

DATE: February 10, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Cannabis License Application No. CN000017

Applicant: Canna Northwest Enterprises Inc. for Blanleil Cranbrook Holding Ltd. Inc. No. BC0826729
Location: 2591 Vance Road

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

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 February 10, 2021 from Ian Wells, General Manager of Planning, Development and Infrastructure for Cannabis License Application No. CN000017;
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 March 8, 2021; and
3. SUPPORTS the approval of the Cannabis License Application to allow the retail of cannabis for Dragon's Peak Cannabis located at 2591 Vance Road subject to the approval of Temporary Use Permit Application No. TU000066, 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 Licence for the non-medical retail sale of cannabis for the subject property located at 2591 Vance 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	2591 Vance Road
Legal Description	Lot 1, District Lot 753, Cariboo District, Plan 10352
Current Use	Commercial
Site Area	1979 m ²
Zoning	C6: Highway Commercial

Liquor and Cannabis License Policy

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

Concurrent Applications

Temporary Use Permit Application No. TU000066: The Cannabis License Application No. CN000017 will be considered concurrently with Temporary Use Permit Application No. TU000066 to permit the "cannabis, retail" use on the subject property. It is recommended that City Council's support of the Cannabis License Application be subject to approval of the proposed Temporary Use Permit.

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 Rezoning application and Retail, 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 noted 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 Vance Road and Hollandia Drive. The property is bound by Vance Road (North), Hollandia Drive (West), and by a vacant commercial site (South and East). The property is situated within an established commercial area that includes a variety of commercial uses that includes restaurants, retail, liquor sales, and an existing cannabis retail store.

The closest residential property is located approximately 40 m from the subject property. The closest school is Peden Hill Elementary School, which is located approximately 540 m to the North West. As the subject property is within an established commercial area, Administration does not foresee any negative impacts relating to the location of the proposed cannabis retail store. Surrounding uses are summarized in the table below.

Surrounding Land Use Table

North	Vance Road, Commercial (Restaurant)
South	Commercial (vacant)
East	Commercial (vacant), Highway 16
West	Hollandia Drive, Commercial (Recycling Centre, vehicle sales)

Community Impacts

Proliferation of Uses

The LCLP recommends a minimum separation of 1.6 km between cannabis retail uses outside of the downtown. There is currently an existing “retail, cannabis” use located approximately 50 m from the subject property. As previously indicated, this application is being considered with a Temporary Use Permit. Allowing the use under a TUP will allow Administration to assess any negative impacts that may arise from having these two uses in close proximity to one another.

Noise

The surrounding neighbourhood is an established commercial area. The addition of a cannabis retail store is not anticipated to create noise out of character with the existing neighbourhood.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the site. The property is accessed from both Vance Road and Hollandia Drive; as such, potential access and egress conflicts to the site are mitigated. The proposed “retail, cannabis” use is not expected to produce additional parking or traffic concerns as it is consistent with the existing commercial uses occurring on the subject property and throughout the surrounding neighbourhood.

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. The RCMP raised concerns relating to traffic generation from the proposed use, and the proximity to an existing “cannabis, retail” use. The Temporary Use Permit will allow the use to occur on a temporary basis so this impacts can be assessed prior to a Rezoning Application that would permit the use to occur on a permanent basis.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

As per the requirements set out in the *Cannabis Control and Licensing Act*, City Council will receive written submissions in response to the public notice for this application. 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 and publish this notice in accordance with the *City's Liquor and Cannabis Licensing Policy*.

Written submissions received in response to the public notice for this application will be provided to Council for consideration at the time the application is being considered. Submissions received after the meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

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 Licence for the subject property located 2591 Vance 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, General Manager of Planning and Development/
Acting Deputy City Manager

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager
Meeting Date: 2021/03/08