience Food Store, or a Convenience Food Store combined with any other use, is 465.0m ²				N/A		
(3) The following uses do not have a use area restriction:	(a) Addiction Treatment;		Applies	Does Not			
	(b) Custodial Care; and		Applies	Does Not			
	(c) Residential Care.		Applies	Does Not			
729 Location of Uses within Buildings <i>(Identify locations)</i>	(1) Addiction Treatment, Custodial Care, Dwelling Units and Residential Care must not be located on the ground floor of a building.			C	N/C	N/A	N/I
	(2) “Commercial Uses” and Live Work Units:	(a) may be located on the same floor as Addiction Treatment, Custodial Care, Dwelling Units, and Residential Care; and		C	N/C	N/A	N/I
		(b) must not share an internal hallway with Addiction Treatment, Custodial Care, Dwelling Units, or Residential Care.		C	N/C	N/A	N/I
	(3) Where this section refers to “Commercial Uses,” it refers to the listed uses in sections 722 and 723, other than Addiction Treatment, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care.						
Active: Regular Irrigation							

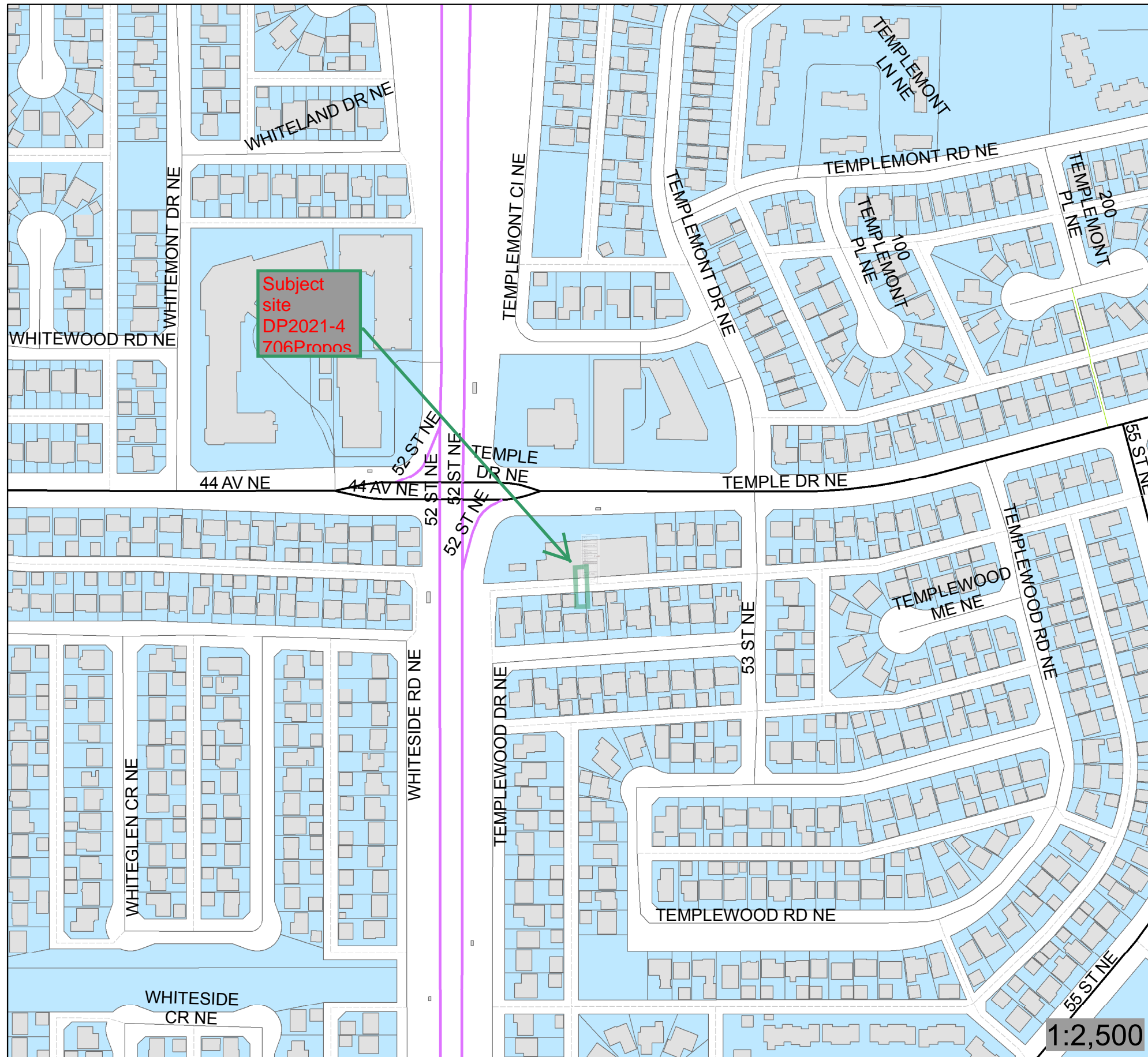
SDAB2021-0064 abcde

Part 4 A to Z Use and Use Rules

D.P. # 2021-4706

A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	R	S	T	U	V
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Section / Use	Type	Requirements		Evaluation				
160.3 Cannabis Store	Compulsory	(a) means a use:	(i) where cannabis is sold for consumption off the premises;	C	N/C	N/A	N/I	
			(ii) where consumption of cannabis must not occur;	File Manager Discretion		N/A	N/I	
			(iii) that may include the ancillary retail sale or rental of merchandise; and	Applies		Does Not Apply		
			(iv) where counselling on cannabis may be provided	Applies		Does Not Apply		
	Rule	(e) in the C-N1 and C-N2 Districts, must only be located on a parcel with a front property line on a major street or a primary collector street.		C	N/C	N/A	N/I	
