



The Corporation of the City of Grand Forks

Public Feedback Session

AGENDA

Meeting #: PH2019-2
Date: Monday, March 11, 2019, 6:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

1. Call to Order

The Chair will call the Session to Order:

(a) The purpose of this Session is to consider applications made to City Council and to hear public feedback with regard to those applications.

(b) All persons who believe that their interest in property within the boundaries of the City is affected by the application(s) shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the application(s) that are the subject of this Hearing. No one will be or should feel discouraged or prevented from making their views known. This Hearing is open to the public and all representations to Council form part of the public record. A live video and audio feed may be broadcast and recorded by GFTV.

(c) All information, correspondence, petitions or reports that have been received concerning the application(s) have been made available to the public. The correspondence and petitions received after Mmm DD, 2018 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Members of Council may ask questions, if they so wish; however, the main function of Council members is to listen to the views of the public. It is not the function of Council to debate the merits of the proposed application(s) with individual citizens or with each other at this Hearing.

(e) Council debate on the proposed application(s) is scheduled to take place during the next Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached at that meeting.

(f) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Session.

(g) During a Public Feedback Session, people sometimes become enthusiastic or emotional. Regardless of whether you favour or oppose any application or argument, please refrain from applause or other expressions of emotion. Restraint enables others whose views may or may not coincide with your own to exercise their right to express their views and have them heard in as impartial a forum as possible.

2. Notification of Meeting

3. Individual Application Submissions

- a. 2019-03-11-BL-RCAN05-426_Central_Ave_Cannabis_Retail
Development, Engineering & Planning

3 - 35

- | | | |
|----|--|---------|
| b. | 2019-03-11-BI-RQUA50-317_Market_Ave-Cannabis_Retail_Quantum1Rev03
Development, Engineering & Planning | 36 - 41 |
| c. | 2019-03-11-BL-RBAG50-4_7480_4th_St-Cannabis_Retail-BAGGYS-Rev01
Development, Engineering & Planning | 42 - 49 |

4. Adjournment

5. Procedure on each Application Submission

- (a) Brief description of the application by City Staff (Planning Department);
- (b) The Chair will request that the Corporate Officer indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
- i. The microphone at the delegates table has been provided for any person(s) wishing to make representation at the Hearing.
 - ii. The Chair will recognize ONLY speakers at the delegation table.
 - iii. Those who wish to speak concerning the proposed bylaw should, at the appropriate time, commence your address to the Council and the meeting by clearly stating your name and address. A sign-in sheet is provided at the delegation table and speakers should print their name and address legibly to ensure accurate minutes are recorded.
 - iv. Speakers are encouraged to limit their remarks to 5 minutes; however, if they have additional information, they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions of staff by members of Council must be asked before the Public Feedback Session is closed and not during debate of the bylaw at the next Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Application is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. Please ask staff for assistance prior to the Session if required.

Memo



To: Public Information Session
From: **Development, Engineering & Planning**
Date: 2019-03-11
Subject: Cannabis Retail Application

Background

The applicant, BC BASE CAMPS INVESTMENT LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 460 Central Avenue.

The application was introduced at the February 11, 2019 Committee of the Whole staff memo along with appendices are attached to this memo.

Ownership

Owner(s):
0785681 BC Ltd.
2891 Abbott Street
Kelowna, BC
V1Y 1G5 and;

Agent: Susanna Mayhew
BC Base Camp Investment Ltd.
250-493-0600

Brown Bridge Ventures Ltd
16-414 West Avenue
Kelowna, BC, V1Y 4Z4

Zoning and Policy Context

The February 11, 2019 staff memo and appendices to the Committee of the whole are attached to this memo. These documents outline the zoning and policy context for this application.

Proposed Hours of Operation:

The proposed hours of operation are as follows:

Monday to Sunday 9:00 am to 11:00 pm

Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis control and Licensing Act

Attachments

Appendix 1

Page 1-28: February 11, 2019 Staff Memo and Appendices to Committee of the Whole

Appendix 2

Page 1: February 13, 2019 Ad in Grand Forks Gazette

Appendix 3

Page 1: February 20, 2019 Ad in Grand Forks Gazette

Appendix 4

Page 1: March 6, 2019 Ad in the Grand Forks Gazette

Request for Decision



To: Committee of the Whole

From: **Development and Engineering Services**

Date: February 11, 2019

Subject: Development Permit No. DP1903 Proposed Non-Medical Cannabis Retail Store Licence at 426 Central Ave.

Recommendation: **THAT the Committee of the Whole recommends to Council to direct staff to proceed with the statutory requirements for public notice respecting a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, District Lot 108, SDYD, Plan KAP46322, PID 017-570-221.**

Background

The applicant, BC BASE CAMP INVESTMENT LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 426 Central Avenue.

The Owner has applied to the City for a Development Permit to vary three (3) of four (4) regulations in section 58 of the Zoning Bylaw that regulate the location of retail cannabis stores.

The City separately initiated an amendment to the regulations in section 58 of the Zoning Bylaw at the January 28, 2019 meeting. Some of the changes proposed in the Zoning Bylaw amendment, if passed, would affect whether all or some of the variances requested in this development permit need to be considered.

There is an existing, established (non-BC Government) liquor store on the property.

The applicant is proposing to redevelop the 2,282 square feet (212 square meter) existing liquor store building as follows:

1. Non-Medical Cannabis Retail Store – 238 square feet (22.1 square meter) complete with a separate entrance
2. Liquor Store – 2044 square feet (189.9 square meter).

Ownership

Owner(s):

0785681 BC Ltd.
2891 Abbott Street
Kelowna, BC
V1Y 1G5; and

Agent: Susanna Mayhew

BC Base Camp Investment Ltd.
250-493-0600

Brown Bridge Ventures Ltd
16-414 West Avenue
Kelowna, BC, V1Y 4Z4

Zoning and Policy Context

The property is approximately 0.1 hectare in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The property is in the Historic Downtown (HD) Development Permit Area (DPA) in the OCP. As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting site design, and building form and character identified in the OCP.

The redevelopment of the site entails partitioning off 238 square feet (22.1 square meters) from the existing 2282 square feet (212 square meter) liquor store complete with a separate new entrance. See Appendix 1 and Appendix 2.

The DPA guidelines are intended to ensure that developments in the core commercial area compliment the Historic Downtown area, have a high standard of visual character and help establish strong community identity.

The owner has applied for the variances outlined in Table 1 below. The owner's rationale for the variance(s) requested is also contained in Table 1.

Table 1 Variance Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone ,	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues
58.3 Cannabis Retail Overlay (CRO) - No Building or Structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.
58.4 Cannabis Retail Overlay (CRO) - The front face of a building and any signage may be no less than 50m from a controlled highway	Reduce the required distance to 10m	This location successfully operated a drive thru liquor retail store from 1985 to 2012. There newer was any issues with department of highways. Any signage must first be approved by the City of Grand Forks. Size and location of signage will be discreet and tasteful.

This development does not meet the following criteria for exemption from a commercial development permit:

1. Internal alterations, which do not affect the outer appearance of the building
2. Construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site, and
3. Replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the site or canopy being replaced.

For the above reasons a development permit application was submitted for this redevelopment.

Table 2 contains the list of DPA Guidelines applicable to this proposal and how the project responds to these guidelines.

Table 2 Historic Downtown Development Permit Area Guidelines for Development	
Development Permit Area Guideline	Project Response
1. Each building speaks to its period of construction. Interventions to existing buildings should be undertaken in a way that ensures that the character defining elements of that building and the downtown are conserved. Work to existing buildings must be visually and physically compatible with the character defining elements of the building.	The applicant will closely match the new store entrance to the look and feel of the existing store entrance. No other exterior changes are contemplated.
2. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	See Table 3 below.
3. No sign should be constructed or situated so that it disfigures or conceals any significant architectural feature of the building.	Applicant to supply additional information.
4. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	There is offstreet parking and loading for this development.

Access, Parking and Site Layout:

1. Existing vehicle access to the site can be gained from either Highway 3 (Central Avenue) in the front (north) or the alley to the rear (south) of the building. See Appendix 2.
2. Highway 3 is a controlled access highway.
3. Section 26 of Zoning Bylaw 2039 regulates offstreet parking on the site. The parking regulations require that this retail store development provide a total of (6) offstreet parking spaces. See Table 3 below.
4. An aerial view of the property shows seven (7) offstreet angled parking spaces. The orientation of the offstreet parking spaces differs from that

- submitted with this application. The applicant will provide and updated drawing that shows the actual offstreet parking space layout.
5. Vehicles exiting the site should not be directed to 4th street because it is not a dedicated road right of way.
 6. The offstreet loading area is on the south side of the property (see Table 3 below). Although not a Zoning Bylaw requirement offsite loading is a consideration for a development permit.
 7. The landscaped area fronting Highway 3 varies in depth from 2.6m to 3.6m.

Table 3 Parking Requirements for Modified Liquor Store and Proposed Non-Medical Cannabis Retail Store				
	Land Use	Floor Area (estimate)	Parking Requirement as per Zoning Bylaw	Parking Stalls Required
Winnipeg Liquor Store	Retail Store	2,044 sq. m.	one space per every 45 square metres of floor area	5
Non-Medical Cannabis Retail Store (Proposed)	Retail Store	189.9 sq. m.	one space per every 45 square metres of floor area	1
Total required for entire development				6
		Total provided with site redevelopment (aerial photo)		7

Comments from Referral Agencies

The project is being reviewed by affected referral agencies and a staff report will be presented to the committee.

Timing

The following next steps and time frames are outlined in Table 4 below:

Table 4 Timeframe	
ACTIVITY	TIMING
Committee of the Whole – Public Introduction of Application	February 11, 2019
Regular Council Meeting – Council Direct staff to proceed with statutory notice (letters to adjacent property owners and notice in 2 issues of the local paper)	February 11, 2019
Letters sent to adjacent property owners	February 12, 2019

Notice published in two consecutive issues of the newspaper	February 13 & February 20, 2019
Deadline for receiving written feedback	February 27, 2019
Committee of the Whole - Staff report on written feedback received	March 11, 2019
Regular Council Meeting - Council decision on DP Application - Council decision and direction to staff to send a letter of RECOMMENDATION or REJECTION of the Non-Medicinal Cannabis Retail Store Licence application to the LCRB	March 11, 2019

Benefits or Impacts

General

This regime to legalize the non-medical use and sale of cannabis is a new one to British Columbia. The application and implementation processes are therefore in their infancy. **This is the first Non-Medical Cannabis Retail Licence application being considered by council.**

Strategic Impact



Community Engagement

- Notice will be provided to adjacent property owners and in 2 editions of the local newspaper. Written comments will be accepted and will be forwarded to the LCRB.



Economic Growth

- The project may provide additional jobs and growth opportunities for the existing business.

Policy/Legislation

Local Government Act; Official Community Plan; Zoning Bylaw, Cannabis Control Licencing Act.

Attachments

Appendix 1:

- Pages 1: Aerial Photo with 100m Buffer
- Pages 2 - 3: Context maps
- Pages 4 - 5: Application notification Letter from Liquor and Cannabis

