



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**Monday, December 3, 2018**

City of Salmon Arm

**Council Chamber**

City Hall, 500 - 2 Avenue NE

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 - 12	5.1	CRS-4, 1826900 Alberta Ltd. / Buddy's Cannabis Dispensary, 7390 – 50 Street NE, Cannabis Retail Store
13 - 24	5.2	CRS-5, 171-191 Shuswap Street Operations Ltd. \ Eden, 191 Shuswap Street NW, Cannabis Retail Store
25 - 36	5.3	CRS-6, 1171305 BC Ltd. / Salmon Arm Cannabis, 81 Shuswap Street NW, Cannabis Retail Store
	<b>6.</b>	<b><u>FOR INFORMATION</u></b> n/a
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm

## Development Services Department Memorandum

TO: His Worship Mayor Harrison and Members of Council

DATE: November 20, 2018

SUBJECT: Cannabis Retail Store Application No. 4 (CRS-4)  
Provincial Cannabis Referral No. 1119 - Received November 6, 2018

Applicant: 1826900 Alberta Ltd.  
Property Owner: 1826900 Alberta Ltd. (J. Phillips)  
Civic Address: 7390 50 Street NE

### STAFF RECOMMENDATION

THAT: By a Resolution, Council approve application CRS-4;

AND THAT: Council has considered its resolution with respect to the following:

1. Provincial Cannabis Retail Store Licence Referral No. #1119
2. City Zoning Bylaw No. 2303 and City Policy No. 3.20; and
3. Public notification followed by the holding of a Hearing on December 10, 2018.

### PROPOSAL

The applicant is proposing to start a cannabis retail business within a proposed separate space in the Canoe Village Market building at 50 Street NE on the corner of Canoe Beach Drive (application background, an aerial image of the property, and site photos are attached).

### BACKGROUND

The City was referred the related Provincial licence application on November 6, 2018.

The retail sale of cannabis became legalized under Federal law on October 17, 2018. The licencing control has been delegated to each Province. In BC, the new Liquor Cannabis Licencing Branch (LCLB) is the Primary licencing authority over cannabis retail stores. In turn, the Province's licencing and approvals system relies significantly on local government responses to LCLB applications.

In anticipation of the Federal Cannabis Act along with the new Provincial licencing regulations both now in effect, the City adopted Cannabis Retail Store Policy No. 3.20 on August 27, 2018.

#### *Cannabis Retail Store Policy No. 3.20*

The subject property is located within the commercial area of Canoe envisioned by the Policy and is appropriately zoned, with the permitted use of *convenience store* in the C-1 Zone allowing the sale of convenience goods. The property is over 700 metres from the closest school.

Public notification of the application proposal and Hearing date will be completed in accordance with Section E) 5. of the Policy. All properties within 30 m of the subject property will be mailed notification

## Application CRS-4

and one advertisement of the public notice in the Salmon Arm Observer will be advertized before the scheduled Hearing date.

### *Zoning Bylaw No. 2303*

The C-1 zoning of the subject property permits the proposal under the permitted use *convenience store*.

### *Business Licence Regulation Bylaw No. 3102*

CRS-4 is not a City Business Licence application. If Council approves application CRS-4, followed by the LCLB issuing a Provincial Cannabis Retail Licence, a Business Licence can then be considered by the City's licencing staff. Considerations by staff for City Business Licences generally include a premise meeting BC Building and Fire Code requirements and Zoning Bylaw regulations.

### *Provincial (LCLB) Licencing*

The LCLB is awaiting a resolution from City Council on this Provincial application before it considers the issuance of a Provincial Cannabis Retail Licence. The attached letter from the LCLB refers to its staff conducting a "fit and proper" assessment which includes various background checks of the proprietor.

## STAFF COMMENTS

### *Building Department*

No concerns. BCBC requires a 45 min. rated fire separation between the mercantile occupancies.

### *Fire Department*

No comment at time of report.

### *RCMP*

This case is analogous to the downtown liquor store application where they propose walling off an area of the existing store and converting retail floor space from one store to another. Application of city policies would be in order and if it passes the hearing phase then as in all other cases it would be considered. Smoking cannabis no doubt will become an issue in public spaces like the nearby park, beach, a boat launch but I would expect that will be an issue as we move forward no matter where the sales locations are. I envision that our calls for service will in all likelihood increase as a result but this remains to be seen. (S/Sgt. Scott West)

### *Planning Department*

The proposed retail area - approximately 180 ft<sup>2</sup> - is currently a space that is within the existing store building: the intent is to develop a completely separate store with its own storefront and independent entrance.

The proposal meets the City's Zoning Bylaw and Cannabis Retail Store Policy No. 3.20. The location, site, and building are regarded by staff to be suitable for a retail store intending to sell legal cannabis.

  
 Kevin Pearson, MCIP, RPP  
 Director of Development Services

# Planning for Tomorrow



File No: CRS - 4  
LCRB File No: 001119

**CITY OF SALMON ARM**  
**Development Services Department**  
P.O. Box 40, 500 – 2<sup>nd</sup> Avenue NE  
Salmon Arm, BC, V1E 4N2  
TEL: (250) 803-4000  
FAX: (250) 803-4041

## CANNABIS RETAIL STORE APPLICATION

Pursuant and Subject to Policy 3.20

Applicant: Jeff Phillips  
Phone: 403-816-1033 E-mail: jeff@jpen enterprises.ca  
Applicant's Mailing Address: Box 309 Canoe, BC V0E 1K0  
Name of Business: Buddy's Cannabis Dispensary  
Address of Business: 7390 50 ST NE Salmon Arm BC V0E 1K0  
Legal Description: 1757 1826900 AB LTD  
Property Owner (if not the applicant): \_\_\_\_\_

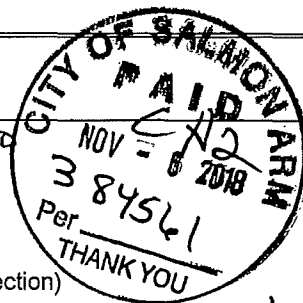
### This Section To Be Confirmed by City Staff

Zoning Category: C-1 Local COMMERCIAL ZONE Official Community Plan Designation: \_\_\_\_\_

As per Map1 and 1-A of Policy 3.20, is the Business is located in a:

- ☐ "Commercial Area"  
☐ "Core Commercial Area"  
☒ Commercial Area of Canoe (vicinity of 50 Street NE & Canoe Beach Drive NE intersection)  
☐ Other

NEIGHBOURHOOD  
COMMERCIAL



### Council Meeting

Is the applicant able to appear before Council to explain the proposal? Yes ☒ No \_\_\_\_\_

Where can the representative be reached? Telephone 403816 1033 E-mail: jeff@jpen enterprises.ca

### Please Note:

- A Cannabis Retail Store Application cannot be made until a referral has been received by the City from the Province of British Columbia, Liquor and Cannabis Regulation Branch
  - <https://justice.gov.bc.ca/cannabislicensing/>
- A Non-Refundable Application Processing Fee of \$1000.00 is required at the time of application.
  - Accepted forms of payment are: Cash, Debit or Cheque
- This form is not a Business License Application. The Business License Application and fee are separate

Information contained in this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries





October 09, 2018

Job #001119

Kevin Pearson  
 Director, Development Services  
 City of Salmon Arm  
 500 2 Ave NE.  
 Salmon Arm BC V1E 4N2

Dear Kevin:

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: 1826900 Alberta Ltd.**  
**Proposed Establishment Name: Buddy's**  
**Proposed Establishment Location: 7390 50 St NE in Salmon Arm**

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The Applicant, 1826900 Alberta 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 9:00pm, seven days a week. The applicant contact is Jeff Phillips /403 816 103/ [jeff@jpenterprises.ca](mailto:jeff@jpenterprises.ca)

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the 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 Salmon Arm 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 Tye Road  
 Victoria BC V9A 6X5  
 Phone: 250 952-5787  
 Facsimile: 250 952-7066

Website:  
[www.gov.bc.ca/cannabisregulationandlicensing](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 778 698 9080 or at [Matt.Forrester@gov.bc.ca](mailto:Matt.Forrester@gov.bc.ca).

