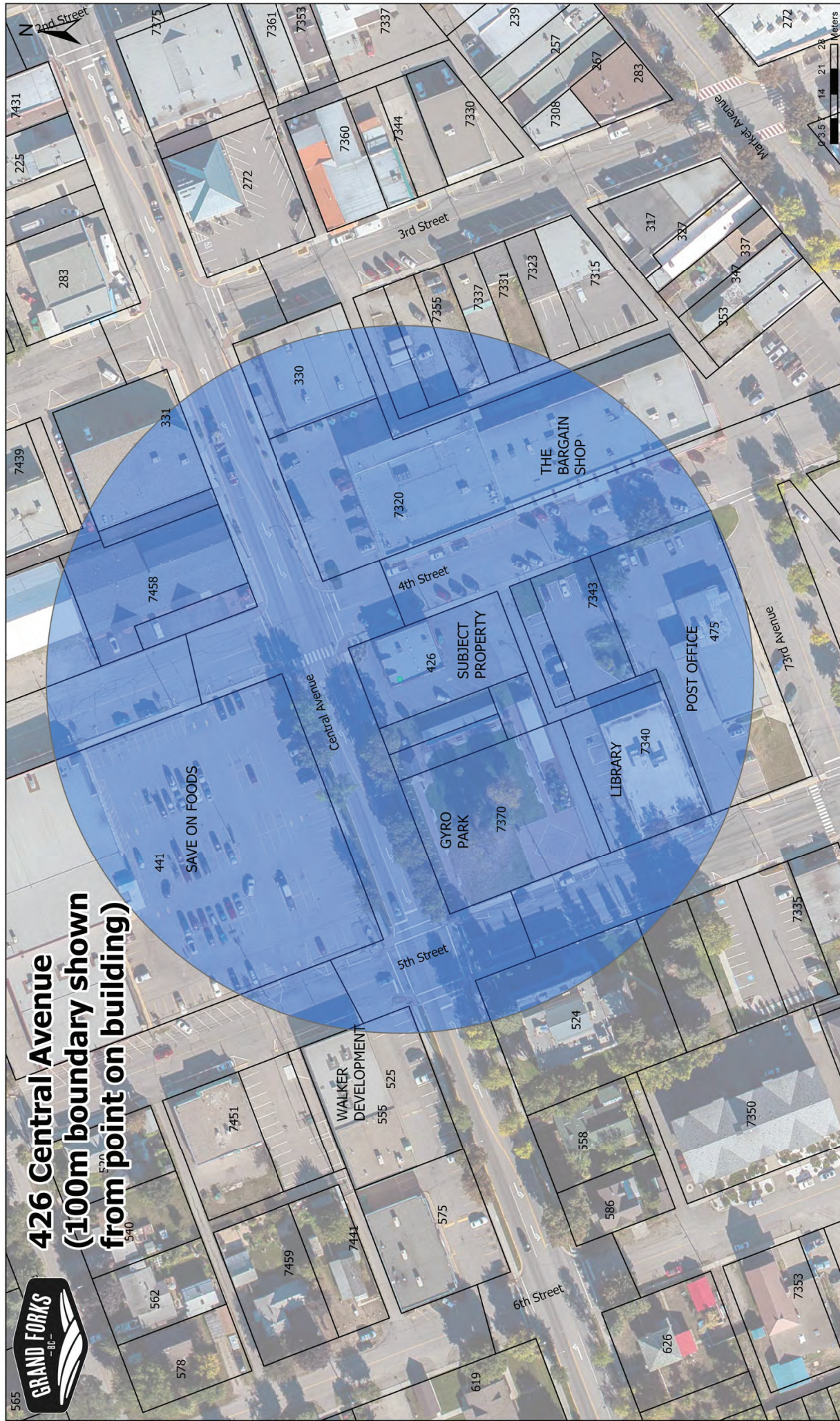




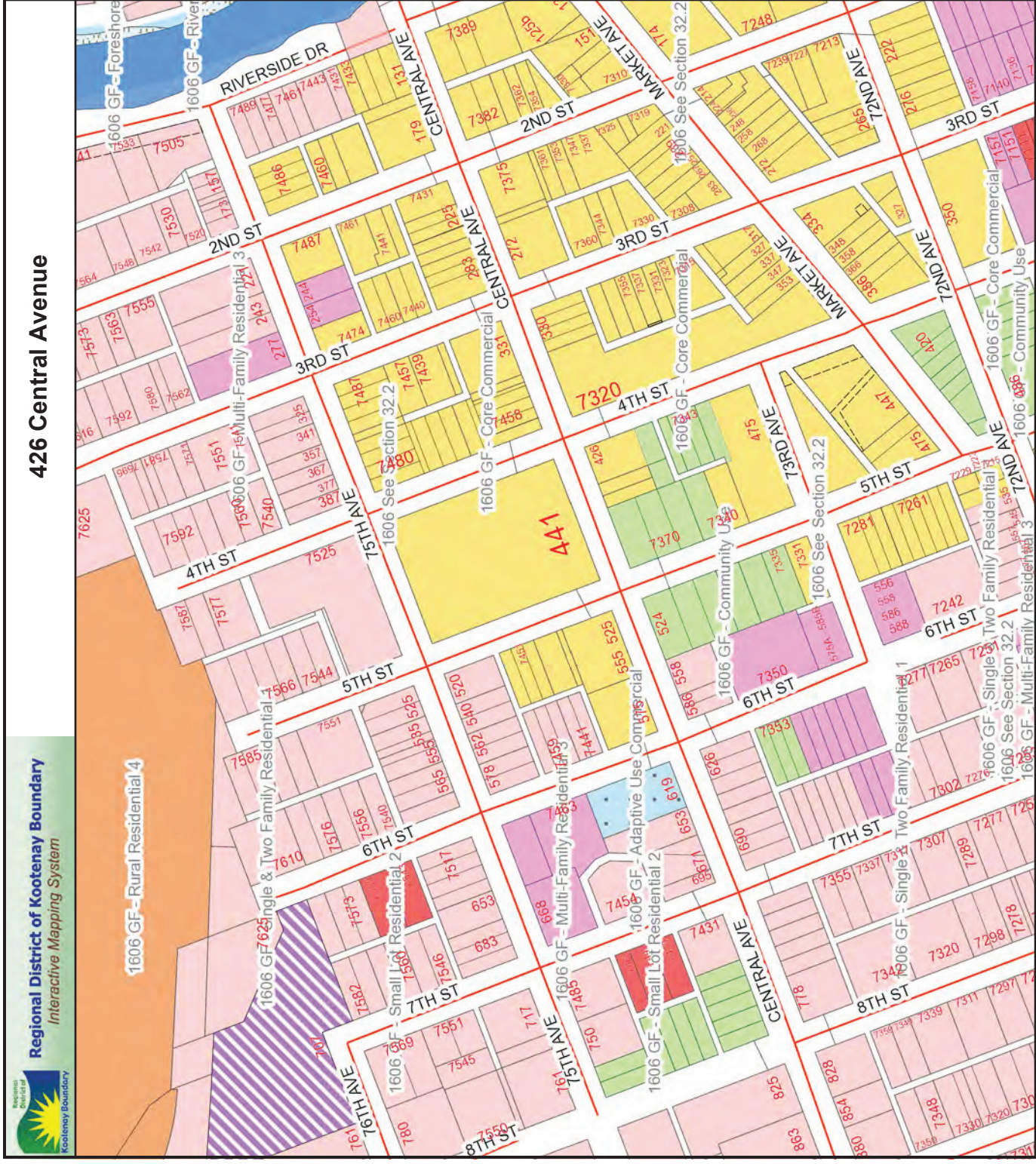
# 426 Central Avenue (100m boundary shown from point on building)



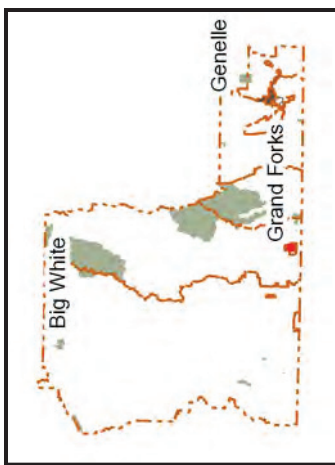
January 2, 2019  
Map Produced By: Leford Lafayette

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. This map must not be 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.