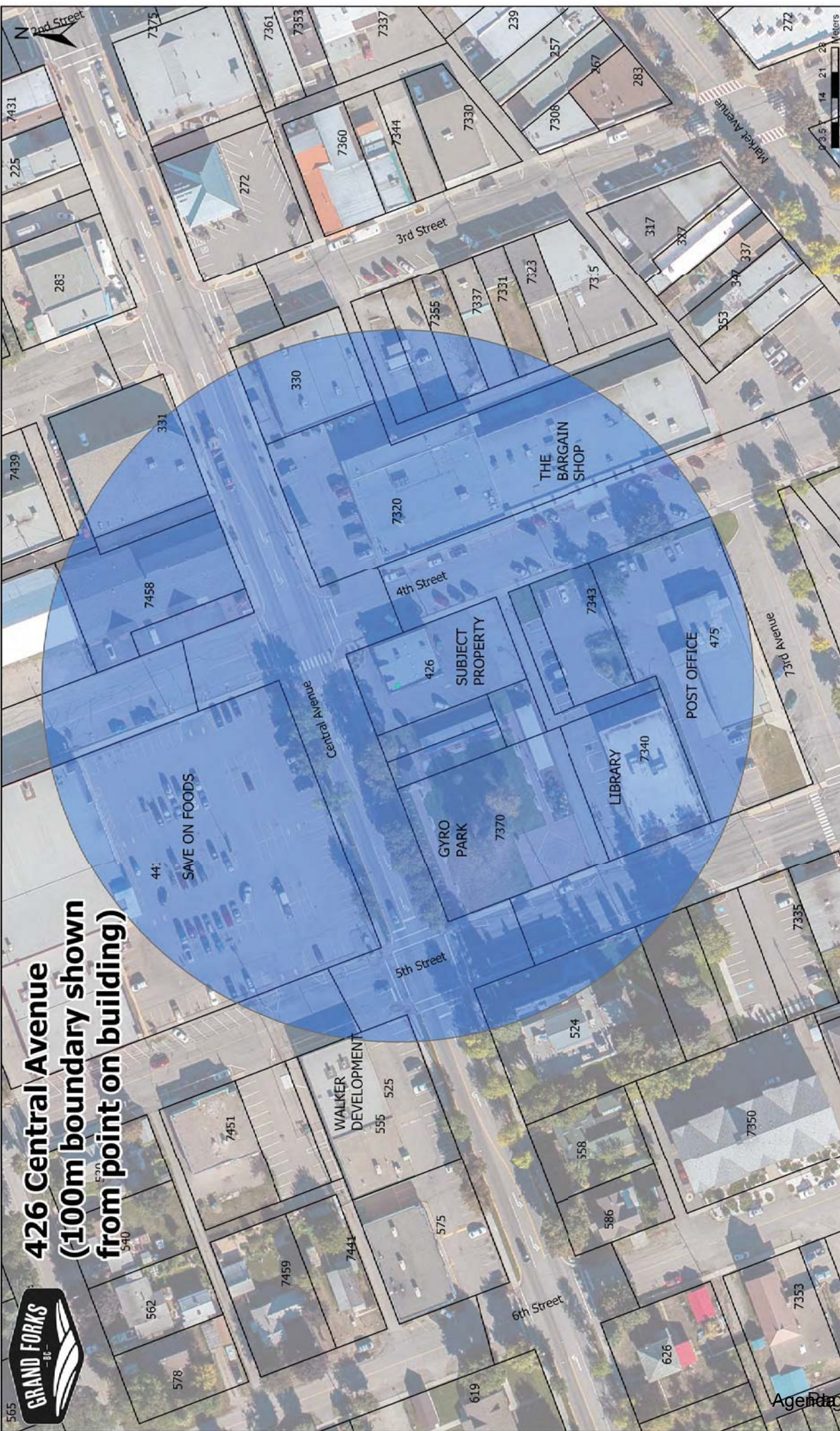
	Regulation Branch
Page 6:	Floor Plan submitted with LCRB application
Page 7:	Revised Floor Plan submitted to LCRB
Pages 8 - 9:	Development Permit Application (DP)
Pages 10-11:	Development Variance Permit (variances combined in DP)
Appendix 2:	
Page 1:	Rev. 2 – Original Traffic Plan submitted for highways approval
Pages 2-10:	Architectural Plans – Original Building Permit Submission.

Recommendation

THAT the Committee of the Whole recommends to Council to direct staff to proceed with the statutory requirements for public notice respecting a Non-Medical Cannabis Retail Store Licence application proposed for 426 Central Ave, legally described as Lot 1, District Lot 108, SDYD, Plan KAP46322, PID 017-570-221.

Options

1. THAT the Committee of the Whole accepts the report.
2. THAT the Committee of the Whole does not accept the report.
3. THAT the Committee of the Whole refers the matter back to staff for further information.

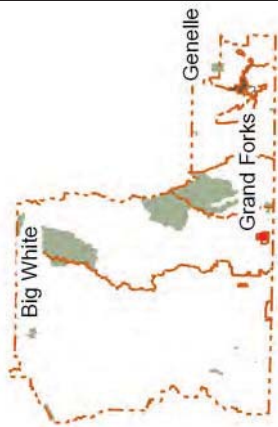


**426 Central Avenue
(100m boundary shown
from point on building)**



The City of Grand Forks makes every effort to ensure that this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages or costs relating to the use of this map or data. This map must not be used for direct marketing or be used in the breach of the privacy laws of the City of Grand Forks.

January 2, 2019
Map Produced By: Leford Lafayette



Legend



Admin

Cadastral Lines

CAD_DISTRICT_LOT

CAD_GAS

CAD_HIGHWAY

CAD_HYDRO

CAD INTER BDY

— CAD LOTLINE

CAD LOTLINE LICENSE

CAD LOTLINE WATER

CAD RAILWAY

CAD RAILWAY ABAN

— CAD ROAD

CAD TELEPHONE

— CAD TOWNSHIP

Miscellaneous Cadastral Lines

CADM AIRSTRIP

— CADM ARROW

— CADM BRIDGE

CADM DEWDNEY TRAIL

--- CADM EASEMENT

— CADM HOOK

CADM LEASE LICENSE



Scale: 1: 3,547

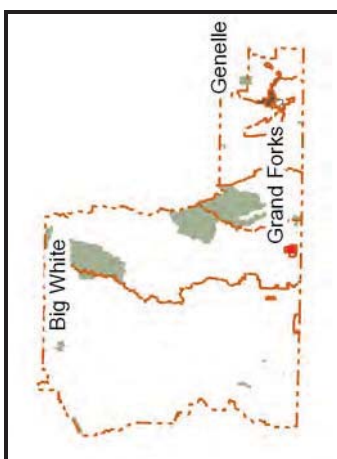
1 cm represents 35.47 m

Notes:

Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 02-Jan-2019

This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.



Legend



Admin

Cadastral Lines

CAD_DISTRICT_LOT

CAD_GAS

CAD_HIGHWAY

CAD_HYDRO

CAD_INTER_BDY

CAD_LOTLINE

CAD_LOTLINE_LICENSE

CAD_LOTLINE_WATER

CAD_RAILWAY

CAD_RAILWAY_ABAN

CAD_ROAD

CAD_TELEPHONE

CAD_TOWNSHIP

Miscellaneous Cadastral Lines

CADM_AIRSTRIP

CADM_ARROW

CADM_BRIDGE

CADM_DEWDNEY_TRAIL

CADM_EASEMENT

CADM_HOOK

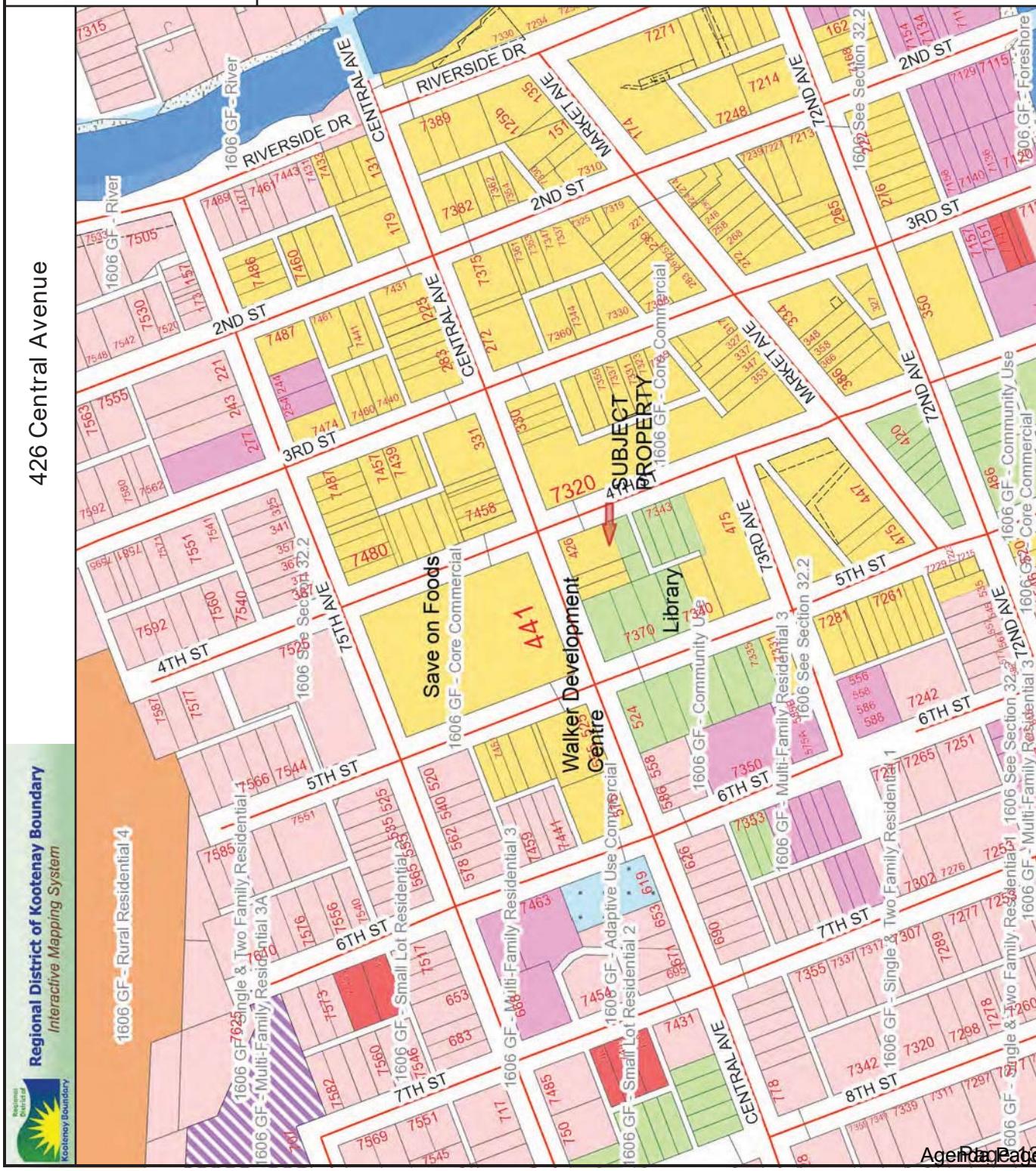
CADM_LEASE_LICENSE

Scale: 1:3,547

1 cm represents 35.47 m



426 Central Avenue



Notes:

Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 02-Jan-2019

This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.





Job #001819

November 30, 2018

Leford Lafayette
Planning Technician
7217 4th St
Grand Forks, BC V0H 1H0

Dear Leford Lafayette:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: BC BASE CAMP INVESTMENT LTD.
Proposed Establishment Name: Cannabis Corner
Proposed Establishment Location: 426 Central Avenue in Grand Forks

The Applicant, BC BASE CAMP INVESTMENT LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 9:00am to 11:00pm, seven days a week. The applicant contact is Susanna Mayhew who can be reached at (250) 493-0600 or Susanna.Mayhew@ca.gt.com.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [Cannabis Control and Licensing Act](#) prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of Grand Forks to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

[Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#)
OR
[Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a “fit and proper” assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the

assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at (778) 974-2552 or carly.milton@gov.bc.ca.

Sincerely,



Carly Milton
Senior Licensing Analyst

Attachment

copy: LCRB Inspector
BC BASE CAMP INVESTMENT LTD.

GRAND FORKS
SITE PLAN



425 CENTRAL AVENUE

Corner Landscaping
Bench and Signage

80'-0" x 54'-0" (24.4m x 16.5m)

Customer Parking (6.5ft x 22ft)
1 per 454sf = 4.17 spaces

HDCP

EXISTING ACCESS OFF
CENTRAL TO REMAIN

LOT 1

(11,826.5sf - 1,098.7sm)

Proposed Lot Coverage = 17.05%

Lot 12

Lot 20

147.65ft (45.00m)
150 - 01 - 40

Possible Large Vehicle / RV Parking

4TH STREET

ROAD (10ft Wide)

147.65ft (45.00m)
150 - 00 - 00

9ft Setback to Roof (Alt to Walls)

NEW BUILDING
(2,016 sq. ft.)

OFFSTREET
LOADING (12ft x 30ft)

Staff

Staff

2 dumpsters

15ft x 20ft x 8ft

80'-0" x 54'-0" (24.4m x 16.5m)

Lot 2

LANE (12ft Wide)

SITE PLAN
Scale: 1" = 20ft

LEGAL DESCRIPTION
Lot 1 Plan: KAP46322

These Plans (WINNIPEG LI
425 Central A
Grand Forks,

buy
Low
FOODS

Prelim
Not for

Prelim
Not for

GRAND FORKS
SITE PLAN



425 CENTRAL AVENUE

Corner Landscaping
Bench and Signage

90,064 (45,000)
66'-00" - 00'

Customer Parking (0.59 x 223)
1 per 434 sf = 4.17 spaces

HDCP

EXISTING ACCESS OFF
CENTRAL TO REMAIN

LOT 1

(11,826.5sf - 1,098.71m)

Proposed Lot Coverage = 17.05%

CITY PARK

Lot 12

Lot 20

147,658' (45,00m)
150'-01'-40'

Possible Large Vehicle / RV Parking

4TH STREET

ROAD (10ft Wide)

147,658' (45,00m)
150'-00'-00'

3ft Setback to Roof (4ft to Yello)

NEW BUILDING
(2,016 sq. ft.)

OFFSTREET
LOADING (108' x 90')

Staff

Staff

2 dumpsters

10ft x 20ft x 10ft

90,118 (45,00m)
66'-00" - 00'

LANE (12ft Wide)

Lot 2

LANE

SITE PLAN
Scale: 1" = 20ft

LEGAL DESCRIPTION
Lot 1 Plan: KAP46322

These Plans (WINNIPEG LI 425 Central A Grand Forks,

LRS
ENTRANCE

Buy Low Foods

ENTRANCE TO STORE



DEVELOPMENT PERMIT APPLICATION

LOCAL GOVERNMENT ACT, SECTION 490

APPLICATION FEE \$200.00

Receipt No. _____

Requirement of the City of Grand Forks Sustainable Community Plan Bylaw No. 1919 for all multi-family, hillside development, commercial, light industrial and environmentally sensitive developments, alterations and subdivisions. All new development where City services are available will be subject to Development Cost Charges.

