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3) **Bylaw 8523**, which rezones the subject site from 1461 Marine Drive to enable the development of a Cannabis Retail Store.

4) **Notice**

### Additional Information

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AGENDA

PUBLIC HEARING

Tuesday, November 30, 2021
7:00 p.m.
Council Chamber, Municipal Hall
355 West Queens Road
North Vancouver, BC
Watch at https://dnvorg.zoom.us/j/65345321120

Council Members:
Mayor Mike Little
Councillor Jordan Back
Councillor Mathew Bond
Councillor Megan Curren
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Lisa Muri

www.dnv.org
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PUBLIC HEARING

7:00 p.m.
Tuesday, November 30, 2021
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver
Watch at https://dnvorg.zoom.us/j/65345321120

AGENDA

1461 Marine Drive
Zoning Bylaw Amendments

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)

Purpose of Bylaw:
Bylaw 8523 proposes to amend the District’s Zoning Bylaw by adding “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

3. PRESENTATION BY STAFF

Presentation: Andrew Norton, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Ryan McKeown, Senior Business Analyst, Corporate Services, BC Liquor Distribution Branch

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:
THAT the November 30, 2021 Public Hearing be closed;

AND THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” be returned to Council for further consideration.

8. CLOSING
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The Corporation of the District of North Vancouver

Bylaw 8523

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

   a) Part 4 General Regulations is amended by adding the following into the first empty row of the table in Section 405B (1):

   | 009-364-048 | 1461 Marine Drive | Lions Gate Village Centre and Marine Drive Corridor | Bylaw 8523 |

READ a first time October 18th, 2021

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1410 (Bylaw 8523)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk
Certified a true copy

Municipal Clerk
The District of North Vancouver
REPORT TO COUNCIL

September 28, 2021
File: 08.3060.20/006.21

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Text Amendment to add “Cannabis Retail Store” at 1461 Marine Drive

RECOMMENDATION

THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is referred to a Public Hearing.

REASON FOR REPORT

The BC Liquor Distribution Branch (LDB) has applied on behalf of the owner of the property, Calido Enterprises Ltd. to amend the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive.

Implementation of the proposed amendment requires Council’s consideration of Bylaw 8523 to amend Section 405B (1) of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location.

The rezoning bylaw is recommended for introduction and referral to a Public Hearing.
SUBJECT: Text Amendment to add “Cannabis Retail Store” at 1461 Marine Drive

September 28, 2021

SUMMARY

An application has been submitted to the District of North Vancouver for a text amendment to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive. The subject property is a single-storey retail unit located within a shopping centre. The site is currently zoned “Marine Drive Commercial Zone” (C9).

Under the Provincial Cannabis Control and Licensing Act, private retail stores require a licence issued by the Provincial Liquor and Cannabis Regulation Branch (LCRB). Public cannabis stores (operated by the province) are authorized under different legislation, and do not require a licence. The LDB which operates public BC Liquor stores is also the operator for public BC Cannabis stores. While the LDB does not require a licence from the LCRB, their operations are formatted to meet or exceed the requirements for private retail cannabis stores under the Cannabis Control and Licensing Act. As this proposal is for a public cannabis store, no licence is required but rezoning is still necessary to accommodate the use on this site.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates this site as “Commercial Residential Mixed-Use Level 1” (CRMU1) which are areas intended for predominantly general commercial purposes, such as retail, service and office uses, with residential uses above. The proposed use complies with the OCP designation.

Zoning

The subject property is zoned “Marine Drive Commercial Zone” (C9). The C9 Zone permits a “Cannabis Retail Store” use when the subject property is included on the table in Section 405B (1) of the Zoning Bylaw. Bylaw 8523 (Attachment 1) proposes to amend Section 405B (1) by adding 1461 Marine Drive to the table of properties permitting a cannabis retail store.

Non-medical Retail Cannabis Policy

In July of 2019, Council approved a policy to guide the consideration of proposals for retailing of non-medical cannabis. The subject site is located within the Lions Gate Village Centre and Marine Drive Corridor as defined in the District’s “Non-medical Retail Cannabis Policy” (the “Cannabis Policy”).
ANALYSIS

Site and Surrounding Area

The proposed cannabis retail store would be located in an existing retail unit within a single-storey shopping centre located at the south-west corner of Marine Drive and Philip Avenue. The shopping centre is oriented around an area of surface parking which is accessed from Marine Drive and Philip Avenue. Uses surrounding the subject site, include a mix of commercial and mixed-use properties on Marine Drive, a car showroom to the east, single-family dwellings to the south, and a restaurant and childcare to the west. The proposed cannabis store would front onto the shopping centre’s main parking area to the east, and would be set-back from Marine Drive and Philip Avenue. The subject commercial unit was previously in use as a print shop.

Non-medical Retail Cannabis Policy

The site’s proposed use has been reviewed against the District’s “Cannabis Policy.” A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ is outlined below:

<table>
<thead>
<tr>
<th>Locational Guidelines</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site is zoned to permit a liquor store</td>
<td></td>
</tr>
<tr>
<td>Located at least 200 m from any school</td>
<td></td>
</tr>
<tr>
<td>Does not exceed a maximum of one business per OCP key growth centre</td>
<td>Site located within the Lions Gate Village Centre and Marine Drive Corridor. One cannabis retail store at 1199 Marine Drive has been approved in this centre. No other applications are active for cannabis retail stores in this centre. The District’s “Cannabis Policy” provides Council with discretion to assess each cannabis retail store on a case-by-case basis.</td>
</tr>
<tr>
<td>Complies with all Provincial Cannabis Licensing Regulations</td>
<td>Security plan provided to satisfy provincial and federal legislative requirements. As a government-operated Cannabis Store, a licence is not required from the LCRB.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Evaluation Criteria</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Access for vehicles, potential traffic impacts and parking availability</td>
<td>Access is provided from Marine Drive and Philip Avenue. A total of 104 on-site parking spaces are provided for the shopping centre which exceeds the 70 spaces required.</td>
</tr>
<tr>
<td>Access for pedestrians and cyclists</td>
<td>Excellent access for pedestrians, cyclists, and patrons using alternate modes of transportation. Site is located on a RapidBus route. A bus stop is located directly opposite the site on Marine Drive.</td>
</tr>
</tbody>
</table>
## SUBJECT: Text Amendment to add "Cannabis Retail Store" at 1461 Marine Drive
### September 28, 2021

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Store layout that does not accommodate sampling</td>
<td>Complies</td>
</tr>
<tr>
<td>A proposed exterior design that is consistent with all applicable design guidelines and that complies with provincial requirements</td>
<td>No major façade changes are proposed. Window coverings in a graphic tree pattern are proposed in compliance with provincial screening requirements.</td>
</tr>
<tr>
<td>Signage in accordance with the District of North Vancouver Sign Bylaw</td>
<td>Proposed signage is generally consistent with the Sign Bylaw. A sign permit will be required prior to installation of any signs.</td>
</tr>
<tr>
<td>Operating hours that do not exceed 9 am – 9 pm</td>
<td>Complies</td>
</tr>
</tbody>
</table>

### Proposed East Elevation (subject property outlined in red)

**Concurrence**

The proposal has been reviewed by staff from Building, Community Planning, Development Engineering, the Fire Department, and Property Use. No concerns have been raised.

**RCMP**

The North Vancouver RCMP has reviewed the proposal and indicated a concern regarding the proximity of the site to early child education centres, and a youth group. No specific objection to the proposal was indicated and the RCMP noted that it considers public input as important in arriving at a final decision.
Liquor and Cannabis Regulation Branch (LCRB)

A letter from the LCRB was submitted as part of the application confirming that public stores established and operated by the LDB do not require a licence from, and are not regulated by the LCRB. Private retail stores require a licence to operate under the Cannabis Control and Licensing Act, whereas public cannabis stores are authorized under the Cannabis Distribution Act.

Ministry of Transportation and Infrastructure

Bylaw 8523 affects land lying within 800 m of a controlled access intersection. Approval by the Provincial Ministry of Transportation and Infrastructure (MOTI) will be required following third reading and prior to bylaw adoption.

Public Input

Notices were distributed to neighbours in an area exceeding a 100 m (328 ft.) radius of the subject property and two signs were placed on the property in accordance with the District’s policy on “Non-Statutory Public Consultation for Development Applications.” A total of 924 notices were sent, with 23 responses received. Of these responses, 10 noted support or have no objection, while 13 noted opposition or have concerns.

Positive comments include:

- There is adequate parking to support this use;
- Increased retail diversity and convenient for local residents who use cannabis; and
- Ideal location for such a business.

Comments of concern include:

- Preference to see businesses that have an active, not screened storefront;
- Potential for increased crime and loitering in the area;
- Detrimental impact from possible increase in smoking activity;
- A cannabis store does not suit the demographic that frequent the mall; and
- Proximity to schools, daycares, and residential uses.

Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store on the property at 1461 Marine Drive. Bylaw 8523 (Attachment 1) amends Section 405B (1) of the Zoning Bylaw by adding 1461 Marine Drive to the table of properties permitted to have one cannabis retail store.
CONCLUSION

The proposal for a cannabis retail store on the property at 1461 Marine Drive complies with the Cannabis Policy with the exception of the number of cannabis stores approved within a single key growth centre. In accordance with the provisions of the Cannabis Policy, Council retains discretion to assess each proposal for a cannabis store on a case-by-case basis. The Zoning Bylaw text amendment is now ready for Council’s consideration.

OPTIONS

The following options are available for Council’s consideration:

1. Give “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” First Reading and refer Bylaw 8523 to a Public Hearing (staff recommendation); or

2. Return “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” to staff to negotiate changes to the proposal as directed by Council; or

3. Defeat “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” at First Reading and thereby defeat the rezoning proposal.

Respectfully submitted,

Andrew Norton
Development Planner

Attachments:
   1. Bylaw 8523: Zoning Bylaw Text Amendment
   2. Non-medical Retail Cannabis Policy
   3. Public Input (Redacted)
SUBJECT: Text Amendment to add "Cannabis Retail Store" at 1461 Marine Drive

September 28, 2021

<table>
<thead>
<tr>
<th>REVIEWED WITH:</th>
<th></th>
<th>External Agencies:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Planning</td>
<td></td>
<td>Library Board</td>
</tr>
<tr>
<td>Development Planning</td>
<td></td>
<td>NS Health</td>
</tr>
<tr>
<td>Development Engineering</td>
<td></td>
<td>RCMP</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td>NVRC</td>
</tr>
<tr>
<td>Engineering Operations</td>
<td></td>
<td>Museum &amp; Arch.</td>
</tr>
<tr>
<td>Parks</td>
<td></td>
<td>Other:</td>
</tr>
<tr>
<td>Environment</td>
<td></td>
<td></td>
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<tr>
<td>Facilities</td>
<td></td>
<td></td>
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<tr>
<td>Human Resources</td>
<td></td>
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<tr>
<td>Review and Compliance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Realt Estate
- Bylaw Services
- Planning

- Clerk's Office
- Communications
- Finance
- Fire Services
- ITS
- Solicitor
- GIS

- Solicitor
- GIS
- Planning

- Library Board
- NS Health
- RCMP
- NVRC
- Museum & Arch.
- Other:
The Corporation of the District of North Vancouver

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<th>Lions Gate Village Centre and Marine Drive Corridor</th>
<th>Bylaw 8523</th>
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   READ a first time

   PUBLIC HEARING held

   READ a second time

   READ a third time

Certified a true copy of "Rezoning Bylaw 1410 (Bylaw 8523)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

__________________________  ____________________________
Mayor                                  Municipal Clerk
Certified a true copy

__________________________
Municipal Clerk
The Corporation of the District of North Vancouver

CORPORATE POLICY

<table>
<thead>
<tr>
<th>Title</th>
<th>Non-medical Retail Cannabis Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section</td>
<td>Development and Social Planning</td>
</tr>
</tbody>
</table>

POLICY

It is the policy of Council that the approval of a retail cannabis business in the District of North Vancouver may only be considered through a rezoning application that meets the guidelines, criteria and processing requirements set out in this policy.

