

STAFF REPORT TO COUNCIL

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DATE: October 20, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Cannabis License Application No. CN000015

Applicant: Access Engineering Consultants Ltd. for Tabor View Holdings Ltd., Inc. No. BC0624469
Location: 6055 Monterey Road

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

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 October 20, 2020 from Ian Wells, Acting Deputy City Manager for Cannabis License Application No. CN000015;
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 Council Meeting held on November 9, 2020; and
3. SUPPORTS the approval of the Cannabis License Application No. CN000015 to allow a retail cannabis store for MJB Cannabis located at 6055 Monterey Road subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9153, 2020, for the following reasons:
 - a. 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 for the subject property located at 6055 Monterey Road. 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	6055 Monterey Road
Legal Description	Parcel B (S35060), District Lot 4039, Cariboo District, Plan 28088
Current Use	Hart Wholesale Liquor Store
Site Area	4,097 m ²
Zoning	C6I: Highway Commercial

Liquor and Cannabis License Policy

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

Relevant Application(s)

Rezoning Application No. RZ100676: The applicant has applied for a rezoning to allow a retail, cannabis use on the subject property. Council approved 1st and 2nd reading of Bylaw No. 9153, 2020 on October 19, 2020. The Report to Council for RZ100676 will be considered concurrently with Cannabis License Application No. CN000015.

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 TUP application and Cannabis Retail 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 noted below.

Hours of Service

The applicant has proposed to operate 7 days a week, Monday to Sunday, 9:00 am to 11:00 pm. The proposed hours align with the recommended hours of service specified by the Liquor Control and Cannabis Regulation Branch (LCRB) and the City of Prince George Liquor and Cannabis Licensing Policy (LCLP).

Location of Establishment

The proposed cannabis retail store will be located within a portion of an existing building that will continue to operate as a retail liquor store (Hart Wholesale Liquor Store) on the subject property (see supporting documents). The property is bound by onsite surface parking, Hwy 97 North (Hart Highway), Monterey Road, Hartway Drive

and industrial lands. The property is primarily accessed by vehicle traffic, and is not within close proximity to any schools, parks, public buildings, or other recreational facilities.

The nearest residential area is located on Monterey Road, which is approximately 167m from the subject property on the other side of Highway 97 North.

Surrounding Land Use Table

North	Monterey Road; Vacant Commercial lot
South	Vacant Industrial lots
East	Hartway Drive; Industrial Lands
West	Highway 97 North

Community Impacts

Due to the location of the establishment, it is anticipated that the proposed retail cannabis store will be accessed primarily by vehicle traffic. The site has ample parking, is in a highly visible location in close proximity to the Highway, and is bound by surface parking, local roads, and Highway 97 N. Therefore, the retail cannabis store is not expected to have adverse impacts on the surrounding properties or neighbourhood.

Proliferation of Uses

The City of Prince George LCLP recommends a minimum separation of 1.6 km between cannabis retail uses. There is no "Retail, Cannabis" use on the subject property or within 1.6 km of the proposed retail cannabis store.

The closest retail cannabis store (Green Culture) is located at 7550 Hart Highway, which is approximately 3.2 km from the subject property.

Noise

The proposed location for the retail, cannabis store is within a portion of an existing building currently operating as a retail, liquor store. The site is buffered from the nearest residential neighbourhood by Highway 97 N. and onsite surface parking and landscaping. Therefore, it is not anticipated that a Retail, Cannabis use will disrupt surrounding uses through increased noise.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the existing liquor store. The site is accessed from both Monterey Road and Hartway Drive, and, as such, potential access and egress conflicts to the site are mitigated.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will provide a delivery of notice to adjacent property owners whose interests may be affected by this license.

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 Retail License for the subject property located at 6055 Monterey Road. 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:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2020/11/09