

STAFF REPORT TO COUNCIL

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DATE: January 11, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Cannabis License Application No. CN000020

APPLICANT: Thrive Liquor & Cannabis Advisors for Copilot Cannabis
LOCATION: 4141 Airport Road

ATTACHMENT(S): Location and Existing Zoning Map
Liquor and Cannabis Regulation Branch Approval
Supporting Document dated January 11, 2022

RECOMMENDATION(S):

THAT Council:

1. **CONFIRMS** that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated January 11, 2022 from Deanna Wasnik, Director of Planning and Development for Cannabis License Application No. CN000020.
2. **CONFIRMS** the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Public Hearing held on February 7, 2022; and
3. **SUPPORTS** the approval of the Cannabis License to allow "Retail, Cannabis" for Copilot Cannabis located at 4141 Airport Road, subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9262, 2021", for the following reasons:

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

PURPOSE:

The purpose of this report is to facilitate the issuance of a Retail, Cannabis License for the property located at 4141 Airport Road (subject property). The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a non-medical cannabis retail store and has successfully completed the LCRB's required financial integrity check and security screening. The applicant has subsequently applied to the City for a Cannabis License at the subject property.

The Cannabis License Application No. CN000020 will be considered concurrently with Rezoning Application No. RZ100727 (Bylaw No. 9262, 2021) and it is recommended that City Council's support of the Cannabis

License Application be subject to approval of proposed “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9262, 2021.”

Background

Site Characteristics

Location	4141 Airport Road
Legal Description	Lot A, District Lot 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).
Zoning	Z1: Airport, M2: General Industrial and AF: Agriculture and Forestry

Liquor and Cannabis License Policy

Type of License	Cannabis Retail License
Hours of Service	9 am to 11 pm

Relevant Application(s):

Rezoning Application No. RZ100727, Bylaw No. 9262, 2021: On January 10, 2022 Council approved 1st and 2nd Reading of Bylaw No. 9262, 2021, which proposes to add a site specific text amendment for ‘Retail, Cannabis’ as a secondary use to the Z1: Airport zone. The Cannabis License Application No. CN000020 will be considered concurrently with Bylaw No. 9262, 2021.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

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 and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application, as noted below.

Hours of Cannabis Retail

The applicant is proposing to operate the cannabis retail store during the LCRB recommended hours of 9 am to 11 pm. The hours of operation are consistent with the LCRB policy and regulations and the City of Prince George LCLP regulations.

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 document package. This location is greater than 700 metres from the nearest rural residential neighbourhood along Old Cariboo Highway.

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

Community Impacts

The proposed “Retail, Cannabis” is not expected to have significant impacts on the surrounding properties. The subject property is 483.1 ha in size, with the nearest residential uses occurring 700 m from the proposed cannabis retail store. In addition, administration has reviewed the proximity to institutional and community uses with the closest institutional use of Blackburn Elementary, which is 2.3 km to the west of the subject property, as well the BC Youth Centre is located approximately 2.8 km to the north of the proposed use. These institutional uses are buffered and separated by road infrastructure of Boundary Road, Old Cariboo Highway and existing agricultural, rural residential and industrial uses.

Further to this, the proposed store will be located within the terminal in an existing “Power Up Lounge”. Please see attached Business Strategy, which indicates the security, nuisance behavior and compliance objectives for this business.

Proliferation of Uses

Currently, there are no active “Retail, Cannabis” stores within the area surrounding the subject property. The closest “retail, cannabis” zoned property 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.

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 for inclusion of the retail cannabis use at this location. Further to this, Bylaw Services has received no complaints regarding traffic or parking concerns from the operation of the Prince George Airport.

OTHER CONSIDERATIONS:

Updated Supporting Documentation

The applicant has provided an updated supporting document dated January 11, 2022 attached to this report. The applicant previously provided a supporting document attached to the Report to Council for Rezoning Application No. RZ100727 (Bylaw No. 9262, 2021) that was considered for 1st and 2nd Reading on January 10, 2022. The document has updated images and information for Council’s review and consideration.

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.

Notification to Adjacent Property Owners

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

Administration recommends that Council approve the resolution as written in the recommendation.

SUMMARY AND CONCLUSION:

The applicant has applied for a Cannabis License for the subject property located 4141 Airport Road. Administration recommends that Council approve the recommendation and forward it to the LCRB as the application is consistent with the OCP and LCLP.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager
Meeting Date: 2022/02/07