Policy approved on: July 22, 2019
Policy amended on: October 7, 2019

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

“Council” means the Council for the District of North Vancouver.

“District” means the District of North Vancouver.

“Liquor & Cannabis Regulation Branch” means the Provincial branch which regulates British Columbia’s liquor industries and private retail non-medical cannabis industries (formerly Liquor Control and Licensing Branch).

“Cannabis Retail Store” means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

REASON FOR POLICY

To provide locational and evaluation criteria to guide decisions on permitting the retail sale of non-medical cannabis in the District.
PREAMBLE

The District has taken the approach of considering retail cannabis businesses through an individual rezoning process considered on a case-by-case basis. Applications for a retail cannabis business should comply with the locational guidelines and other criteria contained in this policy and will be subject to public consultation requirements of the District’s Development Procedures Bylaw and the statutory provisions of the Local Government Act.

APPLICATION

1. This policy applies to applications for rezoning to operate a retail cannabis business in the District of North Vancouver.

2. Administration of this policy is handled through the processing of rezoning applications and preparation of bylaws for Council consideration. Compliance with this policy does not guarantee development approval from Council.

3. Applicants who apply to the Liquor and Cannabis Regulation Branch (LCRB) for any retail cannabis business licence must submit a rezoning application to the District after the application is referred to the municipality for input by the LCRB. Rezoning applications will only be considered after the date of approval of this policy.

LOCATIONAL GUIDELINES

The following locational guidelines will be used to assess the suitability of a site for a retail cannabis business when an application for rezoning for such a use has been submitted to the District:

A retail cannabis business may be located on a site that:

1. Is currently zoned to permit a liquor store use;

2. Is located at least 200 metres from any elementary or high school property;

3. Does not exceed a maximum of one (1) business per each of the following key growth centres identified in the Official Community Plan*:
   a. Maplewood Village Centre;
   b. Lions Gate Village Centre and Marine Drive Corridor;
   c. Lynn Valley Town Centre;
   d. Lynn Creek Town Centre.
*Additional businesses outside of Town and Village Centres may be given consideration on a case-by-case basis, subject to a review of the merits of the application.

4. Complies with all of the requirements of the Provincial Cannabis Licensing Regulation.

OTHER EVALUATION CRITERIA

In addition to the above locational guidelines, the following criteria will be considered in evaluating a rezoning application for a retail cannabis business use:

1. Access for vehicles, including potential traffic impacts and parking availability;

2. Access for pedestrians and cyclists, including proximity to public transit;

3. A proposed interior layout that does not accommodate product sampling;

4. A proposed exterior design that is sensitive to the design and character of the respective Town and Village Centre in which it is located and is consistent with all applicable guidelines that regulate the exterior appearance of all residential and commercial properties within that Centre to the extent possible that it complies with the Provincial Cannabis Control and Licensing Act;

5. Design of signage that is in accordance with the District of North Vancouver Sign Bylaw;

6. Operating hours that do not exceed 9am – 9pm;

7. Store security requirements that meet the Provincial Cannabis Retail Store Licence Terms and Conditions Handbook.

NON-MEDICAL CANNABIS APPROVAL PROCESS

All retail cannabis businesses must undergo a site-specific rezoning process before the retail sale of non-medical cannabis is permitted. This will include opportunities for public consultation.

All applicants interested in establishing a retail cannabis business shall submit the following applications:

1. An application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a cannabis retail store license prior to submitting an application for rezoning to the District;

2. An application to the District for a rezoning of the parcel to permit a retail cannabis business, once the application has been referred from the Provincial Liquor &
Cannabis Regulation Branch to the District for input. Applications for rezoning will be processed using a first-come-first-served model based on the date and time the application was forwarded to the District from the LCRB. Applications should be submitted to the District within 15 days of a referral from the LCRB. If an application is submitted more than 15 days after the referral from the LCRB, then it will be processed on a first-come-first-served model based on the date that the complete application is accepted by the District.

3. In the case of a Provincial store, the date that an application is submitted to the District will be considered the date of referral.

4. An application to the District for a development permit as required by the District;

5. An application for a District business licence, upon successful adoption of a rezoning bylaw and a positive recommendation from the District to the LCRB; and

6. Additional permit applications as required by the District, including but not limited to a building permit and/or sign permit applications.

PUBLIC CONSULTATION

1. Rezoning to permit a retail cannabis business will require public consultation as specified in District bylaws and policies (e.g. Development Procedures Bylaw) and statutory procedures set out in the Local Government Act (e.g. Public Hearing).

2. A summary of the public consultation will be included in a Report to Council for the rezoning application.

CONDITIONS OF REZONING

Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw for a retail cannabis business:

1. The applicant may be required to submit details regarding on-site signage.

2. The applicant may be required to submit details on how potential odour that may be emitted from the premises will be controlled. A Section 219 covenant, or other means, may be used to secure any required odour mitigation measures.

3. The warehousing of cannabis as an accessory use shall not be permitted.

4. Any other conditions as may be required by Council.
SMOKING REGULATIONS SIGNAGE

1. A minimum of two signs shall be posted within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12" x 18". The signage shall detail the restrictions for smoking within 6 metres of any openings to the building, including doors and windows that open and any air intake, as outlined in section 6(a) of the Smoking Regulation Bylaw.

COUNCIL DISCRETION

While this policy is intended to establish a framework which would apply to all rezoning applications for retail cannabis uses, Council maintains full discretion to allow or reject any application for a retail cannabis use and may, in its sole discretion, exempt applications from all or any part of this policy.

AUTHORITY TO ACT

Provincial legislation, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, authorizes the District to regulate locational aspects of retail cannabis businesses and to establish procedures to assess and approve such businesses.
THIS PAGE LEFT BLANK INTENTIONALLY
What an excellent idea to have a cannabis retail store in the neighbourhood. I will be certain to check it out.
Hi,
I would like to approve of the application for a cannabis retail store at 1461 Marine Drive. There is adequate parking. None of the surrounding businesses are primarily for minors. It is an ideal location for such a business.
I am delighted with the prospect of a cannabis retail store within walking distance of my home. I will make sure to visit it when it is open for business.
Dear Mr. Broderick,

We are thrilled to possibly have a cannabis retail store so near to us. It’s about time. Cannabis was legalized a long time ago and many smaller communities have managed to sort out the issues a lot faster. So I hope the zoning change is approved.

Please let me know if there is a public hearing.

Yours,
Hi Daniel!

I received your letter concerning the Cannabis Retail Store at 1461 Marine Drive. I live in the neighborhood and I wanted to express my enthusiastic support for this store moving in! As an avid cannabis user, I have found it inconvenient to have to travel outside my neighborhood to purchase cannabis products, and I believe this is a wonderful step forward in improving the diversity and services of our neighborhood.

Although this is a recreational-cannabis retail space, my experience with Cannabis as many of my neighbors and friends would agree, has been medicinal in helping calm anxiety and aid in curing my depression. I prefer using cannabis than taking traditional medication as it agrees better with my body's physical and mental health. and I feel the stigma around Cannabis should be continuously questioned now that I have experienced it in such a positive way.

I'm not sure how the majority of my neighbors will feel about this shop, but I hope they will consider the range of people that would benefit from it!

Thank you so much for your work and I am looking forward to hearing more about this! I am more than happy to provide more details about my experience or even speak on this subject if needed.
Hello Daniel,

You asked for feedback in regards to cannabis retail store - 1461 Marine Drive.

I live shop at meridian foods almost every day.

I believe this is a suitable location for a cannabis store, as there are no residential suites that would be affected, there is ample parking and we could use more retail presence in the neighborhood.

Thank You.
Hi Daniel,

I'm writing on behalf of [redacted] to inform you that we are both in support of this application. We think this is a good location for the store with plenty of parking.
regarding the rezoning application for 1461 Marine Dr.

I am dead against a cannabis Retail store in any residential neighborhood and strongly opposed this application. I am in an industry where I work in residential areas all over the lower mainland and one common characteristic I see at and around cannabis retail stores is loitering cannabis users lighting up and smoking their purchases. I have seen both users standing near or walking around the store. I have also witnessed many many times users getting into their cars and smoking a joint before driving, as well as WHILE driving! The odour from these smoked product is extremely offensive and lingers in the air, it also travels a long distance disturbing residents trying to enjoy their yards and homes. Smoking, vaping or eating drugs before and or while driving, does not need to be emphasized as a danger to everyone on the street by me in this letter.

Second point
We have many vehicle break ins in the area. Some may say that it is a stretch to say that the break ins like this are related to the purchase of drugs, but according reports in the news, research has made direct connections between Some drug users and drug purchases. Twice I have had my car windows broken and contents stolen. The feeling of invasion is overwhelming. If only one break in occurs for the purchase of drugs it is too many. How do we prove a break in is for the purchase of drugs? or maybe the district should consider, how do we prove it is not for the purchase of drugs, because that will surely be that assumption of all residents when and every time it happens.
I'm opposed to this application. I DO NOT WANT a non-medical cannabis store near my home! I pay taxes and it's my right to refuse this. My concerns shouldn't even have to be said - I'm afraid it will increase crime as well as change the atmosphere of this calm and quiet and safe neighborhood. Norgate is a very special place as is all of the North Shore. I DO NOT WANT a non-medical cannabis store near my home!!! NO!!!!!!!!!!
With reference to your notification of May 12, 2021, kindly register our comments that we do NOT consent to the opening of a cannabis store on the said premises.

Regards
Hello Daniel,

As a co-owner of same property as [redacted], I would like to emphasize on same thought and opinion as [redacted] stated below.

Thanks and regards,

[redacted]

On May 17, 2021, at 4:48 PM, Daniel Broderick <BroderickD@dnv.org> wrote:

Good afternoon [redacted]

Thank you for providing comments regarding the application at 1461 Marine Drive. Your comments have been recorded as part of the public input for this application, which will be taken into consideration in the review of the proposal.

If you would like further information regarding the retailing of non-medical cannabis in the District of North Vancouver, please refer to the District’s website at the following links:

- Cannabis sales and consumption | District of North Vancouver (dnv.org)
- Start a non-medical cannabis retail business | District of North Vancouver (dnv.org)

If you have any further questions or comments, please let me know.

Kind regards,

Daniel Broderick
Planning Assistant
<image005.jpg>
355 West Queens Road
North Vancouver, BC V7N 4N5

broderickd@dnv.org
Direct: 604-990-3658
Hello,

Please be informed that I'm totally against this proposal and OBJECT the application.

