

# Staff Report to Economic Development Advisory Committee

Planning and Development

FILE: 3360-20-2022-05

**REPORT DATE:** November 14, 2022      **MEETING DATE:** December 01, 2022

**TO:** Economic Development Advisory Committee

**FROM:** Angie Lucas, Director of Planning and Development

**SUBJECT:** Rezoning Application to Permit a Cannabis Retail Outlet at 950 – 19800  
Lougheed Hwy

## CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

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## RECOMMENDATION(S):

THAT the Economic Development Advisory Committee:

- A. Provides the following comments regarding the rezoning application to permit a retail cannabis outlet at 950 – 19800 Lougheed Hwy;
  - a. ....; OR
- B. Other.

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## PURPOSE

To present an application for a new retail cannabis store in Pitt Meadows.

☐ Information Report      ☒ Decision Report      ☐ Direction Report

## DISCUSSION

### Background:

When recreational cannabis was legalized by the federal government in 2018, the City of Pitt Meadows chose to prohibit the retail sale of cannabis entirely and instead allowed interested parties to apply for rezoning of specific sites on a case by case basis, to provide an opportunity

for a thorough review and determination of the merits of an application to be undertaken through a Council approval process.

This is the first application for a retail cannabis outlet that the City has received.

This application was considered by Council at their November 8, 2022 Meeting, where the following motions were passed:

*It was **MOVED** and **SECONDED** THAT Council:*

- A. Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 950 – 19800 Lougheed Highway*
- B. Direct staff to refer this application to the Economic Development Advisory Committee.*
- C. Direct staff to draft a Council Policy for processing and evaluating cannabis retail applications.*
- D. Direct staff to prepare bylaw amendments to the Development Application Fee Bylaw and Business Licensing and Regulation Bylaw, to include categories for cannabis retail applications.*

**CARRIED**

This application is therefore referred to this Committee for consideration and comments, focusing on whether there are any potential business impacts that the Committee might foresee arising from this application and that the City should be aware of.

**Relevant Policy, Bylaw or Legislation:**

The Federal government legalized the production, retailing, and use of recreational cannabis in 2018. The Federal government is responsible for licensing and setting the requirements for producers, and setting standards for the industry, including: packaging and labelling; serving sizes and potency; promotional activity restrictions; good production practices; etc.

The Provincial government is responsible for developing, implementing and enforcing a system to oversee the distribution and sale of cannabis. The Province is the authority for cannabis retail sales licensing, administered through the Liquor and Cannabis Regulation Branch (LCRB), subject to local government approval.

Local governments can regulate cannabis dispensaries through the Zoning Bylaw, Business Licence Bylaw, and charge fees to process an application.

The City's Zoning Bylaw currently prohibits the retail sales of cannabis in all zones. If this application is approved, the Zoning Bylaw will need to be amended to include a site specific text amendment and a new definition for retail cannabis.



- Items that do not contain cannabis (e.g. potato chips, pop, etc.), tobacco, or liquor are not permitted to be sold in the store;
- Samples are not permitted;
- Minors are not permitted to enter the store.

The proposed site is located in Meadowtown Shopping Centre, in a building located on the east side of the property, anchored on one end by La Vie en Rose and Reitman's on the other. The zoning of Meadowtown Shopping Centre is C-1 (Highway Commercial), which permits a wide range of commercial businesses oriented to vehicular access. There is ample parking and there are bus stops in the Centre.

It is approximately 542 m from Somerset Park and 692 m from the nearest elementary school, although there is a daycare located about 209 m from the site. While this would be the first cannabis retail location in Pitt Meadows, there is an existing cannabis retail store about 980 m to the east in Maple Ridge.

