

Aug 10, 2020

City of Prince George – Planning & Developments

1100 Patricia Boulevard
Prince George, BC
V2L 3V9

E: nicole.fraser@princegeorge.ca

Attention: Nicole Fraser

Re: Rationale for Proposed Rezoning of the Subject Property at 2626 Vance Road in Prince George, BC, from C6I to C6I;C6c

Purpose:

The owner proposes to rezone the subject property at 2626 Vance Road to allow for a non-medical cannabis retail store.

Background:

Site Characteristics

Location	2626 Vance Road
Current Use	Costless Liquor; Custom Car & Audio
Site Area	4,319.7m ²
Growth Management Class	Infill
Future Land Use	Commercial
Servicing	City Services Provided – WATER/SAN/STM

Zoning

Current Zoning	C6I – Highway Commercial
Proposed Zoning	C6I;C6c

Surrounding Land Use Table

North	C5; C3 – Neighbourhood Commercial; Visitor Commercial
East	C6 – Highway Commercial
South	C6 – Highway Commercial
West	RS2; RM3 – Single Residential; Multiple Residential

Liquor & Cannabis Regulation Branch (LCRB):

The Ministry of Public Safety and Solicitor General is responsible for cannabis control, the licensing of non-medical cannabis retail stores and retail sales of cannabis in British Columbia. Prior to the LCRB

issuing a license, the property's zoning must be confirmed and approved by the City of Prince George to permit the retail sale of non-medical cannabis. The subject property is zoned as C6I: Highway Commercial, which does not permit the retail sale of non-medical cannabis. Therefore, the applicant has applied to rezone the subject property to C6I/C6c in order to accommodate the proposed use.

Neighbourhood Impacts:

Several factors have been considered, as follows:

1. Does a sufficient buffer zone exist between adjacent land uses and facilities i.e. single and multiple family residential, pedestrian network, etc?
 - a. The customer entrances to both the existing liquor store and proposed cannabis retail store are located on the east side of the building i.e. away from the single and multiple family residential properties to the west of the subject property.
 - b. Traffic on roadways on each side of the building are relatively high volume due to property zoning and usage i.e. primarily commercial area along Highway 16.
2. Is this use i.e. +18, appropriate at this location?
 - a. One of the current building tenants is Costless Liquor i.e. +18 establishment.
 - b. The building owner and tenant will ensure appropriate discussion and coordination to ensure adherence to the applicable regulations and guidelines.
 - i. [Cannabis Licensing Regulation](#)
 - ii. [Cannabis Control Regulation](#)
 - iii. [Worker Qualification Regulation](#)
 - iv. [Non-Medical Cannabis Retail Store Licence Terms & Conditions Handbook](#)
 - v. [Marketing Licence Terms & Conditions Handbook](#)
 - vi. [Cannabis Information for Liquor Licensees & Permittees](#) - Explains how cannabis rules relate to liquor licensed businesses and events
 - c. Cannabis licensees have a responsibility to not sell to minors.
 - i. This responsibility is understood and taken very seriously.
3. Does the business owner have the appropriate knowledge and experience to operate the proposed establishment in accordance with Liquor and Cannabis Regulation Branch (LCRB) regulations and guidelines?
 - d. The retail space tenants have more than 32 years of experience in retail liquor and appreciate the authority and purpose of the LCRB.
 - i. The LCRB has indicated that eligibility and suitability requirements have been met by the applicant.
4. What about patrons consuming non-medical cannabis products in the parking lot?
 - e. The business owners will make it known to all patrons that consuming non-medical cannabis products on the property is illegal and not permitted.
 - i. Exterior security video will be provided to ensure this does not occur - in accordance with cannabis regulations.
5. Will adequate security be provided?
 - f. Security measures are evaluated by the LCRB in advance of licensure.
 - g. Roll-down shutters will be provided
 - h. A cannabis safe/vault will be provided in the cannabis inventory and storage room and bolted to the floor.
 - i. Inventory will be limited as orders would be placed weekly.
 - i. Safety procedures will be in place with staff trained appropriately for potential high-risk situations.
 - j. Exterior and interior video surveillance (with hard drive for data storage) and keyed door locations are identified on the floor plan on A-111 - attached.

