



# REPORT

To: Chair and Directors

Date: January 2, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: **Zoning Amendment Bylaw No. 2394, 2020, PRRD File No. 19-217**

## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2394, 2020, to amend Section 27(b) of PRRD Zoning Bylaw No. 1343, 2001 to allow a cannabis-related business on the property identified as PID 017-656-010.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To establish a cannabis retail business on the subject property. Since Section 27(b) of PRRD Zoning Bylaw No. 1343, 2001 prohibits cannabis-related businesses in all zones, the applicant is applying for an exception for the subject property by way of a "spot zone".

### **File Details**

Owner: Sierra North Enterprises Ltd.  
 Agent: John Hynes  
 Area: Electoral Area C  
 Location: Charlie Lake  
 Legal: Parcel A (PF3160) Section 8 Township 84 Range 19 W6M Peace River Plan 3227  
 PID: 017-656-010  
 Civic Address: 12677 Charlie Lake Frontage Road  
 Lot Size: 0.48 ha (1.18 ac)

### **Site Context**

The property is along Highway 97N in Charlie Lake, approximately six kilometres northwest of Fort St. John. The surrounding area has a mix of land uses including a Rotary RV Park to the north, a residential area along Rimrock Drive to the east, Charlie Lake Elementary School to the southeast, Charlie Lake Community Hall to the south, and Charlie Lake Community Church to the west.

### **Site Features**

#### Land

The subject property is mostly flat and clear of vegetation. The property has been developed for commercial use.

#### Structures

The subject property has three structures. Charlie Lake General Store and the Tempo gas station operate out of the largest structure. There is a residence in the northwest corner of the property. The applicant is proposing to operate the cannabis retail business out of the third building, which is near the northwest property line. It is approximately 16 feet by 24 feet in size.

Staff Initials: *MS*

Dept. Head: *KS*

CAO: *[Signature]*

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### Access

The property is accessed from Charlie Lake Frontage Road.

### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 2c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes adverse climate.

## **Comments & Observations**

### Applicant

The applicant is proposing to use an existing building on the property for cannabis retail. They state that the location would be convenient for the community and safe for workers. They state that Charlie Lake residents requested that they investigate if the site could be used for cannabis retail.

### Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

### Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Settlement Centre. Commercial uses are permitted within this designation.

Therefore, the proposed retail use is consistent with the OCP. The OCP does not contain policies that give direction on consideration of cannabis-related establishments.

### Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned C-2 (General Commercial Zone). Retail uses are permitted within this zone; however, Section 27(b) of the bylaw prohibits cannabis related businesses in all zones.

Therefore, the proponent is applying for a site-specific exception to Section 27(b) to allow cannabis retail on the subject property. The zoning bylaw does not provide any criteria or guidance for where cannabis-related businesses should be located.

### Non-Medical Cannabis Retail Licensing

Before the applicant can establish a cannabis retail store, they must first apply for and receive a license from the Province. The Province will not issue licenses without a positive recommendation from the local government, meaning the Regional Board considers all licensing applications within PRRD jurisdiction in addition to any required zoning amendment applications. The applicant intends to apply for a license if the zoning amendment is successful.

### Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

### Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

### Development Permit Area

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is within the Commercial Development Permit Area. A Development Permit is not required at this time because no subdivision or building construction is proposed.

Development Cost Charge Area

The subject property is within the Development Cost Charge Area. The charge is not applicable at this time because no subdivision or building construction is proposed.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. The charge is not applicable at this time because no new residential lots are proposed.

**Impact Analysis**

Context

While a retail use is appropriate for the area, School District 60 is not in favour of cannabis retail in close proximity to Charlie Lake Elementary School. The subject property is located approximately 30 metres from the school property.

Population & Traffic

An increase in traffic is anticipated if this bylaw is passed.

Sewage & Water

Charlie Lake General Store uses the Charlie Lake Sewer and a water cistern. No changes to water or sewer servicing are proposed.

**Comments Received from Municipalities & Provincial Agencies**

School District 60

The Board of Education for School District 60 is not in favour of the amendment and feel the health and safety of students could be affected.

MoTI

No objections.

Fort St. John

Interests unaffected.

Charlie Lake Fire Department

No concerns.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Amendment Bylaw No. 2394, 2020, to amend Section 27(b) of PRRD Zoning Bylaw No. 1343, 2001 to allow a cannabis-related business on the property identified as PID 017-656-010, first and second readings;

Further that a public hearing be held pursuant to the *Local Government Act* Section 464(1) and that public notification be authorized pursuant to the *Local Government Act* Section 466; and that the public hearing be delegated to the Director of Electoral Area “C”.

2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

None.