Registered Owner(s): BROWN BRIDGE VENTURES LTD
AND 0785681 B.C. LTD

Mailing Address: 2891 ABBOTT ST
KELOWNA, B.C. V1Y 1G5

Telephone: Home: 25 Work 250-859-3877

Legal Description & P.I.D.:
LOT 1, PLAN KAP46322, DISTRICT LOT 108, SIMILKAMEEN DIV OF YALE LAND DIST.
PID: 017-570-221

Street Address: 426 CENTRAL AVE

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, WILLIAM IRVINE, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge, been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities" (Schedule 2) of the Contaminated Sites Regulation (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 26.1 or any other section of the Waste Management Act.


William Irvine
 (signature)

JANUARY 29, 2019
 (date)


Description of Proposed Subdivision and or Development to be included in the Development Permit Area:

A NEW / SEPARATE ENTRANCE IN A BUILDING IN THE HISTORIC
DOWNTOWN DEVELOPMENT PERMIT AREA

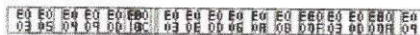
Submit the following information with the application:

1. For Commercial or Industrial subdivision applications  plan showing new lots to be created.
2. For development purposes, a legible site plan drawn to scale, showing the following:
 - (a) The boundaries and dimensions of the subject property.
 - (b) The location of any proposed or present buildings.
 - (c) Color rendition of proposed development.
 - (d) The location of off-street parking facilities.
 - (e) The location of off-street loading facilities.
 - (f) The location of any proposed access roads, screening, landscaping or fencing.
 - (g) The location of refuse containers and parking area lighting.
3. Professionally drawn site elevations, façade applications for proposed or present buildings, identifying colors, canopies, window trim and sign specifications.
4. Site Profile (if necessary in accordance with Section 557 of the Local Government Act).

Other information or more detailed information may be requested by the City of Grand Forks upon review of your application.


Signature of Owner

JAN 29, 2019
Date



I hereby authorize the person/company listed below to act on my behalf with respect to this application and that the information provided is full and complete and to the best of knowledge to be a true statement of the facts.

Name of Authorized Agent: _____

Mailing Address: _____

Telephone: _____ Email: _____

Owner(s) Signature of Authorization

THE CORPORATION OF THE CITY OF GRAND FORKS

7217 - 4TH STREET, BOX 220 · GRAND FORKS, BC V0H 1H0 · FAX 250-442-8000 · TELEPHONE 250-442-8266



DEVELOPMENT VARIANCE PERMIT APPLICATION

LOCAL GOVERNMENT ACT, SECTION 498

APPLICATION FEE \$350.00

Receipt No. 218629

Registered Owner(s): BROWN BRIDGE VENTURES LTD
AND 0785681 B.C. LTD } OWNERS OF BUILDING

Mailing Address: 2891 ABBOTT STREET
KELOWNA, B.C. V1Y 1G5

Telephone: Home: _____ Work: 250-859-3877

Email: billirvine@shaw.ca

Legal Description: LOT 1, PLAN KAP46322, DISTRICT LOT 108, SIMILKAMEN DIV OF YALE L.D.

P.I.D: 017-570-221

Street Address: 426 CENTRAL AVE, GRAND FORKS, B.C. V0H 1H2

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

I, William Irvine, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial Purposes and Activities" (Schedule 2) of the Contaminated Sites Regulation (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 26.1 or any other section of the Waste Management Act.

(signature)

(date)

JANUARY 3, 2019

Outline the provisions of the respective Bylaw(s) that you wish to vary and give your reasons for making this request:

SECTION 58 OF ZONING BYLAW 2039

1. NO BUILDING OR STRUCTURE MAY BE WITHIN 100M OF THE NEAREST PARCEL BOUNDARY OF A LOT IN COMMUNITY USE. REQUIRED 100M PROPOSED 25M

- THE APPLICATION IS FOR THE SALE OF A CONTROLLED PRODUCT, FOR SALE TO INDIVIDUALS 19 YEARS OF AGE AND OLDER. THIS LOCATION HAS BEEN SELLING CONTROLLED RETAIL PRODUCTS SINCE 1985 WITH NO ISSUES.

2. 100M OF THE NEAREST PARCEL BOUNDARY OF A YOUTH CENTRED FACILITY

REQUIRED	PROPOSED
100M	91M

- A CANNABIS RETAIL STORE OPERATES UNDER THE SAME GUIDELINES AS A LICENSED RETAIL LIQUOR STORE. THE OPERATIONS ARE CONTROLLED BY THE LCRB AND THE RCMP. ANY INFRACTIONS CAN CLOSE THE STORES INDEFINITELY.

3. 100M OF THE NEAREST EDGE OF BUILDING OF ANOTHER CANNABIS RETAIL SITE - COMPLIANT

4. THE FRONT FACE OF A BUILDING AND ANY SIGNAGE MAY BE NO LESS THAN 50M FROM A CONTROLLED HIGHWAY. REQUIRED 50M PROPOSED 10M

- THIS LOCATION SUCCESSFULLY OPERATED A DRIVE THRU LIQUOR RETAIL STORE FROM 1985 TO 2012. THERE NEVER WAS ANY ISSUES WITH DEPT OF HIGHWAYS

ANY SIGNAGE MUST FIRST BE APPROVED BY THE CITY OF GRAND FORKS. SIZE AND LOCATION OF SIGNAGE WILL BE DISCREET AND TASTEFUL.

Submit the following information with the application:

1. A legible site plan showing the following:

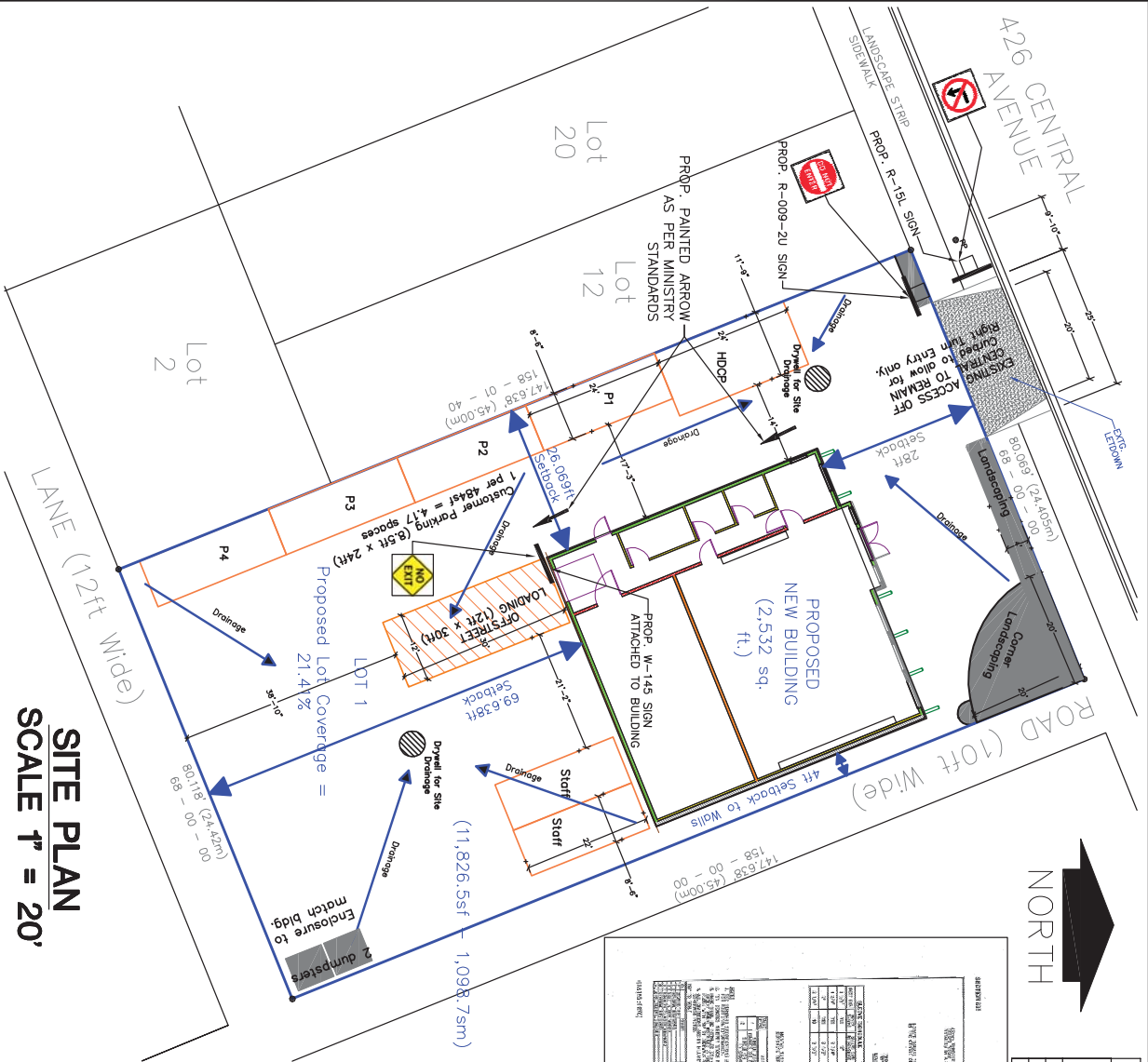
- The boundaries and dimensions of the subject property.
- The location of permanent or proposed buildings and structures existing on the property.
- The location of any proposed access roads, parking, screening, landscaping or fencing.
- The location and nature of any physical or topographic constraints on the property (stream, ravines, marshes, steep slopes, etc.)

Other information or more detailed information may be requested by the City of Grand Forks upon review of your application.

The information provided is full and complete and to the best of knowledge to be a true statement of the facts, relating to this application.

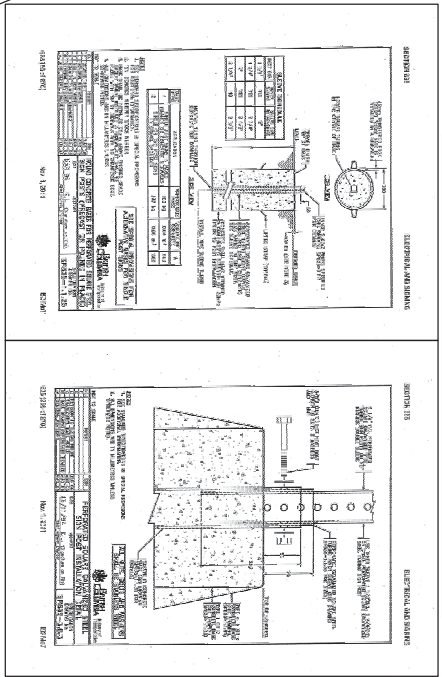
Signature of Owner

Date



SITE PLAN
SCALE 1" = 20'

SCHEDULE OF SIGNS REQUIRED (THIS SHEET)					
SIGN DESIGNATION	DESCRIPTION	RELOCATE	NEW	COMMENTS	
R-009-2U	DO NOT ENTER	1	2	CORR	
R-10L	NO LEFT TURN	1			
W-145	NO EXIT	1			



SCOPE OF FIELD REVIEW

ECORA ENGINEERING LTD PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE PLANS. ECORA ENGINEERING LTD DOES NOT PROVIDE A PERIODIC REVIEW AT THE PROFESSIONAL JUDGEMENT OF ECORA. THE PURPOSE IS TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY ECORA, AND TO FACILITATE COMPLETION OF THE LETTERS OF ASSURANCE FOR BUILDING CODE COMPLIANCE. ECORA ENGINEERING LTD DOES NOT PROVIDE A FIELD REVIEW FOR THE BENEFIT OF THE REVIEWER, ECORA ENGINEERING LTD DOES NOT MAKE ECORA GUARANTEES OF THE CONTRACTOR(S) WORK. IT REMAINS THE CONTRACTOR(S) SOLE RESPONSIBILITY TO PROVIDE HIS OWN QUALITY CONTROL AND TO PERFORM THE WORK WITH GOOD WORKMANSHIP AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

NOTE:- ALL CONSTRUCTION OR MATERIALS SHALL BE IN ACCORDANCE WITH THE CANADIAN STANDARD CODES AND THE CURRENT BC BUILDING CODE. -THE PERSON(S) CONSTRUCTING THE WORKS AS SHOWN ON THESE PLANS SHALL BE FAMILIAR WITH THE SPECIFICATIONS AND SITE CONDITIONS. -ANY MODIFICATIONS DURING CONSTRUCTION THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION PLANS SHALL BE APPROVED BY THE ENGINEER AND THEN BY THE DISTRICT.