We disagree with yet another store coming to our safe neighborhood. I wonder why we are not opening more gyms or places that advertise healthy and safe habits rather than places that not only bring unsafe people to our neighborhood but promote dangerous and unhealthy behaviors for everyone specially youth?

I would be against this until I leave here, and you will never have my consent as a responsible [redacted].

Please do something and keep our city safe.
Hi Daniel,

We have received a letter pertaining to the above subject and we would like to express our vehement objection to having a cannabis store in this area. Our disapproval stems from the fact that this area is very near residential developments and our experience is that where there are liquor and cannabis stores there is a tendency for crime to become rampant.

Perhaps you are not aware but in this corridor especially the backlanes there are a lot of homeless people taking refuge. They litter profusely and make noises at night when they are already drunk. Putting up a cannabis store we think will only attract strangers and bad elements in our residential neighbourhood. There are a lot of young families in this area that will be affected by this store.

In view of the above we are therefore strongly opposing the said application.

Thank you.
Hello Daniel Broderick,

Many of our neighbours and myself are quite disturbed about the application to open a cannabis retail store. We considered a danger to our health and peace of mind. These stores attract people who are not very considerate of us. We do our walks and go to do our business in that area and if you open a place like that it will bring more traffic and the worse type of people who are not considerate most of them. They will be hanging around our neighbourhood creating more traffic as well. We would have to enclose ourselves all the time being afraid to walk around our peaceful area now. There are schools near by and it is not fair to them either. This is not the neighbourhood to open this type of business. Please protect our rights! there is a reason why a law of protection was made before and now is the best time to keep it in place.

We like the little mall there and I think It will affect the business next to them. People who buy drugs always start smoking around the area and it will really bother all who shop there now.

Thank you for listening our petition to keep this kind of business away from us.

Have a wonderful day,
May 31, 2021

Daniel Broderick
broderickd@dnv.org
District of North Vancouver

Dear Sir,

Re:  File: 08.3060.20/006.21, Case: PLN2021-00006
Cannabis Retail Store – 1461 Marine Drive

Herewith, I want to vote against opening a cannabis retail store on the property at 1461 Marine Drive.

The reason is we already have a lot of cases of theft and vandalization in our neighborhood and we do not want the number to increase.

Our household already has a lot of vandalization with RCMP that happened in our street within 3 years, and nobody does anything. Our neighbors and I have signed a petition for a streetlight to be installed in our block as this part of our street is so dark at night, it is so dark that you barely can see anything. Even we agreed to pay for any extra cost if a new pole should be installed. I submitted that application with the petition about 4 years ago but still waiting for a response. Every time I followed up; they just forward my email to the Engineering Dept. That is all they do.

Please do not make this situation worse by approving that application to open a cannabis retail store.

Thank you in advance and have a great day.
Dear Mr. Broderick, I wish to object to the Application for Cannabis Retail Store. Norgate is a family-oriented neighbourhood, with many young children, and not a suitable location for a cannabis store.

I trust prior to your making a definite decision, a general meeting will be held for residents to air their comments.

Thank you.
Mr Daniel Broderick
Development Planning

Dear Mr Broderick
I am curious as to why you plan to introduce a marijuana retail store at 1461 Marine Drive. We, the residents in the area, do not want a cannabis store here, the last application, which was not that long ago, was refused. That particular store was in the 1600 block of Marine Drive.

The reason why I am particularly opposed to where you propose to install this store, there is an animal hospital, there is a Bosley’s pet store, the Meridian organic supermarket, the Mooyah burger store and at the far side there is Tim Hortons. Why would you introduce a pot shop into a strip mall that has stores which, in my opinion, fall into a completely different category. The whole atmosphere of this small square could be changed.

Further east on Marine Drive there are several stores selling marijuana products. Are you planning on putting these stores on almost every block along Marine Drive? We have enough crime in this area and do not need to introduce more strangers into our neighbourhood. My other concern, with people smoking these products outside the store, the smoke and smell are not particularly appealing, I do not wish to inhale any type of smoke.

I do hope you will consider some of my points, I feel quite strongly that the cannabis store at 1461 Marine would be an unfit neighbour in this particular strip mall.

Thank you for your time.
Sincerely
Public input provided by phone:

- May 14, 2021
  - No concerns with the proposal.

Opposed: May 16, 2021

- Concern with the Cannabis application.
  - Not comfortable with a Cannabis Store at this location due to the proximity to residential areas and proximity to daycares in the area.

- May 20, 2021
  - No objections to the proposal.

Opposed: May 27, 2021

- Nearby resident and saw the notification sign on site.
  - Not opposed to Cannabis retail specifically, but opposed to the location.
  - Indicated that there was a similar retail store years ago for a short period of time along Marine Drive.
    - There was opposition regarding that one.
    - This proposal is in close proximity to the one that was open before.
  - Indicated proximity to several daycares nearby, including two large daycares, plus several home based daycares. Also, indicated the proximity to schools.
  - Would prefer to see this near Capilano Mall, where there is unleashed land and more opportunities in commercial oriented areas. There is also a vaping store near Capilano Mall
  - Does not suit the demographics in this area as the commercial centre includes variance family-oriented business. This centre is appealing to family based customers, and the proposed cannabis store should be closer to a bar or businesses oriented toward adults.
  - Does not think this is the ideal place for the Cannabis retail store.
  - Notes that there is residential all around.
  - The quick shop model may increase traffic.

- May 28, 2021
  - Biggest complaint with Cannabis stores is that they block out the storefront with screening.
  - Would prefer to see smaller stores that would have a storefront use to complement the existing quality of retail stores existing in the mall now.
  - Notes that it’s not possible to see into the store, then don’t have it use up a prominent store front.
Public Input for Rezoning Text Amendment to permit Cannabis Retail Use at 1461 Marine Drive

- The cannabis store serve a purpose.
- Also notes that there are 7-8 daycare centres nearby. This might not affect the application but is something to consider.

Support [Redacted] – May 28, 2021

- Notes that they are a cannabis user.
- Supports the rezoning application as cannabis is positive for both medicinal and recreational use.
PUBLIC HEARING
1461 Marine Drive
ZONING BYLAW AMENDMENTS

When: Tuesday, November 30, 2021 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, staff and the public. The public are invited to attend at the Council Chamber where they will be able to see and hear the entire proceedings. Due to a public health order, face masks are required to be worn at all times by all persons attending the meeting and attendance will be limited to a total of 65 persons in the Council Chamber. Registered in-person speakers will have a reserved seat while observers beyond the maximum capacity will be directed to observe the meeting online. Those wishing to view or to participate in the meeting electronically may do so at https://dnvorg.zoom.us/j/65345321120 or by phone by dialing 1-778-907-2071 and entering Meeting ID: 653 4532 1120

What: A Public Hearing for Bylaw 8523, proposed amendments to the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive in the Lions Gate Village Centre and Marine Drive Corridor.

When and How can I provide input?

We welcome your input on November 30, 2021 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at signup@dnv.org prior to 3pm, Tuesday, November 30, 2021. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Questions?
Andrew Norton, Development Planner
nortona@dnv.org or 604-990-3717

Need more info?
Relevant background material and copies of the bylaws are available for review online at DNV.org/public-hearing.
The District of North Vancouver
REPORT TO COUNCIL

September 28, 2021
File: 08.3060.20/006.21

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Text Amendment to add “Cannabis Retail Store” at 1461 Marine Drive

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)" is referred to a Public Hearing.

REASON FOR REPORT

The BC Liquor Distribution Branch (LDB) has applied on behalf of the owner of the property, Calio Enterprises Ltd. to amend the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive.

Implementation of the proposed amendment requires Council’s consideration of Bylaw 8523 to amend Section 405B (1) of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location.

The rezoning bylaw is recommended for introduction and referral to a Public Hearing.
SUMMARY

An application has been submitted to the District of North Vancouver for a text amendment to add "Cannabis Retail Store" as a permitted use for the property located at 1461 Marine Drive. The subject property is a single-storey retail unit located within a shopping centre. The site is currently zoned "Marine Drive Commercial Zone" (C9).

Under the Provincial Cannabis Control and Licensing Act, private retail stores require a licence issued by the Provincial Liquor and Cannabis Regulation Branch (LCRB). Public cannabis stores (operated by the province) are authorized under different legislation, and do not require a licence. The LDB which operates public BC Liquor stores is also the operator for public BC Cannabis stores. While the LDB does not require a licence from the LCRB, their operations are formatted to meet or exceed the requirements for private retail cannabis stores under the Cannabis Control and Licensing Act. As this proposal is for a public cannabis store, no licence is required but rezoning is still necessary to accommodate the use on this site.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates this site as "Commercial Residential Mixed-Use Level 1" (CRMU1) which are areas intended for predominantly general commercial purposes, such as retail, service and office uses, with residential uses above. The proposed use complies with the OCP designation.

Zoning

The subject property is zoned "Marine Drive Commercial Zone" (C9). The C9 Zone permits a "Cannabis Retail Store" use when the subject property is included on the table in Section 405B (1) of the Zoning Bylaw. Bylaw 8523 (Attachment 1) proposes to amend Section 405B (1) by adding 1461 Marine Drive to the table of properties permitting a cannabis retail store.

Non-medical Retail Cannabis Policy

In July of 2019, Council approved a policy to guide the consideration of proposals for retailing of non-medical cannabis. The subject site is located within the Lions Gate Village Centre and Marine Drive Corridor as defined in the District’s "Non-medical Retail Cannabis Policy" (the "Cannabis Policy").
ANALYSIS

Site and Surrounding Area

The proposed cannabis retail store would be located in an existing retail unit within a single-storey shopping centre located at the south-west corner of Marine Drive and Philip Avenue. The shopping centre is oriented around an area of surface parking which is accessed from Marine Drive and Philip Avenue. Uses surrounding the subject site, include a mix of commercial and mixed-use properties on Marine Drive, a car showroom to the east, single-family dwellings to the south, and a restaurant and childcare to the west. The proposed cannabis store would front onto the shopping centre’s main parking area to the east, and would be set-back from Marine Drive and Philip Avenue. The subject commercial unit was previously in use as a print shop.

