

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: December 16, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Rezoning Amendment Application No. RZ100727 (Bylaw No. 9262, 2021)

APPLICANT: Thrive Liquor & Cannabis Advisors for Copilot Cannabis

LOCATION: 4141 Airport Road

ATTACHMENT(S): Location and Existing Zoning Map
Supporting Documentation from Applicant
Liquor and Cannabis Regulation Branch Fit and Proper

RECOMMENDATION(S):

That Council **GIVES FIRST AND SECOND READING** to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9262, 2021”.

PURPOSE:

The applicant has applied to rezone the subject property on a site-specific basis in order to facilitate a retail cannabis store at 4141 Airport Road (subject property). The proposed rezoning is a site specific text amendment to the Z1: Airport zone to add “Retail, Cannabis” as a secondary use on the subject property. The “Retail, Cannabis” use will allow a cannabis retail store within the Prince George Airport at 4141 Airport Road. The proposed store will be located within an existing tenancy space in the Prince George Airport Terminal.

A portion of the subject property (123.9 ha) is located within the Regional District of Fraser Fort George (RDFFG), however the location of the proposed “retail, cannabis” use is located within the City of Prince George municipal boundaries and does not require formal approval by the Regional District of Fraser Fort George.

Site Characteristics

Location	4141 Airport Road
Legal Description	Lot A, District Lots 626, 627, 629, 630 and 631 Cariboo District, Plan EPP49265
Current Use	Prince George Airport with secondary uses of liquor primary establishment, restaurant, retail and vehicle rental within the terminal
Site Area	486.13 ha (362.2 ha in City of Prince George and 123.9 ha in the Regional District of Fraser Fort George).
Future Land Use	Business District, Community Facility

Zoning

Current Zoning	Z1: Airport, M2: General Industrial and AF: Agriculture and Forestry
Proposed Zoning	Z1: Airport with a site specific amendment to add "Retail, Cannabis" as a secondary use on Lot A, District Lots 626, 627, 629, 630 and 631, Cariboo District, Plan EPP49265

Surrounding Land Use Table

North	Boeing Road, Airport property and Highway 16 East
South	RDFFG boundary
East	Old Cariboo Highway and Rural residential
West	Undeveloped agricultural land and Boundary Road

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch (LCRB)

The LCRB is the provincial authority responsible for liquor licensing and private cannabis retail stores as per the *Cannabis Control and Licensing Act*. Typically, all distribution licenses are approved and issued by the LCRB.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George Liquor and Cannabis Licensing Policy (LCLP) establishes guidelines for the operation of licensed liquor establishments and cannabis retail stores within the City. The LCLP provides guidelines on hours of operation, occupant load, and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application as noted below.

Official Community Plan

Future Land Use

The subject property is designated as Business District, Community Facility in Schedule B-6: Future Land Use of the Official Community Plan. This designation has intent to provide for major public and private institutional and associated community facilities. The City supports continued development and expansion of the Airport within the designated Airport area (Policy 8.3.81).

Zoning Bylaw

The subject property is split zoned as Z1: Airport, M2: General Industrial and AF: Agricultural and Forestry. The intent of the Z1: Airport zone is to provide for the orderly operation of an airport facility.

The proposed rezoning is a site specific text amendment to the Z1: Airport zone to add "Retail, Cannabis", as a secondary use on the subject property located at 4141 Airport Road.

Currently, the Z1 zone permits liquor primary establishment, minor, restaurant, retail convenience, and retail general as secondary uses to the Prince George Airport. The "Retail, Cannabis" use would only be permitted in the Z1 zoned portion and is not permitted in the M2 or AF zoned portions of the property.

Land use impacts associated with "Retail, Cannabis" include community impact, proximity and over proliferation, adjacent land uses, parking and traffic.

Location of Establishment

The location of the “retail, cannabis” store will be within the main check in and departures terminal of the Prince George Airport in the existing “Power Up Lounge” as shown in the attached supporting documents package. This location is greater than 700 metres from the nearest rural residential neighbourhood along Old Cariboo Highway.

Community Impacts

The proposed “Retail, Cannabis” is not expected to have significant impacts on the surrounding properties.

Proliferation of Uses

Currently, there are no open “Retail, Cannabis” stores within the area surrounding the subject property. The closest “retail, cannabis” store is located approximately 1.6 km west of the subject property at 9902-9912 Sintich Road, which was approved by Council (Bylaw No. 9093) on April 7, 2020. At the time of writing this report, the cannabis store is not in operation at 9902-9912 Sintich Road.

Parking and Traffic

The Prince George Airport is comprehensively designed with short and long term parking. The parking provided meets the requirements of Zoning Bylaw No. 7850, 2007. Further to this, Bylaw Services has received no complaints regarding traffic or parking concerns from the operation of the Prince George Airport.

Administration is supportive of this application as the proposed “retail, cannabis” is consistent with the LCLP direction and is not expected to significantly impact the surrounding uses.

OTHER CONSIDERATIONS:

Charges and Liens on Title

Covenant Charge No. BB989922

The City of Prince George has a covenant on the subject property that restricts the use of the land that the subject property shall not be used for the purposes of a Wrecking Yard as defined in the Zoning Bylaw No. 7850, 2007 as amended and replaced within 100 metres of Boundary Road. Administration reviewed the covenant and determined that the proposed “Retail, Cannabis” use is not in contravention of the covenant.

Federal Regulations

Administration would like to highlight that the Prince George Airport Authority and Canadian Air Transport Security Authority (CATSA) is under federal jurisdiction in regards to travelling with cannabis products. The City does not have the jurisdiction, policy or guidelines for travel with cannabis products.

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Royal Canadian Mounted Police (RCMP)

RCMP were not supportive of the application for the following reasons:

- Negative impacts to Canadian Air Transport Security Authority (CATSA) staff at the security screening to ensure property packing, weights for domestic flights; and

- Potential issues for connecting international flights at land borders where cannabis is not legal and possible criminal charges for exporting cannabis.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9262 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures and Statutory Notification

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by these applications.

Members of the public may provide comment by written submission, telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. Additional information on methods to provide comments to Council can be found on the [City's website](#).

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9262, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property on a site specific basis in order to facilitate a "Retail, Cannabis" use. The intent of the proposed rezoning is to allow "Retail, Cannabis: as a secondary use within the Z1: Airport zone. The proposed store will be in an existing tenancy within the Prince George Airport main terminal at 4141 Airport Road. Administration is supportive of the rezoning application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/01/10