Sincerely,



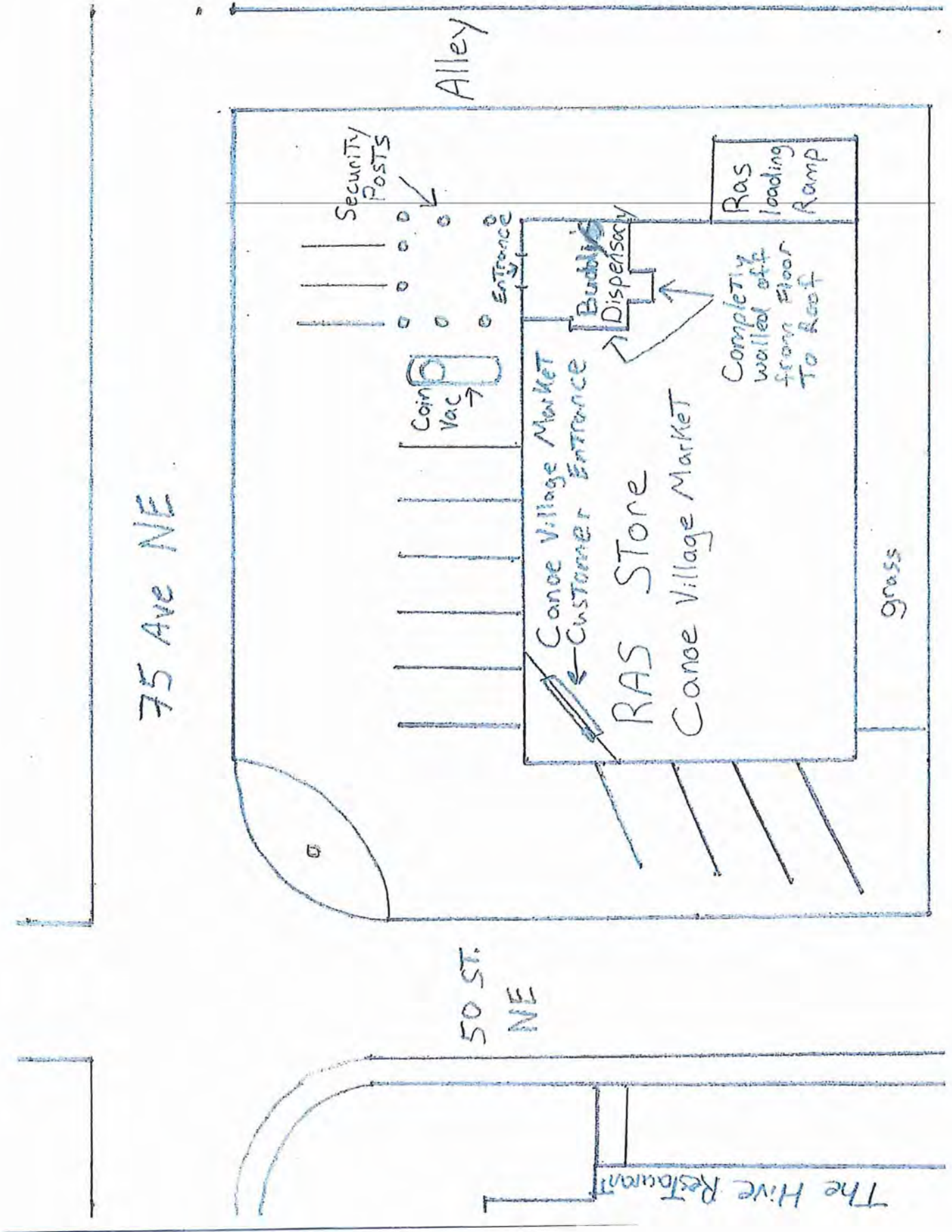
Matt Forrester  
Senior Licensing Analyst