Non-medical Retail Cannabis Policy

The site’s proposed use has been reviewed against the District’s “Cannabis Policy.” A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ is outlined below:

<table>
<thead>
<tr>
<th>Locational Guidelines</th>
<th>Other Evaluation Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site is zoned to permit a liquor store</td>
<td>Access is provided from Marine Drive and Philip Avenue. A total of 104 on-site parking spaces are provided for the shopping centre which exceeds the 70 spaces required.</td>
</tr>
<tr>
<td>Complies</td>
<td>Excellent access for pedestrians, cyclists, and patrons using alternate modes of transportation. Site is located on a RapidBus route. A bus stop is located directly opposite the site on Marine Drive.</td>
</tr>
<tr>
<td>Located at least 200 m from any school</td>
<td>Complies with all Provincial Cannabis Licensing Regulations</td>
</tr>
<tr>
<td>Complies</td>
<td>Security plan provided to satisfy provincial and federal legislative requirements. As a government-operated Cannabis Store, a licence is not required from the LCRB.</td>
</tr>
<tr>
<td>Does not exceed a maximum of one business per OCP key growth centre</td>
<td>Site located within the Lions Gate Village Centre and Marine Drive Corridor. One cannabis retail store at 1199 Marine Drive has been approved in this centre. No other applications are active for cannabis retail stores in this centre. The District’s “Cannabis Policy” provides Council with discretion to assess each cannabis retail store on a case-by-case basis.</td>
</tr>
<tr>
<td>Subject</td>
<td>Complies</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Store layout that does not</td>
<td>No major façade changes are proposed. Window coverings in a graphic tree</td>
</tr>
<tr>
<td>accommodate sampling</td>
<td>pattern are proposed in compliance with provincial screening requirements.</td>
</tr>
<tr>
<td>A proposed exterior design that</td>
<td>Proposed signage is generally consistent with the Sign Bylaw. A sign</td>
</tr>
<tr>
<td>is consistent with all applicable</td>
<td>permit will be required prior to installation of any signs.</td>
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<td>design guidelines and that</td>
<td></td>
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<tr>
<td>complies with provincial</td>
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<tr>
<td>requirements</td>
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<tr>
<td>Signage in accordance with the</td>
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<tr>
<td>District of North Vancouver Sign</td>
<td></td>
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<tr>
<td>Bylaw</td>
<td></td>
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<tr>
<td>Operating hours that do not</td>
<td></td>
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<tr>
<td>exceed 9 am – 9 pm</td>
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</table>

Proposed East Elevation (subject property outlined in red)

Concurrence

The proposal has been reviewed by staff from Building, Community Planning, Development Engineering, the Fire Department, and Property Use. No concerns have been raised.

RCMP

The North Vancouver RCMP has reviewed the proposal and indicated a concern regarding the proximity of the site to early child education centres, and a youth group. No specific objection to the proposal was indicated and the RCMP noted that it considers public input as important in arriving at a final decision.
Liquor and Cannabis Regulation Branch (LCRB)

A letter from the LCRB was submitted as part of the application confirming that public stores established and operated by the LDB do not require a licence from, and are not regulated by the LCRB. Private retail stores require a licence to operate under the Cannabis Control and Licensing Act, whereas public cannabis stores are authorized under the Cannabis Distribution Act.

Ministry of Transportation and Infrastructure

Bylaw 8523 affects land lying within 800 m of a controlled access intersection. Approval by the Provincial Ministry of Transportation and Infrastructure (MOTI) will be required following third reading and prior to bylaw adoption.

Public Input

Notices were distributed to neighbours in an area exceeding a 100 m (328 ft.) radius of the subject property and two signs were placed on the property in accordance with the District’s policy on “Non-Statutory Public Consultation for Development Applications.” A total of 924 notices were sent, with 23 responses received. Of these responses, 10 noted support or have no objection, while 13 noted opposition or have concerns.

Positive comments include:

- There is adequate parking to support this use;
- Increased retail diversity and convenient for local residents who use cannabis; and
- Ideal location for such a business.

Comments of concern include:

- Preference to see businesses that have an active, not screened storefront;
- Potential for increased crime and loitering in the area;
- Detrimental impact from possible increase in smoking activity;
- A cannabis store does not suit the demographic that frequent the mall; and
- Proximity to schools, daycares, and residential uses.

Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store on the property at 1461 Marine Drive. Bylaw 8523 (Attachment 1) amends Section 405B (1) of the Zoning Bylaw by adding 1461 Marine Drive to the table of properties permitted to have one cannabis retail store.
CONCLUSION

The proposal for a cannabis retail store on the property at 1461 Marine Drive complies with the Cannabis Policy with the exception of the number of cannabis stores approved within a single key growth centre. In accordance with the provisions of the Cannabis Policy, Council retains discretion to assess each proposal for a cannabis store on a case-by-case basis. The Zoning Bylaw text amendment is now ready for Council’s consideration.

OPTIONS

The following options are available for Council’s consideration:

1. Give “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” First Reading and refer Bylaw 8523 to a Public Hearing (staff recommendation); or

2. Return “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” to staff to negotiate changes to the proposal as directed by Council; or

3. Defeat “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” at First Reading and thereby defeat the rezoning proposal.

Respectfully submitted,

Andrew Norton
Development Planner

Attachments:

1. Bylaw 8523: Zoning Bylaw Text Amendment
2. Non-medical Retail Cannabis Policy
3. Public Input (Redacted)
**SUBJECT:** Text Amendment to add "Cannabis Retail Store" at 1461 Marine Drive

**September 28, 2021**

<table>
<thead>
<tr>
<th>Community Planning</th>
<th>Clerk's Office</th>
<th>External Agencies:</th>
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<tr>
<td>Development Planning</td>
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<td>Library Board</td>
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<td>Development Engineering</td>
<td>Finance</td>
<td>NS Health</td>
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<td>Utilities</td>
<td>Fire Services</td>
<td>RCMP</td>
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<td>Engineering Operations</td>
<td>ITS</td>
<td>NVRC</td>
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<tr>
<td>Parks</td>
<td>Solicitor</td>
<td>Museum &amp; Arch.</td>
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<tr>
<td>Environment</td>
<td>GIS</td>
<td>Other:</td>
</tr>
<tr>
<td>Facilities</td>
<td>Real Estate</td>
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<tr>
<td>Human Resources</td>
<td>Bylaw Services</td>
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<tr>
<td>Review and Compliance</td>
<td>Planning</td>
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The Corporation of the District of North Vancouver

Bylaw 8523

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

   a) Part 4 General Regulations is amended by adding the following into the first empty row of the table in Section 405B (1):

   | 009-364-048 | 1461 Marine Drive | Lions Gate Village Centre and Marine Drive Corridor | Bylaw 8523 |

   READ a first time

   PUBLIC HEARING held

   READ a second time

   READ a third time

Certified a true copy of "Rezoning Bylaw 1410 (Bylaw 8523)" as at Third Reading

____________________________________________________________
Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

____________________________________________________________
Mayor

____________________________________________________________
Municipal Clerk
Certified a true copy

________________________________________
Municipal Clerk
The Corporation of the District of North Vancouver

CORPORATE POLICY

<table>
<thead>
<tr>
<th>Title</th>
<th>Non-medical Retail Cannabis Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section</td>
<td>Development and Social Planning</td>
</tr>
</tbody>
</table>

POLICY

It is the policy of Council that the approval of a retail cannabis business in the District of North Vancouver may only be considered through a rezoning application that meets the guidelines, criteria and processing requirements set out in this policy.

Policy approved on: July 22, 2019
Policy amended on: October 7, 2019

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

"Council" means the Council for the District of North Vancouver.

"District" means the District of North Vancouver.

"Liquor & Cannabis Regulation Branch" means the Provincial branch which regulates British Columbia's liquor industries and private retail non-medical cannabis industries (formerly Liquor Control and Licensing Branch).

"Cannabis Retail Store" means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

REASON FOR POLICY

To provide locational and evaluation criteria to guide decisions on permitting the retail sale of non-medical cannabis in the District.
PREAMBLE

The District has taken the approach of considering retail cannabis businesses through an individual rezoning process considered on a case-by-case basis. Applications for a retail cannabis business should comply with the locational guidelines and other criteria contained in this policy and will be subject to public consultation requirements of the District’s Development Procedures Bylaw and the statutory provisions of the Local Government Act.

APPLICATION

1. This policy applies to applications for rezoning to operate a retail cannabis business in the District of North Vancouver.

2. Administration of this policy is handled through the processing of rezoning applications and preparation of bylaws for Council consideration. Compliance with this policy does not guarantee development approval from Council.

3. Applicants who apply to the Liquor and Cannabis Regulation Branch (LCRB) for any retail cannabis business licence must submit a rezoning application to the District after the application is referred to the municipality for input by the LCRB. Rezoning applications will only be considered after the date of approval of this policy.

LOCATIONAL GUIDELINES

The following locational guidelines will be used to assess the suitability of a site for a retail cannabis business when an application for rezoning for such a use has been submitted to the District:

A retail cannabis business may be located on a site that:

1. Is currently zoned to permit a liquor store use;

2. Is located at least 200 metres from any elementary or high school property;

3. Does not exceed a maximum of one (1) business per each of the following key growth centres identified in the Official Community Plan*:

   a. Maplewood Village Centre;
   b. Lions Gate Village Centre and Marine Drive Corridor;
   c. Lynn Valley Town Centre;
   d. Lynn Creek Town Centre.
*Additional businesses outside of Town and Village Centres may be given consideration on a case-by-case basis, subject to a review of the merits of the application.

4. Complies with all of the requirements of the Provincial Cannabis Licensing Regulation.

OTHER EVALUATION CRITERIA

In addition to the above locational guidelines, the following criteria will be considered in evaluating a rezoning application for a retail cannabis business use:

1. Access for vehicles, including potential traffic impacts and parking availability;

2. Access for pedestrians and cyclists, including proximity to public transit;

3. A proposed interior layout that does not accommodate product sampling;

4. A proposed exterior design that is sensitive to the design and character of the respective Town and Village Centre in which it is located and is consistent with all applicable guidelines that regulate the exterior appearance of all residential and commercial properties within that Centre to the extent possible that it complies with the Provincial Cannabis Control and Licensing Act;

5. Design of signage that is in accordance with the District of North Vancouver Sign Bylaw;

6. Operating hours that do not exceed 9am – 9pm;

7. Store security requirements that meet the Provincial Cannabis Retail Store Licence Terms and Conditions Handbook.

NON-MEDICAL CANNABIS APPROVAL PROCESS

All retail cannabis businesses must undergo a site-specific rezoning process before the retail sale of non-medical cannabis is permitted. This will include opportunities for public consultation.

All applicants interested in establishing a retail cannabis business shall submit the following applications:

1. An application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a cannabis retail store license prior to submitting an application for rezoning to the District;

2. An application to the District for a rezoning of the parcel to permit a retail cannabis business, once the application has been referred from the Provincial Liquor &
Cannabis Regulation Branch to the District for input. Applications for rezoning will be processed using a first-come-first-served model based on the date and time the application was forwarded to the District from the LCRB. Applications should be submitted to the District within 15 days of a referral from the LCRB. If an application is submitted more than 15 days after the referral from the LCRB, then it will be processed on a first-come-first-served model based on the date that the complete application is accepted by the District.

3. In the case of a Provincial store, the date that an application is submitted to the District will be considered the date of referral.

4. An application to the District for a development permit as required by the District;

5. An application for a District business licence, upon successful adoption of a rezoning bylaw and a positive recommendation from the District to the LCRB; and

6. Additional permit applications as required by the District, including but not limited to a building permit and/or sign permit applications.

PUBLIC CONSULTATION

1. Rezoning to permit a retail cannabis business will require public consultation as specified in District bylaws and policies (e.g. Development Procedures Bylaw) and statutory procedures set out in the Local Government Act (e.g. Public Hearing).

2. A summary of the public consultation will be included in a Report to Council for the rezoning application.

CONDITIONS OF REZONING

Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw for a retail cannabis business:

1. The applicant may be required to submit details regarding on-site signage.

2. The applicant may be required to submit details on how potential odour that may be emitted from the premises will be controlled. A Section 219 covenant, or other means, may be used to secure any required odour mitigation measures.

3. The warehousing of cannabis as an accessory use shall not be permitted.

4. Any other conditions as may be required by Council.
SMOKING REGULATIONS SIGNAGE

1. A minimum of two signs shall be posted within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12" x 18". The signage shall detail the restrictions for smoking within 6 metres of any openings to the building, including doors and windows that open and any air intake, as outlined in section 6(a) of the Smoking Regulation Bylaw.