		(f) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 districts, must not be located within 300.0m of any other Cannabis Store, when measured from the closest point of a Cannabis Store to the closest point of another Cannabis Store;		N/A				
		Address of Cannabis Store use within 300.0m, if applicable.		N/A				
		(g) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not:	(i) abut a Liquor Store;	C	N/C	N/A	N/I	
			(ii) if not for one or more intervening actual side setback areas, abut a Liquor Store; and	C	N/C	N/A	N/I	
			(iii) when located on the same parcel, if not for a vacant space between buildings, not including an internal road, abut a Liquor Store	C	N/C	N/A	N/I	
		(h) in all Districts, must not be located within 100m of a parcel that does not have a School Authority - School located on it and is designated as a municipal and school reserve or school reserve on the certificate of title;		N/A				
		Address of applicable parcel within 100.0m.		N/A				
		(i) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains any of the following uses, when measured from the closest point of a Cannabis Store to the closest point of a parcel that contains any of them:	(i) Emergency Shelter;	N/A				
			(ii) School - Private	N/A				
			(iii) School Authority - School	N/A				
		Address(es) of applicable parcel(s) within 150.0m.						
40 Applications the Development Authority Must Refuse	(k) is for a Cannabis Store located within 90.0% of a minimum separation distance specified in subsection 160.3(i)		(i) Emergency Shelter;	#VALUE!		#VALUE!		
			(ii) School - Private	#VALUE!		#VALUE!		
			(iii) School Authority - School	#VALUE!		#VALUE!		



DP2021-4706

Cannabis Store Separation

300m No proposed Cannabis Stores within 300m of proposed location DP2018-1785 & DP2018-1724 both canceled at 4525 52 St