6. Hours of operation?

k. In accordance with LCRB regulation i.e. between 9:00a.m. to 11:00p.m.

I trust this is the information you require. If you have any further questions, please contact me directly by phone or email.

Sincerely,

Redacted

Bruce Johnston, P. Eng.
Access Engineering Consultants Ltd.
19298 Mor-D Enterprises – 2626 Vance Road – Rezoning Rationale



1: 500

PG Map

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



**CITY OF
PRINCE GEORGE**

7/15/2020 2:26

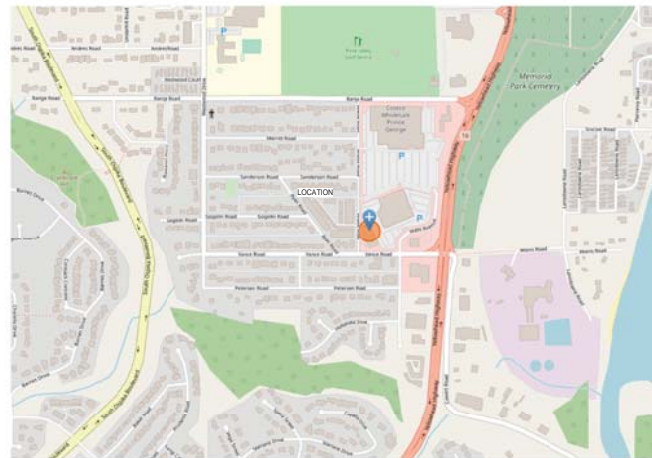
MJB CANNABIS

2626 VANCE ROAD, PRINCE GEORGE, BC



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ARCHITECTURAL DRAWINGS	
A-001	COVER PAGE
A-101	SITE PLAN
A-102	EXISTING FLOOR PLAN
A-111	PROPOSED PLANS
A-201	ELEVATIONS



LOCATION MAP

ISSUED FOR REZONING

PROFESSIONAL SEAL

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REVISIONS

NO. DATE EXPLANATION

CLIENT
MJB CANNABIS

PROJECT
MJB CANNABIS

2626 VANCE ROAD, PRINCE GEORGE, BC
DRAWING TITLE
COVER PAGE

DESIGNER BROCK JOHNSTON, P.ENG
REVIEWER
DRAWN BY K.T.

PROJ. NO.
19298

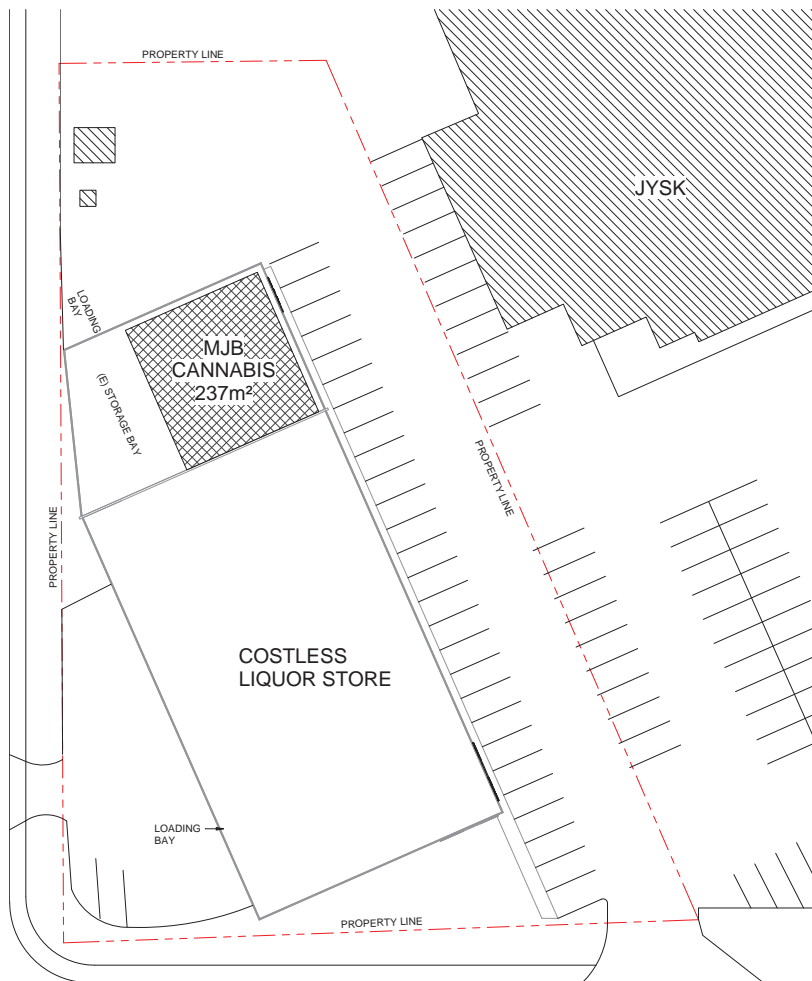
SHEET NO.