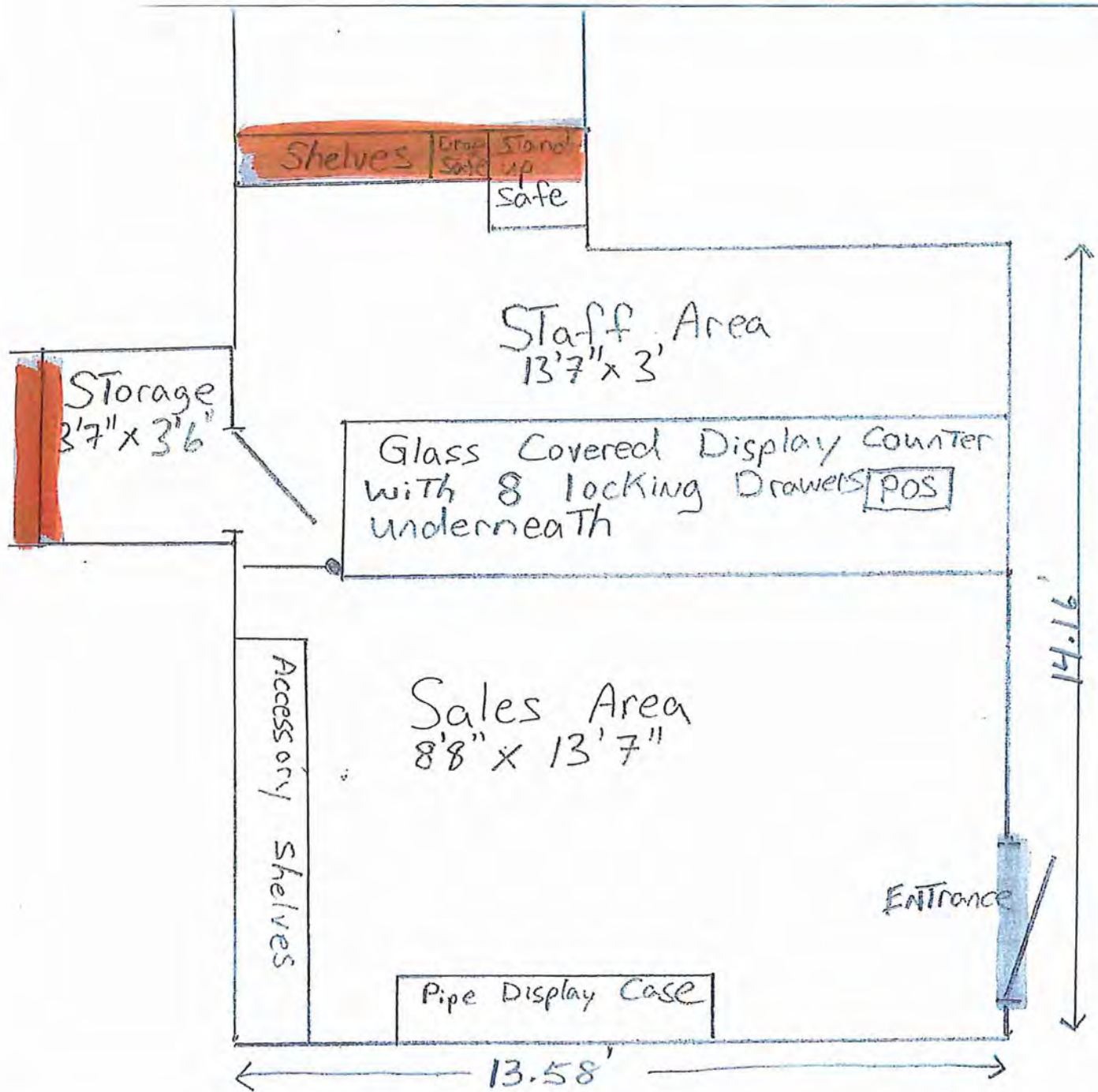


Subject Property







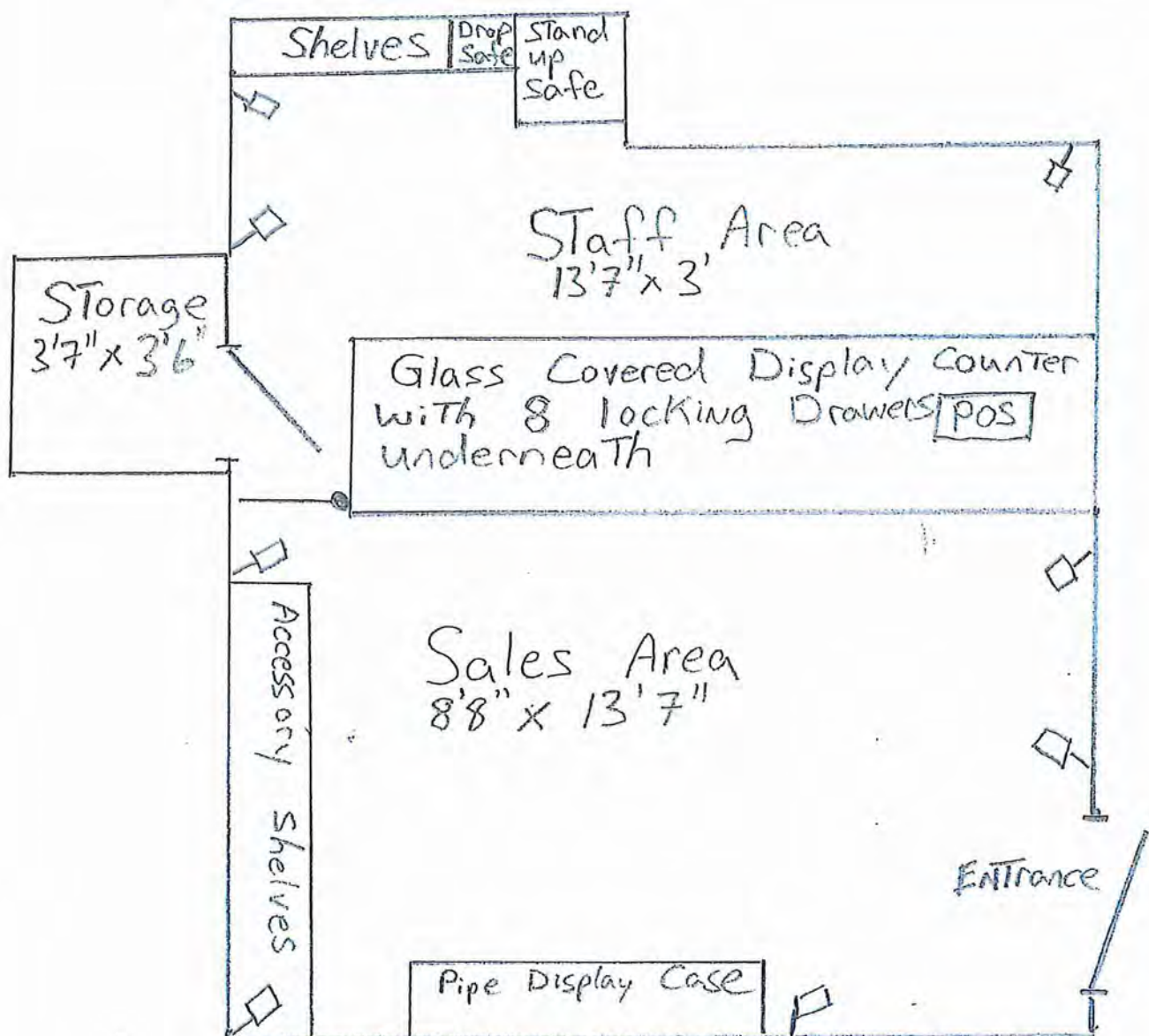


Both highlighted areas (orange) are being completely walled off during renovations, so there will be zero access to the store on the other side. A new entrance is being added from the exterior.



# Floor layout Approx 212 Sq Feet

- 8 Camera Security System (displayed)
- Alarm system and staff panic Button will Be installed
- External Camera at entrance installed on Roof.







0 20 40 80 120 160 Meters

A horizontal scale bar with vertical tick marks corresponding to the numerical values 0, 20, 40, 80, 120, and 160. The unit 'Meters' is written at the right end of the bar.



Subject Parcel



## Appendix 3: Site Photos



View south-west of proposed site.



View south-east of proposed site.

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*City of Salmon Arm*

*Development Services Department Memorandum*

TO: His Worship Mayor Harrison and Members of Council

DATE: November 21, 2018

SUBJECT: Cannabis Retail Store Application No. 5 (CRS-5)  
Provincial Cannabis Referral No. 001554 - Received November 7, 2018

Applicant: 171-191 Shuswap Street Operations Ltd. (J. Horricks)  
Property Owner: IMECC Holdings Ltd.  
Civic Address: 191 Shuswap Street NW

STAFF RECOMMENDATION

THAT: By a Resolution, Council approve application CRS-5;

AND THAT: Council has considered its resolution with respect to the following:

1. Provincial Cannabis Retail Store Licence Referral No. #001554
2. City Zoning Bylaw No. 2303 and City Policy No. 3.20; and
3. Public notification followed by the holding of a Hearing on December 10, 2018.

PROPOSAL

The applicant is proposing a cannabis retail business within a two-story building comprised of multiple lease spaces addressed at 191 Shuswap Street NW (application background, an aerial image of the property, and site photos are attached).

BACKGROUND

CRS-5 is the third cannabis retail store application in the core commercial area to be reviewed by City Council (Policy Map 1A attached). Eden, an existing business, has operated under Business License as a *retail store* at this location for some time. The City was referred the related Provincial licence application on November 7, 2018.

The retail sale of cannabis became legalized under Federal law on October 17, 2018. The licencing control has been delegated to each Province. In BC, the new Liquor Cannabis Licencing Branch (LCLB) is the Primary licencing authority over cannabis retail stores. In turn, the Province's licencing and approvals system relies significantly on local government responses to LCLB applications.

In anticipation of the Federal Cannabis Act along with the new Provincial licencing regulations both now in effect, the City adopted Cannabis Retail Store Policy No. 3.20 on August 27, 2018.

