

# STAFF REPORT TO COUNCIL

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**DATE:** August 2, 2023

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Cannabis License Application No. CN000022

**APPLICANT:** Thrive Liquor & Cannabis Advisors for 1357837 BC Ltd., Inc. No. BC1357837

**LOCATION:** 2280 Hart Highway

**ATTACHMENT(S):** Location and Existing Zoning Map  
Liquor and Cannabis Regulation Branch Approval Supporting Document

## 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 August 2, 2023, from Deanna Wasnik, Director of Planning and Development for Cannabis License Application No. CN000022.
2. CONFIRMS the methods used to gather the views of potentially affected property owners are 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 August 28, 2023; and
3. SUPPORTS the approval of the Cannabis License to allow "Retail, Cannabis" for 1357837 BC Ltd., Inc. No. BC1357837 located at 2280 Hart Highway, subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9414, 2023", 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 2280 Hart Highway (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. CN000022 will be considered concurrently with Rezoning Application No. RZ100790 (Bylaw No. 9414, 2023) 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. 9414, 2023.”

## Background

### Site Characteristics

Location	2270 - 2302 Hart Highway
Legal Description	Parcel C (H7379), District Lot 4377, Cariboo District, Plan 1329, Except Plans H226, 17194, 26220, 29441 and 34131
Current Use	Northwood Plaza Hotel
Subject Property Size	1.1 ha (2.7 acres)
Site Area	0.28 ha (0.69 acres)
Zoning	C5: Visitor Commercial (0.27 ha) C4I: Local Commercial (0.01 ha)

### Liquor and Cannabis License Policy

Type of License	Cannabis Retail License
Hours of Service	9:00 am to 11:00 pm

### Relevant Application(s):

Rezoning Application No. RZ100790, Bylaw No. 9414, 2023: On July 10, 2023, Council approved First and Second Reading of Bylaw No. 9414, 2023, which proposes to rezone a 0.28 ha portion of the subject property from C5: Visitor Commercial and C4I: Local Commercial to C2c: Regional Commercial. The Cannabis License Application No. CN000022 will be considered concurrently with Bylaw No. 9414, 2023.

### 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 9:00 am to 11:00 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 proposed “Retail, Cannabis” use will occur at 2280 Hart Highway within an established local commercial strip mall at the Northwood Plaza Hotel. The subject property currently supports existing “Retail, Liquor”, “Restaurant”, “Retail, General”, and “Hotel” uses. Residential uses are located east and west of the subject property, separated from the property by Northwood Pulpmill Road and Highway 97 North.

### Surrounding Land Use Table

North	Light Industrial
South	Service Commercial (Brother's Inn)
East	Northwood Pulpmill Road, Residential
West	Highway 97 North, Residential

### Community Impacts

The subject property is a well-established local commercial site that has existed within the community for several years, and includes "Retail, Liquor". There are no parks or schools within 500 m of the subject property. The proposed "Retail, Cannabis" is well suited to the surrounding commercial and retail uses. Bylaw Services has not received any complaints regarding the operation of the "Retail, Liquor" use at the subject property. No significant land use impacts are anticipated from the proposed "Retail, Cannabis" use.

### *Proliferation of Uses*

The LCLP recommends a minimum separation of 1.6 km between "Retail, Cannabis" uses outside of the downtown. The subject property is approximately 3.7 km south of an existing "Retail, Cannabis use (North Country Cannabis located at 6065 Monterey Road) and approximately 3.0 km north of a BC Cannabis Store (Spruceland Centre). Not only are the existing "Retail, Cannabis" locations greater than 1.6 km from the subject property they are physically separated by the Nechako River and Highway 97 N further mitigating conflicts or potential land use impacts.

### *Noise*

As the subject property is within an established local commercial mall, the addition of a "Retail, Cannabis" store is not anticipated to create noise out of character with the existing commercial uses.

### *Parking and Traffic*

The subject property provides ample off-street parking and flexible traffic circulation for the existing retail and service commercial uses. The subject property can be accessed from both Northwood Pulpmill Road and Highway 97 North thereby reducing potential access and egress conflicts. The proposed "Retail, Cannabis" use is not expected to produce additional parking or traffic concerns as it is consistent with the existing commercial uses occurring on the subject property.

Administration supports this application as the proposed "Retail, Cannabis" use is consistent with LCLP direction.

### **OTHER CONSIDERATIONS:**

#### **Referrals**

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

#### Property Title

A review of the legal titles of the subject properties indicated no encumbrances or restrictions that would affect this application.

#### RCMP

The RCMP expressed no comments or concerns with respect to this application.

#### **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 at 2280 Hart Highway. 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:** Imogene Broberg-Hull, Planner I

**APPROVED:**

Walter Babicz, City Manager  
Meeting Date: 2023/08/28