COUNCIL DISCRETION

While this policy is intended to establish a framework which would apply to all rezoning applications for retail cannabis uses, Council maintains full discretion to allow or reject any application for a retail cannabis use and may, in its sole discretion, exempt applications from all or any part of this policy.

AUTHORITY TO ACT

Provincial legislation, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, authorizes the District to regulate locational aspects of retail cannabis businesses and to establish procedures to assess and approve such businesses.
THIS PAGE LEFT BLANK INTENTIONALLY
What an excellent idea to have a cannabis retail store in the neighbourhood. I will be certain to check it out.
Hi,
I would like to approve of the application for a cannabis retail store at 1461 Marine Drive. There is adequate parking. None of the surrounding businesses are primarily for minors. It is an ideal location for such a business.
I am delighted with the prospect of a cannabis retail store within walking distance of my home. I will make sure to visit it when it is open for business.
Dear Mr. Broderick,

We are thrilled to possibly have a cannabis retail store so near to us. It’s about time. Cannabis was legalized a long time ago and many smaller communities have managed to sort out the issues a lot faster. So I hope the zoning change is approved. Please let me know if there is a public hearing.

Yours
Hi Daniel!

I received your letter concerning the Cannabis Retail Store at 1461 Marine Drive. I live in the neighborhood and I wanted to express my enthusiastic support for this store moving in! As an avid cannabis user, I have found it inconvenient to have to travel outside my neighborhood to purchase cannabis products, and I believe this is a wonderful step forward in improving the diversity and services of our neighborhood.

Although this is a recreational-cannabis retail space, my experience with Cannabis as many of my neighbors and friends would agree, has been medicinal in helping calm anxiety and aid in curing my depression. I prefer using cannabis than taking traditional medication as it agrees better with my body’s physical and mental health.

and I feel the stigma around Cannabis should be continuously questioned now that I have experienced it in such a positive way.

I'm not sure how the majority of my neighbors will feel about this shop, but I hope they will consider the range of people that would benefit from it!

Thank you so much for your work and I am looking forward to hearing more about this! I am more than happy to provide more details about my experience or even speak on this subject if needed.
Hello Daniel,

You asked for feedback in regards to cannabis retail store - 1461 Marine Drive.

I live [redacted] shop at meridian foods almost every day.

I believe this is a suitable location for a cannabis store, as there are no residential suites that would be affected, there is ample parking and we could use more retail presence in the neighborhood.

Thank You.
Hi Daniel,

I'm writing on behalf of [Redacted].

We are both in support of this application. We think this is a good location for the store with plenty of parking.
regarding the rezoning application for 1461 Marine Dr.

i am dead against a cannabis Retail store in any residential neighborhood and strongly apposed this application. I am in an industry where I work in residential areas all over the lower mainland and one common characterestic I see at and around cannabis retail stores is loitering cannabis users lighting up and smoking their purchases. I have seen both users standing near or walking around the store. I have also witnessed many times users getting into their cars and smoking a joint before driving, as well as WHILE driving! The odour from these smoked product is extremely offensive and lingers in the air, it also travels a long distance disturbing residents trying to enjoy their yards and homes. Smoking, vaping or eating drugs before and or while driving, does not need to be emphasized as a danger to everyone on the street by me in this letter.

Second point
We have many vehicle break ins in the area. Some may say that it is a stretch to say that the break ins like this are related to the purchase of drugs, but according reports in the news, research has made direct connections between Some drug users and drug purchases. Twice I have had my car windows broken and contents stolen. The feeling of invasion is overwhelming. If only one break in occurs for the purchase of drugs it is too many. How do we prove a break in is for the purchase of drugs? or maybe the district should consider, how do we prove it is not for the purchase of drugs, because that will surely be that assumption of all residents when and every time it happens.
I'm opposed to this application. I DO NOT WANT a non-medical cannabis store near my home! I pay taxes and it's my right to refuse this. My concerns shouldn't even have to be said - I'm afraid it will increase crime as well as change the atmosphere of this calm and quiet and safe neighborhood. Norgate is a very special place as is all of the North Shore. I DO NOT WANT a non-medical cannabis store near my home!!! NO!!!!!!!!!!
With reference to your notification of May 12, 2021, kindly register our comments that we do NOT consent to the opening of a cannabis store on the said premises.

Regards
Hello Daniel,

As a co-owner of same property as [redacted], I would like to emphasize on same thought and opinion as [redacted] stated below.

Thanks and regards,

[redacted]

On May 17, 2021, at 4:48 PM, Daniel Broderick <BroderickD@dnv.org> wrote:

Good afternoon [redacted]

Thank you for providing comments regarding the application at 1461 Marine Drive. Your comments have been recorded as part of the public input for this application, which will be taken into consideration in the review of the proposal.

If you would like further information regarding the retailing of non-medical cannabis in the District of North Vancouver, please refer to the District’s website at the following links:

- Cannabis sales and consumption | District of North Vancouver (dnv.org)
- Start a non-medical cannabis retail business | District of North Vancouver (dnv.org)

If you have any further questions or comments, please let me know.

Kind regards,

Daniel Broderick
Planning Assistant
<image005.jpg>
355 West Queens Road
North Vancouver, BC V7N 4N5

broderickd@dnv.org
Direct: 604-990-3658
Re: Notice of Application for Cannabis Retail Store- 1461 Marine Drive

May 17, 2021

Hello,

Please be informed that I'm totally against this proposal and OBJECT the application.

We disagree with yet another store coming to our safe neighborhood. I wonder why we are not opening more gyms or places that advertise healthy and safe habits rather than places that not only bring unsafe people to our neighborhood but promote dangerous and unhealthy behaviors for everyone specially youth?

I would be against this until I leave here, and you will never have my consent as a responsible [REDACTED].

Please do something and keep our city safe.
Hi Daniel,

We have received a letter pertaining to the above subject and we would like to express our vehement objection to having a cannabis store in this area. Our disapproval stems from the fact that this area is very near residential developments and our experience is that where there are liquor and cannabis stores there is a tendency for crime to become rampant.

Perhaps you are not aware but in this corridor especially the backlanes there are a lot of homeless people taking refuge. They litter profusely and make noises at night when they are already drunk. Putting up a cannabis store we think will only attract strangers and bad elements in our residential neighbourhood. There are a lot of young families in this area that will be affected by this store.

In view of the above we are therefore strongly opposing the said application.

Thank you.
Hello Daniel Broderick,

Many of our neighbours and myself are quite disturbed about the application to open a cannabis retail store. We considered a danger to our health and peace of mind. These stores attract people who are not very considerate of  [redacted]. We do our walks and go to do our business in that area and if you open a place like that it will bring more traffic and the worse type of people who are not considerate most of them. They will be hanging around our neighbourhood creating more traffic as well. We would have to enclose ourselves all the time being afraid to walk around our peaceful area now. There are schools near by and it is not fair to them either. This is not the neighbourhood to open this type of business. Please protect our rights! there is a reason why a law of protection was made before and now is the best time to keep it in place.

We like the little mall there and I think it will affect the business next to them. People who buy drugs always start smoking around the area and it will really bother all who shop there now  [redacted]

Thank you for listening our petition to keep this kind of business away from us.

Have a wonderful day,
May 31, 2021

Daniel Broderick
broderickd@dnv.org
District of North Vancouver

Dear Sir,

Re: File: 08.3060.20/006.21, Case: PLN2021-00006
Cannabis Retail Store – 1461 Marine Drive

Herewith, I want to vote against opening a cannabis retail store on the property at 1461 Marine Drive.

The reason is we already have a lot of cases of theft and vandalization in our neighborhood and we do not want the number to increase.

Our household already has [redacted] of vandalization with RCMP that happened in our street within 3 years, and nobody does anything. Our neighbors and I have signed a petition for a streetlight to be installed in our block as this part of our street is so dark at night, it is so dark that you barely can see anything. Even we agreed to pay for any extra cost if a new pole should be installed. I submitted that application with the petition about 4 years ago but still waiting for a response. Every time I followed up; they just forward my email to the Engineering Dept. That is all they do.

Please do not make this situation worse by approving that application to open a cannabis retail store.

Thank you in advance and have a great day.
Dear Mr Broderick, I wish to object to the Application for Cannabis Retail Store. Norgate is a family-oriented neighbourhood, with many young children, and not a suitable location for a cannabis store.

I trust prior to your making a definite decision, a general meeting will be held for residents to air their comments.

Thank you.
Dear Mr Broderick,

I am curious as to why you plan to introduce a marijuana retail store at 1461 Marine Drive. We, the residents in the area, do not want a cannabis store here, the last application, which was not that long ago, was refused. That particular store was in the 1600 block of Marine Drive.

The reason why I am particularly opposed to where you propose to install this store, there is an animal hospital, there is a Bosley’s pet store, the Meridian organic supermarket, the Mooyah burger store and at the far side there is Tim Hortons. Why would you introduce a pot shop into a strip mall that has stores which, in my opinion, fall into a completely different category. The whole atmosphere of this small square could be changed.

Further east on Marine Drive there are several stores selling marijuana products. Are you planning on putting these stores on almost every block along Marine Drive? We have enough crime in this area and do not need to introduce more strangers into our neighbourhood. My other concern, with people smoking these products outside the store, the smoke and smell are not particularly appealing. I do not wish to inhale any type of smoke.

I do hope you will consider some of my points, I feel quite strongly that the cannabis store at 1461 Marine would be an unfit neighbour in this particular strip mall.

Thank you for your time.

Sincerely

[Signature]
Public input provided by phone:

- **No concerns with the proposal.**
  - May 14, 2021

**Opposed:**

- **Concern with the Cannabis application.**
  - Not comfortable with a Cannabis Store at this location due to the proximity to residential areas and proximity to daycares in the area.
  - May 16, 2021

- **No objections to the proposal.**
  - May 20, 2021

**Opposed:**

- Nearby resident and saw the notification sign on site.
- Not opposed to Cannabis retail specifically, but opposed to the location.
- Indicated that there was a similar retail store years ago for a short period of time along Marine Drive.
  - There was opposition regarding that one.
  - This proposal is in close proximity to the one that was open before.
- Indicated proximity to several daycares nearby, including two large daycares, plus several home based daycares. Also, indicated the proximity to schools.
- Would prefer to see this near Capilano Mall, where there is unleased land and more opportunities in commercial oriented areas. There is also a vaping store near Capilano Mall
- Does not suit the demographics in this area as the commercial centre includes variance family-oriented business. This centre is appealing to family based customers, and the proposed cannabis store should be closer to a bar or businesses oriented toward adults.
- Does not think this is the ideal place for the Cannabis retail store.
- Notes that there is residential all around.
- The quick shop model may increase traffic.
  - May 27, 2021

**-**

- Biggest complaint with Cannabis stores is that they block out the storefront with screening.
- Would prefer to see smaller stores that would have a storefront use to complement the existing quality of retail stores existing in the mall now.
- Notes that it’s not possible to see into the store, then don’t have it use up a prominent store front.
  - May 28, 2021
Public Input for Rezoning Text Amendment to permit Cannabis Retail Use at 1461 Marine Drive

- The cannabis store serve a purpose.
- Also notes that there are 7-8 daycare centres nearby. This might not affect the application but is something to consider.