NE School Separation 150m No Schools located within 150m

Vacant School Site Separation 100m No Vacant Schools sites located within 100m

Emergency Shelter Separation 150m No Emergency Shelters within 150m

Liquor Store Separation No liquor stores abutting

Legend

Date: 2021-07-14

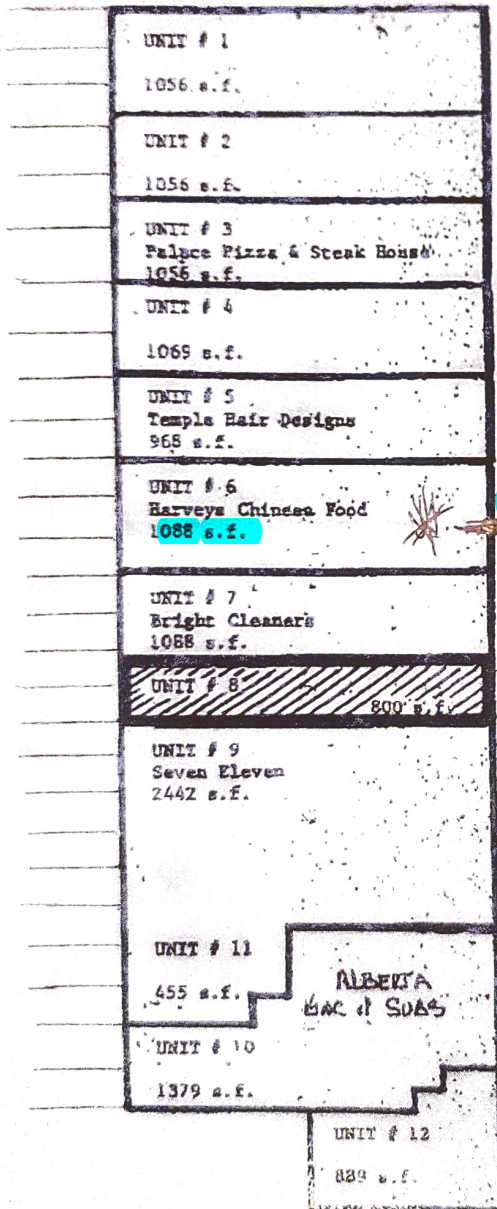
TEMPLE VILLAGE
SCHEDULE "A"

SITE PLAN

7196

TEMPLE DRIVE NE.
CALGARY, AB.