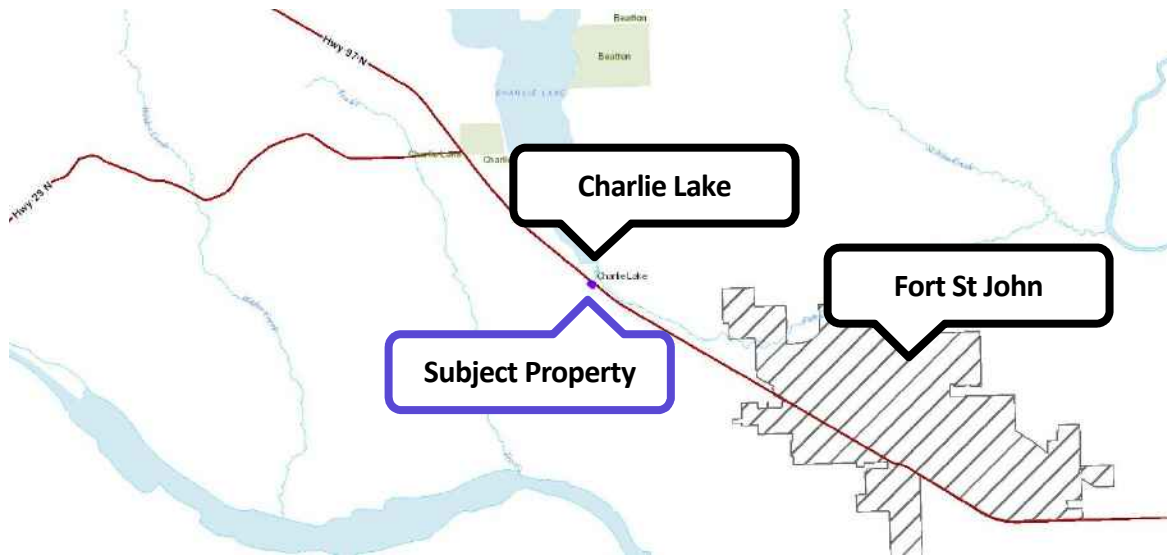
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Draft Zoning Bylaw No. 2394, 2020

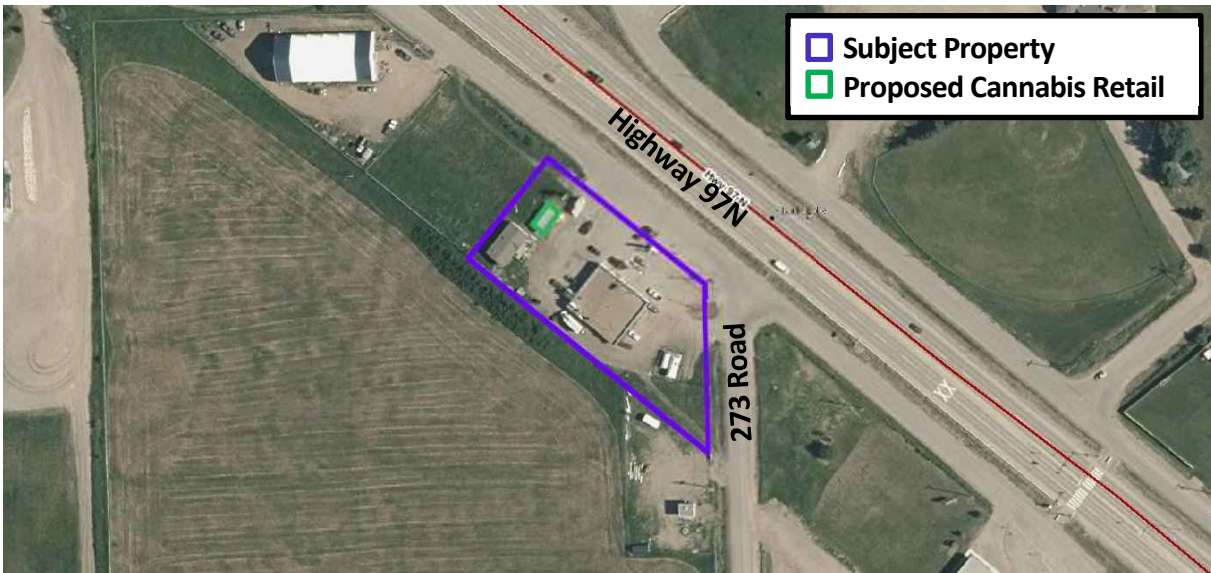
External Link:

1. [Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#)

