



Interior Health
Every person matters

February 7, 2019

Leford Lafayette
Development and Engineering
City of Grand Forks
Box 2220, 7217-4th Street
Grand Forks, BC, V0H 1H0

lafayette@grandforks.ca

Dear: Mr. Lafayette

RE: File Number: DP 1903 –Application for a Non-Medical Cannabis Retail Store Licence for BC BASE CAMP INVESTMENT LTD. at 426 Central Avenue in Grand Forks.

Thank you for the opportunity to provide comments from a healthy communities perspective regarding the above referenced application. It is my understanding that the intent is to allow for a retail cannabis store next to an existing alcohol outlet.

Our office encourages standalone retail cannabis store which are separate from other cannabis retail locations, and are not co-located with an alcohol outlet.

Interior Health recommends you consider reducing harmful cannabis patterns of consumption in the general population by supporting a public health approach to the retail sale of non-medical cannabis.

- Locate the retail store in an area that reduces exposure to cannabis marketing/modelling to youth.
- Distance the retail store from places children and youth frequent e.g. schools, playgrounds, skate parks, etc.
It appears as though the Fred Walker Development Centre which is part of School District 52, Gyro Park, and the Library are within 100 meters of this property.
- Consider limiting hours of operation. The hours of operation are proposed from 9am till 11pm.

Additionally, consider creating a standalone smoke free bylaw to include tobacco, vapour, and cannabis smoke as a bylaw can help to protect residents in public places. Many communities are amending their bylaws to ensure cannabis is included. For more information please contact Tobacco Reduction Coordinator, Jacqueline Duncan, at 250-770-5540 ext. 31256 or Jacqueline.Duncan@interiorhealth.ca

The legalization of cannabis presents both an opportunity and challenge for local governments in the development of healthy, vibrant communities. Interior Health – Healthy Communities welcomes the opportunity to collaborate with the City of Grand Forks around education and awareness efforts.

Please feel free to contact me directly if you have any further questions or comments.

Yours Sincerely

Clare Audet
Environmental Health Officer – Healthy Built Environment

email: Jacqueline.Duncan@interiorhealth.ca

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Population Health Healthy Built Environment
519 Columbia Street
Kamloops, BC, V2C 2T8

RECEIVED

MAR 11 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

To: Manager of development, Engineering and Planning

From: 

RE: Proposed non-recreational cannabis store at: 426 Central Ave by BASE Camp investment Inc

I write as a ~~business owner and citizen~~/property owner in Grand Forks, I object to this location as a citizen with youth/family that use the facilities (Gyro park and Library) near the proposed location. Our current by-laws are of sound construction to protect the youth centers. As a business co-owner, Baggy's Cannabis Store, I object as well, my business partner and I, tried very hard to work with in the by-laws created by council to find a location. We were unaware of their intent at the time of application and were well invested before we knew. Base Camp Investments monies earned would not benefit or help develop our community (as they are based out of Kelowna with multiple locations across southern BC), as a Grand Fork resident with young children I plan to invest my money in Grand Forks and be part of this great community.

RE: Proposed non-recreational Cannabis store at: 317 Market Ave by Quantum 1 Cannabis Corp.

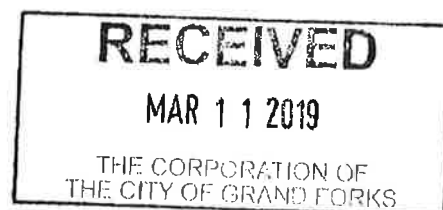
I write as a citizen/property Owner in Grand Forks, I have concerns about this store and object if no good options are presented. Market Ave demographic doesn't go well with a cannabis store. We as a community have some of the best events on this historic street, I've gotten cotton candy served by Magnum Auto for my kids out front that very location at many events over the years. As an applicant for a Cannabis store I am aware that it is our duty to reduce the impact to youth. This store location does not serve well to that ideal. I can't see parade pictures or family day photo's in the newspaper with a Cannabis store in the background, it sends a message to other communities that it's a core part of our community which I would not want to be our image even owning a cannabis store.

Thank you for your time and consideration,





GRAND FORKS BC
V0H 1H0



To whom it may concern;

R.E. LOCATION OF RECREATIONAL CANNABIS RETAILER.

IT HAS COME TO MY ATTENTION THAT THERE ARE MULTIPLE APPLICATIONS FOR PERMITS TO DISPENSE CANNABIS IN GRAND FORKS.