PARKING



PURPOSED CANNABIS
STORE

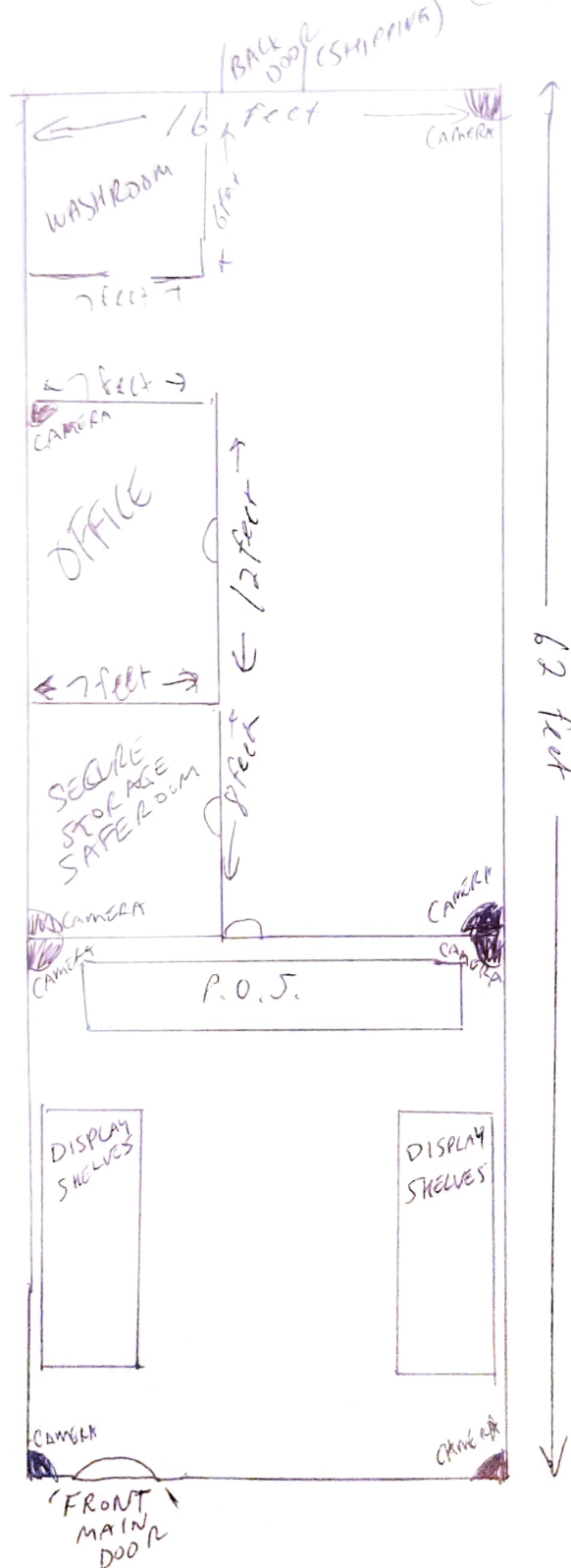
27

GAS
STATION

UNIT # 13
Turbo Gas
13552 s.f.

INITIALS	
LANDLORD	TENANT
	4

FLOOR PLAN - 7196 TEMPLE DRIVE NE CALGARY, AB



From: brittany.roy@calgary.ca
To: [REDACTED]
Cc: [Roy, Brittany](#)
Subject: INITIAL REVIEW FOR DP2021-4706 - #6 7196 TEMPLE DR NE
Date: Tuesday, July 13, 2021 10:49:08 AM

logo



Re: DP2021-4706 INITIAL REVIEW - #6 7196 TEMPLE DR NE

Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2021-4706-02447, at www.calgary.ca/vista.

Regards,

BRITTANY ROY
Senior Planning Technician
brittany.roy@calgary.ca
(403) 333-5565
www.calgary.ca/PDMap

From: [Briegel, Michael J.](#)
To: [DP Circ](#); [DP Circ](#)
Cc: [Roy, Brittany](#)
Subject: RE: Electronic Submission for DP2021-4706 - 7196 TEMPLE DR NE
Date: Wednesday, July 14, 2021 1:42:54 PM

No issues from business licence.

Thanks,

MICHAEL BRIEGEL

Chief Licence Inspector
 Compliance Services
 P.O. Box 2100, Stn. M, #128
 Calgary, AB Canada T2P 2M5
 T 403-618-6341

michael.briegel@calgary.ca

ISC: Protected

From: DP.circ@calgary.ca <DP.circ@calgary.ca>

Sent: Tuesday, July 13, 2021 4:00 PM

To: DP Circ <DP.Circ@calgary.ca>

Cc: Roy, Brittany <Brittany.Roy@calgary.ca>

Subject: Electronic Submission for DP2021-4706 - 7196 TEMPLE DR NE



Good day,

A Development Permit application has been submitted to The City.

Applications received by The City on or after June 1 may include plans that can be viewed and shared through the Development Map.

To see if plans are available online check out: [DP2021-4706](#)

While our Circulation Team is still accepting comments via DP.circ@Calgary.ca we are requesting community associations to comment online through the [Development Map](#).

NEW! We're going digital in order to better serve you!

The Development Map gives you the ability to share plans with stakeholders and

send questions and comments directly to the file manager. It's a one-stop shop for development applications.

We're also proud to share the recent launch of our [Development Map Landing Page](#)! This website is a wonderful resource for people to learn how to use the Development Map to effectively comment on applications that matter to them. Please share Calgary.ca/development with anyone you feel would benefit from this information.

To support this exciting initiative, you will notice some improvements to the circulation packages. These changes include:

- The phasing out of plans attached to the circulation email. This process will take some time as we move plans and renderings online.
- The need to submit feedback to our circulation team.
- The removal of specific private information from plans.

The circulation team will be able to better assist you, by providing up-to-date plans on the Development Map. Plus, you can view the original plans, revised plans and approved plans to see how the proposal developed over time.

Thanks in advance for taking this step forward with us. We would like to hear your feedback on the new resources and ideas on how to continue to supporting your needs appropriately. We're here to create a more streamlined system and support you in your participation.