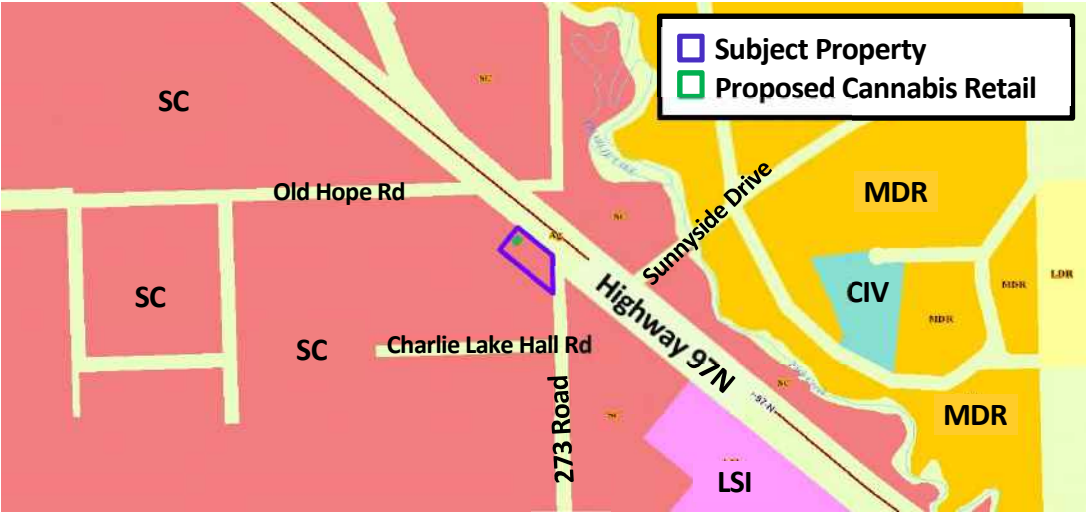
**Location:** Charlie Lake



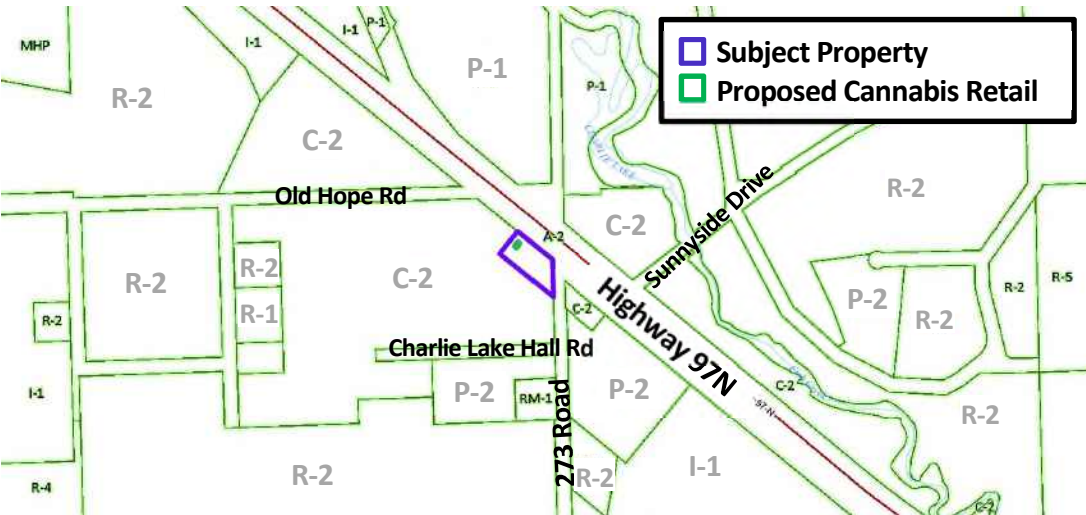
**Aerial imagery**



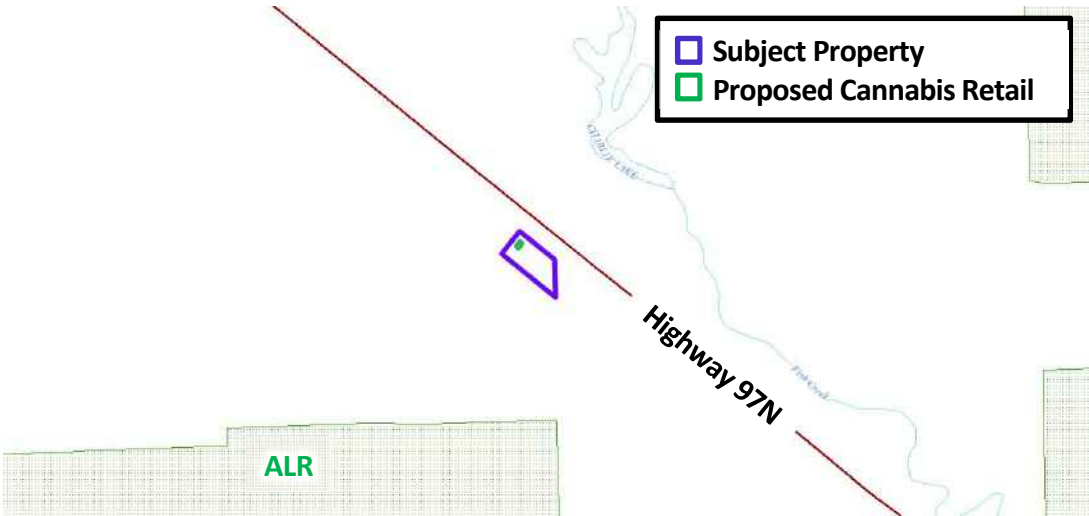
**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:**  
Settlement Centre (SC)



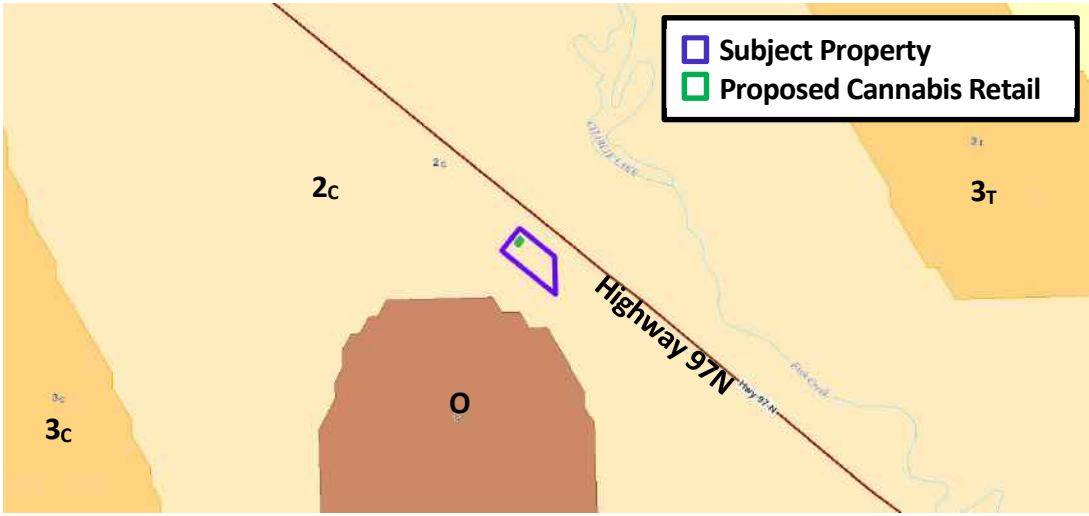
**PRRD Zoning Bylaw No. 1343, 2001: General Commercial (C-2) Zone**