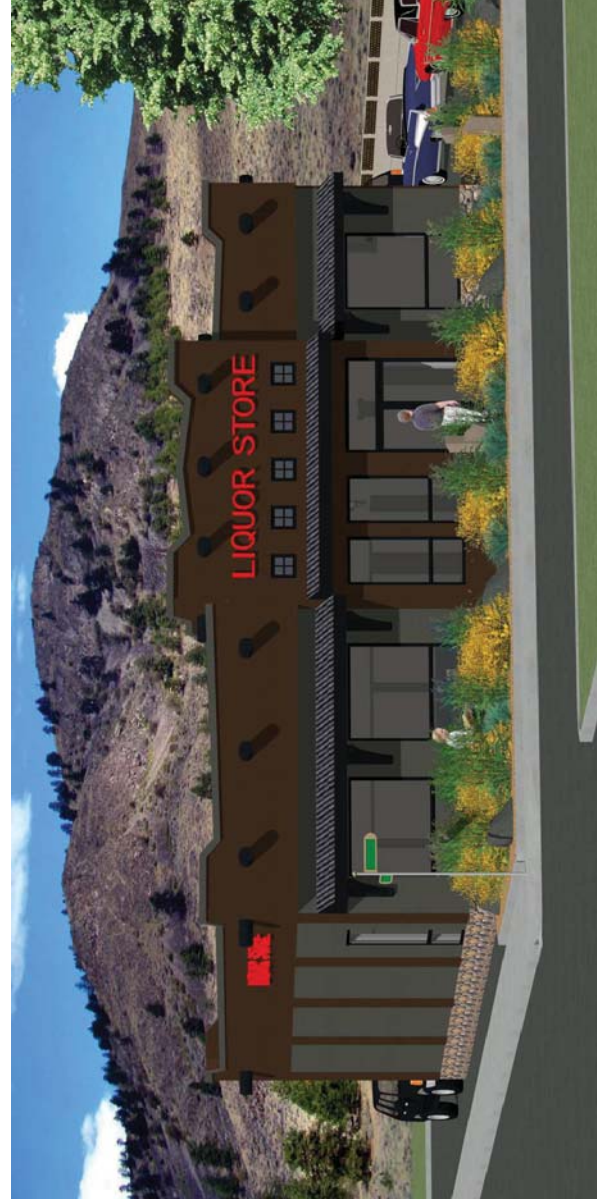
Copyright Reserved. This plan and design are, and at all times remain the exclusive property of Ecora Engineering Ltd. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

1	01/21/13	RSF	KJM	PRELIMINARY
2	01/21/13	RSF	KJM	DESCRIPTION
3	01/21/13	RSF	KJM	ISSUES/REVISIONS
4	01/21/13	RSF	KJM	ISSUES/REVISIONS
5	01/21/13	RSF	KJM	ISSUES/REVISIONS
6	01/21/13	RSF	KJM	ISSUES/REVISIONS
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Ice Machine, Office Window

These Plans only for use at:
WINNIPEG LIQUOR STORE
426 Central Avenue
Grand Forks, BC

3D RENDERINGS



STANDARD NOTES

- All work shall conform to the current BC Building Code (2006) Parts 9 & 10 and local Bylaws.
- All work shall be equal in all aspects to good building practices.
- Written dimensions take precedence over scaling from drawings.
- Any variances from the structural drawings and specifications, and/or adjustments required resulting from conditions encountered at the job site are the sole responsibility of the Owner and/or Builder.

ERRORS AND OMISSIONS

- Custom Drafting and Design by Grant makes every effort to provide complete and accurate building plans. However, we assume no liability for any errors or omissions that may affect construction. It is the responsibility of the Builder to check and verify all dimensions and details before proceeding with construction and/or excavation.
- Should any discrepancies be found on these plans please advise myself at your earliest convenience. By doing so I am able to make corrections to the drawings and replace any plans if necessary. In this way I can better serve you and prevent errors from recurring.

BUILDING PERMITS AND HOME OWNER WARRANTY PROTECTION

- Under no circumstances is work to commence until the Building Permit has been obtained.
- It is the responsibility of the Owner to obtain all the appropriate Building Permits and approvals from the authority having jurisdiction.
- It is the responsibility of the Owner to obtain a HPO number if he/she decides to undertake this project without a fully registered Builder.

RIPARIAN AND FLOODPLAIN

- It is the Owners responsibility to determine if their building location will invoke any Riparian and/or Floodplain issues.
- All costs associated with Riparian and/or Floodplain issues are the sole responsibility of the Owner.

STRUCTURAL DESIGN AND ENGINEERING

- In some instances it may be required to use beam sizes, framing details, foundation sizes, etc. not specified by the current BC Building Code. The governing Building Department may require confirmation by a certified Structural Engineer.
- In this area the Ground Snow Load often exceeds the design limits of the BC Building Code. In these instances a Certified Structural Engineer is required to design and approve all supporting wall structures (i.e. Walls and Foundations).
- All costs for Structural Engineering are the responsibility of the Owner or Builder.

STRUCTURAL DESIGN CRITERIA

- Unless otherwise specified all dimensional lumber is Spruce/Pine/Fir #2 or better.
- Concrete Foundations and Slabs-on-Grade have a minimum compressive strength of 20 mpa at 28 days.
- Garage and Carport Slabs as well as exterior Steps have a minimum compressive strength of 32 mpa at 28 days.
- Assumed Soil Bearing Capacity is 1,500 psi (75 kN/m sq)
- Roof Loads (Ground Snow Load) are dependent on Location and/or Elevation.
- Minimum Footing Depth for Frost Protection also varies from Location and/or Elevation.
- Residential Floor Loads are designed for a minimum 1.9 kPa.
- Residential Decks are designed for a minimum of 1.9 kPa or Snow Load, whichever is greater.
- Reinforcing Steel:
- In Footings shall be placed 3" above base
- In Walls and Columns 1 1/2" beyond the inside face of formwork.
- In Floor Slabs shall be placed in the center of slab

SITE PLAN NOTES

- The Owner and/or Builder are responsible for the correct siting of this building on the property.
- Custom Drafting and Design by Grant strongly recommends using a Registered Legal Land Surveyor to ensure the building is sited correctly and within all legal setbacks.
- Highways Access, driveways, potable water wells, and septic disposal systems are to be located and constructed in accordance with local governing bodies.

RENOVATIONS AND ADDITIONS

- Renovations and Additions of much older homes, particularly those that did not use Engineered Roof Trusses, may require Structural Engineering. These costs are the responsibility of the Owner.
- Additions in many rural areas require certification that the existing sewage disposal system will be able to handle any increased capacity due to the addition. This is the responsibility of the Owner.
- ALWAYS measure the area of construction, and roof slopes prior to commencing any construction and/or ordering materials (particularly roof trusses).

EXCAVATION, FOUNDATION AND BACKFILLING

- The excavation shall extend to a depth free of all organic and/or unsuitable materials.
- The excavated area shall be kept free from standing water.
- Foundations shall be concrete on solid undisturbed bearing.
- Bottom of all exterior footings and pads must be at the specified depth below grade for this region for frost protection.
- Foundation walls shall not be backfilled until concrete has reached its specified 28-day strength or until it is adequately braced subject to the approving authority.

- Grades shown on plans are estimated. Foundation wall heights may require adjustments to suit site conditions.
- All concrete, masonry and ICF foundation walls exceeding height limits specified by the current BC Building Code require Engineering.
- Perimeter drainage shall be installed where required by the approving authorities.
- Backfill materials shall consist of granular material compacted to 98% Standard Dry Proctor.
- All backfilling shall be carried out in a manner that prevents damage to the foundation, damp proofing membrane and/or any drain tile.

DIMENSIONING

- Exterior dimensions are from the outside face of exterior wall sheathing to the center of partition walls as well as door and window openings unless otherwise shown. Where there are attached Garages this dimension is to the Garage side of the Wall. The sheathing face of the exterior stud is assumed to be flush with the concrete foundation.
- Interior dimensioning is from the inside stud face to inside stud face unless otherwise indicated.

WOOD FRAMING

- Unless otherwise specified all dimensional lumber is Spruce/Pine/Fir #2 or better.
- All floor sheathing is min. 5/8" T & G Plywood unless otherwise noted.
- All roof sheathing is min. 7/16" OSB unless otherwise noted.
- All exterior wall sheathing is 7/16" OSB unless otherwise noted.
- Joists shall be doubled under parallel partitions over 6'-0" long.
- Joists shall be placed to accommodate plumbing, heating, etc. Pay particular attention to toilet locations.
- All Limits, Headers and Beams shall be engineered Parallam PSL 2.0E unless noted otherwise. Provide manufacturers specification sheets at time of inspection.
- Provide manufacturers specification sheets for engineered floor systems and engineered roof trusses at time of inspection.

ELECTRICAL AND HEATING

- Little to no Electrical or Heating is indicated on these plans.
- Electrical work requires a separate Permit and Inspections.
- Gas connections require a separate Permit and Inspections.
- Installation of all electrical items must comply with local electrical codes and regulations and with the local electric power supplier's regulations in all aspects.
- Installation of entire heating systems, whether electric, forced warm air, or hot water, must comply with manufacturers directions and conform to local codes and regulations in all aspects.
- Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with outside combustion air.

ENERGY AND WATER EFFICIENCY – Part 10 BC Building Code (2008)

- Unless alternatives to the requirements of Table 10.2.1.1 can be determined by methods specified in 10.2.1.1 (3) all those parts of buildings of less than 5 storeys in building height shall be provided with thermal insulation between heated and unheated spaces in conformance with Table 10.2.1.1 A
- There are three categories for insulation < 3500 Degree Days, 3500 Degree Days to 4500 Degree Days and > 4500 Degree Days.
- The flow rates of fittings that supply water to plumbing fixtures must not exceed the maximum flow rates specified on Table 10.3.1.1
- The flush cycle for the installation of a water closet or urinal must not exceed the flush cycle listed for that fixture in Table 10.3.1.2
- 6-mil poly vapour barrier with a UV protection shall be installed on the warm side of insulation.
- Ceiling insulation may be loose fill type or batt type.
- Wall and wood floor insulation shall be batt type.
- Provide baffle for air space (equal to soffit venting) between the insulation and roof sheathing at the exterior wall line.
- Walls and ceilings between residence and attached garage or carport shall be insulated.
- All roof or attic spaces shall be ventilated with soffit, roof or gable vents, or a combination of these.
- Attics or roof spaces to be vented a minimum 1/300 of area.
- Unheated crawl spaces to be vented a minimum of 1/500 of area. Vents shall be uniformly distributed on opposite sides of the building, and designed to prevent the entry of snow, rain and insects.

DOORS

- Exterior doors shall be solid core and weather-stripped.
- Garage doors to dwelling units to be solid core, weather-stripped and self-closing.
- Sliding Glass doors shall have safety glass.
- Door sizes are shown by width x height. i.e. 2668 is 2' - 6" x 6' - 8"
- Openings in partitions shown without doors are full height unless shown as an arch or indicated as having a bearing capacity.

WINDOWS

- Due to the many styles of windows no information is provided on the plans as to which windows are operable. Consult with Owner when pricing.
- Each bedroom shall have at least one outside window or exterior door operable from the inside without the use of keys, tools or special knowledge. This window shall provide an unobstructed opening of not less than 3.76sf (0.35 sq. m) in area with no dimension less than 15" (380mm).
- Window sizes are shown by width x height. i.e. 6040 is 6' - 0" x 4' - 0"

FINISHING

- The Owner shall specify all interior and exterior finishing.
- Any finishing shown on the plans to be confirmed by the Owner.
- Unless otherwise noted all clothes closets have a finished depth of 24"

SITE GRADING

The Site shall be graded to ensure surface water is directed away from the building.

GENERAL NOTES:

- **NOTICE TO OWNERS & CONTRACTORS**
• **BC Building Code Requirements:**
• **- Building Security (Solid Blocking for Locks)**
• **- Mechanical Ventilation**
• **- Bedroom Window Emergency Escape**
• **RADON GAS BARRIER (Where Required)**
• **- 6 mil poly under slab; joints taped 1'-0" (min.)**
• **- Minimum 4" drain rock**
• **- Shower Doors**
• **- All exterior doors from Windows**
• **- Windows less than 18" from floor**
• **- Windows less than 18" from floor**

Provide ENGINEERED BEAM manufacturer's engineered specification sheet(s) for framing inspection.

Provide FLOOR TRUSSES/JOIST manufacturer's engineered layout & specification sheets for framing inspection.

Provide ROOF TRUSSES manufacturer's engineered layout & specification sheets for framing inspection.