*Cannabis Retail Store Policy No. 3.20*

The subject property is located within the "Core Commercial Area" of the Policy; an area that supports a maximum of four (4) LCLB licenced and City approved cannabis retail stores (as previously noted, this is the third application in the core area). Public notification of the application proposal and Hearing date will

## Application CRS-5

be completed in accordance with Section E) 5. of the Policy. All properties within 30 m of the subject property will be mailed notification and one advertisement of the public notice in the Salmon Arm Observer will be advertized before the scheduled Hearing date.

### *Zoning Bylaw No. 2303*

The C-2 zoning of the subject property permits the use of a retail store.

### *Business Licence Regulation Bylaw No. 3102*

CRS-5 is not a City Business Licence application. If Council approves application CRS-5, followed by the LCLB issuing a Provincial Cannabis Retail Licence, a related Business Licence can then be considered by the City's licencing staff. Considerations by staff for City Business Licences generally include a premise meeting BC Building and Fire Code requirements and Zoning Bylaw regulations.

### *Provincial (LCLB) Licencing*

The LCLB is awaiting a resolution from City Council on this Provincial application before it considers the issuance of a Provincial Cannabis Retail Licence. The attached letter from the LCLB refers to its staff conducting a "fit and proper" assessment which includes various background checks of the proprietor.

## STAFF COMMENTS

### *Building Department*

Existing retail occupancy. No concerns.

### *Fire Department*

No concerns.

### *RCMP*

The RCMP has no issue with the proposed location. Given the current process of licensing the other occupants of the building would have an opportunity to voice their concerns in the consultative process and the location would be subject to the applicable city policies and bylaws.

### *Planning Department*

Eden, an existing business, has operated under Business License as a *retail store* at this location for some time prior to the adoption of related policy. This application represents their efforts to comply with recently adopted City policy and Provincial regulations.

The proposal meets the City's Zoning Bylaw and Cannabis Retail Store Policy No. 3.20. The location, site and building are regarded by staff to be suitable for a retail store intending to sell legal cannabis.



Kevin Pearson, MCIP, RPP  
Director of Development Services

**Planning for Tomorrow****File No: CRS - 5****LCRB File No:** 001554**CITY OF SALMON ARM****Development Services Department**P.O. Box 40, 500 – 2<sup>nd</sup> Avenue NE

Salmon Arm, BC, V1E 4N2

TEL: (250) 803-4000

FAX: (250) 803-4041

**CANNABIS RETAIL STORE APPLICATION****Pursuant and Subject to Policy 3.20**

Applicant: 171-191 Shuswap Street Operations Ltd.

Phone: (604)446-2146

E-mail: jeffhorricks@gmail.com

Applicant's Mailing Address: 203-4676 Main Street, Vancouver, B.C. V5V 3R7

Name of Business: Eden

Address of Business: 171-191 Shuswap Street, Salmon Arm, B.C. V1E 4S2

Legal Description: Lot 1, Plan KAP67151, Section 14, Township 20, Range 10, Meridian W6, Kamloops Div of Yale Land District

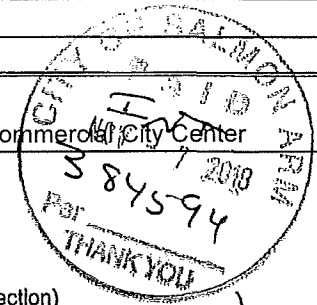
Property Owner (if not the applicant): IMECC Holdings Ltd.

**This Section To Be Confirmed by City Staff**

Zoning Category: Town Centre Commercial Official Community Plan Designation: Commercial City Center

As per Map1 and 1-A of Policy 3.20, is the Business located in a:

- ☐ "Commercial Area"
- ☒ "Core Commercial Area"
- ☐ Commercial Area of Canoe (vicinity of 50 Street NE & Canoe Beach Drive NE intersection)
- ☐ Other

**Council Meeting**Is the applicant able to appear before Council to explain the proposal? Yes YES No       

Where can the representative be reached? Telephone (250) 515-0625 E-mail: clay@myeden.ca

**Please Note:**

- A Cannabis Retail Store Application cannot be made until a referral has been received by the City from the Province of British Columbia, Liquor and Cannabis Regulation Branch
  - <https://justice.gov.bc.ca/cannabislicensing/>
- A Non-Refundable Application Processing Fee of \$1000.00 is required at the time of application.
  - Accepted forms of payment are: Cash, Debit or Cheque
- This form is not a Business License Application. The Business License Application and fee are separate

Information contained in this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries



## CANNABIS RETAIL STORE APPLICATION - CONSENT FORM

Complete one of the following statements:

**IF PROPERTY OWNER IS PERSONALLY APPLYING FOR CANNABIS RETAIL STORE APPLICATION:**

I, \_\_\_\_\_  
solemnly declare that I am the owner of the real property legally described as:

\_\_\_\_\_ and that I am registered as such in the Land Title Office in Kamloops, B.C.

Signature: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**IF BUSINESS OWNER IS APPLYING FOR CANNABIS RETAIL STORE APPLICATION BUT DOES NOT OWN THE PROPERTY:**

I, Jeffrey Horricks \_\_\_\_\_ solemnly  
declare that I am the business owner of:  
171~191 Shushwao Street Operations LTD.

and is applying to operate a Cannabis Retail Store located at: 191 Shuswap St NW

which is registered owner of the real property legally described as:

Lot 1 Plan KAP67151 Sec 14 TWN 20

Range 10

It is understood that until the City of Salmon Arm is advised in writing that I am no longer acting on behalf of the undersigned registered owner, the City shall deal exclusively with me with respect to all matters pertaining to the proposed cannabis retail store application.

I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Business Owner:

Jeffrey Horricks

Signature of Property Owner:

Curtis W Forrest

Property Owner Address:

575 Clinton Rd, Armstrong, BC V0E 1B6

Phone: 250-308-7701

E-mail: curtiswforrest@gmail.com

Date: Oct 10 / 2018



Job #001554

November 6, 2018

Denise Ackerman  
 Development Services Assistant  
 City of Salmon Arm  
 Box 40 500 2 Ave. NE Salmon Arm, BC V1E 4N2

Dear Denise Ackerman :

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: 171-191 Shuswap Street Operations Ltd.**  
**Proposed Establishment Name: Eden**  
**Proposed Establishment Location: 171-191 Shuswap St. Salmon Arm BC V1E4S2**

The Applicant, 171-191 Shuswap Street Operations 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 10:00am to 9:00pm Monday to Saturday and 11:00am to 7:00pm Sunday. The applicant contact is Jeffrey Horricks/604-446-2146/jeffhorricks@gmail.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 City of Salmon Arm 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 assessment is complete, you will be notified of the LCRB's determination. You may choose to

**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)

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 778-698-9059 or [esther.bendall@gov.bc.ca](mailto:esther.bendall@gov.bc.ca)