**Agricultural Land Reserve: Outside**

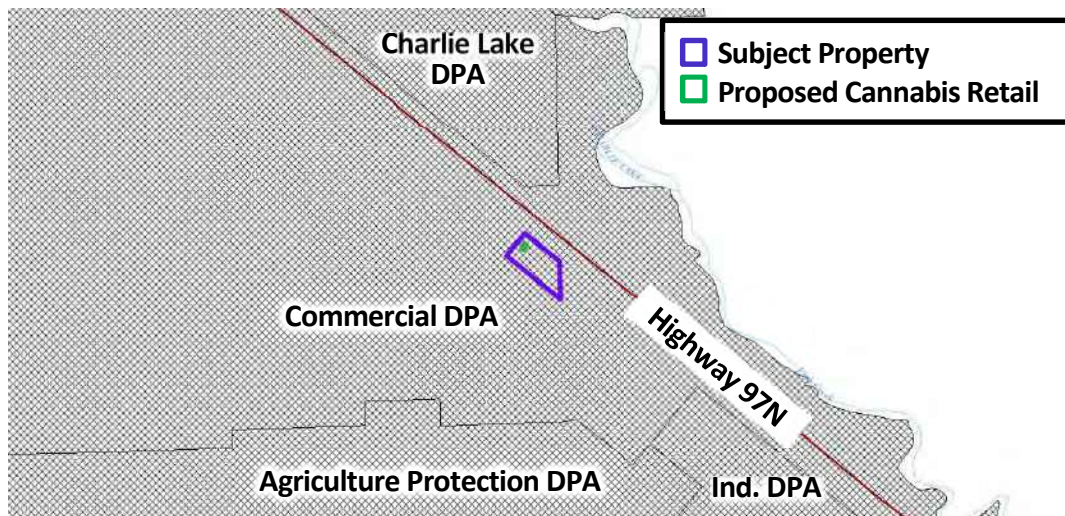


**CLI Soil Classification: 2<sub>c</sub>**





**Development Permit Area:** Within the Commercial Development Permit Area







# PEACE RIVER REGIONAL DISTRICT

B-2 a)  
Bylaw No. 2165, 2016

Schedule A – Application for Development

20-19-217

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free 1-800-670-7773]

Receipt # 7753

## Application for Development

### 1. TYPE OF APPLICATION

|                                                                                    | FEE         |
|------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                   | \$ 1,000.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment                         | 650.00      |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00    |
| <input type="checkbox"/> Temporary Use Permit                                      | 350.00      |
| <input type="checkbox"/> Development Permit                                        | 165.00      |
| <input type="checkbox"/> Development Variance Permit                               | 165.00      |
| <input checked="" type="checkbox"/> Sign requirement                               | 150.00      |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

|                                                       |                                                                |
|-------------------------------------------------------|----------------------------------------------------------------|
| Property Owner's Name<br><b>SIERRA North ENT LTD.</b> | Authorized Agent of Owner (if applicable)<br><b>John Hynes</b> |
| Address of Owner<br>[REDACTED]                        | Address of Agent<br>[REDACTED]                                 |
| City/Town/Village<br>[REDACTED]                       | City/Town/Village<br>[REDACTED]                                |
| Postal Code<br>[REDACTED]                             | Postal Code<br>[REDACTED]                                      |
| Telephone Number: [REDACTED]                          | Telephone Number: [REDACTED]                                   |
| Fax Number: [REDACTED]                                | Fax Number: [REDACTED]                                         |
| E-mail: [REDACTED]                                    | E-mail: [REDACTED]                                             |

### 3. PROPERTY DESCRIPTION

| Full legal description of each property under application | Area of each lot |
|-----------------------------------------------------------|------------------|
| PCL A (PF 3166) S 8 TP 84 R 19                            | 0.48ha / 1.18 ac |
| WGM Peace River PI 3227                                   |                  |
|                                                           | ha./acres        |
|                                                           | ha./acres        |
|                                                           | TOTAL AREA       |
|                                                           | ha./acres        |

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 12677 Charlie Lake Frontage RD.  
VOC 140

### 5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

- ☒ Zoning Bylaw amendment:

Existing zone: C-2

Proposed zone: \_\_\_\_\_

Text amendment: to permit a Cannabis Related Business  
(exception to S. 27)

- ☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

- ☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_

- ☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Charlie Lake Store, Home, 16 X 24 Building  
Convenient store, Liquor store, PIZZA, gas station.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Jack Fish PUB + Charlie Lake

(b) East Charlie Lake school.

(c) South Empty Field

(d) West Empty Lot.