FIREPLACES & WOOD STOVES
Must be installed to BC Bldg. Code
- Combustion Air & Clearances

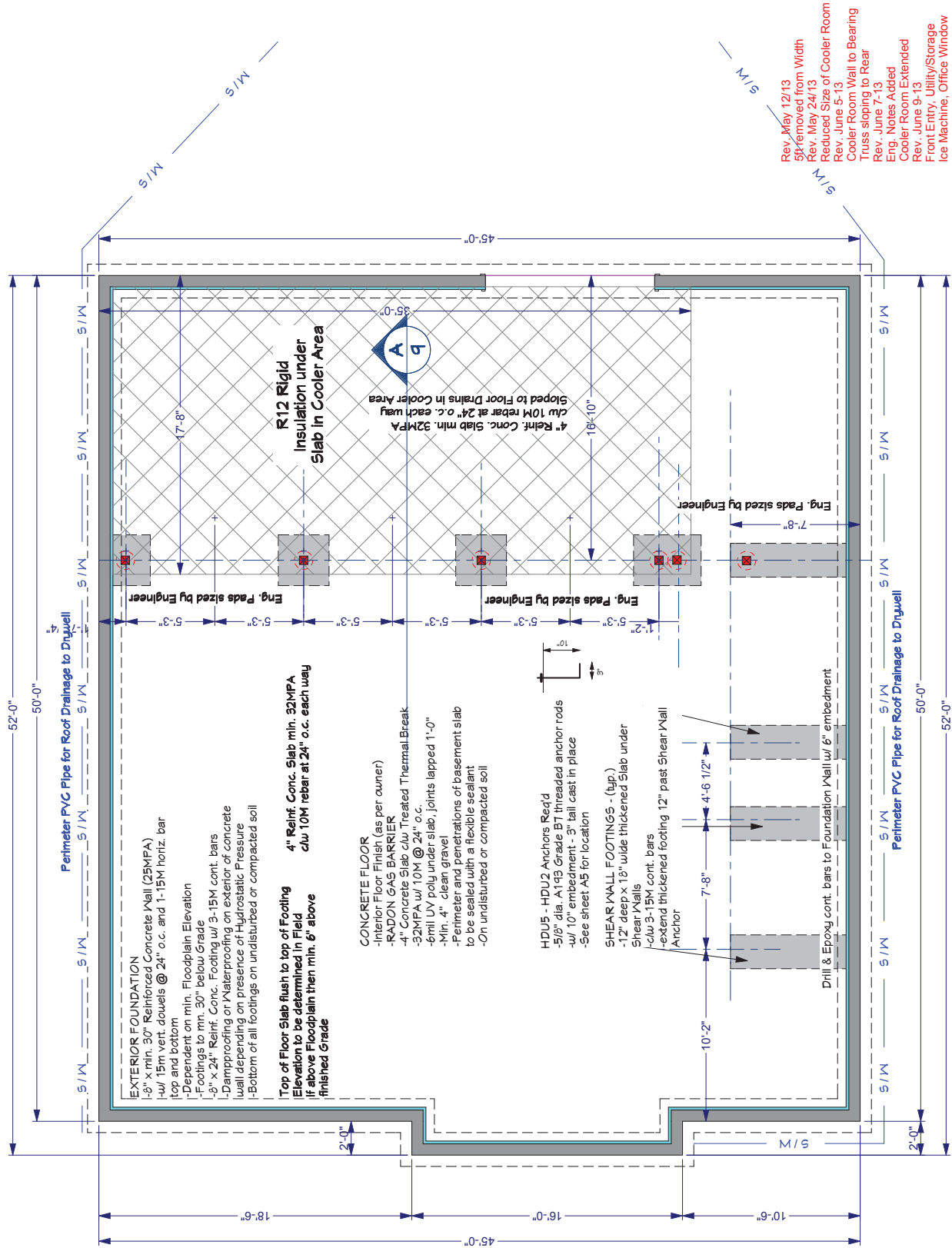
DECKS & DECK SLOPE
- Drop Decks to provide a minimum 4" per foot slope
- Provide positive Deck drainage away from building.

- On cantilevered Decks raise the Door thresholds
- Provide separate heating and ventilation duct systems or they must be designed and installed to prevent circulation of smoke upon a signal from a duct-type smoke detector.

- Provide an additional interconnected smoke alarm or photo-electric type in each Suite.

- **INTERCONNECTED SMOKE ALARMS required on each story.**
- **CARBON MONOXIDE ALARMS**
• **- Minimum 1" from Bed**
• **- 5'0m of Bedroom door if outside**
- **SAFETY AND TEMPERED GLASS**
• **- Doors & Stairlights**
• **- Shower Doors**
• **- Windows less than 18" from floor**
- **GARAGE ACCESS DOORS Solid Core**
• **- Self Closing & Weatherstripping**
- **BOTTOM OF ALL FOOTINGS min. 30" below Grade.**
- **STEP FOOTINGS AS REQUIRED (Max. 2'-0" In 2'-0")**
- **ATTIC VENTING RATIO 1/300**
• **- Min. 25% roid at eaves**
• **- Min. 25% roid at top of roof**
- **PERIMETER DRAINAGE (where req'd)**
• **- Filter cloth 6" 6" min. drain rock top & sides**
• **- Min. 4" drain pipe to drainall**
• **(min. 20ft. from foundation)**

- **SECONDARY SUITES**
• **- Where Secondary Suites are permitted**
• **- Provide separate heating and ventilation and**
• **- Provide separate heating and ventilation duct systems or they must be designed and**
• **- Installed to prevent circulation of smoke upon**
• **- a signal from a duct-type smoke detector.**
• **- Provide an additional interconnected smoke**
• **- alarm or photo-electric type in each Suite.**



Rev. May 12/13
5ft removed from Width
Rev. May 24/13
Reduced Size of Cooler Room
Rev. June 5-13
Cooler Room Wall to Bearing
Truss sloping to Rear
Rev. June 7-13
Eng. Notes Added
Cooler Room Extended
Rev. June 9-13
Front Entry, Utility/Storage
Ice Machine, Office Window



Date: 10/06/2013
Page: 5 of 9
Scale: As Indicated

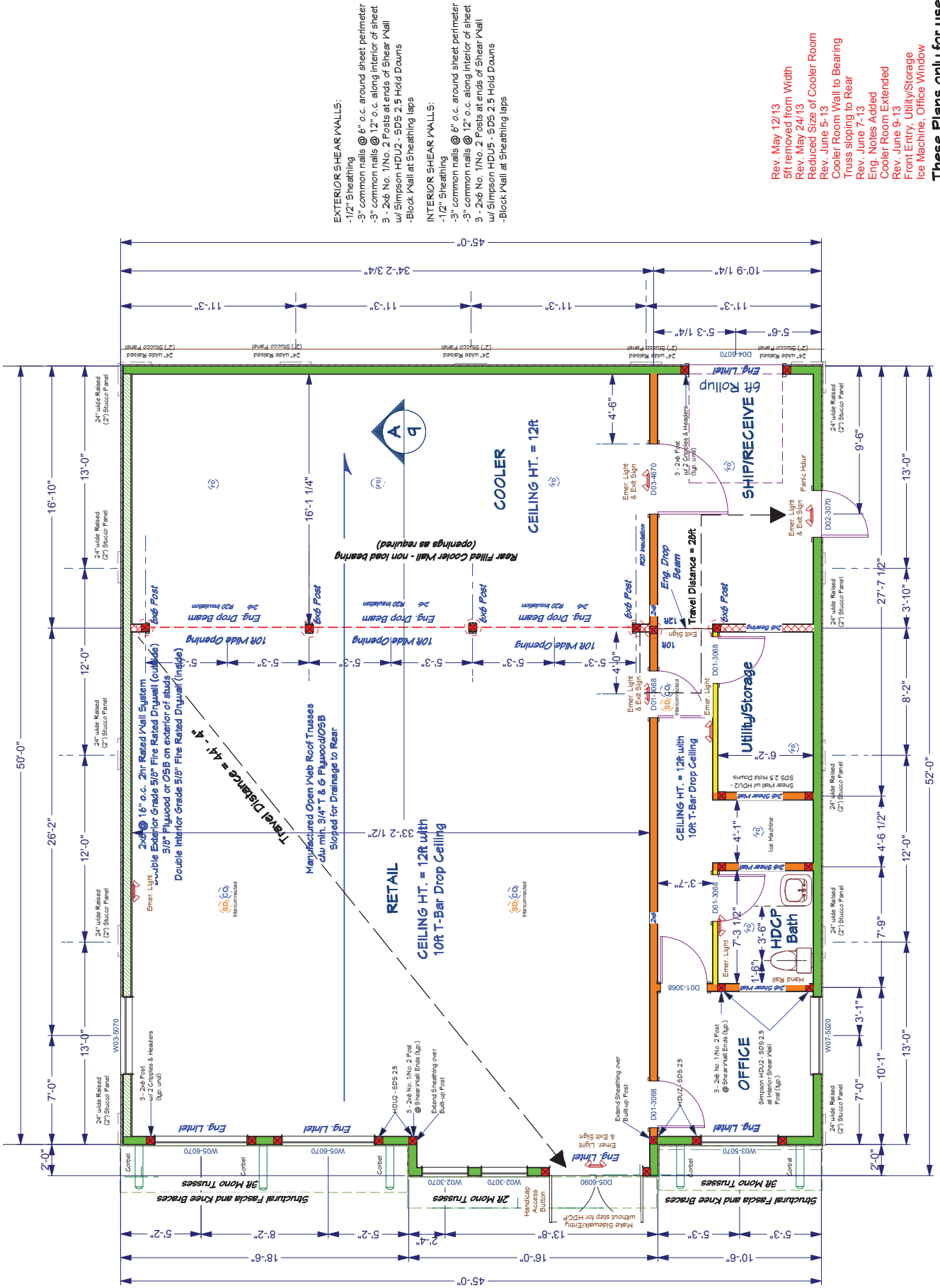
NOTES:
Use in conjunction with
Engineers Drawings
FOR BUILDING PERMIT

gm@vfp.net
Box 136, Osoyoos, BC
pht (250) 493-5266

Custom Drafting & Design
by Grant ASCT, CRD, CEA

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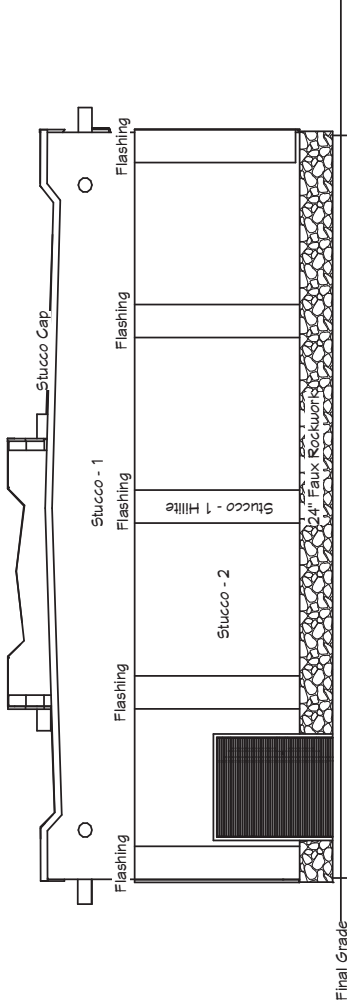
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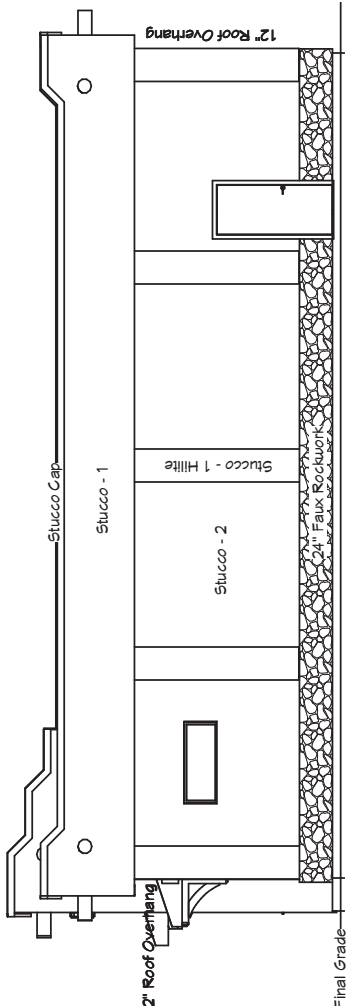
MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

SEE PAGE A2 FOR GENERAL NOTES

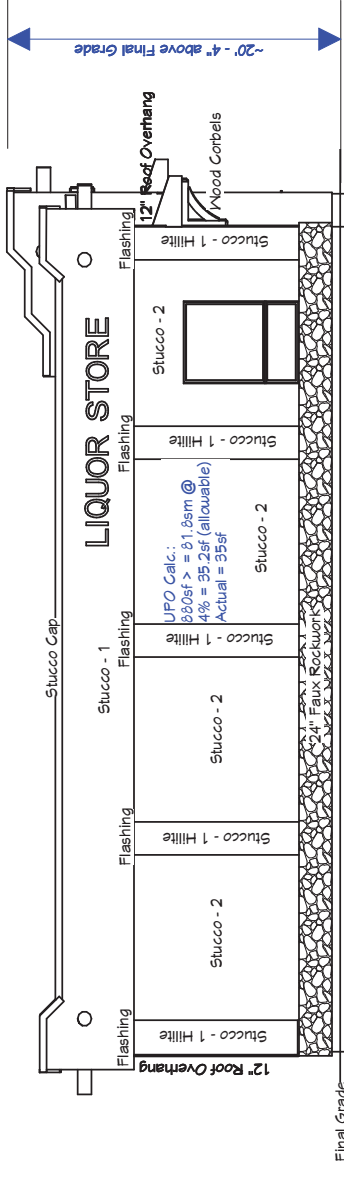
REAR ELEVATION
Scale: 3/16" = 1' - 0"