HERE ARE MY THOUGHTS ON THESE LOCATIONS:

MARKET AVENUE - FAMILY ORIENTATED WITH GEM THEATER, BOARDROOM CAFE AND LANDMARK COMICS, PROBABLY NOT IN KEEPING WITH THE PLAN TO KEEP CANNABIS AWAY FROM YOUTH.

CENTRAL AVENUE - CLOSE TO PARK AND LIBRARY WHICH ARE AGAIN FAMILY ORIENTATED.

THE LOCATION NEXT TO MAMA'S PIZZA AND IN THE SAME BLOCK AS THE HOCKEY STORE. ALSO HIGH PROFILE FAMILY ORIENTATED LOCATION.

THE PROPOSED LOCATION THAT SEEMS TO BE THE BEST FIT FOR SAFETY, PARKING AND INACCESSABILITY TO YOUTH IS ON 4TH STREET. THIS APPLICATION SEEMS TO TAKE INTO CONSIDERATION THE MOST.

IMPORTANT ASPECTS OF THE CANNABIS ACT WHICH IS TO RESTRICT USE OF CANNABIS TO YOUTH. IT IS A LOCATION WHICH PROVIDES SAFE, EASY ACCESS TO ADULTS WITHOUT ANY DIRECT CONSEQUENCES FOR NEIGHBOURING BUSINESSES OR THE COMMUNITY.

I AM HAPPY TO SEE A CANNABIS RETAILER IN OUR TOWN AND ASK COUNCIL TO CONSIDER THE PLACEMENT OF SAID RETAILER VERY CAREFULLY. I RESPECTFULLY SUBMIT THAT WITH CONSIDERATION THEY WILL SEE THE FOURTH STREET LOCATION AS IDEAL AND GRANT DAGGY'S CANNABIS STORE THE PERMIT.

THANKS IN ADVANCE FOR THE OPPORTUNITY TO EXPRESS THIS OPINION

Sincerely

A solid black rectangular box used to redact the signature of the person writing the letter.

MAR 11 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

To: Mayor Taylor, Members of Council and the Manager of Development, Engineering & Planning

My name is [REDACTED] my current residence is [REDACTED] Grand Forks. I am one of the applicants, along with my business partner [REDACTED], for "Baggy's Cannabis Store" at [REDACTED]

This letter is in opposition of the proposed Recreational Cannabis Store location at the Winnipeg Liquor Store, 426 Central Ave. I believe that the bylaws regarding proximity to parks and youth facilities put in place by the former and current councils are responsible and reasonable. I do not think that the first applicant through your process wanting and being granted changes to these bylaws would set a good precedent as a quickly expanding industry enters this town. I could even understand a slight alteration to the 100m rule, but the proposed change is only 15% of what council deemed appropriate. There for I must, not just as a competing applicant (who worked hard to find a location that fit within existing bylaws), but also as a resident of this town reject this proposal and location.

I would at this time like to tell you a bit about myself and application. I met my business partner, [REDACTED] on the first day of kindergarten and have been close friends ever since. We went through elementary and secondary school together in both Richmond and South Surrey, we have worked together and currently live together. We always talked about leaving the lower mainland to find a better life and better future in a small town and when the opportunity came we both jumped at the chance, settling in this community which we have come to love.

[REDACTED] was the first to move here about 3 years ago. He spent the 15 years prior working his way up to general manager of three multi-million dollar Metal Supermarkets stores located in Langley, Burnaby and Richmond. He is an incredibly intelligent, driven and capable businessman. Driven out by the hyper-inflated real estate market, he found a new home in Grand Forks, where his wife Jen, has family. He has spent his first two and a half years in Grand Forks as general manager of Morrissey Creek Building Supplies and currently is working at Uni-Fab.

After a job offer as yard supervisor at Morrissey Creek, I moved here in June of last year from South Surrey, where I spent the prior 15 and a half years as supervisor at LWD Form Rentals. I moved here so that one day I could own a home and start a business, goals that had grown out of reach where I grew up. And after a failed attempt last fall to buy a local business we changed directions seeking to open a local store in an growing industry.

Neither of use has ever been arrested, or been affiliated with any organized crime or illegal dispensaries. We both plan on staying and investing in this community for the next 20-30 years and are in every way willing and wanting to work alongside city council and the provincial government on all issues that may arise.