Sincerely,

The Circulation Team

DP.circ@calgary.ca

SDAB2021-0064 abcde

Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0064

Development Permit number: DP2021-4706

Address: 7196 Temple DR NE

Description: Change of Use: Cannabis Store

Land Use: Commercial – Neighbourhood 2 (C-N2)

Community: Temple

Jurisdiction Criteria:

Subject to National Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission or Minister of Environmental and Parks license, permit, approval, or other authorization: No

DA Attendance: No

Use: Discretionary

Notice Posted: Yes, 7 days

Objections: None received

Support: No

Bylaw relaxations:

The development, as proposed does not require relaxations of the rules of the Land Use Bylaw:

Applicable ARP, ASP or Design Brief (in addition to the MDP):

- Cannabis Store Guidelines

Additional factors, considerations and rationale for the decision:

1. The use of Cannabis Store is discretionary in the C-N2 district
2. In rendering their decision, the Development Authority applied sections 35 of the Land Use Bylaw
3. The proposed development complies with the following Land Use Bylaw rules for Cannabis Stores:
 - a. The subject parcel shares property lines with both 52 ST NE, which is a major street, and Temple DR NE which is a primary collector
 - b. There is no abutting liquor store
 - c. There are no emergency shelters, school – private or school public within 150.0 metres
 - d. There is no required parking
 - e. As a change of use, there is no required bicycle parking
4. The parcel is occupied neighbourhood scale strip mall style shopping centre the Cannabis Store is located centrally within the building with commercial uses abutting the store on either side.
5. The Development Authority is of the opinion that the proposed development complies with the Cannabis Store Guidelines:
 - a. There are a variety of commercial uses located on the parcel, including restaurant, retail, personal service type uses
 - b. There is no evidence of a concentration of Cannabis Stores along 52 ST NE or Temple DR NE
 - c. There is no evidence that the store is too close to a public or private school

- d. There is no evidence of a place of worship, liquor store, pawnshop or payday loan within 10 metres
 - e. There is no evidence of an Emergency Shelter operating nearby
6. The application was notice posted and circulated:
- a. The application was notice posted from July 15, 2021 to July 23, 2021, notes indicate the “posting visible and in good condition”
 - b. The application was circulated to:
 - i. Business Licence,
 - ii. Building Regulation
 - iii. Whitehorn Community Association
 - iv. Temple Community Association
 - v. Ward 10 Councilor, and
 - vi. The Alberta Gaming & Liquor Commission
 - c. With the exception of Business Licence, which responded with no-objection, none of the circulation referees provided comments
 - d. The application is visible at [Calgary.ca/dmap](https://calgary.ca/dmap)
 - e. The decision of the Development Authority was advertised on [Calgary.ca](https://calgary.ca) as required by the Land Use Bylaw
7. The proposed development complies with the purpose statement of the district and the rules of the Land Use Bylaw. The use is proposed on a parcel which is abutting two significant roads. The proposed use complies with Council’s policies for Cannabis Stores. Having given careful consideration, the Development Authority approved the proposed Cannabis Store.

Appeal Board rec'd: September 20, 2021
Submitted by C. Bassi, applicant

From: BOBBY BASSI <bbassis@shaw.ca>
Sent: Monday, September 20, 2021 1:19 PM
To: Calgary SDAB Info
Subject: [EXT] Re: AMENDMENT to Hearing Time RE: Notice of Appeal: SDAB2021-0064 abcde (DP2021-4706, 6-7196 Temple Dr NE)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

For:
SDAB2021-0064
DP2021-4706

I will not be able to attend as I will be in vancouver for another meeting, so will have my other business partner ALEX TEKIE attending on my behalf.

His email is ballin88@shaw.ca if needed.

Thanks@

From: "Calgary SDAB Info" <Info@calgarysdab.ca>
To: "Calgary SDAB Info" <Info@calgarysdab.ca>
Sent: Monday, September 13, 2021 8:34:47 AM
Subject: AMENDMENT to Hearing Time RE: Notice of Appeal: SDAB2021-0064 abcde (DP2021-4706, 6-7196 Temple Dr NE)

Please be advised that the Procedural and Jurisdictional hearing for SDAB2021-0064abcde has been scheduled for 11:00 a.m. not 9:00 a.m. Please disregard the previous email.