A-001

DATE 20/06/22 SCALE



WIEBE ROAD



PLAN - SITE
SCALE: 1" = 20'-0"

SITE STATISTICS & BUILDING CODE DATA

LEGAL DESCRIPTION: CIVIC ADDRESS:
PID 006874142 2626 VANCE ROAD
LOT A PRINCE GEORGE, B.C.
DL 1432
PLAN 26796

ZONING - C6L
OCCUPANCY - E (MJB CANNABIS)

THIS BUILDING CONFORMS TO BRITISH COLUMBIA
BUILDING CODE 2018

BUILDING DESIGNED UNDER PART - 3
SECTIONS - 3.2.2.28 & 3.2.2.68

AREAS:
SITE 4319.66 m²
BUILDING 1553.37 m²
PROPOSED SUITE 237 m²

SITE & BUILDING INFORMATION:
NUMBER OF STREETS - 2
SITE COVERAGE - 20.3%
NUMBER OF STORIES - 1
NUMBER OF EXITS - ≥ 3 (MJB SUITE ONLY)
OCCUPANT LOAD - ≤ 10 MAX. POSTED
NUMBER OF TWCS - 1 BIF MF
COMBUSTIBLE CONSTRUCTION - NO
SPRINKLER SYSTEM REQUIRED - NO
STANDPIPE REQUIRED - NO
FIRE ALARM SYSTEM REQUIRED - YES

PARKING / LOADING:
(E) PARKING STALLS - 26 STALLS
(E) LOADING - 2 BAY

FIRE RESISTANCE RATING:

EXTERIOR WALLS:
COMB. CONST. - N/A
COMB. CLADDING - N/A
ROOF - N/A
SERVICE ROOM - 1 HR
SEPARATION OF SUITES - 2 HR
SEPARATE BLDG INTO FIRE COMPARTMENTS MAX 500m² - 1 HR



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www.accesspp.ca

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2626 VANCE ROAD, PRINCE GEORGE, BC

DRAWING TITLE

SITE PLAN

DESIGNER BROCK JOHNSTON, P. ENG.

REVIEWER K.T.