Support — May 28, 2021

- Notes that they area a cannabis user.
- Supports the rezoning application as cannabis is positive for both medicinal and recreational use.
THIS PAGE LEFT BLANK INTENTIONALLY
The Corporation of the District of North Vancouver

Bylaw 8523

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
   a) Part 4 General Regulations is amended by adding the following into the first empty row of the table in Section 405B (1):

   | 009-364-048 | 1461 Marine Drive | Lions Gate Village Centre and Marine Drive Corridor | Bylaw 8523 |

READ a first time October 18th, 2021

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1410 (Bylaw 8523)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED


Mayor

Municipal Clerk
Certified a true copy

______________________________
Municipal Clerk
When: Tuesday, November 30, 2021 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, staff and the public. The public are invited to attend at the Council Chamber where they will be able to see and hear the entire proceedings. Due to a public health order, face masks are required to be worn at all times by all persons attending the meeting and attendance will be limited to a total of 65 persons in the Council Chamber. Registered in-person speakers will have a reserved seat while observers beyond the maximum capacity will be directed to observe the meeting online. Those wishing to view or to participate in the meeting electronically may do so at https://dnvorg.zoom.us/j/65345321120 or by phone by dialing 1-778-907-2071 and entering Meeting ID: 653 4532 1120

What: A Public Hearing for Bylaw 8523, proposed amendments to the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive in the Lions Gate Village Centre and Marine Drive Corridor.

When and How can I provide input?

We welcome your input on November 30, 2021 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at signup@dnv.org prior to 3pm, Tuesday, November 30, 2021. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Questions?
Andrew Norton, Development Planner
nortona@dnv.org or 604-990-3717

Need more info?
Relevant background material and copies of the bylaws are available for review online at DNV.org/public-hearing.
1. **ADOPTION OF THE AGENDA**

1.1. **October 18, 2021 Regular Meeting Agenda**

**MOVED by Councillor BOND**  
**SECONDED by Councillor HANSON**

THAT the agenda for the October 18, 2021 Regular Meeting of Council for the District of North Vancouver is amended to vary the order of the agenda to consider Items 4.1 and 3.1 before Item 2;

AND THAT the agenda is adopted as amended, including the addition of any items listed in the agenda addendum.

**CARRIED**
4. DELEGATIONS

4.1. Royal Canadian Legion Branch 114 Lynn Valley
Re: Presentation of the First Poppy

Ms. Diana Saboe, President, Royal Canadian Legion Branch 114 Lynn Valley, provided an overview of the history of the poppy, noting that 2021 is the 100\textsuperscript{th} anniversary of the use of the poppy in connection with Remembrance Day. Ms. Saboe announced that, due to the continuing COVID-19 pandemic, a small Remembrance Day ceremony will be held at the Branch headquarters on Thursday, November 11, 2021. The Story and 100\textsuperscript{th} Anniversary of the Poppy of Remembrance video was played. Ms. Saboe then presented Mayor Mike Little with the first poppy, noting that Council members have also been provided with poppies. On behalf of Council, Mayor Little thanked the Legion members for their support of veterans and their valuable work in the community.

MOVED by Mayor LITTLE
SECONDED by Councillor BACK
THAT the delegation from Royal Canadian Legion Branch 114 Lynn Valley is received.

CARRIED

3. RECOGNITIONS

3.1 2021 Climate and Energy Action Award – Climate Adaptation

Patricia Bell, Director of Capacity Development, Community Energy Association presented the District with the 2021 Climate and Energy Action Award, Climate Adaptation category for leadership in the North Shore Sea Level Rise Risk Assessment and Adaptive Management Strategy, which was developed by the District of North Vancouver, the City of North Vancouver, the District of West Vancouver, North Shore Emergency Management, Port of Vancouver, and Squamish Nation.

With the consent of Council, Mayor Little varied the agenda as follows:

5. ADOPTION OF MINUTES

5.1. July 26, 2021 Special Meeting of Council

MOVED by Councillor BACK
SECONDED by Councillor HANSON
THAT the minutes of the July 26, 2021 Special Meeting of Council are adopted.

CARRIED

5.2. September 21, 2021 Public Meeting

MOVED by Councillor BACK
SECONDED by Councillor HANSON
THAT the minutes of the September 21, 2021 Public Meeting are adopted.

CARRIED

5.3. September 27, 2021 Special Meeting of Council

MOVED by Councillor BACK
SECONDED by Councillor HANSON
THAT the minutes of the September 27, 2021 Special Meeting of Council are adopted.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Peter Teevan:
• Spoke regarding item 8.3;
• Opined that First, Second and Third Readings of bylaws should not take place at the same meeting;
• Commented on the proposed changes to the Council Procedure Bylaw;
• Commented on changes to Council meetings under Ministerial Order M192; and,
• Encouraged Council to rescind Third Reading of the Council Procedure Bylaw amendment and debate changes to the bylaw.

2.2. Mr. Bev Parslow:
• Spoke regarding the cost of speed bumps; and,
• Commented on traffic calming measures in the Delbrook neighbourhood.

2.3. Mr. Juan Palacio:
• Spoke regarding notices for public meetings of Council; and,
• Encouraged staff improve the visual impact of meeting notices and other advertising to increase attendance and interest.

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. September 21, 2021 Closed Special Meeting of Council

6.1.1. Maplewood Fire & Rescue Centre Tender Update
File No. 02.0720.Firehall #2/File

THAT the construction contract for the Maplewood Fire and Rescue Centre is awarded to Chandos Construction based on the results of the tender (ITT 038.21);

AND THAT the 2021-2025 Financial Plan be amended before the end of the year for changes outlined in the September 8, 2021 joint report of the General Manager – Engineering, Parks & Facilities and Fire Chief entitled Maplewood Fire & Rescue Centre Tender Update;

AND THAT this decision is released to the public.
7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT items 8.2, 8.3 and 8.4 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Development Variance Permit 40.20 (Coach House) – 1061 Handsworth Road
File No. 08.3060.20/040.20

Public Input:
Mr. Dominic Sy:
• Advised that he is the architect for the project; and,
• Noted that the design addresses issues raised by neighbours and the District arborist regarding privacy and tree protection.

MOVED by Councillor HANSON
SECONDED by Councillor MURI
THAT Development Variance Permit 40.20, to allow for a coach house at 1061 Handsworth Road, is ISSUED.

CARRIED

8.2. Bylaw 8522: Taxation Exemptions by Council Bylaw
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT “2020-2023 Taxation Exemptions by Council Bylaw 8379, 2019 Amendment Bylaw 8522, 2021 (Amendment 2)” is ADOPTED.

CARRIED

8.3. Bylaw 8519: Council Procedure Bylaw
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT “Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8519, 2021 (Amendment 7)” is ADOPTED.

CARRIED

Regular Minutes – October 18, 2021
8.4. **Bylaw 8532: Fees and Charges (Temporary Outdoor Business Areas)**
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8532, 2021 (Amendment 76)” is ADOPTED.

CARRIED

8.5. **Development Permit 25.17 – Phase One: 904 – 944 Lytton Street (Seymour Estates)**
File No. 08.3060.20/025.17

Public Input:
Mr. Brent Carlson:
• Advised that he represents the developer, Anthem Properties, and is available to answer questions about the project.

MOVED by Mayor LITTLE
SECONDED by Councillor CURREN
THAT Development Permit 25.17, for a development which includes a mix of apartments, townhouses and commercial space at 904 – 944 Lytton Street is ISSUED.

CARRIED

8.6. **Bylaw 8533: Mount Seymour Lions Housing Society Bowron Court and Apex Avenue Housing Agreement**
File No. 06.2360.40/009.000

MOVED by Mayor LITTLE
SECONDED by Councillor BACK
THAT “Housing Agreement Bylaw 8533, 2021 (900 and 901 Bowron Court and 800 Apex Avenue)” is given FIRST, SECOND and THIRD Readings.

CARRIED

8.7. **Bylaw 8523: Text Amendment to Add “Cannabis Retail Store” at 1461 Marine Drive**
File No. 08.3060.20/006.21

MOVED by Councillor HANSON
SECONDED by Councillor BACK
THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is referred to a Public Hearing.

CARRIED
8.8. **Bylaws 8459, 8460 and 8461: Rezoning and Housing Agreements for a 62-unit Residential Strata and Rental Development at 1210-1260 West 16th Street**

File No. 08.3060.20/044.17

Public Input:
Mr. Simon Richards:
- Noted that the project is consistent with the District's Official Community Plan and policies; and,
- Commented on the land use and form of the proposal.

MOVED by Mayor LITTLE
SECONDED by Councillor BOND
THAT "District of North Vancouver Rezoning Bylaw 1403 (Bylaw 8459)" is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8460, 2020 (West 16th Street – Market Housing)", is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8461, 2020 (West 16th Street – No Rental Limit (except short term rentals))", is given FIRST Reading;

AND THAT Bylaw 8459 is referred to a Public Hearing.

CARRIED

9. **REPORTS**

9.1. **Mayor**

Mayor Little reported on the following:
- His attendance at the Metro Vancouver Zero Waste Committee meeting, noting that new, modern waste transfer facilities are coming online in the near future in Surrey and Coquitlam;
- The upcoming branding launch on October 19, 2021 of the new transportation planning group comprised of the two First Nations and three municipal governments on the North Shore to address local transportation issues; and,
- Thanked the community for their patience and kindness during traffic disruptions in Deep Cove while District of North Vancouver Fire and Rescue Services attended a structure fire on the weekend.

9.2. **Chief Administrative Officer**

Nil

9.3. **Councillors**

9.3.1. Councillor Hanson reported on his attendance at the following:
- The Metro Vancouver Indigenous Relations Committee, noting a significant budget increase is proposed for the committee to pursue reconciliation;
• The North Shore Standing Committee on Substance Use meeting, noting a motion was passed to send a letter to the Minister of Justice calling for the full legalization and regulation of illicit substances to reduce deaths and that the committee discussed the intersection of homelessness, mental illness and substance abuse.

9.3.2. Councillor Curren reported on the following:
• Her challenge to the Windsor Secondary School Green Team to create reusable cutlery packages to eliminate waste;
• Her participation in the Zero Waste Takeout Launch Party for the Ocean Ambassadors Canada reusable takeout container program for businesses in the East of Seymour community; and,
• Her attendance at North Shore Homelessness’s North Shore Connect Day.

9.3.3. Councillor Bond reported on his attendance at the Metro Vancouver Housing Committee, noting that the committee reviewed the Five-Year Financial Plan and that Metro Vancouver intends to construct 740 homes across the region over that period and that the committee discussed the different definitions of affordability.

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

Nil

9.4.2. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.3. Board – Councillor Muri

Nil

9.4.4. Regional Culture Committee – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Regional Planning Committee – Councillor Muri

Nil

9.4.7. Liquid Waste Committee – Mayor Little

Nil
9.4.8. COVID-19 Response & Recovery Task Force – Mayor Little
Nil

9.4.9. Mayors Committee – Mayor Little
Nil

9.4.10. Mayors Council – Translink – Mayor Little
Nil

9.4.11. Zero Waste Committee – Mayor Little
Nil

10. ADJOURNMENT

MOVED by Councillor BOND
SECONDED by Mayor LITTLE
THAT the October 18, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:09 p.m.)