Sincerely,

Esther Bendall  
Senior Licensing Analyst

Attachment

copy: LCRB Inspector  
Jeffrey Horricks



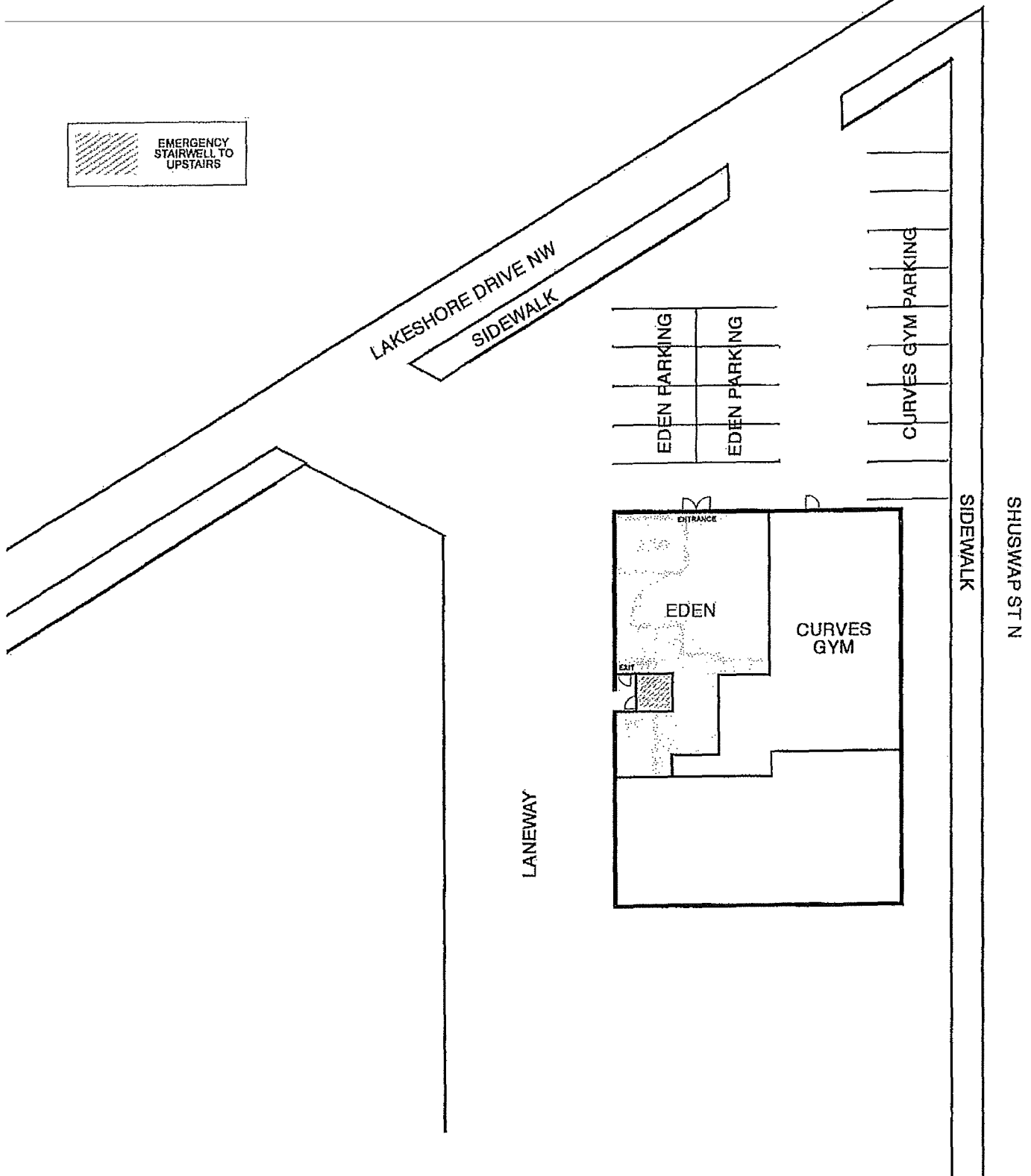
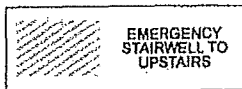
 Subject Property



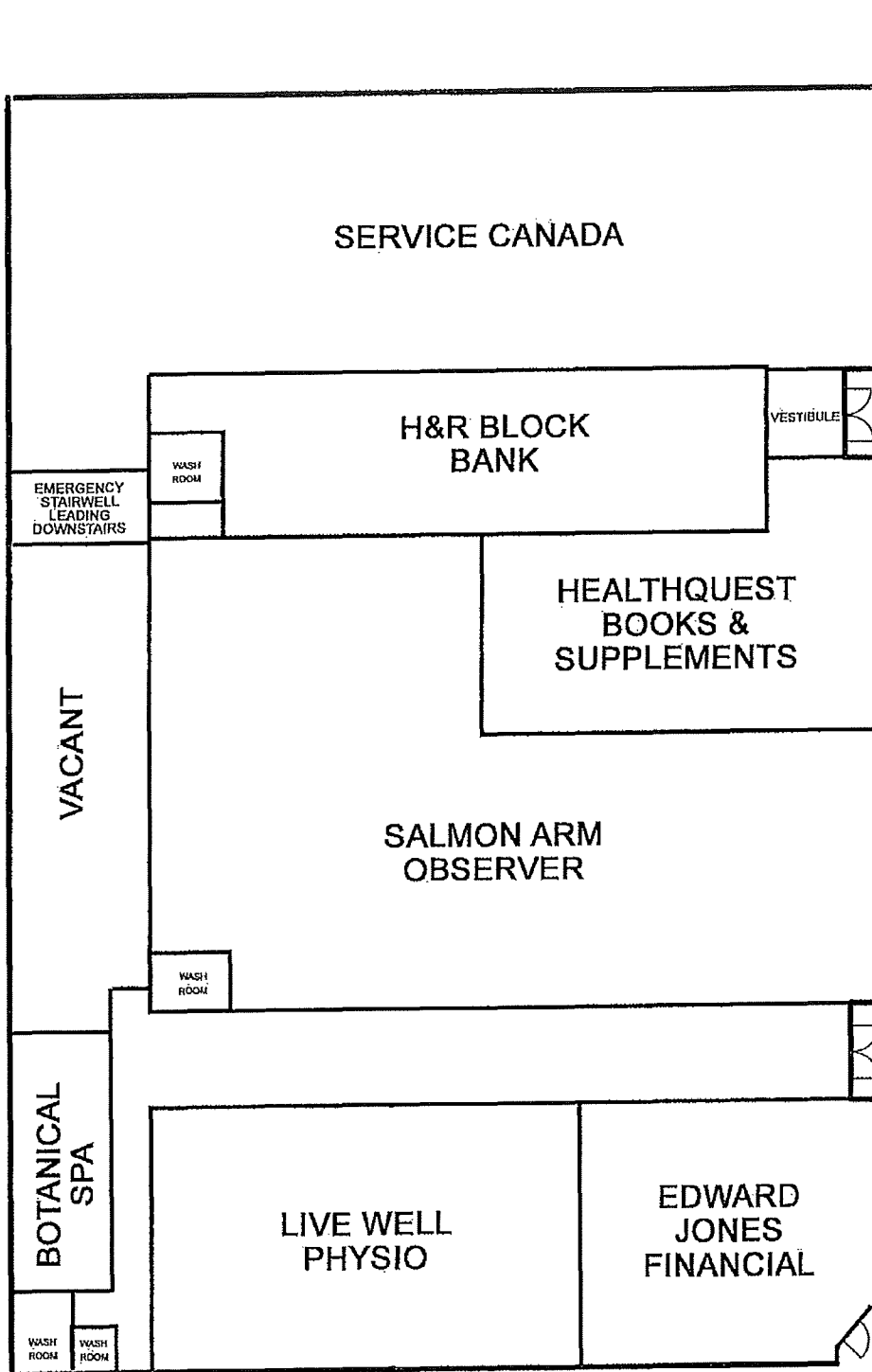


# EDEN - SITE PLAN W/ FIRST FLOOR

171-191 SHUSWAP ST  
SALMON ARM, BC  
V1E 1E4



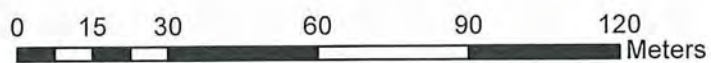




EDEN  
SITE PLAN - SECOND FLOOR

171-191 SHUSWAP ST.  
SALMON ARM, BC  
V1E 1E4





Subject Parcel



## Appendix 3: Site Photos



View south of subject property.

