

Date: December 11, 2024

To: **Mayor and Council.**

Name and Title: Deanna Wasnik, Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100833 (Bylaw No. 9520)

Applicant: Epik Products Inc. (Larissa Dawn Lebel) for 1292331 B.C. Ltd., Inc. No. BC1292331

Location: 356 George Street

Attachment(s): Location and Existing Zoning Map
Appendix “A” to Bylaw No. 9520
Supporting Documents

- Letter of Intent

Recommendation(s):

That Council GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9520, 2024”.

Purpose:

The applicant has applied to rezone 356 George Street (subject property) from C1: Downtown to C1c: Downtown, as shown on Appendix “A” to Bylaw No. 9520. The addition of the “c” to the C1 zone will allow a “Retail, Cannabis” use on the subject property to remain on a permanent basis.

Site Characteristics

Location	356 George Street
Legal Description	Lot 5, Block 135, District Lot 343, Cariboo District, Plan 1268
Current Use	Retail, Cannabis (Epik Products Inc.)
Site Area	299 m ²

Zoning (see Appendix “A” to Bylaw No. 9520)

Current Zoning	C1: Downtown
Proposed Zoning	C1c: Downtown

Surrounding Land Use Table

North	Retail; Office; Third Avenue
South	Retail; Office; Service; 4th Avenue
East	Laneway
West	George Street; Office; Service

Relevant Applications

Temporary Use Permit Application No. TU000065 and Cannabis Licence Application No. CN000016: On November 9, 2020, Council approved a Temporary Use Permit (TUP) for a three-year term and agreed to forward a resolution to the Liquor and Cannabis Regulation Branch supporting a cannabis retail license on the subject property.

Temporary Use Permit Application No. TU000087: On October 30, 2023, Council approved a Temporary Use Permit extension at the subject property for a one-year term.

Strategic Priorities:

This application is consistent with Council’s strategic priority for economic diversity and growth priorities.

Policy / Regulatory Analysis:

Liquor and Cannabis Regulation Branch

The Liquor and Cannabis Regulation Branch (LCRB) is the provincial authority responsible for licensing non-medical cannabis private stores and monitoring the non-medical cannabis retail sector. The LCRB is regulated by the *Cannabis Control and Licensing Act* and *Cannabis Distribution Act*. All distribution licenses are approved and issued by the LCRB. As indicated above, Council supported the proposed “Retail, Cannabis” use for the subject property and a resolution was forwarded to the LCRB who issued a cannabis retail license for the current operation of Epik Products Inc. at the subject property.

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 rezoning application as noted below.

Official Community Plan

Future Land Use

The subject property is designated as Downtown in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Downtown designation is intended to promote revitalization of downtown as the commercial, cultural and civic heart of the community; and support a diverse, socially integrated population. OCP policy promotes downtown as high-density core with mixed use commercial services (OCP Policy 5.1.7). An OCP amendment is not required to facilitate the “Retail, Cannabis” use on the subject property.

Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the Official Community Plan. Growth Management policies prioritize infill and redevelopment within infill and growth priority areas (OCP Policy 8.1.1 and 8.1.2). This application will facilitate a permanent use of the existing commercial retail space at the subject property for “Retail, Cannabis”.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Zoning Bylaw

The subject property is zoned as C1: Downtown. The intent of the C1 zone is to provide a mix of uses for the central business area of the City. The applicant has applied to rezone the subject property from C1: Downtown to C1c: Downtown to facilitate a “Retail, Cannabis” use, as shown on Appendix “A” to Bylaw No. 9520. The addition of the “c” to the C1 zone allows a “Retail, Cannabis” use on the subject property.

Land use impacts that are considered with a “Retail, Cannabis” application include location of use, community impacts, proliferation of uses, parking and traffic.

Location of Establishment

The subject property is located on George Street, midblock between 3rd and 4th Avenue within an existing commercial retail space. The subject property is also within 1 km of Wood Innovation Square, Duchess Park Secondary School, Canada Games Plaza, Veterans Plaza, Connaught Hill Park and the Provincial Court. The existing “Retail Cannabis” use is consistent with the established commercial uses in the downtown and adjacent to the subject property. Administration does not foresee any negative impacts relating to the location of the proposed cannabis retail store.

Community Impacts

Being located in the downtown, the subject property is located in a well-established commercial retail space that has existed within the community for decades. The proposed “Retail, Cannabis” use is consistent with the surrounding commercial and service uses.

Proliferation of Use

There is currently one additional “Retail, Cannabis” use within the downtown located at 421 George Street (approximately 60 m south of the subject property). Epik Products Inc. has operated at the subject property for the last four (4) years under two Temporary Use Permits. Bylaw Services has not received any complaints regarding the operation of the “Retail, Cannabis” use on the subject property. Administration does not anticipate any negative impacts from the continuation of this use on the subject property.

Parking and Traffic

The subject property is bordered by George Street to the west, a laneway to the east, and downtown commercial lots to the north and south. The continuation of the proposed “Retail, Cannabis” use is not expected to produce additional parking or traffic concerns within the downtown.

Administration supports this application as the proposed rezoning is consistent with the Future Land Use and Growth Management policy direction identified by the OCP, and continuation of the “Retail, Cannabis” use on the subject property is not expected to produce any negative impacts.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

Property Title

As the owner of the subject area is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council’s information:

Incorporation Number	BC1292331
Name of Company	1292331 B.C. Ltd.
Director Information	Parmjit Singh Virk

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

RCMP

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

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9520, 2024 requires the Ministry of Transportation and Infrastructure’s approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

As set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. 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.9520, 2024 be approved.

Summary and Conclusion:

The applicant has applied to rezone the subject property from C1: Downtown and C1c: Downtown to facilitate a "Retail, Cannabis" use 356 George Street. Administration is supportive of the proposed rezoning for the reasons outlined in this report.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Melissa Pritchard, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/01/13