Mayor

Municipal Clerk

Regular Minutes – October 18, 2021
January 21st, 2021

District of North Vancouver
355 West Queens Rd
North Vancouver, BC
V7N 4N5

Dear District Staff, Mayor and Members of Council:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch’s (LDB) application to locate a Government operated non-medical cannabis retail store at 1461 Marine Drive. The LDB has received support from the property owner to proceed with this application (application form, fees and supporting materials attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol industry in BC. The Liquor Distribution Act gives the LDB the sole right to purchase and distribute beverage alcohol for the province. The LDB is also the public liquor retailer in the province’s mixed public-private model, operating 197 retail outlets under the brand ‘BC Liquor Stores.’

Under the Cannabis Distribution Act, the LDB is also the sole wholesale distributor of non-medical cannabis in British Columbia and operates standalone, public retail stores and provides online sales. Since legalization, the LDB has opened BC Cannabis Store retail locations in twenty communities and we are actively working to roll out more stores across the Province to cater to the BC market.

Revenue generated through the LDB’s wholesale and retail operations is remitted to the Provincial Government and contributes to supporting vital public services such as health care and education.

Committed to maintaining a level playing field between private and public retailers, the LDB ensures a fair and ethical supply and distribution of non-medical cannabis by applying a common set of rules for both:

- As the wholesaler of non-medical cannabis, it applies a 15% wholesale mark-up on the landed cost of cannabis distributed throughout the province to private and public BC Cannabis Stores
- Purchasing cannabis at a common wholesale price, both private and public retailers are required to pay the cost of shipping product from the LDB warehouse to their retail outlet. E-commerce customers currently pay a flat shipping fee of $8 on each order purchased via www.bccannabiswholesale.com.
- All private and public retail stores are required to comply with the municipal, provincial and federal regulations that govern the purchase, sale, and distribution of non-medical cannabis
For both private and public retail stores, the minimum retail price for selling non-medical cannabis is either the wholesale price they paid to the LDB or the current LDB wholesale price, whichever is lower.

**Location of proposed BC Cannabis Store**

The LDB is proposing to open a BC Cannabis Store at Norgate for a number of reasons, including that the site is:

- Located in an existing retail centre with strong tenants;
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established complex, and;
- Located outside any sensitive use buffers established under the current District Policy.

The size of the proposed non-medical cannabis retail store is approximately 1,073 square feet of which we envision roughly three quarters being dedicated to retail, with the remainder being utilized for office/administrative space for store staff.

While the number for allowable stores per "permitted use area" is exceeded under the current policy, we feel that the size of the geographic area could necessitate another retail cannabis location, should council choose to entertain it.

**Our commitment to community engagement and social responsibility**

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. While government-operated BC Cannabis Stores do not require a licence from the LCRB\(^1\), we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with local law enforcement agencies to maintain public safety.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores have a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have raised nearly one hundred thousand dollars from staff and customers at our District of North Vancouver Liquor Stores locations, with most of the funds being allocated to programs within the District.

Our current BC Liquor Stores social responsibility programs will serve as examples as we move forward on developing our BC Cannabis Stores social responsibility endeavours. Our current efforts in the cannabis field include:

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\(^1\) As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.
• Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB’s wholesale channel and sold through BC Cannabis Stores are purchased from federally licensed producers.

• Promoting the safe and responsible use of non-medical cannabis through social responsibility campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential associated health risks of consuming cannabis.

• Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;

• Increasing awareness of the dangers associated with over-consumption or risky behavior through various in-store campaigns with strategically placed messaging, and;

• Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

**Keeping cannabis out of the hands of minors.**

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entranceways prevents minors from entering our stores. All our staff receive comprehensive training in verifying ID, and will request age verification from all customers appearing under the age of 30.

**Odour Mitigation**

Product must be packaged and sold in accordance with Health Canada’s packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will also be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date we have received no complaints regarding odours from any of our four stores currently in operation.

**Cannabis store operations**

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 6-8 employees, including a Store Manager and staff comprised of full and part-time Cannabis Consultants. Wages start at $21.00 per hour with benefits and pension eligibility as Provincial employees. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by Provincial law.

Store hours vary but locations are typically open from 10am to 9pm Monday to Saturday and 11am to 6pm on Sundays.
Our neighbourhood strategy includes:

- **Keep It Safe**, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.
- Implementation of procedures on how to deal with unruly customers, store safety, loitering, and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer’s age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

**Security**

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail stores in BC, and nearly 100 years of retailing regulated products. The LDB utilizes Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are supported by the LDB’s Corporate Loss Prevention department and privately contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

Further details regarding BC Cannabis Stores and the LDB’s social responsibility efforts are included in the presentation included in the staff report. We thank you for your consideration of our application.

Sincerely,

Ryan McKeown,
Senior Business Analyst
BC Liquor Distribution Branch
BCCS NORGATE MARINE DRIVE NORTH VANCOUVER

CIVIC ADDRESS:
1461 MARINE DRIVE, NORTH VANCOUVER, BC, V7P1T5

LEGAL DESCRIPTION:
LOT 38 BLOCK 1 PLAN VAP10596 DISTRICT LOT 825 LAND DISTRICT 1 LAND DISTRICT 36 PID:009–364–048

SIZE:
99.68m² or 1073sf

SCOPE OF WORK:
INTERIOR STORE RENOVATION

SHEETS:
A000 COVER SHEET
A100 SITE PLAN | PARKING
A103 FLOOR PLAN – LAYOUT | BUILDING ELEVATIONS
The BCLDB installs a separate enunciator panel for all the stores under its umbrella.

DETAILS ON ALARM SYSTEM:

Alarm System
The alarm system utilized by the BCCS is an ITC Protege IP based with cellular back up. The alarm system consists of passive infra red detectors, door contacts, glass break detectors and hold up buttons. The alarm system also controls the card access control system for the high value areas of the store which tracks who, when and where these doors are accessed.

Speakers
No speakers are built into the alarm system but when triggered the high intensity lighting comes on to draw attention to the area.

Alarm Monitoring
The BCLDB has its own in-house monitoring station that is manned and operational 24/7 365 days a year where our Branch Security Officers monitor our stores burglar, fire alarms and CCTV.

Security Plan
The BCCS have approximately 21 IP based cameras that are run by a 32 channel N弁an astonished Recorder. The cameras record at 7 frames per second, except for our vault and identification cameras where we are recording at 15 frames per second and on motion only. The recordings can be viewed on store or remotely. The footage is stored locally with 180 days on most cameras and one year on the vault cameras.

SPRINKLER PLAN
PROPOSED PLAN SUBJECT TO REVISION
BC CANNABIS STORES

LIQUOR DISTRIBUTION BRANCH
Purpose

To make high-quality cannabis products and education available to all customers – from the discerning to the new – through responsible channels that provide expert and friendly service.
Social responsibility messages instore

**KEEP CANNABIS AWAY FROM YOUTH.**

It’s illegal to buy for minors. Youth are at a greater risk of harm from non-medical cannabis.

**KNOW THE LIMIT.**

Adults may possess up to 30 grams of dried cannabis (or equivalent) in public. In-store and online purchases cannot exceed this amount.

**START LOW, GO SLOW.**

For the safest experience, start with products that are low in THC.

**DON’T DRIVE HIGH**

Using cannabis before you drive may impact your ability to operate a vehicle safely.
Information and education messages instore

**Before You Buy**

- **Keep the risks**
  - Cannabis may cause impaired judgment, coordination, and reaction time.
  - It can be harmful to pregnant women and the fetus.
  - It can be addictive.

- **Park your vehicle**
  - Use the designated vehicle parking area.
  - Before using cannabis, ensure your vehicle is parked legally and safely.

- **Avoid driving**
  - Driving while under the influence of cannabis can be dangerous.
  - It’s better to have someone drive.

- **Put it away**
  - Keep cannabis out of reach of children.

**Plant Anatomy**

- **Flower (Bud)**
  - The flower is where the cannabis plant produces THC and CBD.

- **Leaves**
  - The leaves contain cannabinoids and terpenes.

- **Stems**
  - The stem is responsible for supporting the plant.

**Plant Types**

- **Indica**
  - Known for its sedative effects, Indica is great for relaxation and stress relief.

- **Sativa**
  - Known for its energizing effects, Sativa is great for improving focus and creativity.

**THC & CBD**

- **THC** (Tetrahydrocannabinol)
  - The psychoactive compound that causes the feeling of being high.
  - THC has been linked to mood enhancement and stress reduction.

- **CBD** (Cannabidiol)
  - The non-psychoactive compound that does not cause a high.
  - CBD has been linked to pain relief and anxiety reduction.

**Terpenes**

- Terpenes are oils that can be found in many plants.
  - They are believed to have medical benefits.
  - Different plants have different terpenes.

**Did you know?**

- THC and CBD are not the only cannabinoids in cannabis.
  - There are over 100 different cannabinoids in cannabis.

- The effects of cannabis can vary from person to person.
  - Some people may experience paranoia or anxiety.

- The effects of cannabis can also vary depending on the strain.
  - Some strains may have a higher THC content.

**BC Cannabis Stores**

- Visit our website at [bc-cannabis.com](http://bc-cannabis.com) for more information.

- Contact us at [info@bc-cannabis.com](mailto:info@bc-cannabis.com) for assistance.
Safety and security is our top priority.

Customer, employee and community safety is paramount.

- Superior intruder and fire monitoring systems maximize response time and minimize losses.
- Interior and exterior camera surveillance used to deter theft.
- Locking valuable accessories in tempered glass display cases prevents shoplifting and creates an added barrier for burglars.
- A secure storage room keeps regulated product out of sight from minors and out of reach from shoplifters.
- Durable and reliable commercial-grade doors and locks secure our store premises.
- Smash-resistant windows obstruct vandalism and break-ins.
- Attractive and visible on-premise signage of security measures deter would-be thieves and criminals.
A reputable place to work.

We take pride in being named one of BC’s Top Employers time and time again.

- Mandatory Enhanced Security Screening is completed for all employees.
- Comprehensive product knowledge and customer service training are integral to the product consultant onboarding experience.
- As with liquor, we mandate a Serving It Right equivalent certification for all product consultants.
## Maintaining a level playing field

<table>
<thead>
<tr>
<th>Rule / Mandate</th>
<th>Private Retailers</th>
<th>Public Retailers (BC Cannabis Stores)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required to pay the 15% wholesale mark-up to LDB Cannabis Wholesale</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Required to pay the shipping cost from LDB warehouse to their retail outlet</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Required to comply with municipal, provincial and federal regulations that govern the purchase, sale and distribution of non-medical cannabis</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Prohibited from pricing cannabis products below the wholesale price they paid to LDB or the current LDB wholesale price, whichever is lower</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
Restricted Access: 2 ID Check
Open & bright interior
Bud display pods
All product secured safely
British Columbia Cannabis Store - Security Plan

The British Columbia Liquor Distribution Branch (BCLDB) has its own in-house Corporate Loss Prevention (CLP) which consists of a Monitoring Station, maintained 24/7, 365 days a year, our own Technical Security Officers and Investigators for all our locations.