Appeals have been filed with the Calgary Subdivision and Development Appeal Board (SDAB) regarding a decision of The City of C

Appeal Number: SDAB2021-0064 abcde

#6 - 7196 Temple Drive NE. Change of Use: Cannabis Store. Appeal against an approval. DP2021-4706.

The appeal is tentatively scheduled as follows:

Type:	Procedural & Jurisdictional
Date:	Friday, October 1, 2021
Time:	11:00 a.m.*
Format:	MS Teams video conference call

*The time assigned to your appeal is the earliest possible time this particular may be delayed depending on the complexities associated with other appeal.

*You do not have to have the application downloaded to participate.

A formal Notice of Hearing letter confirming your hearing date and further outlining how to participate and submit your material
Friday, September 17, 2021

We encourage you to reference our website at <http://calgarysdab.ca/preparing-for-a-hearing.html> for resources on how to prepare your evidence based on relevant planning considerations, how to respond to the issues being raised by the other parties, and on the hearing procedures.

If you cannot attend this hearing, you may have an authorized individual represent you. When authorizing someone to speak on your behalf, you are encouraged to provide written authorization to info@calgarysdab.ca . Please reference your appeal hearing (SDAB2021-XXXX) and/or the development permit (DP2021-XXXX) in your document and provide this to us before the hearing date.

Our office is currently closed to the public but we remain available to help you Monday to Friday between 8:00 AM to 4:30 PM.

If you have any questions, please visit our website at www.calgarysdab.ca for more information on the appeal process, or call our office at 403-268-5312.

Thank you,

SDAB Admin

City Appeal Boards, Appeals and Tribunals

City Clerk's Office | The City of Calgary | Mail Code #8110

PO Box 2100, Station M | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

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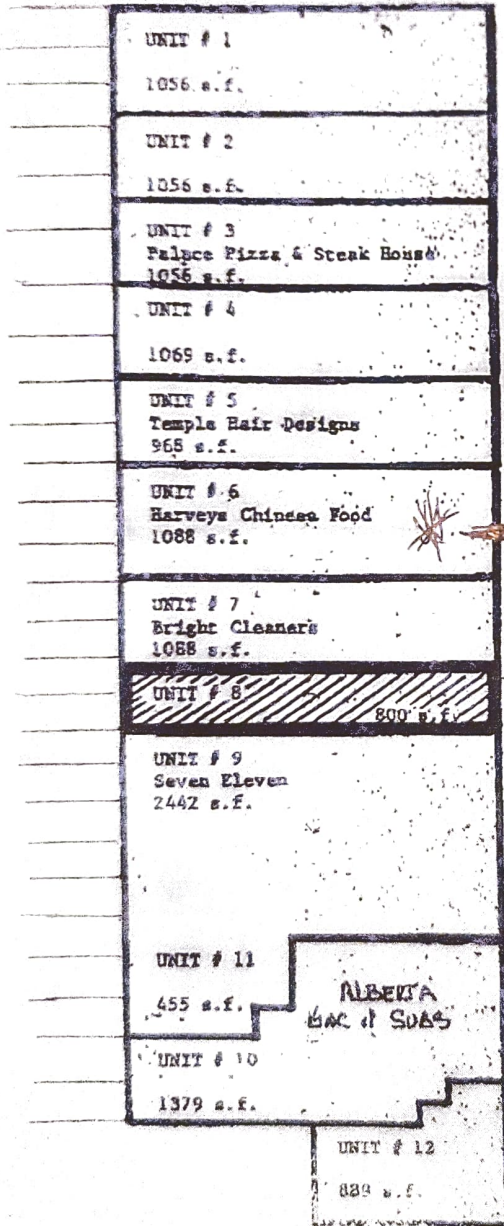
TEMPLE VILLAGE
SCHEDULE "A"

SITE PLAN

7196

TEMPLE DRIVE NE
CALGARY, AB.

PARKING



PURPOSED CANNABIS
STORE

27

GAS
STATION

UNIT # 13
Turbo Gas
13552 s.f.

INITIALS	
LANDLORD	TENANT
	4

FLOOR PLAN - 7196 TEMPLE DRIVE NE CALGARY, AB

