

ZONING BYLAW CHANGES AND FUTURE CANNABIS LEGALIZATION

Edmonton

On June 28, 2017, City Council approved changes to the Zoning Bylaw in preparation for future cannabis legalization.

City staff have taken proactive measures to prepare for upcoming federal changes regarding the legalization of cannabis and alignment with the Zoning Bylaw.

Cannabis will be legalized in July 2018. Implementation of new processes at the federal, provincial and municipal level may occur after July 2018.

Project Stage



Amendments to Zoning Bylaw 12800 were approved by City Council on [June 28, 2017 \(Item 5.3\)](#).

What's Changed?

The changes to the Zoning Bylaw include:

- Introducing definitions to ensure the Zoning Bylaw is ready for the introduction of legalization of cannabis sales and consumption, including classifications for [Cannabis Retail Sales](#) and [Cannabis Lounges](#). The draft [Alberta Cannabis Framework](#) states that Cannabis lounges will not be part of the initial legalization, but may be a part of a future cannabis system.
- Clarifying which existing definitions do not include the production, sale, or consumption of cannabis related products.

The proposed changes do not include a framework for Cannabis Retail Sales or Cannabis Lounges at this time, as this activity remains **illegal**.

The intent of the proposed classifications is to separate these uses from other classifications in the Zoning Bylaw, such as [General Retail Stores](#) or [Bars and Neighbourhood Pubs](#).

At this time the City is not adding the use [Cannabis Retail Sales](#) to any zones.

The City will engage with stakeholders and coordinate with the provincial and federal governments before bringing further Zoning Bylaw changes to Council.

Additional Information

Non-medical production, sale and use of cannabis is illegal and is not licensed or permitted by the City of Edmonton.

Development without a permit or development not in accordance with a permit is subject to penalties and fines. More details on fines are listed under Enforcement and Penalties.

The City of Edmonton currently reviews Development Permit applications for uses and businesses associated with cannabis through the following areas:

- Commercial licensed producers of medical cannabis, authorized by Health Canada. This use is classified as a General Industrial Use in the Zoning Bylaw. No licences for this purpose within the City of Edmonton have been issued to date.
- Retail stores that sell cannabis-related products/paraphernalia, but not cannabis or cannabis derived products. This use is classified as **General Retail Store** in the Zoning Bylaw.
- **Health services** and businesses that: consult on the use of medical cannabis, provide prescriptions for medical cannabis, and provide information to access medical cannabis. This use is classified as Health Services in the Zoning Bylaw 12800.

Enforcement and Penalties

It is an offence to operate uses or businesses without first having obtained a Development Permit.

A Development Permit is also required when adding a use or changing the intensity of a use or business, such as adding a General Retail Store use to a Health Service, or expanding the floor area of your business.

A person who is guilty of an offence may be subject to a minimum penalty of \$1,000 for a first offence, and a minimum penalty of \$2,500 for each subsequent offence.

For information on enforcement and penalties, please visit Section 23 of the Zoning Bylaw.