DRAWN BY

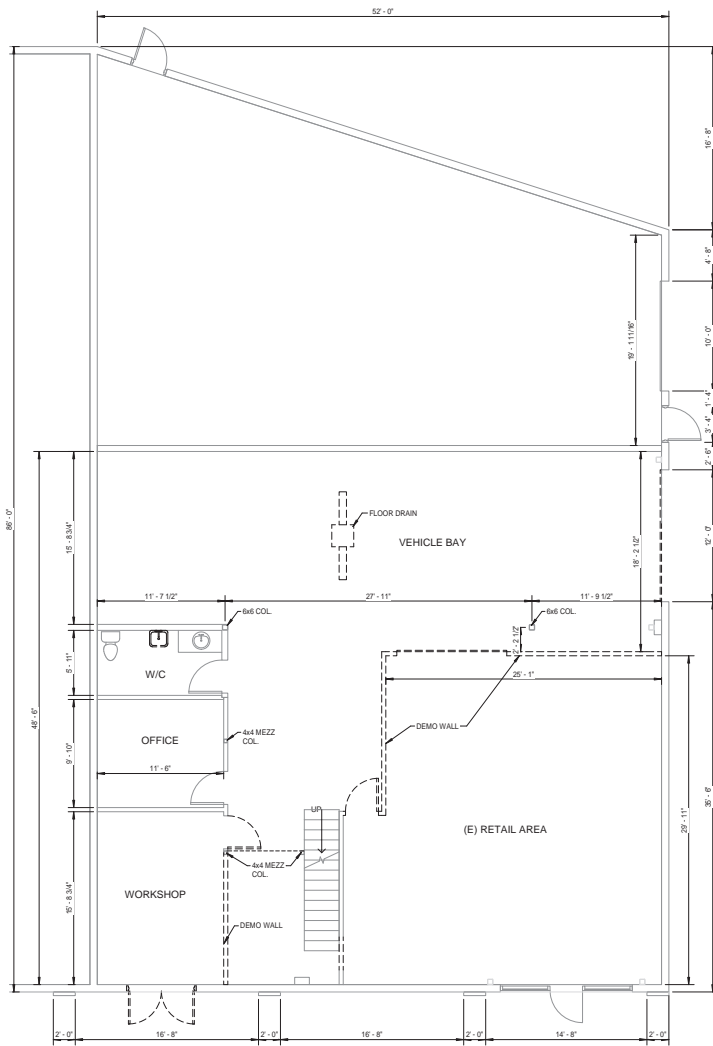
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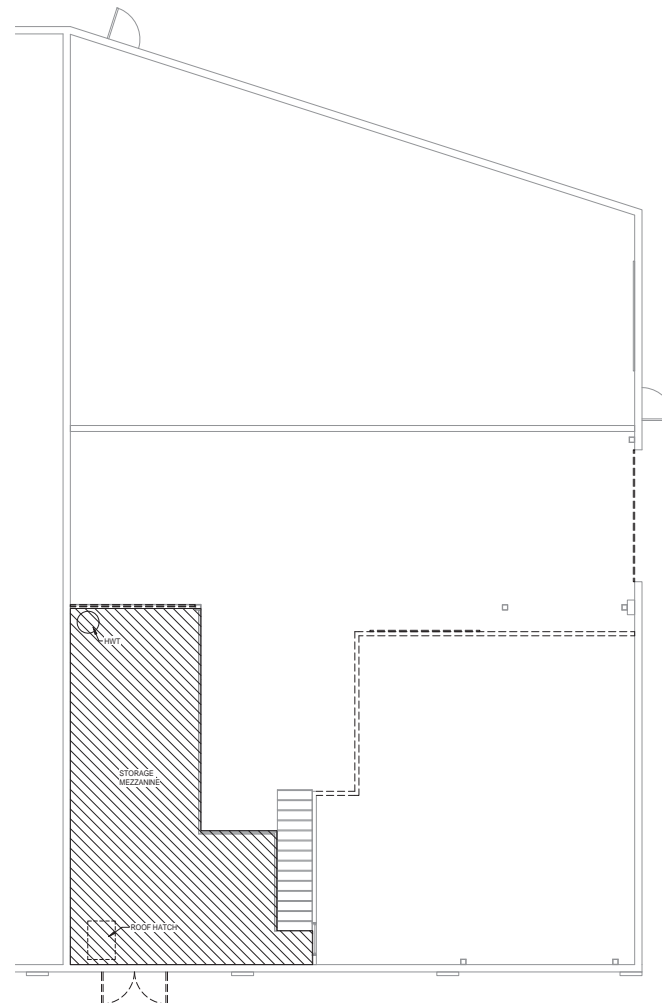
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A-101

DATE 20/06/22 SCALE As indicated



PLAN - (E) MAIN FLOOR
SCALE: 3/16" = 1'-0"



PLAN - (E) MEZZANINE
SCALE: 3/16" = 1'-0"



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2626 VANCE ROAD, PRINCE GEORGE, BC

DRAWING TITLE

EXISTING FLOOR PLAN

DESIGNER BROCK JOHNSTON, P. ENG

REVIEWER K.T.

