



PEACE RIVER REGIONAL DISTRICT

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 100TH 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
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☒ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☒ 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 SIERRA North ENT LTD.	Authorized Agent of Owner (if applicable) John Hynes
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [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

[Redacted]

Signature of Owner

NOV 25 / 19
Date signed

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 100th 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 reimagined the store to be a one-stop-shop for grocery, fuel, liquor and take-out – and now plan to include cannabis.

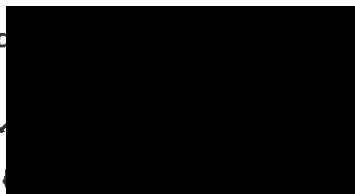
Retail cannabis is a booming industry with sales estimated to reach 20.2 billion by 2021. Fort St. John alone has issued licences for 8 retail outlets with plans to revisit for possible expansion in one year. We want to ensure that the expansion to Charlie Lake is executed with a well-developed retail 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.

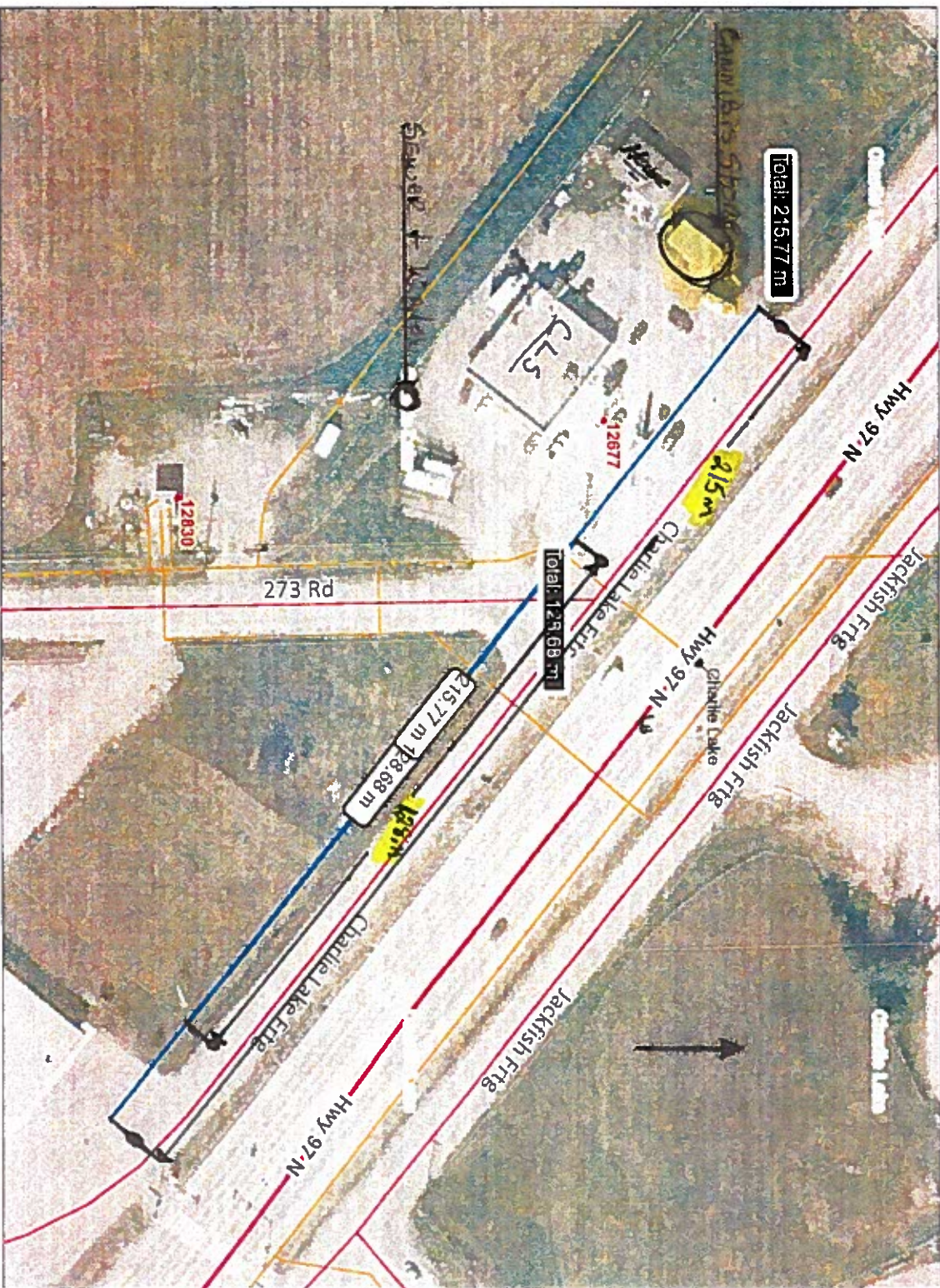
Kind Regards



John Hynes



Peace River Regional District



63.5 0 31.75 63.5 Meters

NAD 1983 UTM Zone 10N
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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



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcels
- Highway
- Municipal Road
- 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



Notes