

Date: March 26, 2025

To: **Mayor and Council**

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

Subject: Cannabis License Application No. CN000023

Applicant: Grasshopper Retail Inc. for 1497990 BC Ltd., Inc. No. BC1497990

Location: 470 Ospika Boulevard

Attachment(s): Location and Existing Zoning Map
Liquor and Cannabis Regulation Branch Approval
Cover Letter and Support Letters

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 March 26, 2025 from the Director of Planning and Development for Cannabis License Application No. CN000023;
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 Wednesday, April 23, 2025; and
3. SUPPORTS the approval of the Cannabis License Application to allow the retail of cannabis for Grasshopper Retail Inc. at 470 Ospika Boulevard subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9536, 2025", 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 Cannabis License for the non-medical retail sale of cannabis on the subject property located at 470 Ospika Boulevard. 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.

Background

Site Characteristics

Location	470 Ospika Blvd
Legal Description	Parcel 1, District Lot 2610, Cariboo District plan BCP26493
Current Use	Retail, General; Service, Personal; and Liquor, Retail
Site Area	0.2 ha (0.5 acres)
Zoning	C4: Local Commercial

Liquor and Cannabis License Policy

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

Relevant Applications:

Rezoning Application No. RZ100831: The Cannabis License Application No. CN000023 will be considered concurrently with Rezoning Application No. RZ100831 (Bylaw No. 9536, 2025). It is recommended that Council consider the Cannabis License Application subject to approval of proposed "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9536, 2025."

Policy / Regulatory Analysis:

Liquor and Cannabis Regulation Branch

The 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, the applicant has completed the LCRB's required financial integrity check and security screening. As such, the applicant has submitted a concurrent Rezoning and Cannabis License application to the City to facilitate the retail sale of cannabis on 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 and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application, as outlined below.

Hours of Liquor Service

The LCLP guidelines suggest hours for Retail, Cannabis uses be between 9:00 am and 11:00 pm. The applicant has proposed to operate 7 days a week, Monday to Sunday, 9:00 am to 11:00 pm. The proposed cannabis retail store hours are consistent with the LCLP.

Location of Establishment

The subject property is located at the corner of 5th Avenue and Ospika Boulevard within an established local commercial site, including a convenience store, liquor store, and hair salon. Residential uses are located north and east of the subject property. Additionally, there are three community facilities in the immediately adjacent area including two places of worship and a firehall. There is also the RCMP detachment approximately 150 m west and Quinson Elementary School approximately 300 m northeast of the subject property. The proposed location within the established local commercial site is not anticipated to create any negative impacts on the adjacent properties.

Surrounding Land Use Table

North	Two-Unit Residential
South	5 th Avenue; Fire Hall No. 2; Rainbow Park
East	Ruggles St; Two-Unit Residential
West	Ospika Blvd; Religious Assembly; RCMP District Headquarters

Community Impacts

Proliferation of Uses

The subject property is approximately 600 m from the nearest cannabis retail use (BC Cannabis Store located at the Spruceland Shopping Centre) and approximately 1 km south-east of another (Prince George Cannabis located at the Tabor Plaza). Due to the separation distance of these cannabis retail uses, Administration does not anticipate any negative impacts from the establishment of this use on the subject property.

Noise

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

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the existing local commercial strip mall. The subject property is accessed from both Ospika Boulevard and Ruggles Street thereby mitigating potential access and egress conflicts. Since a variety of retail and services uses have operated on the subject property for many years, this application is not expected to produce additional parking or traffic concerns.

Administration supports this application as the proposed cannabis license is consistent with LCLP direction.

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

As the owner of the subject property 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	BC1497990
Name of Company	1497990 B.C. LTD.
Director Information	Clarke, Robert Andrew Shannon, Ryan Geoffrey

RCMP

The RCMP expressed no concerns with respect to this application.

Bylaw Services

Bylaw Services expressed no concerns with respect to this application.

Statutory Notification and Public Consultation

As per the requirements set out in the *Cannabis Control and Licensing Act*, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. As set out in the *Council Procedure: Liquor and Cannabis Licensing Policy*, where a rezoning application is required to facilitate a liquor or cannabis license application, Council shall hold a public hearing during which both applications will be considered concurrently.

During the public hearing, members of the public wanting to provide comments on either the Rezoning Application or the Cannabis License Application 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. 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 470 Ospika Boulevard. Administration recommends that Council approve the recommendation and forward it to the LCRB as the application is consistent with the LCLP.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Bryce Deveau, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/04/23