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Would like to use 16 X 24 Building For CANNABIS  
Retail. This would be a great location for  
the convenience of the community, and safety for  
workers.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Residents of Charlie Lake have asked us to check into the  
options for Cannabis for the community. Charlie Lake  
store location is the best spot for convenience & safety.

10. Describe the means of sewage disposal for the development:

N/A Hope we do not need to.

11. Describe the means of water supply for the development:

N/A Hope we do not need to.

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted]

Signature of Owner

NOV 25 / 19  
Date signed

[Redacted]

Signature of Owner

NOV 25 / 19  
Date signed

16. AGENT'S AUTHORIZATION

If you have an agent act on your behalf in submission of this application, the following authorization MUST be signed by ALL property owners.

|                                        |                                        |                   |
|----------------------------------------|----------------------------------------|-------------------|
| I / We <u>SIERRA North ENT Ltd</u> and |                                        | hereby            |
| authorize                              |                                        |                   |
| (name) <u>John Hynes</u>               | to act on my/our behalf regarding this |                   |
| application. <u>Darci Hynes</u>        |                                        |                   |
| Agent address: [Redacted]              |                                        |                   |
| Telephone: [Redacted]                  | Fax: [Redacted]                        | Email: [Redacted] |
| Signature of Owner: [Redacted]         | Date: <u>NOV 25 / 19</u>               |                   |
| Signature of Owner: [Redacted]         | Date: <u>NOV 25 / 19</u>               |                   |

Sierra North Enterprises Ltd  
O/A Charlie Lake General Store  
12677 Charlie Lake Frontage Road  
Charlie Lake, BC V0C 1H0

Peace River Regional District  
9505 100<sup>th</sup> Street  
Fort St. John, BC V1J 4N4



To whom it may concern;

Please accept this letter to accompany our Application for Development for Zoning Bylaw Amendment. It is our intention to utilize an existing building on our property to open a retail cannabis store.

The Charlie Lake General Store has been a part of the Charlie Lake community since 1977. The store has always done it's best to supply the essentials and beyond to keep our residents from having to travel outside of the community whenever possible. In the last year we have completely reimaged the store to be a one-stop-shop for grocery, fuel, liquor and take-out – and now plan to include cannabis.

Retail cannabis is a booming industry with sales estimated to reach 20.2 billion by 2021. Fort St. John alone has issued licences for 8 retail outlets with plans to revisit for possible expansion in one year. We want to ensure that the expansion to Charlie Lake is executed with a well-developed retail platform that will allow customers to interact with knowledgeable staff and provide them with a safe and responsible experience. We own and operate 4 retail liquor stores; we know how to train and manage staff to navigate safely and responsibly in a high-risk market that requires diligence in ensuring our customers are neither under age or over served. This is our business and we do it well.

Our location is a central hub in Charlie Lake and main commuters' route on the Alaska Highway – directly across the highway lays Charlie Lake. We have been asked by residents to explore options to provide them with a local outlet rather than having to travel outside their community in potentially unsafe weather conditions. We are aware that there is an elementary school within 200m to our right, however, it is important to note that there is no foot traffic from the school. All students are either driven or bussed both before and after school. In the year we have been operating since the renovation we have not had any unaccompanied children to our location; there is always an adult present with the children in the Charlie Lake General Store.

The existing building on the property is the ideal setting for a retail cannabis store as it will allow us the protection of a well known and heavy trafficked business rather than in a potentially isolated location. The General Store is an established business with a fully operational security system that includes multiple cameras inside and out. The store is open from 5:30am to 11:00pm daily and always has a minimum of 3 staff on site during those times. It would be seamless for us to expand our business to incorporate this type of venture.

We know that we are the first to explore this option with the District and understand the hesitation to open this market; however, the market is expanding and it will be coming to our community. We want to ensure you that we are responsible owners that are ready to take on this opportunity with the care and responsibility a project of this nature requires. We welcome a chance to engage in an open discussion with you about your concerns and how we plan to ensure this is a successful enterprise for the community and our business growth.