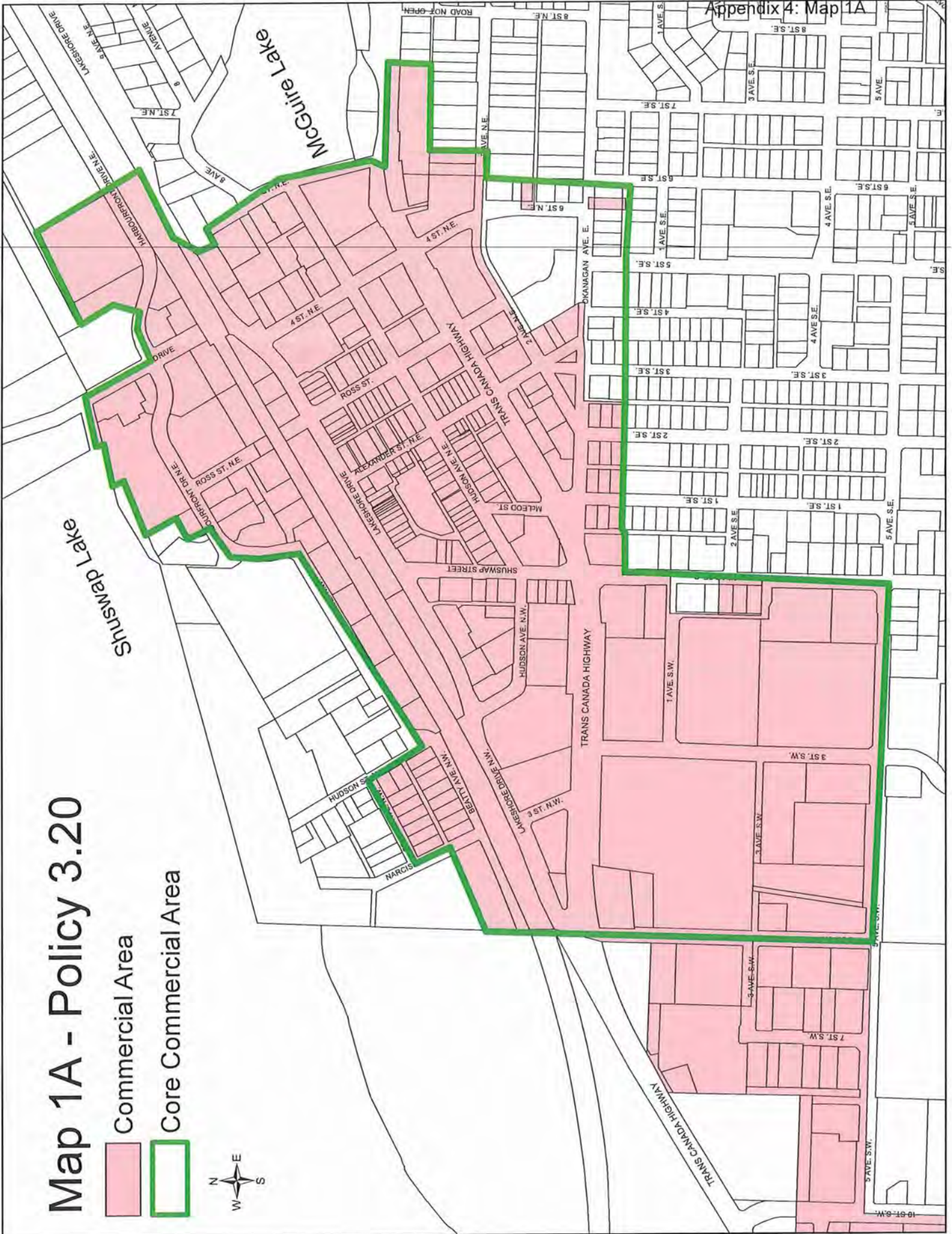


View south-east of subject property.



# Map 1A - Policy 3.20

- Commercial Area
- Core Commercial Area







*City of Salmon Arm*

*Development Services Department Memorandum*

TO: His Worship Mayor Harrison and Members of Council

DATE: November 22, 2018

SUBJECT: Cannabis Retail Store Application No. 6 (CRS-6)  
Provincial Cannabis Referral No. 001524 - Received November 14, 2018

Applicant: 1171305 B.C. Ltd. (M. Pugh)  
Civic Address: 81 Shuswap Street NW

STAFF RECOMMENDATION

THAT: By a Resolution, Council approve application CRS-6;

AND THAT: Council has considered its resolution with respect to the following:

1. Provincial Cannabis Retail Store Licence Referral No. #001524
2. City Zoning Bylaw No. 2303 and City Policy No. 3.20; and
3. Public notification followed by the holding of a Hearing on December 10, 2018.

PROPOSAL

The applicant is proposing a cannabis retail business within a building comprised of two lease spaces addressed at 81 Shuswap Street NW (application background, an aerial image of the property, and site photos are attached).

BACKGROUND

CRS-6 is the fourth cannabis retail store application in the core commercial area to be reviewed by City Council (Policy Map 1A attached). The City was referred the related Provincial licence application on November 14, 2018.

The retail sale of cannabis became legalized under Federal law on October 17, 2018. The licencing control has been delegated to each Province. In BC, the new Liquor Cannabis Licencing Branch (LCLB) is the Primary licencing authority over cannabis retail stores. In turn, the Province's licencing and approvals system relies significantly on local government responses to LCLB applications.

In anticipation of the Federal Cannabis Act along with the new Provincial licencing regulations both now in effect, the City adopted Cannabis Retail Store Policy No. 3.20 on August 27, 2018.

*Cannabis Retail Store Policy No. 3.20*

The subject property is located within the "Core Commercial Area" of the Policy; an area that supports a maximum of four (4) LCLB licenced and City approved cannabis retail stores (as previously noted, this is the fourth application in the core area). Public notification of the application proposal and Hearing date will be completed in accordance with Section E) 5. of the Policy. All properties within 30 m of the subject

## Application CRS-6

property will be mailed notification and one advertisement of the public notice in the Salmon Arm Observer will be advertized before the scheduled Hearing date.

### *Zoning Bylaw No. 2303*

The C-2 zoning of the subject property permits the use of a retail store.

### *Business Licence Regulation Bylaw No. 3102*

CRS-6 is not a City Business Licence application. If Council approves application CRS-6, followed by the LCLB issuing a Provincial Cannabis Retail Licence, a related Business Licence can then be considered by the City's licencing staff. Considerations by staff for City Business Licences generally include a premise meeting BC Building and Fire Code requirements and Zoning Bylaw regulations.