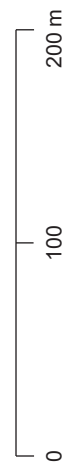
426 Central Avenue



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



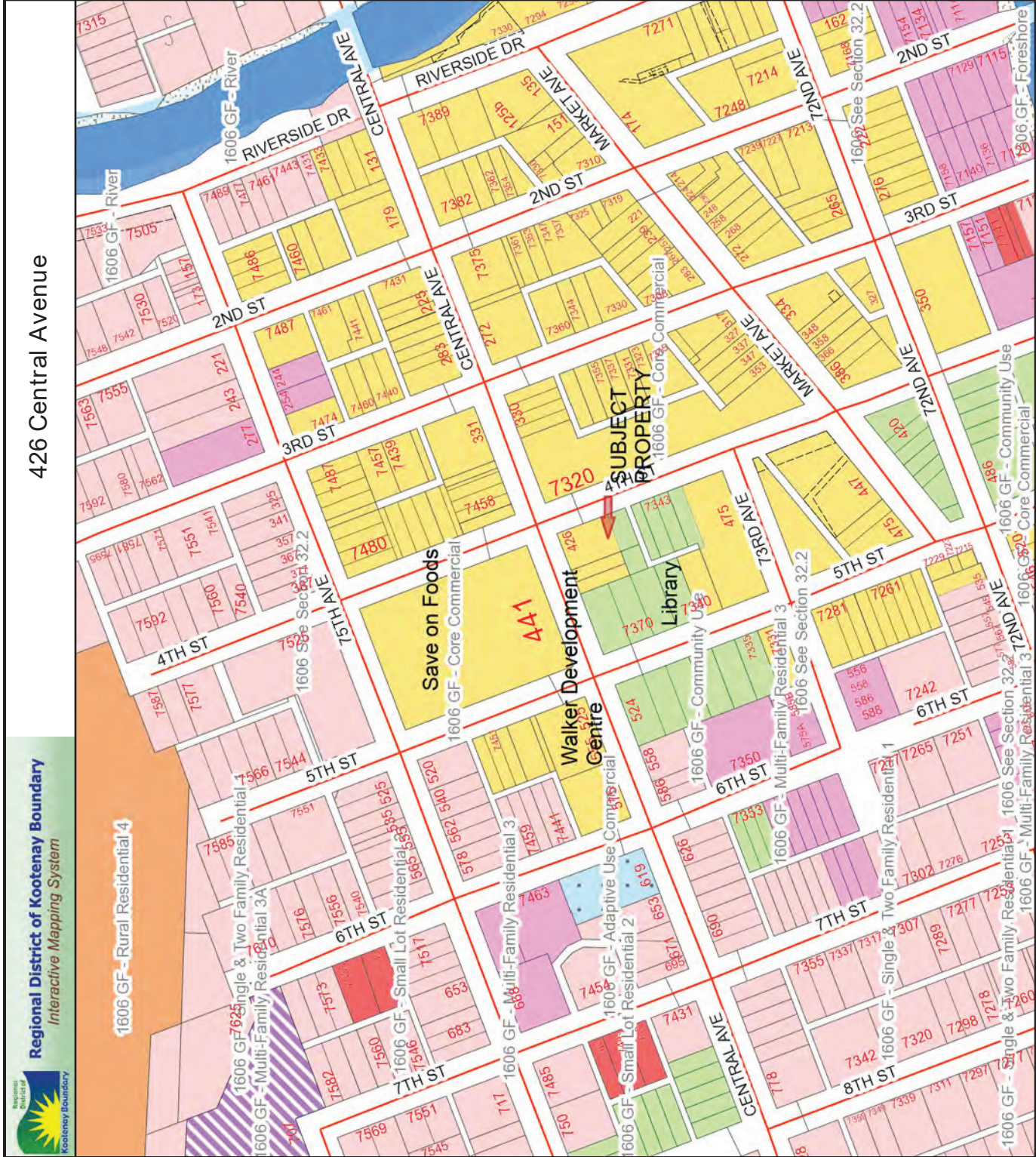
Notes:

Datum: NAD 1983 Projection: UTM Zone 11N

Printed on 02-Jan-2019

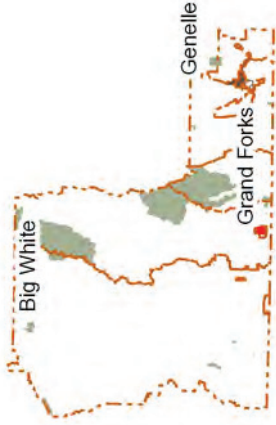
This map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.





426 Central Avenue

Regional District of Kootenay Boundary  
Interactive Mapping System



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

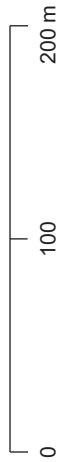
CADM\_LEASE\_LICENSE

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.





Job #001819

November 30, 2018

Leford Lafayette  
Planning Technician  
7217 4<sup>th</sup> 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**

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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](mailto: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

---

**Liquor and Cannabis  
Regulation Branch**

Mailing Address:  
PO Box 9292 Stn Prov Govt  
Victoria BC V8W 9J8

Location:  
645 Tyee Road  
Victoria BC V9A 6X5  
Phone: 250 952-5787  
Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/cannabisregulation  
andlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)



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](mailto:carly.milton@gov.bc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Carly', followed by a short horizontal line.

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 Wall)

NEW BUILDING  
(2,016 sq. ft.)

OFFSTREET  
LOADING (12ft x 30ft)

Staff

Staff

2 dumpsters

15ft x 30ft x 8ft x 20ft

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,

Prelim  
Not for

Buy  
Low  
FOODS



Prelim  
Not for

GRAND FORKS  
SITE PLAN



425 CENTRAL AVENUE

Corner Landscaping  
Bench and Signage

90,064 (Cal. 40m)  
88 - 00 - 00

Customer Parking (0.50 x 220)  
1 per 434sf = 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

147,688' (45.00m)  
158 - 01 - 40

Possible Large Vehicle / RV Parking

4TH STREET

ROAD (10ft Wide)

147,688' (45.00m)  
158 - 00 - 00

3ft Setback to Roof (4ft to Yalley)

NEW BUILDING  
(2,016 sq. ft.)

OFFSTREET  
LOADING (108 x 208)

Staff

Staff

2 dumpsters

10ft Setback to 100'

90,118 (Cal. 40m)  
88 - 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,

buy Low Foods

LRS  
ENTRANCE

ENTRANCE TO STORE



# THE CORPORATION OF THE CITY OF GRAND FORKS



## 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: 46 426 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.

(signature)

(date)

JANUARY 29, 2019



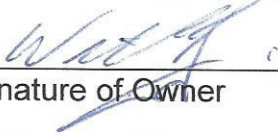
Description of Proposed Subdivision and or Development to be included in the Development Permit Area:

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