DRAWN BY

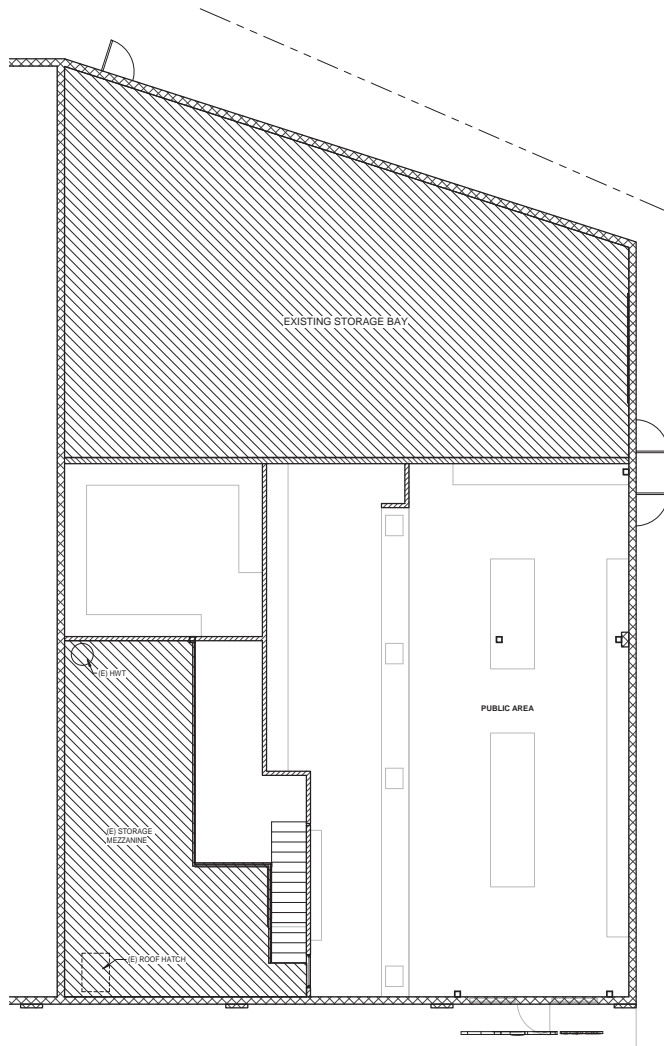
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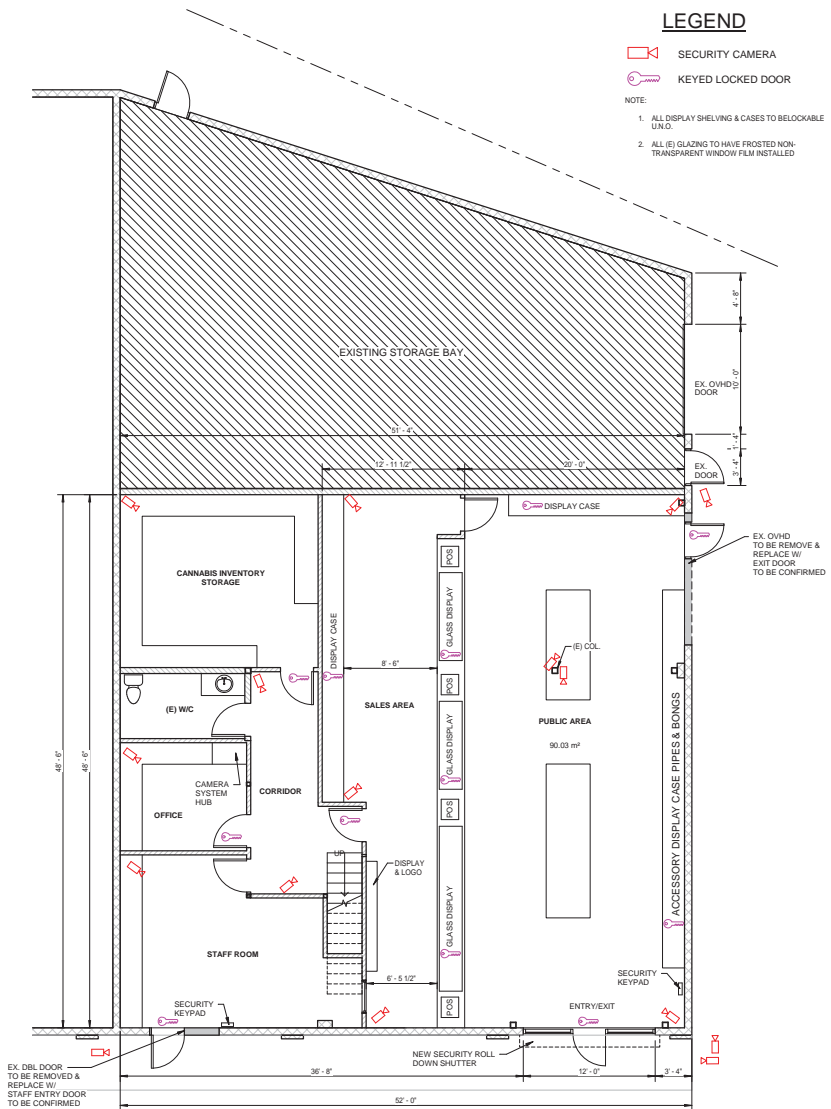
SHEET NO.

