



# REPORT

To: Chair and Directors

Report Number: DS-BRD-097

From: Shawn Dahlen, Chief Administrative Officer

Date: November 26, 2020

**Subject: Zoning Amendment Bylaw No. 2377 (Cannabis), 2020**

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## **RECOMMENDATION 1: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2377 (Cannabis), 2020, which amends all current Peace River Regional District Zoning Bylaws to permit and regulate cannabis retail stores in select commercial zones, third reading.

## **RECOMMENDATION 2: [Corporate Unweighted – 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2377 (Cannabis), 2020.

## **RECOMMENDATION 3: [Corporate Unweighted]**

That the Regional Board repeal Cannabis-Related Business Policy No. 0340-49.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To amend all five PRRD Zoning Bylaws listed below to allow cannabis retail stores and related business use in select commercial zones.

<b>Zoning Bylaw</b>	<b>Area of PRRD</b>	<b>Recommended Zones for “Cannabis Retail Store”</b>
Bylaw 85	Lemoray area, to PRRD western boundary	C-2 Industrial Commercial
Bylaw 479, 1986	Dawson Creek rural	C-1 Local Commercial
Bylaw 506, 1986	Chetwynd rural	C-1 Local Commercial
Bylaw 1000, 1996	North Peace area	NC Neighbourhood Commercial
Bylaw 1343, 2001	Fringe areas around Dawson Creek, Chetwynd, and Fort St. John	C-1 Local Commercial C-2 General Commercial

The purpose of these amendments is to:

- Repeal the previously imposed prohibition of any cannabis related use across all areas within the Peace River Regional District that are covered by zoning bylaws.
- Include cannabis retail sales as a permitted use in select commercial zones.
- Bring the Regional District’s zoning regulations around cannabis retail, that are applicable in the fringe areas around member municipalities, into closer alignment with the regulations found in the municipalities of the PRRD, though they are not identical.

- Provide regulations to govern cannabis related businesses in rural areas of the Peace River Regional District, in the commercial zones identified in each zoning bylaw, where cannabis will be permitted, if the conditions around distances from places of worship, schools and day cares, parks, medical clinics, rehabilitation centres, or other cannabis-related businesses, are met.

**File Details**

Location: All four Electoral Areas in the PRRD – B, C, D, and E

**Summary of Procedure**

Zoning Amendment Bylaw No. 2377 (Cannabis), 2020 was read for a first and second time on October 22, 2020. The following activities have occurred since then:

November 12, 13, 19, 20, 2020	Notice of public hearing advertised in the Alaska Highway News, Coffee Talk, and Dawson Creek Mirror
November 26, 2020	Public hearing held, and recessed until December 11, 2020, at the PRRD office in Dawson Creek
December 11, 2020	Public hearing reconvened at the PRRD office in Dawson Creek

**Comments Received from the Public**

A public hearing was held on Thursday, November 26, 2020, which was recessed, to be reconvened on Friday, December 11, 2020 in accordance with the *Local Government Act*. On November 26, members of the public were invited to make comments by attending in-person or by participating via the Zoom audio call. Only one member of the public was present on the call but did not provide any comment or input. On December 11, only written comments from the public received after recessing the November 26, 2020 public hearing will be communicated to the Regional Board. Upon the conclusion of the public hearing on December 11, a written report of the public hearing in its entirety, for Zoning Amendment Bylaw No. 2377 (Cannabis), 2020 will be prepared and maintained as a public record as required by Section 465(5) of the *Local Government Act*.

**Comments Received from Municipalities and External Agencies**

Zoning Amendment Bylaw No. 2377 (Cannabis), 2020 was referred to external agencies for comments on November 19, 2020. As of the date of publication of the agenda for the Regional Board meeting (Friday, December 4, 2020), no comments from agencies have been received. If any referral responses are received by the PRRD by the referral response deadline of December 10, 2020, they will be reported to the Regional Board at the continuation of the public hearing, on Friday, December 11, 2020 at 10 am.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2377 (Cannabis), 2020, which amends all current Peace River Regional District Zoning Bylaws to permit and regulate cannabis retail stores in select commercial zones, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2377 (Cannabis), 2020.
3. That the Regional Board refuse to repeal Cannabis-Related Business Policy No. 0340-49.

4. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

None at this time.

**OTHER CONSIDERATION(S):**

None at this time.

Attachments:

1. Public Notification for Zoning Bylaw No. 2377 (Cannabis), 2020
2. Zoning Bylaw No. 2377 (Cannabis), 2020
3. Cannabis-Related Business Policy No. 0340-49

External Links:

1. [Report – Zoning Amendment Bylaw No. 2377 \(Cannabis\), 2020 – October 22, 2020](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2377 \(Cannabis\), 2020 – November 26, 2020](#)