Kind Regards



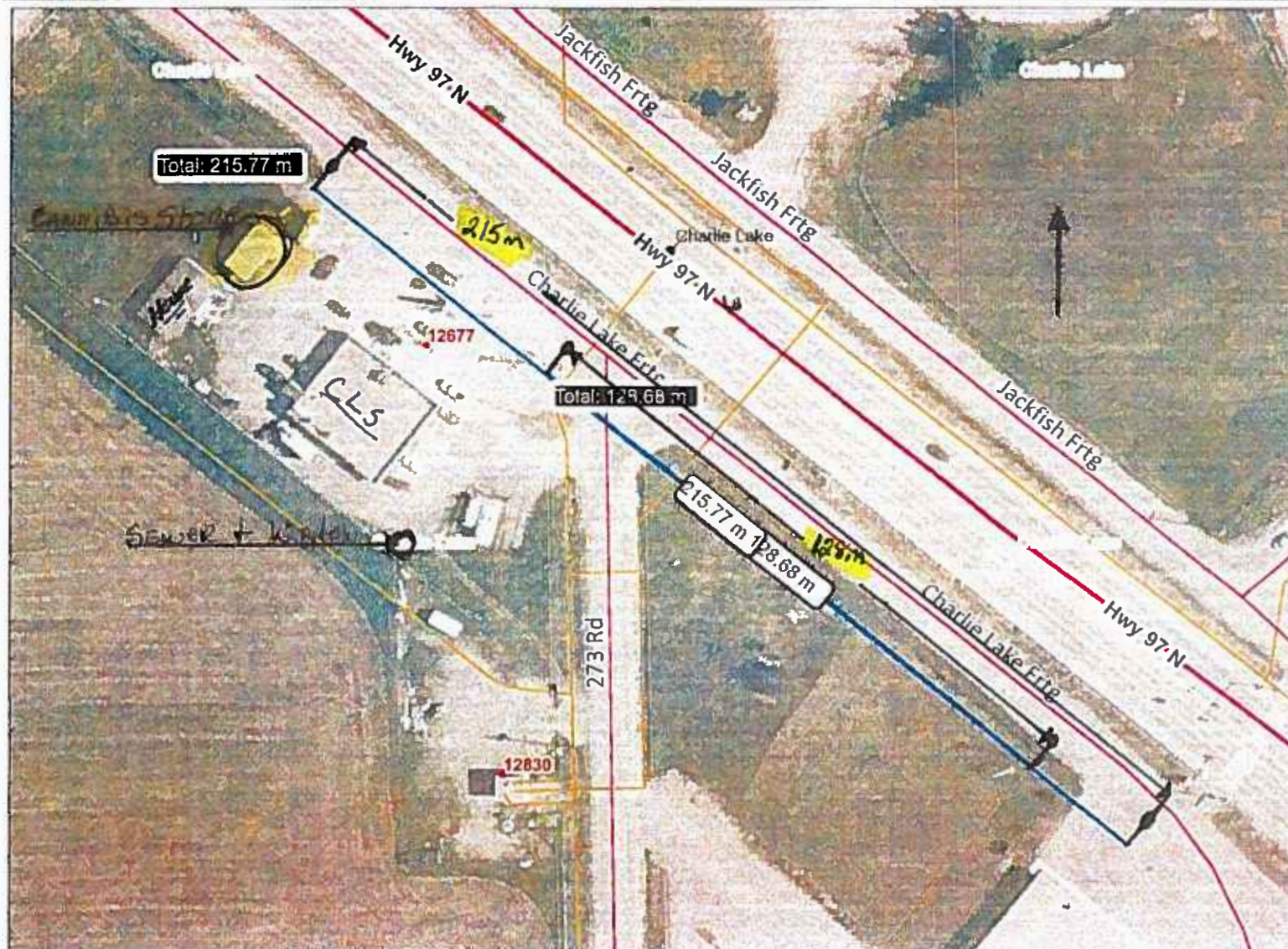
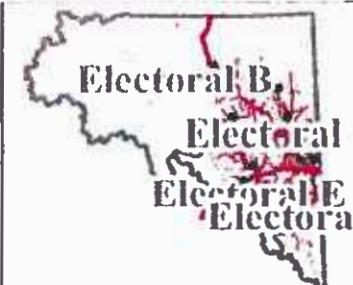
John Hynes

January 23, 2020





# Peace River Regional District



## Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1.250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- PRRD\_Sewer\_Systems
- Sewer Line
- Water Line
- Streams/Rivers
- Locality
- Municipal Boundary
- Regional District Boundary
- DC City
- Red Band\_1
- Green Band\_2
- Blue Band\_3
- North Peace Fringe
- Red Band\_1
- Green Band\_2

1:1,250



63.5 0 31.75 63.5 Meters

NAD\_1983\_UTM\_Zone\_10N  
© Latitude Geographics Group Ltd.

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.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

January 23, 2020





## REFERRAL FORM

**B-2 a)**  
Peace River Regional District  
Box 810, 1981 Alaska Avenue,  
Dawson Creek, B.C. V1G 4H8  
Telephone: (250) 784-3200  
Fax: (250) 784-3201

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------|------------------------|-----------------------------|----------------------|------------------------|--------------------------|-----------------------------|-------------------------|----------------------|--------------------------------|
| Peace River Regional District                                                                                                                                                                                                                                                                                                                                                                                                           | Zoning Amendment<br>Bylaw No. 2394, 2020 | Date: December 10, 2019               |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days ( <b>December 31, 2019</b> ). If no response is received within that time, it will be assumed that your agency's interests are unaffected.                                                                                                                                   |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| PURPOSE OF APPLICATION: To amend Section 27(b) of PRRD Zoning Bylaw No. 1343, 2001 to allow a cannabis-related business on the subject property.                                                                                                                                                                                                                                                                                        |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| GENERAL LOCATION: Charlie Lake BC                                                                                                                                                                                                                                                                                                                                                                                                       |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| LEGAL DESCRIPTION: Parcel A (PF3160) Section 8 Township 84 Range 19 W6M Peace River Plan 3227<br>PID: 017-656-010                                                                                                                                                                                                                                                                                                                       |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| AREA OF PROPERTY<br>0.48 ha (1.18 ac)                                                                                                                                                                                                                                                                                                                                                                                                   | ALR STATUS:<br>Outside                   | OCP DESIGNATION:<br>Settlement Centre |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| Land Owner: Sierra North Enterprises Ltd.                                                                                                                                                                                                                                                                                                                                                                                               |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw. |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u>                                                                                                                                                                                                                                                                                                                                                                   |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| This referral has also been forwarded to the following agencies:<br><ul style="list-style-type: none"><li>✓ Northern Health Authority</li><li>✓ Ministry of Transportation &amp; Infrastructure via eDAS</li><li>✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development</li></ul>                                                                                                                             |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| Other:<br><table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ School District 60</td><td>✓ Charlie Lake Fire Department</td></tr></table>                                                                 |                                          |                                       | ✓ District of Chetwynd | ✓ District of Hudson's Hope | ✓ District of Taylor | ✓ City of Dawson Creek | ✓ Village of Pouce Coupe | ✓ District of Tumbler Ridge | ✓ City of Fort St. John | ✓ School District 60 | ✓ Charlie Lake Fire Department |
| ✓ District of Chetwynd                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓ District of Hudson's Hope              | ✓ District of Taylor                  |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| ✓ City of Dawson Creek                                                                                                                                                                                                                                                                                                                                                                                                                  | ✓ Village of Pouce Coupe                 | ✓ District of Tumbler Ridge           |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| ✓ City of Fort St. John                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓ School District 60                     | ✓ Charlie Lake Fire Department        |                        |                             |                      |                        |                          |                             |                         |                      |                                |
| (As per the Management of Development Function)                                                                                                                                                                                                                                                                                                                                                                                         |                                          |                                       |                        |                             |                      |                        |                          |                             |                         |                      |                                |

