

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