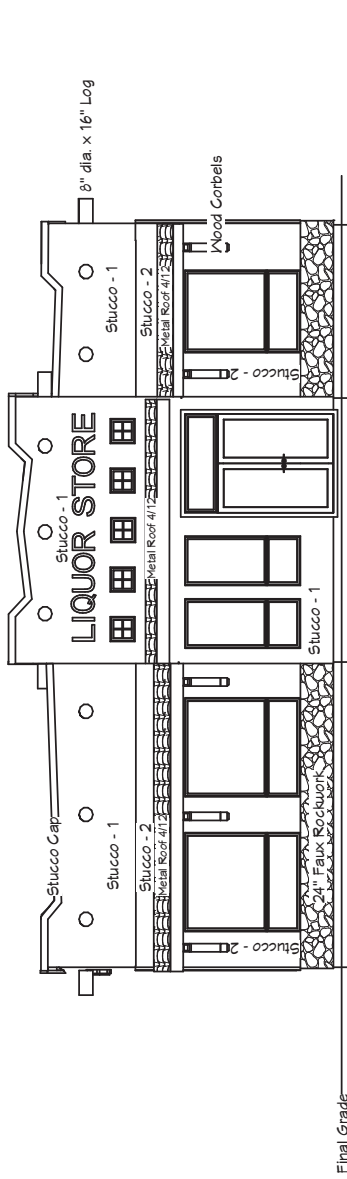
RIGHT ELEVATION
Scale: 3/16" = 1' - 0"



LEFT ELEVATION
Scale: 3/16" = 1' - 0"



FRONT ELEVATION
Scale: 3/16" = 1' - 0"



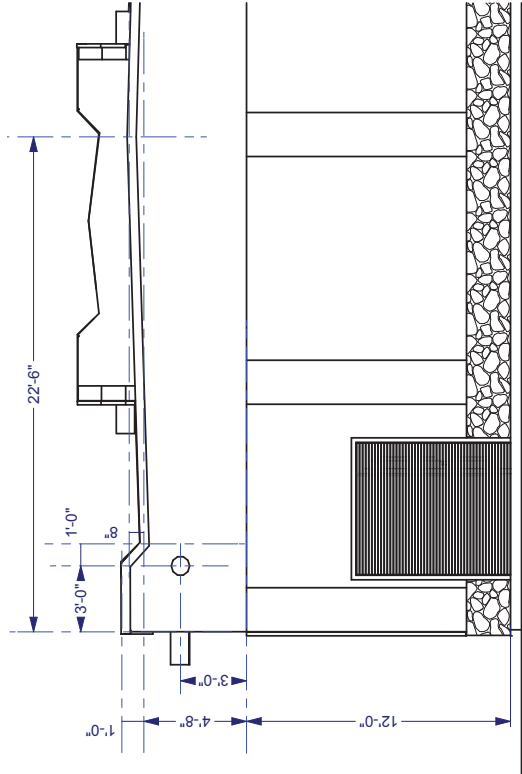
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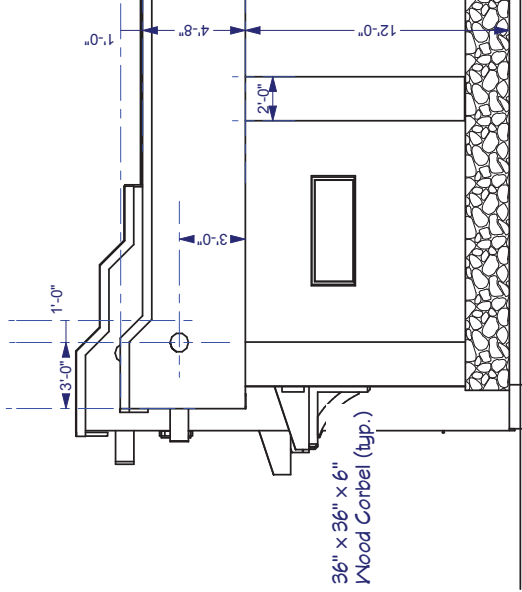
ROOM NAME	STD. AREA (SQ. FT.)
COOLER	573
OFFICE	108
RETAIL	1162
SHIP/RECEIVE	245
HDCP BATH	53
STORAGE	83
UTILITY	49
TOTALS:	2273

DOOR SCHEDULE			
NUMBER	LABEL	QTY	FLOOR
D01	D01-3068	6	1
D02	D02-3070	1	1
D03	D03-4670	1	1
D04	D04-6070	2	1

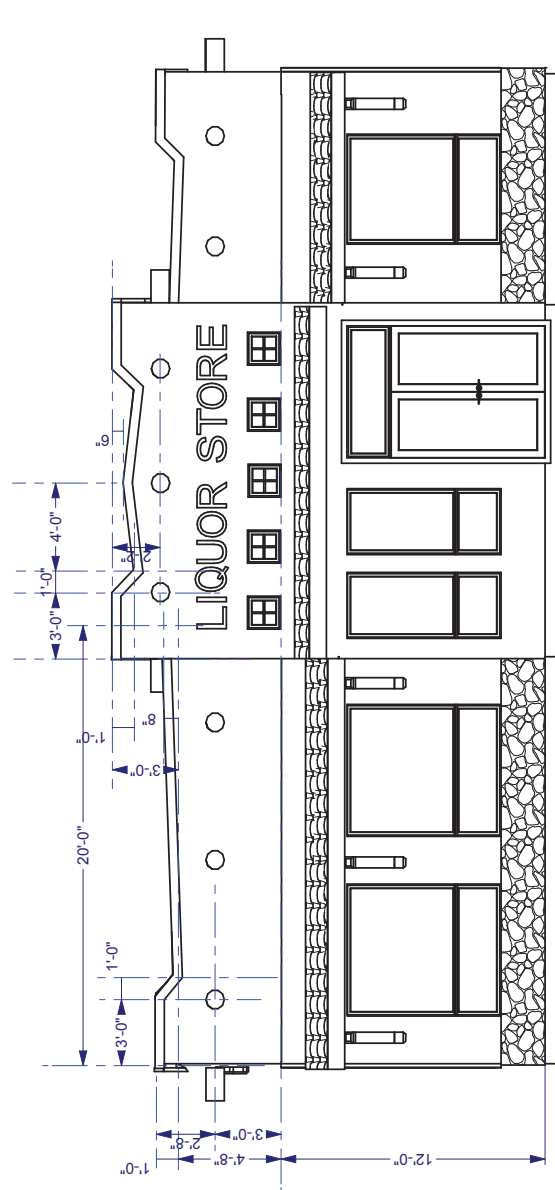
WINDOW SCHEDULE			
NUMBER	LABEL	QTY	FLOOR
W01	W01-1616	5	2
W02	W02-3070	3	1
W03	W03-5070	1	1
W04	W04-6013	1	1
W05	W05-6070	2	1



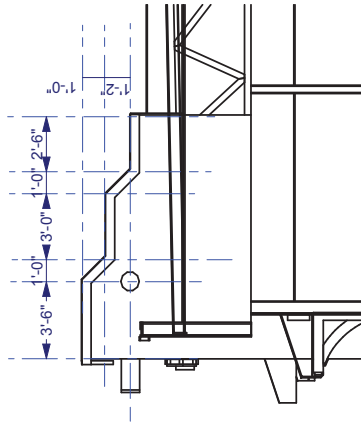
REAR LEFT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT RIGHT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT PARAPET ELEVATION
Scale: 1/4" = 1' - 0"



FRONT RIGHT RAISED PARAPET ELEVATION
Scale: 1/4" = 1' - 0"

- Rev. May 12/13
- 6ft removed from Width
- Rev. May 24/13
- Reduced Size of Cooler Room
- Rev. June 5-13
- Cooler Room Wall to Bearing
- Truss sloping to Rear
- Rev. June 7-13
- Eng. Notes Added
- Cooler Room Extended
- Rev. June 9-13
- Front Entry, Utility/Storage
- Ice Machine, Office Window

These Plans only for use at:
WINNIPEG LIQUOR STORE
426 Central Avenue
Grand Forks, BC

15 - EXTERIOR FOUNDATION
 -8" x 30" min. Reinforced Concrete Wall (25%
 -8" x 24" Reinf. Conc. Footing (See Eng.)
 -Min. R12 Insulation to 2ft below frost line
 -Dampproofing or Waterproofing on exterior
 wall depending on presence of Hydrostatic P
 -Bottom of all footings on undisturbed or com
 -See Eng. Notes Sheet A4



These Plans only for use at:
WINNIPEG LIQUOR STORE
426 Central Avenue
Grand Forks, BC

Rev. May 12/13	5ft removed from Width
Rev. May 24/13	
	Reduced Size of Cooler Room
Rev. June 5-13	
	Cooler Room Wall to Bearing
	Truss sloping to Rear
Rev. June 7-13	
	Eng. Notes Added
	Cooler Room Extended
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	Front Entry, Utility/Storage
	Ice Machine, Office Window

Community

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City of Grand Forks

NOTICE OF INTENT

RE: CANNABIS CONTROL AND LICENSING ACT
APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE
"BC BASE CAMP INVESTMENT LTD"

An application has been receive by the Liquor and Cannabis Regulation Branch from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail license at "426 Central Avenue"

The permitted hours of non-medical cannabis sales are:
Monday through Sunday: 9:00 am to 11:00 pm

Residents, tenants and owners of businesses may comment on this proposal in writing to:
Manager of Development, Engineering & Planning
City of Grand Forks
7217 4th Street
Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED
To ensure the consideration of your views, your letter must be received on or before
"February 27, 2019"

Your name(s) and address must be included in your letter.
Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.





BRITISH
COLUMBIA

Expression of Interest & Pre-Qualification for an
EVENTS MANAGER

The City of Grand Forks has approved funding from the Ministry of Forests, Lands, Natural Resources Operations and Rural Development for the Province of B.C. -- Rural Dividend Program, for an Events Manager dedicated to providing an events service for the City of Grand Forks and surrounding Area D of the Regional District of Kootenay Boundary for up to a two-year period on a contract basis.

The major objective is to plan, develop, and provide a series of new events as well as to work with existing groups on events already within the City and Area D. The successful proponent requires a high-level, ongoing communication with the local business community and key region stakeholders and must have a strong knowledge of the local business climate. This is a demanding and diverse role that includes a mix of administrative tasks, budgets, communication, events creation, coordination, and organization, and would work in concert with a newly developed marketing strategy for the area.

Compensation can be negotiated dependent upon qualification.

Full description of core responsibilities and qualifications can be found at:
<http://www.grandforks.ca/bids-tender-opportunities>

Submission via email only to: dheinrich@grandforks.ca

CLOSING DATE -- 2:00PM -- Thursday, February 28th, 2019

DATED THIS 13TH DAY OF FEBRUARY 2019

Only those applicants selected for an interview will be contacted. Thank you for your interest.



Winners of team playoff from RCL Branch 170 (Castlegar). Pictured, from left: Ray Fenwick, Grand Forks Sports Officer John LePage, Bob Brommeland, Dean McDonald and Kevin "Kiwi" Clement.

(Sandra Doody/Submitted)



The winners of the doubles playoff from RCL Branch 59 (Grand Forks). Pictured, from left: Gunter Bohm, Zone Sports Officer Bob Brommeland and Jim Talbot.

(Sandra Doody/Submitted)

Grand Forks competes at darts

SANDRA DOODY
Submitted to the Gazette

Castlegar's Legion darts team will be headed to provincials this March after a successful performance at the zone dart competition in Grand Forks last weekend.

The annual West Kootenay Zone Dart playoffs were hosted by the Royal Canadian Legion (RCL) Branch 59 (Grand Forks). This year, RCL Branch 170 (Castlegar) and RCL Branch 51 (Nelson) joined Grand Forks to compete to see who would represent

West Kootenay Zone 20 at provincials. The morning started off with singles play where six players, two from each branch squared off against each other. The winner in this category was Jim Talbot from Grand Forks. The doubles contest was next, with two teams from each branch. Overall winners were Jim Talbot and Gunter Bohm from Grand Forks. Finally it was time for team play, with one team from each branch competing. Castlegar beat out the other two teams to qualify for provincials. Zone Sports Officer Bob Brommeland from Castlegar and Sports

Officer John LePage from Grand Forks organized and ran the tournament with the help of statisticians Louise Lynch and Steve McGibbons. Thanks to all the volunteers that assisted during the competition, to Helen LePage for baking delicious muffins, to the Ladies Auxiliary from Branch 59 for a wonderful lunch, the onlookers who cheered on the competitors and all the participants who came out to share their skills. Good luck to all the winners who now advance to provincials set to be held in West Kelowna this March.

Check out kids' eBooks at the library

I know that most parents are trying to cut back on their kids' screen time, but I have a good reason to let them stay on the computer or tablet for just a little bit longer.