January 23, 2020

**Michael Blatz**

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**From:** Brenda Hooker <[REDACTED]>  
**Sent:** Thursday, December 19, 2019 12:39 PM  
**To:** Michael Blatz  
**Subject:** Fwd: PRRD Info  
**Attachments:** R 9.3(6) SD60 Staff Report -PRRD Charlie Lake.docx; R 9.3(6) PRRD File 19-217.pdf

**CAUTION:** This email originated from outside of the organization.

Good afternoon Michael,

The Board of Education for School District # 60 has instructed that I provide a negative response to the PRRD File 19-217.

Below is the motion passed by the Board of Education at its public meeting on December 16, 2019.

Also attached is the staff report with links provided to the Board to assist in making its decision and a copy of the original referral.

The Board discussed the proposed amendment at length and do feel that the health and safety of students could be affected if the amendment were to proceed. They are not in favour.

If the PRRD requires any more information or a formal letter in which to register the District's opposition to the proposed location of the cannabis store, please advise.

Thank you.

Brenda Hooker

Secretary Treasurer SD#60

----- Forwarded message -----

**From:** Leah Reimer <[REDACTED]>  
**Date:** Thu, Dec 19, 2019 at 11:53 AM  
**Subject:** PRRD Info  
**To:** Brenda Hooker <[REDACTED]>

As requested...

Motion #98-19

Campbell/Evans

THAT the Board accept the PRRD – File 19-217 Proposed Zoning Amendment recommendation as attached.

6 FOR



**SCHOOL DISTRICT NO. 60 (Peace River North)**

10112 – 105 Avenue, Fort St John, BC, V1J4S4

T: (250) 262-6000 F: (250) 262-6048 W: prn.bc.ca

**Staff Report to the Board of Education of School District No. 60 (Peace River North)**

**Title:** PRRD – Zoning Amendment Bylaw No. 2394, 2020

**Date:** December 10, 2019

**From:** Secretary Treasurer

**Subject:** PRRD sent a referral application for a zoning amendment at Charlie Lake Store to include a cannabis outlet.

**Issue:** Proximity of proposed outlet to Charlie Lake Elementary School

**Background:** See attached application

**References:** Policy, Legislation, School Act, Regulations ect.

BC Cannabis Licensing:

The store must be a self-contained business. Licensees must not operate a cannabis retail store as part of another business, such as a pharmacy, restaurant or a liquor store.

<https://justice.gov.bc.ca/cannabislicensing/policy-document/location-requirements>

Ontario Government Document:

<http://www.edu.gov.on.ca/eng/healthyschools/cannabis-fact-sheet-en.pdf>

Cannabis Act:

<http://www.parl.ca/DocumentViewer/en/42-1/bill/C-45/royal-assent>

Cannabis Control and Licensing Act and Regulations:

<http://www.bclaws.ca/civix/document/id/complete/statreg/18029>

<http://www.bclaws.ca/civix/document/id/bills/billscurrent/3rd41st:gov31-1>

SPP Document:

<https://mail.google.com/mail/u/0?ui=2&ik=6c5ce9a3a0&attid=0.1&permmsgid=msg-f:1647768153696099311&th=16de0c67d141dbef&view=att&disp=inline>

City of Fort St John – not within 200 metres of a school:

<https://www.fortstjohn.ca/EN/main/business/development/cannabis.html>

BCSTA Document:

<https://mail.google.com/mail/u/0?ui=2&ik=6c5ce9a3a0&attid=0.1&permmsgid=msg-f:1623410062830570342&th=168782d9d7cf8b66&view=att&disp=inline>



**SCHOOL DISTRICT NO. 60 (Peace River North)**

10112 – 105 Avenue, Fort St John, BC, V1J4S4

T: (250) 262-6000 F: (250) 262-6048 W: prn.bc.ca

City of Vancouver:

Not within 300 meters of a school

<https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence-applicants.aspx>

**Alternatives:** none

**Implications:** The legislation is clear that: “Cannabis must not be consumed on or in school property or a sidewalk, boulevard, or similar that abuts school property and a highway (i.e., any road, street, lane, or right of way used or intended for passage of vehicles by the general public).”

In addition, there is an existing liquor store at the proposed location. The legislation is also clear that any cannabis outlet has to be a stand-alone business.