### *Provincial (LCLB) Licencing*

The LCLB is awaiting a resolution from City Council on this Provincial application before it considers the issuance of a Provincial Cannabis Retail Licence. The attached letter from the LCLB refers to its staff conducting a "fit and proper" assessment which includes various background checks of the proprietor.

## STAFF COMMENTS

### *Building Department*

No concerns, subject to any relevant Building Code requirements that will be confirmed with a City Business Licence application.

### *Fire Department*

No concerns.

### *RCMP*

The proposed site is in close proximity to the local movie theatre which is frequented by children who are often unsupervised as they attend the theatre for children's movies and other events such as birthday party events. The School District building as well as a SD83 educational facility is located on the other side of the highway on Shuswap. Proximity under the policy guidelines for the City of Salmon Arm may be an issue to be investigated as part of the licensing process.

### *Planning Department*

As City policy suggests supporting a maximum of four (4) LCLB licenced and City approved cannabis retail stores, CRS-6 could be the fourth and final cannabis retail store supported in the core commercial area. The site is within the City's Downtown Parking Specified Area, thus no parking is required.

The proposal meets the City's Zoning Bylaw and Cannabis Retail Store Policy No. 3.20. The location, site and building are regarded by staff to be suitable for a retail store intending to sell legal cannabis.

  
 Kevin Pearson, MCIP, RPP  
 Director of Development Services

**Planning for Tomorrow**

**File No: CRS - 6**  
**LCRB File No: 001524**

**CITY OF SALMON ARM**  
**Development Services Department**  
P.O. Box 40, 500 – 2<sup>nd</sup> Avenue NE  
Salmon Arm, BC, V1E 4N2  
TEL: (250) 803-4000  
FAX: (250) 803-4041

**CANNABIS RETAIL STORE APPLICATION****Pursuant and Subject to Policy 3.20**

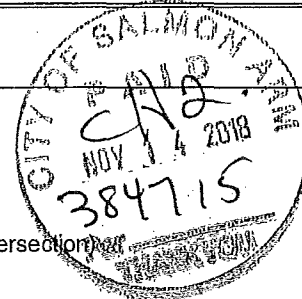
Applicant: 1171305 BC Ltd  
Phone: 250 833 9771 E-mail: Sunny@cfasalmonarm.com  
Applicant's Mailing Address: 1160 10<sup>th</sup> Ave SW Salmon Arm BC V1E 1T2  
Name of Business: SALMON ARM CANNABIS  
Address of Business: 81 SHUSWAP ST SW SALMON ARM BC  
Legal Description: LOT 1 PLAN KAP16266 SECTION 14 TOWNSHIP 20 Range 10 Meridian Land 25  
Property Owner (if not the applicant): DAN RENAUD

**This Section To Be Confirmed by City Staff**

Zoning Category: \_\_\_\_\_ Official Community Plan Designation: \_\_\_\_\_

As per Map1 and 1-A of Policy 3.20, is the Business is located in a:

- ☐ "Commercial Area"  
☐ "Core Commercial Area"  
☐ Commercial Area of Canoe (vicinity of 50 Street NE & Canoe Beach Drive NE intersection)  
☐ Other

**Council Meeting**

Is the applicant able to appear before Council to explain the proposal? Yes ☒ No \_\_\_\_\_

Where can the representative be reached? Telephone 250 833 9771 E-mail: Sunny@cfasalmonarm.com

**Please Note:**

- A Cannabis Retail Store Application cannot be made until a referral has been received by the City from the Province of British Columbia, Liquor and Cannabis Regulation Branch
  - <https://justice.gov.bc.ca/cannabislicensing/>
- A Non-Refundable Application Processing Fee of \$1000.00 is required at the time of application.
  - Accepted forms of payment are: Cash, Debit or Cheque
- This form is not a Business License Application. The Business License Application and fee are separate

Information contained in this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries



## CANNABIS RETAIL STORE APPLICATION - CONSENT FORM

Complete one of the following statements:

**IF PROPERTY OWNER IS PERSONALLY  
APPLYING FOR CANNABIS RETAIL  
STORE APPLICATION:**

I, \_\_\_\_\_

solemnly declare that I am the owner of the real  
property legally described as:

\_\_\_\_\_

and that I am registered as such in the Land Title  
Office in Kamloops, B.C.

Signature: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**IF BUSINESS OWNER IS APPLYING FOR  
CANNABIS RETAIL STORE  
APPLICATION BUT DOES NOT OWN  
THE PROPERTY:**

I, SUNDEEP DHALWAL solemnly

declare that I am the business owner of:

1171305 Bc Ltd

and is applying to operate a Cannabis Retail Store  
located at: 81 Shuswap St SW


which is registered owner of the real property legally  
described as:

LOT 1 PLAN KAP16266 SECTION 14  
Township 20 Range 10 Meridian 25


It is understood that until the City of Salmon Arm is  
advised in writing that I am no longer acting on  
behalf of the undersigned registered owner, the City  
shall deal exclusively with me with respect to all  
matters pertaining to the proposed cannabis retail  
store application.

I hereby declare that the foregoing information is  
true and proper and I make this declaration knowing  
that it is of the same force and effect as if made  
under oath and by virtue of the Canada Evidence  
Act.

Signature of Business Owner:



Signature of Property Owner:



Property Owner Address:

121 - 17 st SE  
Salmon Arm BC  
V1E 4M8

Phone: 250 - 833 - 8201

E-mail: dgrenead@shaw.ca

Date: Nov 14/2018



Job #001524

November 09, 2018

Denise Ackerman  
 Development Services Assistance  
 City of Salmon Arm  
 Box 40  
 500 2 Avenue NE  
 Salmon Arm, BC V1E 4N2

Dear Denise Ackerman:

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: 1171305 B.C. LTD.**  
**Proposed Establishment Name: Salmon Arm Cannabis**  
**Proposed Establishment Location: 81 Shuswap St SW in Salmon Arm**

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The Applicant, 1171305 B.C. 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 10:00am to 11:00pm, seven days a week. The applicant contact is Mark Pugh and can be reached at (250) 517-9304 or [markpugh@consultant.com](mailto:markpugh@consultant.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 Salmon Arm 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](#)

Liquor and Cannabis  
 Regulation Branch

Mailing Address:  
 PO Box 9292 Sta 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/cannabisregulationandlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)



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 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,