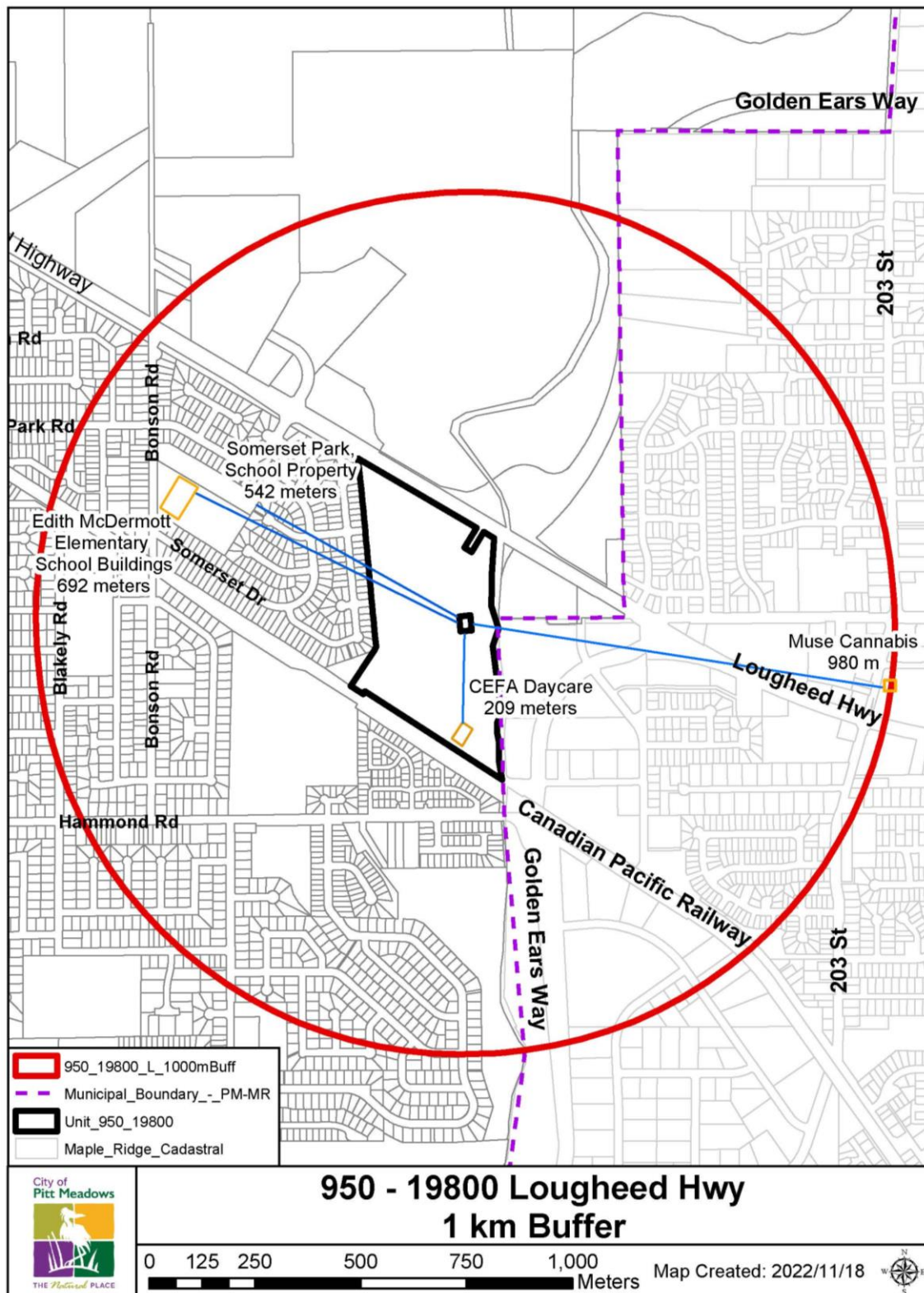


Figure 2: Distance from proposed cannabis retail store to schools, parks, other cannabis retail

In the absence of a City policy or regulations for cannabis dispensaries, staff have reviewed locational considerations of other municipalities and have confirmed that this location would

meet what other municipalities have established as minimum distances from sensitive uses such as schools and parks, and other cannabis retail stores.

### Next Steps

The applicant will gather the input of nearby residents by hosting a development information meeting. The City will also hold a formal public hearing as part of the rezoning application. This engagement process will combine the public engagement components of the LCRB licence and the City's rezoning processes. Under this approach, no additional consultation will be required for LCRB licensing if the rezoning is approved.

If a retail cannabis licence is issued by the LCRB, a business licence is required from the City. Presently, the City's Business Licensing and Regulation Bylaw does not have a category for a retail cannabis store; however, staff have been directed to prepare an amendment to the Business Licence Bylaw to include a category and appropriate annual fee.

### Staff Comments

When recreational cannabis was legalized, the City took a 'wait and see' approach by prohibiting all cannabis retail locations. A number of cannabis dispensaries are now operating legally in other municipalities, under the regulations and enforcement of the LCRB.

Staff would appreciate this Committee's comments on this application, and to become aware of any potential business impacts that this Committee can foresee in relation to this application. The feedback will also be used to inform the draft Council policy for processing and evaluating future cannabis retail and licensing applications.

### **KATZIE FIRST NATION CONSIDERATIONS**

Referral    ☐ Yes    ☒ No

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### **SIGN-OFFS**

#### **Written by:**

Allison Dominelli,  
Senior Development Services Technician

#### **Reviewed by:**

Colin O'Byrne,  
Manager of Planning

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### **ATTACHMENT(S):**

- A. Neighbourhood Zoning Map
- B. Aerial Photo Map
- C. Seed & Stone Company overview
- D. Seed & Stone Business plan
- E. Drawings