**Conclusion:** The proximity of the proposed cannabis retail outlet to Charlie Lake Elementary raises a number of legislative and health concerns for the staff and students

**Recommendations:** That the Board of Education for SD#60 direct the Secretary Treasurer to respond negatively to the proposed zoning amendment 2394,2020



Ministry of  
Transportation  
and Infrastructure

Peace River Regional  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1J 4H8

Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral dated December 10, 2019 to amend Section 27(b) of PRRD Zoning Bylaw No. 1343, 2001 to allow a cannabis-related business on the subject property, PCL A (PF3160) SEC 8 TP 84 R 19 W6M PEACE RIVER PL 3227 (12677 Charlie Lake Frontage Rd). The property does fall within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at [REDACTED].

Sincerely,

[REDACTED]

Beth Bahm, Development Officer  
Peace District

Ministry of  
Transportation and  
Infrastructure

Peace District

Mailing Address:  
**District Office Address:**  
#300, 10003 - 110<sup>th</sup> Avenue  
Fort St John, BC V1J 6M7  
Telephone: (250) 787-3237  
Facsimile: (250) 787-3279

**Area Office Locations:**  
1201 103 Ave, 3rd floor  
Dawson Creek, BC  
4744 – 52 Street  
Chetwynd, BC V0C 1J0

January 23, 2020







## PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT  
13065 FIRE HALL ROAD  
BOX 250, CHARLIE LAKE, BC, V0C-1H0  
250-785-1424



B-2 a)

**From:** The Officer of Fire Chief, Charlie Lake Fire Department

**Date:** January 3, 2020

**Re:** Charlie Lake Store, Rezoning Amendment Bylaw No. 2394, PRRD File No. 19-217

Hello Michael,

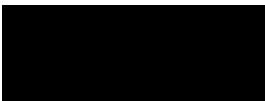
With respect to the property application, intent to rezone above File Number 19-217, Charlie Lake Fire Department has no concerns.

We do however request from the owner a meeting to discuss fire department concerns prior to the store being opening and or operational.

Topic of discussion,

- Inspection
- Fire Department Pre-Plan
- Storage, Security and Containment of Product
- Amount of Product on Site
- Evacuation of Charlie Lake School (Fire Tactics may involve the evacuation of the School and the owner must be aware of the possibilities.

Regards,



Fire Chief Edward Albury  
Charlie Lake Fire Department

January 23, 2020



## PEACE RIVER REGIONAL DISTRICT

**Memorandum**

TO: Brad Sperling, Director of Electoral Area C  
 FROM: Development Services Department  
 DATE: December 10, 2019  
 RE: **Application for Zoning Bylaw Amendment (PRRD File 19-217)**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

**COMMENTS**

Response requested by December 24, 2019

No comment ☐

|                                |               |
|--------------------------------|---------------|
| _____<br>Director/Municipality | _____<br>Date |
|--------------------------------|---------------|

diverse. vast. abundant.

**PLEASE REPLY TO:**

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

January 23, 2020

**Michael Blatz**

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**From:** Chair Brad Sperling  
**Sent:** Thursday, December 12, 2019 9:34 AM  
**To:** Michael Blatz  
**Cc:** PRRD\_Internal  
**Subject:** Re: PRRD File 19-217 | Proposed Zoning Amendment

I would like this held until we hear from other agencies and a discussion with staff as to guidelines

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**From:** Michael Blatz  
**Sent:** Tuesday, December 10, 2019 9:47:13 AM  
**To:** Chair Brad Sperling  
**Cc:** PRRD\_Internal  
**Subject:** PRRD File 19-217 | Proposed Zoning Amendment

Good morning Chair Sperling,

Please review the attached documents regarding a proposed zoning amendment for a property in the Charlie Lake area. If you have any comments or questions, please submit them by December 24, 2019.

Best,

**Michael Blatz** | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

[michael.blatz@prrd.bc.ca](mailto:michael.blatz@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)



PEACE RIVER REGIONAL DISTRICT



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## PEACE RIVER REGIONAL DISTRICT

## Bylaw No. 2394, 2020

A bylaw to amend Peace River Regional District  
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2394, 2020."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended in the following manner:
  - a) By adding the following text to Part III – Basic Provisions, Section 27 Storage Uses Prohibited in All Zones:
    - (b) "except for Parcel A(PF3160), Section 8, Township 84, Range 19, W6M, PRD, Plan 3227."

|                                                      |       |        |       |         |
|------------------------------------------------------|-------|--------|-------|---------|
| READ A FIRST TIME THIS                               | _____ | day of | _____ | , 2020. |
| READ A SECOND TIME THIS                              | _____ | day of | _____ | , 2020. |
| Notification mailed on                               | _____ | day of | _____ | , 2020. |
| Notification published on                            | _____ | day of | _____ | , 2020. |
| Public Hearing held on the                           | _____ | day of | _____ | , 2020. |
| Ministry of Transportation<br>approval received this | _____ |        | _____ | , 2020. |
| READ A THIRD TIME THIS                               | _____ | day of | _____ | , 2020. |
| ADOPTED THIS                                         | _____ | day of | _____ | , 2020. |

\_\_\_\_\_  
Chair

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy  
of "PRRD Zoning Amendment Bylaw No. 2394, 2020,  
as adopted by the Peace River Regional District Board  
on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

January 23, 2020