With respect to our Cannabis locations once an application is granted we perform a risk assessment tied to the geographical area we will be operating in and then apply Crime Prevention Through Environment Design (CPTED) to all our locations. The municipal authority having jurisdiction is also incorporated into our physical security plans to ensure community safety.

At minimum, to satisfy federal and provincial legislative requirements, the physical security at all BC Government cannabis stores will be:

1. Bollards at the front and back of stores
2. Security grills over all exterior glazing
3. High security locks and keys
4. Lockable cabinet/showcase displays
5. Monitored burglar alarm system
6. Hold up buttons
7. CCTV coverage of all areas of stores with one year video retention
8. Secure vault room, where the majority of cannabis will be stored
9. Access control for restricted areas of store
10. Cash safe and cash deposit boxes for POS
11. Armoured car pickup and delivery
The BCLDB also has its own Corporate Loss Prevention Manual which consists of what to do in the event of criminal activity at our locations, how to deal with Store Emergencies, Currency, Physical Security, Employee Conduct, Documentation of Incidents and Injuries, and a number of appendices. This is a 63 page document that is made available internally to our Cannabis employees. We also employ training in regards to staff safety titled “Keep It Safe” to all employees.

Questions can be directed to:

Brendan Alexander
Director, Corporate Loss Prevention
British Columbia Liquor Distribution Branch
(604) 252-3051
brendan.alexander@bcldb.com
October 5, 2018

Erin McEwan
Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5

Dear Ms. McEwan:

Re: **Non-Role of the Liquor and Cannabis Regulation Branch in the licensing of public stores.**

This letter is to confirm that public stores that are established and operated by the Liquor Distribution Branch (LDB) do not require a licence from and are not regulated by Liquor and Cannabis Regulation Branch.

Under the *Cannabis Control and Licensing Act*, private retail stores may not operate without a licence issued by the general manager, but public cannabis stores are authorized under different legislation, the *Cannabis Distribution Act*, and do not require a licence. LDB should work directly with local governments that are interested in having public cannabis stores in their jurisdictions.

For information on the Liquor and Cannabis Regulation Branch, please refer to:
https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing

The guides below are intended to help local governments and Indigenous nations understand their role in the cannabis retail store licence application process. That role involves gathering the views of those potentially affected by the location of a private retail store and providing a recommendation to the General Manager. Please note that these guides may be updated from time to time.


If you have any questions or concerns, please do not hesitate to contact me at 778 974-2347 or Suzanne.Bell@gov.bc.ca.

Yours sincerely,

Suzanne N. Bell  
Deputy General Manager  
Licensing and Local Government Liaison  
Liquor Control & Licensing Branch  

cc: Joshua Huska, Licensing Manager  
    Julia Bates, Licensing Manager
POLICY

It is the policy of Council that the approval of a retail cannabis business in the District of North Vancouver may only be considered through a rezoning application that meets the guidelines, criteria and processing requirements set out in this policy.

Policy approved on: July 22, 2019
Policy amended on: October 7, 2019

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

“Council” means the Council for the District of North Vancouver.

“District” means the District of North Vancouver.

“Liquor & Cannabis Regulation Branch” means the Provincial branch which regulates British Columbia’s liquor industries and private retail non-medical cannabis industries (formerly Liquor Control and Licensing Branch).

“Cannabis Retail Store” means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

REASON FOR POLICY

To provide locational and evaluation criteria to guide decisions on permitting the retail sale of non-medical cannabis in the District.
PREAMBLE

The District has taken the approach of considering retail cannabis businesses through an individual rezoning process considered on a case-by-case basis. Applications for a retail cannabis business should comply with the locational guidelines and other criteria contained in this policy and will be subject to public consultation requirements of the District’s Development Procedures Bylaw and the statutory provisions of the Local Government Act.

APPLICATION

1. This policy applies to applications for rezoning to operate a retail cannabis business in the District of North Vancouver.

2. Administration of this policy is handled through the processing of rezoning applications and preparation of bylaws for Council consideration. Compliance with this policy does not guarantee development approval from Council.

3. Applicants who apply to the Liquor and Cannabis Regulation Branch (LCRB) for any retail cannabis business licence must submit a rezoning application to the District after the application is referred to the municipality for input by the LCRB. Rezoning applications will only be considered after the date of approval of this policy.

LOCATIONAL GUIDELINES

The following locational guidelines will be used to assess the suitability of a site for a retail cannabis business when an application for rezoning for such a use has been submitted to the District:

A retail cannabis business may be located on a site that:

1. Is currently zoned to permit a liquor store use;

2. Is located at least 200 metres from any elementary or high school property;

3. Does not exceed a maximum of one (1) business per each of the following key growth centres identified in the Official Community Plan*: 
   a. Maplewood Village Centre;
   b. Lions Gate Village Centre and Marine Drive Corridor;
   c. Lynn Valley Town Centre;
   d. Lynn Creek Town Centre.
*Additional businesses outside of Town and Village Centres may be given consideration on a case-by-case basis, subject to a review of the merits of the application.

4. Complies with all of the requirements of the Provincial Cannabis Licensing Regulation.

OTHER EVALUATION CRITERIA

In addition to the above locational guidelines, the following criteria will be considered in evaluating a rezoning application for a retail cannabis business use:

1. Access for vehicles, including potential traffic impacts and parking availability;

2. Access for pedestrians and cyclists, including proximity to public transit;

3. A proposed interior layout that does not accommodate product sampling;

4. A proposed exterior design that is sensitive to the design and character of the respective Town and Village Centre in which it is located and is consistent with all applicable guidelines that regulate the exterior appearance of all residential and commercial properties within that Centre to the extent possible that it complies with the Provincial Cannabis Control and Licensing Act;

5. Design of signage that is in accordance with the District of North Vancouver Sign Bylaw;

6. Operating hours that do not exceed 9am – 9pm;

7. Store security requirements that meet the Provincial Cannabis Retail Store Licence Terms and Conditions Handbook.

NON-MEDICAL CANNABIS APPROVAL PROCESS

All retail cannabis businesses must undergo a site-specific rezoning process before the retail sale of non-medical cannabis is permitted. This will include opportunities for public consultation.

All applicants interested in establishing a retail cannabis business shall submit the following applications:

1. An application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a cannabis retail store license prior to submitting an application for rezoning to the District;

2. An application to the District for a rezoning of the parcel to permit a retail cannabis business, once the application has been referred from the Provincial Liquor &
Cannabis Regulation Branch to the District for input. Applications for rezoning will be processed using a first-come-first-served model based on the date and time the application was forwarded to the District from the LCRB. Applications should be submitted to the District within 15 days of a referral from the LCRB. If an application is submitted more than 15 days after the referral from the LCRB, then it will be processed on a first-come-first-served model based on the date that the complete application is accepted by the District.

3. In the case of a Provincial store, the date that an application is submitted to the District will be considered the date of referral.

4. An application to the District for a development permit as required by the District;

5. An application for a District business licence, upon successful adoption of a rezoning bylaw and a positive recommendation from the District to the LCRB; and

6. Additional permit applications as required by the District, including but not limited to a building permit and/or sign permit applications.

PUBLIC CONSULTATION

1. Rezoning to permit a retail cannabis business will require public consultation as specified in District bylaws and policies (e.g. Development Procedures Bylaw) and statutory procedures set out in the Local Government Act (e.g. Public Hearing).

2. A summary of the public consultation will be included in a Report to Council for the rezoning application.

CONDITIONS OF REZONING

Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw for a retail cannabis business:

1. The applicant may be required to submit details regarding on-site signage.

2. The applicant may be required to submit details on how potential odour that may be emitted from the premises will be controlled. A Section 219 covenant, or other means, may be used to secure any required odour mitigation measures.

3. The warehousing of cannabis as an accessory use shall not be permitted.

4. Any other conditions as may be required by Council.
SMOKING REGULATIONS SIGNAGE

1. A minimum of two signs shall be posted within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12” x 18”. The signage shall detail the restrictions for smoking within 6 metres of any openings to the building, including doors and windows that open and any air intake, as outlined in section 6(a) of the Smoking Regulation Bylaw.

COUNCIL DISCRETION

While this policy is intended to establish a framework which would apply to all rezoning applications for retail cannabis uses, Council maintains full discretion to allow or reject any application for a retail cannabis use and may, in its sole discretion, exempt applications from all or any part of this policy.

AUTHORITY TO ACT

Provincial legislation, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, authorizes the District to regulate locational aspects of retail cannabis businesses and to establish procedures to assess and approve such businesses.
FAQ – BC Cannabis Stores in your community

Q. How does BC Cannabis Stores keep cannabis away from youth?
A. Keeping cannabis away from youth is BC Cannabis Stores’ top priority. We have developed comprehensive social responsibility material to educate customers on the importance of ensuring young people do not have access to cannabis.

Q. What procedures does BCCS put in place to ensure youth cannot enter a store?
A. Our cannabis stores differ from liquor stores in that children and young people are not permitted to enter a BC Cannabis Store at any time, even if accompanied by a parent or guardian. Our strict two-ID check policy for people who look under 30 ensures only those over the age of 19 are able to enter the store.

Q. I live close to a proposed BC Cannabis Store and don’t want my children to be exposed to cannabis product. What will you do to ensure my children can’t see the cannabis products in your stores?
A. Our stores are designed to ensure passers-by cannot see inside the store. Frosted windows prevent minors from being able to see product offerings inside, while our one-way vestibule ensures passers-by cannot see inside the store from the street, even when the entrance door is being used by a customer.

Q. What procedures does BCCS put in place to ensure the physical security of the store?
A. All BC Cannabis Stores have durable and reliable commercial grade doors and locks, and security shutters and smash-resistant windows. Inside the store, cannabis stock is securely stored in a vault, accessible only by staff with authorized security access passes.

Q. How will you keep people from smoking cannabis at the store?
A. It is the responsibility of local governments and law enforcement to set and enforce by-laws governing the consumption of cannabis and other controlled substances in public spaces. The consumption of cannabis on BC Cannabis Stores’ property is strictly prohibited, and staff are trained to take the appropriate steps to notify customers and escalate an issue to law enforcement officials if required.

Q. I’m worried the presence of a cannabis store will increase crime in my neighbourhood. What will BCCS do to mitigate crime in my area?
A. The legalization of non-medical cannabis is designed to eliminate illegal activity, and ensure British Columbians have access to safe, regulated non-medical cannabis product.

Q. What happens to left-over cannabis product?
A. BC Cannabis Stores maintains a strict disposal policy, which ensures waste is never accessible to those it shouldn’t be. All waste is securely transported to an off-site disposal facility, and is destroyed appropriately.
Q. Will I be able to smell the cannabis product from outside of the store?
A. High grade filtration systems are installed on air intake and ventilation systems within all BC Cannabis Stores to prevent odor both inside and outside of the store.

Q. Government cannabis stores have an advantage over private retailers.
A. Government-run non-medical cannabis stores pay the same 15% wholesale mark-up as private retailers. All cannabis retailers, including public stores, purchase cannabis at a common wholesale price. Retailers are responsible for determining the retail mark-up of their product assortment, provided the final retail price is not lower than the wholesale price.

Q. Can a government cannabis store open anywhere?
A. Government-run cannabis stores undergo the same municipal approval process as all private retailers, and must adhere to the specific by-laws and zoning requirements set by each municipality.