Carly Milton  
Senior Licensing Analyst

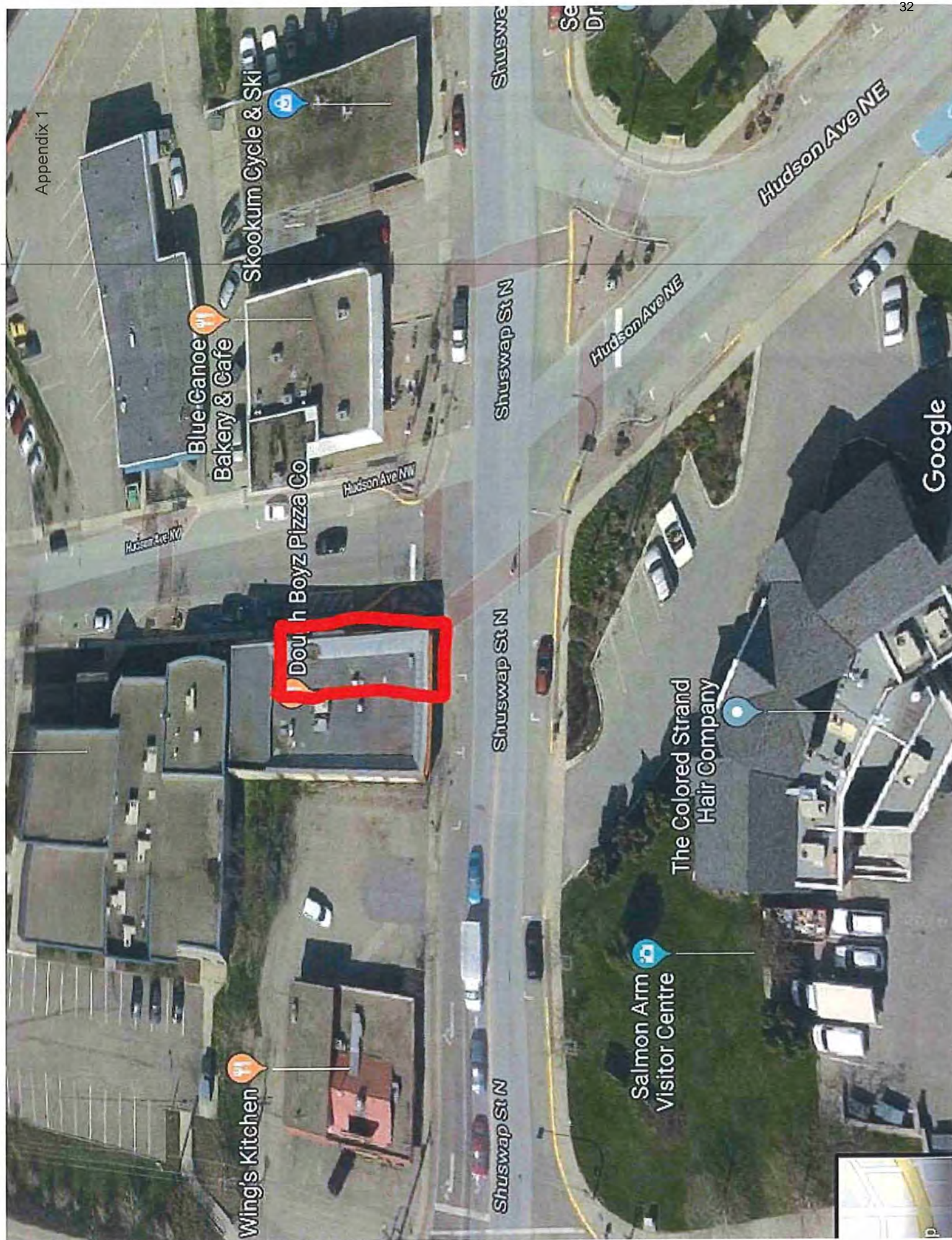
Attachment – Site Maps

copy: LCRB Inspector  
Mark Pugh (for 1171305 B.C. LTD.)

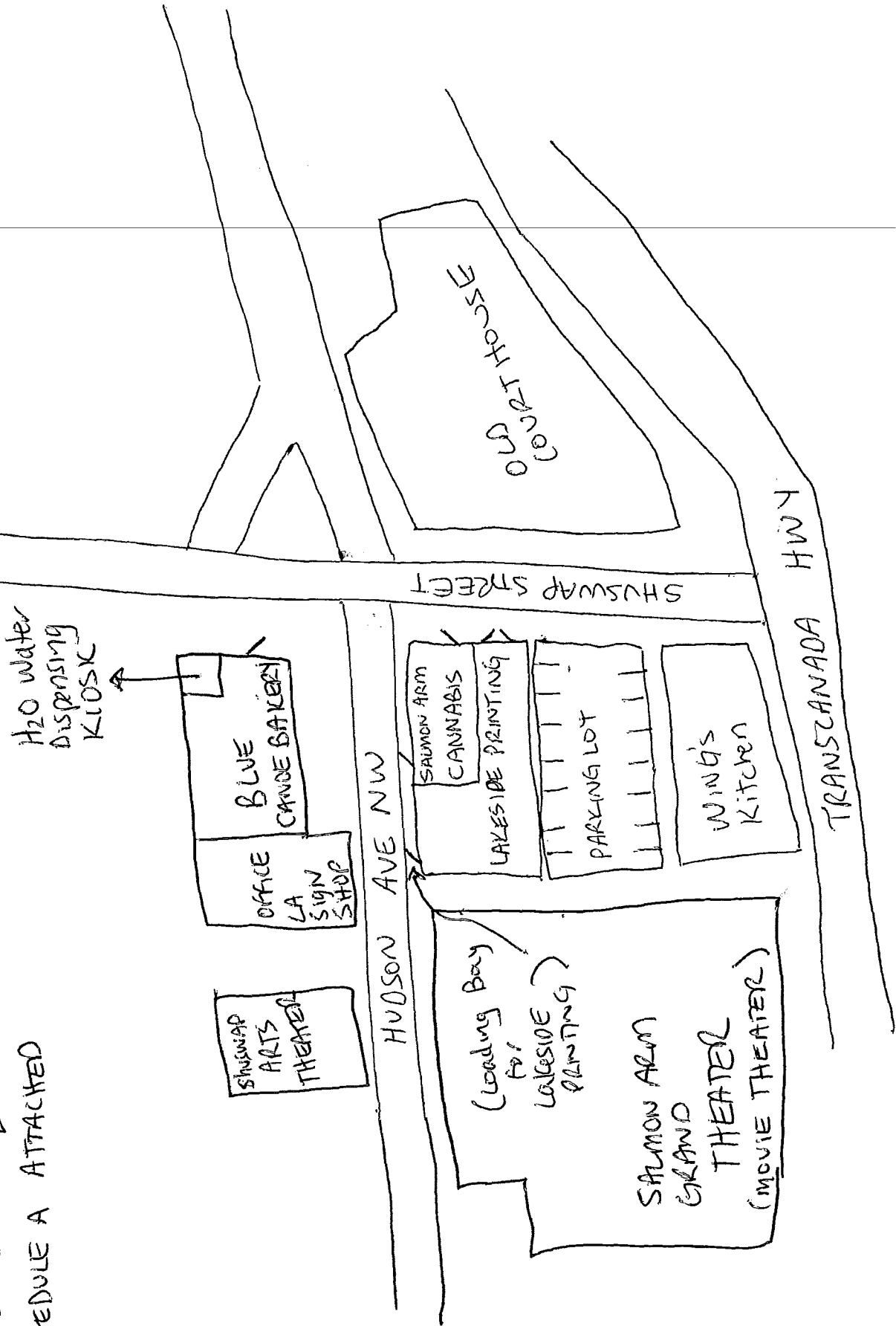




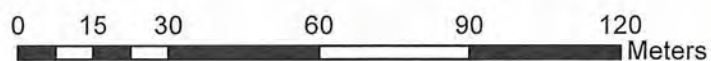
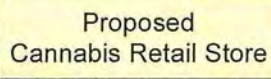




BUSINESS BESIDE IS  
LAKESIDE PRINTING - PRINTING BUSINESS  
IT IS 3195 square feet  
SCHEDULE A ATTACHED







Subject Parcel



## Appendix 3: Site Photos





View west of subject property.



View south-west of subject property.



# Map 1A - Policy 3.20

-  Commercial Area
-  Core Commercial Area