Check
It
Out

CARI LYNN
GAWLETZ

Starting this year, the Grand Forks and District Public Library has started subscribing to TumbleBooks! It's a big collection of eBooks, audiobooks, animated books, and more for kids -- all accessible through our website. Unlike our adult eBooks, which require a fairly complicated process to log in and download, TumbleBooks is available with just a few clicks through our website, and all titles on the service are always available -- no waiting for holds! It's a great resource to help kids master reading with the animated read-along storybooks, and it also has more

range of titles from brand new books to well-loved classics. Check it out at grandforks.bc.libraries.coop! **Upcoming Events**
STEAM Fridays
Friday, Feb. 15 from 2 to 3:30 p.m.
STEAM (Science, Technology, Engineering, Art and Math)
Join us for this drop-in program that will include fun activities such as: Lego Challenges, Brio Train Sets, Blocks, Keva Planks, Tinkertoys, Pattern Blocks, Science experiments and more! This program is suitable for all ages,

but children under the age of 8 must have an adult or guardian in the building. **Woolbuddies**
Thursdays from 2 to 4 p.m.
Get together on Thursday afternoons from 2 to 4 p.m. to socialize, share tips, techniques and your creations with others. Everybody is welcome to attend. Materials are not provided by the library. **'Cook the Books' Book Club -- Mexican**
Thursday, Feb. 21 at 6:30 p.m.
This month we will be cooking Mexican food with recipes from Marlena Spieler's "Creative Cooking -- Mexican."
Choose a recipe from our displayed book, (we'll make a photocopy for you) or make your own favourite family recipe and bring it to the club to sample and discuss. We embrace successes and failures! New members are always welcome.

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YOUR BEST SOURCE FOR LOCAL JOBS

FULL-TIME BAR MANAGER POSITION AVAILABLE AT ROYAL CANADIAN LEGION BR 059 GRAND FORKS

Responsibilities include but are not limited to:

Liquor ordering and receiving, inventory management and bar organization and cleanliness, invoice tracking, organize and adjust bartenders' shift schedules, and liaise with suppliers and sales representative. Require experience in management of a bar or beverage service operation.

Hours and wages will be discussed during interview. References are required. Drop off resume at Royal Canadian Legion Br 059, 7353 6th Street, Mon. to Sat. 2 - 7 pm or Sun. 2 - 5 pm or by email: rclbr59@gmail.com

Legion

PART-TIME BARTENDER POSITION AVAILABLE AT ROYAL CANADIAN LEGION BR 059 GRAND FORKS

Requirements:

Proven working experience as a bartender;

• Excellent knowledge of in mixing, garnishing and serving drinks;

• Positive attitude and excellent communication skills; and

• Ability to keep the bar organized, stocked and clean.

Hours and wages will be discussed during interview. References are required. Drop off resume at Royal Canadian Legion Br 059, 7353 6th Street, Mon. to Sat. 2 - 7 pm or Sun. 2 - 5 pm or by email: rclbr59@gmail.com

Legion

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Career Opportunities

Caregiver

Midway, BC

Live out caregiver/support worker needed for a 33 year old physically disabled male to assist in all aspects of daily living & personal care. 30 to 40 hours per week, \$16 per hour. Must be physically fit.

Email or call: angel777123@hotmail.com250-449-5477

Medical/Dental

Certified Dental Assistant Wanted

Busy dental office in Castlegar is looking for a full time (4 days per week) Certified Dental Assistant. Please e-mail: drannestarr@telus.net

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Financial Services

GET BACK ON TRACK!

Bad credit? Bills? Unemployed? Need Money? We Lend! If you own your own home - you qualify. Pioneer Acceptance Corp. Member BBB. 1-877-987-1420www.pioneerwest.com

Farm Services

Farrier local to Grand Forks servicing surrounding areas.

\$40-trim/ \$80 fronts/\$120 all-around.

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Expression of Interest & Pre-Qualification for an

EVENTS MANAGER

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Submission via email only to: dheinrich@grandforks.ca

CLOSING DATE -- 2:00PM -- Thursday, February 28th, 2019

DATED THIS 13TH DAY OF FEBRUARY 2019

Only those applicants selected for an interview will be contacted. Thank you for your interest.

Looking For A Job? Find It In The Classifieds.

Legal Notices

Legal Notices

Legal Notices

Grand Forks

City of Grand Forks

NOTICE OF INTENT

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail store licence at "426 Central Avenue."

Applicant's Proposed hours of operation: Monday through Sunday: 9:00 am to 11:00 pm

Zoning Bylaw Variances Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone,	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues.
58.3 Cannabis Retail Overlay (CRO) No Building or Structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

Residents, tenants and owners of businesses may comment on this proposal in writing to: Manager of Development, Engineering & Planning
City of Grand Forks
7217-4th Street
Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

To ensure the consideration of your views, your letter must be received on or before "February 27, 2019"

Your name(s) and address must be included in your letter.

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.

Legal Notices

Legal Notices

MINES ACT

NOTICE OF APPLICATION FOR A PERMIT APPROVING THE MINE PLAN AND RECLAMATION PROGRAM FOR VOLCANIC ROAD PIT

Take notice that: Erwin Spletzer, Aggregate Manager of Interoute Construction Ltd., has filed with the Chief Inspector of Mines, pursuant to Part 10.2.1 of the Health and Safety Reclamation Code for Mines in British Columbia, 2017 a proposed mine plan together with a program for the protection and reclamation of the land and water courses related to a proposed sand (aggregate) operation located on "That part of District Lot 693, SDYD" located in the vicinity of Volcanic Creek.

A copy of the permit application, including supporting documentation, is available for public viewing at: Ministry of Energy, Mines and Petroleum Resources, 202 - 100 Cranbrook Street South, Cranbrook, BC V1C 3P9. Please quote MEMPR File No. 1631059.

Any person affected by or interested in this program has 30 days from the date of publication to make written representation to the Chief Inspector of Mines, Ministry of Energy, Mines and Petroleum Resources, c/o Mining Division, Southeast Region, 202 - 100 Cranbrook Street South, Cranbrook, BC V1C 3P9 or by email MMD- Cranbrook@gov.bc.ca (facsimile: 250-417-6133). With a copy of your correspondence to Erwin Spletzer, 300 – 15288 54A Ave. Surrey, BC V3S 6T4.

Please note that the Chief Inspector does not have a mandate to consider the merits of the proposed mine from a zoning or a land use planning perspective.

Building Supplies

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Grand Forks

The City of Grand Forks is now accepting cover letter and resumes for a

Temporary Administrative Assistant

The position will run from March 18 to September 4, 2019. The Administrative Assistant - Public Works & Utilities is generally responsible for record keeping, inventory control, purchasing, clerical, receptionist and word processing duties, and opening/closing office procedures.

Duties include:

• Maintain Accounts Payable files as required.

• Prepare invoices for processing, verify receipt of goods and services, check extensions and pricing as required.

• Create and update spreadsheets as required for large contracts.

Key Qualifications and Experience include:

• High School graduation or equivalent, and one year post-secondary.

• Demonstrated ability to keyboard accurately at 55 wpm.

• One years' relevant experience

This position is subject to all sections of the C.U.P.E 4728 Collective Agreement and pays \$32.23 per hour.

For more information including a full job description, please visit our website www.grandforks.ca.

Submissions may be made by:

Email: jobs@grandforks.ca

Subject Line: Administrative Assistant

Drop off / mail to Attention:

David Reid, City Hall, Box 220, Grand Forks, BC V0H 1H0

CLOSING DATE: 10am February 22, 2018

Memo



To: Public Information Session
From: **Development, Engineering & Planning**
Date: 2019-03-11
Subject: Non-Medical Cannabis Retail Application

Background

The applicant, QUANTUM 1 CANNABIS CORP., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 317 Market Avenue.

The proposed Non-Medical Cannabis Store development is located in the Historic Downtown Development Permit Area (HD). Cannabis Retail is a permitted use in the zone. The proposed development does not trigger the requirement for a development permit as the proposed signage is generally consistent with the existing canopy sign and no changes are proposed for the exterior of the building.

The existing retail space is being converted to a Cannabis Retail Store.

Ownership

Owner(s):
1179711 BC LTD
1350 William Street
Vancouver, BC
V5L 2P5

Agent:

Zoning and Policy Context

The property is approximately 0.152 hectare in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The property is in the Historic Downtown Development Permit Area (HD) in the Official Community Plan (OCP). As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting site design, and building form and character identified in the OCP.

The redevelopment entails interior renovations to the building and changing the canopy sign therefore a development permit is not triggered.

An additional staff report containing additional supporting information will be made available for review at the Public Hearing.

Proposed Hours of Operation:

The proposed hours of operation 9:00am to 11:00pm daily.

Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis control and Licensing Act

Attachments

Appendix 1

Page 1: Aerial Photo

Appendix 2

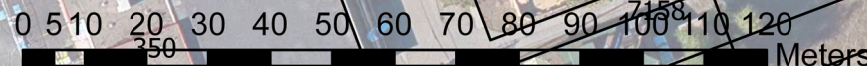
Page 1: February 27, 2019 Ad in Grand Forks Gazette

Appendix 3

Page 1: March 6, 2019 Ad in the Grand Forks Gazette

Appendix 4

Page 1: Site Plan for Non-Medical Cannabis Retail Store



The City of Grand Forks makes every effort to ensure that this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages or costs relating to the use of this map or data. Data must not be used for direct marketing or be used in the breach of the privacy laws. Data used for direct marketing or be used in the breach of privacy laws, it is intended only for the requested use. The data must not be circulated or copied without prior consent of the City of Grand Forks.



City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from **"Quantum 1 Cannabis Corp."** for a non-medical cannabis retail store licence at **"317 Market Avenue"**

Applicants Proposed Hours of Operation	
Monday to Sunday	9:00 am to 11:00 pm

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

To ensure the consideration of your views, your letter must be received **on or before**
"February 27, 2019"

Your name(s) and address must be included in your letter.

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.



City of Grand Forks

**NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT
APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE**

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from **"Quantum 1 Cannabis Corp."** for a non-medical cannabis retail store licence at **"317 Market Avenue"**

Applicants Proposed Hours of Operation	
Monday to Sunday	9:00 am to 11:00 pm

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

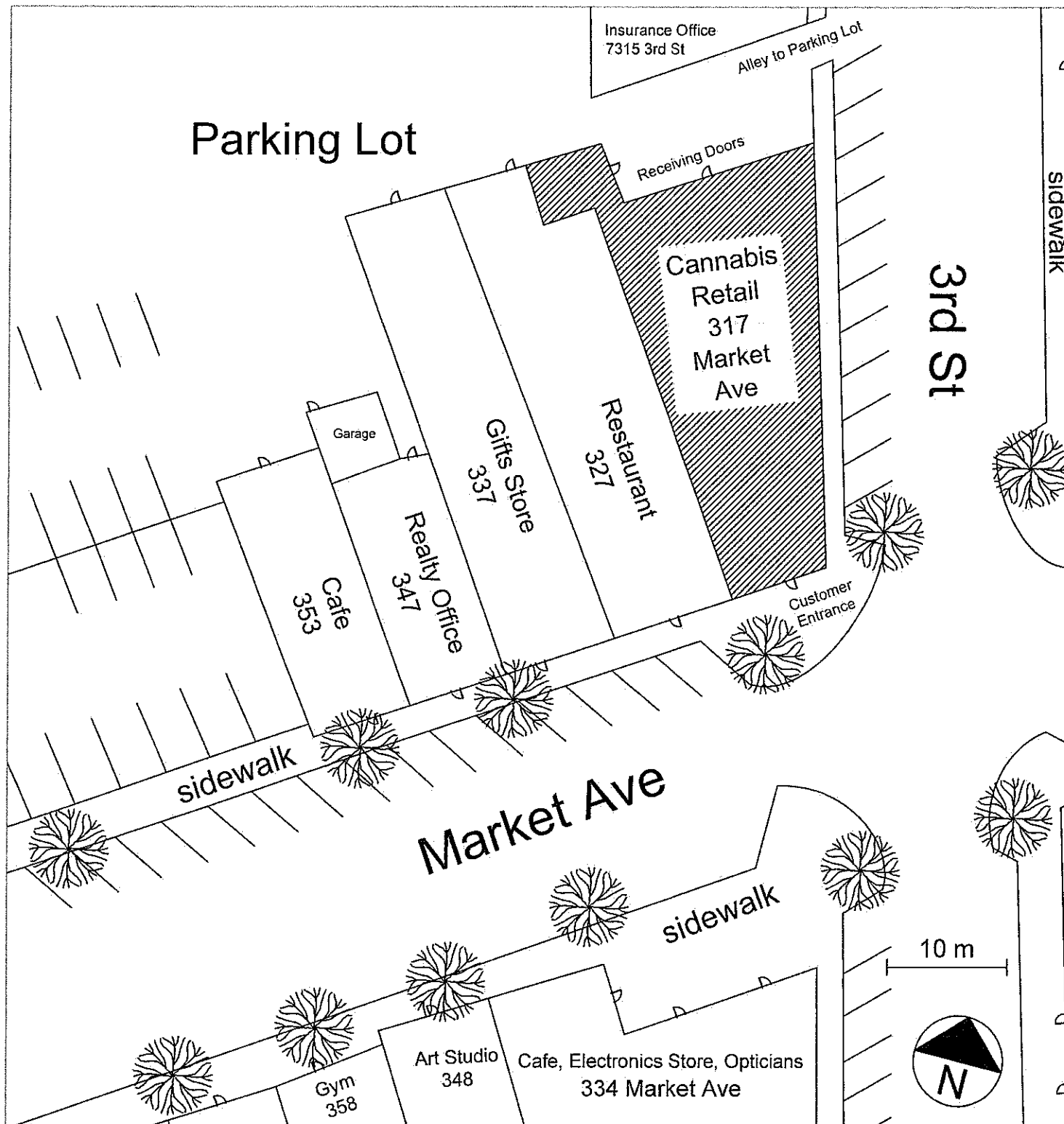
A package, containing details of this application and supporting documentation, may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until March 11th, 2019 at City Hall, 7217- 4th Street.

