



Staff Report to Council

Planning & Development

FILE: 3360-20-2023-07

REPORT DATE: February 07, 2024 **MEETING DATE:** February 27, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application to Permit a Cannabis Retail Store at 112 – 19150
Lougheed Highway

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2966, 2024 to permit a cannabis retail store at 112 – 19150 Lougheed Highway; OR
 - B. Other.
-

PURPOSE

Following a public hearing, Council to consider granting third reading to Zoning Amendment Bylaw No. 2966, 2024, to permit a cannabis retail store at 112 – 19150 Lougheed Highway (PID: 026-397-218).

- Information Report
 Decision Report
 Direction Report

DISCUSSION

Background:

The applicant is requesting a Zoning Bylaw text amendment to permit a retail cannabis store at 112 – 19150 Lougheed Highway. A developer information meeting was held on November 21, 2023, first and second reading of the amending bylaw were granted on January 9, 2024, and a public hearing was held on February 6, 2024.

Relevant Policy, Bylaw or Legislation:

Council Policy C108 Cannabis Retail Stores outlines the process for cannabis retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

The City's Zoning Bylaw currently only allows retail sales of cannabis on one site in the C-1 Highway Commercial zone. This application is for a site-specific text amendment to permit a second cannabis retail store at the subject location in the C-2 Neighbourhood Centre Commercial zone.

If this rezoning application is approved, the applicant will also require a cannabis retail store licence issued by the Provincial Liquor and Cannabis Regulation Branch.

Analysis:

A public hearing for the application was held on February 6, 2024. Fourteen written submissions were received in advance of the public hearing: four in support of the application, one did not object, and nine in opposition. At the public hearing, there were three speakers, two of whom were the applicant and the other was a resident registering his opposition. The main concerns identified by those opposed to the application were the potential for on-site consumption and smoking, noise, and smell.

On-site consumption, smoking, and smell

It is noted that on-site consumption of goods sold in the store is prohibited, as per the Liquor and Cannabis Regulation Branch (LCRB) regulations. Smoking and vaping are also prohibited in the store and the surrounding public areas, as per the City's Smoking Regulation Bylaw.

Noise

Similar to other retail stores, the proposed cannabis retail operation must comply with the City's Noise Control Bylaw.

Submissions received in support of the application noted the desire to have this type of retail service in Pitt Meadows, so that residents do not have to travel outside of the community to purchase cannabis products.

Recommendation and Next Steps

The proposal is consistent with the evaluation criteria in Council Policy C108 Cannabis Retail Stores; therefore, it is recommended that the Zoning Amendment Bylaw No. 2966, 2024 be granted third reading.

Following third reading, and prior to final approval of the bylaw, approval from Ministry of Transportation and Infrastructure (MOTI) is also required because the zoning amendment is within 800m of a Lougheed Hwy intersection.

If third reading is granted, and approval from MOTI received, staff will return to Council for consideration of fourth reading to adopt the rezoning bylaw, and request for a licence recommendation in the form of a formal Council resolution to provide to the LCRB.

Ultimately, the LCRB will determine whether to issue the licence or not, based on their review and evaluation process and Council's recommendation. If the licence is issued, the applicant will then apply for a business licence from the City.

If this rezoning application is not approved, then the LCRB will be notified that the City does not support this licence, and the application will be cancelled by the LCRB.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 - Other
-

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted on January 9, 2024. A public hearing was held on February 6, 2024.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Amendment Bylaw No. 2966, 2024