A-102

DATE 20/06/22 SCALE 3/16" = 1'-0"



PROPOSED MEZZANINE
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- SECURITY CAMERA
- KEYED LOCKED DOOR

NOTE:

- ALL DISPLAY SHELVING & CASES TO BE LOCKABLE UNO.
- ALL (E) GLAZING TO HAVE FROSTED NON-TRANSPARENT WINDOW FILM INSTALLED

ISSUED FOR REZONING

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MJB CANNABIS

2626 VANCE ROAD, PRINCE GEORGE, BC
DRAWING TITLE

PROPOSED PLANS

DESIGNER BROCK JOHNSTON, P. ENG.
REVIEWER
DRAWN BY K.T.

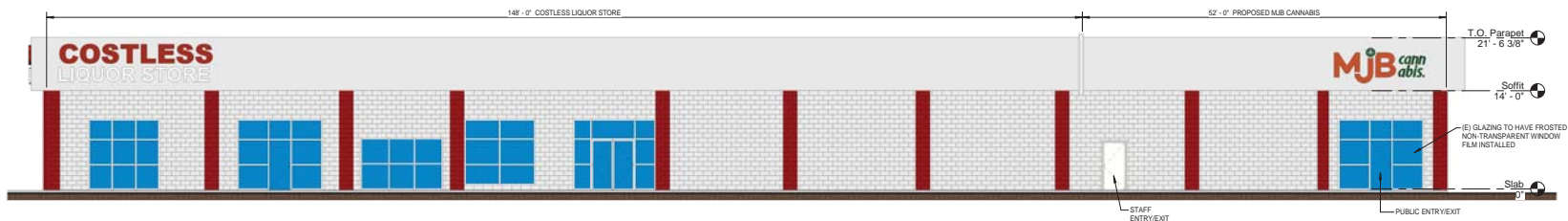
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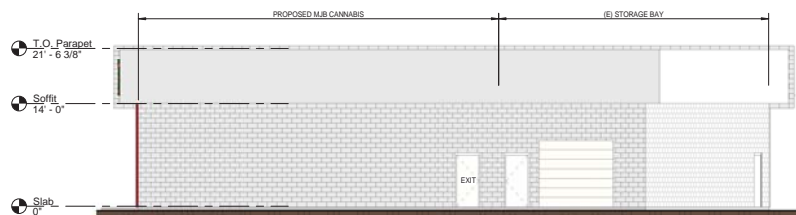
SHEET NO.

A-111

DATE 20/06/22 SCALE 3/16" = 1'-0"



ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



PERSPECTIVE
SCALE:

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DRAWING TITLE
ELEVATIONS

DESIGNER BROCK JOHNSTON, P. ENG.
REVIEWER
DRAWN BY K.T.

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SHEET NO.

A-201

DATE 20/06/22 SCALE 1/8" = 1'-0"