The deadline for submission of written views has been extended to **"4:00 pm, March 11, 2019."** **PETITIONS WILL NOT BE ACCEPTED.** Your name(s) and address must be included in your letter.

Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

Please note that your comments may be made available to the applicant or local government officials where disclosure is necessary to administer the licensing process.



ADDRESS: 317 MARKET AVE. GRAND FORKS BC	NOTES:	BC PRECISION CAD SERVICES INC. 1290 CLARK DR. VANCOUVER BC V5L 3K7	NO. 1	ISSUED / REVISED ISSUED FOR BRITISH COLUMBIA CANNABIS RETAIL STORE LICENSE APPLICATION	DATE NOV 15, 2018	DRAWN BY: KL SCALE: 1:500
<p>LEGAL DESCRIPTION:</p> <p>LOT 1 BLOCK 11 PLAN KAP23 DISTRICT LOT 108 LAND DISTRICT 54 EXC PT IN PL ANNEXED TO AFPB VOL 4 FOL 517 NO. 5467A PID: 010-167-617</p> <p>LOT 1 BLOCK 11 PLAN KAP23 DISTRICT LOT 108 LAND DISTRICT 54 PT COLOURED RED ON PL ANNEXED TO AFD VOL, FOL 517, NO. 5467A PID: 010-167-463</p> <p>LOT 2 BLOCK 11 PLAN KAP23 DISTRICT LOT 108 LAND DISTRICT 54 PT COLOURED RED ON PL ANNEXED TO AFB VOL 4, FOL 517, NO. 5467A PID: 010-167-480</p>		CLIENT: QUANTUM 1 CANNABIS CORP. 650-609 GRANVILLE ST. VANCOUVER BC V7Y 1G6				DATE: NOV 15, 2018
		DRAWING TITLE: SITE PLAN				DRAWING NUMBER: 2 OF 2

Memo



To: Public Information Session
From: **Development, Engineering & Planning**
Date: 2019-03-11
Subject: Cannabis Retail Application

Background

The applicant, BAGGY'S CANNABIS STORE, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at Unit 4, 7480 4th Street.

The proposed Non-Medical Cannabis Store development is in the General Commercial Development Permit Area (CP). The applicant proposes modifications to the entrance of the store and new signage for the building.

Existing tenants/Uses in the building include Kettle River Canoes, storage, and Kettle River Veterinary Services.

Ownership

Owner(s): Kettle River Veterinary Services Ltd
Agent:

PO Box 464
Aberdeen, SK
S0K 0A0

Zoning and Policy Context

The property is approximately 0.53 hectare in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The proposed development meets the section 58 requirements of zoning bylaw 2039.

The property is in the General Commercial Development Permit Area (CP) in the Official Community Plan (OCP).

This development does not meet the following criteria for exemption from a commercial development permit:

1. Internal alterations, which do not affect the outer appearance of the building
2. Construction of an accessory building or addition to a commercial building that does not alter patterns or requirements of parking, access, loading or landscaping on the site, and
3. Replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the site or canopy being replaced.

The development guidelines outlines that development occurs, Council would like to ensure that the visual character of these areas improves in a way that compliments the historic Downtown area.

An objective of this designation is to maintain and enhance the image of the Commercial Core areas, surrounding the Historic Downtown, by requiring a high standard of development. Development will meet a consistently high standard of visual qualities to assure that the character of the commercial core will continue to improve over time.

As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting buildings, structures, access, parking, screening, landscaping and amenities, Lighting, and signage.

A sketch of the proposed renovation to the front of the building, complete with the proposed signage, is shown in Appendix A.

Table 1 contains the list of CP Guidelines applicable to this proposal and how the project responds to these guidelines.

Table 1 General Commercial Development Permit Area Guidelines for Development	
Development Permit Area Guideline	Project Response
1. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	There is an existing gravel parking lot that offers off street parking. The proposed changes to the entrance that triggers the development permit will provide for accessible access to the building and will improve the appearance of the building.
2. Off-street parking and loading should be encouraged where possible and	See staff report to be provided at the Public Hearing.

Table 1 General Commercial Development Permit Area Guidelines for Development	
Development Permit Area Guideline	Project Response
designed to promote safe and efficient vehicle entrances and exits, and on-site circulation.	
3. Signage should complement the building design and finish.	See Appendix A attached.

Access, Parking and Site Layout:

1. The existing gravel parking lot fronts the length of the property on 4th Street.

A staff report containing additional supporting information will be made available for review at the Public Hearing.

Proposed Hours of Operation:

The proposed hours of operation are as follows:

Monday to Thursday	10:00 am to 7:00 pm
Friday	10:00 am to 9:00 pm
Saturday	9:00 am to 9:00 pm
Sunday	9:00 am to 7:00 pm

Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis control and Licensing Act

Attachments

Appendix A

Page 1: Elevation view of the new entrance complete with signage

Appendix B

Page 1: Aerial Photo

Appendix C

Page 1: February 27, 2019 Ad in Grand Forks Gazette

Appendix D

Page 1: March 6, 2019 Ad in the Grand Forks Gazette

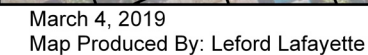
Appendix E

Page 1: Site Plan for Non-Medical Cannabis Retail Store

Appendix A

Elevation View Baggy's Cannabis Store





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Legal Notices

Legal Notices

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City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from “**Baggy’s Cannabis Store**” for a non-medical cannabis retail store licence at “**4 – 7480 4th Street**”.

A **Public Hearing** will be held on March 11, 2019 at 6:00 pm in the Council Chambers at City Hall, 7217 – 4th Street.

Applicants Proposed Hours of Operation	
Monday to Thursday	10:00 am to 7:00 pm
Friday	10:00 am to 9:00 pm
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Residents, tenants and owners of businesses may comment on this proposal in writing to:

Manager of Development, Engineering & Planning
City of Grand Forks, 7217-4th Street, Grand Forks, BC, V0H 1H0

PETITIONS WILL NOT BE ACCEPTED

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Property Management

RENTALS

Grand Forks

1 bedroom apartment \$700/month

1 bedroom apartment \$770/month utls. inc.

COMMERCIAL

2 commercial spaces , 748 & 1759 sq ft.

REFERENCES REQUIRED N/S, Pets on approval
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ken.dodds@yahoo.ca
Ron: 250-442-7636
woodsre@telus.net
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250-443-4233

Want to Rent

Grand Forks
Financially secure, healthy, retired couple, looking to rent a 2br house in Grand Forks, price range \$800.00 to \$1000.00. Excellent references available.
250-328-4972


Transportation

Cars - Domestic


2006 Toyota Tundra, 4 Dr. P/U, 4 whl dr, 220,000 kms, very well maintained, exc. cond., fully loaded \$12,500., 250-442-0122

CRIMINAL RECORD?
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Huntington Disease (HD) is a brain disorder that's inevitably fatal and completely incurable. Passed through generations, every child born to a parent with Huntington's has a 50% chance of sharing the same fate.

HD strikes in the prime of life. Symptoms include uncontrollable movements, depression, loss of ability to recall information and difficulty with decision making. From there, it gets worse. The disease eventually leads to incapacitation before it ultimately leads to death.

But there is new reason for hope. In 2006, for the first time in 135 years of study, Canadian researchers successfully cured HD in a mouse.

We've never been closer to eliminating this disease. All we need is your support to take the final step. The next dollar donated truly could be the difference. Will it be yours?

Donate online at curehd.ca or call 1-888-4-CURE HD.



Huntington Society of Canada
Société Huntington du Canada

BOUNDARY BUSINESS DIRECTORY

ACCOUNTANTS

KH BURCH KIENTZ

Chartered Professional Accountants
619 Central Ave., Grand Forks, B.C.
Ph: 250-442-2121

Lia Azhure Inc.

Chartered Professional Accountant
250-442-0141
7157 - 3rd Street

BOOKKEEPING

Christine Brooks Bookkeeping

Bookkeeping and Income Tax Service
E-file Agent
Phone 250-442-6781

YEAR ROUND BOOKKEEPING & TAX SUPPORT FOR CORPORATE AND SMALL BUSINESSES

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GRAND FORKS
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City of Grand Forks

NOTICE OF INTENT UNDER THE CANNABIS CONTROL AND LICENSING ACT

APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

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APPLICATION FOR A NON-MEDICAL CANNABIS RETAIL STORE LICENCE

An application has been received by the Liquor and Cannabis Regulation Branch (LCRB) from "BC BASE CAMP INVESTMENT LTD" for a non-medical cannabis retail store licence at "426 Central Avenue."

Applicant's Proposed hours of operation:
Monday through Sunday: 9:00 am to 11:00 pm

Zoning Bylaw Variances Requested and Proponent's Rationale for Variances		
Zoning Bylaw Section Reference	Variance Requested	Proponent's Rationale for Variance
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a lot in a Community Use Zone	Reduce the distance to 15m	The application is for the sale of a controlled product, for sale to individuals 19 years of age and older. This location has been selling controlled retail products since 1985 with no issues.
58.3 Cannabis Retail Overlay (CRO) - No building or structure may be within 100m of the nearest parcel boundary of a youth-centred facility	Reduce the distance to 91m	A Cannabis retail store operates under the same guidelines as a licenced retail liquor store. The operations are controlled by the LCRB and the RCMP. Any infraction can close the store indefinitely.

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Rentals

Property Management

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Grand Forks

1 bedroom apartment
\$770/month utls. inc.

4 bedroom 2 bath top floor of home
\$1350/month Utilities included.

Midway

4 bedroom 2 bath home,
\$850/Month

COMMERCIAL
2 commercial spaces,
748 & 1759 sq ft.

**REFERENCES REQUIRED N/S,
Pets on approval
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ken.dodds@yahoo.ca
Ron: 250-442-7636
woodsre@telus.net
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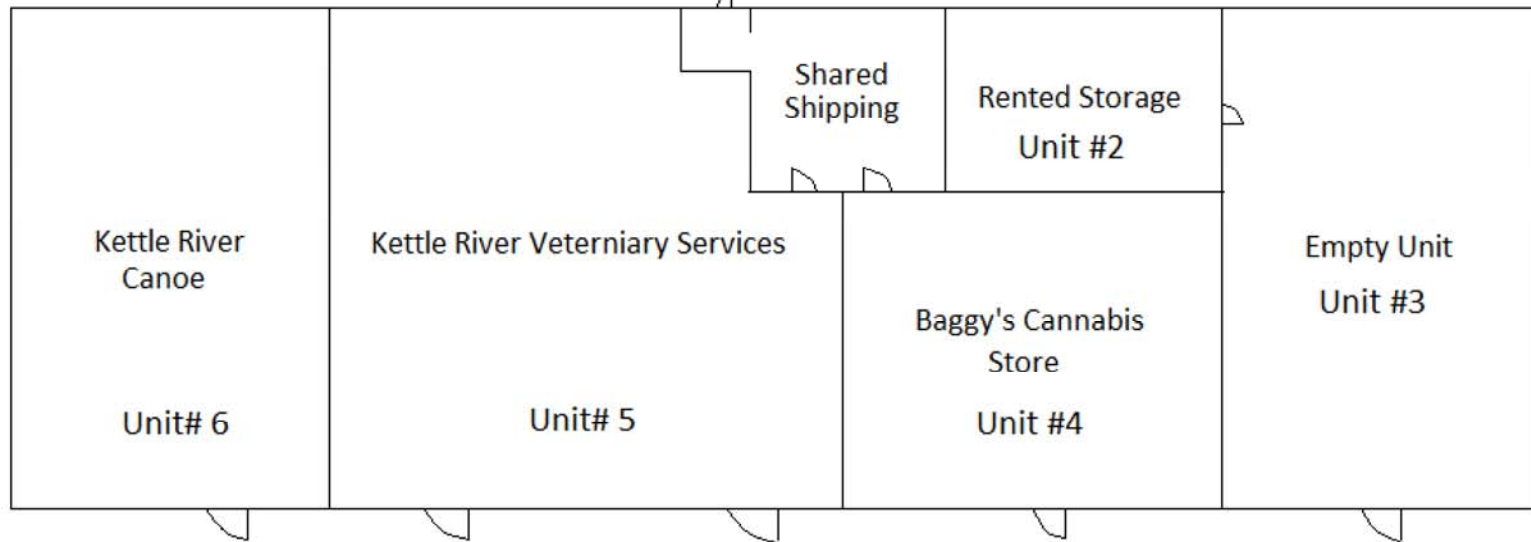
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Baggy's Site Plan

All units separated by floor to ceiling
drywall and secure doors

75TH Ave

Alley



4TH Street