As for the location proposed by the Quantum 1 Cannabis Corporation at 317 Market Ave, although i do not outright reject this location I am concerned of the impact it might have on our most picturesque and used parts of town.

As reported by My Grand Forks Now on Oct. 18, 2018:

" Last week smoking and vaping in public was back on the agenda for city council, but needed amendments and was sent back to staff. Council leaned towards banning cannabis smoking from sidewalks but favored those vaping the sticky icky for medical reasons. A pre-existing Provincial regulation wouldn't allow smoking cannabis on Market Avenue as smoking and vaping within 6 metres of doorways and windows is prohibited. In May the Province prohibited smoking and vaping cannabis in public places where children commonly gather, and using cannabis on school property or in vehicles."

Knowing that use of cannabis is prohibited by the BC Provincial Government on the street that is the location of the proposed cannabis store causes at least some apprehension. Since I moved to town I have enjoyed several community events at this very intersection and wonder how future events may be impacted by having a store at this location. These events (especially the flood relief block party) very early into my relocation here gave me an extreme sense of community that really helped sell me on this beautiful and vibrant town. Future events may be differently received if the ability to purchase cannabis was a few steps away.

Also of concern is the idea of a nationwide corporation with headquarters in North Vancouver being the individuals to bring this sensitive industry into our small community.

As reported by bclocalnews.com on Feb. 22, 2019:

"The Review spoke to the owner of Quantum 1 earlier this year. The company has at least seven applications into the province to open stores in communities including North Vancouver, Grand Forks, Salmon Arm, Vernon, Creston and Terrace. The owner said the plan is to open more than 200 stores in Canada and around the world."

My concern is that the majority of money generated by this business and by the applicant BC Base Camp Investment Ltd for the 426 Central Ave. location (itself, based out of town (Kelowna) and also having multiple applications into councils across southern BC) will not stay in this town. They will create jobs and pay taxes but the wealth will be moved to other parts of this province. Also, that on such a big scale as planned by these applicants, a small location in a small town will be an afterthought.

My partner and I have every intention of investing in and contributing to this community going forward as it is our home, our future and our only application. Our goal is to build a local, homegrown store that this community can respect and be proud of. One that can grow with Grand Forks in the coming decades. We look forward to working with all of you in the future.

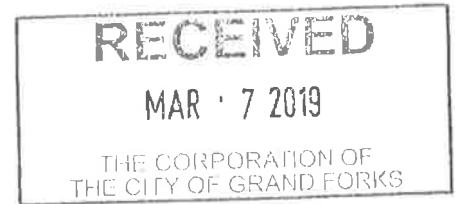
Regards,





Septen Financial Ltd.

March 4, 2019



Manager of Development, Engineering & Planning
City of Grand Forks,
Box 220
7217 - 4th Street
Grand Forks, BC V0H 1H0

Subject: Zoning Changes for 426 Central Avenue

To Whom It May Concern:

Please note our **disapproval** of a cannabis retail store opening up at the above noted address!

A change to the existing zoning bylaw of 58.3 reducing the distance of such a retail establishment to community use facilities, should NOT be permitted. There are six (6) Community Use properties within this immediate area. These are the **Post Office, Library, Museum, Dental office, Gyro Park and Fred Walker School**. These locations create a high traffic use by underage people who would be impacted by the proximity of a cannabis retail store to the above noted properties.

With the possible and then resulting legalization of cannabis in the past few months, the City obviously had a concern about the potential impact to the community (particularly the underage community). As a result, the City proactively set bylaws in place to protect our community. Should these recently considered and placed bylaws be changed so soon after the laws were made, it would not only be ignoring, but rejecting, the specific concerns of the community, which resulted in these bylaws originally being created and established!

Additionally, the reference to the liquor store (The Winnipeg) currently located in the vicinity of these community use areas, fails to consider this business was grandfathered in since it had been established since 1985 – prior to the protective bylaws being set in place.

Should these distances be reduced for the first request submitted for a variance, a precedence is set for all future requests and instigates the question, what was the purpose of setting these protective bylaws in place initially? It should remain what it was intended for – protecting our Community Use properties.

Again, we state that we **disapprove** of the change to the zoning bylaw and request the City Manager and other determining bodies be considerate of the majority of this community rather than a vocal minority.

Sincerely,


Stephen Hill, B.A., H.B.A.
Insurance & Investment Consultant

FILE CODE
Septen Financial
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