

To: City Councillors and Your Worship,

We write to you today on behalf of Prince George's first ever non-medical cannabis retail store Grasshopper Retail Inc. located at 421 George Street in opposition of the "Temporary Use Permit – CN000013" application put forth for a non-medical cannabis retail application located at 356 George St. We are 3 local entrepreneurs and downtown Prince George landowners who are proud to call Prince George our home and who have paved the way to create jobs while adhering to the Municipal, Provincial and Federal regulations put in place.

In August 2018 we identified our current location and submitted our application to the BC Liquor and Cannabis Distribution Board. It was our understanding that the standard distance between cannabis stores would mirror the BC Liquor Licensing regulations of a 1.0 km distance. Following these guidelines, we have been able to create 15 new jobs. We realize and appreciate the fact that each municipality and their City Council are able to take each application on a case by case basis and approve or deny applications on a variety of reasons including distance to schools and other retailers. Over the following months our City Council was presented with locations in the downtown core such as Zagaz Hemp Shop and Earth to Sky Cannabis which, although within the 1.0 km range, we understood that not all areas are the same and did not contest more stores being welcomed into downtown.

Our objection with the proposed location of this current application is that it falls less than 70 meters (~200 ft) away from our current location, this is far less than any other municipality allows in B.C. and the current 1.6 km recommended by City Administration for Prince George. We firmly believe this will set a negative land-use precedent for small businesses and increase small clusters of stores not only downtown but throughout the city.

Below are the guidelines in the Prince George City Administration's Letter to Council that the current approved Cannabis Locations in Prince George have been subject to following:

Liquor and Cannabis License Policy

Type of License	Cannabis License
Location	Minimum separation of 1.6 km
Hours of Service	Monday to Sunday: 9:00 am to 11:00 pm

As noted in the most recent Staff Report to Council presented to Council on June 15, 2020 for a non-medical cannabis store approved at 5787 Albert Place in College Heights:

"Proliferation of Uses: The City of Prince George LCLP recommends a minimum separation of 1.6 km between cannabis retail uses."

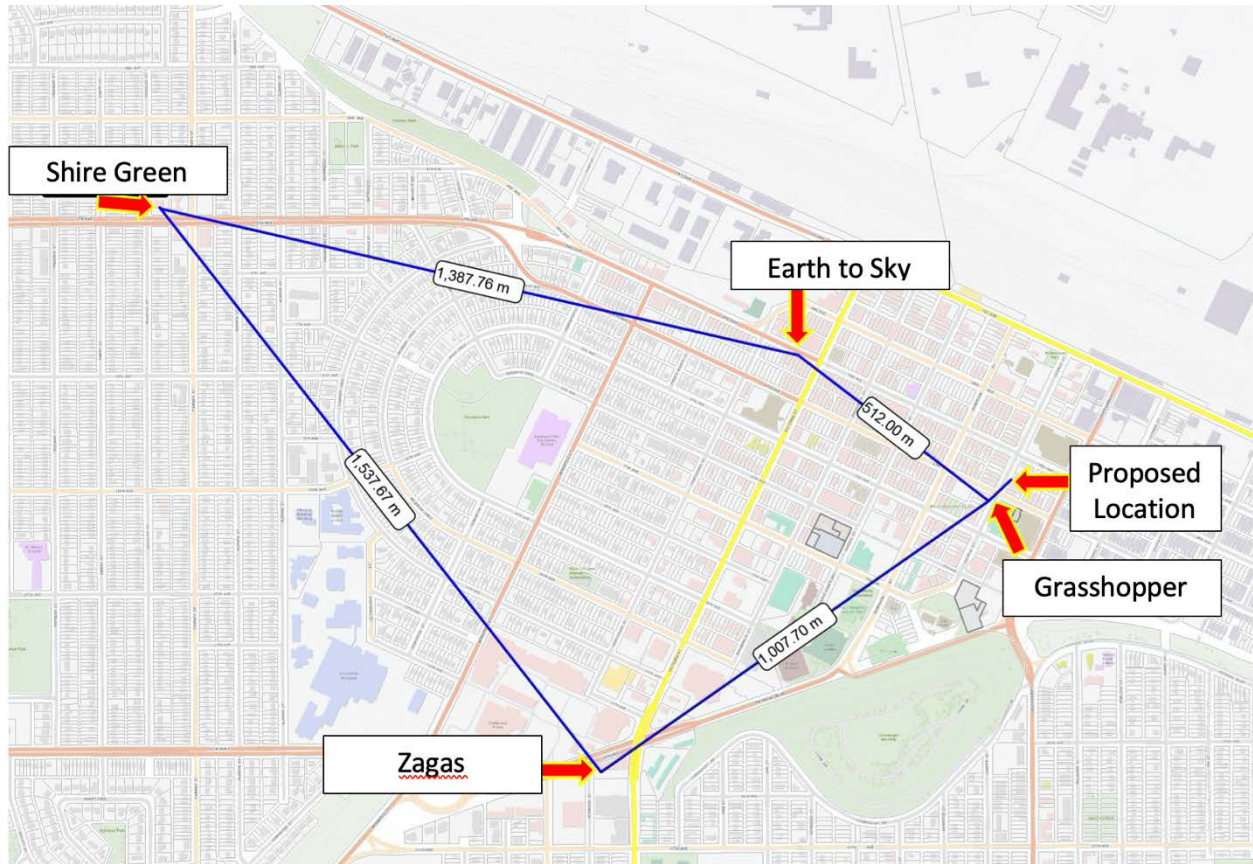
We have included the Liquor Licensing Handbook created by the BCLDB which outlines a 1-kilometre distance for land use between opening or relocating liquor stores [Licensee Retail Store Terms and Conditions Handbook](#) along with the Liquor Control and Licensing Regulation Act which also states stores must have a 1-kilometre separation [Liquor Control and Licensing Act](#). When comparing current operating cannabis retail stores to liquor retail stores downtown, there is currently a 3:1 ratio.

In the articles below, you will notice that many municipalities have created bylaws around non-medical cannabis stores which clearly define distances ranging between 100 meters to 1.6 km minimums to both schools and other retailers to ensure consistency in land use.

- 1) [City of Kamloops not budging six meters to approve cannabis store development variance permit](#)
- 2) [Kelowna Council Denies Government Cannabis Retail Shop](#)
- 3) [Kelowna council again denied a cannabis store due to distance](#)
- 4) [UPDATE: B.C. Liquor Distribution Branch applies to open two pot stores in Maple Ridge](#)

On June 24, 2019, Councillor Ramsey put a motion forward, that was carried, in order to create some structure for cannabis retailers instead of simply having a 1.6km rule, and this would include having a specific distance to other retailers and schools. We are in favor of this motion and encourage our City Council to request an update in regard to where this motion currently sits. With the stores that have been approved so far, the closest distance between stores is roughly 450 meters as the crow flies (Flora Cannabis & Pine Centre Mall) and between a cannabis retailer and school is 150m (Pine Centre Mall and PGSS). Although we adhered to and currently agree with the 1-kilometre rule, we do feel this could be a starting point of determining minimum distance.

MAP OF CURRENT LOCATIONS AND THE PROPOSED EPIK PRODUCTS LOCATION:



Thank you for your time, and we appreciate the job our City Councillors and Mayor do and the difficult decisions you are faced with.

Kind regards,
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Derrick Przysieny
Sandy Przysieny

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grasshopper retail inc